

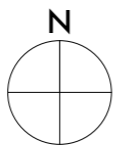
stanton andrews architects

land adjacent to no.9, old road, chatburn



planning submission
design and access statement

rev A



aerial view

1 Background Information

1.1 Introduction

This design statement (DAS) has been prepared to support a full planning application enquiry for the residential development of 1 no. detached 5-bedroom family home on an infill site surrounded by residential properties, as such it is considered a sustainable location to deliver a new dwelling.

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, materiality and architectural detail and that a sustainable approach has been adopted.

1.2 Application

The planning application description is as follows:

'Proposed residential dwelling on an in-fill site.'

1.3 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 the spaces it creates 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 extension and proposed internal spaces will look like including building materials
- Access - how the site is accessed and the accessibility of the extension within the context of the site.

1.4 The Purpose of this Document

Applications for minor development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) must be accompanied by a DAS. The NPPG states that a DAS 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, the recent planning history has been addressed through the thoughtful and rigorous approach to design required by a DAS.

This DAS 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.

1.5 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.

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.

2 Site

2.1 Site

The site is a rectangular plot of land measuring 0.08 hectares that fronts onto Old Road in the village of Chatburn. Old Road can be accessed off Bridge Road leading onto Clitheroe Road, Chatburn's main through road. The site lies to the South of Old Road.

The site is currently a small grassed field. The site slopes from west to east, this is reflected in the design of the proposed dwelling. Surrounding the site to the East and West are detached residential properties to the East are old linear post 1960's split level dwellings with with basement garages, the access level for their ground floor is via steps, the properties to the West is a previously consented partially completed residential scheme for 10 no. dwellings.

The proposed site forms a gap between the properties and is to be considered a sustainable location to deliver a new development.

2.2 The proposed development

The proposed dwelling has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

The dwelling provides a five bedroom detached property over three floors, with an open plan living arrangement that helps to promote the relationship between the house and its setting.

The proposed kitchen / dining area maximises the connection of the property to the garden with the south elevation being predominantly glazed enabling views out. A roof lantern above the space provides the property with greater levels of natural light.

The principle elevation is orientated towards Old Road allowing for maximum views to the rear across to Pendle hill and beyond.



Neighbouring property to east of the site



Site looking from Old Road

3 Planning

3.1 Planning policy

The proposed site is in the Ribble Valley Local Plan and features on Chatburns inset map 7. On the proposals map for the Districtwide Local Plan, the site is located outside of but adjacent to the settlement boundary for Chatburn.

However, on the draft proposals map for Chatburn, which has been adopted for development management purposes, the application site is located within the draft settlement boundary for Chatburn. Therefore, under the definition above, rounding-off is allowed as the site is included within the settlement boundary and two thirds of the perimeter is already built up.

The proposed development is therefore in accordance with policy DMG2 of the Core Strategy.

“Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 Villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.”

The site sits in accordance with the general policies ENV3 and G5.

The policy ENV3 states:

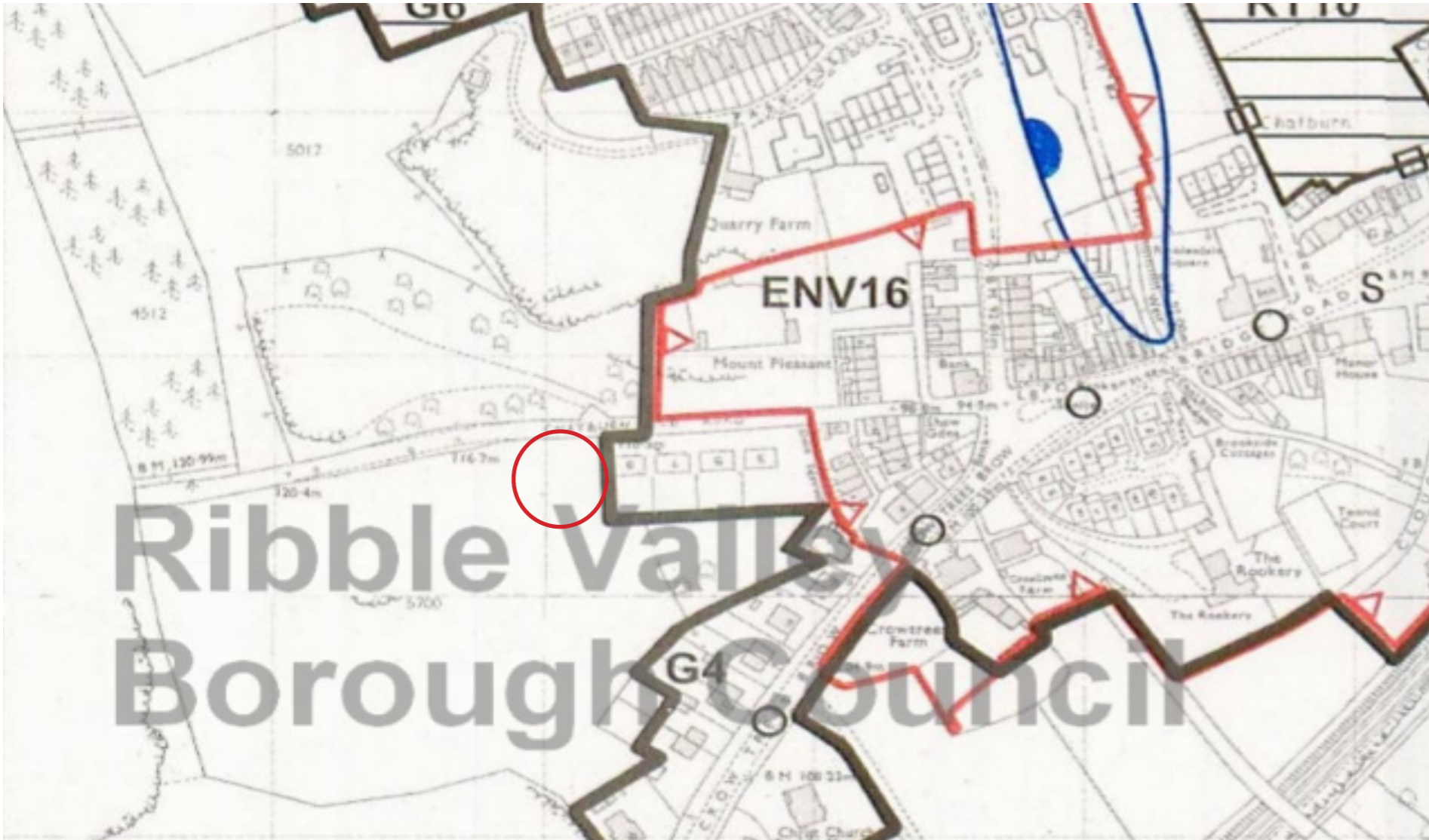
‘The development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’

G5’s general policy states that small developments are considered within this area, although the policies do state to limit development the proposal is for 1 new dwelling and the site is outside of the settlement boundary and should not be considered a restriction to development due to its sustainable location immediately adjacent to the boundary.

3.2 Planning History

The application site formed part of a larger site that was granted outline planning permission at appeal for 10 no. dwellings on 19th April 2013 (ref: 3/2011/0025) that permission was not implemented.

Instead, a full planning application for 10 no. dwellings was approved on a site with a slightly different boundary, which excludes the current pre-application site on 11th June 2015, (ref: 3/2014/0618). That permission (as amended by 3/2016/0748), has been implemented and is currently under construction.



extract from RVBC’s Local plan - inset map, chatburn

4 Planning Pre-application Feedback

4.1 Planning Pre-application Feedback

A pre application enquiry was submitted to Ribble Valley planning department. On the 12/03/19 a meeting was held at our offices (Stanton Andrews) attended by Lee Greenwood (RVBC planning officer), Andrew Wolstenholme (Architect) Holly Ellison (Architect Assistant) and the clients.

