



PROPOSED EXTENSION AND ALTERATIONS
AT
LENNOX FARM, CLITHEROE OLD ROAD, DUTTON
DESIGN STATEMENT
HOUSEHOLDER APPLICATION SUBMISSION
BY
SUNDERLAND PEACOCK ARCHITECTS

Job No. 5725

Rev 1.00_ JUNE 2019 ----

1.1 INTRODUCTION

This Design Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant Mr N Turner and Ms C Proctor. It forms part of a householder submission for the extension, alterations and proposed out buildings at Lennox Farm.

It is to be read in conjunction with all planning drawings and supporting documentation as follows:

5725-E01 - Rev A	Existing Site Plan
5725-E02 - Rev A	Existing Floor Plans and Elevations
5725-P01 - Rev -	Proposed Site Plan
5725-P02 - Rev -	Proposed Ground Floor Plan
5725-P03 - Rev -	Proposed First Floor Plan
5725-P04 - Rev -	Proposed Elevations

1.2 EXISTING

Lennox Farm is located on a private track accessed to the north of Old Clitheroe Road off the same track used to access the higher located property occupied by Dutton Dog House. It is located in the Forest of Bowland ANOB and just within the Longridge Fell Character Area as noted on Mario maps.

The property consists of a detached main property building which has involved piecemeal developments overtime which vary in style and size. The site also consist of one outbuilding to the south-west of the main house as well as a larger section of associated land. The property driveway enters a courtyard type arrangement from the east with the dominant views to the south across the valley.

The existing property is aesthetically tired both internally and externally and requires modernisation to meet the needs of a modern family living. The new occupiers are seeking the alterations to provide a long term family home with their children starting at a local school.

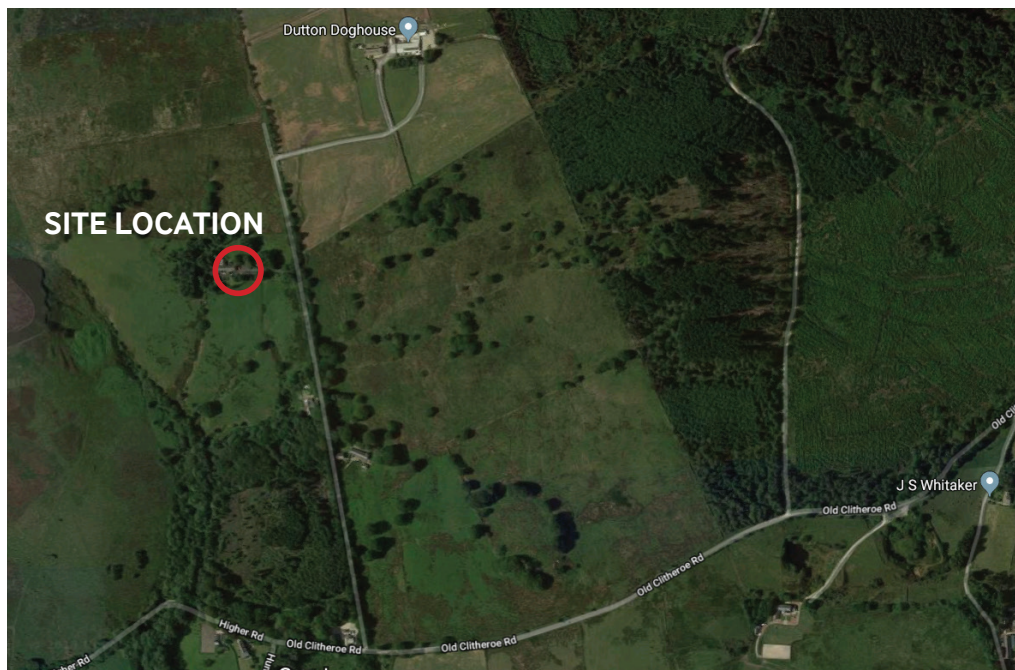


FIGURE 1



FIGURE 2

1.3 PLANNING BACKGROUND

The property benefits from a previous planning approval for a detached garage approximately 12m x 6m which is illustrated in Figure 2 and approximately positioned in Figure 3. This has been deemed to have been commenced through works on site which is supported by past documentation and communication with RVBC.

This garage is a material consideration as part of the overall proposal for the application.

1.4 PRE-APPLICATION CONSULTATION

The scheme has been discussed in detail with RVBC as part of a Pre-Application submission with a written response provided from the Council on 17th May 2019. The overall principle of the proposals were agreed subject to some design comments which have been directly responded to as part of this planning submission.

Each element and design response is listed in the proposal summary in section 1.5.

