

SCHOOL HOUSE. PLANNING STATEMENT.

ZMA
ZARA MOON ARCHITECTS
January 2020



PROJECT INFORMATION

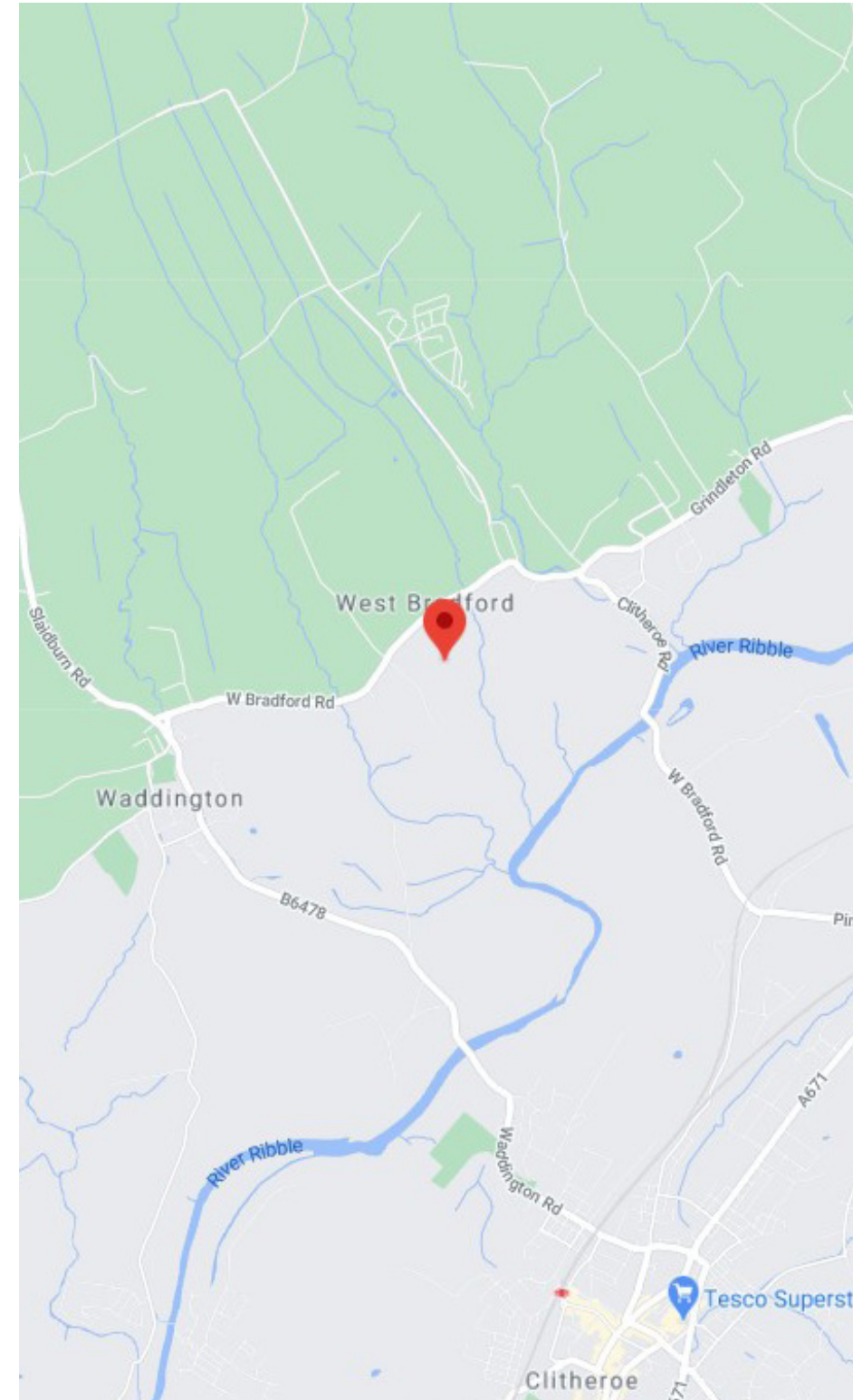
Site Location:
School House
West Bradford Road
Waddington
BB7 3JE

Date Prepared:
January 2020

Applicant:
Kate and Ben Mallinson
School House
West Bradford Road
Waddington
BB7 3JE

Agent:
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Development:
The proposal is the demolition of an existing 2-storey garage with home office, and the extension of the existing dwelling constituting a 2-storey side extension; a single storey front extension and a single storey rear extension incorporating an integral garage; additional bedroom accommodation and living accommodation; a home office and porch entrance.



