

Architectural Design Summary



13 warwick drive
clitheroe

13 warwick drive

1 background information

1.1 INTRODUCTION

This design summary has been prepared to support a householder planning application for the alterations and extension of an existing semi-detached dwelling. The report seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a well considered response to the site context.

1.2 DESIGN BRIEF

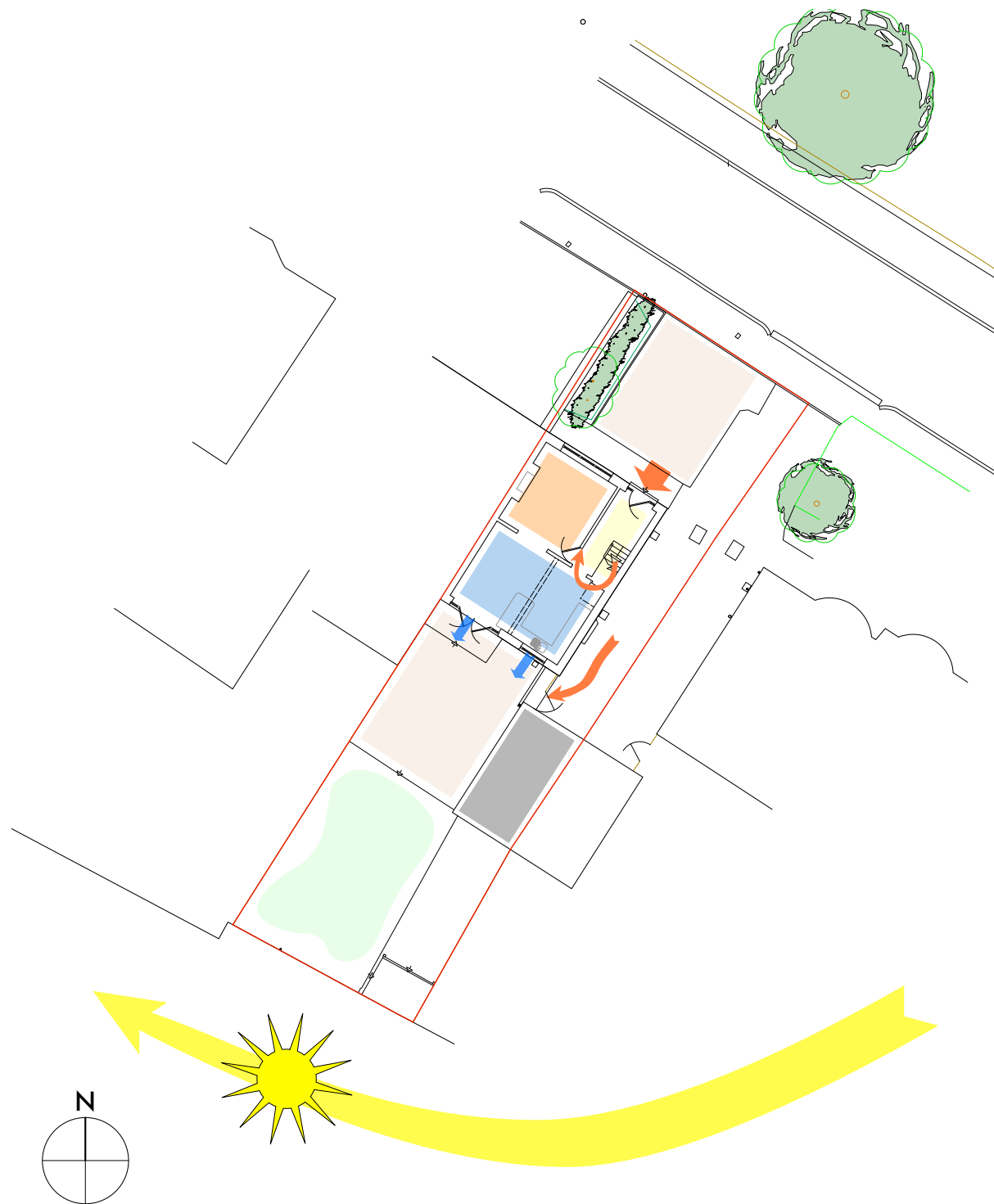
Stanton Andrews Architects are retained by Sarah Dugdale (applicant) to review the existing building/site and consider options for extending and remodelling the property.

