



3 OLD ROAD CHATBURN

DESIGN STATEMENT

REV 01 JULY 2019

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1. INTRODUCTION

This report is written in support of a full planning application to replace and upgrade the external finishes of number 3 Old Road, Chatburn.

1.1 THE DESIGN BRIEF

The brief for this project is to replace failing external facade treatments and to improve both the external appearance and thermal performance of the dwelling.

The key objectives have been defined as;

- Replace failing external timber soffits and fascias
- Replace poor quality concrete roof tiles
- Improve the external appearance of the building, removing / concealing poor and dated materials.
- Replace all original external windows and doors, including dormer windows
- Improve the thermal performance of the building

The proposals described in this report include some significant changes to the external appearance of the existing building, however it is felt that the proposals are respectful of the surrounding adjacent properties and the village context.

The proposals deliver a high quality design, which has a positive impact on the surrounding area, it is practical and cost-efficient to construct and fulfills the applicant's current and future needs for the appearance and performance of the building.

2. THE EXISTING

2.1 WIDER CONTEXT

The village of Chatburn sits in a valley rising steeply towards the north and the south and falling away in the west towards the River Ribble. The central heart of the village sits within the Ribble Valley Borough Council Chatburn Conservation area and is largely made up of vernacular houses built along the main thoroughfares in a typical linear village arrangement.

The remainder of the village consists of a mixture of victorian terraces and post war development.

The local vernacular consists of terraces of cottages with stone detailing constructed with both coursed and random stone walling with slate roofs.

2.2 THE SITE

Old Road rises steeply away from the historic centre of the village towards to the quarry and a new housing development.

The site is the first in a row of four detached dwellings built in 1974 on steeply sloping plots along Old Road.



Chatburn village aerial photograph



View of houses along Old Road

2.3 THE EXISTING BUILDING

The existing property is a detached dwelling typical of the 1970's. The building is finished externally in stone effect concrete blocks, the upper portion of the gable ends are faced in render.

Whilst this style is not considered of particularly high architectural value, there is an inherent distinctive character to the property and is typical of this era of mid-century development.

The existing building has fallen into disrepair in recent years and the external fabric is in much need of attention. The property was purchased by the current owners 5 years ago and has undergone largely cosmetic renovations internally. The external timber soffits and fascias are in a poor condition and are in urgent need of replacement.

The original existing double glazing units have come to the end of their life and are beginning to fail. The existing wall construction does not contain any insulation, as a result the house is very cold and expensive to heat, falling well below the current standards of thermal performance.



Existing principal elevation showing rotten soffits



Existing principal elevation



Existing dormer window

3. THE PROPOSAL

3.1 THE SCHEME

The proposed scheme consists of 3 primary elements;

- Insulating and cladding the exterior of the building.
- Replacing windows and doors.
- Replacing the roof tiles and dormer windows.

It is proposed that the thermal performance of the building is to be upgraded by applying insulation to the exterior of the building. This will then be clad in natural timber and render.

The windows are to be replaced with modern double glazing within the original openings.

The front door opening is to be widened to incorporate a glazed screen. This brings natural light into the hallway and allows the door to be brought out of the corner improving the appearance and approach to the dwelling.

3.2 USE

There are no proposed changes to the use of the building as part of this application.

3.3 LAYOUT

To accommodate the wider entrance opening, the WC is to be relocated internally and the small existing window incorporated into the new opening.

