



Design and Access Statement

The Hawthorns

Rimington Lane,
Rimington
BB7 4DT

March 2021
Version 1.2

1.0 INTRODUCTION

Overview

This document has been produced in support of an application seeking planning approval for 'the demolition of an existing bungalow and the erection of a new two storey replacement dwelling with garage and granny annex, alterations to existing access and associated external works'.

Purpose

This document seeks to provide the local planning authority with a description of the development proposals, their compliance with local and national planning policies and how the proposals may be affected by other material considerations and context. The local planning authority's early input will be valuable on such a scheme.



PL01: Aerial photograph of the existing site. NTS

2.0 DESIGN BRIEF

Sunderland Peacock and Associates Ltd. were appointed to review the existing site and produce a comprehensive design for a replacement family home that fits the needs of the Client's family now and caters for their future aspirations.

The Client has an elderly mother and father living with them who require their own self-contained granny annex.

A garage is required to serve both the house and annex.

The plot boasts views across the valley towards Pendle Hill, it is important that the design utilises these vistas.

3.0 SITE LOCATION AND DESCRIPTION

Site Location

The site is located in a rural setting on the outskirts of the village of Rimington. Rimington is some 8km to the north east of the east Lancashire town of Clitheroe. The site occupies a prominent position, visible from Rimington Lane before entering the village from the west.

Site Description

The site constitutes a generous plot at approximately 2070m². The site falls gently from the north west boundary (with the Rimington Lane) down to the south east boundary.

A 1970s sub-urban style bungalow is situated towards the south west boundary of the plot. The existing bungalow is finished with low quality materials. (See PL02)

The existing access to the site is directly off Rimington lane.

Arboricultural Constraints Appraisal

Bowland Tree Consultancy Ltd have carried out an arboricultural constraints appraisal of the site. Existing tree T10 (see extract of proposed site plan PL16) has been identified as a silver birch of moderate quality, it will therefore be retained.

The bungalow is partially screened from the Rimington Lane by a cluster of trees (including retained tree T10) to the north east corner of the site.

4.0 PLANNING

Policy

Ribble Valley Borough Council (RVBC) Core Strategy (2008-2028)

The following policies of the Local Plan will be relevant to the development proposals:

- DS1 Development Strategy
- EN2 Landscape
- DMG1 General Considerations
- DMG2 Strategic Considerations
- DME2 Landscape and Townscape Protection
- DMH3 Dwellings in the open countryside & the AONB

The policies contained within the National Planning Policy Framework (NPPF) as well as the National Planning Practice Guidance (NPPG) will also be relevant.

Please see below extract from Core Strategy 2008 – 2028 A Local Plan for Ribble Valley - DMH3:

3. THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE FOLLOWING CRITERIA:
- THE RESIDENTIAL USE OF THE PROPERTY SHOULD NOT HAVE BEEN ABANDONED.
 - THERE BEING NO ADVERSE IMPACT ON THE LANDSCAPE IN RELATION TO THE NEW DWELLING.
 - THE NEED TO EXTEND AN EXISTING CURTILAGE.

It is put forward that the site and proposed scheme satisfies the above criteria as outlined below:

- The existing bungalow is currently in a habitable condition.
- The proposed scheme aims to enhance the landscape by improving the appearance and quality of the plot and as a result, the local area.
- The extents of the existing dwelling’s curtilage will remain as existing.

