



Introduction

This design statement has been prepared to support a full planning application for a single storey extension and associated works to the house near Ribchester.

It seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted. This statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy and responds to pre-application advice.

The application description is as follows:

‘Single storey extension to rear of existing property’

Purpose of this document

Applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) must be accompanied by a Design & Access Statement. The NPPG states that a Design & Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

Whilst this applications does NOT constitute a major development. It would benefit from the thoughtful and rigorous approach to design required by a Design & Access Statement.

This Design & Access Statement explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

Aim

This design statement demonstrates that the proposed scheme has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what the additional space will be used for;
- Scale - the extent of development / extension.
- Layout - how the extension is to be arranged on the site and its relationship with its environs;
- Appearance - what the building and proposed internal spaces will look like including building materials and architectural details;
- Access - how the site is accessed and the accessibility of the buildings within the context of the site.

The existing property has fallen to neglect over the years, the new owner seeks to restore this property by reorganising the accommodation and introducing a better link to the garden. The property is situated towards the end of a lane, meaning little traffic ever passes, while it remains semi detached with a neighbouring dwelling.

Design Brief

Our client’s brief was to provide an improved connection with the garden at the rear, while planning the accommodation within the existing shell. The kitchen is planned to have direct access out to the garden, reducing the barriers currently in place.

Externally the house is rendered on the rear elevation and side elevation, while the principle elevation is coursed stonework. The approach to the house is from the north.

Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Stanton Andrews portfolio includes new mixed use developments, one off projects as well as urban regeneration residential schemes.

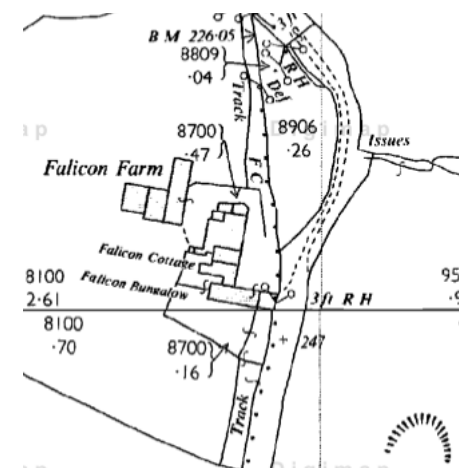
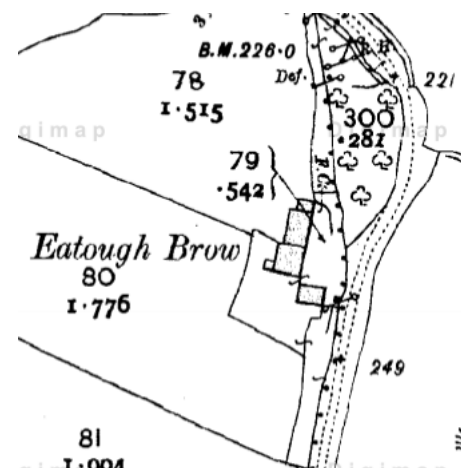
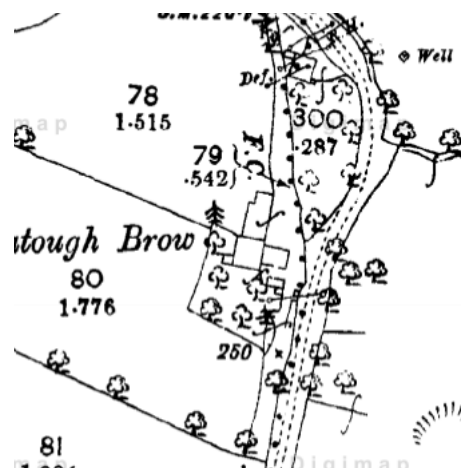
Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture. Their ‘hands on’ approach to the development of the proposals and design is at the core of much of the details and designs produced.

1890s

1910s

1930s

1960s



Location

The site is located around 600m south off the B6245 Preston Road, accessed via a back lane, with no through road.

Site Description

The site is approached from the north, following the narrow back lane, which turns in to a gravel track upon reaching the property. The principle elevation faces east to the lane. To the west and to the east beyond the site are fields. To the north west is agricultural land/property.

