



Overdale, York Lane, Langho, Blackburn, BB6 8DT

Variation of Condition Application

Variation of condition 2 of planning consent 3/2020/1103 *Proposed replacement dwelling*

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1.0 INTRODUCTION

- 1.1 This statement is being submitted in support of a section 73 variation of condition application to vary the approved plans associated with planning consent 3/2020/1103 *Proposed replacement dwelling at Overdale, York Lane, Langho, Blackburn, BB6 8DT*. This variation of condition application is being submitted on behalf of the owner and applicant Dunkenhalgh Estate.
- 1.2 The description of development is as follows:

Variation of condition 2 of planning consent 3/2020/1103 to replace plans P01, P02, P03 and P06 with plans P01B, P02A, P03A and P06A.
- 1.3 The appropriate application forms have been completed and the below statement has been provided to clarify the reasoning and justification for the proposed changes.

2.0 PROPOSED CHANGES TO THE DESIGN

- 2.1 The Applicant does not propose any changes to the layout, footprint or volume of the building.
- 2.2 Proposed changes are focussed entirely on the elevational elements of the proposed property and these changes have been carefully considered to aid in achieving a viable scheme while also maintaining the architectural integrity of the building.



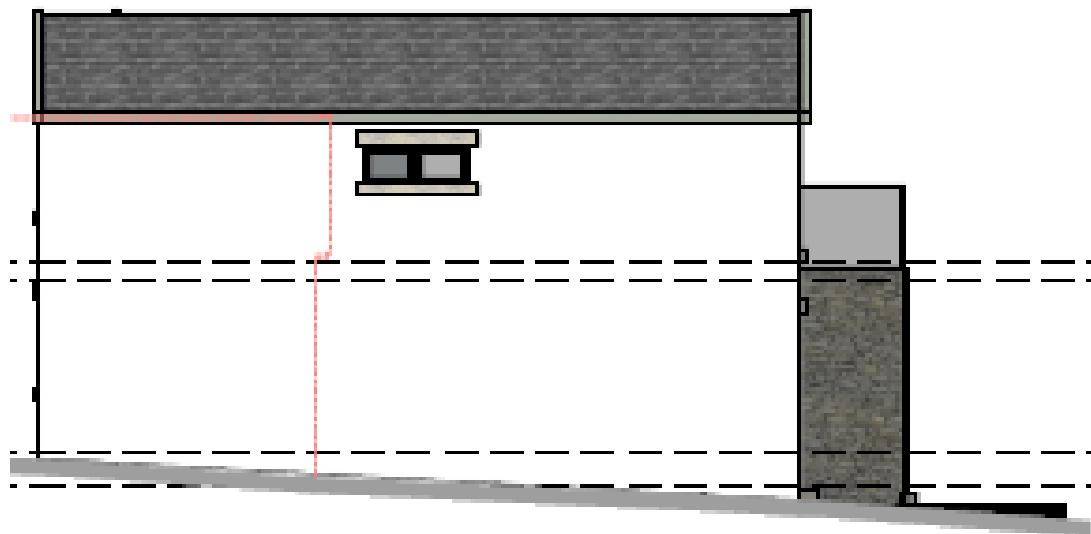
Proposed Front Elevation

- 2.3 Other plans have been updated as changes to window sizes must be reflected within the floorplans.
- 2.4 Following grant of planning consent the applicant has instructed a full design team and sought to move the project forward on site by first clarifying a project cost and then moving the scheme forward to tender and subsequently onto site.
- 2.5 However upon review of the approved planning drawings with the qualified quantity surveyor it became clear that some elements of the scheme were not viable because of their large cost.
- 2.6 Following discussions with the design team and the client who will be looking to let the building following completion, it was agreed that in its current form the building is not viable and changes in relation to materials and some design matters will be required.
- 2.7 The first key change is the removal of the natural local stone to the majority of the side elevations and also small areas of the front and rear elevation.

2.8 On the side elevation the local stone wraps around the western elevation from the main gable to ensure a feeling of quality and uniformity when viewed from the road along the improved access.



Proposed West Elevation



Proposed East Elevation

2.9 Natural local stone would be retained on the majority of the front elevation and also on a large portion of the rear elevation. On the front of the building the right hand gable will be the only element which is rendered.

2.10 On the rear elevation similarly the left hand gable is rendered and also the first floor level of the right hand gable.



Proposed Rear Elevation

2.11 The cost of the large expanses of local stone is considerable and on balance it was felt that on the rear and front gable elevations and especially on the side elevations the benefit of using this expensive and labour-intensive material was limited.

2.12 The stone has however been left on the majority of the front elevation so there is a clear relationship with the proposed dwelling and the traditional cottages located directly across York Lane. The stone detail on the central portion of the rear elevation has also been retained so as to express the buildings clear link to historic building materials used in the area.

2.13 Other changes include a rationalisation of window opening throughout the building to change these to a more standardised size which are readily available rather than a bespoke order. The windows previously proposed sought to maximise the light into the dwellings however the very small additional light these windows might let in is completely overshadowed by the additional cost of having bespoke windows made rather than choosing a standardised size which are available off the shelf.

2.14 The roofing materials will also be standardised by removing the originally proposed standing seam feature above the bathroom and replacing this with slate to match in with the rest of the roof.

2.15 It was felt by the architecture team that with the introduction of render on the elevations the additional change in roof material might make the façade look busy and incongruous. As such it was felt that a single roofing material would unify the design and simplify the palette of materials.



Image of Changes to the roof on the rear elevation of the building

- 2.16 The final key change is the removal of the large expanses of local stone lintels marked on the original plans.
- 2.17 Local stone lintels will still be retained above all key openings however where these were purely aesthetic additions these are proposed to be removed.
- 2.18 On the front elevation this results in the removal of the proposed stone porch and instead an attractive slate roof is proposed along with wooden posts and stone plinths.



Image of propose porch area

3.0 CONCLUSION

- 3.1 The proposed variation of condition will not impact the footprint or volume of the permitted development however it will significantly improve the viability of the scheme and allow the applicant to proceed with the development with an expected start date within 2021.
- 3.2 The proposed changes are modest and especially from the streetscene any and all changes are minimal and will be perfectly in keeping with the existing streetscene and also the design ethos of the original proposal.
- 3.3 The above clearly sets out the reasoning for the approach taken and how the design responds to the opportunities and constraints of the site.
- 3.4 On the basis of the above it is kindly requested that this section 73 application to vary condition two of planning permission 3/2020/1103 be granted.

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