Generally Mr Greenwood confirmed that he was supportive of the proposals although queried the overlooking distances from the first floor window in existing properties to the proposed developments garden/private amenity space. The boundary treatment has been updated to show the gardens to plots 1 and 2 Hare Hill Croft increased in depth by 3m and a 1.8m high timber hit and miss fence introduced to protect private amenity space.

Subsequently Mr Greenwood concludes that:

' I consider that the principle of development is acceptable and there are no provisional issues with the design approach taken to the dwelling. I would however highlight concerns in relation to residential amenity and the proposed layout, due to the proximity between properties. This would be an important consideration in any future application and therefore some consideration should be given to potential mitigation.'



sections to show overlooking distance

5 The Design

5.1 The 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.

This provided a detailed understanding of the massing of the proposed schemes and their visual impact on the surrounding properties. Following the selection of a preferred option the scheme was refined and amended to suit the clients brief.

As noted previously, the proposal is aimed to be in keeping with the surrounding residential dwellings, these large detached properties have set gardens and accessed driveways off Old Road all with basement level garages like the proposal.

The external treatment has been mindful of the recommendations of the ENV3 policy regarding scale and size so is therefore in keeping with the local plan.

5.2 Use

The proposed building will create a contemporary family home with five bedrooms, garden and private drive. The dwelling has been designed in response to the brief and provides a strong connection to its setting.

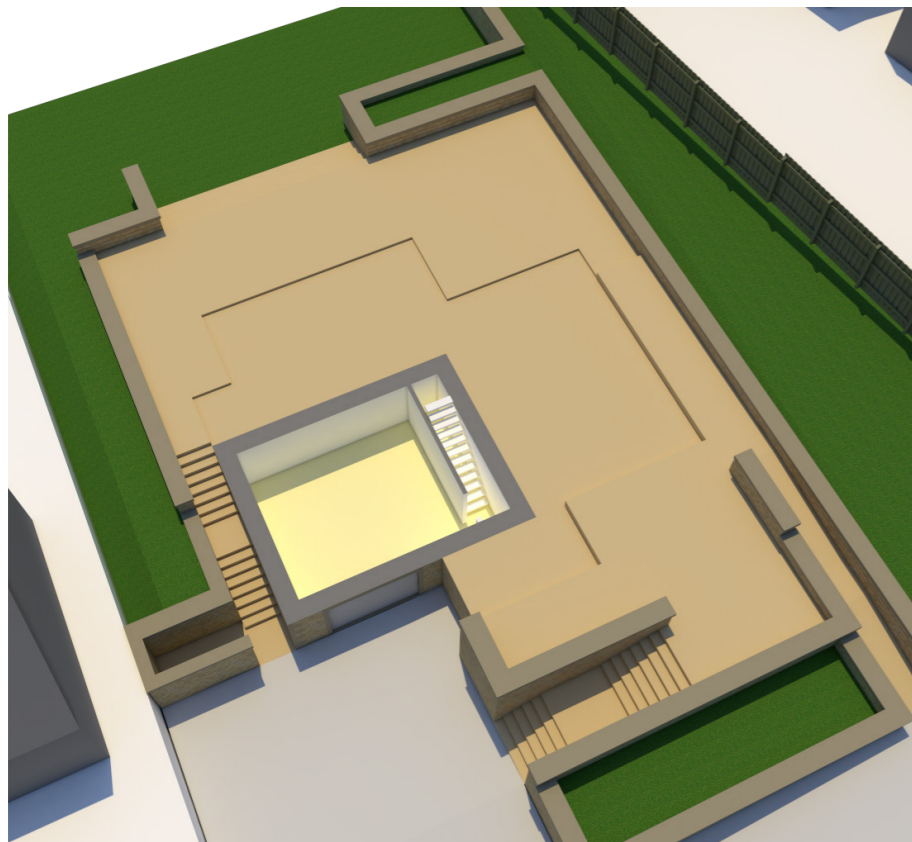
5.3 Appearance

The proposed materials match the surrounding properties and new development at Hare Hill Croft.

