

# 11 Old Road

design and access statement in  
support of planning application



october 2021



## ! Background information



aerial view

### 1.1 Introduction

This design statement (DAS) has been prepared to support a full planning application for the residential development of 1no. detached 5-bedroom family home on an infill site surrounded by residential properties, as such it is considered a sustainable location to deliver a new dwelling.

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.

### 1.2 Application

The planning application description is as follows:

*'Proposed residential dwelling on an in-fill site.'*

### 1.3 Aim

This statement demonstrates that the proposed scheme 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 / extension.
- Layout - how the extension is to be arranged on the site and its relationship with its environs;
- Appearance - what the extension and proposed internal spaces will look like including building materials
- Access - how the site is accessed and the accessibility of the extension within the context of the site.

### 1.4 The Purpose of this Document

As defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) only applications for major development, development affecting designated areas and/or listed building consents must be accompanied by a DAS.

Whilst this application does NOT constitute a major development, the proposal has been considered and addressed through the thoughtful and rigorous approach to design required by a DAS.

The NPPF states that a DAS must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

This DAS explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

### 1.5 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Consistently projects have demonstrated a focused and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture.



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## 2 Site

### 2.1 Site

The site is a rectangular plot of land measuring approx. 0.08 hectares that fronts onto Old Road in the village of Chatburn. The site lies to the South of Old Road. Old Road can be accessed off Bridge Road leading onto Clitheroe Road, Chatburn's main through road.

The site is currently a small grassed field. The site slopes from west to east, this is reflected in the design of the proposed dwelling.

Surrounding the site to the East and West are detached residential properties to the East are old linear post 1960's split level dwellings with basement garages, the access level for their ground floor is via steps.

To the west is a residential development of 10 no. dwellings.

The proposed site forms a gap between the properties and is to be considered a sustainable location to deliver a new development.

### 2.2 The proposed development

The proposed dwelling has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

The dwelling provides a five bedroom detached property, with an open plan living arrangement that helps to promote the relationship between the house and its setting.

The proposed kitchen / dining area maximises the connection of the property to the garden with the south elevation being predominantly glazed and encouraging views. A roof lantern above the space provides the property with greater levels of natural light.

The principle elevation is orientated towards Old Road allowing for maximum views to the rear across to Pendle Hill and beyond.



Neighbouring property to east of the site



Site looking from Old Road

### 1.6 Design Brief

Our client's brief is to develop a split level family home with five bedrooms.

The existing site levels allow for the creation of a lower ground floor, accommodating a garage, home office and fitness room opening directly onto the patio.

The proposal is designed to suit the local character of the area like the houses to the east and the new development at Hare Hill Croft to the west of the site.

The accommodation design aims to maximise the use of space sufficiently for a family home.

An important aspect of the brief was to create a strong connection between the living spaces, the garden and the wider context by introducing the opportunity to appreciate the views over Pendle and beyond.



## 3 Planning

### 3.1 Planning policy

The proposed site is in the Ribble Valley Local Plan and features on Chatburns inset map 7. On the proposals map for the Districtwide Local Plan, the site is located outside of but adjacent to the settlement boundary for Chatburn. However, on the draft proposals map for Chatburn, which has been adopted for development management purposes, the application site is located within the draft settlement boundary for Chatburn. Therefore, under the definition above, rounding-off is allowed as the site is included within the settlement boundary and two thirds of the perimeter is already built up. The proposed development is therefore in accordance with policy DMG2 of the Core Strategy.

*“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.”*

The site sits in accordance with the general policies ENV3 and G5.

The policy ENV3 states:

*‘The development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*

G5’s general policy states that small developments are considered within this area, although the policies do state to limit development the proposal is for 1 new dwelling and the site is outside of the settlement boundary and should not be considered a restriction to development due to its sustainable location immediately adjacent to the boundary.

