

# WHINS LODGE. PLANNING STATEMENT.

**ZMA**  
ZARA MOON ARCHITECTS  
January 2021



# PROJECT INFORMATION

**Site Location:**

Whins Lodge  
Whalley Old Road  
Langho  
BB6 8DU

**Date Prepared:**

January 2021

**Applicant:**

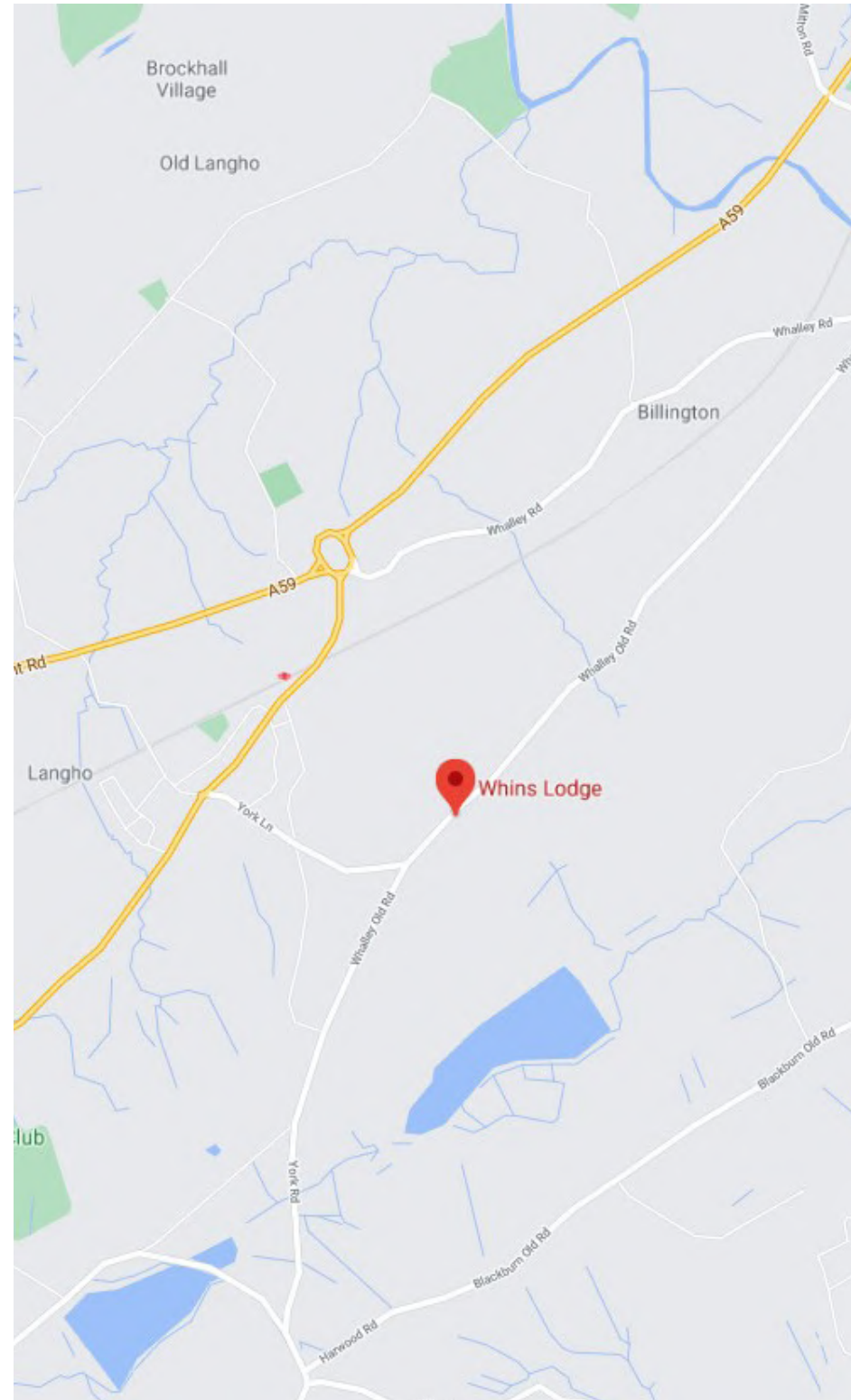
Andrew and Paola Myers  
Whins Lodge  
Whalley Old Road  
Langho  
BB6 8DU

**Agent:**

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**Development:**

The proposal is to demolish the existing single-storey elements of the existing property, the garage, and a number of out-buildings to construct a 2-storey rear extension and an attached annexe with lower ground floor integral garage and service spaces. The proposal also includes replacing the existing 2-storey bay windows to the front elevation and introducing a portico covered entrance.