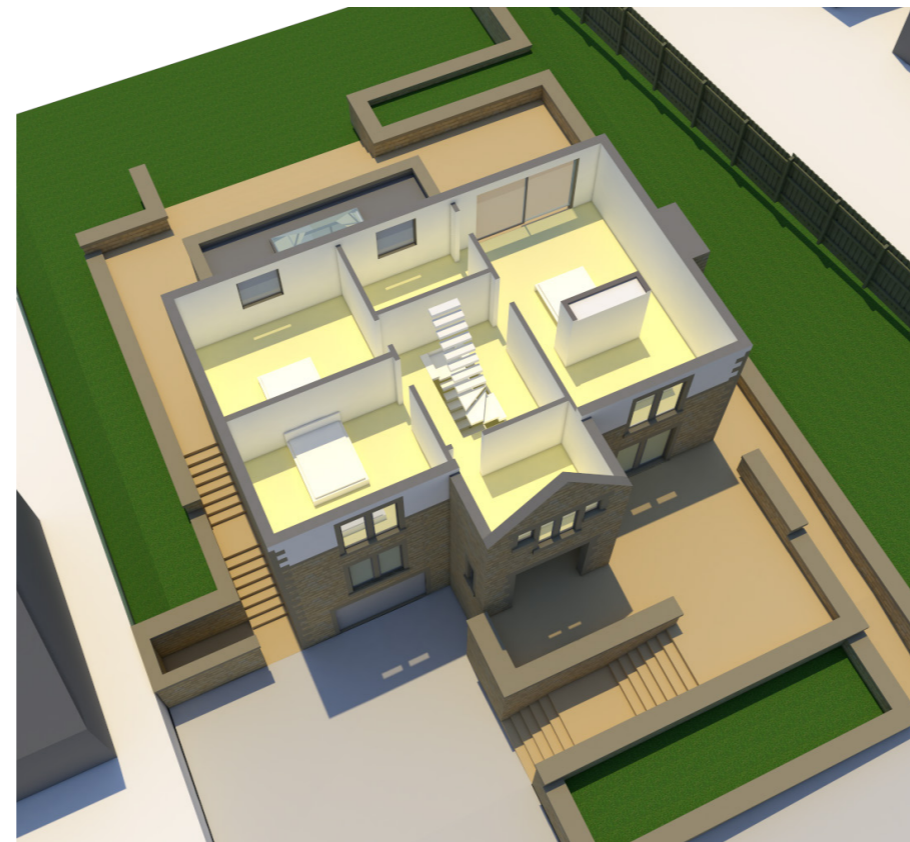
Walls- are to be natural stone with stone surrounds and 'k' rend.

Windows- and external doors are to be polyester powdered aluminium.

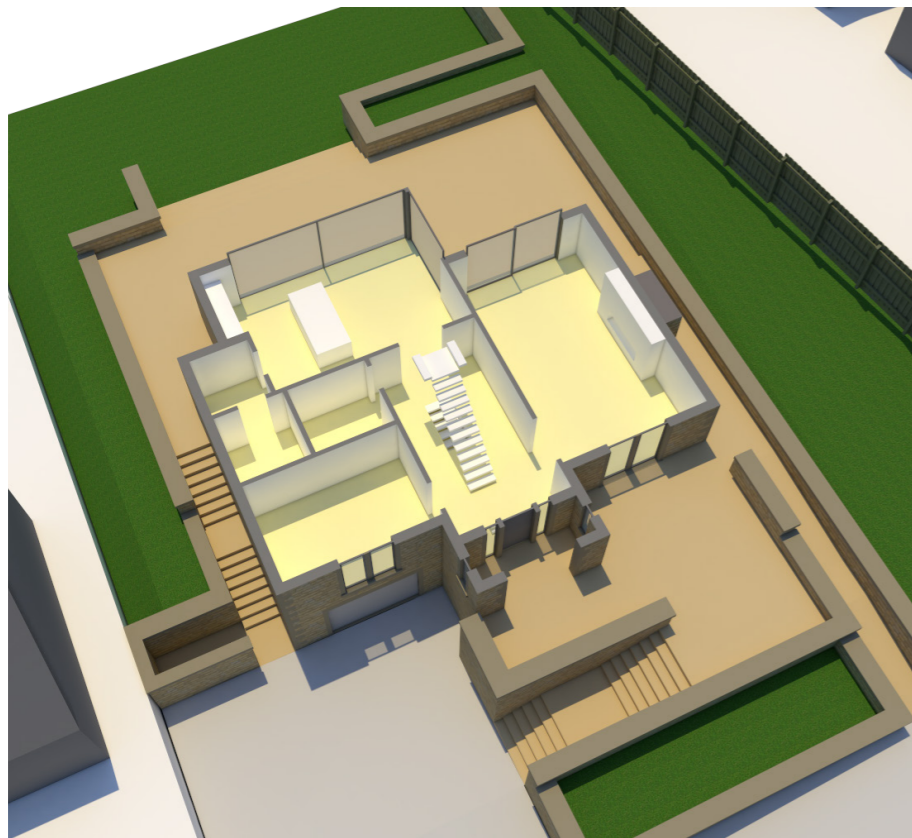
Roof design - the proposed roof steps up to follow the pattern of the existing properties to the east of the site, the gable roof allowing for bedroom accommodation space. The roof is finished in natural blue/grey slate.