Our understanding of the fundamental aspects of the brief are as follows :-

- large open plan kitchen/family room suitable for modern family living
- separate back of house accommodation (utility, wc, cloaks, boot room etc.)
- additional bedroom
- preference for contemporary design with lots of natural light
- improve indoor-outdoor connectivity
- remove the existing garage

1.3 EXISTING PROPERTY

13 Warwick Drive in Clitheroe is a semi-detached, two-storey property with separate garage (adjoined with neighbour). The house is finished with dashed render and stone cladding whilst the roof is finished in concrete tiles. The house has a south facing garden which backs onto the cricket club. Combined GIA of the house/garage is 96sqm.



2 planning

2.1 PLANNING POLICY

The applicable policies are covered in more detail in the supporting planning statement.

2.2 PLANNING HISTORY

After a general review of RVBC’s website there appears to be no site specific planning history for the property at 13 Warwick Drive post 1990.

It would also appear that the property has not been altered/extended since it was originally built.

2.3 PERMITTED DEVELOPMENT

PD rights are deemed to be retained and are as shown to the adjacent illustration.

The PD rights would allow the 82 sqm GIA to be increased by 77sqm to 159 sqm.

2.4 SUPPLEMENTARY PLANNING GUIDE (SPG)

There is an SPG available for the Ribble Valley borough titled ‘Extension and alterations to dwellings’. This covers several planning principles to consider when designing an extension including character, scale, size, form and materials.

In general the guide suggests a number of design standards which include a rough limit of 75% for extensions alongside implementing the 45 degree rule to determine acceptable impact on neighbours.