1.5 THE PROPOSAL

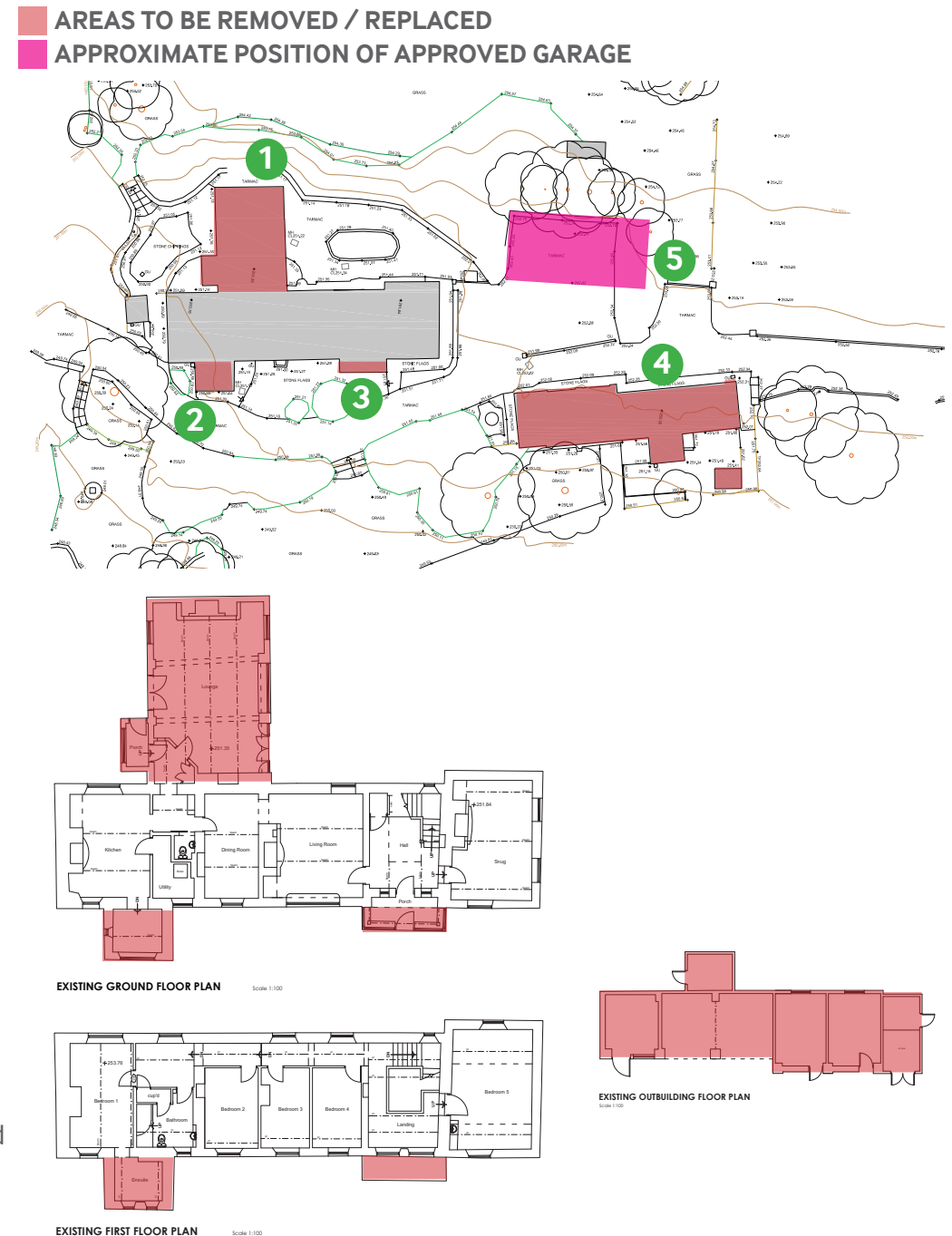
Figure 3, 4 and 5 provide an overview of the design in relation to the main aspect of the proposal. Figure 3 illustrates the existing extensions and buildings to be removed and replaced as part of this application along with the approximate garage location.

The main elements of the design as illustrated in the proposed drawings are numbered follows:

1. North (rear) extension:

Demolition of a poor quality, existing rear single storey extension and replacement with a re-orientated two storey extension to create a new main entrance as well as living space and bedrooms.

FIGURE 3



The overall impact of this proposal is low given the reorientation of the extension which reduces the protrusion to the north and associated landscape.

The pre-application raised concerns regarding the pitch of the roof which created a twin gable to the east elevation. The proposal has been amended with the gable end facing north and reflective of the front elevation form, therefore in line with the suggested comments. The amendment has also created subservience of the main house ridge line by ensuring the extension is set below the level.

2. South (front) extension:

Demolition of an existing two storey, gable elevation and replacement with a new extension to facilitate internal arrangements and living spaces.

