

DESIGN AND ACCESS STATEMENT



'Carlton Cottage',
Clitheroe Road, Waddington

Planning Application submission for
Proposed Rear Extension.
Job No: 2327 - 23.03.2017

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: + 44 (0) 1200 423487
f: + 44 (0) 1200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk

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INTRODUCTION: BRIEF AND PROCESS:

Carlton Cottage is a 3-storey, terraced, family dwelling dating from around 1896 and lying within the Waddington Conservation Area. It appears to have been open land prior to this, with the circa 1850 OS Plan showing 2 parcels of land outlined along the road, adjacent to the brook. The rear of the property steps out within the yard area, as a 2-storey outrigger, which appears on the original Conveyancing Plan and Title Deeds, dated 15th July 1896; the single storey lean-to portion, forming the current Dining Area attached to the Kitchen, is shown on the Conveyancing documents dated 17th November 1919. There is also a small attached external WC, indicated at this time.

Historic aerial photos show that, between the 1940s and 1960s the large plot at the rear of the terrace was used as allotments (possibly a legacy of the WW2, 'Grow Your Own' incentive). At some point after this, a large proportion of this land was amalgamated to form the extensive rear garden of Carlton Cottage, overlapping the adjacent dwellings (Nos. 49 & 50), on the North West side and (No. 48), on the South East side; it also extends back, North East, as far as the garden boundaries of the houses on Waddow Grove, and incorporates grass lawn areas, planting beds and garage outbuildings (accessed off Waddow Grove).

At present the Kitchen and Dining Areas seem undersized for the scale of the dwelling and the connection with the rear yard and garden is uninspiring.

PROPOSALS:

The proposal is to remove the existing single storey element and construct a new wrap-around, lean-to, single storey extension, to provide a more usable, open-plan Kitchen / Dining space, with large bi-folding doors at the rear, opening on to a new patio terrace, leading to the garden.

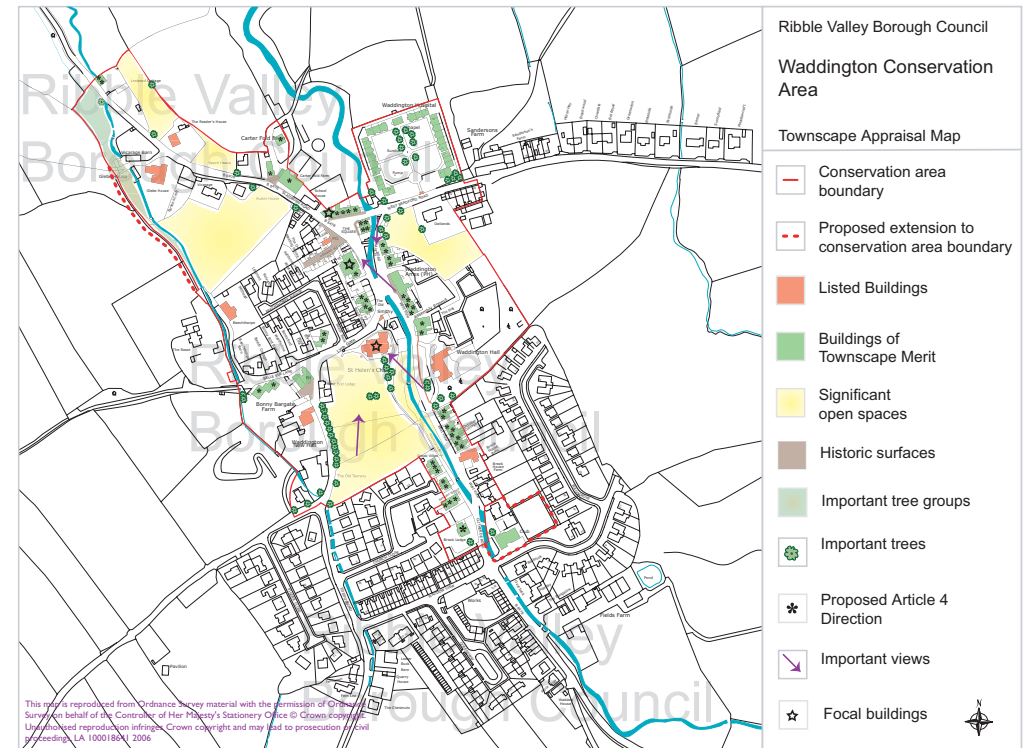
This will present a more aesthetic view to the back of the house and give a defined connection between the living areas and the garden. The existing window to the rear Living Room, will be opened up as a doorway to link the front and back of the house together, with large rooflights set into the new extension roof to add light back to the centre of the house.