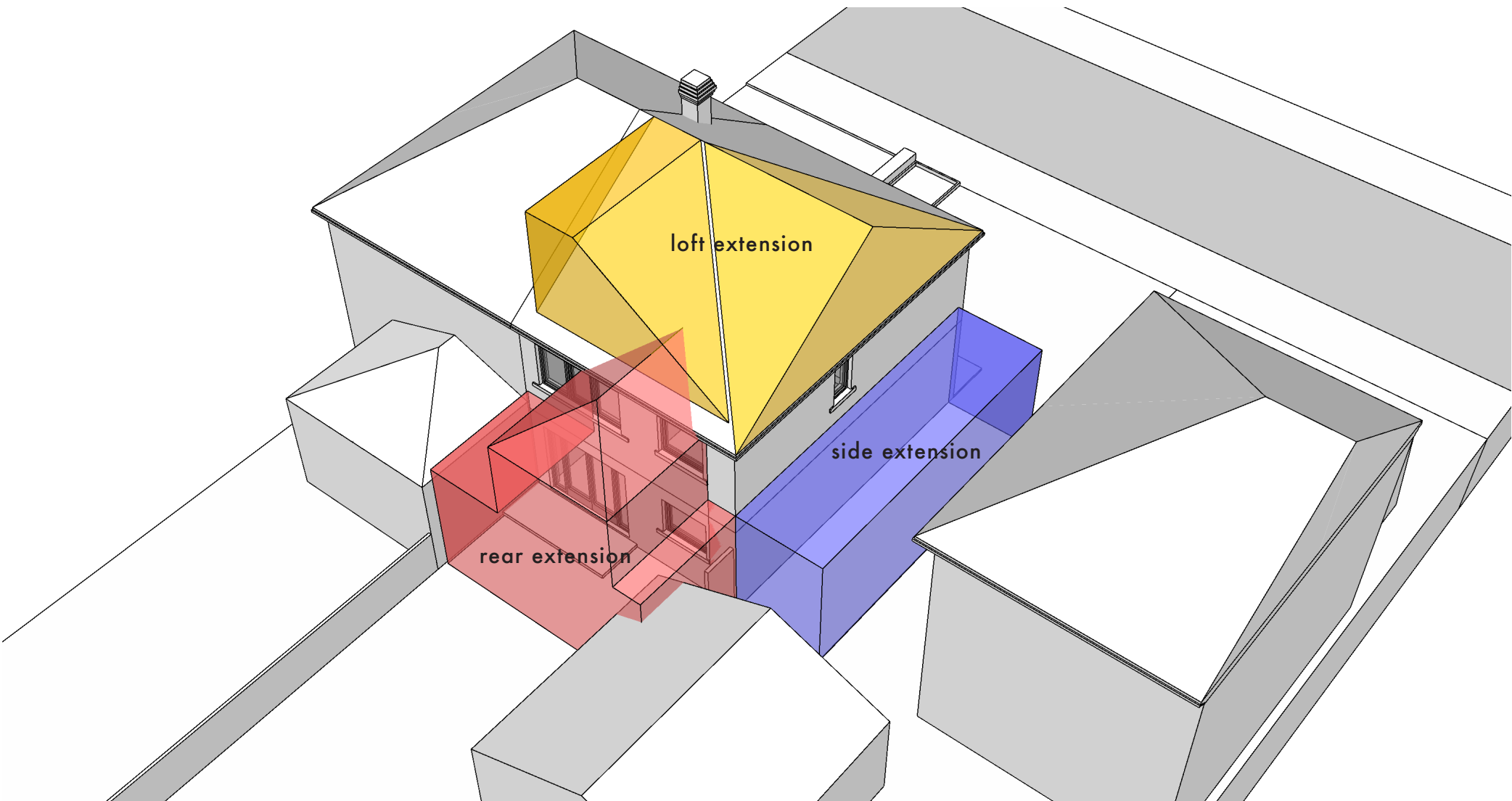
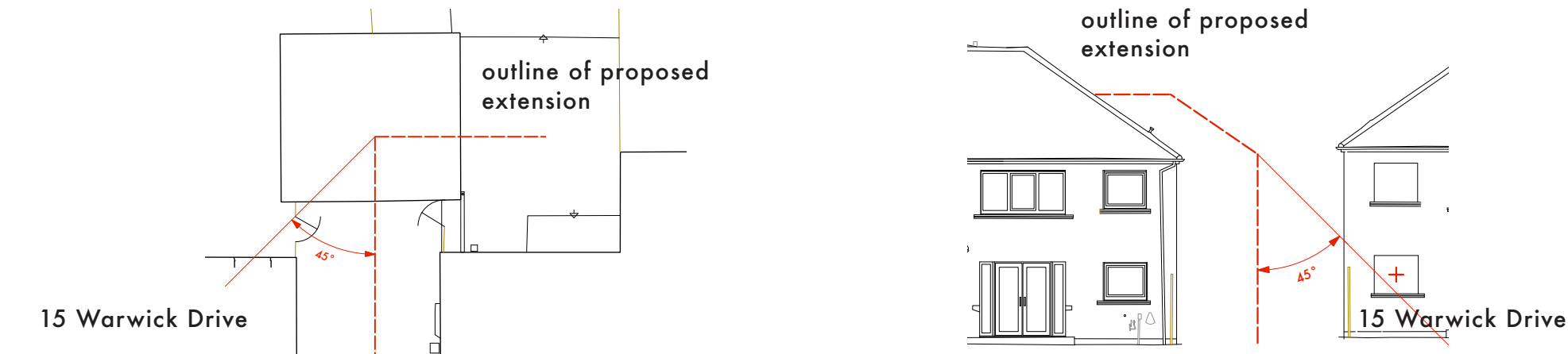


illustration showing extent of permitted development parameters



diagrams showing extent of proposed scheme with the 45 degree rule

3 design and access

3.1 DESIGN PROCESS

The proposal is the result of a detailed and thorough design process during which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of sketch options were developed enabling the relationship of the house in its setting to be fully explored and understood. The use of detailed 3D computer modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