The Proposed Development

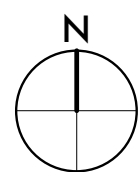
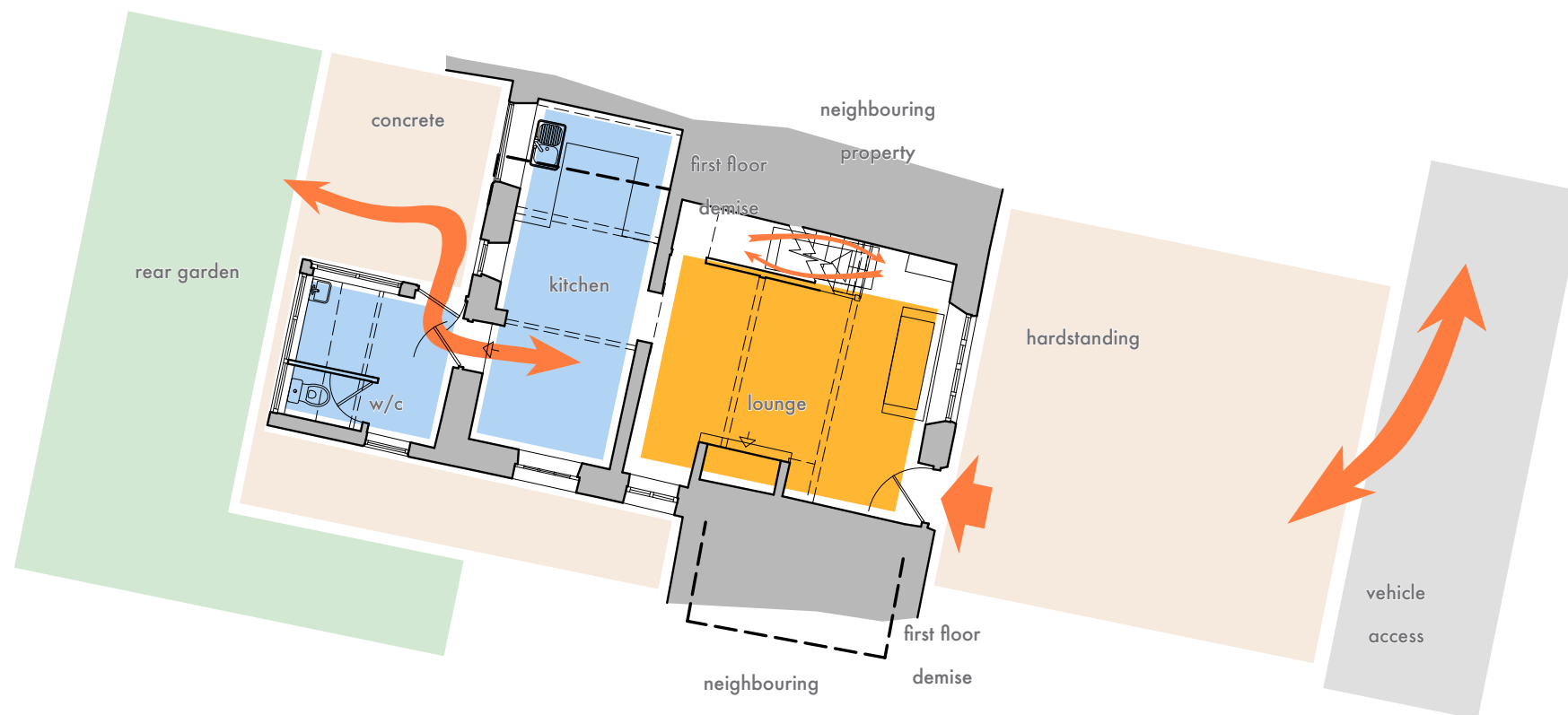
The existing single storey add-on is to be demolished and replaced with a slightly larger extension, as part of the remodelling of the property. The intention of this is to have an additional space to form a strong connection to the garden. The existing footprint was used for the design development.

Local Character

Ribble Valley is characterised by random stone pitched roof properties, with a number of original farmhouses and barn conversions in the immediate area.

External Views of the Site

The site is well secluded, located on the lane far from the road. The lane continues to just one other property. Falcon Cottage itself is only visible to its immediate surroundings, including adjoining property.



0m 10m scale

Planning Approach

This application seeks to obtain full planning consent for single storey extension at the rear of the property and detached stable block.

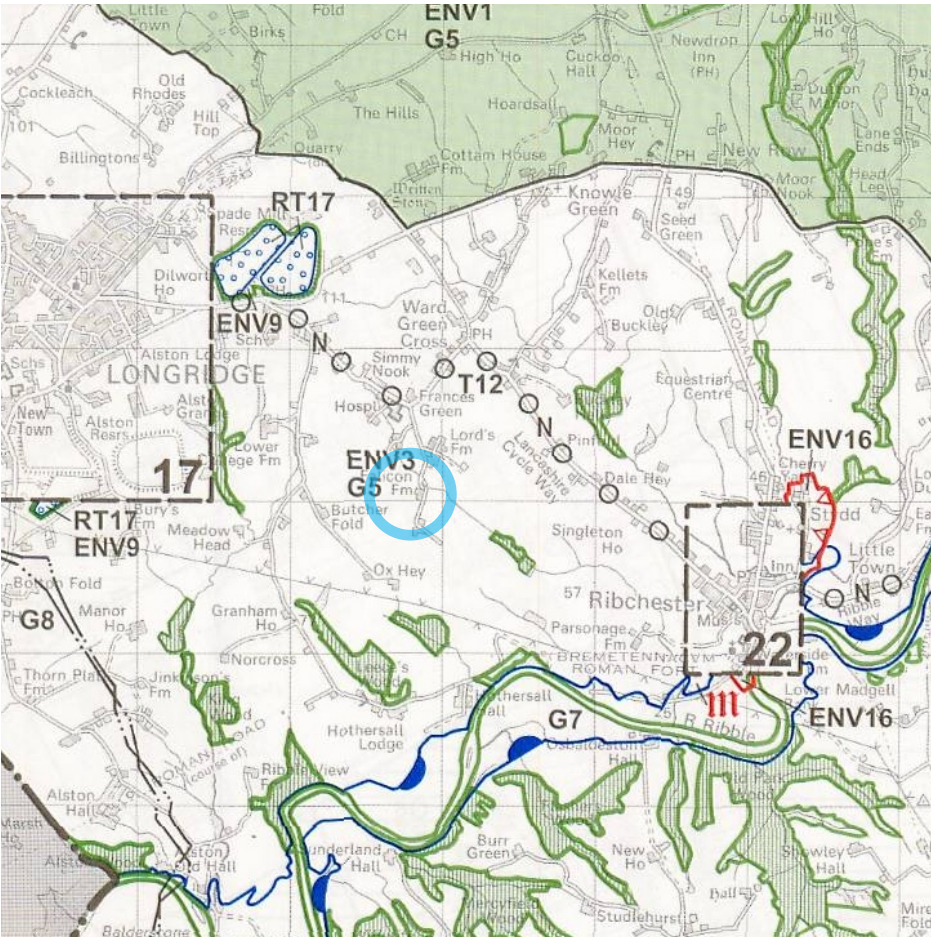
There is no known planning history for the site.

Ribble Valley Core Strategy and Local Plan confirms that Falicon Cottage is not in an Area of Outstanding Natural Beauty and is not located within a conservation area.

Ribble Valley Borough Council’s proposals map identifies that Falicon Cottage is in an Area of Open Countryside and outside of the main settlement/village boundaries of Ribchester and Longridge.

