

Design and Access Statement



Susie Cottage
Rimington

1 Background Information

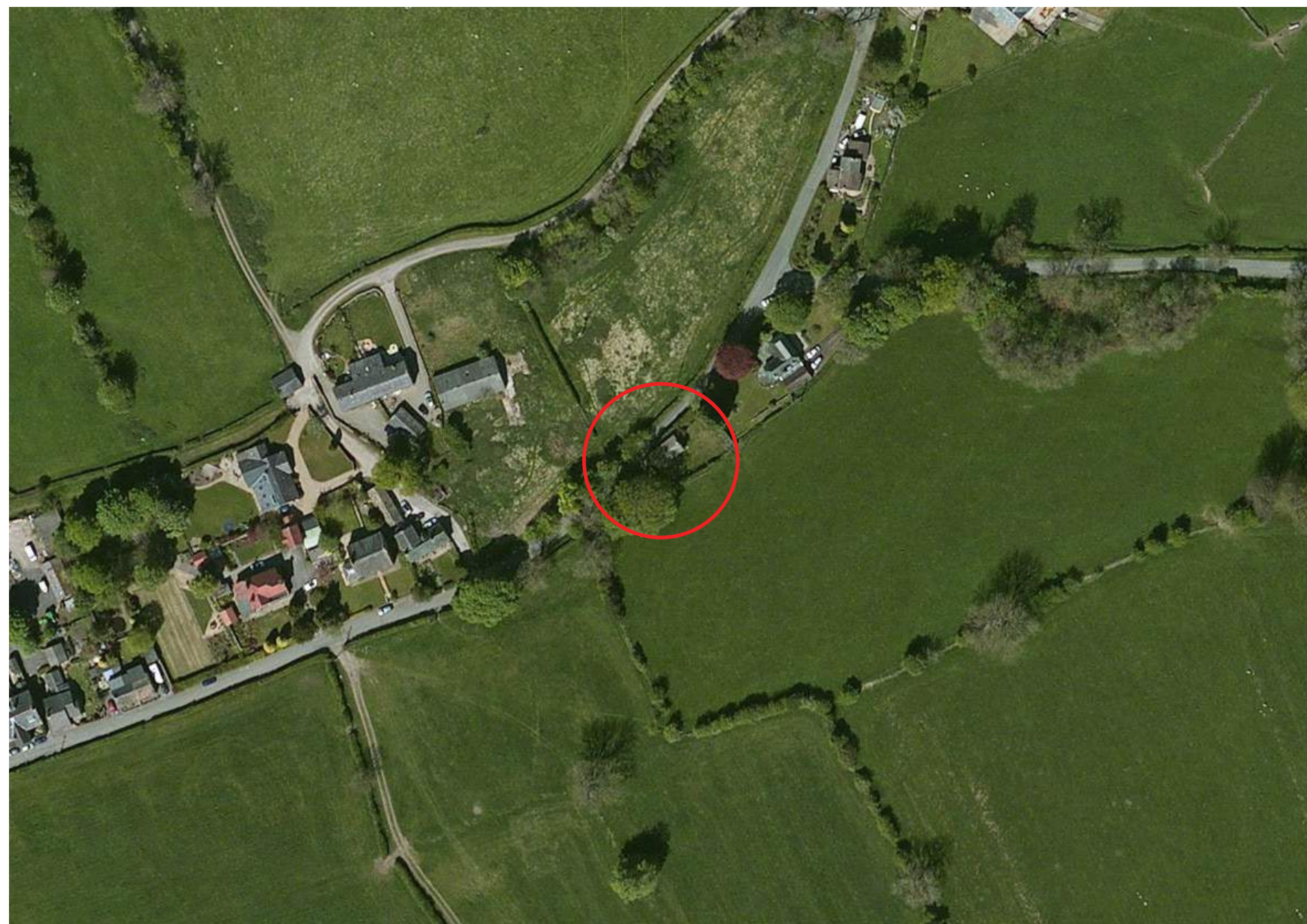
1.1 Introduction

This design statement has been prepared to support a planning application for the extension and restoration of a stone built cottage to provide three bedroom accommodation, kitchen, and general living spaces, with garden.

This report seeks to demonstrate that the proposal for the renovation of existing property and its extension has undergone a formal and thoughtful design process. The resultant scheme is a response to site context, access, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

The application description is as follows:

Demolition of lean-to extension to side, and erection of two-storey extension to side.



