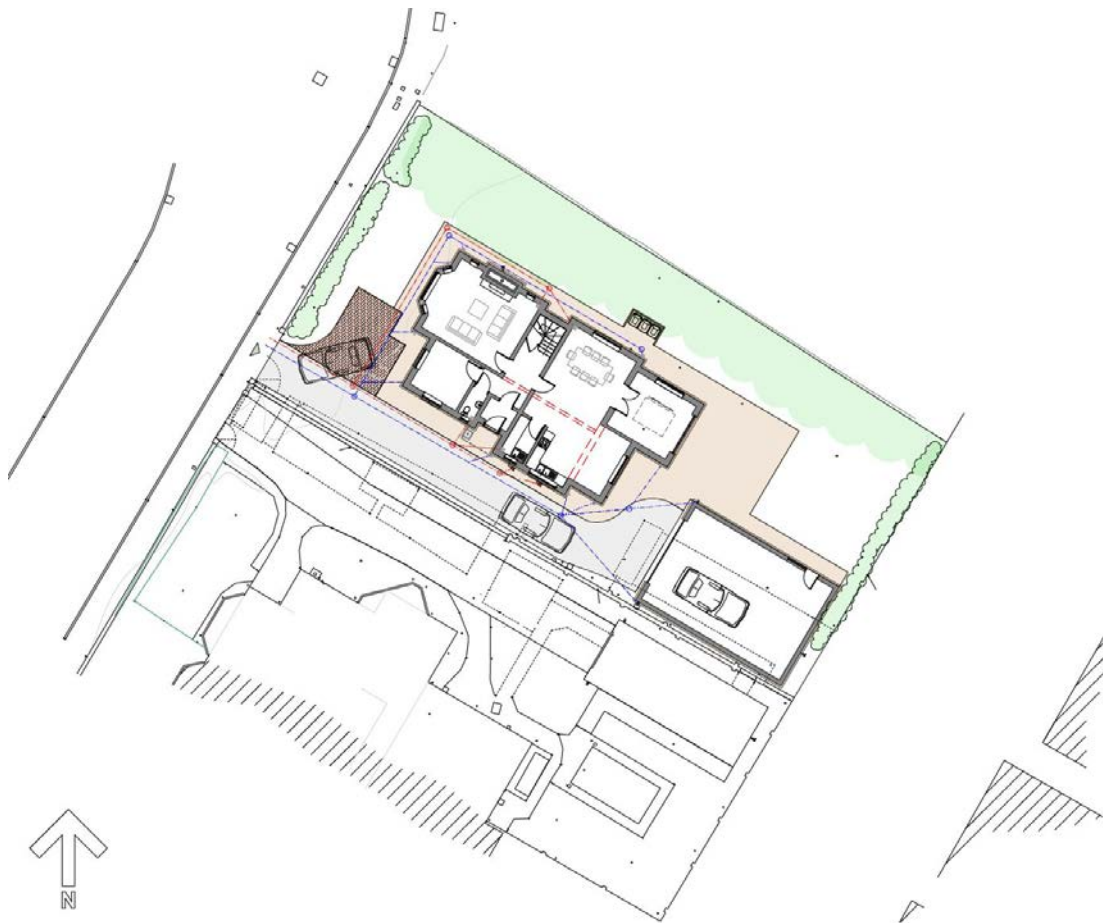




**DESIGN & ACCESS STATEMENT FOR THE  
CONSTRUCTION OF A DWELLING HOUSE  
AND DETACHED DOUBLE GARAGE ON LAND  
ADJOINING 'NORTHLANDS', RIBBLESDALE  
AVENUE, CLITHROE, BB7 2HZ**



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This Design & Access Statement relates to a planning application for the construction of single dwelling house and detached double garage on a plot of land adjoining 'Northlands' at Ribblesdale Avenue in Clitheroe, and should be read in conjunction with the following information:

