



Design and Access Statement

Proposed erection of a new dwelling at:
Sunnymede,
Ribblesdale Avenue,
Clitheroe

July 2021
Job No. 5934
Version 1.3

1.0 INTRODUCTION

Overview

This document has been produced in support of an application seeking planning approval for 'the erection of a two and a half storey dwelling, new vehicular access, alterations to existing pedestrian 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 large family home that meets contemporary living standards and caters for future aspirations, negating the need for future extensions.

The proposed dwelling is to have:

- Open plan kitchen, dining and garden room
- Utility room
- Large single garage
- 2No. studies
- Sitting room
- Ground floor shower room/WC
- 4 bedrooms with En-suites

3.0 SITE LOCATION AND DESCRIPTION

3.1 Site Location

The site is located within a suburban housing estate on the outskirts of the town of Clitheroe, Lancashire. It falls within the town's settlement boundary and constitutes a sustainable location by virtue of its locality to amenities within the town centre. The site occupies a position between two existing large dwellings on Ribblesdale Avenue.

3.2 Site Description

The development site is currently a strip of underutilised land within the curtilage of the dwelling of Sunnymede. Loosing the strip of land to the proposed dwelling will have no adverse effect on the function of Sunnymede as a house. Access and parking will remain as existing and the garden will still be of a generous size.

The proposal site constitutes a generous plot at approximately 725m². The site falls gently from the south east boundary down to the north west boundary (Ribblesdale Avenue). Existing pedestrian access to the site is directly off Ribblesdale Avenue.

3.3 Arboricultural Constraints Appraisal

Treestyle Consultancy have carried out an arboricultural constraints appraisal of the site. The site is currently occupied by a bank of mixed quality trees that have fulfilled their useful life. The applicant has been in touch with Mr David Hewitt (Countryside Officer at RVBC), he expressed no issues with the removal of these trees. This is backed up by the arboricultural appraisal, which recommends that all of these trees are removed. The loss of these trees is to be mitigated by the implementation of a new tree planting schedule across the site.

3.0 SITE LOCATION AND DESCRIPTION Continued...

3.4 Site/Street Photographs



PL02: Photograph of the existing site access taken from Ribblesdale Avenue.



PL03: Photograph of Sunnymede taken from the existing driveway.



PL04: Photograph of recently built neighbouring dwelling, Ribblesdale House taken from Ribblesdale Avenue.



PL05: Photograph of a neighbouring dwelling on Ribblesdale Avenue.

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
- DS2 Sustainable Development
- DMG1 General Considerations
- DMG2 Strategic Considerations
- DME2 Landscape and Townscape Protection