Site Location

1.2 Aim and Context

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design to include the following information:

- Use - what the building, and the spaces it creates will be used for;
- Scale - the extent of development, size and height of buildings;
- Layout - how the building and public / private spaces will be arranged on the site and the relationship with their environs;
- Landscaping - how spaces will be treated to enhance the character of the development;
- Appearance - how the building and the internal spaces that are created will look, including building materials and architectural details;
- Access - how the site is accessed, any changes to parking facility and the accessibility of the dwelling within the context of the site.

This application is for the renovation and extension of a stone built cottage. The site is visible from the highway off Rimington Lane.

1.3 Design Brief

Following the refusal of 3/2017/1021 by another agent, Stanton Andrews Architects were asked to review the site and provide proposals to retain and convert the existing cottage, creating a modern family home. The works should have strong connections to the south east facing garden, views to the south east and respond to the internal character and arrangement of the barn. The client, their requirements and a detailed brief are outlined in section 3 of this report.

1.4 Planning History

3/2017/1021 - planning application for full consent, for a two storey side and rear extension and balcony was refused on 18th December 2018.

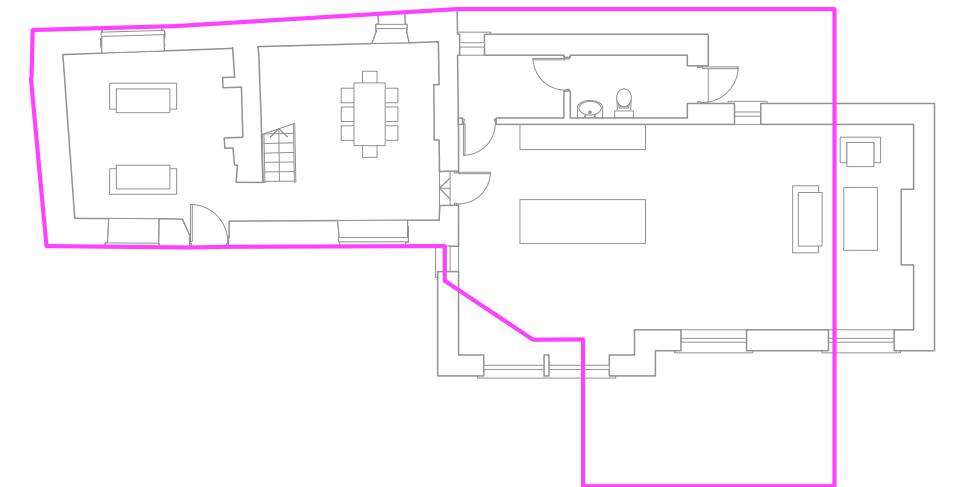
The reasons given were:-

1 *The proposed two-storey extension to the north-eastern side elevation of the property by reason of its footprint, scale, height, massing, design, appearance and form, would result in an incongruous and dominant feature which fails to adequately reflect the character of this traditional rural cottage or the locality. For these reasons the aforementioned development is considered detrimental to the visual amenity of the original property and area contrary to Policies DMG1 and DMH5 of the Core Strategy, as well as national guidance contained within the National Planning Policy Framework.*

2 *There is insufficient parking for three vehicles within the site. The development would therefore have a negative impact upon highway safety contrary to DMG1 and DMG3 of the Core Strategy.*

3 *The application contains inadequate detail to ascertain as to whether the development would have an impact upon important landscape features, specifically the hedgerow along the south-eastern, north-western and south-western boundary of the site and mature tree to the south-western corner. In the absence of this information the Council is unable to establish as to whether the proposed development would comply with DME2 of the Core Strategy in ensuring that the development would not have a harmful impact upon important landscape features and the general visual amenity of the locality.*

It will become clear on the drawings that we have addressed the issues raised by having an accurate survey of the site, house and elevations undertaken so as to be able to provide more detail on the impact on landscape features and demonstrate parking capacity. In addition we have reduced the scale of the extension by removing the porch, balcony, the footprint of the building, the height of the extension and by better articulating the junction between the new and old.



Comparison of footprint between the refused application and the current application

2 Existing Building

2.1 Materials

Historically the building had a render finish, investigations by the client have exposed random stone with large dressed stone quoins to the corners. There is black slate to the roof.

2.2 Structure

Aside from the attention required to make good the elevations by removing patches of brickwork and render, the external walls are generally in good structural condition.

2.3 Views of the Site

See right.



View to cottage from east



First floor room



Living room



First floor landing

3 Concept Development

3.1 Client

The clients purchased Susie Cottage with the intention of converting and extending into a family home.