3.2 PRE-APPLICATION

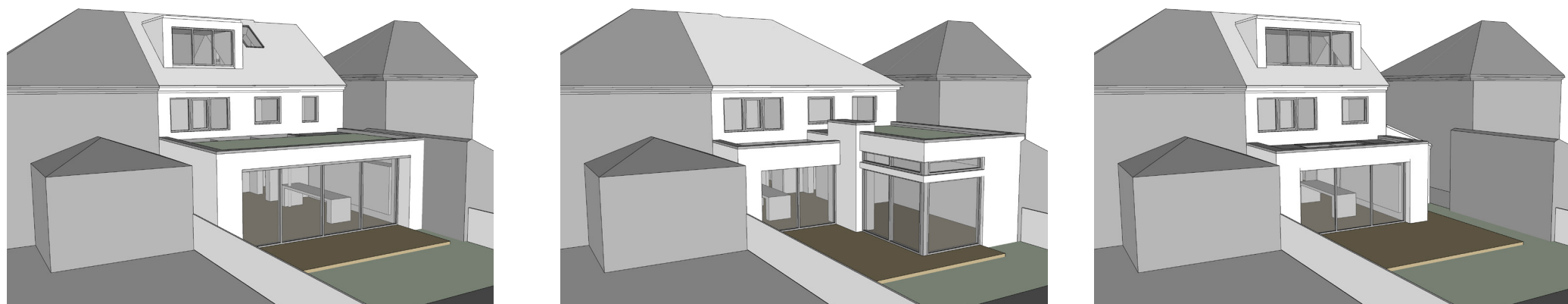
The applicant has already engaged the council through the pre-application process. Feedback was received on the 12th January 2021 (RVBC ref.RV/2020/ENQ/00127). In general, the pre-application response advised that :

- *Extension/alteration within a defined settlement is acceptable in principle*
- *A reduction in distance to the boundary may be considered acceptable if the front elevation is set back (2m suggested) – to reduce terracing effect*
- *Extent of two storey side/rear development (4.8m to rear) would appear to dominate the main dwelling*
- *No concerns over the single storey glazed rear extension*
- *Ensure residential amenity is not detrimentally impacted – loss of light to neighbouring windows (45-degree rule)*

The scheme has since been amended to suit the comments received.

