

Project No: 0344 | Glencroft, Pendle Avenue, Chatburn,  
Clitheroe, Lancashire, BB7 4AX

*Design and Access Statement - January 2020*

344-DAS-01



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Glencroft, Pendle Avenue, Chatburn, Clitheroe, Lancashire, BB7 4AX

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## 1.0 INTRODUCTION

1.1 Studio SDA Architects has been instructed to prepare a Design and Access Statement in respect of a planning application for the demolition and rebuild of existing dwelling and erection of new additional dwelling at Glencroft, Pendle Avenue, Chatburn, Clitheroe, Lancashire, BB7 4AX. This planning application presents an opportunity for the Council to increase the number and improve the quality of residential accommodation available within the Borough.

1.2 This Statement provides a description of the proposed development, demonstrates how the proposals will achieve a high quality and inclusive design, and assesses the merits of the scheme in the context of the relevant national and local planning policy and other material considerations.

## DESIGN AND ACCESS STATEMENT

1.3 This Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and National Planning Practice Guidance. In particular, the Statement explains the design principles and concepts that have been applied to the development with regard to:

Amount of development  
Layout  
Boundary Treatment and Landscaping  
Scale  
Appearance  
Access

1.4 The National Planning Practice Guidance 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.

1.5 The NPPG also sets out what should be included in a Design and Access Statement and makes the following points:

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

## THIS APPLICATION

1.6 In order to allow a proper assessment of the proposals and satisfy the requirements of planning policy, and reflect the requirements of local and national validation requirements, the application is accompanied by:

Application forms and certificates  
Design and Access Statement by Studio SDA Architects  
Flood Risk Assessment by Earth Environmental & Geotechnical Ltd  
Arboricultural Assessment by Mulberry Tree Consultants  
Planning Statement by Steven Abbott Associates LLP

Drawings by Studio SDA Architects:

344-(GA)3-01-PP - Glencroft Plans and Elevations as Existing  
0344-(S)2-01-PP - Glencroft Site Plan as Existing  
0344-(S)2-02-PP - Glencroft Site Plan as Proposed  
0344-(S)2-03-PP - Glencroft Site Location Plans as Existing and Proposed  
0344-(P)4-01-PP - Glencroft Basement and Ground Floor Plans as Proposed  
0344-(P)4-02-PP - Glencroft First Floor and Second Floor Plans as Proposed - Rev A  
0344-(P)4-03-PP - Glencroft II Basement and Ground Floor Plans as Proposed

0344-(P)4-04-PP - Glencroft II First and Second Floor Plans as Proposed  
0334-(E)5-01-PP - Glencroft Elevations as Proposed - Rev A  
0334-(E)5-02-PP - Glencroft Elevations as Proposed- Rev A  
0344-(E)5-03-PP - Glencroft II Elevations as Proposed  
0344-(E)5-04-PP - Glencroft II Elevations as Proposed  
0344-(E)5-05-PP - North East Site Elevation (AA) as Proposed

02 SITE CONTEXT

2.1 Glencroft is a detached three bedroom dormer bungalow located at the end of Pendle Avenue, Chatburn with access via Pendle Avenue and Kayley Lane. It is also close to the A59 bypass which can be found East of the site and the curtilage of Whitecroft.



FIG 02 - Aerial View of Site and Surroundings

2.2 The site is very well screened by peripheral trees and hedges to East and South and the change in topography from Pendle Avenue help form an enclosure to the site. The large open space which is currently utilised as domestic garden amenity space enables a plot to be formed for the erection of a new dwelling.

2.3 The existing house is a bungalow with a steeply pitched roof with an attached large flat roof garage extension. The current materiality as shown in figures 03 - 10 consists of stone cladding, cast stone headers, white PVC windows and a slate tiled roof. There are outbuildings including a greenhouse and two old blockwork sheds which will be demolished as part of this application.