Site location in context



Site aerial

# BACKGROUND

This planning statement has been prepared on behalf of the applicants, Andrew and Paola Myers, to support the Householder planning application for their property Whins Lodge on Whalley Old Road, Billington.

Andrew, Paola, and their 3-year-old son, moved into the property in 2018 and they have recently had their second child who is now 8 months old. They purchased the property as the house is located within the area they wish to live, run their 2 businesses and raise their family.

The applicants purchased the property based on the location, countryside views, surrounding gardens and the property's character. However the property requires a full internal and external 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, and to allow 3 generations of their family to live in 1 property.

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



- 1. Main dwelling - Whins Lodge
- 2. Detached garage
- 3. Out-building - Kennels
- 4. Out-building - Workshop
- 5. Summer room extension

- 6. Rear garden
- 7. Site access and parking
- 8. Existing Pond
- 9. Whalley Old Road

## EXISTING PROPERTY

The property consists of a two-storey, 5-bedroom detached dwelling, a large garage and number of domestic out-buildings.

The property is at an elevated level from the road and driveway, therefore the garage and kennel structures are located at the lower ground floor level, with another out-building located at the same level as the ground floor level of the house (upper ground floor level).

The property was built during the Edwardian era, first appearing on historic maps in 1910 with the footprint of the main house and driveway location as it is to-date. The 1930 map shows the presence of the garage and out-building 1, with the out-building 2 being constructed between 1930-1950. The 'original' property as it stood in 1947 can therefore be interpreted as how the property stands today.

The property has a strong presence along Whalley Old Road, and has key architectural features related to the Edwardian era such as the symmetrical front elevation, the 2-storey bay windows, 2 gable roofs to the front and large chimney stacks. However, over recent years the property has lost the quality finish and features of the era, such as the sash-style windows and the stonework detailing around the windows and bays.

The 2-storey bays are currently curved with uPVC glazing and are in-need of replacement due to their existing condition. Their appearance does not reflect the era and appears as a contemporary addition due to the use of materials, and lack of architectural features.

The windows to the side elevations vary in size, and have a random arrangement which is consistent with properties of this era. The stone detailing surrounding the windows vary from a cill only, to full window surrounds; and timber window frames, to white uPVC.

The elevations include a coursed stonework ground floor level, and a rendered upper floor level.

A flat roof single-storey summer room extends to the rear elevation, along with a pitched-roof single storey utility area. Out-building 1 is used as a shed / workshop and is single-storey with a dual-pitched roof. The large garage is located at lower ground floor level, has an asymmetrical plan layout, with an asymmetrical dual-pitched roof.

The single storey elements of the property, out-buildings and garage do not have the same architectural quality or have the potential to be incorporated into the scheme in their current form, or location. They require substantial re-modelling which would be unproportional to the costs involved to not create the desired result.

The existing ground floor layout of the property includes a porch, entrance hall, living room, kitchen, snug, playroom, office, dining room, utility and WC. The first floor includes 5 bedrooms and 2 bathrooms.

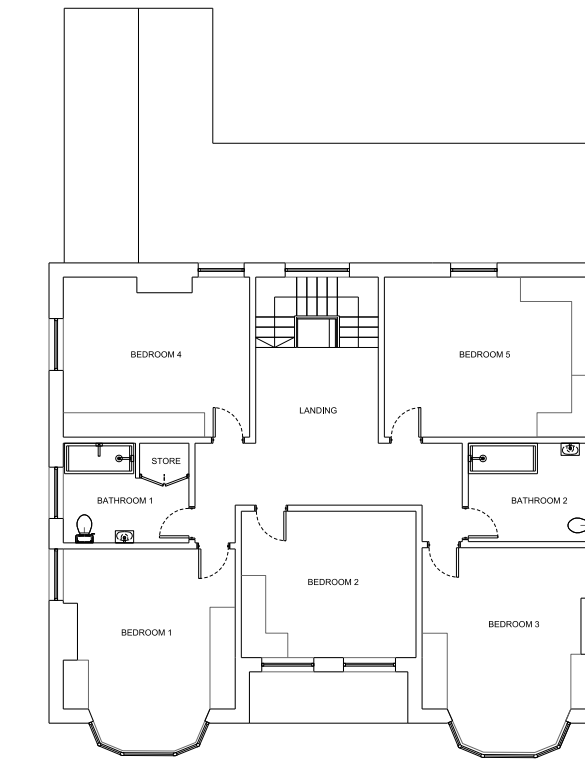
The property has the following specific issues which need to be addressed and incorporated into a proposal:

- The property layout does not flow and has an inefficient use of internal space with many instances

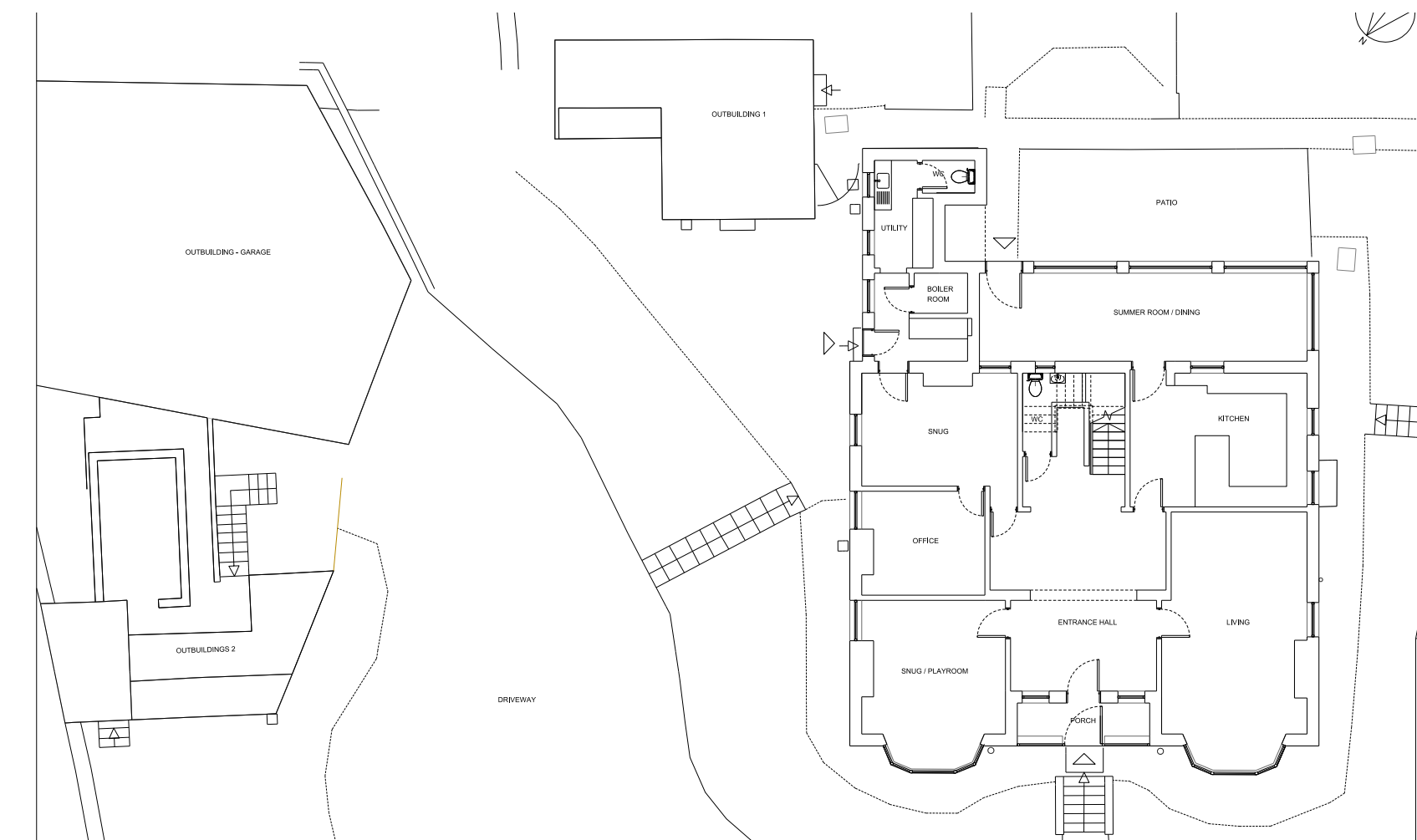
of room-within-room arrangements.

