

design statement



greenacre

wiswell

september 2019

1 Background Information

1.1 INTRODUCTION

This design statement has been prepared to support a planning application for the demolition and replacement of a substantial detached dwelling and detached garage in Wiswell.

The statement 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 and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development; whilst highlighting a sustainable approach has been adopted.

1.2 AIM

This 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 building, and spaces it creates, will be used for;
- Scale - the extent of development;
- Layout - how the dwelling is to be arranged on the site and its relationship with its environs;
- Appearance - what the dwelling and proposed internal spaces will look like including building materials;
- Access - how the site is accessed and the accessibility of the dwelling within the context of the site.

1.3 APPLICATION

The planning application description is as follows:
'proposed replacement dwelling house'



aerial view with the site circled in red



existing views of house and detached outbuilding

1.4 THIS DOCUMENT

Referencing the national guidance - only applications for major development, development in designated areas and listed building consents must be accompanied by a design and access statement.

Whilst this application does not constitute any of the application types listed above, it is the general belief of the practice that these documents are a useful tool for outlining the design principles relevant to any application.

They not only help to illustrate the design process undertaken but also the design can benefit through the thoughtful and rigorous approach required by a design statement.

With this in mind, a design statement is drafted to support most applications, including this minor application for a replacement dwelling.

The National Planning Policy Framework (NPPF) states that a design and 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.*

This design statement therefore 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.

It includes an appraisal of the site including an assessment of the immediate and wider surroundings in terms of physical, social and economic characteristics.

The design statement then goes on to state details relating to the proposed scheme including outlining the principles that have informed the design and the amount of development proposed.

1.5 DESIGN BRIEF

Stanton Andrews Architects were asked to review the existing building/site and consider options for a family home that replaces the existing dwelling, detached garage, annex and outbuildings.

The brief stipulated a flexible family home that could accommodate the applicant's extended family. A generous family room and separate lounge are provided at ground floor. At first floor there is a master bedroom suite, plus 3 additional bedrooms.

Integral garages are grouped around a court, reminiscent of a stable yard, partially concealed behind a natural stone wall.

An important aspect of the brief was to ensure a strong connection with the landscape and the wider context - with views across the countryside to Pendle Hill and Longridge Fell.

1.6 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.

The practice has over 13 years experience in the care, repair and adaptation of historic buildings and places, together with the design of new buildings for sensitive sites. The approach to design and conservation is a sustainable one. They pay particular attention to selecting locally-sourced materials that have low embodied energy, and incorporating energy-efficient technologies into buildings.

Consistently projects have demonstrated a focused 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 socially and environmentally responsive architecture that enhances and sustains successful places.

2 Site

2.1 LOCATION

The site is located just outside the village boundary of Wiswell, at the intersection of Whiteacre Lane, Cunliffe Lane and Old Back Lane. The site is accessed from the south east corner, off Cunliffe Lane.

2.2 SITE DESCRIPTION

The 0.49 hectare site has a gentle fall from east to west - illustrated in the topographic survey of the site accompanying this application.

The house sits roughly central on the plot with gardens to the north and south.

The existing garage block/annex and additional outbuildings are largely situated to the north and west; separated from the house by a substantial area of hard-standing.

The existing trees fronting Whiteacre Lane to the south effectively screen the site, largely concealing the house from view.

Views to the north, east and west from within the site are across open fields to the hills beyond.

There is also a public footpath to the east of the site, beyond the site boundary.

2.3 EXISTING PROPERTY

Greenacre is a detached domestic property with separate garage block/annex and outbuildings.

The entrance to the house is orientated to the north-east, away from the site entrance. The house is largely screened by the existing trees fronting Whiteacre Lane.