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

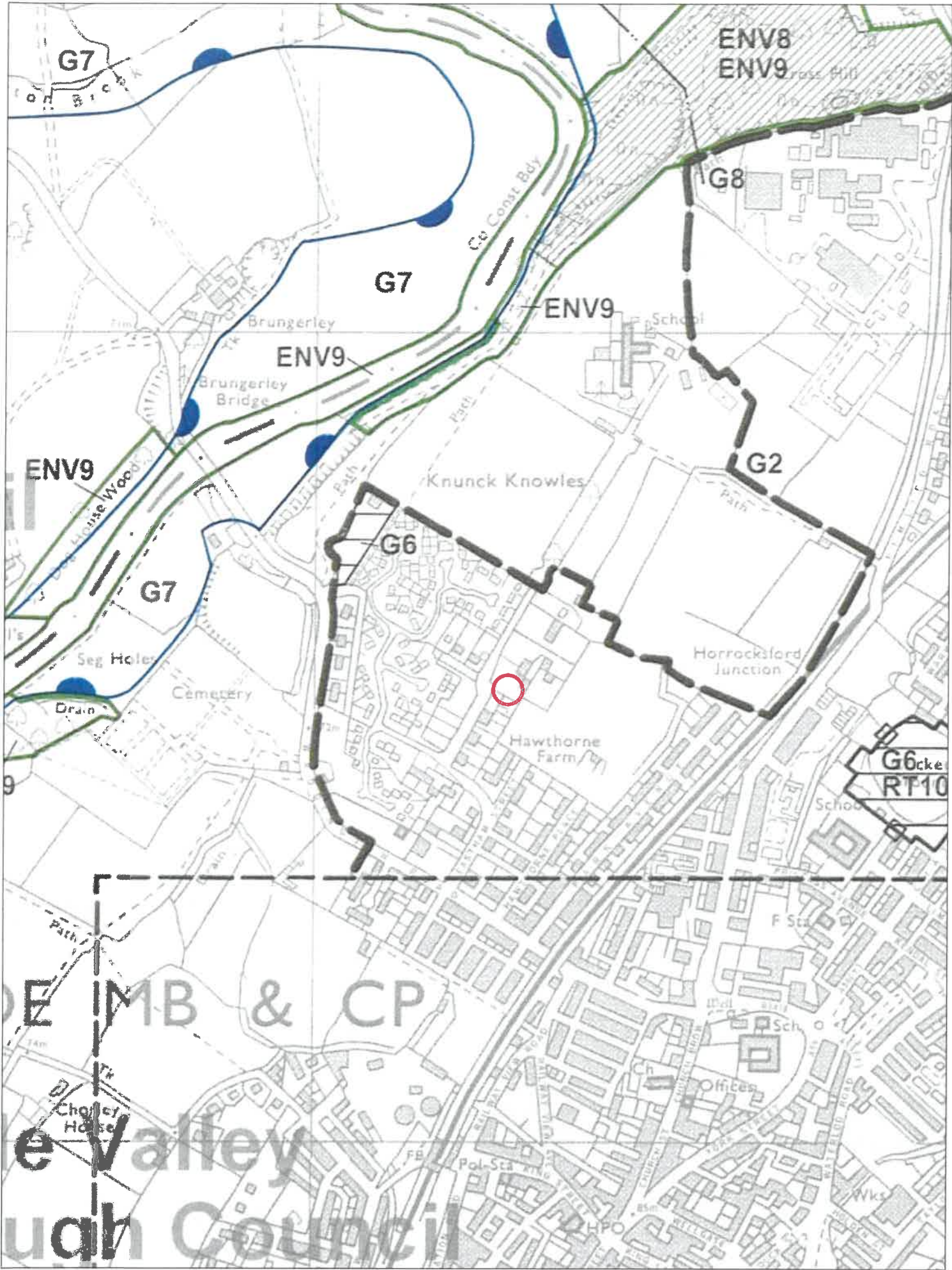
Please see below extract from Core Strategy 2008 - 2028 A Local Plan for Ribble Valley - DMG2: Strategic Considerations:

POLICY DMG2: STRATEGIC CONSIDERATIONS

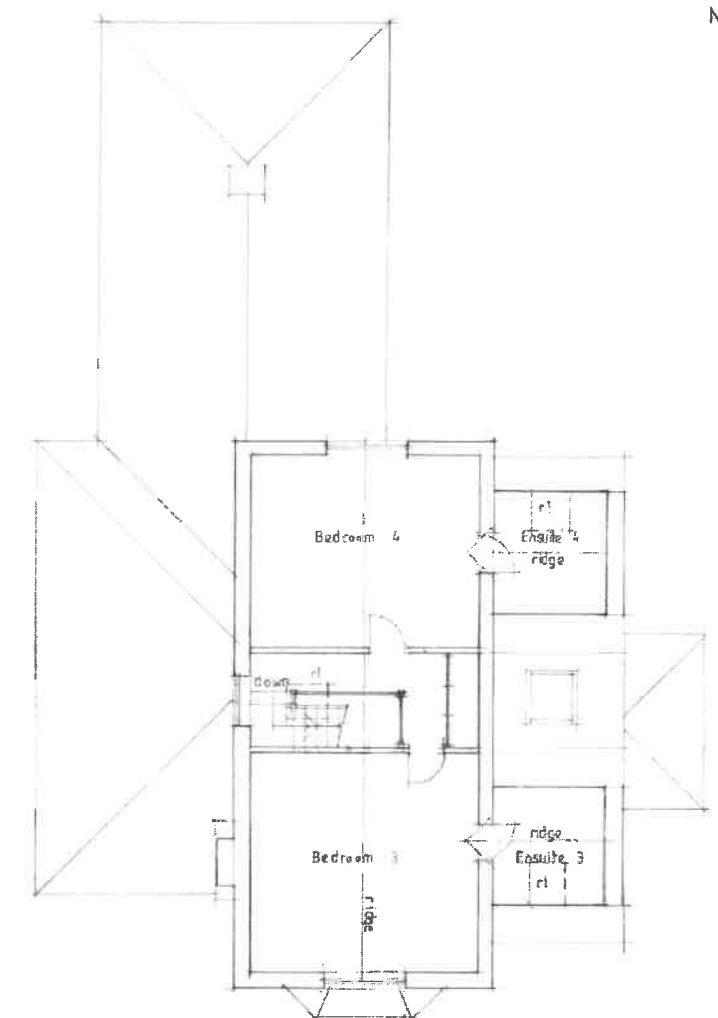
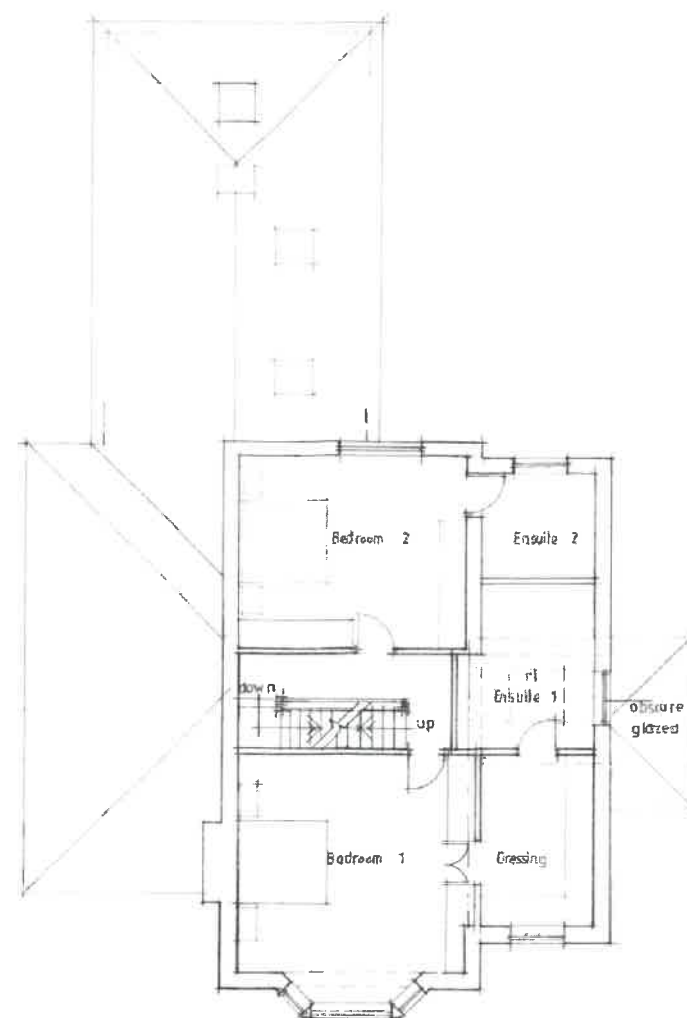
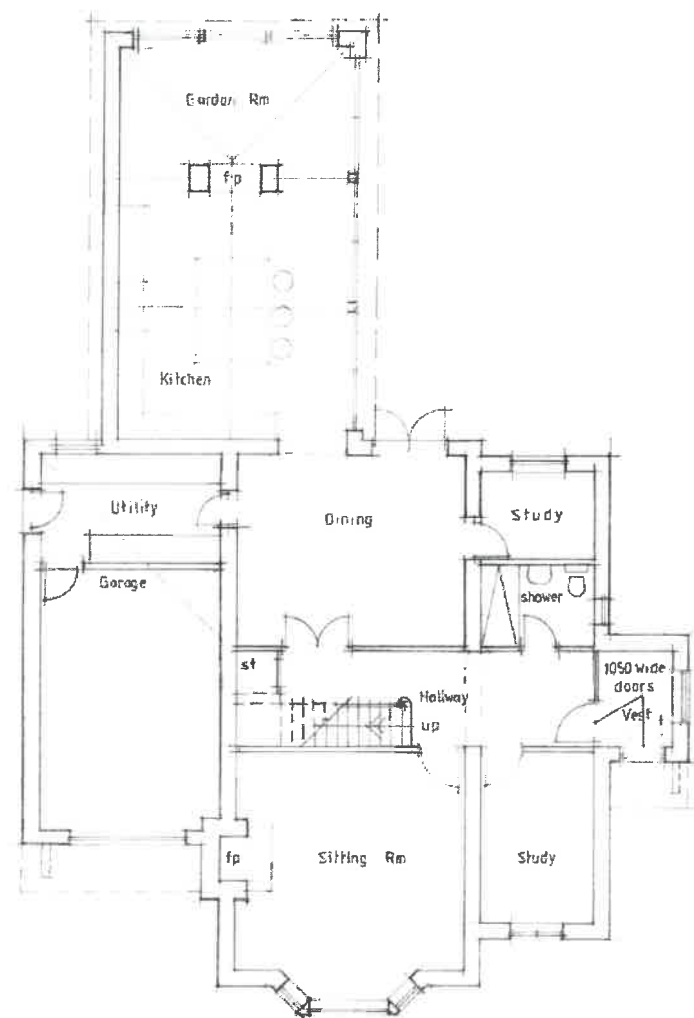
- 10.5 DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.
1. DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