Proposals were tabled for Pre-Application Advice with Ribble Valley Borough Council. The feedback and comments received were generally supportive. This also confirmed the relevant Core Strategies:

- EN2 (Landscape)
- DMG1 (General Considerations)
- DMG2 (Strategic Considerations)
- DME3 (Site and Species Protection and Conservation)
- DMH5 (Residential and Curtilage Extensions)
- DMB3 (Recreation and Tourism Development)



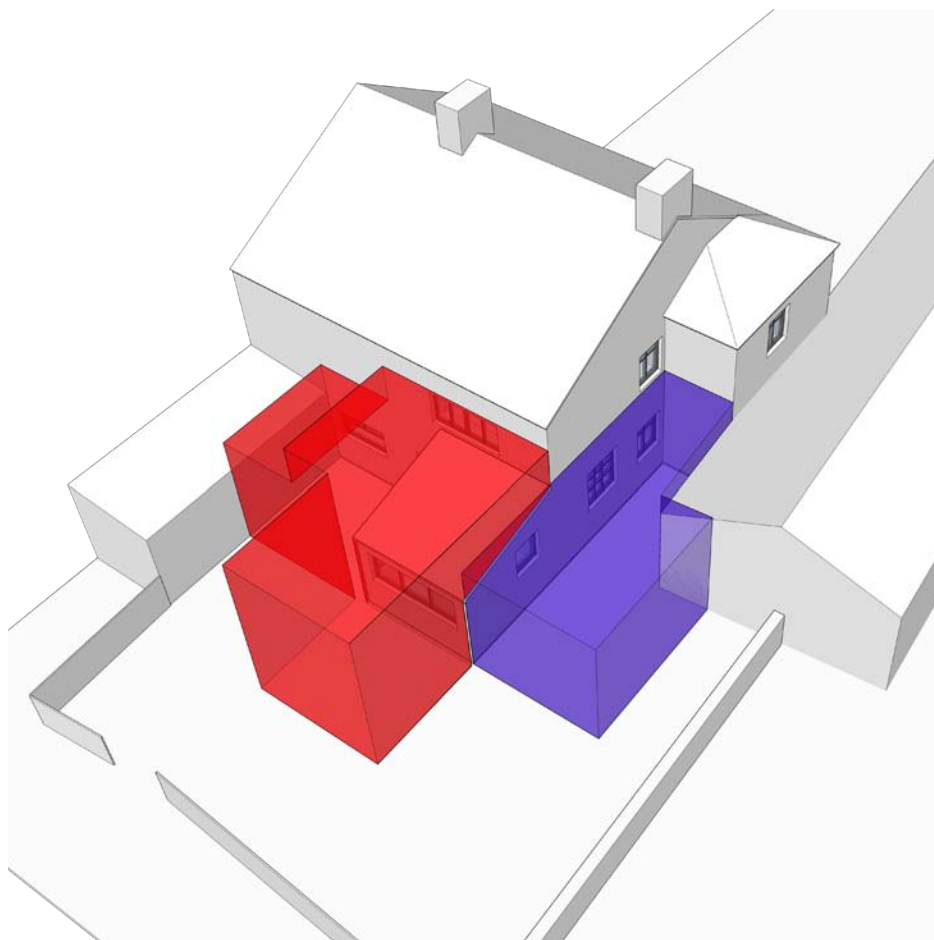
Extract from Ribble Valley Council’s borough map with the site location highlighted in blue



The Design Process

The proposed scheme is the result of a detailed and thorough design process. A number of options were computer modelled to gain an understanding of the spatial qualities of the building and its massing, as well as the influence of the proposed designs on both the existing building and surrounding visual amenity.

The feasibility exercises were the mechanism for arriving at a preferred design. The scheme was refined and amended to suit the client's brief and the advice and recommendations of the wider design team.



Permitted Development (PD) options were also explored.

The red indicating rear extension under PD rights (3m).

The purple indicating side extension under PD rights.

From the historic maps, it is clear that the outrigger was present pre 1948. The historic mapping also suggests the link between cottage and bungalow was created around the 1950s.



Extension - Design Proposal



Use

The proposed extension will accommodate the kitchen/dining space.
The extension has been designed in response to the brief and provides contemporary usable area, with a strong connection to its setting.

Scale

The existing house has a gross internal area of approximately 84m².
The proposed arrangement has a gross internal area of approximately 106m². Therefore the gross internal area is to increase by 22m², equating to a 26% increase.