Historic Site Location Plan C1850.



Waddington Brook, with Carlton Cottage on the right hand side, C1921.



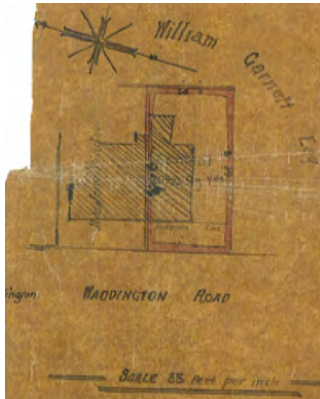
Waddington Conservation Area Plan.

PRE-APPLICATION ENQUIRY RESPONSE:

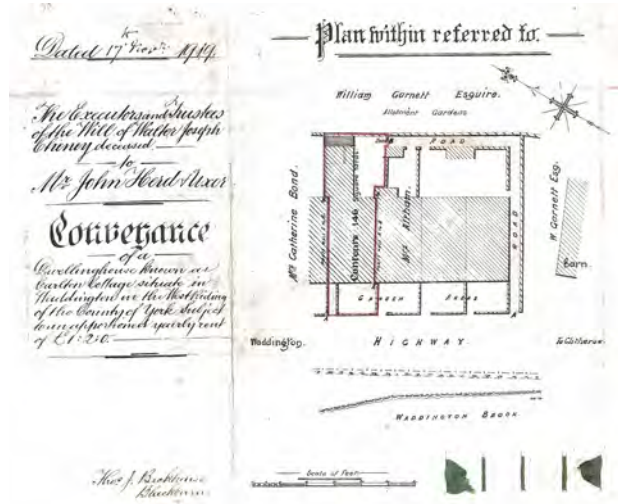
Below is a summary of the responses received from Rachel Horton on 7th February 2017, following her visit to site six days earlier, with IWA comments after:-

RH - '...Other properties along this row (Nos. 46-50 West View) have in the main extended their properties to the rear by either a single-storey lean-to or pitched roof extension. 'Carlton Cottage' on the other hand is the only property along this row to have a two-storey rear extension...'

IWA - As has been mentioned in the introduction and shown in the images below, Carlton Cottage was originally built, in 1896, to a different design, as the start/end of the terrace, with land adjacent (where No. 48 now sits) and included the two-storey outrigger. The existing single-storey lean-to appears to have been added some time before 1919, along with the attached WC. The 1919 Conveyancing Plan also shows that Nos. 46, 47 and 48 were built up to the property around that time (a photo of the front elevation shows the masonry 'stitched-in' between No. 48 and Carlton Cottage).



1896 Conveyance Plan, showing Carlton Cottage as an end terrace, with the two-storey outrigger as original.



1919 Title Deeds Plan, showing Nos. 46, 47 and 48 built up to adjoin Carlton Cottage and with the additional lean-to extension and attached outside WC.



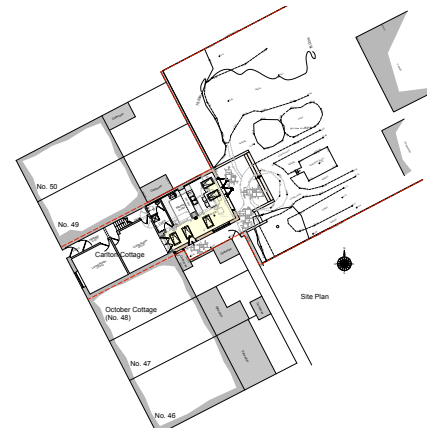
Front elevation showing masonry joint line between Carlton Cottage and No. 48 West View.