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

- The site is within the settlement boundary of the principle settlement of Clitheroe and is within walking distance of the town centre.
- The proposed building is of a size, scale and appearance consistent with the other dwellings on Ribblesdale Avenue. The scheme aims to enhance the area by improving the quality of the plot, appearance of the street scene and as a result, the local area.



PL06: Extract from RVBC Districtwide Local Plan Maps - Clitheroe (Inset 4). NTS



PL07: Extract from 5934_01_01B Proposed Plans. NTS

5.0 DESIGN

5.1 Appearance / Style

Ribblesdale Avenue is flanked by large brick built dwelling houses of typically two and a half storeys. They commonly feature large bay windows, brick chimneys and a combination of hipped and gable slate roofs at pitches of 45°. The proposal will share these common features, giving the building a strong connection to its setting so that it sits well within the streetscape and compliments the neighbouring dwellings.

The proposed side (south west) elevation has just one window at first floor level (to the En-suite), it is to be obscure glazed so that overlooking isn't an issue.

5.0 DESIGN Continued...

5.2 Scale/Massing

The proposed dwelling will occupy the central part of the site to infill between existing dwellings Sunnymede (see PL03), to the north east and the recently built neighbouring dwelling, Ribblesdale House to the south west (see PL04). The front face of the proposed building is to be built in line with Ribblesdale House to maintain the line of the street scene. As a result the two storey element of the building is set well back from the south east (rear) boundary, therefore overlooking is not an issue.

The scale and massing of the proposed building reflects the neighbouring dwellings with the eaves and ridge to be at similar heights to Ribblesdale House.

The proposed 45° roof pitch is reflective of the neighbouring buildings. The roof space is utilised to provide more living space while minimising the footprint and volume/height of the building.

The scheme is all encompassing with no foreseen requirement for future add-ons.

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
 - Natural slate roof with recessed rooflights and lead flashings/valleys.
 - Black aluminium rainwater goods with black uPVC fascias.
- Walls
 - Facing brick walls and chimneys with natural stone dressings.
- Windows
 - Grey aluminium framed windows and doors.

The hard landscaping will also use quality materials. More details are given in section 5.5 (Access/Landscaping).

5.4 Drainage

The intention is to deal with as much surface water on the site as possible to avoid increasing the demand on the mains drainage system. Much of the site will be soft landscaping to allow natural permeation into the ground. The driveway is to be permeable tarmac, again allowing surface water to permeate into the ground. If ground conditions allow, all surface water run off from the building will be directed into an underground soakaway, where the water will permeate into ground. If installation of a soakaway is unsuitable for the site the surface water from the building can be directed into the mains drainage system.

The foul drainage is to be connected into the existing mains drainage system on Ribblesdale Avenue.



PL08: Proposed street scene extract from 5934_01_03B Proposed Elevations. NTS

5.0 DESIGN continued...

5.5 Access/Landscaping

A new vehicular access is to be formed off Ribblesdale Avenue, with the existing brick garden wall extended to meet new brick gate posts to match the adjacent Sunnymede entrance. A gated opening will be formed in the extended garden wall for pedestrian access via a path straight to the front door for legibility. No other means of access is to be constructed.