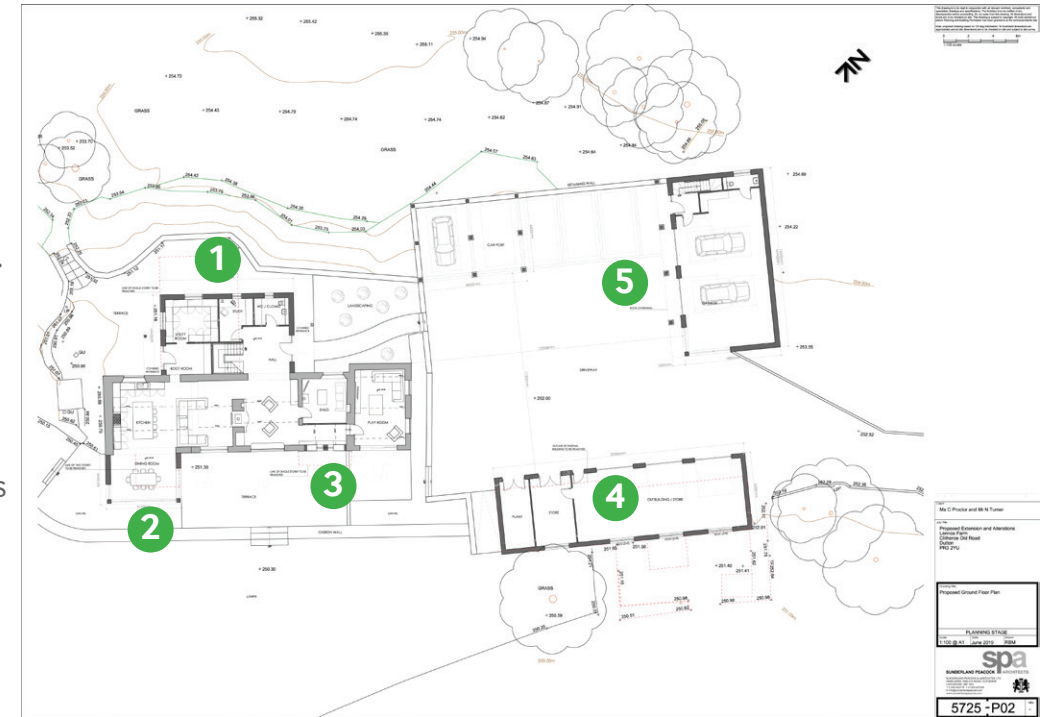
As reconsigned in the pre-app comments, the existing extension is small and offers little usable floor space. This extension is an integral part of the proposal to facilitate views to the south and link to the garden spaces. The design is sensitively designed to provide a contemporary aesthetic consisting of a lightweight and glazed structure at ground floor integrated with timber cladding and glazing above. These elements are native to this proposal and surrounding buildings in the area as illustrated in Figure 6 which is a neighbouring property to the south-west.

The pre-app comments suggest that scale and height are reduced from the former submission. As a direct response to this the width of the extension has been reduced by 0.5m as well as the ridge height reflecting that of the rear extension creating subservience of the main house ridge line. Furthermore the window fenestration has been amended to suit the existing style as suggested.

3. Removal of single storey entrance porch to front elevation.

This element enhances the overall aesthetic of the south elevation allowing Item 2 to re-occupy the scale and footprint within the proposal. The opening will reveal an in-situ timber beam with the

FIGURE 4



Replacement existing outbuilding

The pre-application raised no issues in relation to the principle or design of this aspect.

5. Replacement garage and car port.

A material consideration is the current approved garage which is acknowledged and accepted in the pre-app comments as well as the scale, position and cladding.

The proposals are sympathetic in design and respective of the site location within the ANOB. It provides a considered design scheme both limiting and enhancing the visual impact mainly of the views from the south of the site where it is most predominant.

Architectural drawings for the proposed extension of a house, showing various elevations and sections. The drawings include:

- PROPOSED SOUTH FACING ELEVATION
- PROPOSED EAST FACING ELEVATION
- PROPOSED NORTH FACING ELEVATION
- PROPOSED WEST FACING ELEVATION
- PROPOSED GARAGE REAR ELEVATION
- PROPOSED GARAGE FRONT ELEVATION
- PROPOSED FRONT ELEVATION FACING DRIVE/STREET
- PROPOSED SIDE ELEVATION
- PROPOSED REAR ELEVATION
- PROPOSED CAR PORT
- PROPOSED ELEVATION FACING HOUSE
- PROPOSED ELEVATION FACING GARAGE

The drawings show a two-story house with a gabled roof, a garage, and a car port. The extension is shown in red lines. The drawings are labeled with 'PROPOSED' and 'EXISTING'.

A photograph of a single-story house with light-colored siding and a dark roof, partially covered in snow. The house has large windows and a chimney. It is surrounded by bare trees and a snowy landscape.

The two elements which are visible from the south are the front extension (2) and the replacement outbuilding (4), both of which replace existing structures and provide a visual enhancement to the external aesthetic through the design and materials along with item 3 assisting through the removal of a poor single storey element.

Items 1 and 5 are located to the rear of the prominent elevation thus limiting the impact.

1.6 CONCLUSION

In conclusion, the proposal which forms the basis of this application has been designed to provide a positive visual impact on the site and a quality architectural design for the site and surrounding area.

The proposals have been progressed through a positive pre-application process and have significantly responded and amended to the comments provided from the Council.

Furthermore, there have been numerous recent developments and extensions to dwellings within the close vicinity which further justify the proposed works.