

Date November 2017

Design & Access Statement

Proposed Extensions to form
Family Room / Living Area,
Bedroom En-suite
& Utility Room

At

320171207 P

Arbour Farm, Chipping Road,
Thornley,
Preston.

Design & Access Statement

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Introduction

This application is for the extension/alteration of existing at Arbour Cottage Chipping Road, Thornley, Preston. The proposal is to create an extension to the existing dining kitchen which will consist of Family Room/kitchen living area and utility room/porch on the ground floor and bedroom with en-suite first floor.

Assessment

Physical

Arbour Cottage is an old cottage attached to what may have been barns that have been converted to residential accommodation. The cottage is built of traditional materials random stone wall construction parts rendered with slated double pitched roof. On site there is a detached double garage and small garden store which is adjacent to the house.

The property is used as a dwelling house, the property is located along side Chipping Road. The property is in the heart of a rural farming setting not far from the town of Longridge and village of Chipping.

Social

The property is attached with a number of similar detached/semi-detached in nearby proximity. The elevation of the property is not overlooked as it is surrounded by large gardens and farm land.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local planning policies.

Involvement

The owner of the property has not discussed the scheme with RVBC planning officer Rachel Horton to obtain advice prior to planning submission. The adjoining neighbours have been consulted. The proposed development would have little impact on the adjoining property. The distance of to the nearest neighbours boundary is approximately fifteen and a half metres.

Evaluation

The proposed extension of the property has been designed to meet the client's brief and be in line with RVBC planning guide lines. The design to provide a large family living space for the family to improve the accommodation to achieve a modern family lifestyle.

Design

The reasons behind the proposal are as described above. The external features and finishes of the extension/alteration will match those used on the existing house in stonework and render and complement the surrounding buildings. The new roof areas over the new extensions will be finished second hand blue slate. The new buildings will incorporate flush set fascia boards with cast aluminium gutter to be in keeping with the existing

Design Process

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Use

The works to the dwelling will provide a layout, increase the size of the existing by the provision of a kitchen /living space

Amount

The floor area to the existing house over the two levels is approximately 207 m². The proposal will provide an additional 16 m² which includes family/living room, bedroom en-suite and /utility .

Layout

The internal layout of the property will have the following changes larger floor space at ground floor and first floor in the form of family room/dining kitchen and bedroom. The existing cottage layout does not lend itself to conversion also with the need to extend which may have a greater impact.

Scale

The site has an existing vehicular access with parking The main access to the property has not changed . The property is two storeys the extension will be set back approximately one metre from the face of the building and the roof line stepped. The proposed extension will be subordinate to the main cottage it will have little impact on the building or its surrounding area.

Landscaping

The works will not affect the planting on the site and thus maintain the landscaping. Therefore the landscaping will remain unaltered. Two tree will have to be removed due to close proximity to the proposed extension. which are shown on the plan.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance which is detailed further back in the design section.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way. The access to the site and property will be from Chipping Road access drive /footpath.

Summary

We consider the proposals to be relatively small scale and the proposal and has no impact on neighbouring properties Local stone will be carefully selected so that the external finishes and design are in keeping with the existing building.