RH - '... and benefits from a linked extensive rear garden, whilst a rear footpath splits the rear yard and amenity space beyond of the properties along this row. I appreciate that the extensive rear garden of 'Carlton Cottage' results in the site plan being markedly bigger than that of the others along this row, due to the historic evolution of the property. Notwithstanding this I am mindful that the property forms part of a group of traditional terraced properties which has already been extended in the past with a two-storey extension.'

IWA - As already described, this is not the case, as the rear footpath appears to start and finish at the curtilage boundary of Carlton Cottage and the two-storey portion of the property is part of the original planform.

RH - '... The footprint of the two-storey extension together with the single-storey wrap-around extension would infill the majority of what was originally the rear yard of the property. Whilst also appreciating that the extension is single-storey, in my opinion the cumulative impact of the development would represent a disproportionate extension / addition over and above the original size of the property contrary to DMG1 of the Core Strategy which seeks to ensure that development is sympathetic in terms of its size, massing and scale. Furthermore, the size of the extension in my opinion would dilute the character of what is essentially a traditional two-up two-down terrace...'

IWA - Again, as already described, the original planform (including the two-storey outrigger), was increased before 1919, by approx. 8.17m², retaining a yard of approx. 27.92m². The new extension will absorb the pre-1919 lean-to, so will only increase the post-1919 planform by 19.5m², retaining a yard of approx. 8.32m², which equates to approx. 70% of the current yard being used - this compares with the 34m² extension to No. 46 using approx. 61% of the original yard and the 23m² extension to No. 47 using approx. 53% of the original yard area. Both these extensions are comparable in "size, massing and scale" to the proposed extension to Carlton Cottage. The statement that the property was a two-up, two-down terrace is erroneous.



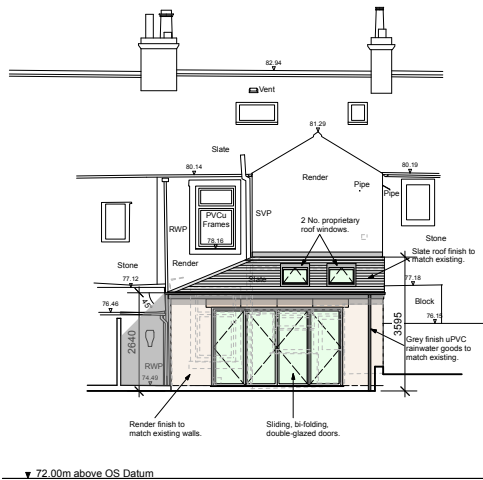
Extract of Proposed Site Plan showing comparable sizes of neighbouring extensions.

PRE-APPLICATION ENQUIRY RESPONSE cont.:

RH - '... I am not adverse to the addition of a single-storey lean-to extension to the rear of the property. However I would suggest that in order to address my concerns, the length and width of the extension is reduced and the internal floor plan is re-arranged in order to scale down the size of the extension. Furthermore and in my opinion the size of the extension should be reduced to also minimise any potential harm upon the amenity of the neighbouring residents.'

... There is an existing boundary wall between 'Carlton Cottage' and 48 West View and there will remain a gap of approx. 1.3m between the common boundary shared with 48 West View and the South East elevation of the extension. Notwithstanding this I have strong concern that the length of the extension coupled with its proximity to the boundary will result in a sense of enclosure / overbearing impact for the occupants of 48 West View as viewed from the rear elevation of their property...

IWA - The windows in the rear elevation of No. 48 West View are set a reasonable distance in along the elevation, from the boundary wall, which has a lean-to store against the back of the house and an outbuilding in the back corner of the yard against the rear boundary. Considering the boundary wall is approx. 1.8m high and the distance away from the wall to the new extension, there is no overlooking issue and no overshadowing, as shown in the drawing extract below. It should also be noted that the proposed extension is to the North West of No.48 and will therefore not take any light off their yard.



