

Design & Access Statement

This statement is in support of the application for Full Planning Permission to amend the use of the specified residence existing flat roof, to the keeping of a new flat roof at a reduced height.

Nº2 Pendle Street West is an historic residential terraced house located in the Sabden Conservation Area.

The building comprises of two floors with a back extrusion on the ground floor that faces a rear Alleyway.

The application follows pre-application consultations with the Ribble Valley Borough Council's Planning Department, and the enclosed proposals have been designed to take into account their comments in the letter dated 01/04/ 2020.

Access

The application site is accessible from Pendle Street West, with vehicle access to a rear Alley.

Access to the property will be unaffected by the proposed design with being a refurbishment to the existing structure.

Design Proposal

The applicant aims to achieve a high standard of design with the following considerations being taken into account:-

- 1. The proposed flat roof will increase daylight to the neighbouring property by reducing the height and build-up of the roof. The amendment is unlikely to affect existing views or intrude the privacy of neighbouring properties.
- 2. The proposal aims to improve the waterproofing and thermal insulation of the space to prevent mould and damp from occurring inside the property.
- 3. The proposal's design keeps in accordance to the historic value of the areas heritage.
- 4. The proposal retains the existing roof type to match neighbouring properties.

The character of the property and area has a significant importance to the areas heritage, with the primary visual material being sandstone, and the majority of the existing materials being in good condition.

The application is within the properties boundary and is to improve from the existing roof. The proposal will improve the intrinsic value of the Conservation Area and neighbouring daylight to residences, therefore is considered to be a sustainable amendment to the site.

Complaints from neighbours for the lack of daylight caused by the existing roof has encouraged the proposed design. The proposed roof will reduce the height to amend this issue.

Materiality being used will match those used for the rest of the property; to respect the Conservation Area and surrounding material heritage. This includes a Charcoal Grey or Black cap sheet roof covering and fascia.



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Conclusion

The enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal on a sympathetic scale, form and massing and the use of appropriate materials.

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