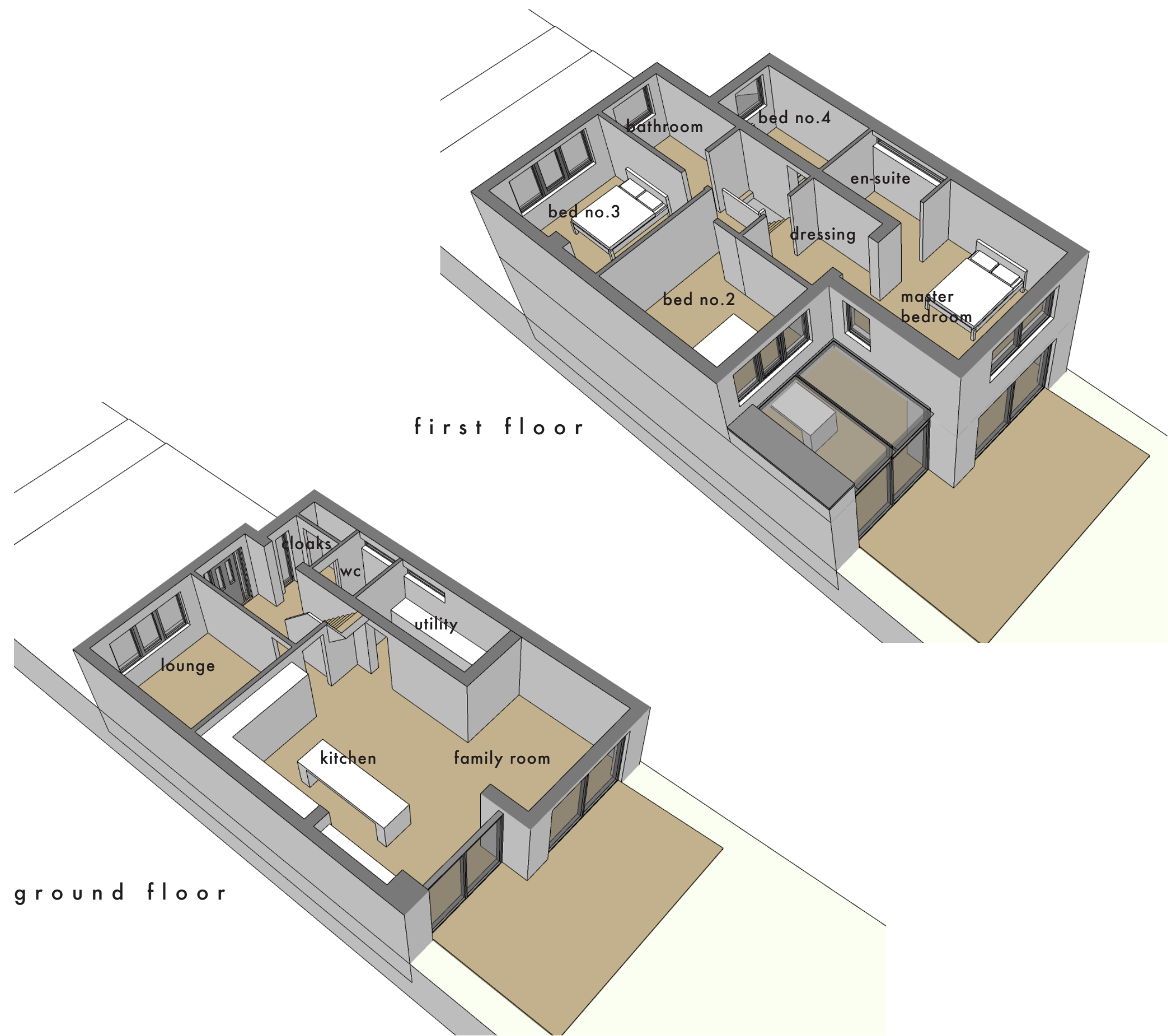


as proposed scheme



early development options

13 warwick drive



3.3 LAYOUT

The side extension is over land that is currently available as access to a rear garage and garden. The garage is to be demolished as part of the scheme with the shared wall to be made good. The access to the neighbours garage would be unaffected. The rear garden will ultimately become more secure as access into and out of the garden will be via the house.

The extensions at ground floor provide a wc and cloakroom on arrival. The lounge to the front of the property remains unaltered whereas to the rear, the plan 'opens up' to an extended kitchen/family room with utility. The rear single storey glazed extension floods the room with natural light.

The extension at first floor level provides an additional bedroom whilst to the rear a master bedroom suite is included, complete with ensuite and dressing room.