- The internal spaces have a poor connection to the rear garden and do not maximise natural light or the surrounding views.
- The existing garage and out-buildings to the side of the property are unsightly and visible from the front elevation.
- The energy efficiency of the property is currently very poor, and needs to be brought up to current building regulations.
- The property needs to incorporate an annexe for a disabled family member that requires around-the-clock care.
- The out-buildings and garage are currently not-in-use.
- The kitchen is dark with no connection to the other living spaces and no connection or visibility of the garden.
- The porch is currently in a poor condition, and is experiencing water ingress therefore the front entrance door is not used, and instead the applicant's enter and exit the property through the rear door.
- Although the house has 5 bedrooms, the internal room layouts are difficult to accommodate furniture due to window and door positions.
- There is no master bedroom with an ensuite or dressing room.

To achieve the above, the property needs to be re-designed and extended to adapt to contemporary living. The proposal will create a high quality family home with the specific accommodation to meet the needs of the applicants, whilst maintaining the character of the property.



**EXISTING FIRST FLOOR PLAN**



**EXISTING GROUND FLOOR PLAN**

# EXISTING PROPERTY PHOTOGRAPHS



View of the front and side elevation of existing house



View of the rear and side elevation



View from the rear garden



Existing garage



Existing out-building 2



Rear elevation of out-building 1



Front entrance porch



Side elevation (South-West)



Rear entrance door on North-East elevation



Garage, driveway and existing out-building 1



Existing out-building 2



Front elevation of out-building 1

## PROPOSED DESIGN STRATEGY

The existing driveway and access is to be improved to create designated parking spaces, leaving a clear area to allow vehicles to turn and exit the site in forward gear. The driveway will be improved to allow access into the new garage, and annexe. Additional planting will be included within the front, side and rear gardens.

The existing structures within the rear and front gardens are to be demolished as they are currently not used due to their poor condition, and are not in-keeping with the main house.

The existing single storey elements of the main house will be demolished and replaced with a 2-storey rear extension to accommodate the applicant's required house accommodation. The 2-storey rear elevation mimics the double gables of the front elevation, but with contemporary feature glazing, which are not visible from any public roads or footpaths.

An attached family annexe will be included in the form of a 2-storey side extension over the ground floor and lower ground floor levels. This will therefore appear as a single-storey extension due to the hidden lower ground floor level, and the elevated existing house.

The extensions will be focussed to the garden-side of the North-East elevation, setting the annexe a considerable distance back from the front elevation of the main house, and located within the vicinity of the demolished out-buildings.

The location of the existing out-buildings currently

spreads across the site to meet the North-East boundary. The proposed annexe will not extend as far as the existing structures, reducing the overall sprawl of structures across the site and condensing into 1 coherent extension.

The proposed garage has been positioned in a similar location to the existing garage, with the annexe above on the ground floor level. This allows direct access for the annexe from the driveway via a stairwell and lift.

A plant room has been included within the lower ground floor level to incorporate a sustainable heating system and services to improve the energy efficiency of the property as well as providing power and heating to both the main house and the annexe.

The existing garage, and outbuildings 1 and 2 need to be demolished irrespective of the proposals, a small number of trees will be affected during the demolition, however compensatory planting will be planted within the garden areas of the property.

The annexe has been created as a contemporary addition to the main house with a contrasting style and materiality which does not detract from the traditional features of the main house. The annexe has been designed using soft, natural tones and materials to blend into the greenbelt setting, and is attached to the main house via a glazed link, with lower level service accommodation.

## ACCESS, PARKING & REFUSE

The existing property includes a detached garage capable of accommodating 3 cars, and a driveway which can accommodate 6 cars.

The proposal accommodates 7 parking spaces, and a 3-car garage.

The hard and soft landscaping to the front of the property will be improved, to create access into the new garage, and provide parking spaces for the annexe as well as the main house.

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

## MASSING & FLOOR AREA

The proposed changes to the property include a 2-storey rear extension and an attached annexe with lower ground floor integral garage and service spaces. The proposal also includes replacing the existing 2-storey bay windows to the front elevation and introducing a portico covered entrance.