### 3.2 Planning History

The application site formed part of a larger site that was granted outline planning permission at appeal for 10 no. dwellings on 19th April 2013 (ref: 3/2011/0025) that permission was not implemented. Instead, a full planning application for 10no. dwellings was approved on a site with a slightly different boundary, which excludes the current pre-application site on 11th June 2015, (ref: 3/2014/0618). That permission (as amended by 3/2016/0748), has been implemented.

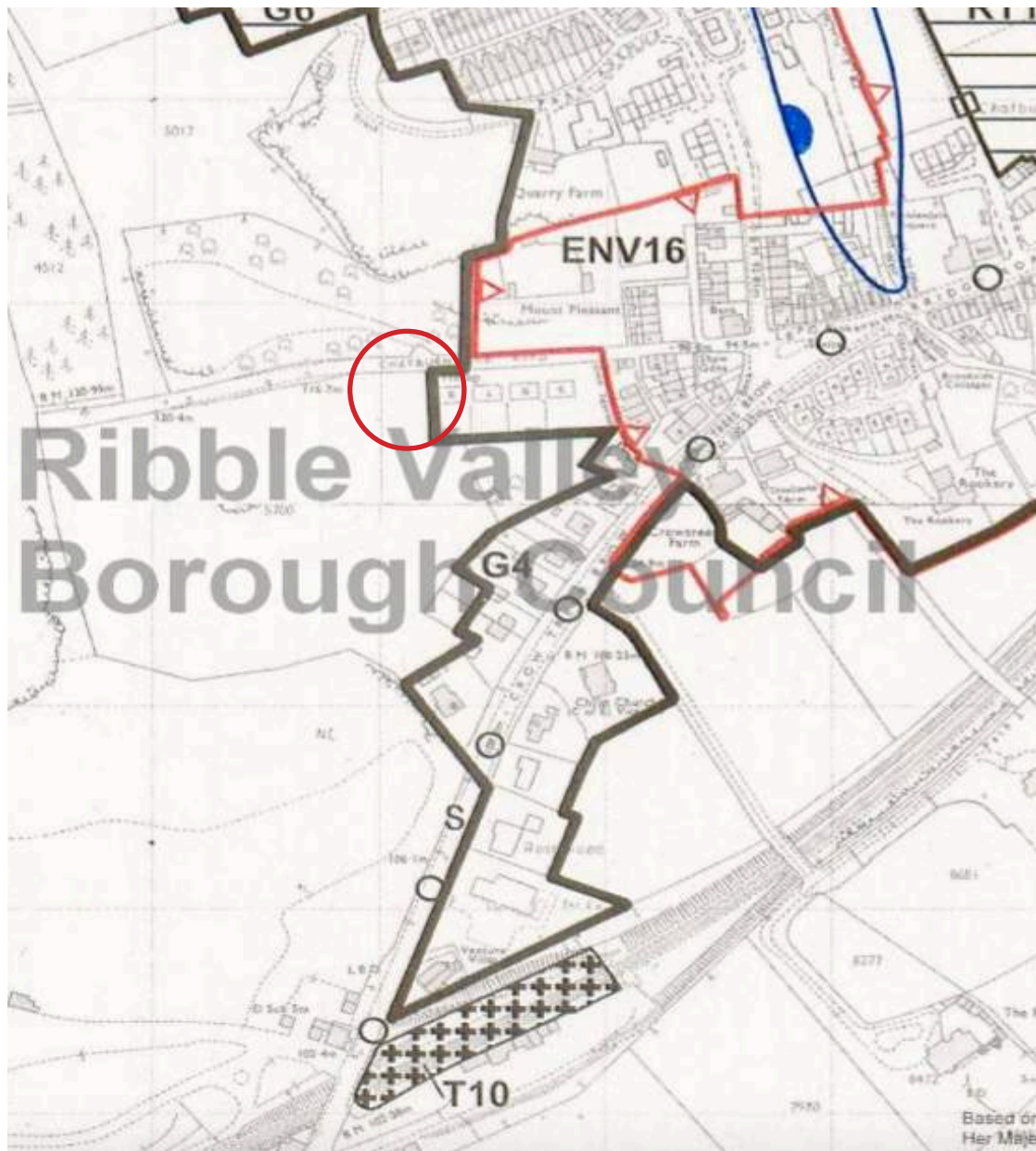
### 3.3 Previous proposal

In 2019 a planning application for a similar property to the current proposal was submitted (application ref.3/2019/0498). The proposals appeared to be generally to the Council’s satisfaction however the application was refused solely due to an unresolved issue relating to calcareous grass.

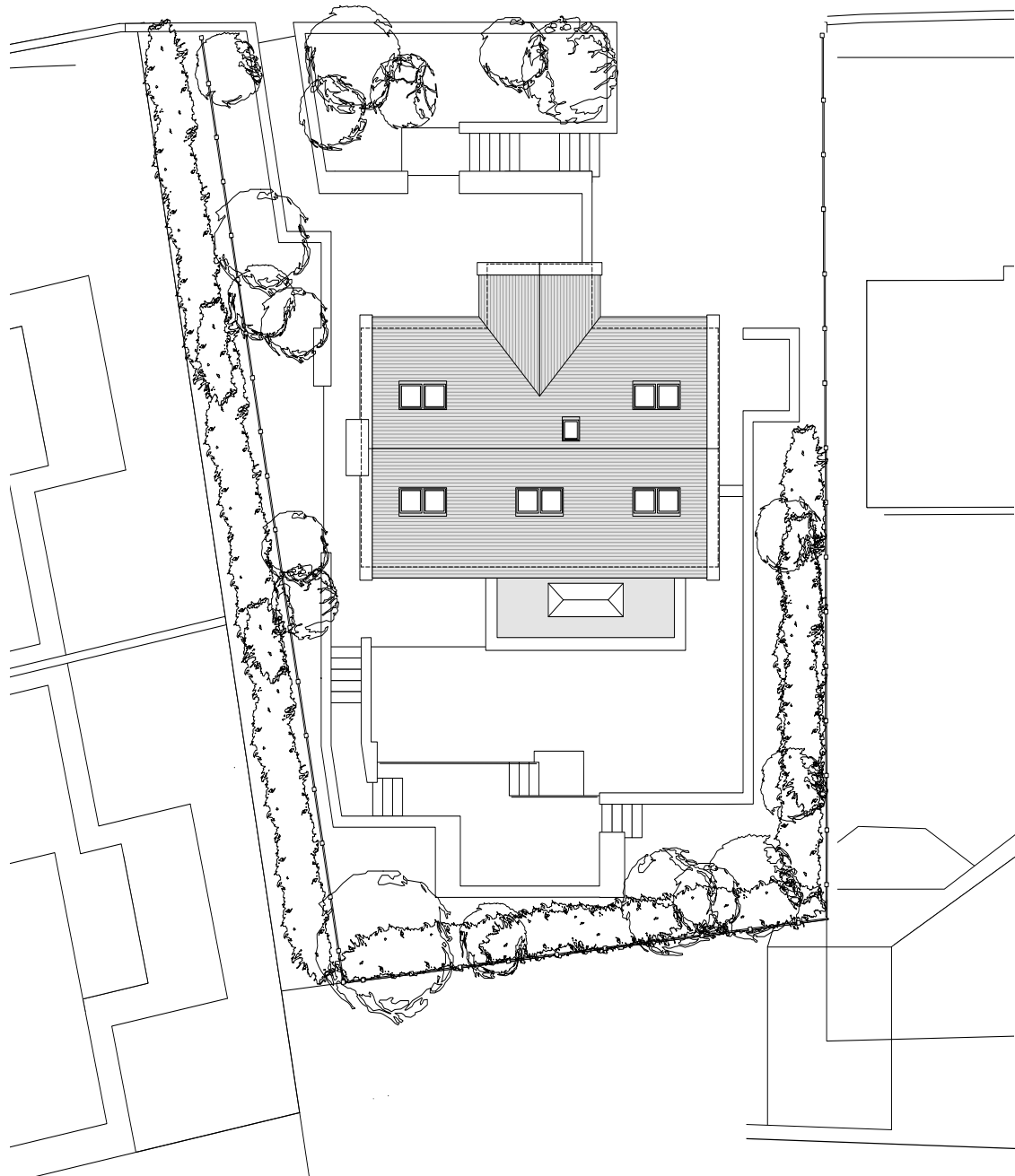
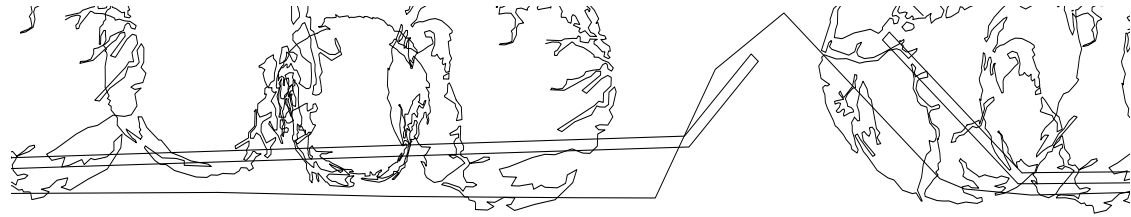
The refusal document stated:-

