

DESIGN STATEMENT

3 OLD ROAD CHATBURN

JULY 2020



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1.0 INTRODUCTION

1.1 OVERVIEW

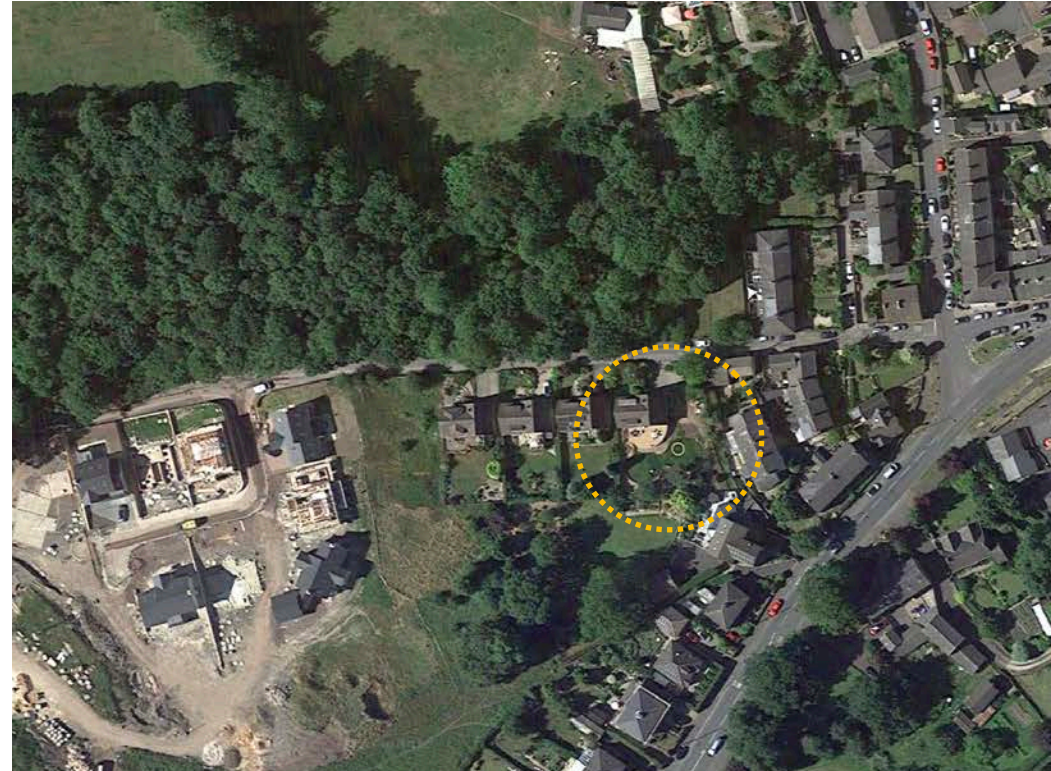
This report is written in support of a householder planning application to replace and upgrade the external finishes of number 3 Old Road, Chatburn.

1.2 THE DESIGN BRIEF

The brief for this scheme is to replace the failing external treatments and to improve both the external appearance and thermal performance of the dwelling.

The proposals described in this report include changes to the external appearance of the existing building, however it is felt that the proposals are respectful of the surrounding adjacent properties and the village context.

The proposals deliver a high quality design, which has a positive impact on the surrounding area. It is practical and cost-efficient to construct and fulfils the applicant's current and future needs for the appearance and performance of the building.



SITE LOCATION

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2.0 EXISTING

2.1 THE WIDER CONTEXT

The village of Chatburn sits in a valley rising steeply towards the north and the south and falling away in the west towards the River Ribble. The central heart of the village sits within the Ribble Valley Brough Council Chatburn Conservation area and is largely made up of vernacular houses built along the main thoroughfares in a typical linear village arrangement.

The remainder of the village consist of a mixture of victorian terraces and post war development.

The local vernacular consist of terraces of cottages with stone detailing constructed with both coursed and random stone walling with slate roofs.

2.2 THE SITE

Old Road rises steeply away from the historic centre of the village and out of the conservation area, towards the quarry and a new housing development.