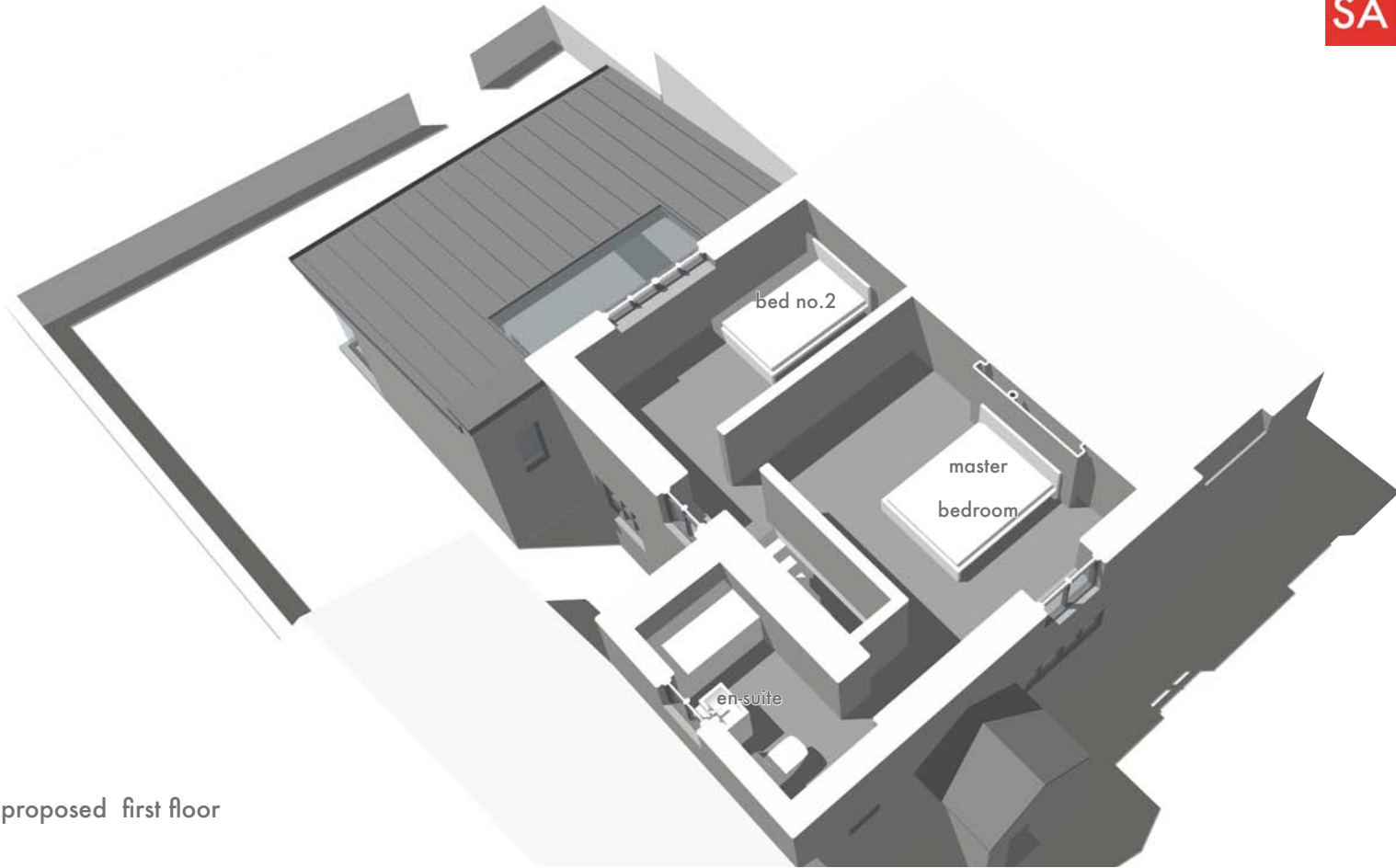
Layout

The proposed design will create an open plan ground floor arrangement.
Glazed sliding door arrangement will allow a seamless transition in to the garden.

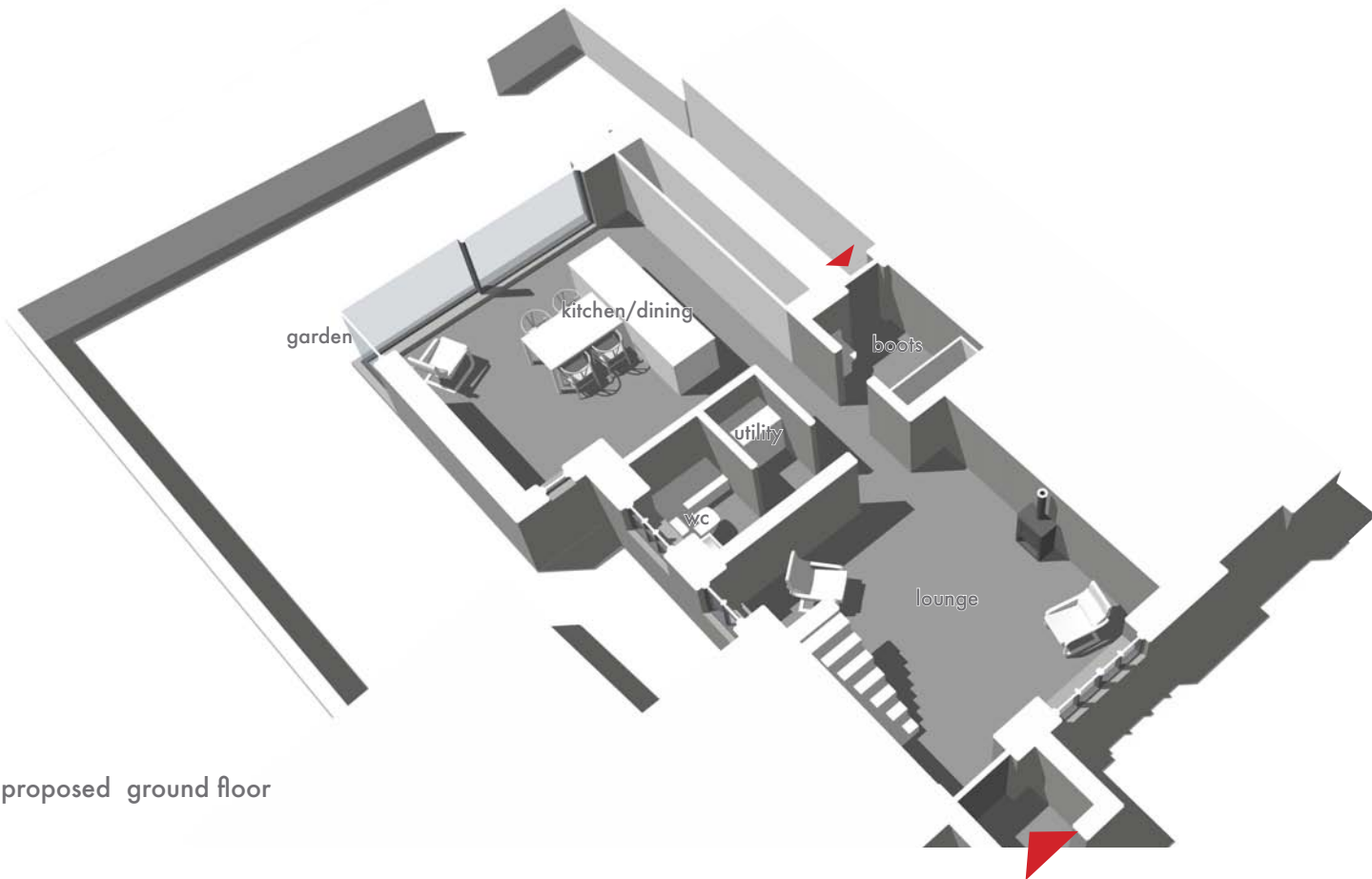
Appearance

The existing house is to remain rendered, with coursed stone front principle elevation, as is the neighbouring property.