2.4 - Existing Site Photography



FIG 03 - North East Elevation



FIG 04 - North West Elevation



FIG 05 - South West Elevation



FIG 06 - South East Elevation



FIG 07 - North West Elevation displaying Basement Window



FIG 08 - Rear elevation of detached garage



FIG 09 - South West Elevation and Rear Patio



FIG 10 - Domestic Garden Amenity Space

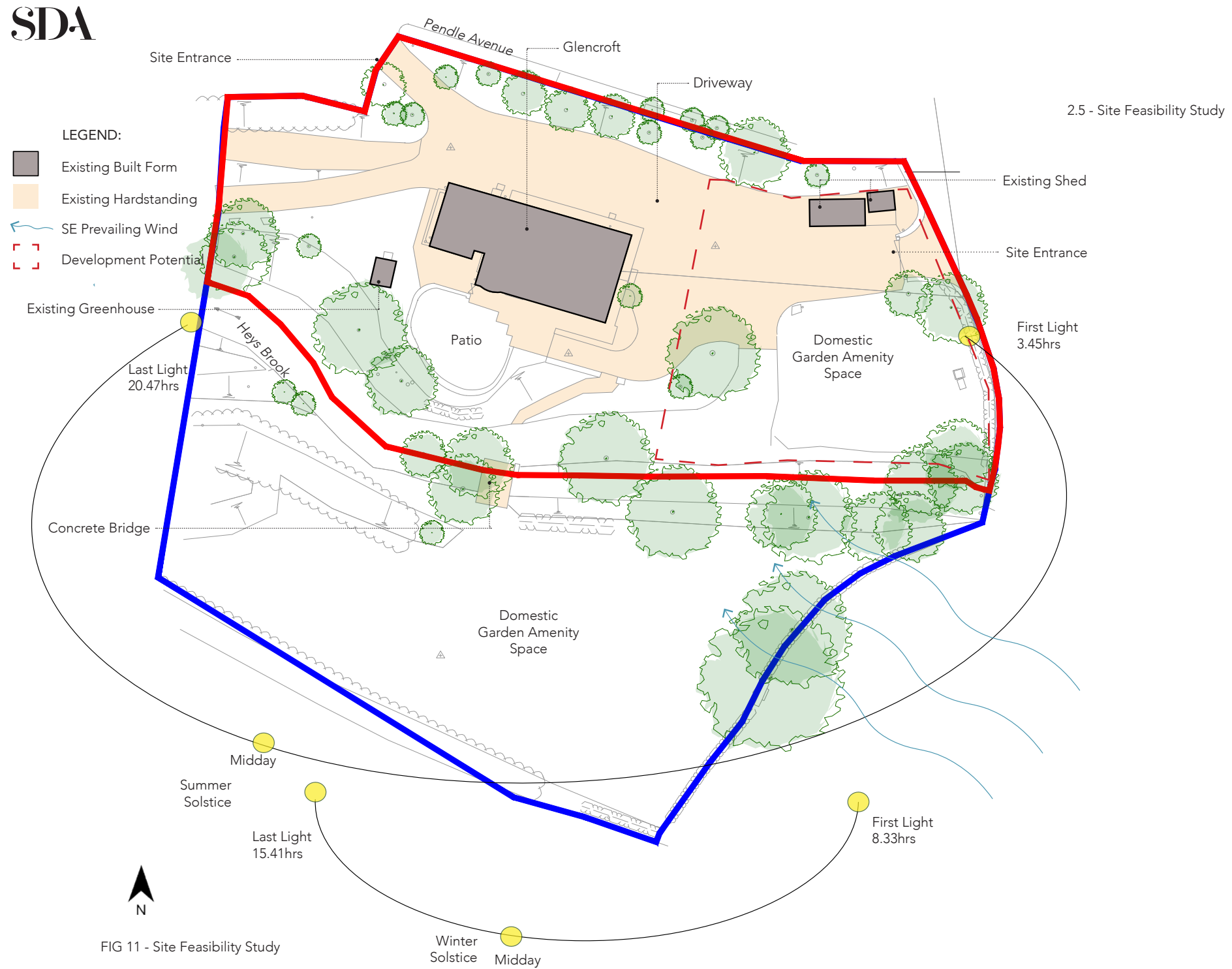


FIG 11 - Site Feasibility Study





FIG 12 - Land off Chatburn Old Road, Chatburn, Clitheroe



FIG 13 - Land off Chatburn Old Road, Chatburn, Clitheroe



FIG 14 - Land off Chatburn Old Road, Chatburn, Clitheroe

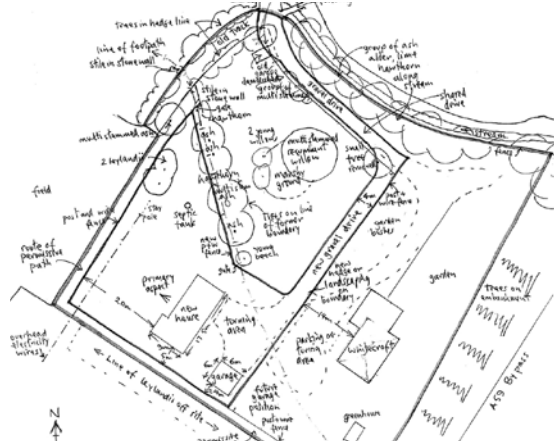


FIG 15 - Land adjacent to Whitecroft, Pendle Avenue, Chatburn



FIG 16 - 54 Fairfield Drive Clitheroe BB7 2PE

## 2.6 - Wider Context

- Fig 12, 13, 14: Land off Chatburn Old Road, Chatburn, Clitheroe  
Application Reference Number: 3/2014/0618 - Approved

Erection of ten detached dwellings together with associated driveways, garages and garden areas and associated access road. The planning application that was approved presents an opportunity for Ribbles Valley Council to increase the number and improve the quality of residential accommodation available within the Borough. This application aligns with our narrative as we are seeking to raise of the level of design and visual appearance of the proposals within the area of Chatburn.

- Fig 15: Land adjacent to Whitecroft, Pendle Avenue, Chatburn, Lancashire  
Application Reference Number: 3/2011/0458 - Approved

Outline application for the erection of one dwelling following demolition of outbuilding. This particular site sits directly adjacent South East of our application site. Similarly to our proposal, this application has identified a very similar parcel of land adjacent to Whitecroft which well screened and forms an enclosure to establish principle of development.

- Fig 16: 54 Fairfield Drive Clitheroe BB7 2PE  
Application Reference Number: 3/2017/0320 - Approved

Outline application for the erection of one dwelling. Similarly to our application site, this application utilises domestic garden amenity space adjacent to the plot. The traditional architectural style utilising natural stone and cast stone headers ties into the immediate local area which is consistent with our proposals.

## Executive Summary

Upon evaluation of the wider context a previous planning applications in the surrounding area, it has been identified the demolition and rebuild to Glencroft and the erection of a new additional dwelling within the adjacent to the plot allows the opportunity for the Council to increase the number and improve the quality of residential accommodation available within the Borough. The traditional farm house vernacular using traditional stone and cast stone headers is a recurring theme within the immediate surroundings.