The main external changes to the property include extending to the rear elevation, and creating a considerably set-back 2-storey extension to the side at ground floor and lower ground floor level. 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 front, side and rear gardens will be demolished along with the existing single-storey elements of the main house. The volume and floor area will be re-distributed within a coherent but contemporary extension to the main dwelling.

The existing floor area of the original property including the garage and domestic out-buildings is 568sqm.

The proposed changes would increase the floor area of the property by 255sqm equating to an increase of 45%.

Even though the proposed scheme would be greater than one third of the original building, the proposed scheme would be less than 75%, the recommended limit for extensions, and has also needed to accommodate a family annexe as part of the development.

The difference in massing between the existing and proposed scheme condenses the volume which is currently spread across the site, into 1 coherent extension. The 2-storey massing will be focused to the rear of the property, out of view from the front elevation. The side extension incorporating the annexe appears as a single storey extension when viewed in relation to the main house, with the lower storey located below ground floor level.

The annexe extension connects to the main house via a glazed link, and is set-back to the rear of the property away from the front elevation. The annexe extension is screened from view due to the considerable distance away from the road, and surrounding trees which further screen the site.

The proposal is set within a large garden plot and will therefore have minimal affect on the appearance of mass with the street scene, which accommodates much larger scale properties than Whins Lodge. Therefore the changes to increase the single-storey elements of the property to 2-storey would not be out-of-keeping with the larger detached properties along Whalley Old Road.



Proposed visualisation of the main house - view from the site entrance

## 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 by creating a complimentary rear extension to the main house, and a contrasting contemporary extension to the side.

The layout has been re-configured to improve the functionality of the space, and the relationship between different rooms.

The existing porch has been replaced with a new porch with a similar design. A covered portico entrance has been included to emphasise the entrance to the property.

The 2 living rooms to the front of the property remain unchanged in layout with the replacement of the bay windows. A WC and cloakroom has been located off the entrance hall, along with an office and utility room. The stairs have been replaced to suit the character of the entrance hall and allow access and visibility through to the rear of the property. The rear extension allows the inclusion of an open plan kitchen, dining, family room to the property without affecting the layout, proportions and stair location of the ground floor.

The dining area is double height to emphasis the grandeur of the property and create architectural interest within the internal spaces.

The attached annexe has been designed specifically to allow Andrew's parents to live on-site under the care

