

40 carter fold, mellor

3201800647

design statement



40 carter fold, mellow

1 INTRODUCTION

The scope of works can be described as follows:

'Side and rear single storey extension to provide improved circulation, kitchen/dining/bedroom accommodation and living space'

This design statement has been prepared to support a householder planning application for no.40 Carter Fold, Mellow. The report seeks to demonstrate that the proposal has undergone a formal and thoughtful design process. The resultant scheme is therefore a response to site context, massing, orientation, materiality, architectural detail and one that adopts a sustainable approach.

2 AIM

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

- information on the existing site and property
- planning policies and planning history
- brief and design process

3 BRIEF

Mr and Mrs Adams initially approached Stanton Andrews Architects to improve and extend their existing home. The aim was to provide an open-plan family room including kitchen, dining and informal seating area opening onto the garden. Importance aspect of the brief was to improve the circulation throughout the house enabling an additional bedroom, utility and cloak area.



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4 POLICY AND GUIDANCE

Ribble Valley Borough Council's local plan confirms that Carter Fold is within Mellor's village boundary.

There do not appear to be any other governing policies.

RVBC provide a supplementary planning guide for alterations and extensions to existing dwellings. This aims to ensure the proposed works are in keeping with the existing property and are of an appropriate scale. The guidance offered is general and should not prohibit well considered proposals. Amongst other matters, it does recommend :-

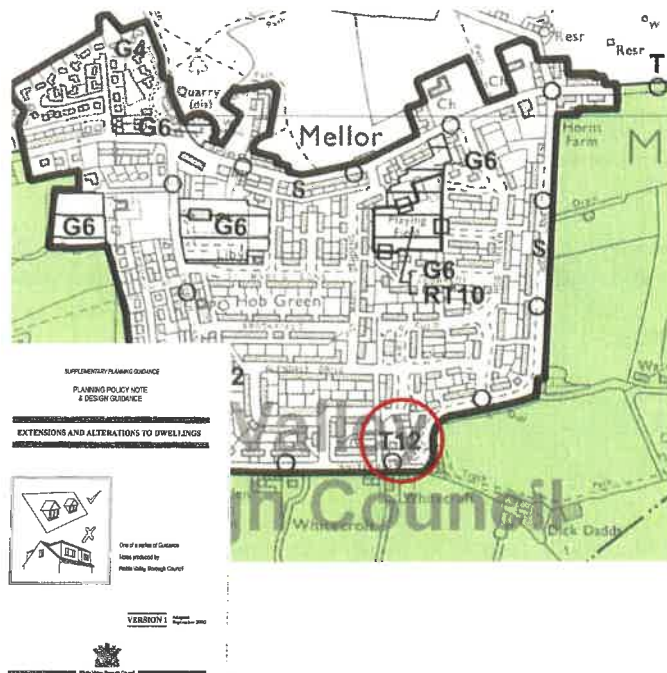
character - any extension should reflect the character of the original house and the wider locality.

scale - there should be a good visual relationship between the original dwelling and any subsequent additions.

size - over-large extensions can dominate the original dwelling, they are also more likely to harm the amenities of neighbours.

general form and shape - the form and shape of the original dwelling should be respected and reflected in the extension.

materials - in most cases we would expect any extension to be carried out using materials which match those of the existing building.



planning policy

5 PLANNING HISTORY

Ribble Valley Borough Council's planning website shows no planning history for no.40 Carter Fold taken back to 1991.

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6 PERMITTED DEVELOPMENT RIGHTS

The PD rights for the property are retained, which would allow for significant extensions to the side and rear of the property without requiring planning consent, provided they were to comply with the published restrictions.

The desired extensions to the property would not be considered permitted development, and therefore planning permission would be required.