North East Elevation

Extract of rear elevation showing a notional 45° line from the proposed extension eaves level, intersecting well below the top of the boundary wall on the Carlton Cottage side.

in the context of the existing buildings. It was noted that a reduction in the plan size of the extension would make a difference to the usability of the space being created.

An amended drawing was sent to Rachel Horton on the 7th March 2017, which showed a reduction in the height of the abutment of the new extension lean-to roof with the existing two-storey outrigger, together with shading to the plan, indicating the extent of additional floorspace being proposed.

Rachel Horton replied on the 15th March 2017 as follows:-

'...In response to your e-mail I am of the opinion that the reduction to the height of the lean-to roof as proposed and shown on submitted drawing 2327.P.01c is an improvement upon the initial plan submitted.'

Notwithstanding this, I still maintain concern that the original terraced property within Waddington Conservation Area was a two-up two-down which has already been significantly extended to the rear. I appreciate your clients' needs in regards to additional space within the property however as stated within my written response dated the 7th of February I am of the opinion that the cumulative impact of the development would represent a disproportionate extension/addition over and above the original size of the dwelling. I also maintain concern with regards to the level of amenity enjoyed from the rear ground floor window for residents of attached property No. 48 Waddington Road due to the sense of enclosure as a result of the proposed development.

On this basis, I would advise that I still maintain concern with the application proposed which in my opinion is likely to be refused. It is clear that your client does not wish to reduce the footprint of the extension and therefore as advised at our meeting your client can submit an application as per the amended plan in which case the officer dealing with the application will take into consideration our comments and visit the site to then make a determination...

LAYOUT / SCALE / ACCESS / MATERIALS:

The proposals will replace the current single-storey lean-to extension forming the Dining Area, which gives the rear of the house a lob-sided appearance, with a more coherent single-storey arrangement, which will wrap around the existing two-storey outrigger, to the rear of the house. The increased width of the rear elevation will allow for wide bi-folding doors to be installed, opening up the internal space on to a new stone-flagged patio and give more pleasing views of the rear garden. As the property sits mid-terrace, the extension will not be visible from the main road and will therefore not detract from the overall streetscene appearance. As pointed out in the Heritage Statement (by Stephen Haigh, Buildings Archaeologist), the rear of the properties in the terrace already have a, 'wide variety of small extensions and the proposed extension is of a modest scale and form, very much in keeping with those adjacent.'

The materials to be used are intended to match with the existing house, i.e. rendered masonry walls, natural stone heads and cills and slate roof finishes.