Site location in context



Site aerial

BACKGROUND

This design and access statement has been prepared on behalf of the applicants, Kate and Ben Mallinson, to support the Householder planning application for their property School House on West Bradford Road, Waddington.

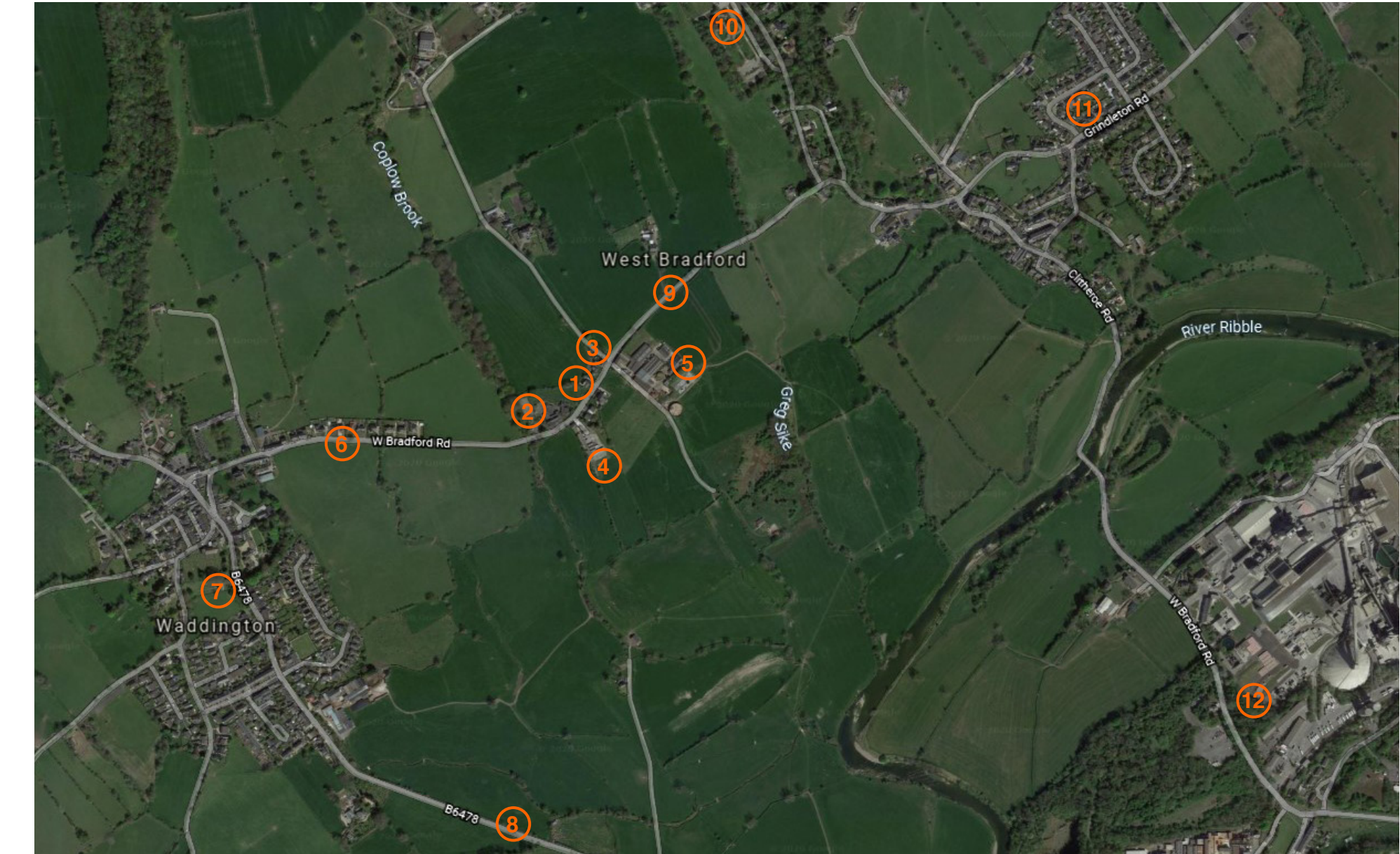
Kate, Ben and their daughter Eliza, have recently moved into School House. They purchased the property as the house is located within the village they wish to live, work and raise their family as part of the local village community.