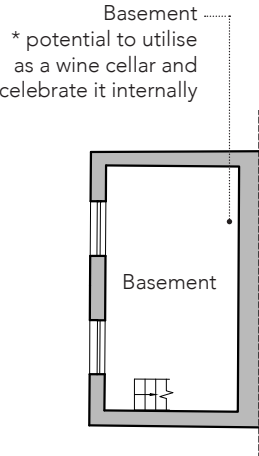


FIG 17 - Existing Basement Plan

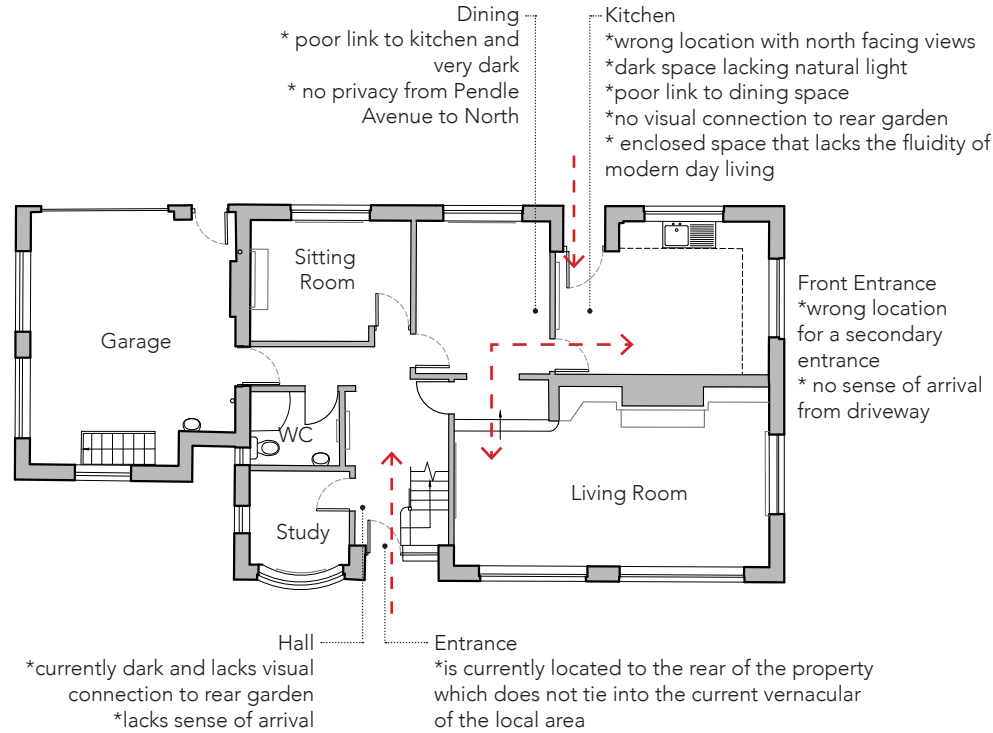


FIG 18 - Existing Ground Floor Plan

2.7 - Analysis of Existing Plan

The overall schematics and current room layouts within ground floor prevent fluid circulation throughout the property. The kitchen is located with north facing views and therefore feels dark throughout the day. The kitchen is an integral part of home and therefore should be located towards the rear of the dwelling to mitigate any privacy concerns from Pendle Avenue to the North. There is also a poor link to the dining space via the entrance hall does not work for contemporary C21st living.

The entrance to the dwelling is contained to the rear of the dwelling rather than the principal elevation. This confuses the user upon entry and ruins the sense of arrival into the dwelling. The entrance hall is dark and there is potential to flip the entrance to the principal elevation to allow for a visual connection to the rear garden upon entry.

Currently there is no utility and back of house integrated into the proposal. Therefore the sitting room and WC will need to be reconfigured to incorporate these features. The living room is a generous sized space however there is potential to extend and remove internal walls to create open plan living arrangements.

The incorporation of the basement into the interior space is contemplated in the new design, generating an internal access and converting it into a winery, creating an element of charm and mystery for the client.

Within the first floor there are currently three small bedroom which share a bathroom. There is potential to extend above the garage and raise the roof level to create a bedroom within the attic space. This will also allow the current eaves spaces to be fully utilised within first floor level.

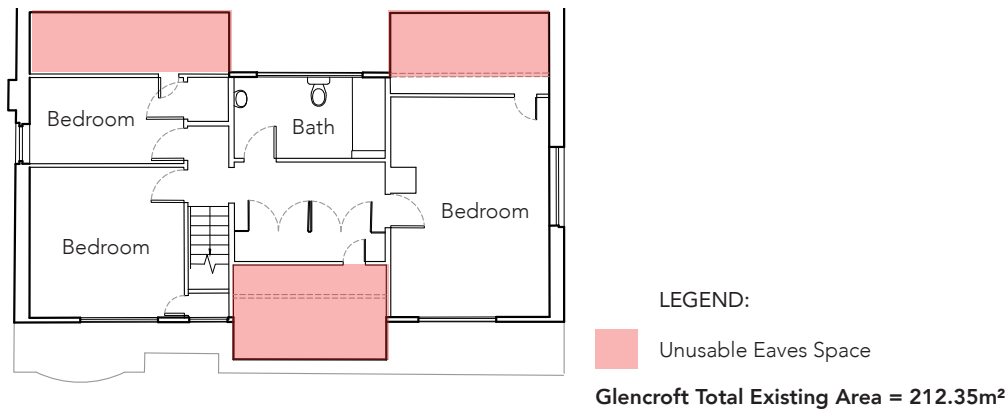


FIG 19 - Existing First Floor Plan



### 03 DEVELOPMENT PROPOSAL

3.1 This application seeks approval for the demolition and rebuild of existing dwelling and erection of new additional dwelling at Glencroft, Pendle Avenue, Chatburn, Clitheroe, Lancashire, BB7 4AX including the following works based on the project brief:

Demolition and rebuild of existing dwelling to create detached executive style dwelling and erection of identical new dwelling in the adjacent plot.

