

GENERAL DESIGN STATEMENT

PROPOSED ALTERATIONS & EXTENSION

SCHOOL HOUSE FARM

OSBALDESTON LANE

OSBALDESTON

LANCS.

BB2 7LT



DECEMBER 2020



INTRODUCTION

School House Farm is a semi-detached house, located on the southern side of Osbaldeston Lane, to the east of the Tier 2 settlement boundary noted in the Ribble Valley Borough Council adopted Core Strategy document. The site is bounded to the north-west by the unclassified highway, Osbaldeston Lane. To the north-east boundary there is a domestic garden curtilage. To the south-east the site is bounded by designated essential open space. To the south-west there are agricultural storage buildings and yard. The property is shown on the Ordnance Survey map of 1848. The site area is 361m².

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:

DS1	Development Strategy
DMG2	Strategic Considerations
DME2	Landscape and Townscape Protection
EN2	Landscape

The primary policy taken into consideration for the proposed works is DMG2. Careful consideration has been given to the design, access, amenity, environment and infrastructure requirements of the policy.

EXISTING BUILDING

School House Farm is a private dwelling. It is a semi-detached 3 bedroom, 3 storey, stone built house, with an attached single storey garage on the north-east elevation. The garage is a comparatively recent addition to the property, constructed of blockwork, with a hipped, slated roof. The house has a 30° double pitched, natural blue slate roof. The front elevation is constructed of regular coursed natural stone masonry, with natural stone heads, sills and jambs to the windows and doorway. The gable and rear walls are finished with white coloured, painted render. The windows are dark brown stained timber with hinged opening casements. The gutter to the front elevation is supported by stone corbels.

There is a stoned hardstanding to the front of the premises which provides parking for 1no vehicle.

There is a single well established tree on the site in the rear garden (annotated T1 on the site layout plan).

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

EXISTING STREETScape

School House Farm is located at the northern end of Osbaldeston Lane. There are a number of detached properties built on the both sides of the highway, predominantly towards the settlement boundary. The architectural style and size of each of the properties vary. The majority of them were constructed in the 1960's and are bungalows. There are a number of converted, stone built, agricultural buildings in the immediate vicinity of a similar age to School House Farm.

PROPOSED WORKS

The proximity of the site boundary and the height of the proposed extension preclude any Planning Permitted Development rights being implemented.

It is proposed to provide staircase access to the second floor, which is currently accessed by a loft ladder. The second floor will then be utilised as a bedroom. Roof windows are to be provided to the second floor rooms to provide natural light and ventilation. The roof windows are aligned with the ground and first floor windows on the front elevation

An extension to the existing property is proposed directly over the existing garage structure to provide en-suite, sanitary facilities to the bedrooms in the existing house.

The front wall to the extension is to be constructed in regular coursed, reclaimed, natural stone to match the existing with timber windows and reclaimed stone heads, sills and jambs to the openings. The gable and rear walls are to be finished with white painted render to match the existing finishes. The roof to the extension is at the same level as the existing to maintain sufficient headroom internally. The existing roof slates are to be re-used on the front elevation of the extension to blend in with the existing main roof. The remainder of the existing slates are to be re-used on the rear elevation, mixed and blended with additional reclaimed slate as required. The extension is set back from the principal front elevation, giving a distinct delineation between existing and proposed structure.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the existing streetscape. The extension allows for an increase in useable floor area, without increasing the footprint of the building. The proposed materials ensure that the extension blends in with the surroundings and that there is minimal environmental impact created by the modernisation of the property.