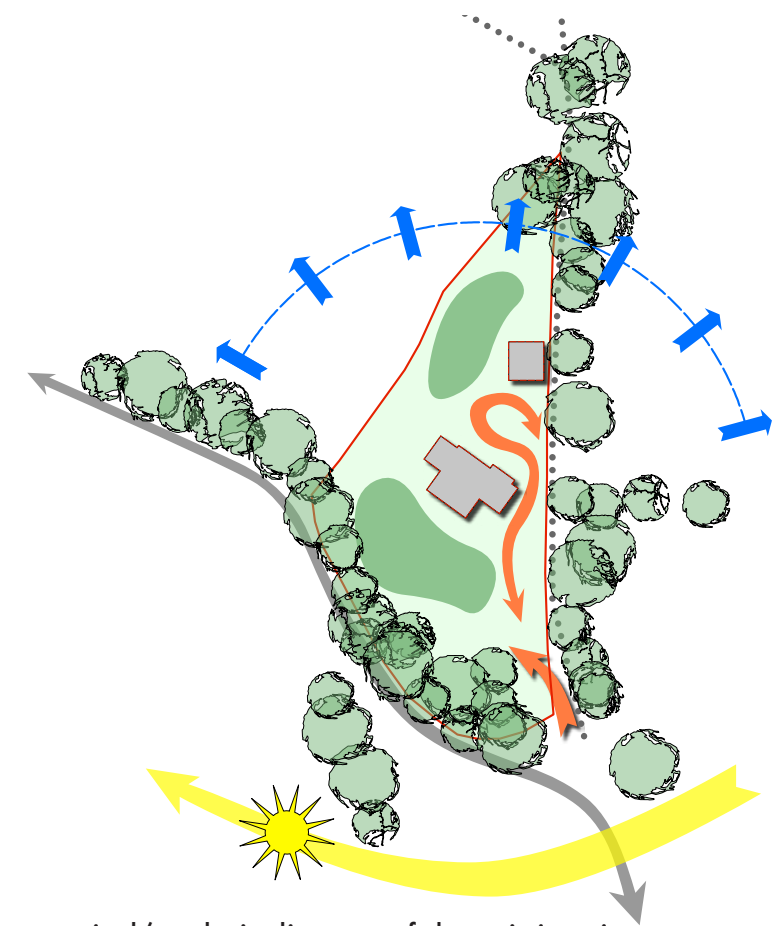
The existing house has three storeys of accommodation plus a garage/annex block that is two storey in height.

They are finished in white painted render making them visually prominent in the landscape and are described as 'stark' in RVBC's pre-application response.

The house and outbuildings have a combined gross external floor area of 625 sq.m as detailed in section 4.10 'area breakdown'