3.2 Brief

From the outset the clients ambition has been to create a family home for years to come whilst respecting the character and heritage of the house.

The accommodation includes three bedrooms, a kitchen/living space, dining room and lounge.

An important aspect of the brief was to create a strong connection between the kitchen and living spaces, to the garden to the south onlooking its context, framing the views out to the south east.

Much of the existing house is to remain unchanged, aside from necessary works to make good following a period of neglect. The small redundant lean to is to be removed. It is important to the client to improve the visual amenity of the site both for their own use and for the surrounding properties.

3.3 Design Process

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on, and refining, a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site. This provided a detailed understanding of the massing of the proposed schemes and their visual impact on surrounding properties and highway.

Following the selection of a preferred option the scheme was refined and amended to suit the clients brief and the advice and recommendations of the wider design team.

3.4 Permitted Development Rights

Extensions

An appraisal of the published permitted development rights constraints confirms that significant extensions are possible to the house without having to seek planning approval.

'An extension or addition to a house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.'

The model, right, indicates the scope of potential extensions possible to Susie Cottage that meet the published conditions.

79 sqm rear single storey extension - 8m allowed, see right for limits on this allowance.

28 sqm side extension - half width of the existing
30% of curtilage covered by extension

These limits suggest that the property footprint could be increased from 56 sqm to 163 sqm almost trebling in size without requiring consent. The proposed has a footprint of 138 sqm.

The proposed does however exceed the total area that can be developed.

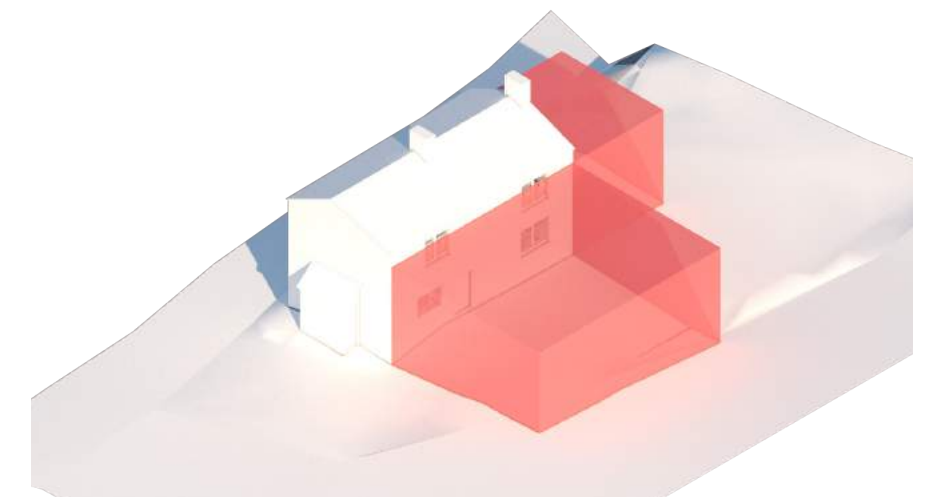
Under Class A - enlargement, improvement or alteration

until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and not

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height

Householders wishing to build a larger extension have to notify the local planning authority about the proposed extension and the local planning authority must give adjoining neighbours notice of the proposals and the opportunity to object.



Scope for extension under PD rights

4 Design Development

4.1 Use:

The proposed works will create a three bedroom family home. The house has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

4.2 Scale and Massing:

To ensure that there is continuity between the existing and proposed the width, roof pitches, materials of the extension matches that of the existing. The ground floor level and ridge level of the extension has been dropped and the extension set back from the principal elevation facing the highway to reduce its scale.

An intermediate block, with clerestorey glazing, has been included, originally conceived to provide circulation it is now retained as a device to further reduce the scale of the extension.

4.3 Layout:

In order to maintain the original charm of the existing property, minimal configuration is anticipated other than making good. The existing entrance is to remain, as is the existing staircase between ground and first floor.

Externally the existing openings are to remain in place, with the new openings of the extension positioned to match.

The extension will allow for an open plan kitchen/living space, with improved access to the south facing gardens. Above, three bedrooms are provided at first floor.

