

DESIGN STATEMENT

FOR

PROPOSED EXTENSION AND ALTERATIONS

AT

**26 BARKER LANE
MELLOR**

DECEMBER 2018

JOB NUMBER: 5699

VERSION: 1.00

from concept to creation...



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SURVEYORS

1.0 DESCRIPTION

- 1.1** This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Day as part of a householder planning application to demolish an existing conservatory and rear extension and replace with a two storey extension to provide additional modern living spaces.
- 1.2** This report is in support of the application and should be read in conjunction with the supporting information in favour of the proposal.

2.0 EXISTING

- 2.1** The existing house is currently a small semi-detached dwelling set within a large plot located off Barker Lane. Although set within Green Belt it is part of linear development along the road and has associated neighbouring building. To the front elevation is the road bordered by TPO listed trees and to the rear is views of the green belt towards Blackburn Rugby Club.
- 2.2** The existing house is currently tired and small which does not benefit the site and location. The existing layout consists of three main living spaces at ground floor with an obsolete conservatory to the side. Upstairs there are two main bedrooms with a small third bedroom and bathroom. The existing building requires modernisation and expansion of living spaces and bedroom to suit a growing family which this proposal will facilitate.

3.0 PROPOSAL

- 3.1** The proposal includes the following alterations:
- Demolish the existing obsolete conservatory and rear WC and utility room which are not fit for purpose.
 - Creation of a family living space including a kitchen, dining and sitting room through conversion of the existing space and through a proposed extension incorporating views to the rear.
 - Create a master suite and additional bedroom at first floor level in order to provide space for the growing family.
 - Create a downstairs WC and utility area.
 - New proposed lobby entrance for access from the parking area.
 - Parking and landscaping alterations.

- 3.2** These proposals provide a positive extension both to the spaces required for the property whilst integrating a subservient design. The two storey section is set over 2m back from the existing front elevation thus ensuring the proposal does not visually over power the existing red brick façade. Furthermore the ridge and eaves line are set below the existing dwelling with the two storey element width ensuring that it is less than the existing house. The extension reflects design features found in the existing dwelling through roof design and use of materials. Collectively this reflects the main design principles which are sought by the Council for the extension to be subservient to the existing property.
- 3.3** The choice of material is simple but more modern in detailing which echo the new extension. The main two storey element consists of render with dressed stone window heads and sills. The single storey elements which provide visual interest to the proposal will be clad in charred timber cladding which will maintain a consistent colour.
- 3.4** The scale of the proposal has been refined and considered through the single storey elements ensuring the spaces reflect living requirements by the ground floor being larger than the first floor level.
- 3.5** This application follows a pre-application submission with Ribble Valley Borough Council and subsequent meeting on site 7th December. The response highlights that the impact on the green belt and neighbouring properties was negligible and that the architectural themes and subservience were not incongruous to the surrounding area. However, the scale increase was raised as potential concerns as part of the response. Given the location of the property which is screened and set back from Barker Lane, the surrounding linear development and proximity of residential houses along with neighbouring extensions and developments which have progressed in the area, it is believed that through this considered design the proposal will cause minimal impact on the surrounding area and green belt.
- As part of the response, reference was made to volumetric calculation of the proposal. We believe that RVBC assess this on individual merits and that the Council do not impose a volumetric ceiling on extensions through the Core Strategy. Given the semi-detached characteristic as well as an increased building curtilage, this design proposal will not be disproportionate or at odds with the existing house or surrounding area.

- 3.6** Access and parking by vehicles will remain as existing, located to the side of the house at a lower level and off the public highway.
- 3.7** This proposal will provide a growing family with the modern living spaces they require whilst providing a design which is sympathetic and a positive addition to the surrounding area which is common place throughout the Ribble Valley.

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