

PROPOSED  
DETACHED BUILDING  
ON LAND AT  
ST MICHAELS LODGE  
NORTHCOTE ROAD  
LANGHO

DESIGN AND ACCESS STATEMENT

*JB* 27/11/20

## POLICY LOCATION

The site is located within the open countryside as defined in Policy E.N.V. 3 and land outside the main settlement village boundary of Langho Policy G5 as defined in the Ribble Valley Districtwide Local Plan .

## LOCATION

St Michaels Lodge is located at the junction of Whalley New Road and North Cote Road . The south boundary is separated from Whalley New Road by network Rail.

The principle length of the north boundary is separated by current housing development formerly open agricultural land.

The application site will be located within the west section of the landscaped area as shown on the proposed site plan No 7004

## ASSESSMENT

The North West Policy Benevolent Fund provides a service for the purpose of rehabilitation of injured and infirm police officers.

A substantial two story , three Annex extensions was carried to completion approximately three years ago under Planning Application No 3/2013/0874.

The complex is a tremendous success, the management in their endeavor to improve the services provided, require additional floor space for group therapy meetings.

## PROPOSALS

The proposal shall be a detached Annex building in the form of an "Exercise Studio"


## DESIGN

The design shall be of simple form rectangular in shape providing 80.0 2 under a sloping flat roof, 2 No glazed screen panels to the north elevation with access via a personal door to the east elevation.

## MATERIALS

Walls :- 'K' Rend with contrasting plinth  
Glazed screen panels

Roof charcoal grey fiberglass finish with a matching deep perimeter fascia panel  
And sheltered over hang

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