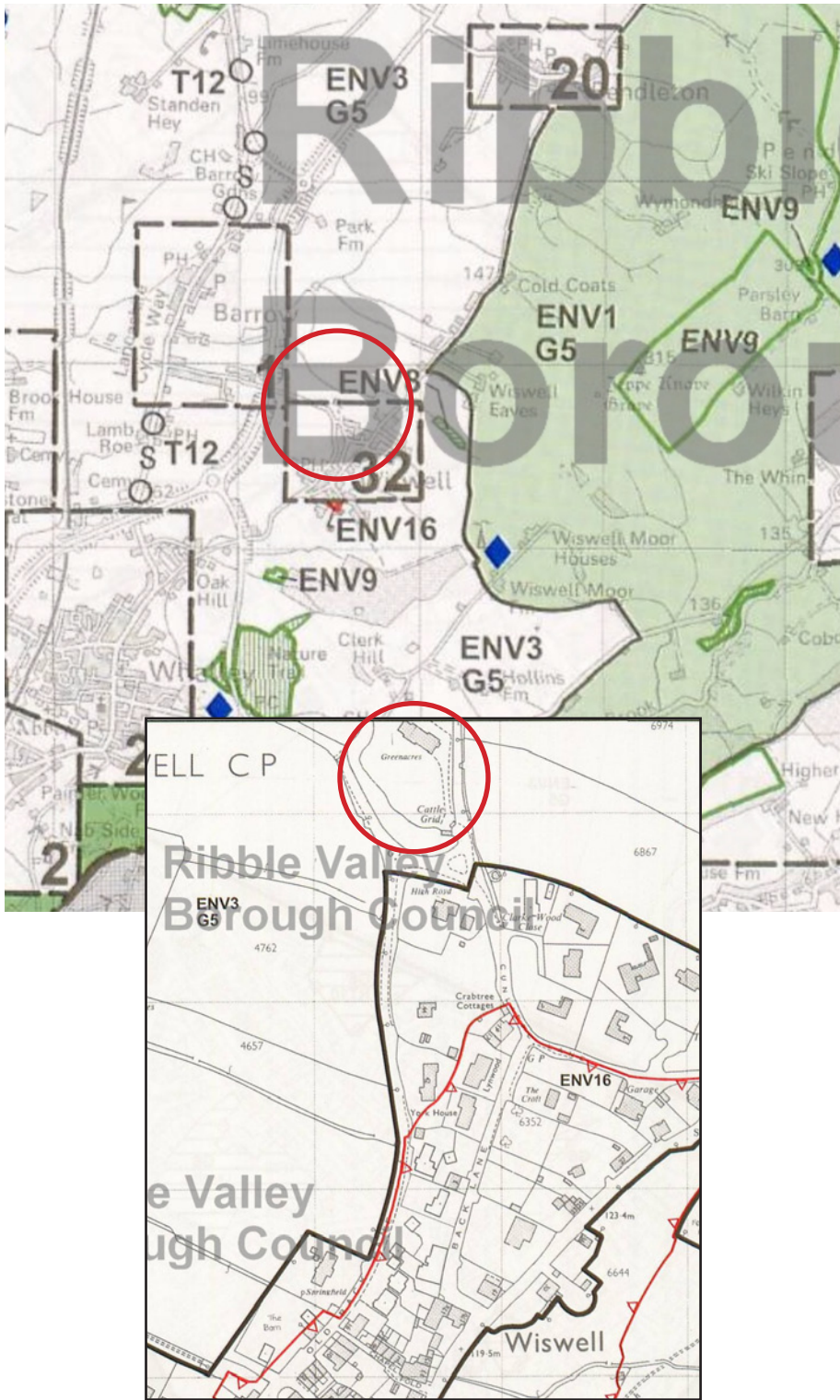


views from Whiteacre Lane and Cunliffe Lane - existing house largely concealed



appraisal/analysis diagram of the existing site

3 Planning



extract from RVBC's proposals map and inset plan of Wiswell
- site circled in red to respective plans

3.1 PLANNING POLICY

The local development framework provides the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. Applications should be determined in accordance with the adopted local framework unless material considerations indicate otherwise.

The local development framework for the application site comprises the Ribble Valley Core Strategy 2008-2028 (adopted 2014) and the Proposals Map (1998). Whilst the former District Wide Local Plan (1998) has been replaced by the Core Strategy, the previous proposals map remains in place until a revised set of plans have been introduced.

An extract from the overall Proposals Map is provided, alongside an extract from the inset plan of Wiswell. These plans confirm that the Greenacre site is within an area of Open Countryside, just outside the settlement boundary of Wiswell. The site-specific planning policies that are most relevant are the following :-

- | | |
|------|--------------------------------------|
| DS1 | - development strategy |
| EN2 | - landscape |
| DMG2 | - strategic considerations |
| DME2 | - landscape and townscape protection |
| DMH3 | - dwellings in the open countryside |

It is not the intention to repeat the policies in detail, rather outline the general principles that they seek to uphold. As such, the site-specific policies aim to ensure that any development is in keeping with the character of the area and does not significantly harm the landscape. There is the suggestion that any development is generally preferred and focused towards principal and tier 1 settlement boundaries. Although outside these areas development for replacement dwellings will be supported where continued residential use is the aim and there is no need to extend the residential curtilage.

3.2 PLANNING HISTORY

- Application ref. 3/2017/0175 - approved 17.03.2017
'Non-material amendment to planning permission 3/2011/0409 to include conversion of the first floor to a residential accommodation to include a shower room, bedroom, and kitchen'.
- Application ref. 3/2011/0409 - approved 13.01.2012
'Proposed construction of a detached building to provide garaging for private cars with a games/music room at first floor level. The first floor will be contained within the roof space of the building. An existing garage will be removed to facilitate the construction of the new building'.
- Application ref. 3/2002/1047 - approved 28.01.2002
'Single storey extensions forming conservatory, family room and car-port'.
- Application ref. 3/1997/0420 - approved 13.08.1997
'First floor and two storey extension incorporating swimming pool'.