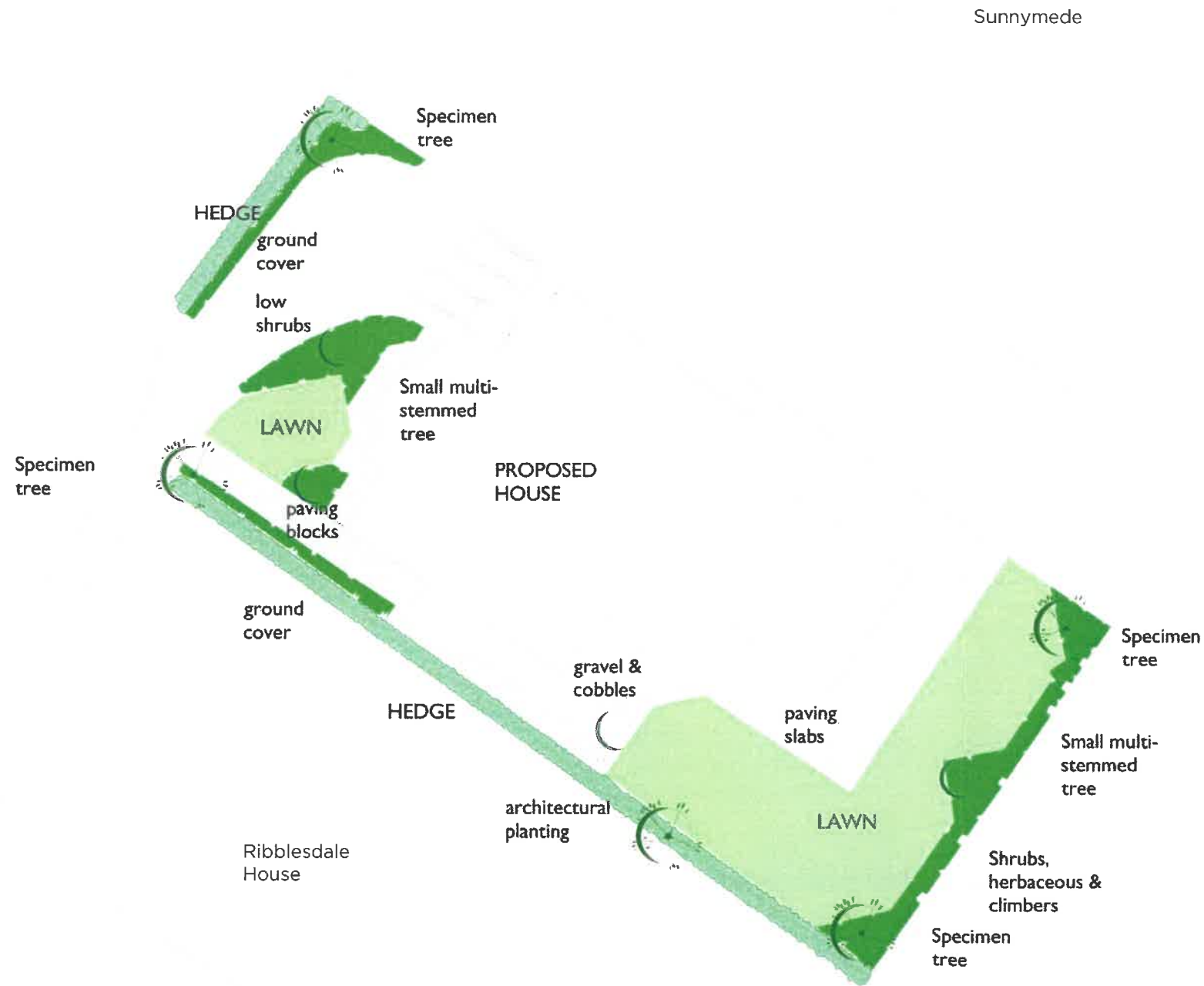
The arrangement of the proposed house and garage forms a turning head with sufficient space to turn and leave in a forward gear. This efficient use of space minimises the area of tarmac, while allowing for 3No. car parking spaces (including the garage).

A high quality landscaping and planting proposal has been designed by Rycroft Associates to fit in with the surrounding suburban area. A stone flagged path is to run around the perimeter of the proposed building, forming a small rear terrace. The enclosed rear garden is to be lawn with areas of planting. The site is to be enhanced and softened by the planting of additional trees and lengths of native hedgerow to the south west and north east boundaries, providing a diverse habitat for the local ecology.

6.0 CONCLUSION

The proposed scheme has been thoughtfully put together to fulfill the Client’s spatial requirements and produce a dwelling of a high quality appearance that complements the street’s existing buildings.

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 its location on Ribblesdale Avenue.



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