The applicants fell in love with the property's character, charm and locality to the beautiful open countryside, however the property requires a full internal refurbishment, reconfiguration and extension to incorporate their living requirements.

They wish to make the necessary changes to create their dream, forever family home ensuring their home is future-proof so they would not need to move in the future.

The applicants are passionate about Waddington village. Their daughter attends the school immediately adjacent and they want to improve the existing property to create a high quality home which retains the character of the existing property and local area.

The property will be brought up to current building regulation standards, and be designed to improve the functionality whilst improving the energy efficiency of the property.



1. School House.
2. Waddington and West Bradford Primary School.
3. Laneside, Grade II listed building.
4. Healings Farm.
5. Ribblesdale Jerseys.
6. West Bradford Road leading to Waddington.
7. Waddington settlement.
8. B6478 leading to Clitheroe.
9. Waddington Road leading to West Bradford.
10. Eaves Hall.
11. West Bradford settlement.
12. Hanson Cement-works.

EXISTING CONTEXT

The existing property is located on West Bradford Road on the Eastern approach to Waddington village between the areas of West Bradford and Waddington.

The property was built in the Victorian era first appearing on the 1885 historic map. The property has historically been located adjacent to the school to the South-West which is still in existence today.

The properties within the immediate vicinity vary in style, materiality, scale and age. Some properties have a similar style, character or materiality and include the following features: random natural stonework, light coloured windows with traditional fenestration, stone boundary walls, rendered elevations of varying colour tones and textures, natural slate pitched roofs, stone window surrounds, and stone chimneys.

The property styles vary from farmsteads, farmhouses, cottages, terraces, conversions, more recently detached new build properties and large individual dwellings.

The site is bounded by West Bradford Road to the South-East, an adjacent residential property and associated garden to the North-East, the school playing fields to the South-West and grazing land to the North-West.



Locally listed property on West Bradford Road, Laneside, Grade II listed.



Healings Farm located on West Bradford Road.



Detached properties located opposite School House on West Bradford Road.



Waddington and West Bradford Primary School located adjacent to the property.

EXISTING PROPERTY

The property consists of a two-storey, 4-bedroom detached dwelling, with a two-storey detached single garage and home office above. A detached summer house is located within the rear garden.

The existing front elevation has a traditional appearance with a central entrance door, and a symmetrical rhythm across the fenestration. The materiality continues on the side elevations with matching cream uPVC windows, stone window surrounds and random, coursed natural stonework.

The traditional appearance, character and materiality does not continue on to the rear elevation. The elevation is rendered with a grey pebble-dash style finish; the windows are arranged in a random arrangement with only a stone cill rather than a full stone window surround, and the glazing appears modern and incoherent in its design. The pitched roof-line is interrupted by a flat roof to the West of the property and does not suit the existing character.

The existing ground floor layout of the property includes an entrance hall, kitchen, snug, living dining room, and WC. The first floor includes a master bedroom with ensuite, 3 further bedrooms, a bathroom, and store.

The property layout does not flow and has an inefficient use of internal space. The internal spaces have a poor connection to the rear garden and do not maximise natural light or the surrounding views.

The existing two-storey garage to the rear of the

property is unsightly and impacts the usable garden area to the rear, also restricting countryside views to the North / North-West.

To address the current issues and create an improved property with the required accommodation for the applicants, the property needs to be re-designed and extended to adapt to contemporary living.



View of the rear garden and 2-storey garage and home office.



View of the 2-storey garage and home office.



View of the front elevation from West Bradford Road.



View of the rear elevation.

PROPOSED SITE STRATEGY

The existing driveway and access is to be improved to allow adequate space to turn a vehicle within the driveway. Parking will be located to the front garden area with additional planting and landscaping.

The existing structures within the rear garden are to be demolished as they affect the amount of usable area within the rear garden, and the two-storey garage prohibits views to the North / North-West.

The most suitable area to extend the property is to the North-East elevation which is the darkest part of the site, and is currently an unusable part of the garden for this reason. The other area for the extension is a single storey to the North of the rear elevation, as this space will receive evening light, but not affect the view.

The North-East extension is the ideal location for the new attached garage, located at the front of the property directly accessible from the driveway. The utility room will be located to the rear of the garage with direct internal access between the garage and the house.