The proposed extension is intended to be in keeping with the local material palette of the house and adjoining property, with walls made out of stone, while the roof will be metal standing seam.



proposed first floor



proposed ground floor

Access

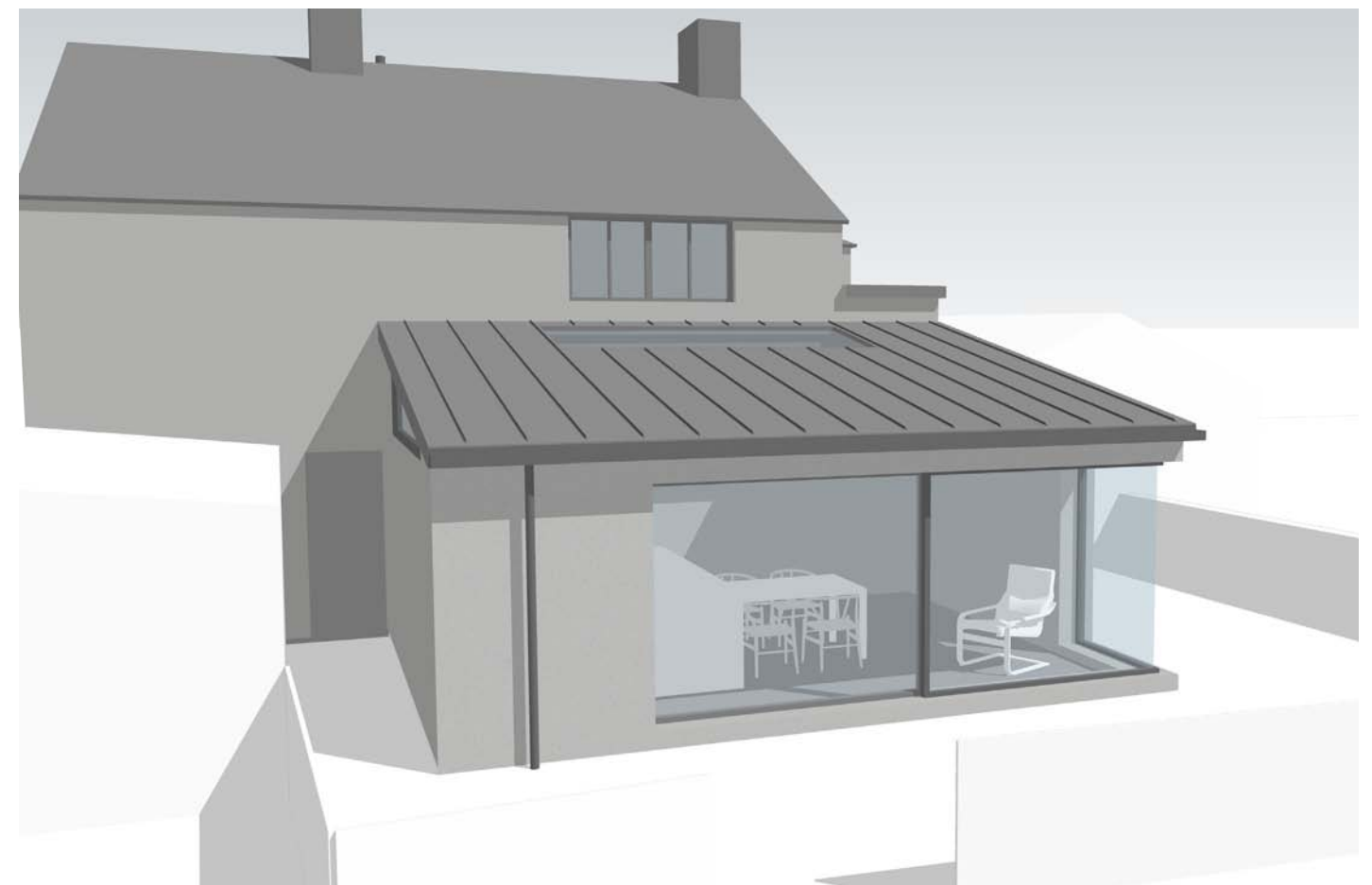
Access is to remain as existing, unchanged as a result of the proposal, via the lane from the north.