3.4 SCALE

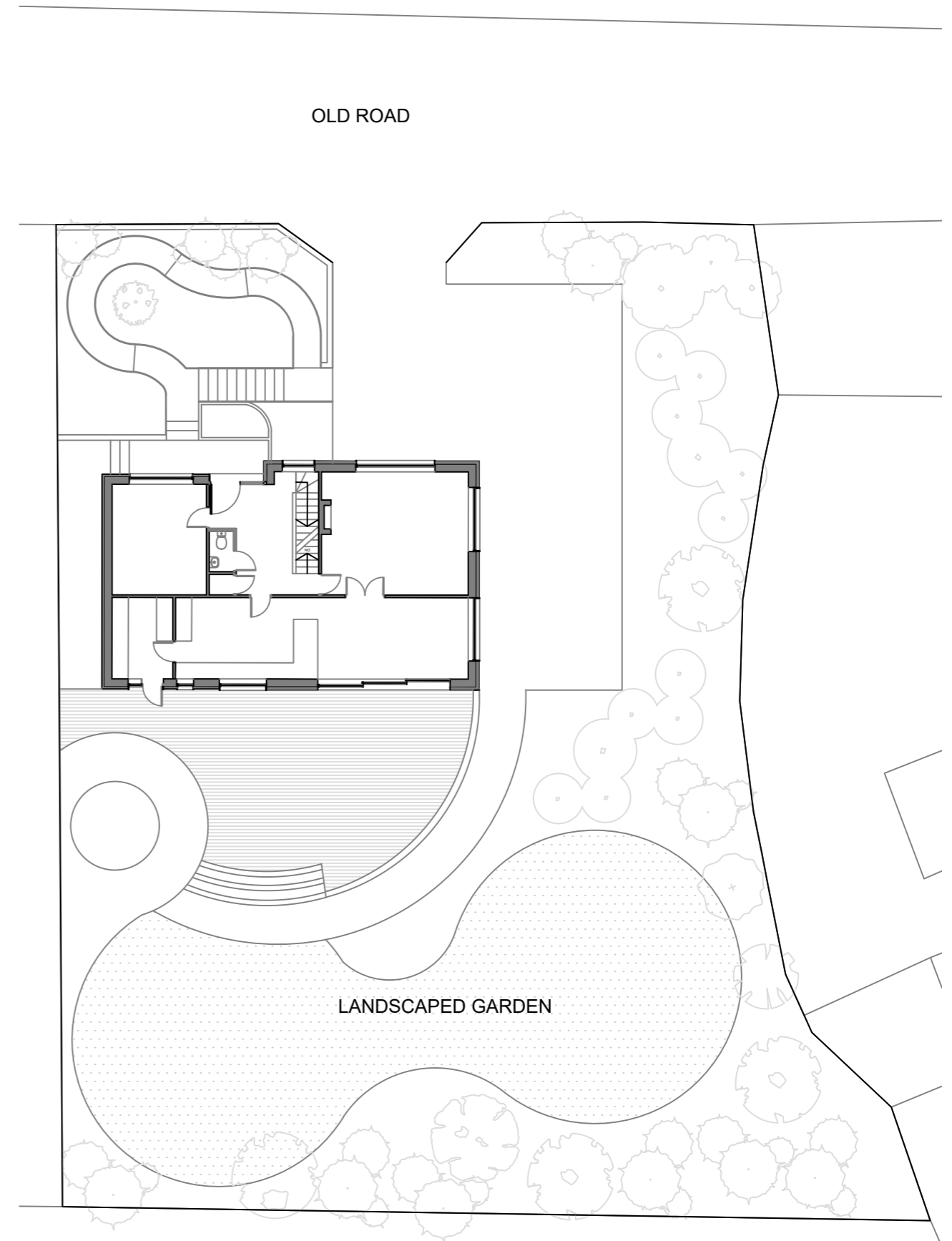
The proposals included within this application do not alter the scale of the existing dwelling. There are no extensions to the footprint of the dwelling included within this application.

3.5 LANDSCAPING

As part of the works to upgrade the external appearance of the property the front garden will be re landscaped. There are no alternations proposed the boundary treatments.

3.6 ACCESS

There are no changes proposed to the vehicular access to the property. The steps to the main entrance are to be reconfigured to accommodate the wider front door.



Proposed site plan

3.7 APPEARANCE AND MATERIALS

The proposal aims to both respect the existing character of the property, whilst delivering an upgrade to the external finishes that is contextual and representative of contemporary design.

The external walls are to be clad in natural timber and render. Timber has been chosen as it is a natural material that compliments the stone facades of the surrounding buildings.

The single storey elevations of the building are to be rendered. This is in keeping with the existing palate of materials found on the building and the adjacent properties.



Proposed principal eleva