ACCESS, PARKING & REFUSE

The existing property includes a single detached garage, and a driveway which can accommodate 4 cars. However, to achieve the above, parking needs to be arranged end-to-end, and there is not enough area within the driveway to be able to turn vehicles.

Therefore the existing access and landscaping to the front of the property will be improved by widening the point of access and increasing the size of the driveway to allow vehicles to be able to exit the property in forward gear.

A new electric sliding timber gate will be included at the vehicle access point from West Bradford Road. The new driveway will be able to accommodate 4 cars.

The proposed bin storage is located within the rear garden. Please see proposed site plan for exact location.

MASSING & FLOOR AREA

The proposed changes to the property include a two-storey side extension, single storey extension to the front to incorporate a porch and integral garage, and a single storey rear extension to create an L-shaped living space arrangement.

The main external changes to the property are extending to the side elevation, and rear therefore the existing property will still remain legible on the front and side elevations. The overall height of the property will not be greater than the existing, and the size of the garden plot can suitably accommodate the proposed extensions.

The existing detached structures within the rear garden (the two-storey single garage with home office above and the summer house) will be demolished. The volume and floor area will be re-distributed within a coherent and in-keeping extension to the main dwelling.

The existing floor area of the original property including the garage is 268sqm.

The proposed changes would increase the floor area of the property by 96sqm equating to an increase of 36%.

PROPOSED LAYOUT GROUND FLOOR

The applicants requested a scheme which re-designs the property as one coherent, family home which reflects the characteristics of the existing house and rural area by creating a sensitive and complimentary extension.

The existing structures within the rear garden have been demolished which increases the usable garden area, and improves the outward views from the rear elevation, and natural light entering the spaces.

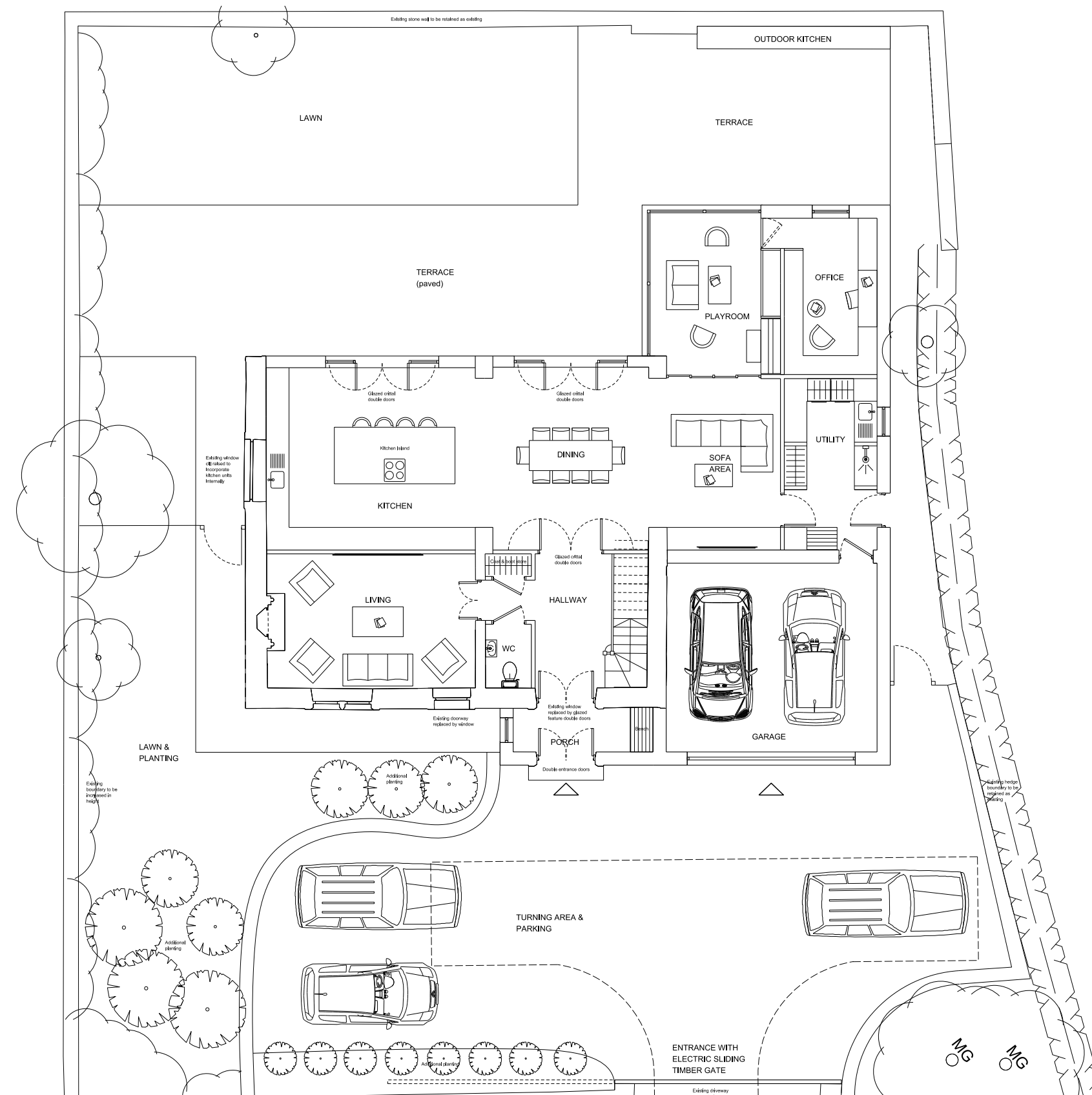
The layout has been re-configured to include additional accommodation such as a utility room, playroom, home office and an open plan kitchen dining living room.