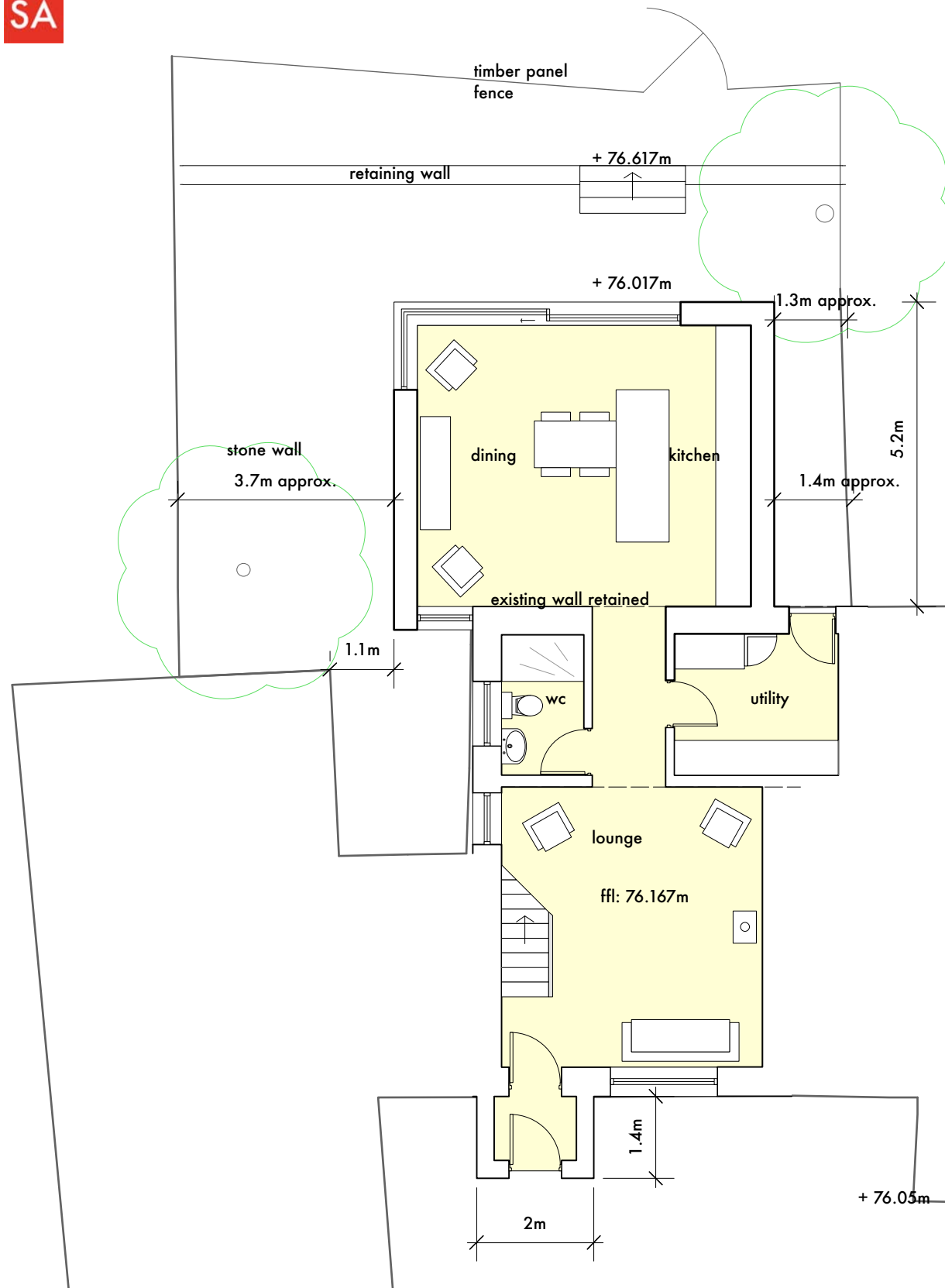
Car Parking

Car parking, vehicular and pedestrian access will remain unchanged as a result of the proposal.