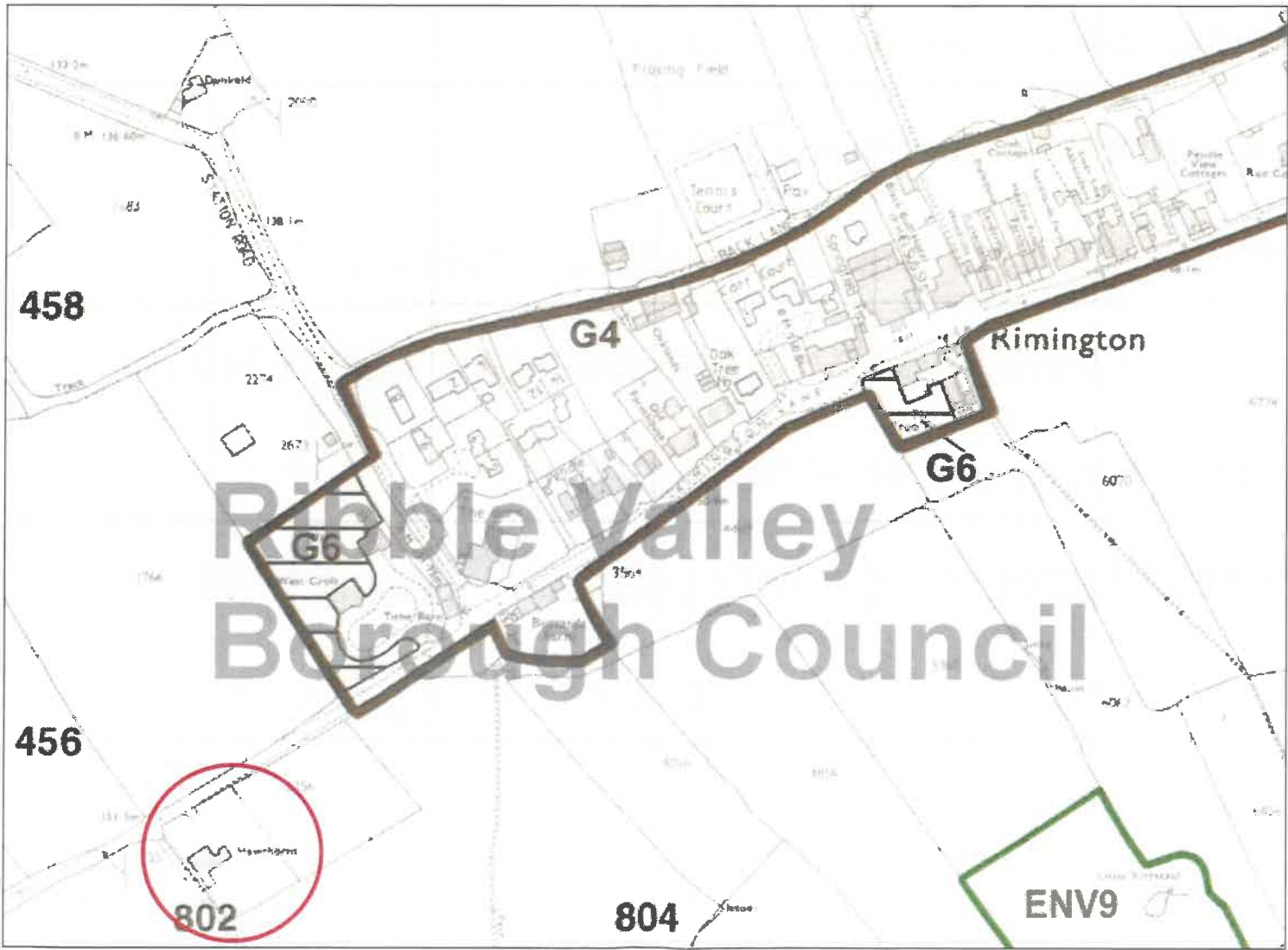
History

A search of the online planning application database maintained by Ribble Valley Borough Council (RVBC) has yielded the following past planning applications. Please note that this search was not exhaustive and earlier applications may exist.