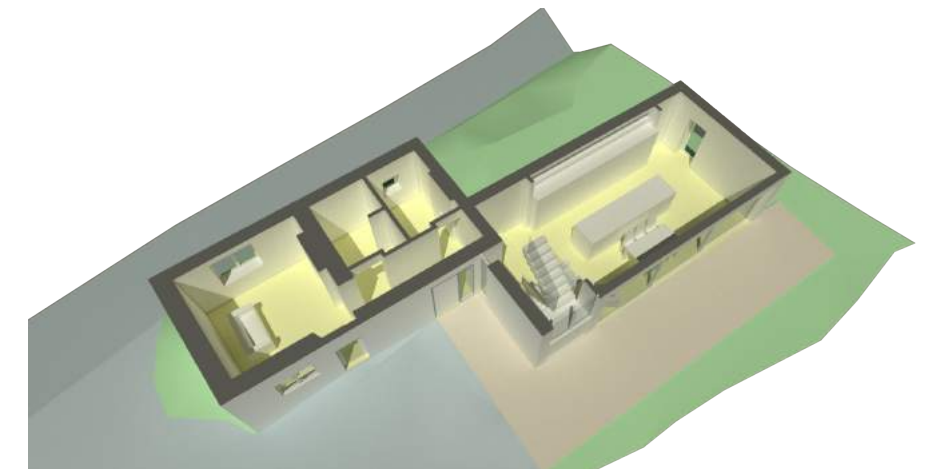
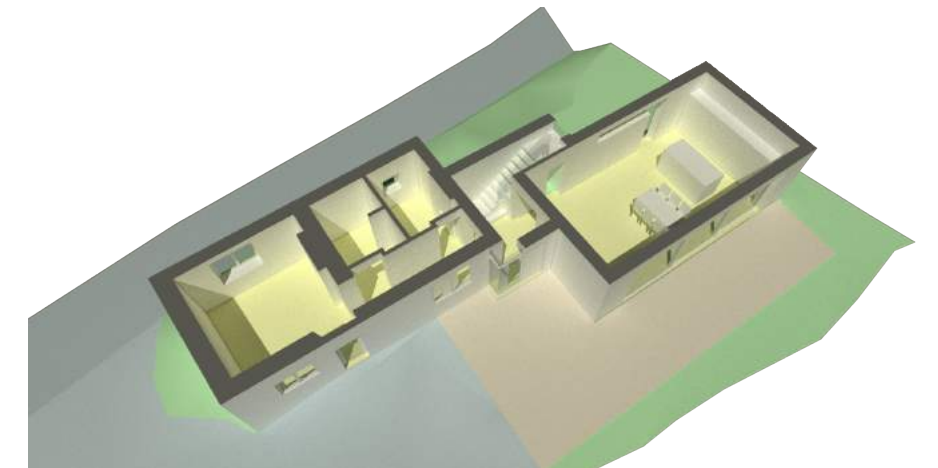
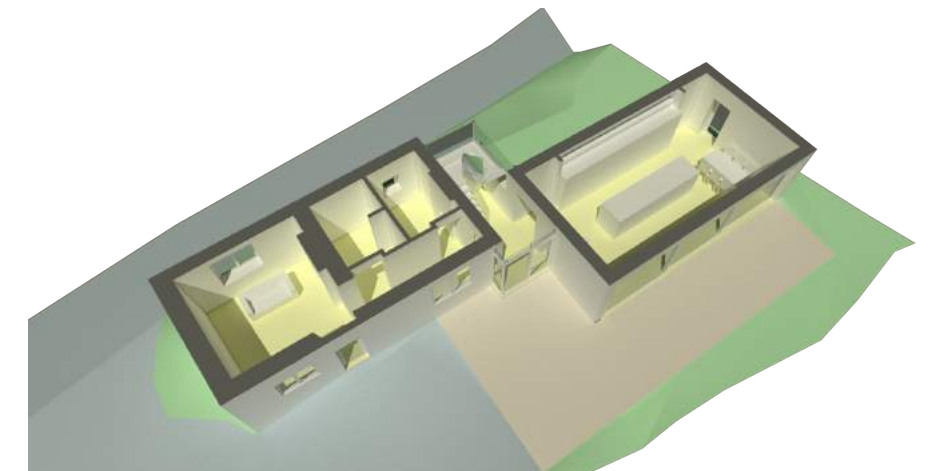
The scheme makes the most of the gardens to the south, with a view provided to all bedrooms and living spaces.

4.4 Appearance:

The materials of the extension are to be stone and slate, with timber glazing frames so as to match the existing. The window module, aspect and heights match between the existing and proposed with a feature window at the junction of the new and old.

4.5 Access and Parking:

The existing access into the site is to be retained, with off street parking for 3 cars.



Early concept designs

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