

Design and Access Statement



Susie Cottage
Rimington

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Background

1.1 Introduction

This design statement has been prepared to support a planning application for a replacement dwelling.

The application description is as follows:

Demolition and erection of a replacement two-storey dwelling.

1.1 Existing Property and Site

The property is located on the south side of Rimington Lane, just west of the junction with Stoops Lane, within the settlement of Rimington with farmland and open countryside to the South. Susie Cottage is a simple two-unit two-storey cottage, single pile in depth, with sandstone rubble walls (with some brick parts and concrete lintels) and a slated gabled roof.

Existing Gross Internal Area

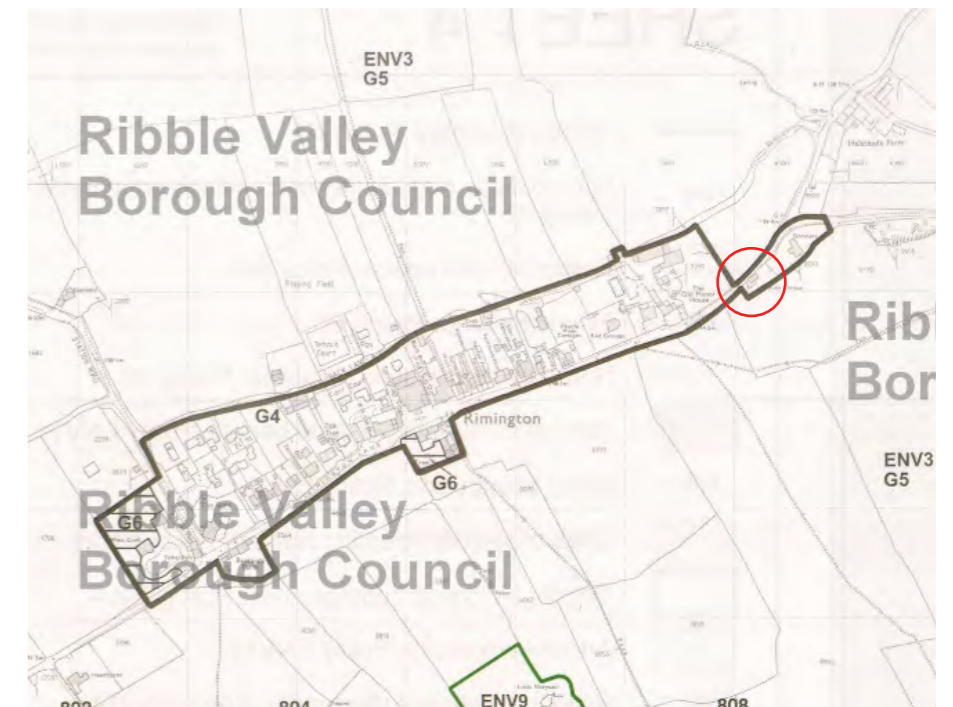
Ground Floor	37.3 sqm
First Floor	38.2 sqm
Total	75.5 sqm

The existing house is too small to be used a family home and has become neglected as a result.

1.2 Heritage

Historic mapping shows the building in 1848 as a small detached dwelling with rear projection (possibly a porch), planted gardens, an adjacent outbuilding to the southwest and a further smaller outbuilding to the east.

See accompanying heritage assessment.



Site location on the local district plan



View of cottage from road side



Rear elevation with front door

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Brief

2.0 Design Brief

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

Following the refusal of 3/2018/0395, a re-submission of a design that retained the existing and proposed the minimum extension required to provide them with family sized accommodation.

Stanton Andrews Architects were asked to undertake the design of a replacement dwelling that provides the applicant with a modest 4 bedroom house for his young family.

The new property is to be similar in materials and location to the existing property so as to maintain the current access, parking and garden arrangement.

