

The Old Coach House

planning, design and access
statement



october 2021

The Old Coach House



aerial view

INTRODUCTION

This planning, design and access statement has been prepared to support a householder application for the alterations and extension to The Old Coach House, Wiswell Lane, BB7 9AF

The statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

The property is a single storey dwelling situated on Wiswell Lane, located within the grounds of a private gated development.

Vehicular access is from the west. There are a number of trees within the boundary of the site which will be largely unaffected by the works.

APPLICATION

The householder application description is as follows:- *'alterations and extension to an existing dwelling.'*

AIM & CONTEXT

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what the building, and the spaces it creates will be used for;
- Scale - the extent of development, size and height of buildings;

- Amount - how much development is proposed
- Layout - how the building and public / private spaces will be arranged on the site and the relationship with their environs;
- Landscaping - how spaces will be treated to enhance the character of the development;
- Appearance - how the building and the internal spaces that are created will look, including building materials and architectural details;
- Access - how the site is accessed, any changes to parking facility and the accessibility of the dwelling within the context of the site.

DESIGN BRIEF

Our client asked that we address the 'appropriateness and 'fit' of the existing conservatory and the connections within the existing house'.

The existing house and grounds will be largely unaffected.

The Old Coach House



existing

- The site is located on the outskirts of Whalley.
- The site is accessed from Wiswell Lane within a gated community.
- Bramley Meade sits to the North East of the site. The community garages are located to the North.
- The property is a single storey dwelling with a separate garage outbuilding.
- The dwelling is attached to a former coach house which was renovated and extended in the 1990's
- Both house and garage are built primarily in red brick with sandstone detailing. The roof is slate finished with timber soffit details.
- The property features a variety of different roof profiles including; mansard, flat and pitched.
- The site slopes from North to South. There is a significant change in level to the South at the boundary wall, which fronts Wiswell Lane. For the most part hedging and stone walls form the boundary treatment.



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planning

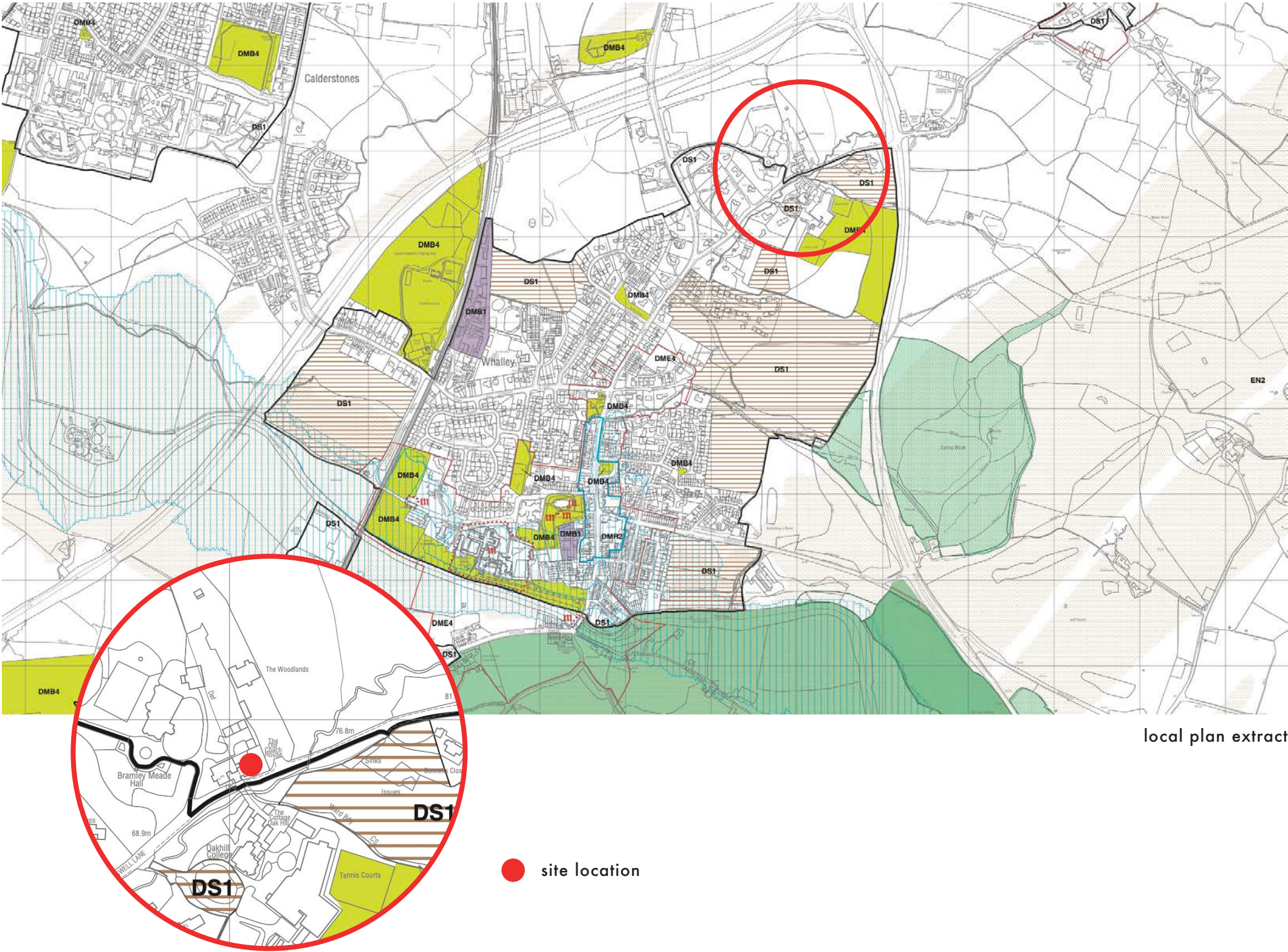
The local development plan for the site comprises the Ribble Valley Core Strategy 2008-2028 (adopted 2014) and the more recently adopted Housing and Economic Development DPD and associated Proposals Map (2019)