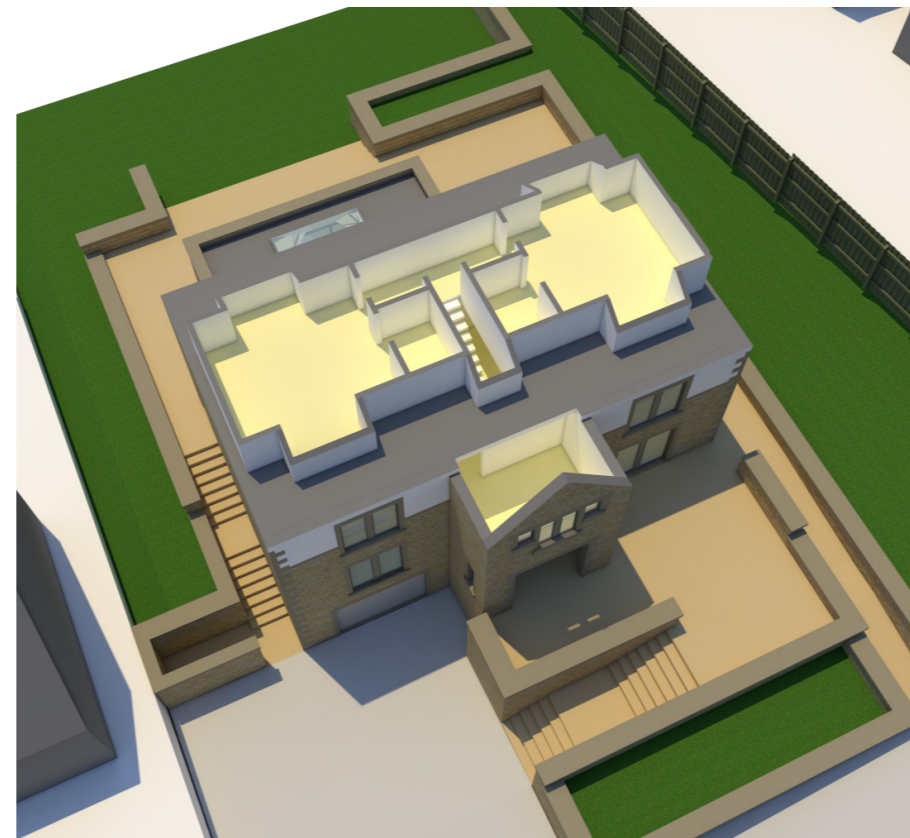
lower ground floor



first floor



ground floor



second floor

5 The Design

5.4 Layout

At basement level is the garage and store which can also be accessed from the ground floor. Ground floor level is accessed via steps from the driveway at basement level or disabled ramp.