<b>Document type:</b>	<b>Ref:</b>	<b>Description:</b>
Drawing	2017/17/01	OS Site Location Plan
Drawing	2017/17/02	Proposed Site Layout Plan
Drawing	2017/17/03	Proposed Ground & First Floor Layout Plans
Drawing	2017/17/04	Proposed Second Floor Layout Plan
Drawing	2017/17/05	Proposed External Elevations
Drawing	2017/17/06	Proposed Detached Garage
Report	-	Arboricultural Impact Assessment

In respect of the **design component**, the following items are noted for consideration:

- The application site comprises the area of land to the northeast of the existing residential dwelling at Northlands.
- Planning permission was approved in 2016 for the construction of 1no new dwelling and a detached garage/home office in the curtilage of the existing dwelling at Northlands, and construction of additional 1no detached garage/home office in the rear garden of Northlands. The application reference number for this previously approved scheme is 3/2016/0626.
- Following planning permission being granted the site of the new dwelling and detached garage/home office was sold to our Client, who wishes to make some changes to the previously approved scheme.
- In terms of the changes rather than a detached single garage with a home office this proposal allows for a detached double garage without any home office accommodation. The footprint of the double garage has been altered from 4.06m x 10.14m on the previously approved scheme to 6.74m x 9.89m on this proposal. In order to minimize the impact of the widened footprint the pitch of the double garage roof has been reduced so that the eaves and right heights of the proposed double garage are the same as the single garage/home office on the previously approved scheme. As with the previously approved scheme the garage will be constructed on the site of an existing garage and workshop.
- As regards the proposed dwelling in our opinion from a planning perspective the proposed alterations from the previously approved scheme are fairly minor, given that the principle of a residential use on the site has already been determined as acceptable by way of planning permission being granted for application number 3/2016/0626.
- Within this application the proposed dwelling has been retained in the same position as the previously approved scheme in respect of its position in relation to the

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northeast boundary with the adjacent dwelling at Sunnymead, the southwest boundary with the dwelling at Northlands and the northwest boundary with Ribblesdale Avenue. The two and three storey sections of the previously approved scheme have been retained, with the same height and scale parameters and with window and door openings retained in the same positions as they were shown on the previously approved scheme.

- The proposed external materials are the same as the previously approved scheme in respect of the walls, roof, windows/doors, rainwater goods and external areas. The materials on the bay window detail on the front elevation have been changed, with cast stone introduced around the windows in order to assist with the buildability, and a lead roof over as opposed to a slate roof.
- The internal layouts within the two and three storey sections of the dwelling have been slightly altered, but as previously noted the external window and door openings have been retained in the same position as per the previously approved scheme.
- Essentially the main changes from the previously approved scheme are at the rear of the proposed dwelling on its southeast elevation, where 2no single storey sections have been introduced to the scheme, to increase the overall size of the kitchen and to form an orangery at the rear of the dining area.
- The single storey addition to the kitchen has a width of 4.94m and extends 2.13m from the two/three storey rear wall of the main dwelling. The orangery has a width of 4.275m and extends 4.34m from the rear wall of the main dwelling.
- The rear single storeys sections will be constructed with flat roofs that will be hidden have by a parapet wall at eaves level, which will be finished with a cast stone capping that will tie in to the cast stone band course that runs around all four elevations. The flat roof over the orangery will have a lantern light as indicated on the drawings.
- The overall footprint the two/three storey sections of the previously approved scheme have been retained, which has an overall size of 9.215m x 13.177m. On the previously approved scheme this allowed for the rear wall of the dwelling to be approximately 31.496m from the nearby dwelling to the southeast of the site at Hawthorne Place. Allowing for the proposed single storey sections this dimension will be reduced, but there will still be over 27m from the rear wall of the single storey orangery to the dwelling at Hawthorne Place, and the rear wall to the two/three storey section of the dwelling that faces southeast is retained in the same position as per the previously approved scheme.