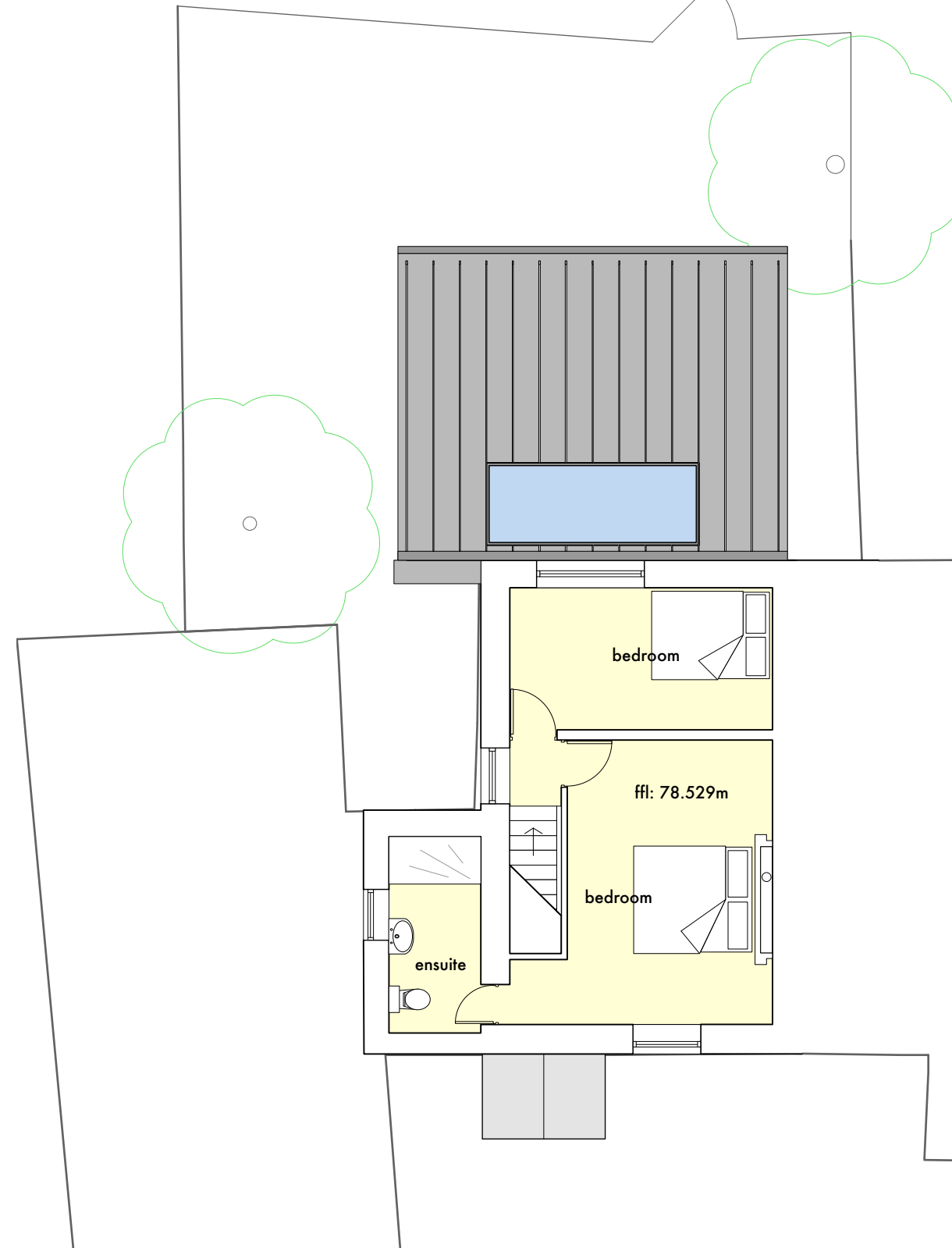


proposed rear perspectives

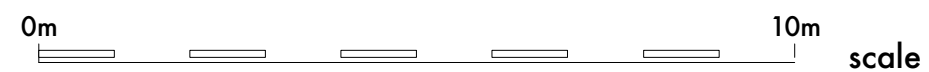
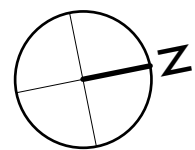