Application No.	Development Proposals	Decision	Decision Date
3/2013/0795	Renewal of Planning Permission 3/2010/0521 for the erection of a replacement dwelling	APPROVED WITH CONDITIONS	20/12/2013
3/2010/0521	Replacement dwelling	APPROVED WITH CONDITIONS	30/11/2010
3/1990/0118	Pitched roof to existing flat roof over garage	APPROVED NO CONDITIONS	13/03/1990



PL02: Photograph of existing bungalow taken from Rimington Lane. NTS



PL03: Extract from RVBC Districtwide Local Plan Maps - Rimington/Stopper Lane (Inset 23). NTS

5.0 DESIGN

The current proposals share key similarities with the previously approved scheme, as before the existing bungalow will be demolished and replaced with a substantial two storey dwelling. The dwelling will be finished with stone and contain period features. The current proposals improve upon the previously approved scheme to provide a dwelling befitting of the plot, comparisons between the two will be drawn below.

5.1 Appearance / Style

The village of Rimington contains dwellings with a mix of architectural styles. Georgian influences are common in many of the local buildings, such as Boxwood House (see PL07).

The window openings of the previously approved scheme are square with casement windows. The height of the current proposed main house has been increased slightly to allow for taller more elegant portrait timber sliding sash windows, which are in keeping with the Georgian style. The period features will enhance the character to give the building a strong connection to its setting.

The proposed rear (south east) elevation is not visible from Rimington Lane and overlooking isn't an issue. The rear elevation has been designed with a more contemporary approach to maximise the views out over the valley towards Pendle Hill. The large areas of glazing with sleek aluminium profiles/frames and larch louvres will offer a considered contrast alongside the more traditional aspects of the building.



PL07: Precedent image of Georgian style architecture within the village. Boxwood House, Rimington.



PL08: Extract from 3976-02A Previously approved proposed north west elevation. Squat openings, not allowing for sash windows. NTS



PL09: Extract from 6179-03A Current proposed north west elevation. Incorporating taller elegant sliding sash windows. NTS

DESIGN continued

5.2 Scale/Massing

The proposed building position has been shifted to the east to occupy the central part of the site. Opening up the western side of the site which will allow views through the site out towards Pendle Hill.

The annex, link and garage have been kept single storey to appear subservient to the main house, with the link set down further than the garage to maintain views through the site towards Pendle Hill and create a sense of hierarchy. The roofline of the garage has been fragmented and stepped with the height of the building closest to the road kept low to minimise the visual impact.

Roof overhangs have been incorporated to the garage/link to provide shelter, add depth and architectural merit.

External ground gross areas for the existing, approved and current proposal are given below:

Existing bungalow = 175m².

Previously approved two storey house (no garage) = 206m².
(For approved proposed floor plan see PL10)

Current proposals include:

Main house = 241m²

Link/ utility area = 46m²

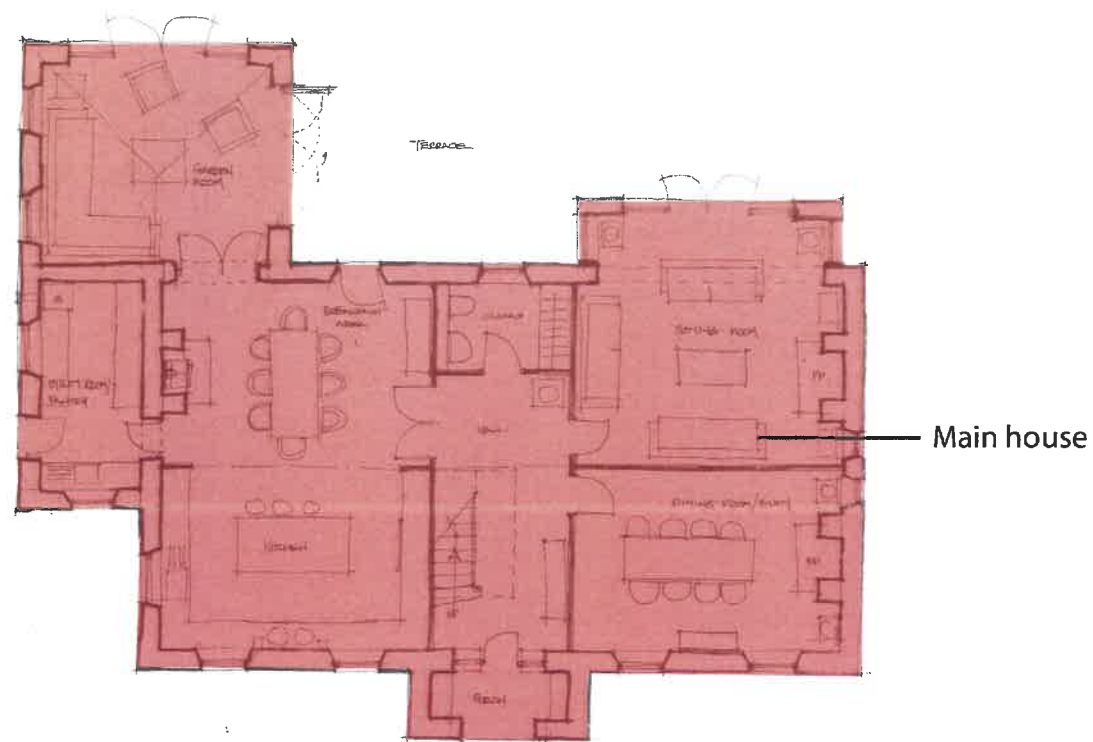
Granny annexe = 90m²

Garage for annexe and main house = 122m²

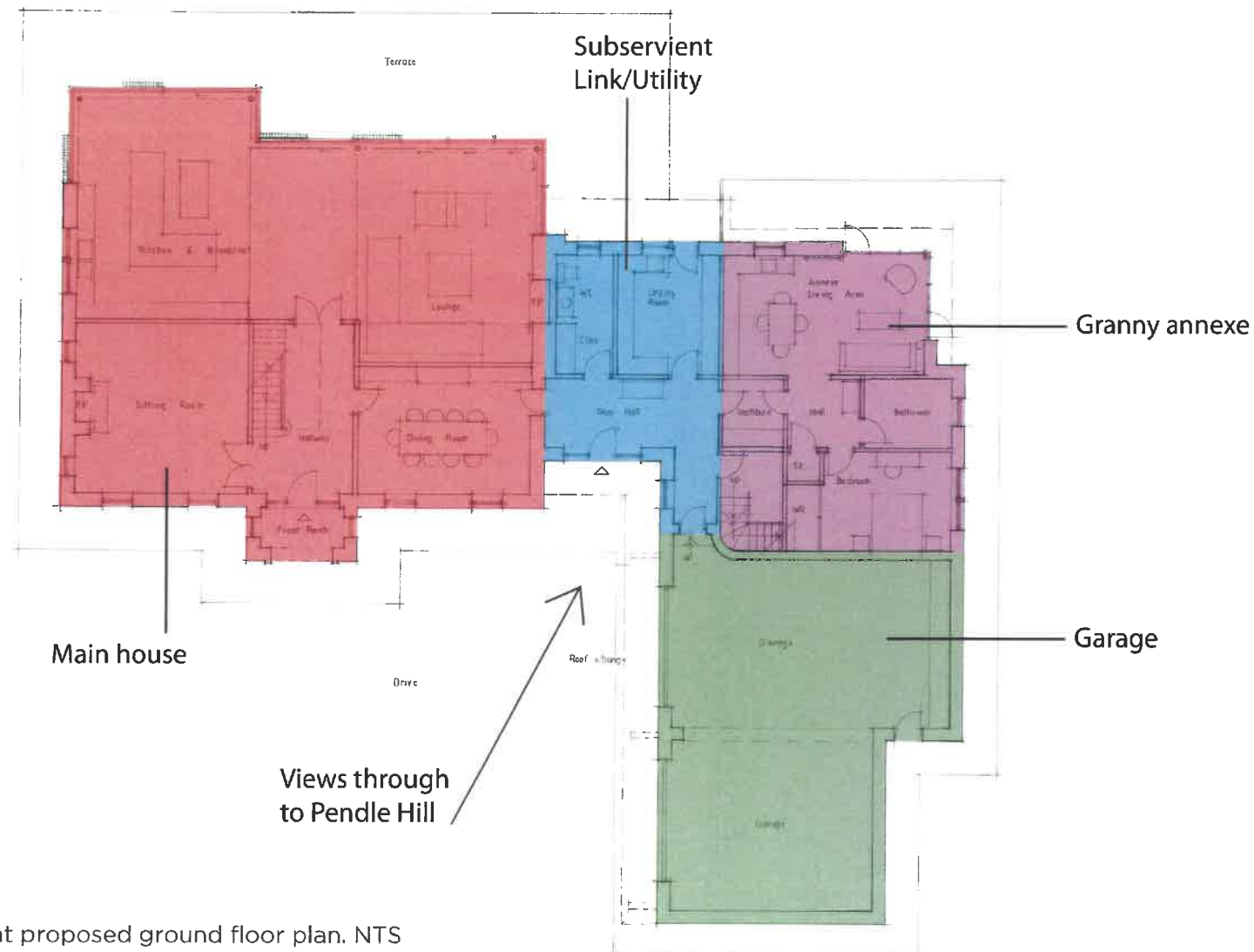
(For current proposed floor plan see PL11)