The existing **use** of the site was previously residential curtilage of the existing Northlands dwelling and is now a standalone residential plot following planning permission being granted for the previously scheme in 2016. The **amount** of development in respect of this planning application comprises the construction of 1no dwelling house and 1no detached double garage.

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In respect of the **layout** of the application site as previously noted the two/three storey sections of the proposed dwelling are in the same position as they were on the approved application number 3/2016/0626. The existing vehicular entrance from Ribblesdale Avenue for the new dwelling will be retained as per the previously approved scheme, ditto the driveway, turning area and garden areas. The flagged area at the rear of the dwelling will be extended from its position on the previously approved scheme, so that it ties into the flagged area around the northeast perimeter of the detached double garage.

With regard to the **scale** of the development the plot has an overall demise of approximately 36m x 20m, and as previously noted the two/three section main dwelling has an overall footprint of 9.215m x 13.177m, with the single storey kitchen section having an overall footprint of 2.13m x 4.94m, and the single storey orangery being 4.275m x 4.34m. The eaves and ridges heights of the previously approved scheme have been retained, so that the two storey eaves height will be 5.50m and the three storey eaves height will be 7.597m. The two storey ridge height will be 8.375m and the three storey eaves height will be 10.678m. The height of the parapet that forms the top of the single storey kitchen and orangery sections will be 3.15m.

The detached garage will have an overall footprint of 6.74m x 9.89m, with an eaves height of 2.438m and a ridge height of 3.944m, both as per the previously approved scheme.

In respect of the **appearance** the external walls of the dwelling and detached garage will be constructed in red facing brick, with plinth courses, feature stone bands and cast stone dressings as per the previously approved scheme. The main pitched roofs will be covered in natural grey or blue slate, again as per the previously approved scheme. As previously noted the rear single storeys sections will be constructed with flat roofs that will be hidden by a parapet wall at eaves level, which will be finished with a cast stone capping that will tie in to the cast stone band course that runs around all four elevations. The flat roof over the orangery will have a lantern light as indicated on the drawings.

With regard to **landscape** proposals as with the previously approved scheme Bowland Tree Consultancy Limited have been engaged to prepare an Arboricultural Impact Assessment, and the site layout has been designed in accordance with the findings in their report. The existing vehicular site entrance from Ribblesdale Avenue in the southwest corner of the site will be retained and a tarmac access driveway will be constructed along the line of the southwest site boundary with Northlands. As per the previous scheme a block paved turning area will be formed adjacent to the site entrance. Garden areas will be formed in the northeast, southeast and northwest sections of the site demise, which will enable vehicles to turn within the site demise and exit onto Ribblesdale Avenue in forward gear. Natural stone flags will be laid around the perimeter of the proposed dwelling, extending to form a patio area at the rear of the orangery which will link to the detached garage.

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With regard to the **access component**, Ribblesdale Avenue is accessed from the B6478 Waddington Road via Eastham Street to the southwest. Waddington Road forms the main vehicular transport route heading northwest out of Clitheroe, and the site is in close proximity to public transport services within the town and local amenities. There is a nearby railway station located within Clitheroe town centre, which is situated less than one mile from the site.

In respect of the new dwelling the access driveway will form a level approach to the dwelling, with a firm and even surface and a gradient not steeper than 1:20 in accordance with Paragraph 6.13, Approved Document M1. The front entrance door will have a minimum clear opening width of 775mm, and the entrance storey floor layout ensures that corridors and passageways will be sufficiently wide to allow convenient circulation by a wheelchair user, and the internal doorways all have sufficient clear opening width to comply with Table 4 in Approved Document M1. The ground floor bathroom has been designed to comply with Section 10 of Approved Document M, with a door opening outwards and sufficient clear space to allow wheelchair users to access the WC in accordance with Diagrams 31 and 32 in Approved Document M.

In terms of **security** the new windows, doors and locks will be designed to meet *Secured by Design* standards.

Date: 3<sup>rd</sup> May 2017