*“The proposed development would result in the loss of inimproved calcareous grassland which is identified as a Habitat of Principal Importance for conservation in England (section 41 Natural Environment and Rural Communities (NERC) Act 2006) without adequate compensation and would therefore have a negative effect on the biodiversity value of the area contrary to Core Strategy Key Statement EN4 and Policy DME3 and paragraphs 170(a) and (d) and 175(a) of the National Policy Framework”.*

Subsequently, this matter has been addressed by an appeal decision (ref:APP/Q2371/C/19/3243448 and B ref:Q2371/W/20/3264309). As such it is taken that the calcareous grass issue is fully resolved.



extract from RVBC’s Local plan - inset map Chatburn



### 3.4 Planning Pre-application Feedback

In 2019 a pre-application enquiry was submitted to Ribble Valley Borough Council's planning department. On the 12.03.19 a meeting was held at the Council's offices attended by representatives from the Council's planning department, the applicant and ourselves. As the currently application is broadly similar to the pre-application submission it is taken that the comments received are still applicable.

Generally Ribble Valley Borough Council confirmed that they were supportive of the proposals and wrote in response to the pre-application enquiry, concluding that:-

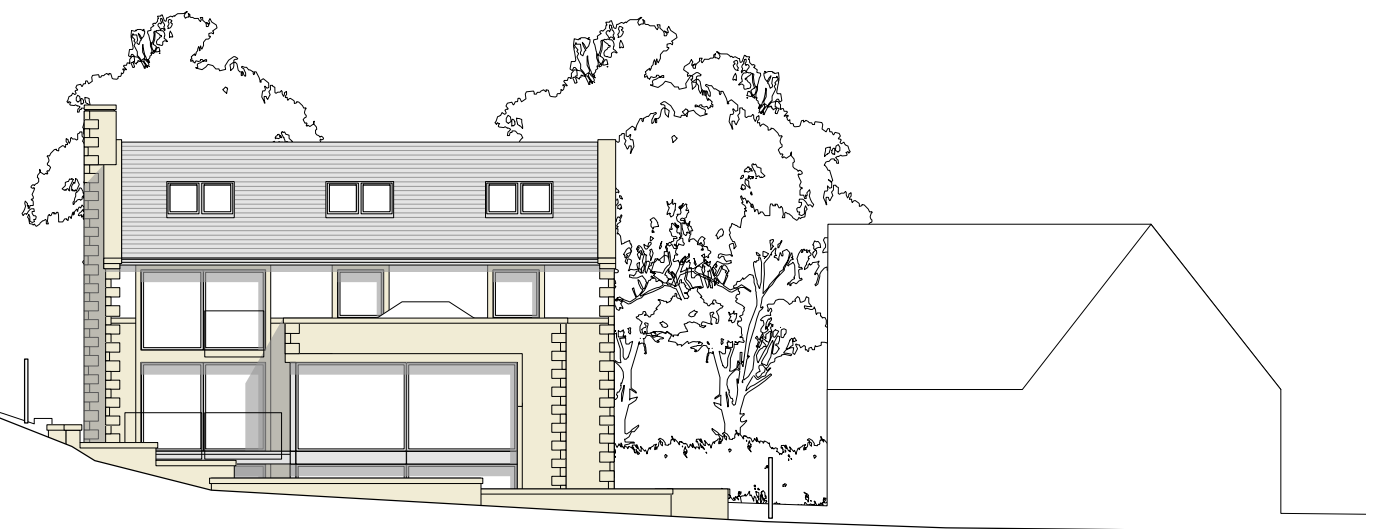
*"I consider that the principle of development is acceptable and there are no provisional issues with the design approach taken to the dwelling. I would however highlight concerns in relation to residential amenity and the proposed layout, due to the proximity between properties. This would be an important consideration in any future application and therefore some consideration should be given to potential mitigation".*

Subsequently, it was agreed that this concern would be addressed by increasing the depth of the existing gardens to no.1 and no.2 Hare Hill Croft and by the inclusion of a 1.8m high hit-and-miss timber fence to the boundary.

It is understood that this amendment addressed the concerns previously raised and that the amended scheme was generally to the Council's satisfaction.

The current proposals repeat this agreed provision.

south elevation





## 5 The Design



### 5.1 The design process

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on, and refining, a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site.