The current proposals utilise the roof space to provide more living space while minimising the footprint and volume/height of the building.

The proposed house is marginally bigger than the previously approved dwelling. In the 10 years since the approved scheme was drawn up, living standards have evolved to accommodate open plan living with larger room sizes. The plot is large so can accommodate this small increase, especially given that the scheme is all encompassing with no foreseen requirement for future add-ons.



PL10: Previously approved ground floor plan. NTS



PL11: Current proposed ground floor plan. NTS

DESIGN continued

5.3 Materials

A quality palette of materials is to be used throughout to enhance the character and appearance of the site. The front of the building is to be constructed using traditional materials as below:

- Roof
 - Burlington slate roof with recessed conservation type rooflights and lead flashings/valleys.
 - Exposed timber gallows brackets supporting canopy roof over garage doors and link/granny annexe entrance.
 - Black cast aluminium rainwater goods with dressed stone gutter support corbels.
- Walls
 - Natural stone clad walls and chimneys with dressed stone surrounds, quoins and verge copings.
- Windows
 - Traditional painted timber sliding sash windows and doors. (improved quality over the previously approved casement windows).

The southeast elevation will incorporate dark grey/black powder coated aluminium glazed frames with matching profile spandrel panels and eaves/verge detailing to give a contemporary feel and maximise the views out over the valley towards Pendle Hill. The contemporary glazing is consistent with other developments in Rimington (see PL12. Boxwood House). Sliding larch louvres will be used to break up the glazing and provide shading from the summer sun. The silvery colour of the aged larch will tie in with the natural stonework.

The hard landscaping will also use quality materials. More details are given in section 5.4 (external works).



PL13: Example of traditional painted timber sliding sash windows. Boxwood House, Rimington.



PL12: Example of powder coated aluminium glazing / spandrel panels to be utilised at the rear of the proposed dwelling. Boxwood House, Rimington.



PL14: Example of Burlington natural slate roofing.

CONCLUSION

The proposed scheme has been thoughtfully put together to fulfill the Client's requirements while providing a significant improvement to the site in terms of appearance and quality over both the existing and previously approved scheme. The proposed building is considered to be an acceptable design response in terms of achieving its compliance with the Local Plan Policies by virtue of the appearance, form, size and positioning. These factors make for a proposal that is befitting of this prominent plot at the gateway to Rimington and as such will enhance the local area.

This documentation was submitted to RVBC to open up a pre-application dialogue. RVBC confirmed by email on 24.03.2021 that they don't see any issues with the proposal at all. We trust that there will be no issues moving forward with the full planning application.



PL17: Proposed view from Rimington Lane. NTS



PL18: Proposed view from Rimington Lane. NTS



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