Extracts from the proposals map provided confirms that 1 The Old Coach House sits just outside the settlement boundary of Whalley.

Therefore, the following policy is applicable to the site:

EN2 Landscape

“As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials”.



The Old Coach House

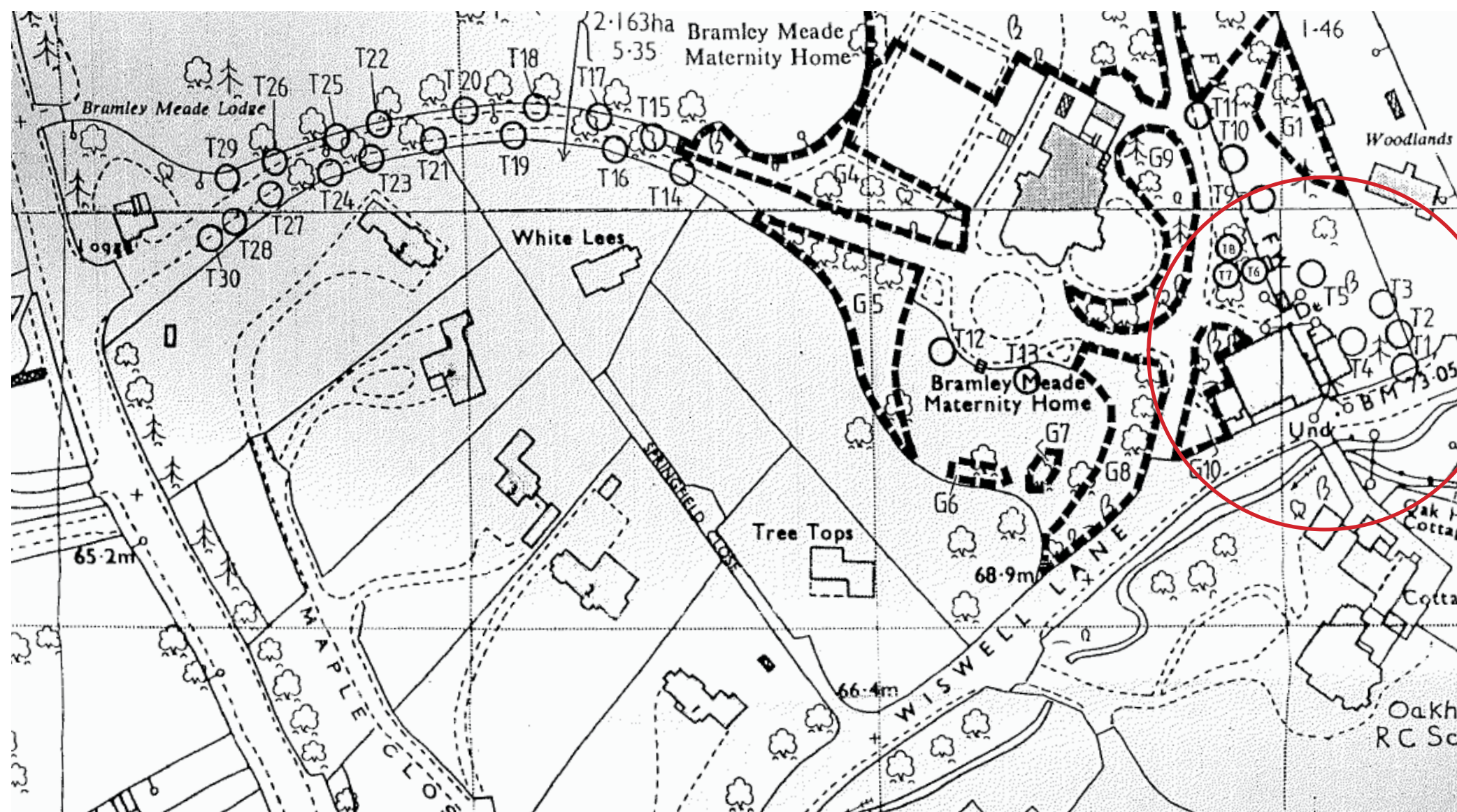
planning history

The Ribble Valley Borough Council website contains an archive of all planning applications post 1989. In regards to 1 The Old Coach House, the following planning history is documented:

2019 Reduce height and bulk of 2 Sycamore trees which pose a risk of falling on property.

2020 Replace an existing ground floor window with a single door.

Within the site are trees covered by TPO. These will be largely unaffected by the works. A monkey puzzle tree (shown on the council's TPO records) has been previously removed.