The proposed ground floor layout includes an open plan family room with kitchen, dining and living space located to the rear of the property, with access to the garden. A separate lounge is located to the front of the property and utilises the existing fireplace and chimney.

The hallway and front door has been re-positioned to ensure the front door is positioned centrally on the new elevation, which relates to the original property.

A WC, and store is accessed directly from the hall, and a utility room has been incorporated with external access, and internal access to the integral garage.

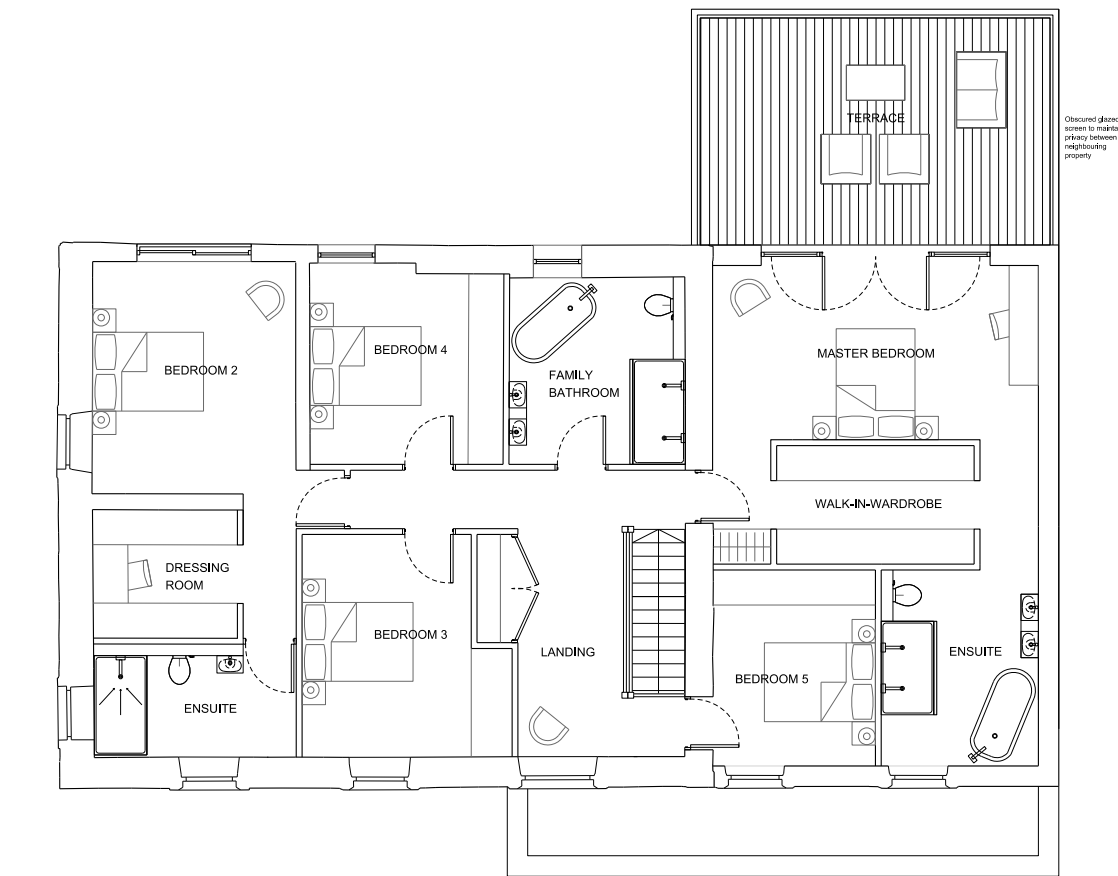
A playroom and home office have been included within the single storey rear extension which includes a first floor level terrace accessed from the master bedroom.