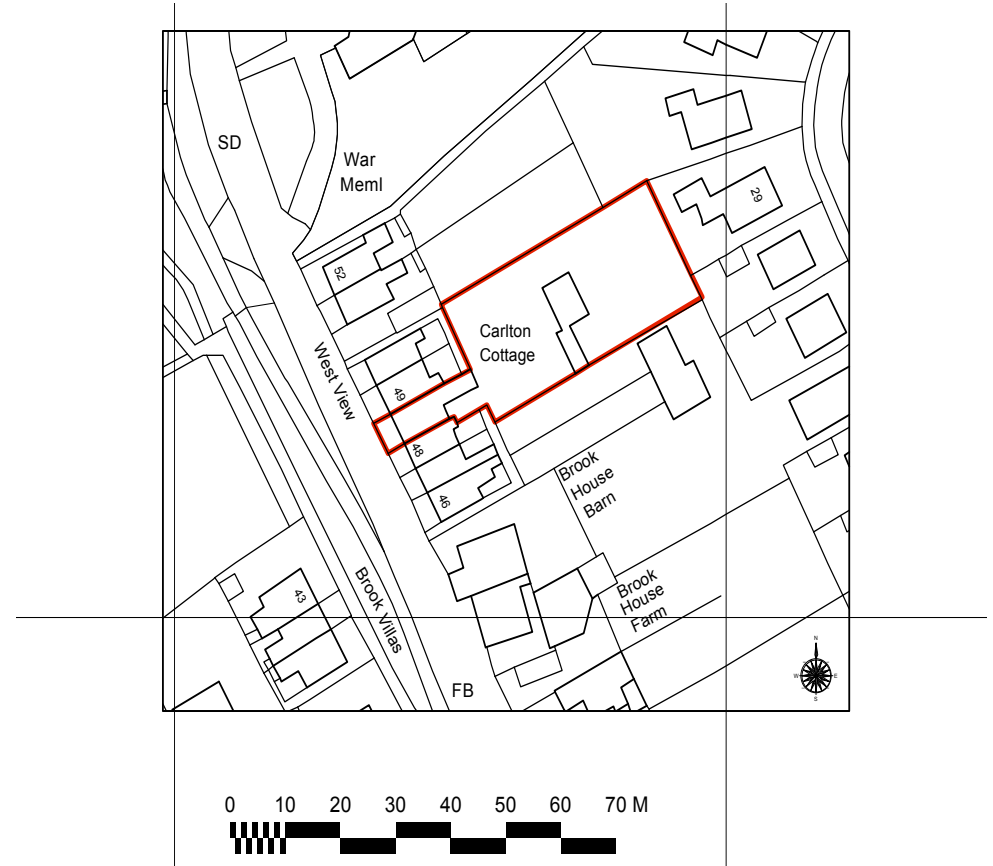
A follow up meeting was arranged for the 6th March 2017, on site between Rachel Horton, Ivan Wilson of IWA Architects and the Client, to discuss the Pre-App comments. Discussions about possible alterations to the roof form to alleviate any perceived issues of "overbearing impact" were deemed to not be visually attractive

IWA Architects

'Carlton Cottage', Clitheroe Road, Waddington : Proposed Rear Extension



Aerial view showing extent of rear garden.



O.S. Plan.

EXISTING PHOTOGRAPHS:



View of Carlton Cottage, from back garden, showing original 2-storey outrigger and adjacent single storey lean-to extensions.



View of Carlton Cottage, from back garden, showing original 2-storey outrigger and single storey lean-to section.



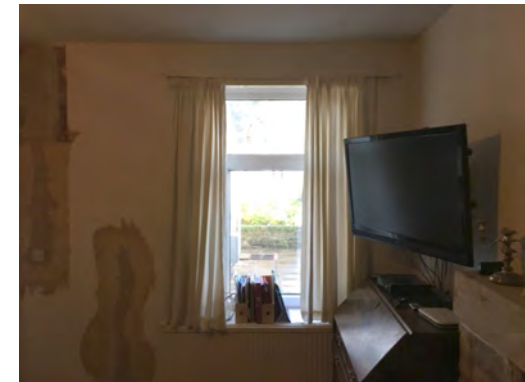
Current Kitchen and Dining Room layouts.



View of yard area, towards rear Living Room window.

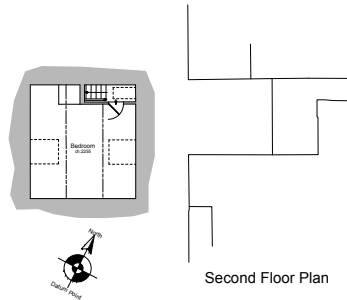


View of existing lean-to Section towards back door and external WC.

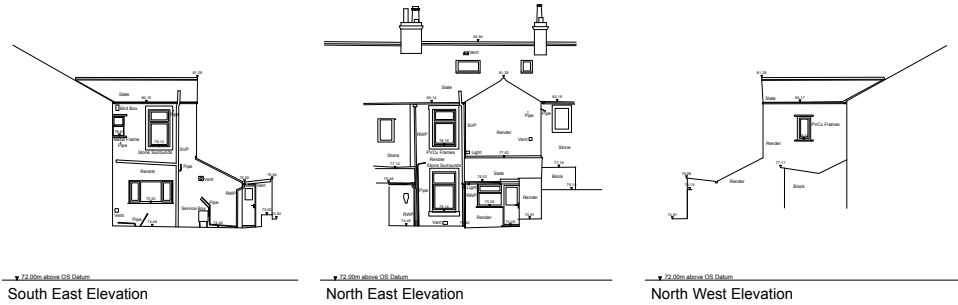


Internal view of existing rear Living Room window.