3.3 PRE-APPLICATION ADVICE

On the 03.05.19 a pre-application enquiry was prepared and submitted to Ribble Valley Borough Council.

This submission included for the demolition of the existing house, garage, annex and outbuildings to be replaced with a single dwelling house.

The accommodation was over three storeys and had a gross external floor area of 990m² as detailed in section 4.10 'area breakdown'. The house was to be finished predominantly in stone with a natural slate roof.

The current application is broadly similar to the pre-application enquiry scheme.

A meeting was held on the 20.05.19 to present the proposals to Ribble Valley Borough Council's planning officer. The subsequent response, received on the 12.06.19, appeared generally supportive of the application stating :-

'Policy DMH3 of the Core Strategy states that the erection of replacement dwellings within the open countryside will be supported where the residential use has not been abandoned; there are no adverse landscape impacts associated with the replacement and there is no need to significantly extend the curtilage of the property. Based on the information provided within the pre-application submission and my own observations during the site meeting, I am satisfied that the principle of development is acceptable, subject to an assessment of all relevant material considerations.'

The response goes on to comment about the orientation and style of the proposal stating :-

'The proposal seeks to reorient the new dwelling within the plot, with the property now addressing Whiteacre Lane more directly.'

A robust, traditional style to the front and side (east facing) elevations is proposed using a combination of natural stone and slate, gabled features along with chimney stacks, mullions and quoins etc.

To the north and west facing elevations, greater areas of glazing are proposed to create a more contemporary feel and maximise views over the surrounding landscape.'

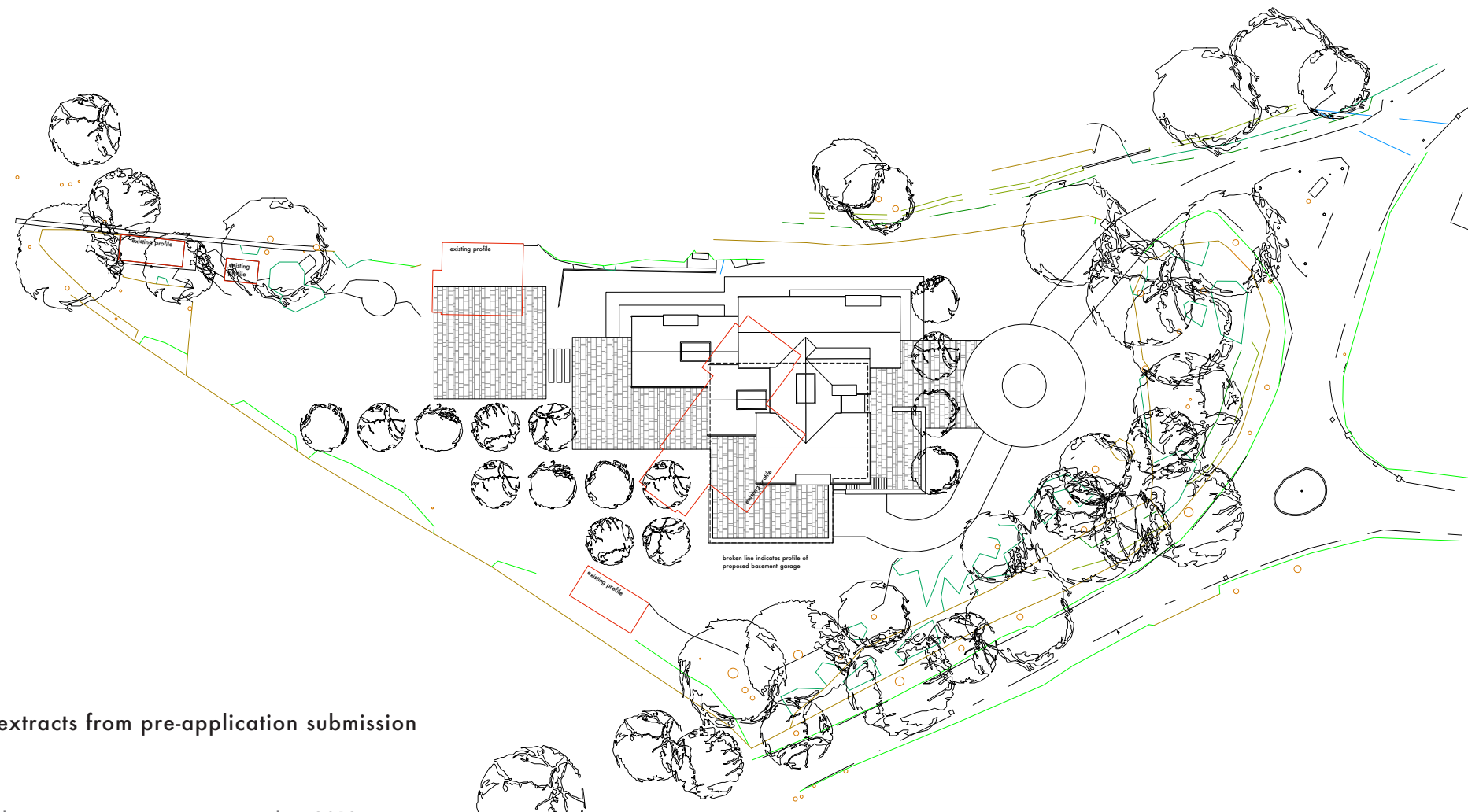
There are a number of properties adjacent to the site within Wiswell, many of which exhibit significant architectural variety in terms of their scale, design, orientation and use of materials. In this regard I have no overall concerns in relation to the design approach taken in this case.'