Ground floor level accommodates an open plan living room and kitchen/dining to the rear facing the views, an office/study area, wc/store and utility boot room.

At first floor level a master bedroom suite with en-suite and dressing room, two generous size double rooms with family bathroom and at second floor within the roof space are two generous double bedrooms with en-suites, both rooms have low level roof lights for bringing in natural light and emphasising the views.

5.5 Scale

area:
(gross external area)

Proposed	
lower ground	38 m ²
ground floor	138 m ²
first floor	117 m ²
second floor	51 m ²
total	344 m ²

Proposed gross internal area:
total - 344 m²

The design of the proposal is to follow the split level existing dwellings along Old Road stepping down the hill.

5.6 Access and Parking

Access to the site is off Old Road, Chatburn.

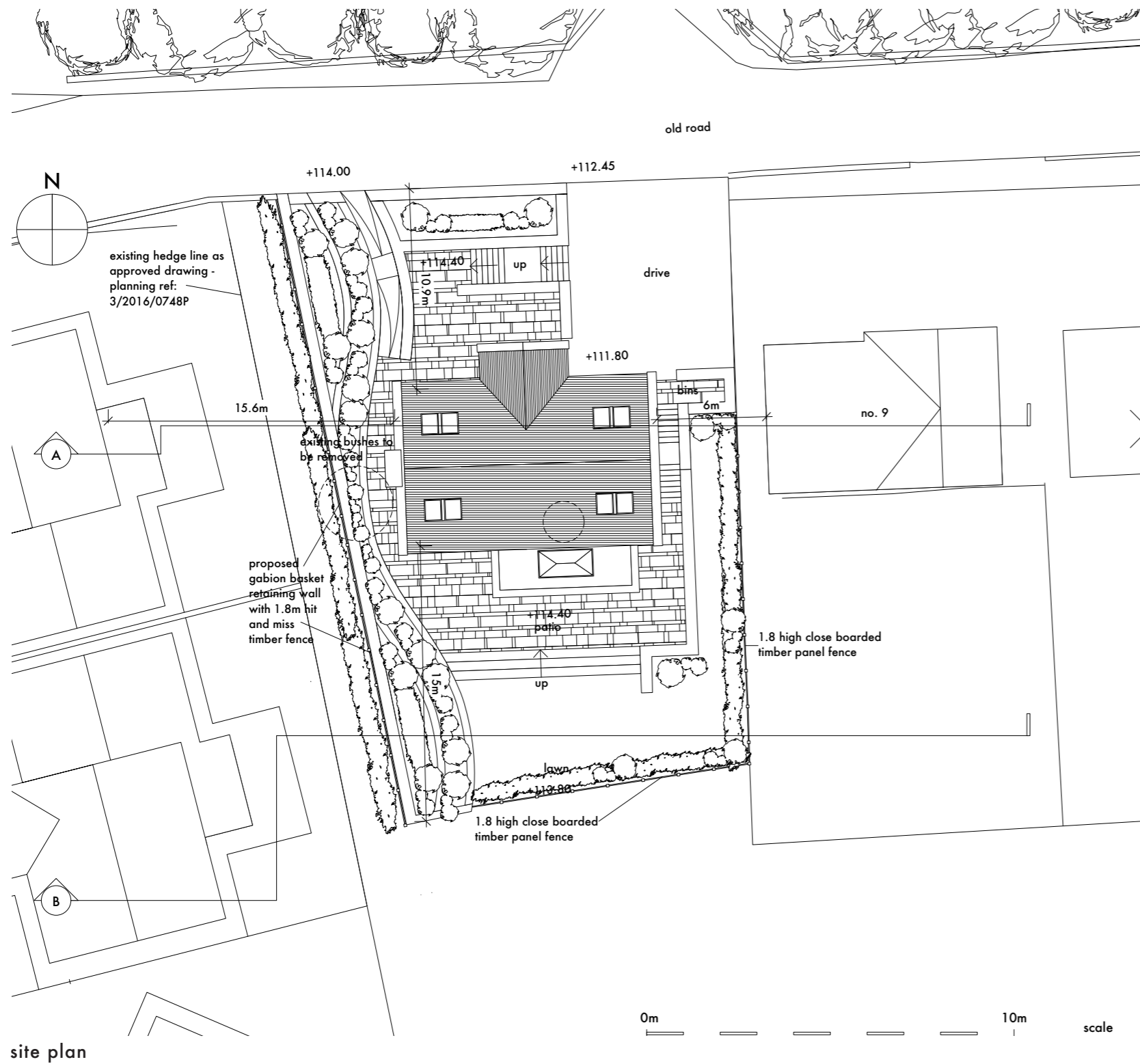
Cars are kept clear of the approach elevation. They are accommodated at lower ground level and on the driveway therefore can not be seen from ground floor level. Space is provided for 3 vehicles. A ramped approach to the dwelling entrance is provided in accordance with PDA and Building Regulation requirement.



