

No. 8 Back Lane: Supplementary Design Statement



Background

The application site, No 8 Back Lane, has been recently acquired by the applicant having been empty and on the market for two years. This 1970s property is tired, out-dated and lacking in architecture with an internal layout that does not respond to modern family lifestyle requirements. Its long term vacancy and neglected appearance is causing some concern to the occupants of neighbouring properties.

The proposed extensions subject to this application are part of a comprehensive scheme of remodelling (internal and external) to enhance the functionality and the visual appearance of the building in a way which respects its simple overall form and resonates with the more positive characteristics of its surroundings, particularly the new aesthetic introduced by the modernisation of neighbouring properties. It is considered that the overall design is high quality and will enhance the character and visual amenities of the immediate surroundings.

The site and its surroundings

The application site is located in an elevated position to the south of Back Lane and within the settlement boundary of Rimington. The application property is a 1970s two storey, link detached dwelling with attached single storey garage structure (converted to a dining room) with a hardstanding parking area to the front and garden to the rear. The site is accessed from Back Lane by a private drive sloping steeply to the south which serves 4 properties (Nos 4, 6, 8 and 10). The house is set substantially back from Back Lane and is largely screened from views by the properties to the immediate north (Nos. 12 and 14). The rear curtilage of the site is self-contained being enclosed along its boundaries by close board fencing and some mature planting. To the far south is the rear curtilages associated with Pendle Terrace.

The property forms part of a small development built in the 1970s and though many of the neighbouring properties have been substantially extended and modernised over the years No. 8 remains largely unaltered (with the exception of the garage conversion). The application property is faced in artificial stone with timber windows under a concrete tile roof.



Existing front (north west facing) elevation



Existing rear (south east facing) elevation



View north to Back Lane from the private drive and the rear of No. 12 Back Lane.



View south from Back Lane. The property is substantially screened from view by No. 12

The application site is attached to the neighbouring property to the west (No. 6 Back Lane) by a single storey garage which has at some point been converted into a dining room. To the east, and positioned significantly forward of the application property, is a detached dwelling (No. 10) which has been substantially extended to the side and rear. It is noted that there is variance in the overall composition and form of the three properties with No 8 being gable fronted, No. 6 presenting its gable to the side and No.10 projecting significantly forward of the building line and with a single storey projection to the front. The overall composition is somewhat visually discordant in appearance. This is further eroded by the predominance of the former garage structures across the front of Nos. 8 and 6 which you would normally expect to be set back to enhance their subservience and provide visual relief across the façade. This application seeks to reverse engineer the shortcomings in the present design by enhancing the prominence and architecture of the main dwelling.

Landing window to No.10



No.10 positioned forward from No. 8

Note that No. 8 presents its gable to the front No. 6



Nos. 8 and 6 attached by their former garages

The application site is largely screened from Back Lane by the properties to the north (Nos 12 and 14 Back Lane both of which have been subject to significant remodelling schemes. The most recent and transformational being No. 12, set immediately to the north of the application site.



No. 12 (right) and No. 14 (left)

Relevant Planning History

It is understood that there is no relevant planning history for the property. However note has been taken of recent planning decisions in the immediate setting.

As referred to above, the most recent relevant application in the immediate context relates to the external remodelling of No. 12 Back Lane (3/2015/0595) which has resulted in the introduction of a high quality contemporary aesthetic. In addition to the use of new materials (grey slate, natural stone and render) the remodelling included the erection of a two storey projecting front gable. The delegated report states that:

“Front extensions can have a significant effect of the host building and on the wider streetscape due their prominence. They may be acceptable where there is no distinct building line or form, in a street with a wide variety of architectural styles. In this case, there are buildings in a variety of designs along Back Lane and no distinct building lines exist along the south side of Back Lane. The application dwelling is elevated above Back Lane and is set back from the roadside by around 22m. The front extension would be set down from the ridge line of the main dwelling and would be subservient to the main dwelling in size and scale. Furthermore, the design features of the parent property would be respected and it would not harm the appearance of the building. As such, the principle of a front extension is deemed acceptable.”



No. 12 before alteration (courtesy Google Street View)



No. 12 after alteration

This proposal has been designed to address the shortcomings of the design quality of the application property (as set out below) through a scheme that both enhances the positive features of host building and complements the contemporary approach at No. 12 Back Lane.

The Proposal

The proposal involves the following extensions:

Two storey rear extension including an extension of the flat roof single storey garage structure:

The proposed extension has been designed to allow the opening up of the internal layout to create an open plan kitchen/dining/living area with a connection to the garden. The upper floor provides the opportunity to remodel the first floor layout to create better proportioned bedrooms with en-suite facilities. The two storey extension will measure 6.68m (width) by 4.0m (depth) with an eaves height of 5.0m. The ridge is set below that of the main dwelling. The extension of the flat roof single storey garage structure will measure 1.23m (width) x 2.45m (depth) and 2.37m (height).

There is a mix of materials in use on neighbouring buildings including render, pebbledash and artificial stone. It is proposed to use a render finish to differentiate the extension as a contemporary addition, a finish approved at No 12 as described above. The roof will be grey slate and the main property re-roofed to match. This material has been chosen to complement the two most recently re-roofed properties in the immediate area, No 4 and No 12 Back Lane. Windows will be timber framed with aluminium bi-folding doors to the ground floor.

The erection of a single storey side extension:

To provide a wc and small utility room which will also function as a side entrance to the property. This is critical to the functionality of the internal layout as proposed. The extension will taper from a width of 1.05m to 2.65m to correspond with the boundary. It will measure 5.30m in depth with an eaves height of 2.17m. The structure has been designed to appear as a subservient addition to the main dwelling being a lean-to style and finished in horizontal timber cladding to reinforce its secondary nature and relationship with the garden.

The erection of a two storey front extension:

In view of the linked arrangement with No 6 Back Lane, it was considered that an extension above the former single storey garage structure would, if reciprocated by No. 6, have the potential to create a terracing effect causing a further detriment to visual amenity. As such this option was ruled out at the design stage. It was also recognised that the front elevation required a design feature that will provide interest and architecture to the front elevation of the main dwelling and improve the overall aesthetic quality of the property and its composition with neighbouring properties Nos 6 and 10. The extension will also provide some additional floorspace at first floor level. The proposed two storey extension has been designed to fulfil this brief.



Proposed front elevation (2 storey extension)

The proposed extension will measure 4.22m (width) x 2.0m (depth) x 5.0m to eaves. It has been designed to enhance the visual appearance of the building in a way which respects its simple overall form and resonates with the positive characteristics of its context including the recent modernisation of No 12.

Although the proposed two storey front extension would introduce a new design feature to the host dwelling, it is considered that this feature would positively impact on the overall character of the host dwelling and the visual amenities of the immediate context, which is largely experienced from the private amenity space at the termination of the private drive rather than the wider street scene.

Conclusion

Having regard to the above, it is considered that the proposal would be sympathetic to the original dwelling and would be of an appropriate scale such that it would have a positive impact on the character and appearance of the original dwelling and the immediate surroundings by virtue of high quality design.

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