This provided a detailed understanding of the massing of the proposed schemes and their visual impact on the surrounding properties. Following the selection of a preferred option the scheme was refined and amended to suit the clients brief.

As noted previously, the proposal is aimed to be in keeping with the surrounding residential dwellings, these large detached properties have set gardens and accessed driveways off Old Road all with basement level garages similar to the proposal.

The external treatment has been mindful of the recommendations of the ENV3 policy regarding scale and size, and is therefore in accordance with the local plan.

### 5.2 Use

The proposed building will create a contemporary family home with five bedrooms, garden and private drive. The dwelling has been designed in response to the brief and provides a strong connection to its setting.

### 5.3 Appearance

The proposed materials match the surrounding properties and new development at Hare Hill Croft.

Walls are finished in natural stone with stone window surrounds and 'k' render.

Windows and external doors are to be polyester powdered aluminium.

Roofs are to be finished in natural blue'grey slate. The proposed roof profile responds the the existing neighbouring properties.



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## 5.4 Layout

A ramped and stepped approach ensures that the house is fully accessible.

Ground floor accommodation includes a family room with kitchen and informal dining area, lounge, study plus ancillary rooms. These rooms open onto a terrace providing immediate connection to the garden.

At lower ground floor is the garage, fitness room and home office opening directly onto the rear garden.

The bedrooms are located at first and second floor levels. The second floor bedrooms are within the roof profile following the local vernacular.

## 5.5 Scale

Proposed areas (gross external areas)

lower ground	131 m <sup>2</sup>
ground floor	138 m <sup>2</sup>
first floor	117 m <sup>2</sup>
second floor	51 m <sup>2</sup>
total	437 m <sup>2</sup>

## 5.6 Access and Parking

Access to the site is off Old Road, Chatburn.

3no car parking spaces are provided within the garage and on the driveway.

A ramped approach to the dwelling entrance is provided in accordance with PDA and Building Regulation requirements.



south elevation (through patio)