PROPOSED LAYOUT FIRST FLOOR

The first floor layout has been re-configured by re-locating the stairs, and the introduction of a first floor side extension.

The first floor accommodation includes a family bathroom, store and 5 bedrooms, 2 of which include ensuites and walk-in-wardrobes.



VISUAL APPEARANCE

The proposal has been designed to ensure the existing house is legible on the front and side elevations. The existing openings to the front and side elevations will therefore remain as existing, with minor changes such as replacing the existing front door opening with a window, and raising the cill height of a side window.

The existing uPVC windows will be replaced with sash-style composite windows of a similar colour. The front door will be solid timber double doors painted in dark heritage colour tones. The stonework for the new extension will be matched to the existing along with the natural roof slates.

By retaining the existing roof pitch and front gable ensures the character of the existing house is retained and remains visible. The front door has been re-located central to the new front elevation, relating to the proportions of the original house, whilst allowing a wider more prominent front door to be incorporated, and a grander entrance hall.

The rear and side elevation of the extension will be rendered with a beige textured render which will compliment the existing stonework. The existing render on the rear elevation will be removed and replaced. The openings to the rear elevation have been re-designed to improve the rhythm, and symmetry with a heritage design throughout complimentary to the era of the property. The rear elevation contains more glazing than the front or side elevations however this elevation is not visible from public roads or footpaths.



RVBC CORE STRATEGY 2008-2028

Policy EN2 Landscape:

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials

Policy DMG2: Strategic Considerations:

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

RVBC EXTENSIONS & ALTERATIONS TO DWELLINGS SPG

5.1 Design

It should be noted that extensions in designated areas or those relating to protected properties such as the AONB, Conservation Areas and listed buildings together with areas of archaeological importance will be subject to strict control. This is on the basis that any development in these areas is expected to contribute to their character.

Character:

- *Any extension should reflect the character of the original house and wider locality.*

Scale:

- *There should be good visual relationship between the original dwelling and any subsequent additions (either existing or proposed).*
- *... Should not dominate the original house.*
- *In general should respect the proportion, form and detailing of the original dwelling.*

Size:

- *As a rule of thumb avoid schemes which increase the size of the original dwelling by in excess of 75% increase in floor area.*
- *In Conservation Areas and open countryside size controls will be more strictly applied.*
- *Development proposals in excess of 33% increase in floor area (of the original dwelling) are unlikely to succeed. In considering applications for sites on the fringe of a settlement or with close visual linkages to settlements, the 33% figure may be relaxed to a degree.*

General Form and shape:

- *The form and shape of the original dwelling should be respected and reflected in the extension.*
- *It is normally better not to introduce design features which are not in keeping with the original house and the locality. Exceptions to this include cases where innovative design can greatly improve the appearance of an unsightly building.*

Materials:

- *In most cases we would expect any extension to be carried out using materials which match those of the existing building.*
- *The difference between new materials and the original structure can be quite pronounced, with a clear joint showing. One way of reducing the impact is to set the extension back slightly. This, especially when coupled with a slight lowering of the roof line can help create an extension which 'fits in' with the original house.*
- *Particular care needs to be taken in the choice of materials in Conservation Areas, AONB and Listed Buildings.*

CONCLUSION

We have worked together with the applicant to create a solution which meets the applicant's family requirements whilst being mindful of the surrounding context and site. The completed scheme would extend the existing building to create an exceptional family home, which would be a valuable addition to the local area.

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail or arrange a meeting.



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