The pre-application response proposes that an ecology/biodiversity survey and arboricultural impact assessment should accompany the subsequent planning application.

These have been provided as noted later in this document.

The pre-application response concludes :-

'Taking account of all the issues above, it is my view that the proposed development would be acceptable in principle subject to a full assessment of all relevant material considerations during the application process.'



extracts from pre-application submission

4 The Design

4.1 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site.

The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process ultimately allowed the existing building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the replacement dwelling has been designed to achieve the desired accommodation in response to the brief. It is believed the dwelling provides contemporary, usable living accommodation with a strong connection to its setting.

4.2 DESIGN CONCEPT

The concept was to create a house that was appropriate, sympathetic and had a strong connection to its setting.

The approach elevations, with its grouped stone gables, is a traditional composition responding to the Wiswell location.

Whilst the garden elevations 'open up' to the views across the open fields towards Pendle Hill and Longridge Fell.

The existing trees fronting Whiteacre Lane were seen of great importance, not only to the site but also for Wiswell.

Great care was taken to ensure that they would be unaffected by the proposals.

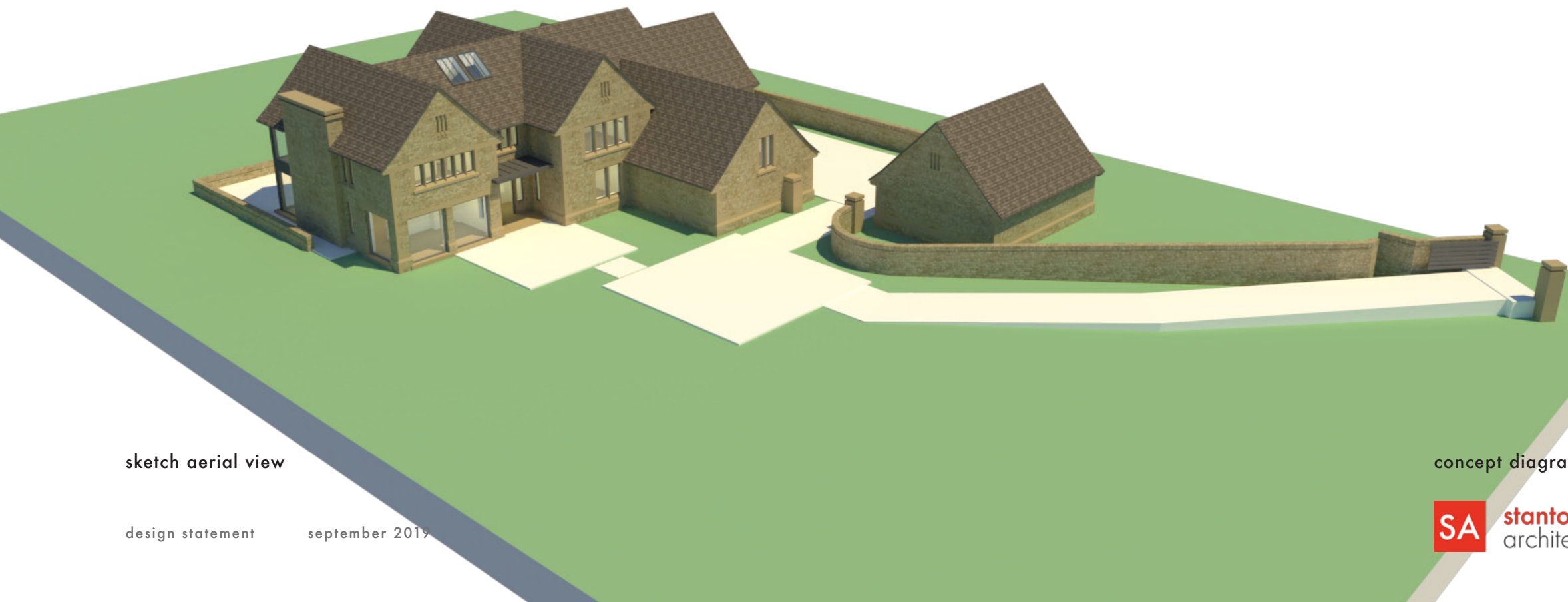
The garages and garden store are grouped around a court, conceived as a stable yard, allowing vehicles to be contained and largely concealed.

A stone garden wall further helps to reduce the presence of the vehicles and helps to conceal service items such as bins.

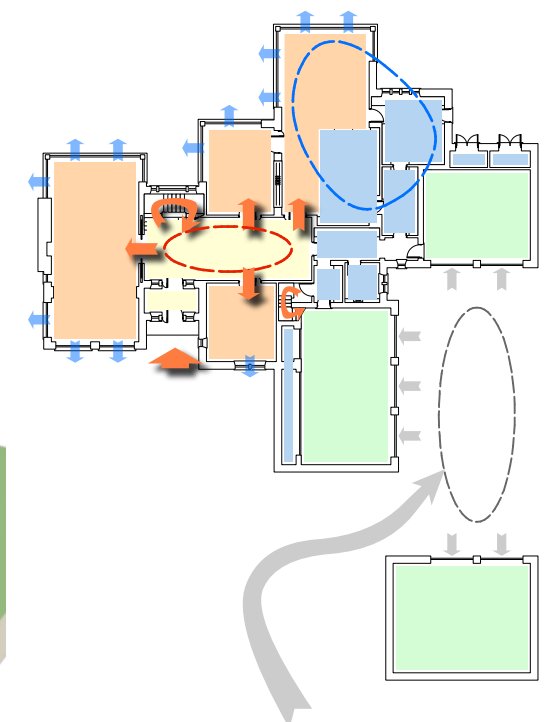
The pre-application scheme included for a large basement garage, storage and plant area (340m² gross external floor area). Subsequently, as the proposals developed in detail it became apparent that this was not desirable for the following reasons :-

- the resultant overall height of the house would have been significantly greater than the existing dwelling
- access to the basement would have required extensive remodelling of the site in close proximity to the trees fronting Whiteacre Lane.
- the south of the site would have been largely given over to driveway

Therefore, the basement accommodation was omitted, with the current proposals allowing for the garages, plant and stores to be grouped around the 'stable yard' court.



sketch aerial view



concept diagramme

4.3 LAYOUT

The proposed dwelling is set up to ensure the living accommodation maximises the value of the site with the main accommodation rooms orientated towards the views.