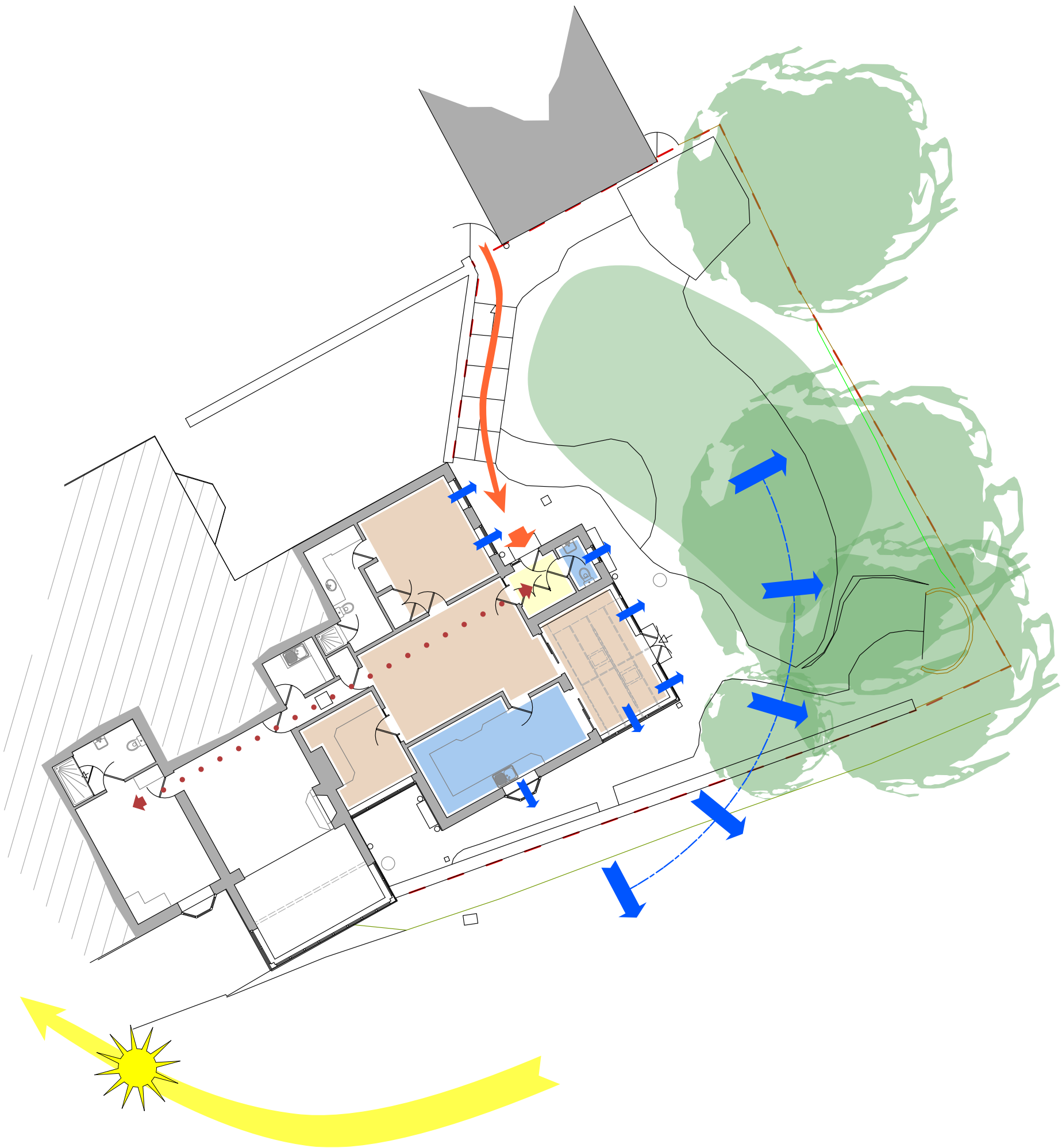
TPO map extract

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existing analysis

- The property enjoys views across the garden from North East to South East. The elevated position of the site provides views overlooking Wiswell Lane from the South to South East.
- In the current arrangement the views are under utilised due to window placement and small openings. Minimising the property's connection with its surrounding.
- There is a change in level of approximately 2m from North to South, within the boundary of the site.
- At the boundary wall to the South, there is a significant change in level between the site and Wiswell Lane. As Wiswell Lane rises from West to East the level difference is between 1m and 2m.
- The conservatory glazing causes privacy issues on the South elevation where it can be overlooked from Wiswell street

