

GENERAL DESIGN STATEMENT – REVISION A

PROPOSED ALTERATIONS & EXTENSIONS

SMALL ACRE

OSBALDESTON LANE

OSBALDESTON

LANCS.

BB2 7JB



SEPTEMBER 2020

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs., BB7 2LL

Paul Derbyshire Dip.Surv.

tel: 07976 771297

e-mail: pdcc@hotmail.co.uk

INTRODUCTION

Small Acre is a detached bungalow, located on the eastern side of Osbaldeston Lane within the defined Tier 2 settlement boundary noted in the Ribble Valley Borough Council adopted Core Strategy document. The site is bounded to the north by a detached private dwelling, to the east and south by designated essential open space, and to the west by the unclassified highway, Osbaldeston Lane. The bungalow is connected to mains drainage and there is a mains gas supply to the property. The bungalow was constructed in 1960. The site area is 962m.

HISTORICAL PLANNING

There are no historical records for planning applications at the premises.

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following policies are applicable to the property:

DMG1	General Considerations
DME2	Landscape and Townscape Protection
DMB4	Open Space Provision

The primary policy taken into consideration for the proposed works is DMG1. Careful consideration has been given to the design, access, amenity, environment and infrastructure requirements of the policy.

EXISTING BUILDING

Small Acre is a private dwelling. It is a detached 2 bedroom bungalow, with an attached single garage on the north elevation. The property has a 35° double pitched, concrete tiled roof. The masonry walls are finished with cream coloured, painted render above ground floor level with a buff coloured brickwork plinth below. The front elevation has white u.p.v.c. windows and a brown timber effect u.p.v.c. door and frame. There is horizontal shiplap u.p.v.c. cladding around the window to the right hand side of the front entrance. The windows and doors to the remainder of the property are a combination of white u.p.v.c. and white painted timber. The internal layout is the property is little changed from the original plan. The bungalow was originally a 3 bedroom property, but the third bedroom was combined with bedroom 2 to form a larger, single room.

There is a tarmacadam hardstanding and driveway access to the front of the premises which provides parking for up to 3no vehicles and is configured to allow vehicles to enter and exit the site in forward gear.

There are several well established trees on the site which were planted shortly after the property was first occupied. These predominantly form natural screening to the east and south boundaries.

The site is located in a designated flood zone 1, and as such there is no risk of flooding.

EXISTING STREETScape

Small Acre is located at the southern end of Osbaldeston Lane and is one of nine detached properties built on the eastern side of the highway. The architectural style and size of each of the properties vary. The majority of them were constructed in the 1960's and are bungalows with rooms in the attic space. The property to the north of Small Acre is a 1970's Modernist style, brick built bungalow with a flat roof. There is a field access direct to the south of Small Acre approximately 8.0m in width. To the south of this access there is a dormer bungalow with prominent, hipped roof dormers. Osbaldeston Lane slopes downwards gradually from south to north.

EXISTING STREETSCAPE PHOTOGRAPHS



Streetscape – “Beechwood” to the north of “Small Acre”.



Streetscape – “The Bungalow” to the south of “Small Acre”.

PROPOSED WORKS

After reading and considering the recently update Planning Permitted Development legislation a number of alternative design options were considered for the property.

Firstly, extend the existing bungalow to the rear. Secondly, demolish the existing bungalow and construct a new 2-storey house with a detached garage to the rear of the existing garden. Thirdly, extend the existing bungalow; vertically to create a new first floor area and horizontally to the rear to create a new lounge area and master bedroom.

The first option was discounted as there was insufficient additional space created. The existing roof void does not allow for enough additional usable floor space when taking into account the necessary structural upgrade for floor joists and thermal insulation requirements.

The second option was discounted due to the environmental disruption caused by demolition works. There would be excessive noise and dust and site construction traffic. A 2-storey development would also have an impact on the streetscape. A detached garage would also have impact on the adjoining dwelling to the north of site, with vehicles driving back and forth adjacent to the boundary. In addition to the noise aspect there would also be knock on implications to the existing trees on the eastern boundary, and additional hardstanding and driveway requirements affecting rainwater run off volume.

In order to maximise useable floor space to create a first floor level the walls are to be raised 1125mm above the existing level. The proposed roof will be at 35° pitch, as the existing roof is. The original construction drawings show 225mm thick concrete strip foundations, which are more than capable of supporting the additional weight of new masonry. The existing Hardrow tiles are to be re-used on the front, roadside roof elevation. The tiles are weathered and will minimise the visual impact of the alterations. Small dormers are to be constructed on the front elevation to provide suitable windows to the new bedrooms. The new roof is overhanging the walls to reduce the height of the eaves. The main entrance is to be provided with a full height glazed door and window arrangement which will provide natural light to the open stairwell, hallway and landing. A Velux roof window to be provided on the rear elevation to provide natural light to the landing area. Small, obscured glazed, non-opening windows are to be provided to the bathroom and en-suite at first floor level to provide natural light. Double doors are to be provided to the rear of the hallway to provide access to the garden area and allow a clear line of site from the rear to the front of the house. The attached existing garage is to be extended by 1.8m, projecting beyond the front wall of the dwelling by 450mm to define a visual break between the dwelling and the garage. This wall is 11.7m from the roadside boundary. It is proposed to provide a double pitched roof to the garage to match the dwelling. The extension to the rear of the property is to provide a ground floor lounge and first floor master bedroom. Sliding patio doors are to be provided to the gable end of the extension to allow access to the garden area and provide natural light. To supplement natural lighting levels to the lounge narrow, full height windows are to be provided to the side elevations. There is to be a full height window to the gable end of the extension for the master bedroom, providing adequate natural light without the need for roof windows. The ridge height of the extension is below the height of the main roof, which is determined by maintaining the eaves at the same level as the main roof. The new and existing walls are to be finished with self-coloured render to ensure that there is no dramatic change from the existing finishes to minimise visual impact.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the existing streetscape. The height increase has been kept to a minimum, whilst still allowing for an increase in useable floor area. The roofing materials on site are to be re-used to ensure that the extension blends in with the surroundings. The retention of the existing structure and landscaping ensures that there is minimal environmental impact created by the modernisation of the property.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Derbyshire', written in a cursive style.

Paul Derbyshire *Dip.Surv.*

Dated: 28th September 2020