Drawings - Existing:



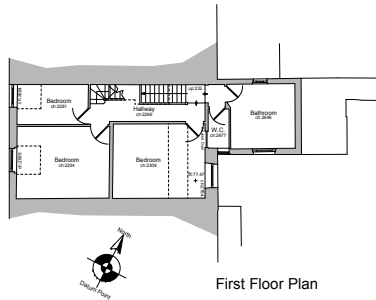
Second Floor Plan



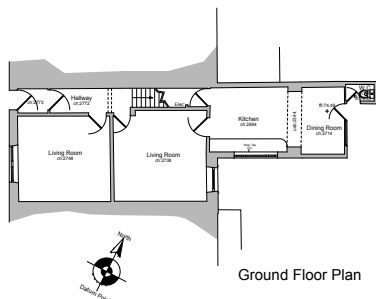
South East Elevation

North East Elevation

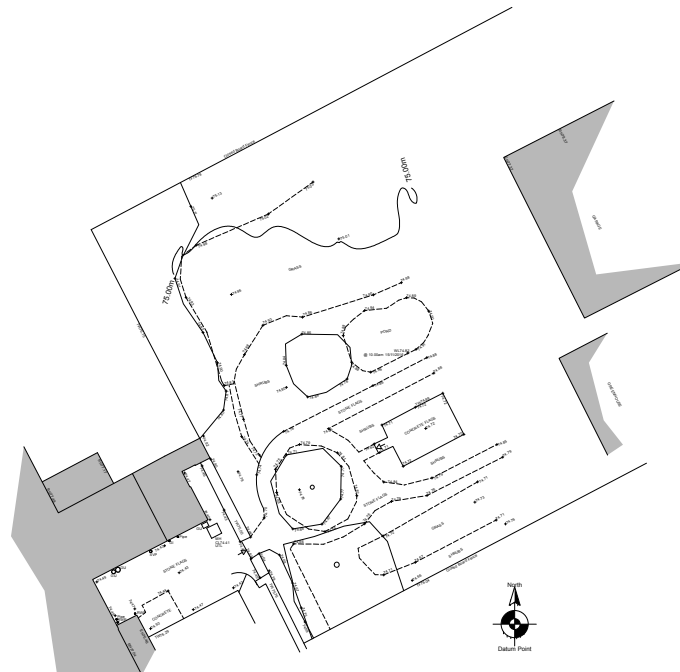
North West Elevation



First Floor Plan



Ground Floor Plan



Site Plan

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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.



ABBREVIATIONS

- ch Ceiling Height
- CL Cover Level
- EH Eaves Height
- FL Finished Floor Level
- GL Ground Level
- GLU Gully
- MH Man Hole
- RH Ridge/Roof Height
- RWP Rain Water Pipe
- SFP Soil Vent Pipe
- TP Top of Fence
- TW Top of Wall
- usb Under Side of Beam
- UTL Unable to Lift
- (VI) Verbal Information
- WL Water Level

NOTE
All measurements taken to 100MM/1/8" using BS88:1988.
Levels taking edge of compo as datum at chosen datum of 1985.