front elevation



rear elevation



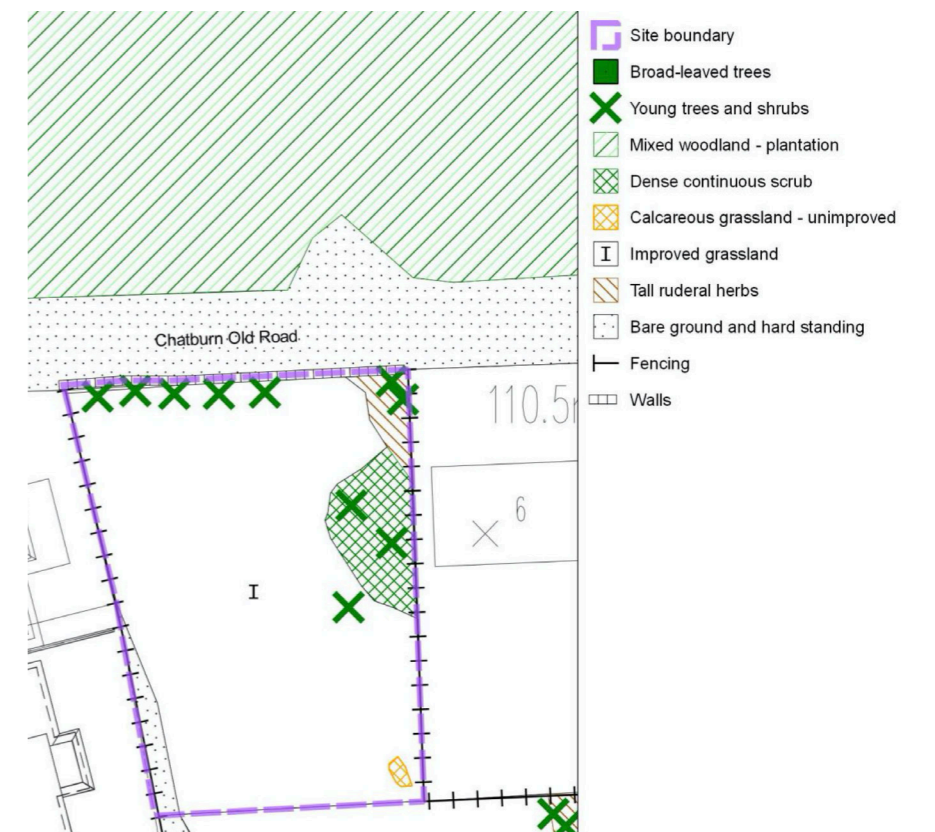
site plan

5 The Design

5.7 Calcareous Grass

The previous planning application for this site (ref: 3/2019/0498) was refused solely for the presence of calcareous grass on the site.

The extract below from the ecological survey illustrates the extent of calcareous grass within the vicinity of the site. The application boundary has therefore been adjusted to exclude this area from this application.



stanton andrews architects

44 York Street Clitheroe BB7 2DL
 01200 444490
 mail@stantonandrews.co.uk
 stantonandrews.co.uk