The ground floor mainly consists of all the living accommodation, including a separate lounge, study and dining room. The family room is located in a single storey module to the rear, this has a vaulted space and takes advantage of generous floor to ceiling heights. The service rooms are positioned to the east.

The first floor includes a master bedroom suite to the west with excellent views of the open countryside. 3no additional bedrooms plus laundry room make up the remainder of the upper storey accommodation.

The garages and garden store are grouped to form a courtyard to the east of the site, partially concealed behind a stone garden wall.

4.4 APPEARANCE

The use of random and dressed stone as the predominant facing materials reflect the setting in Wiswell. The proposed materials are as follows :-

walls	natural stone with dressed stone detailing
roof	natural slate
windows	polyester powder coated aluminium
rainwater goods	cast aluminium

4.5 ACCESS / PARKING

The existing access off Cunliffe Lane is to be retained and the public right of way footpath will be unaffected by the proposal.

There are 2 integral garages, capable of accommodating 5 vehicles, plus ample surface hard standing available for additional vehicles. A turning space is also provided to ensure that vehicles can 'enter and leave in a forward gear'.

4.6 TREES

An arboricultural constraints appraisal accompanies this application. This is dated September 2019 and has been prepared by Bowland Tree Consultancy Ltd. The recommendations of this report will be full incorporated.

4.7 ENDANGERED SPECIES

A bat roost assessment report accompanies this application and records no evidence of endangered species in any of the existing buildings, concluding that 'no further survey work is deemed appropriate'. This report is dated June 2019 and has been prepared by Dave Anderson



visual from the entrance to the site

4.8 VISUAL IMPACT

As noted to section 2.3 the site is largely concealed to the south by the established tree canopy and frontage to Whiteacre Lane. However white painted render finish means that the existing house and garage/annex are conspicuous when viewed from the A59 - the planning officer described their appearance as 'stark' within the pre-application response. The treatment and siting will result in the proposed house being significantly less conspicuous and obtrusive within the landscape when viewed from the A59.

The current proposals follow the appearance and principles established during the pre-application submission. Therefore the Council's comments listed below should still be applicable :-

'Taking into account the site characteristics, I consider that whilst the replacement dwelling would be visible from public vantage points, the harm arising from the design changes and increase in scale would not be of a level to be unacceptably harmful.'

4.9 SCALE / MASSING

The proposed dwelling is sited in a similar location to the existing property (to be removed) though orientated to better address the site entrance and views. It is also in a similar location to the pre-application scheme.

The height of the proposed house matches the existing house (to be removed) at level 124.55. The proposed roof profile allows the eaves height to be approx. 500mm lower than the existing roof, reduced from level 121.07 to level 120.55, helping to reduce the apparent size of the property.

The use of grouped and stepped gables breaks down the mass of the property whilst responding to the existing properties in Wiswell.

The garages and garden store building define the back-of-house 'stable yard' court. Their low eaves and single storey grouping reinforce this composition.

RVBC planning department's response received for the pre-application scheme appeared to be supportive in principle, therefore below we have provided a comparison of the pre-application scheme against the current scheme.

-	gross external floor for the house only		
	pre-application	650 m2	
	proposed	643 m2	1 % reduction
-	garage and outbuilding only		
	pre-application	340 m2	
	proposed	244 m2	28 % reduction
-	overall gross floor area		
	pre-application	990 m2	
	proposed	887 m2	11 % reduction

existing view from A59





garden elevation (north)

4.10 AREA BREAKDOWN

A full breakdown of all the areas for the existing, pre-application and current proposed scheme are as follows :-

Existing				
House	ground		235 m2	
	first		115 m2	
	second		75 m2	
	subtotal		425 m2	
Annex	ground		80 m2	
	first		65 m2	
	subtotal		145 m2	
Outbuildings			55 m2	
Total			625 m2	
Pre-application				
House	ground		385 m2	
	first		265 m2	
	subtotal		650 m2	
	basement		340 m2	
Total			990 m2	
Proposed				
House	ground		368 m2	
	first		275 m2	
	subtotal		643 m2	
Outbuildings	garages		161 m2	
	garden store		83 m2	
	subtotal		244 m2	
Total			887 m2	
				gross external areas