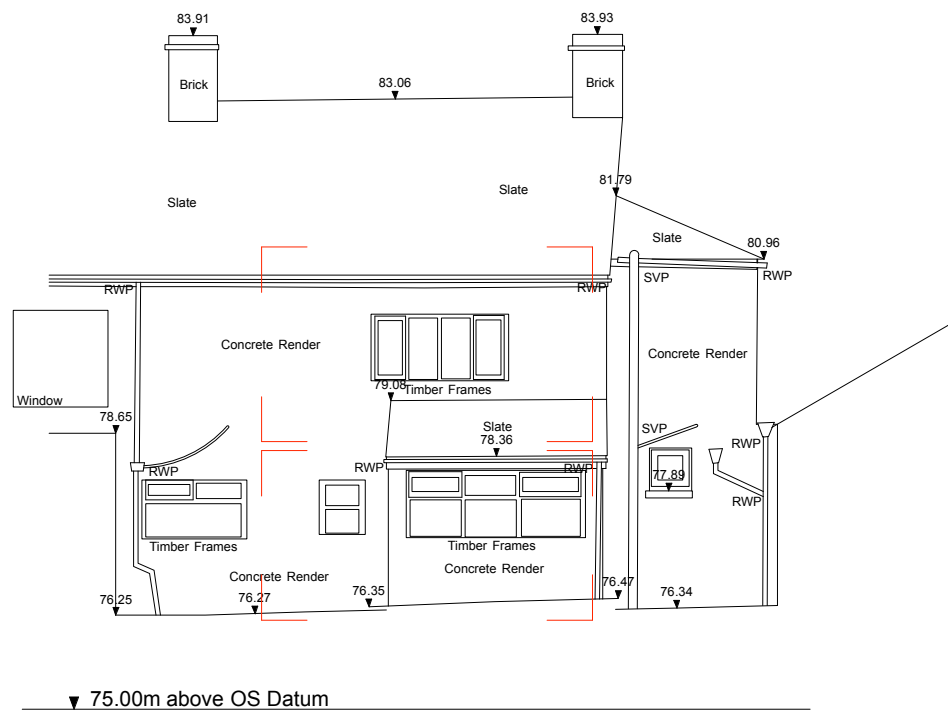


ground floor

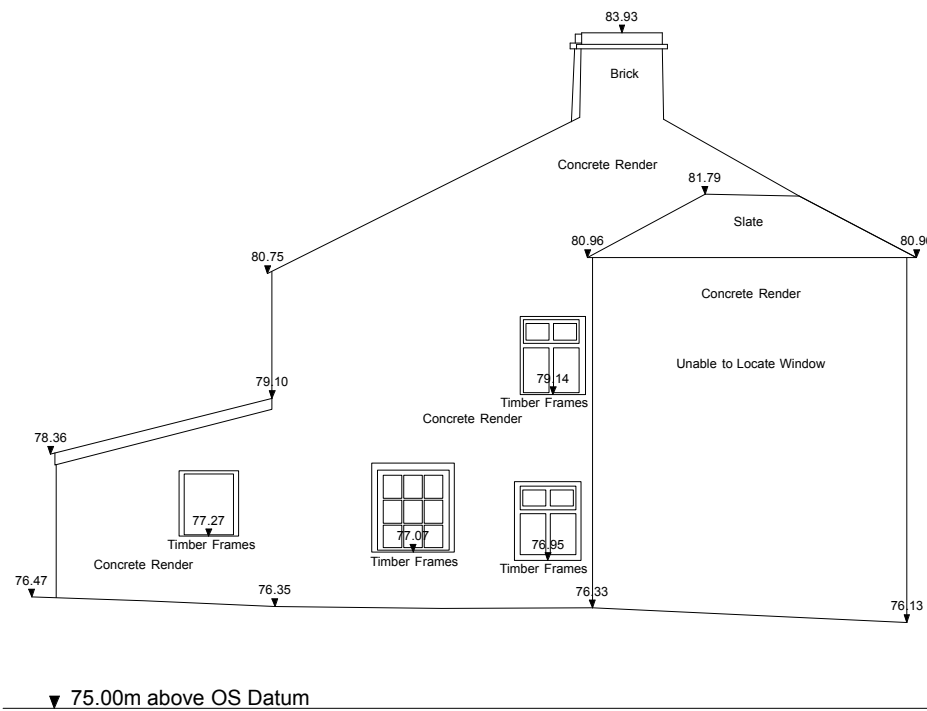


first floor

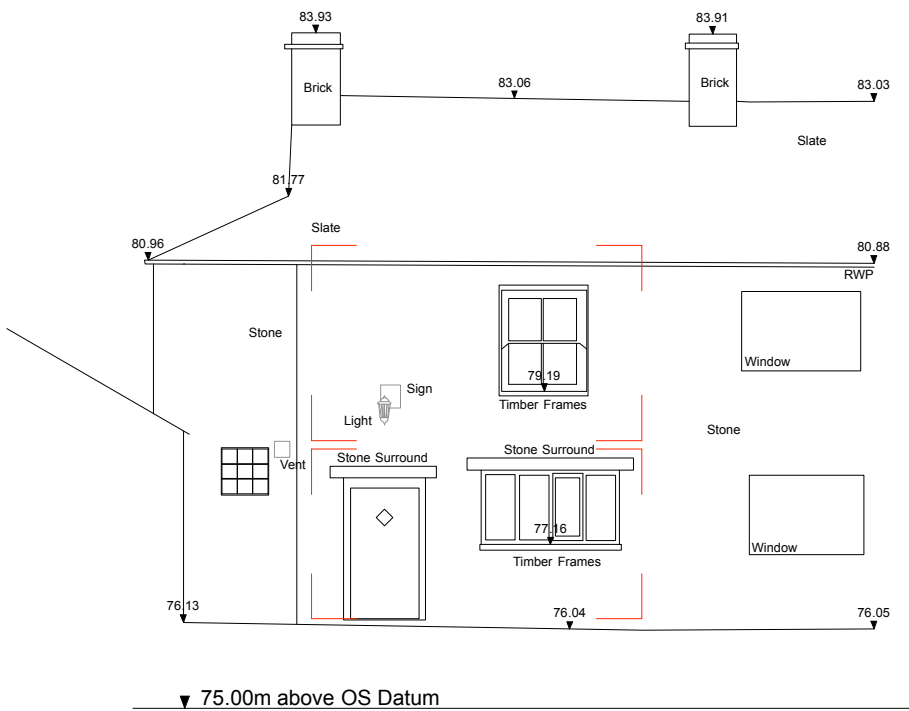




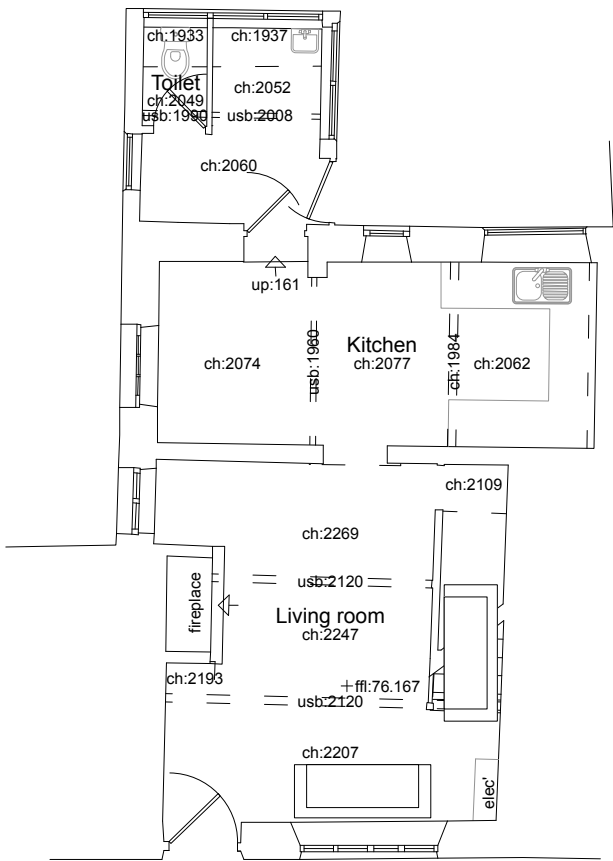
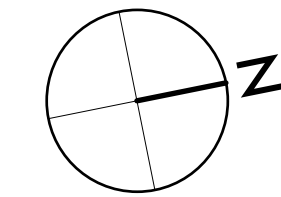
West Elevation



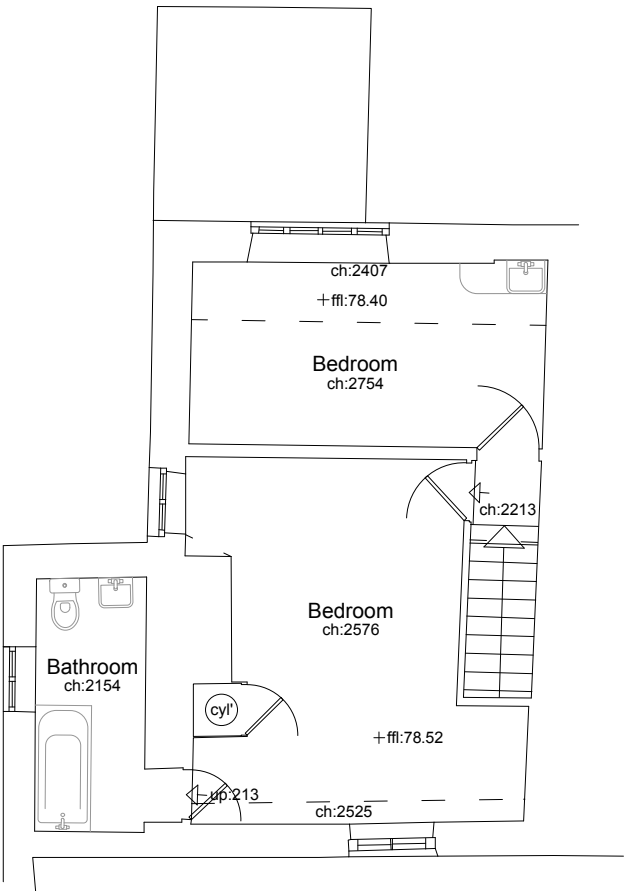
South Elevation



East Elevation



Ground Floor Plan



First Floor Plan

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