

PSA
DESIGN

engineering your environment
CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT

Mr & Mrs Tokeley

Proposed Extension
10 Fell Brow, Longridge
Design and Access Statement
(Incorporating Heritage Statement)



A2933 rev 0

March 2019

PSA Design Limited
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Contents

1	Introduction
2	Heritage
3	Proposals
4	Quantum of Development
5	Appearance and Materials
6	Height, Massing and Scale
7	Landscape
8	Access
9	Conclusion

1.0 INTRODUCTION

- 1.1 The purpose of this Heritage / Design and Access Statement is to support a planning application submitted on behalf of Mr & Mrs Tokeley.
- 1.2 This application is within a conservation area.
- 1.3 This full planning application proposes a two storey side extension to a semi-detached property.
- 1.4 The proposed extension sits on the approx. footprint of a former out-rigger on the same dwelling.



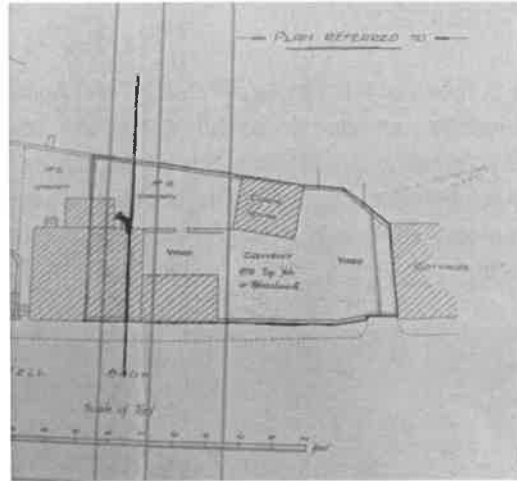
2.0 HERITAGE

- 2.1 The application site consists of a semi-detached 3 story dwelling fronting onto Fell Brow.
- 2.2 It sits on the edge of the Conservation Area and is classified as a building of Townscape Merit, considered to be a good example of a relatively unaltered stone and slate cottage.

3.0 PROPOSALS

- 3.1 This application proposes to form a 2 storey extension to the side of the cottage.
- 3.2 The proposed extension is to form a home office (to enable the applicant to work from home) at lower ground floor level, along with an additional bedroom and en-suite bathroom at higher ground floor level, to accommodate the applicant's growing family.
- 3.3 The extension has been located to sit on the footprint of a previous outbuilding, the roofline of which is evident on the above photograph.
- 3.4 Photograph and plan below indicate historic outbuildings on the plot.

Mr & Mrs Tokeley
Proposed Extension, 10 Fell Brow, Longridge
Design & Access and Heritage Statement rev 0

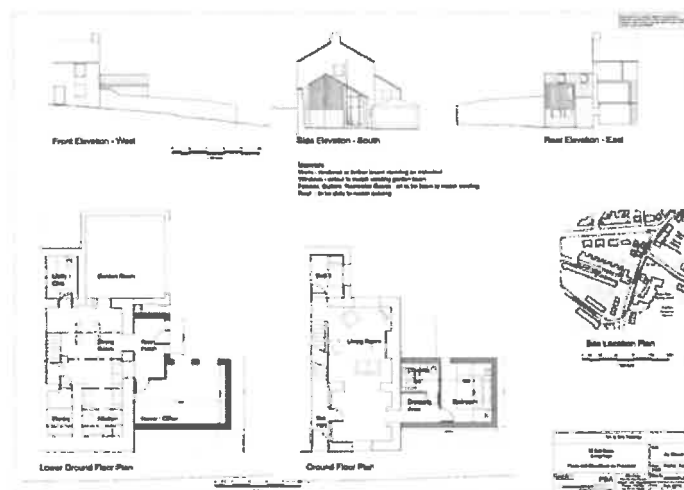


4.0 QUANTUM OF DEVELOPMENT

- 4.1 The proposed new extension will have a footprint of 4.1m deep x 5.65m long and will be 5m high from garden ground level to the eaves and 6.5m to the ridge.
- 4.2 The eaves will project a max of approx. 1.2m above the stone boundary wall.
- 4.3 There are limited options for extending the property and to position the new extension on the site of a previous building that will be screened by the existing boundary wall is the most sensitive scheme.

5.0 APPEARANCE AND MATERIALS

- 5.1 The proposed extension is to be quite modern and similar to the previously added conservatory. The principle view will be from the applicants own garden. The public view will be mostly hidden by the existing stone boundary wall. This elevation will have a rendered finish with a slate roof.



6.0 HEIGHT, MASSING AND SCALE

- 6.1 The proposed extension will have a similar footprint to the previous historic outbuilding without imposing on the existing boundary wall.
- 6.2 The new ridge will be approx. 500mm above the historic line on the existing gable wall..
- 6.3 The proposed new extension will have a footprint of 4.1m deep x 5.65m long and will be 5m high from garden ground level to the eaves and 6.5m to the ridge.
- 6.4 The eaves will project a max of approx. 1.2m above the stone boundary wall.

7.0 LANDSCAPE

- 7.1 The existing stone boundary wall will not be affected and will to some extent screen the new extension.
- 7.2 There will be no change to existing boundary treatments.

8.0 ACCESS

- 8.1 Site Access
Existing parking arrangements will not be affected.
- 8.2 Access to the lower ground floor level will now be through the new proposed porch giving shelter before accessing the main dwelling.
- 8.3 Statement of Intent
It is the intention of our client to fully comply with current regulations and methods of best practice.
- 8.4 Guidance & Legislation
The design of the scheme with regards to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Falling, Collision and Impact) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.
- 8.5 The floor level within new extension is to line with the existing internal floors at each level and is to be designed to current access and mobility standards as required by the current Building Regulations.

9.0 CONCLUSION

- 9.1 After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there will be no obstacles to the granting of planning permission for this proposal. This proposal fits with National and Local planning policy and will blend with the surrounding area with minimal negative effect in terms of visual impact within this site.