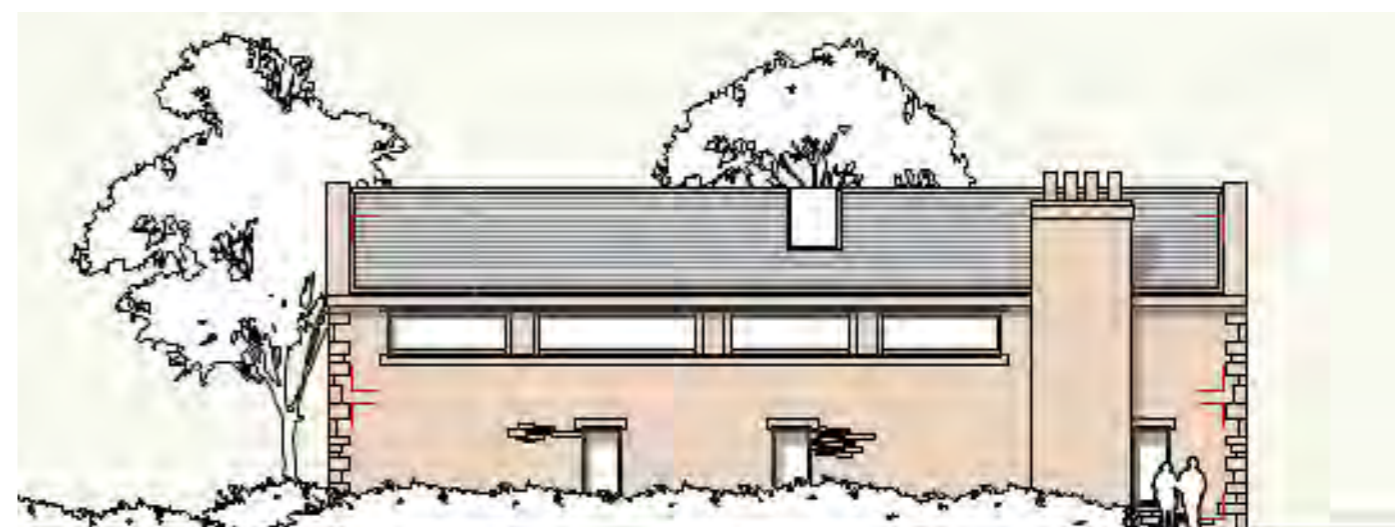
2.1 Proposed

The house has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

To ensure that there is continuity between the existing and proposed the width, roof pitches, materials of the extension matches that of the existing cottage. The materials of the extension are to be stone and slate, with upvc glazing frames to match the existing. The accommodation includes four bedrooms, a kitchen/dining space, utility and lounge.

Large expanses of glazing have been provided to the south of the property so as to improve the connection with the gardens and frame views out to the garden and the fields beyond.

Existing boundary treatments will be maintained and the new property set back to increase visibility to the road. The existing access into the site is to be retained, and provision for three cars have been made along the existing southern hedge boundary.



View of the replacement dwelling from the road side

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Design

3.0 Introduction

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.

3.1 The Concept

The building has been developed as a stone clad, gable roofed dwelling with a simple plan form and roof.

3.2 Site Layout

Access to the site is via the existing access from the highway on the west side of the property. The property is aligned parallel to the road and set slightly east and north of the existing. This will increase the area of the south facing garden whilst still retaining the hedge on the north boundary.

3.3 Building Layout

The property is set out with a central entrance with the kitchen to the east side and the lounge to the west side. The central stair leads up to four first floor bedrooms with the master bedroom to the west end.

3.4 Amount

The building has a footprint of 125 sqm. The accommodation is arranged over two floors, at ground floor the GIA is 94.5 sqm and at first floor it is 92 sqm giving a total of 186.5 sqm.

3.5 Scale

The property is two storeys with a height from ground level to ridge of 7.7m, the existing property has a heights of 6.7m. The difference is due to increases in the floor construction depth and the floor to ceiling heights, an increase in the roof pitch from 30 to 40 degrees and an increase in the roof buildup to comply with current BRegs requirements.