Reconfigure floor plan for 21st century living to make best use of the sun path, natural light and access to garden.

Relocate entrance to the principal elevation and create central porch extension reminiscent of the farmhouse vernacular found within the local area.

Sensitive single storey rear extension and introduction of glazing to the rear facade allows for open plan indoor/outdoor living and blends the existing property with the surrounding gardens.

Extension above garage and first floor level to create four bedroom suites within first floor level and one bedroom within the attic space.

Integration of the basement access into the main house with a showcase staircase into the cellar for wine storage.

Demolition of external sheds and greenhouse that does not tie into existing building fabric.

One dominant entrance from Pendle Avenue is to be retained as part of this proposal with the secondary access North East of the site to be infilled.

3.2 Being located within an established residential area, the proposed site is closely visually related to surrounding development. The intention with the proposals is to raise the level of architecture within the area using traditional construction, the proposals have been designed to further reinforce this relationship by reflecting the style and form of nearby farmhouse dwellings.

### 04 INVOLVEMENT

4.1 The proposal has been subject of a pre-application meeting with Stephen Kilmartin, Principal Planning & Urban Design Officer at Ribble Valley Council. In his email from 6th January 2020, Stephen has no concerns in respect of the principle of the proposed development, notwithstanding the flood risk matters. However, Stephen stated a number of observations/concerns in respect to the submitted details which are summarised below:

- I have concerns that the 'dormer' addition to the eastern and western extents of the dwellings will be read as rather anomalous and discordant, particularly when read in concert with the minimal dropped eaves live/verge which, as I can only assume, is utilised to somewhat disguise their appearance. It is my opinion that these elements possess overt unnecessary visual weight and should be omitted from the proposals.
- The site plan fails to fully reflect or show the extents of the roof-plane that will be exposed, behind which the recessed roof-terrace will be accommodated. This further appears not to be reflected on the proposed floor plans, whilst I have no objection to the introduction of the roof terrace I am unsure as to its proposed extents given the discord outlined above.
- I do have concerns that the raised balcony/terrace area (first floor) above the living accommodation may give rise to direct overlooking, from an elevated position, into each of the neighbouring counterparts private residential amenity space. However this could be mitigated through the use of a privacy screen on each of the respective balcony elevations.

4.2 Following receiving Stephen's pre-application response, all of the points above have been addressed in the revised proposals that have been submitted as part of this planning application.

## 05 DESIGN AND ACCESS

5.1 Studio SDA Architects has been instructed to prepare and submit an application for full planning consent for the demolition and rebuild of existing dwelling and erection of new additional dwelling at Glencroft, Pendle Avenue, Chatburn, Clitheroe, Lancashire, BB7 4AX

### 5.2 AMOUNT AND USE

The demolition and rebuild of existing dwelling and erection of new additional dwelling on the adjacent plot reflects the existing character of Whitecroft (South East of the Site) and the cul-de-sac of dwellings located West of Chatburn Methodist Church on Pendle Avenue.

Demolition and rebuild of existing dwelling to create detached executive style dwelling and erection of identical new dwelling in the adjacent plot.

Relocation of main entrance to dwelling and introduction of a central porch extension to create an enhanced sense of arrival and tie into the local farmhouse vernacular that exists within the Chatburn area.

Single-story rear extension and introduction of glazing to rear facade allows for smoother transition from the house to the surrounding gardens.

Two car garage attached to dwelling is to be retained and extended above to create a guest bedroom.

Removal of green house and sheds.

Driveway entrance to be retained from Pendle Avenue with the secondary access North East of the site to be in filled.

### 5.3 SCALE

The proposed dwellings at Glencroft will introduce 120.85m<sup>2</sup> of additional floor space over three levels, bringing the gross internal area to 333.1m<sup>2</sup>. The proposed ridge level of the extension to the main house is approximately 9.44m from finished ground floor level and 5.93m to eaves level. The ridge level of the central porch extension to the principal elevation is approximately 8m from finished floor level and 4.7m to the eaves level. The extension above the garage raises the ridge level to approximately 6.3m from finished ground floor level and 3.35m to eaves level. The pitched roof element retains the same pitch as the existing bungalow. The ridge level to the single storey rear extension is approximately 3.1m from finished ground floor level. The proposals at Glencroft are a considerable distance from the existing terraced dwellings on Pendle Avenue, the nearest one being 22m away. The proposals for the erection of a new dwelling for Glencroft II will be identical in form and proportion to that of the proposals for the extensions to Glencroft.