site area	572 m2
house area	175 m2
garage	35 m2

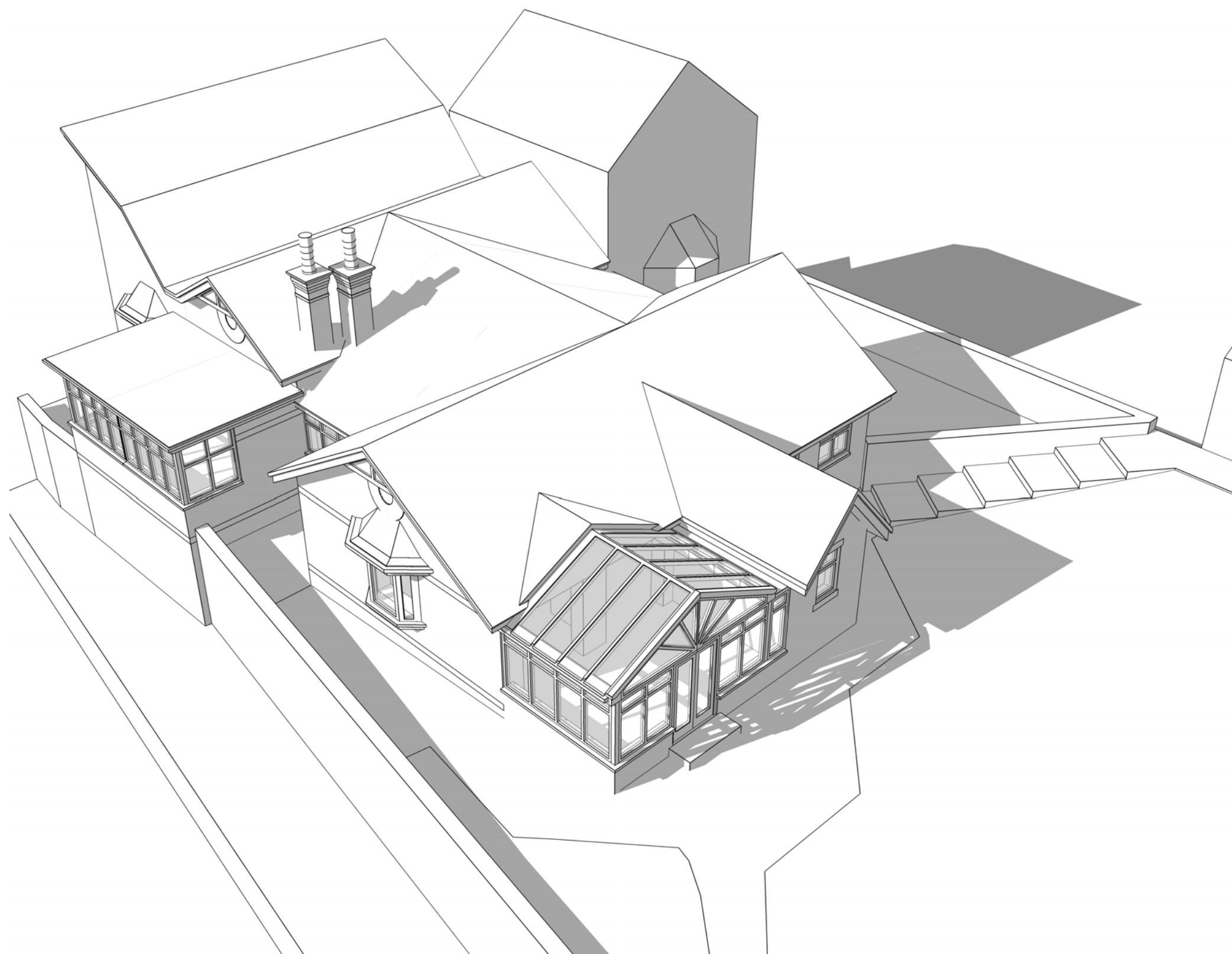


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brief

Our understanding of the design brief is as follows :-

- Replace the conservatory as it doesn't sit well with the current property, and has water ingress and maintenance issues.
- Remodel part of the plan to accommodate a kitchen, entertaining room, wc and cloaks.
- Improve the connection to the garden.
- Minimise the disturbance to the existing roof.