Rev	Date	Description
01	02/02/17	Completed ICI and E-CP consultation

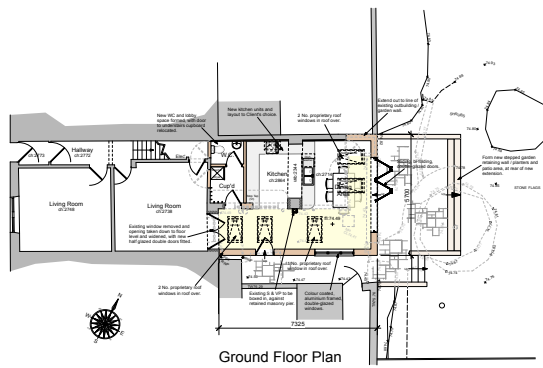
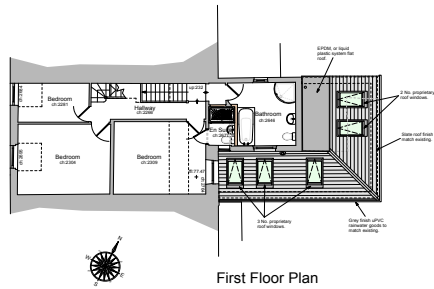
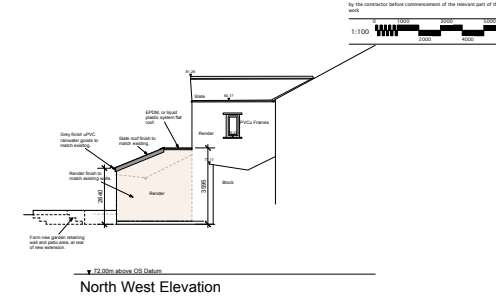
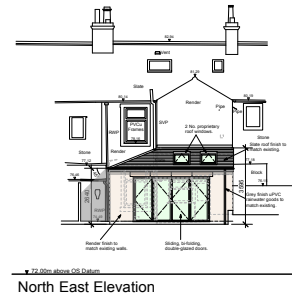
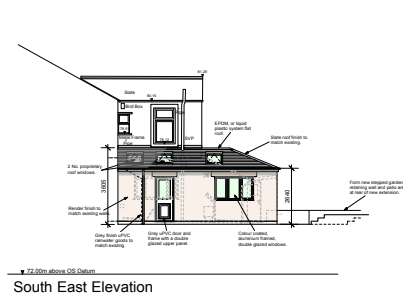
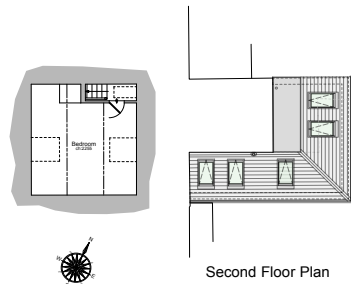
Carlton Cottage
Clitheroe Road, Waddington

Existing Plans, Elevations and Site Plan

Drwg No: 2327.E.01	Rev: A
Date: Nov '16	Scale: 1:100@A1

IWA Architects
Waddington Mill, Waddington Road, Clitheroe, Lancashire, BB7 1LR
T: +44 (0) 1254 424847
F: +44 (0) 1254 424876
E: info@iwaarchitects.co.uk
W: www.iwaarchitects.co.uk

Drawings - Proposed:



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 1:100

No.	Date	Description
1	23.03.17	Issue of approved proposals issued.
2	07.03.17	Drawings (R) and F&O completed. Letter of new work contract issued to client. Letter of new work contract to plan submitted.
3	16.12.16	Approved to allow drawing work to begin on the new plan. Letter to client on further work in extension.
4	06.12.16	Approved to allow drawing work to begin on the new plan. Letter to client on further work in extension.

Carlton Cottage
 Clitheroe Road, Waddington

Proposed Plans, Elevations and Site Plan

Dwg. No. 2327.P.01	Rev. D
Date: Nov '16	Scale: 1:100@A1

IWA Architects
 Waterloo Mill, Victoria Road, Clitheroe, Lancashire, BB7 1JA.
 T +44 (0) 1204 42447
 F +44 (0) 1204 42478
 E info@iwaarchitects.co.uk
 www.iwaarchitects.co.uk

ASSESSMENT OF PROPOSALS: in relation to National Planning Policy Framework:

The National Planning Policy Framework NPPF applies as follows: - shown in blue text with our comments in grey text:

Policy 128 – “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

Also:

Policy 129 – “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.”

A ‘Heritage Statement’ is attached to address these issues.