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DESIGN & ACCESS STATEMENT FOR PROPOSED EXTENSION SMITHY COTTAGE, BIRKS BROW, THORNLEY WITH WHEATLEY, PRESTON, PR3 2TX

This statement supports the planning application for a proposed extension and alterations to Smithy Cottage in Thornley with Wheatley. The scheme involves the demolition of an existing stone outbuilding and construction of a new first floor extension to the existing footprint to improve the amenity and accommodation of the existing cottage. The site is located within the forest of Bowland AONB, due to the sensitive nature of the site, great care has been taken to respond to the existing character of the dwelling. The scheme consists of raising the ridge to gain additional floor space within the existing footprint.



Location

The property is located close to the junction of Forty Acre Lane and Birks Brow, on the border of the Forest of Bowland AONB. The cottage is surrounded by open pasture with extensive views across Longridge as well as the Bowland AONB. The small and unique property has been subject to additions over the years including the use of incongruous materials and additions. The property has varying ridge heights creating two distinctive volumes.

Planning history

3/2009/1083 – Application to demolish existing stone outbuilding and to construct double storey side extension. The application was refused on the grounds of over dominance of the existing dwelling.

Due to the location within the forest of Bowland AONB the new proposal aims to minimise the visual impact and keep the additional volume to a minimum on the area and the overall building mass is entirely in keeping with the size of the plot.

A pre-application was carried out (Ref: RV/2018/ENQ/00043), of which the response came back very positive.

Layout

The scheme is designed to maximise the stunning views across Longridge and the forest of Bowland AONB.

Whilst the proposal has a modest increase of volume, the visual amenity of the site will be vastly improved with the high standard of materials and quality of the build.

Access to the property and parking would remain as existing.

Massing

The proposal consists of raising the ridge of the lower section by two metres. This would create additional floor space for two bedrooms on the first floor without affecting the overall footprint of the property. The extension responds to the unique composition of the front of the property as a whole.

Materiality & Appearance

The scheme proposes the use of soft and natural materials which are synonymous with the existing dwelling as well as the Bowland AONB. The natural materials will also assist in blending and softening the proposed works with the existing cottage and landscape as they weather.

The external walls are to be clad in natural stone with the roof finish to be of natural slate.

The design of the extension has been informed by the rural setting and the use of vernacular, natural material. Internally, the proposed design would improve the existing accommodation as well as respecting the landscape.

PHA/204/100 shows the proposed site plan of the dwelling. The drawings PHA/204/200 & PHA/204/300 shows both the existing drawings as well as the proposed scheme design.

Regards,

David Sumner
Peter Hitchen Architects