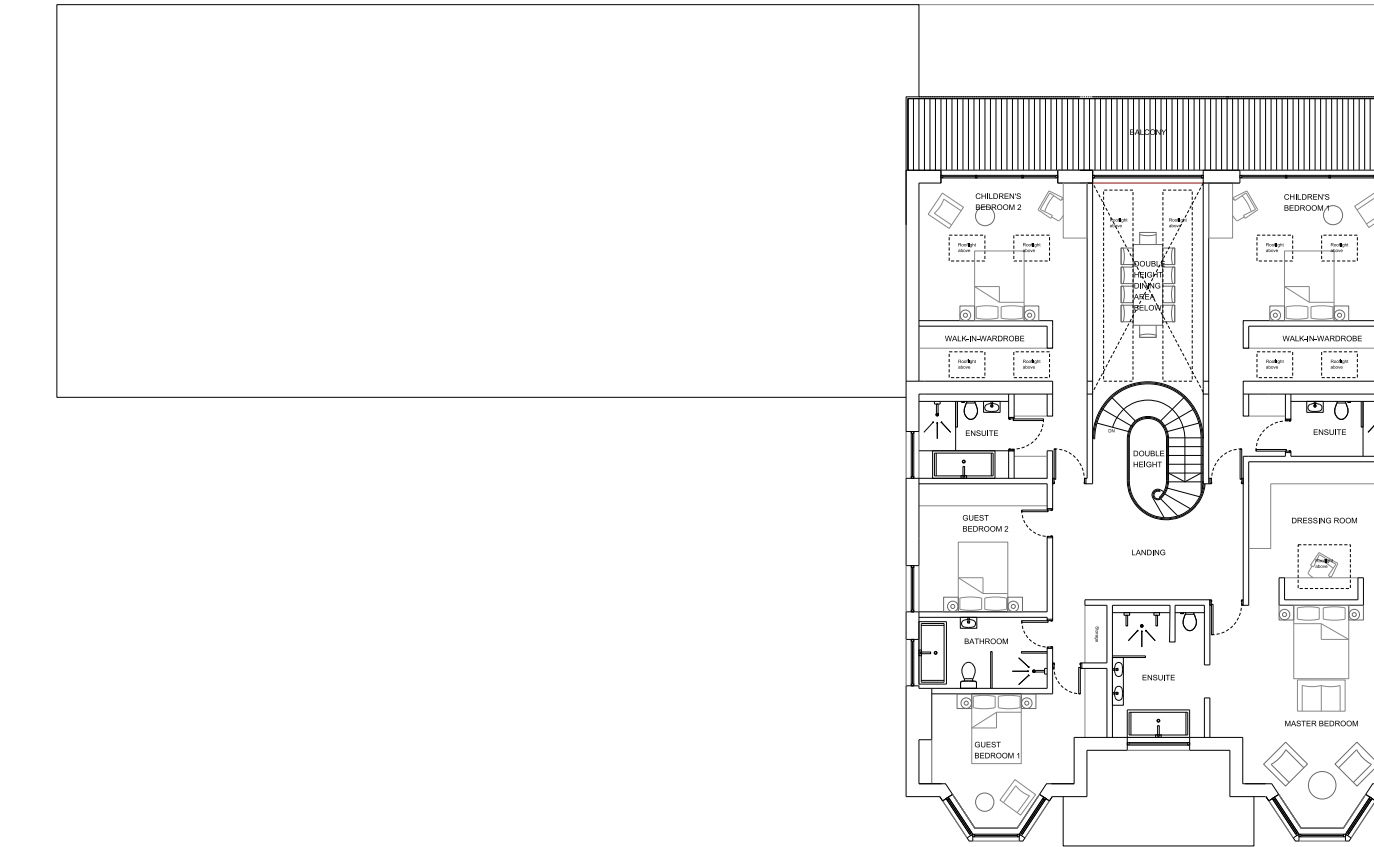
of Andrew and Paola. Andrew's father has Parkinsons disease, and is almost blind. He will soon require around-the-clock medical care which Andrew and Paola wish to accommodate within their property. The annexe has been designed to maintain their parents independence, but with a direct internal link to the main house. A bedroom has been provided for Andrew's parents, and a second bedroom has been provided for a carer, along with a small hobby room, kitchen / living space, wheelchair store, and wheelchair accessible toilet and ensuite. The annexe has been designed to be wheelchair accessible incorporating a lift access from the lower ground floor level.

The rear door has been re-located to the South-West elevation with access from the parking spaces to the side of the property, the rear door enters into a service corridor which links the pantry, utility, kitchen and hallway.

## PROPOSED LAYOUT FIRST FLOOR

The first floor layout has been re-configured with the introduction of a first floor rear extension.

The first floor accommodation includes a family bathroom, store and 5 bedrooms, 3 of which include ensembles and walk-in-wardrobes.



**PROPOSED FIRST FLOOR PLAN**



**PROPOSED GROUND FLOOR PLAN**

## VISUAL APPEARANCE

The applicant's want to celebrate the heritage of the existing property to ensure the existing house is legible on the front and side elevations. This will be achieved by re-instating the sash-style windows, replacing the 2-storey bay windows with traditional angled bays and stonework heads, jambs and cills.

The existing openings to the front will therefore be an enhanced version of the existing, with only minor changes such as replacing the existing porch, and the introduction of a stone portico entrance.

The existing openings to the side elevations will remain as existing with minor changes such as replacing an existing window with a door, and changing the windows to a sash-style design.

The front door will match the black heritage colour tones of the windows.

The property will be rendered in white, with off-white stone detailing. This will tie all of the architectural detailing and features together as one coherent property, and responds to the existing render featured throughout the existing property and out-buildings.

The openings to the rear extension have been re-designed to improve the rhythm, and symmetry by mimicking the double gables to the front. The rear elevation contains more glazing than the front or side elevations however this elevation is not visible from public roads or footpaths.



Precedent images of property examples containing similar architectural features which have been incorporated into the proposal



Precedent images of property examples containing similar architectural features which have been incorporated into the proposal



## VISUALISATIONS - VIEW FROM ENTRANCE



## VISUALISATIONS - VIEW FROM WHALLEY OLD ROAD



## VISUALISATIONS - REAR ELEVATION



## VISUALISATIONS - VIEW FROM WHALLEY OLD ROAD



## 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.*

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#### 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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