As previously stated, the proposals for Glencroft will be of an appropriate scale to sit comfortably within the curtilage of the existing dwelling. The proposals enhance the character of the surrounding area.

**Glencroft Gross Internal Area Assessment:**  
Existing Gross Internal Area = 212.35m<sup>2</sup>  
Proposed Gross Internal Area = 333.1m<sup>2</sup>

**Glencroft II Gross Internal Area Assessment:**  
Proposed Gross Internal Area = 333.1m<sup>2</sup>

### 5.4 LANDSCAPING

The proposed dwellings will be surrounded by a combination of hard paved and grassed areas, with all other areas of hard and soft landscaping remaining as existing. In order to ensure that there are no unacceptable impacts in relation to existing trees, the site layout has been informed by the findings of a Tree Report by Mulberry Tree. There will be a replanting scheme to the Western boundary in order to mitigate any loss to trees. A copy of the report is submitted alongside this application.

### 5.5 ACCESS

The dwelling will be accessed via the existing gated driveway that leads off Pendle Avenue, as existing. The entrance via Kayley Lane will be in filled as part of this proposal. As there is already ample space for car parking and turning areas within the existing site arrangements, it is not considered that further provision is required.

## 5.6 LAYOUT

The layout of the development is shown on the plan submitted and can be seen in figure 20 adjacent. As you can see the proposed development has been formed by utilising the existing entrance from Pendle Avenue allowing access and exit from the site. The extensions to the existing dwelling and the erection of the proposed dwelling (Glencroft II) raises the standard of architecture within the local area.

Each dwelling will be served with private gardens to the front and rear and will have designated parking for vehicles. The layout for each dwelling can be found in the plans below:

- 0344-(S)2-02-PP - Glencroft Site Plan as Proposed
- 0344-(P)4-01-PP - Glencroft Basement and Ground Floor Plans as Proposed
- 0344-(P)4-03-PP - Glencroft II Basement and Ground Floor Plans as Proposed





## 5.7 APPEARANCE

The proposed dwellings would be of traditional construction. The proposed materials for the development of the two dwellings have been carefully considered to protect and enhance the character of the surrounding area. The intention of our proposal is remove the poor stone cladding from the existing dwelling and re clad using a natural stone which is more in keeping with the surrounding area. Cast stone headers and cills will be inserted into every window reveal in addition to bespoke architectural features such as hayloft doors further accentuate the traditional farmhouse vernacular of the locality.

The introduction of the gable porch entrance as shown in figure 21 below provides an enhanced sense of arrival for user and raises the level of architecture within the area. The central porch entrance is evident within the dwellings to the rear of the Methodist Church on Pendle Avenue. The introduction of glazing and the single storey extension to the rear of the dwelling provides a seamless connection between the dwelling and the domestic garden amenity space. The use of glass to the rear facade reinforces the openness of the space providing elegant separation and identity. The single storey element and timber cladding allows the main house to retain its dominance, much like the traditional farmhouses in the local area.



FIG 21 - Proposed Site Elevation

## 06 APPRAISAL

### 6.1 PRINCIPLE OF THE DEVELOPMENT

This application is for the demolition and rebuild of existing dwelling and erection of new additional dwelling in an established residential area. As such, it is considered that the proposal is acceptable, in principle.

6.2 Please refer to the Planning Statement by Steven Abbott Associates LLP for the full appraisal in relation to the local and national planning policies.

## 07 CONCLUSION

This statement supports an application for full planning consent for the demolition and rebuild of existing dwelling and erection of new additional dwelling at Glencroft, Pendle Avenue, Chatburn, Clitheroe, Lancashire, BB7 4AX. The proposed scheme aims to provide two dwellings that sit comfortably within the landscape, fits the local vernacular in terms of form and palette of materials, and is suitable to its surroundings. It is therefore considered that the development complies with the relevant national and local planning policies, and for that reason planning permission should be granted.





*Design and Access Statement - January 2020*

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