3.4 APPEARANCE

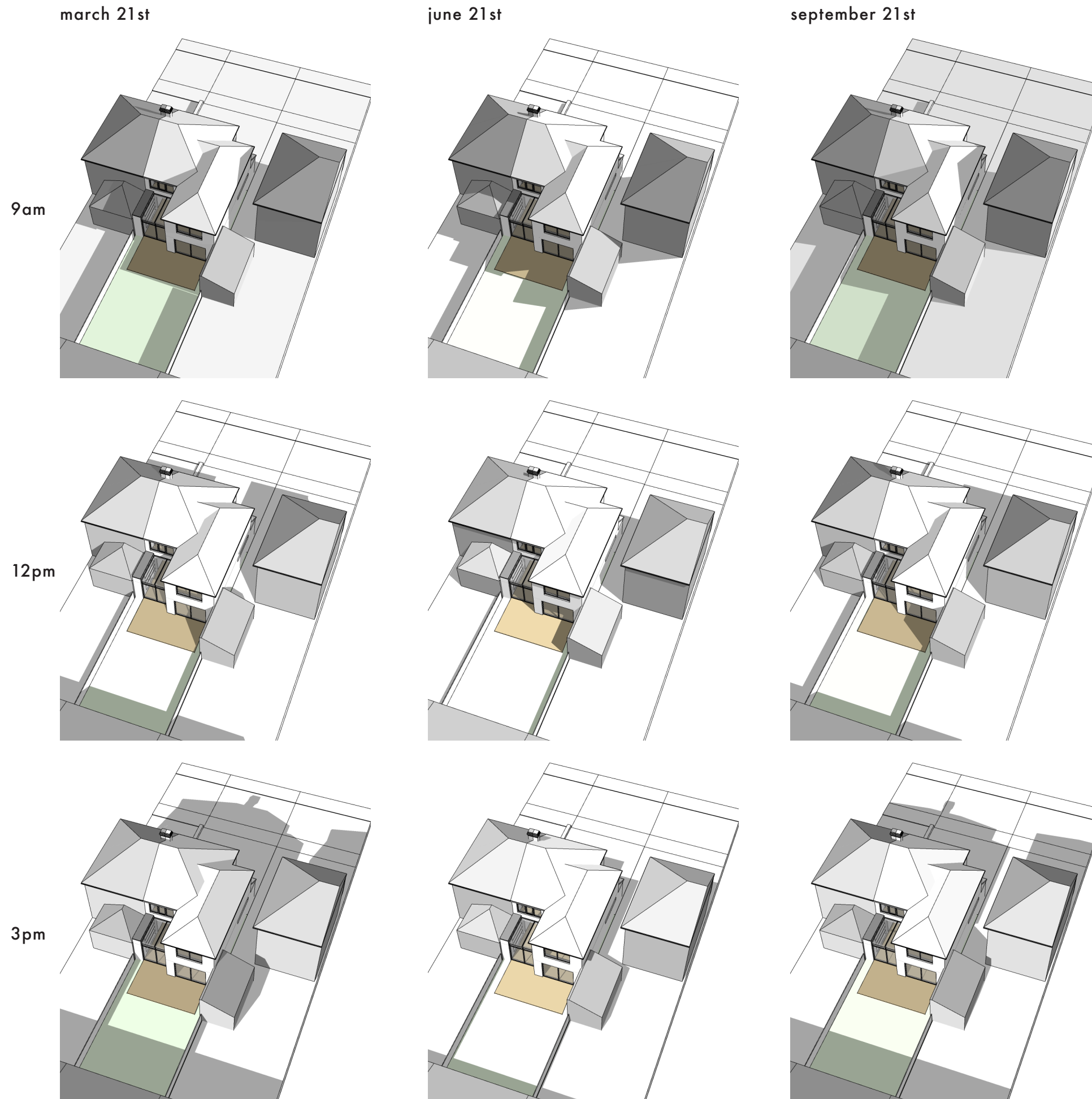
The proposed materials are as follows :-

walls	render
roof	tiles, to match existing
windows	polyester powder coated aluminium

3.5 ACCESS/PARKING

Three car parking spaces are proposed to the front garden. There would be no impact on pedestrian access to and within the property.

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Impact on the neighbouring properties, three different times of the day and month

3.6 SCALE/MASSING

The side extension would be 2.15m wide. This element is initially single storey and set back 0.5m from the front elevation. When two storey, the side extension is set back 1.95m.

The depth of the two storey rear extension is 3.8m. This has been determined working alongside the 45 degree rule - outlined in 'residential amenity'.

The eaves height is to match the existing property with the ridge of the extension set well below the original house so the new additions can be read as subservient.

3.7 AMOUNT

The extension increases the floor area of the house from 82 sqm to 150 sqm. This is comparable to what could be undertaken under pd rights. If the garage (GIA 14 sqm), which is to be demolished, is taken into consideration the nett increase on site is 54 sqm (66%).

3.8 RESIDENTIAL AMENITY

Daylight/shading studies were undertaken to identify the impact on neighbouring properties.

The 45 degree rule has also been taken into consideration to limit the extent of the rear two storey extension.