existing



existing conservatory

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EXTENSION

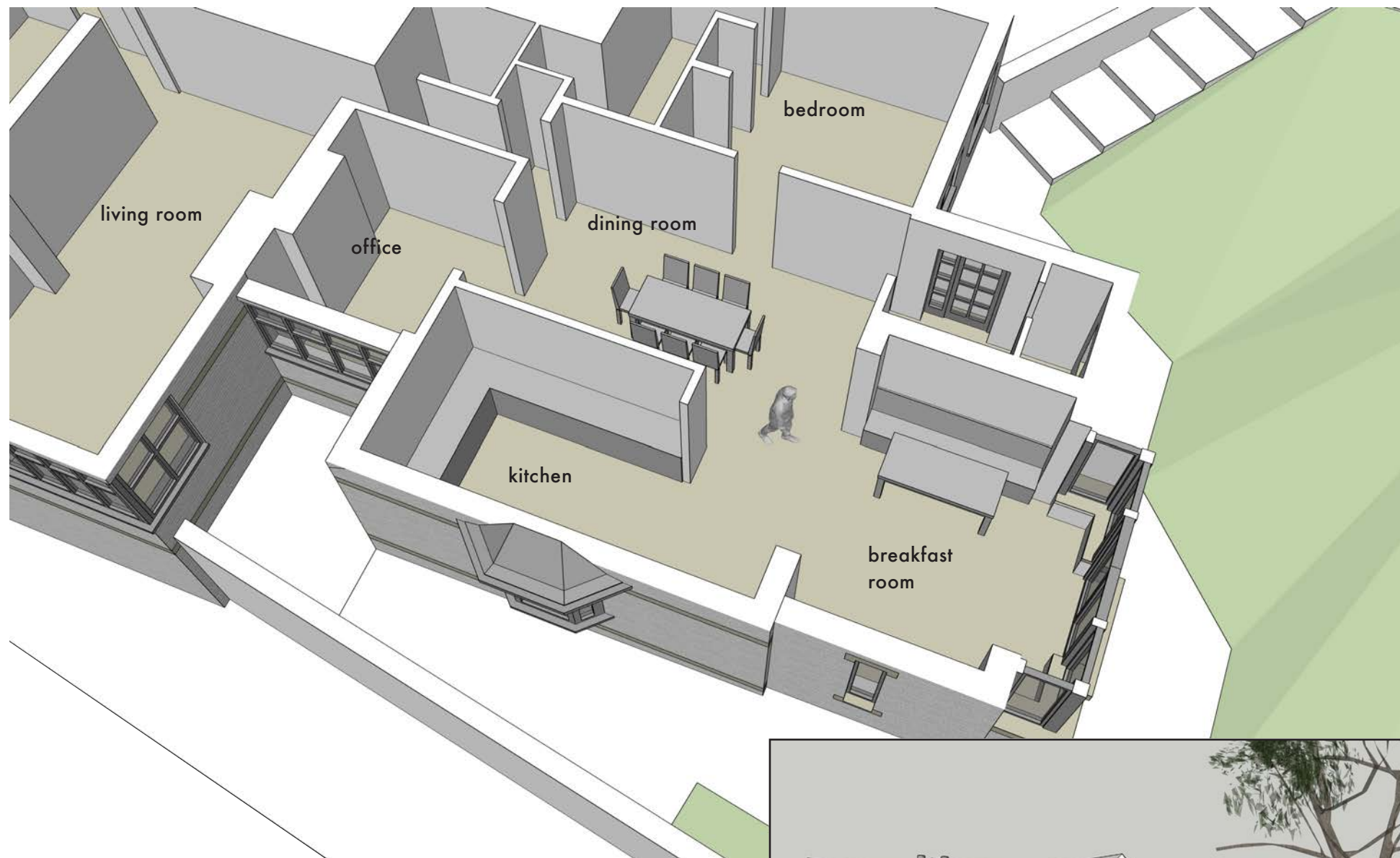
The proposed extension replaces the existing conservatory with a design that roughly covers the same footprint

The 'breakfast room' acts as a connection between house and garden, with generous bay windows and 'french doors'.

The extension provides an improved layout, with increased privacy on the South elevation.

The detail references the existing property. Materials are to match the existing building with walls finished in sandstone details and brick. The flat roof is to be finished in membrane with a central lantern rooflight.

The majority of the existing house will remain unchanged with minimal disturbance to the existing roof.



axonometric plan view



view from east



view from north

USE

The proposed extension aims to improve the appropriateness and ‘fit’ of the existing conservatory and the connections within the existing house’. The existing house, roof covering and outbuildings will be largely unaffected.

SCALE

The building, extension and outbuilding are single storey. The extension will be subordinate in scale to the existing building.

AMOUNT

The existing house has an gross external floor area of 176sqm and a volume of 475m3, the proposed has an gross external floor area of 179 sqm and a volume of 483m3. An increase in area of 1.7% and volume of 1.7%.

LAYOUT

The extension has been located on the same footprint as the existing conservatory. The heights and room forms have been designed to minimise the impact of the existing roof, whilst introducing a roof light to provide natural light into the breakfast area.

LANDSCAPING

The current garden is well maintained and the works have been located to minimising the impact on the existing garden and neighbours or the general visual amenity.

ACCESS

The access to the site will be largely unaffected by the works.

The Old Coach House

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