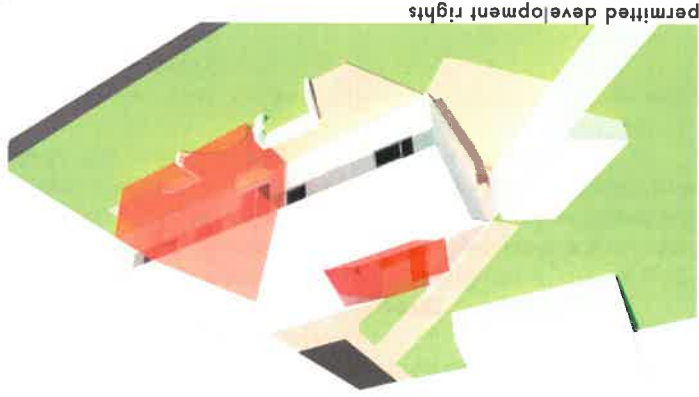
7 PRE-APP ADVICE

Ribble Valley Borough Council Reference: RV/2018/ENQ/00073
A pre-application enquiry was submitted on 6th August 2018.
Miss Rebecca Bowers response, dated 12th September 2018 concluded :-
In summary I have no objection in principle to the extension as proposed on the plan submitted and subject to the design amendment mentioned above I would expect the proposal be recommended for approval if submitted;

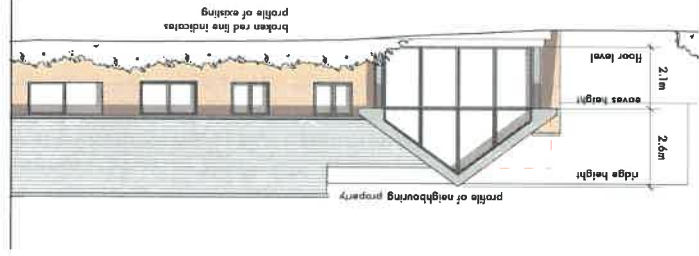
Whilst we accept that the ridge line of the proposed extension is higher than the adjoining roof by 400mm it is significantly lower than the existing property.

We have ensured the roof profile has been kept as low as possible with the eaves height 2.1m to finished floor level, any adjustments would be detrimental to the accommodation.

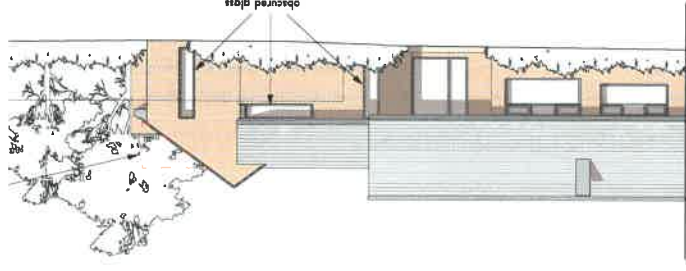
Therefore we believe the visual impact will be minimal.



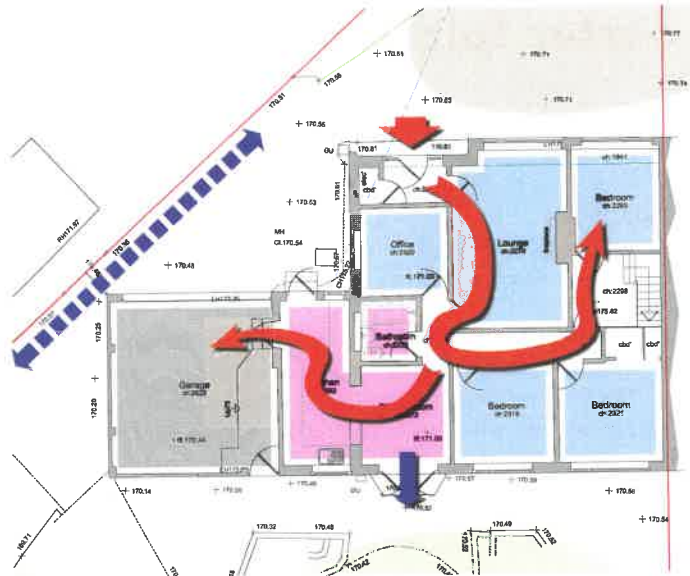
permitted development rights



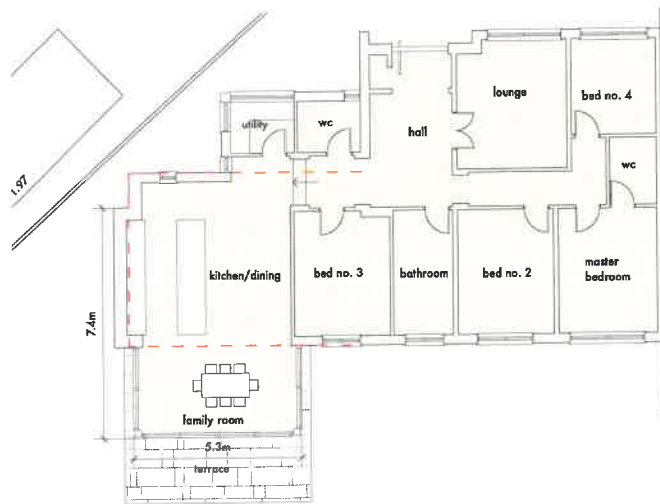
elevations submitted to pre-application



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existing schematic plan



proposed plan

8 EXISTING

The existing property is a single storey, semi-detached bungalow in the village of Mellor.