3.6 Appearance

The proposed is random stone clad masonry with dressed stone to the openings and eaves. The roof is to be slate with metal rain water goods.

The windows are to be upvc framed with high performance glazing.

3.7 Landscaping

The landscaping is similar to the existing arrangement with hard standing to the west of the site and garden/lawn to the east and south. The northern boundary will retain the hedge.



Rear elevation with front door

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Access

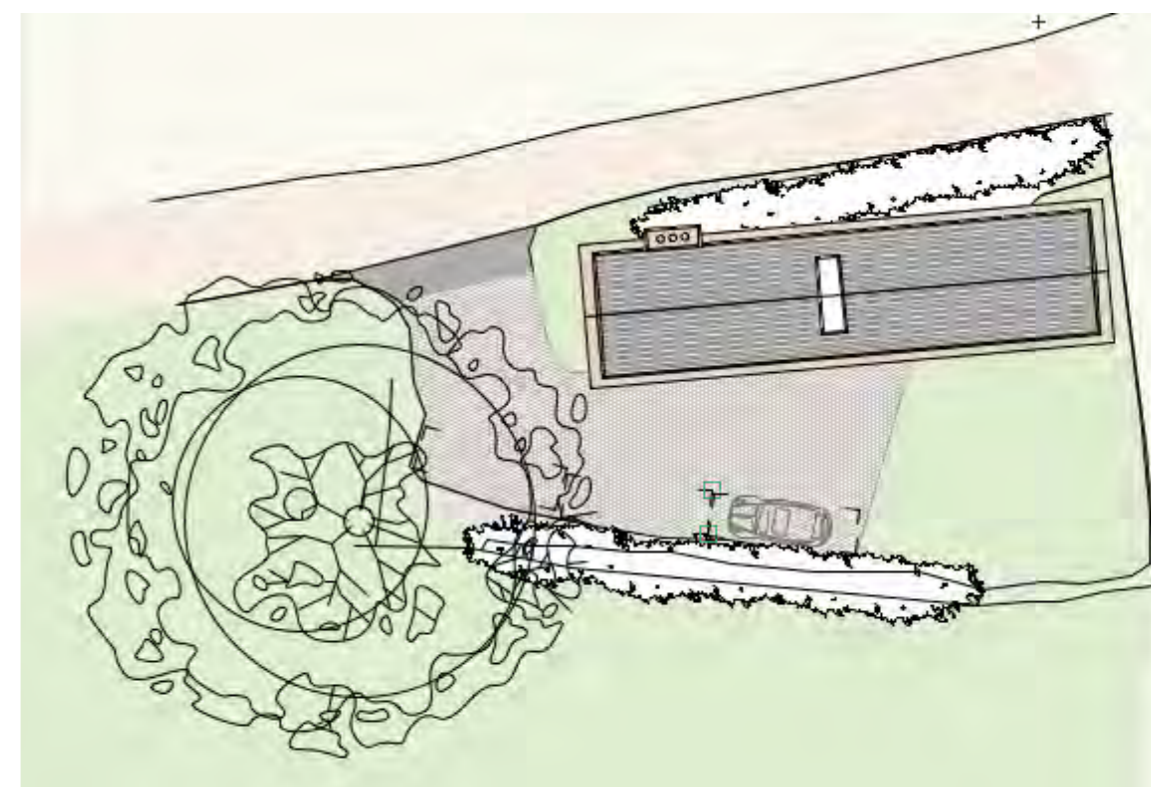
4.1 Inclusive Access

The principle entrance is clearly legible with an level access.
Levels across are typically level and therefore allow ease of access to wheelchair/pram users.

The scheme will be detailed in accordance with the Approved Document Part M - Access to and use of Buildings - 2015 edition.

4.2 Parking Provision

Car parking for three vehicles is provided with each able to access and egress site in a forward gear.



Access and parking

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