Located outside of the conservation areas, the site is the first in a row of four detached dwellings built in 1974 on a steeply sloping plots along Old Road.



VIEW ALONG OLD ROAD

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2.3 THE HOUSE

The existing property is a detached dwelling typical of the 1970's. The building is finished externally in stone effect concrete blocks, the upper portion of the gable end are faced in render.

Whilst this style is not considered of particularly high architectural value, there is an inherent distinctive character to the property and is typical of this era of mid-century development.

The existing building has fallen into disrepair in recent years and the external fabric is in much need of attention. The property was purchased by the current owners 6 years ago and has undergone largely cosmetic renovations internally.

The existing wall construction does not contain any insulation, as a result the house is very cold and expensive to heat, falling well below the current standards of thermal performance. The property is not suitable for retro fit insulation within the cavity due to the porosity of the facing material.



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2.4 PREVIOUS APPLICATION

Planning permission was sought in 2019 under application reference 3/2019/0622 to replace the existing roof and dormers, external windows and doors and provision of insulation and cladding to the exterior of the building.

The proposals included the installation of timber cladding to a large proportion of the principal elevations. The application was refused permission on the 9th January 2020. The applicants lodged an appeal with the planning inspectorate which was dismissed on the 8th June 2020.

In the delegated report the use of timber cladding is sited as the reason for refusal due as design and elevational language would result in an incongruous and discordant form of development.

The applicants were advised by the planning officer, Rebecca Bowers, to reduce the amount of cladding on the northern and southern elevations to within the apex of the gable ends and to remove the cladding entirely from the eastern elevation.

2.5 WORKS UNDERTAKEN

Since the previous application was submitted the applicant has carried out some work to the property. The existing roof and soffits are in the process of being replaced and the alterations to the front door which were detailed in application 3/2019/0622 have been carried out. Work to the soffits was required as essential maintenance due to rotting timber and water ingress. A single double glazed window has also been replaced on the Northern elevation.



PROPOSED NORTHERN ELEVATION
UNDER REFUSED APPLICATION 3/2019/00622

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3.0 PROPOSED

3.1 THE SCHEME

The applicants are seeking permission for the following works

- Installation of insulation to the exterior of the property. This is to then be clad in a combination of timber and render.
- Replacement of dormer windows with new zinc clad dormers.
- Replacement of existing double glazed windows with aluminium framed double glazed windows.
- Widening of front door opening to incorporate glazed side panel. (works undertaken)

Taking the comments provided during the previous application process and the delegated report into account, the proposed use of timber cladding has significantly been reduced to sit within the apex of the gable ends only.

Limiting the use of timber cladding to within the apex significantly reduces the amount of material used and allows this to read as a secondary rather than primary material on the elevation. The change in material at this point on the elevation also maintains the language of the existing and neighbouring properties, ensuring that the building does not sit of place visually detract from the street scene.

3.2 USE

There are no proposed changes to the use of the building as part of this application.

3.3 THE LAYOUT

To accommodate the wider entrance opening, a small existing window has been incorporated into the opening.

3.4 SCALE

The proposals included within this application do not alter the scale of the existing dwelling. There are no extensions to the footprint of the dwelling included within this application.

3.5 MATERIALS

Timber and render have been chosen as the primary facing materials for the property. Render is a material already used on the existing property and can be found throughout the village and neighbouring properties, in particular numbers 5, 7 and 9 Old Road and the neighbouring Hare Hill Croft development.

Taking in to account comments made in the delegated report of the previous application and those made by the Planning Inspectorate at appeal, the significance of the elevational language of the existing and neighbouring properties has been taken into account with the revised proposals.

Maintaining a change in material within the apex of the gable ends will continue the rhythm and language of the four properties along Old Road. Vertical pre aged timber cladding is proposed for use within the apex of the gable ends. Timber is a natural material which will compliment the natural stone and slate of the neighbouring conservation area. It is also a material typical used in this location on properties of this period.



PROPOSED NORTHERN ELEVATION
UNDER THIS APPLICATION

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