Accommodation comprises of a lounge, kitchen with separate dining area, office, three bedrooms, a family bathroom and garage area.

The existing arrangement plan is confusing and the garage is under used.

Existing gross internal floor area:

total - 136 m²

7 PROPOSED

The proposed extension provides a dwelling with an improved ground floor arrangement.

The internal arrangement reconsiders the 'flow' between the rooms and helps to promote the relationship between the house and its setting.

Proposed gross internal area:

total - 148 m²

Equating to approximate 12% increase in floor area.

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8 PROCESS

The design proposal is a result of a detailed and iterative design process, during which a number of options were explored.

Throughout the process of creating conceptual extensions and alterations, a series of computer aided design and 3d modelling options were produced. These options were created as a visual and interactive aid of the project in context, whereby a preferred option is produced. The options provided a detailed analysis of the impact that the development would have on the area and its relationship to the surroundings, both from a spatial and visual aspect. The proposal therefore aims to reflect and respond to the surrounding character and environment.

9 DESIGN

The proposed alteration and extension works is designed in response to the brief and provides contemporary usable living accommodation with improved circulation.

The proposal extends to the west to provide an open plan family room opening onto the garden and, to the north, a utility and cloak area. The design is intended to be sympathetic, responding to the existing house.

The proposed kitchen / dining area maximises the connection of the property to the garden with the south elevation being predominantly glazed. Rooflights above the kitchen/dining area provide the property with greater levels of natural light.

rear 3D visual



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The proposal has been designed to comply with Ribble Valley's planning guide.

- Character - The proposal has minimal impact on the street scape, as the single storey extension is designed to keep in context with the existing materials.
- Scale - the scale of the extension is subservient to the existing as the proposed ridge line is 400mm lower
- Size - the proposal is only 12% increase on the existing property
- General form and shape - the form and shape of the proposal respect and follow the existing property, The rear extension has then been designed so that it doesn't affect the adjacent properties. The proposed north elevation will have obscured glazing windows to prevent overlooking issues.
- Materials - the proposed materials match the existing property. Walls are to be brickwork. Roofs are finished in tiles to match existing.



front 3D visual

10 ACCESS AND CAR PARKING

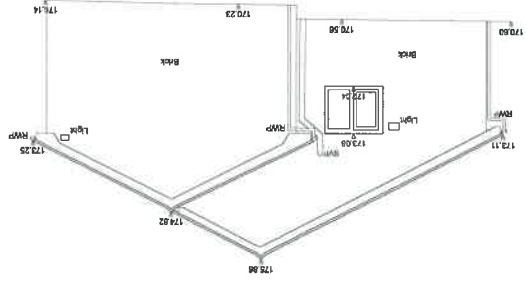
Car parking, vehicular and pedestrian access will remain unchanged.

11 CONCLUSION

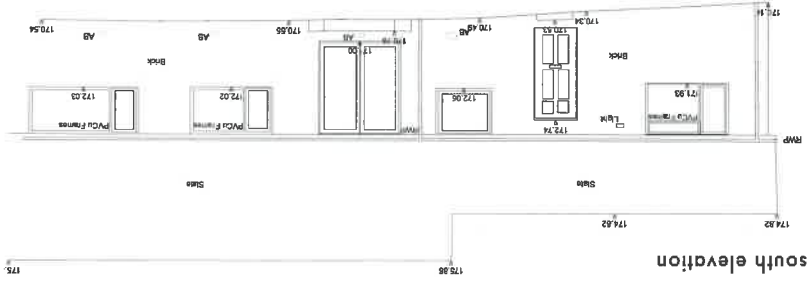
It is the aspiration of the client to create a functional and usable family home suitable for contemporary modern living.

A design has been developed that is respectful of the site, context, orientation and setting.

existing site and ground floor plan



west elevation



South elevation

