richardpearsarchitect

Low Meadow, Pendleton, Clitheroe, BB7 1PT

Demolition of Existing Dwelling & Erection of Replacement Dwelling

Planning Application – Design & Access Statement

Date: 22nd March 2021

Revision: B

1.0 INTRODUCTION

1.1 Background

This Design & Access statement accompanies a 'Planning Application' submitted to Ribble Valley Borough Council for the 'Demolition of the Existing Dwelling and Erection of a Replacement Dwelling' at Low Meadow, Pendleton.

Our client, David & Gillian Newton, purchased the existing property in October 2020. Having worked with David & Gillian previously, richardpearsarchitect was subsequently appointed to take the project forward.

Richard has 25 years' experience in enhancing the built environment, having undertaken innumerable bespoke residential projects, each responding to their location with an architecture that is specific to the setting.

1.2 Brief

The client's brief was for a relatively modest, energy efficient, two storey, 3-bedroomed house, with a large garage to suit their hobbies.

They were seeking a unique design of the highest standard, that combines a specific and sympathetic response to its location in the landscape with a contemporary interpretation of the vernacular style.

2.0 SITE & AREA

2.1 Existing Plot / Dwelling

The generous plot (0.171 Hectares) at Low Meadow lies to the North edge of the village of Pendleton, on and within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty.

Fig 1 - Existing dwelling viewed from North-West

Fig 2 - Existing dwelling viewed from North-East

The existing chalet style dwelling dates from the 1960s, with a flat roof extension to the North having been formed subsequently. The total footprint is 211.56m2.

The building has suffered from a lack of maintenance in recent years, resulting in a number of fabric issues including leaks, rising damp, and rot. It has little insulation and poor energy performance, the existing services installations do not meet current standards, and the fittings and finishes are dated and defective.

While a comprehensive programme of works could address these issues, given that the building has no architectural merit, our client is seeking to replace it with a new dwelling with a high standard of design, better suited to its location within an Area of Outstanding Natural Beauty.

2.2 Site Analysis

The mature garden grounds to Low Meadow slope gently from North to South, with the existing dwelling built on a level plateau towards the North of the site.

As detailed further in section 2.3, there are twenty-five individual trees and eleven groups of trees/shrubs within, or immediately adjacent to, the site boundary. These are generally to the North, West & East. There is an open outlook to the South. A gap in the trees to the East allow views to Pendle Hill.

Figure 3 - Panoramic view of plot from South corner

To the South-West are two relatively modern dwellings. While appearing as bungalows to the front, they are articulated to the rear to create two storey elements. To the West, across the road and set back significantly, is the Vicarage. It is a traditional two storey stone walled dwelling below a slate roof. Some distance to the North is the recently constructed 'White Lodge' that employs an overtly modern architectural style. There is no consistency to the scale, massing, design language and materiality of these properties.

To the East & South lies open countryside.

Figure 4 - Panoramic view to North-East from existing dwelling

2.3 Trees

An 'Arboricultural Impact Assessment with Tree Protection Measures' report prepared by Godwins Arboricultural Ltd., dated 10th March 2021, accompanies this application. It has been produced in accordance with *British Standards BS5837: 2012 Trees in relation to design, demolition, and construction*.

In accordance with *BS5837:2012 Trees in relation to design, demolition, and construction* four individual trees and one group of trees were recorded as retention category 'B'; and a mixture of nineteen individual trees and ten groups of trees/shrubs were recorded as retention category 'C'.

The trees were generally found to be in a good to fair condition, however, two individual trees (a Beech & a Common Alder) to the East of the existing property are classified as retention category 'U' (unsuitable for retention). Regrettably, the Beech has suffered extensive & irrecoverable fire damage from a bonfire lit by the previous owners.

The *Arboricultural Impact Assessment* evaluates the direct and indirect effects of the proposed development, and where necessary makes recommendations for mitigation measures.

The *Tree Protection Measures* & *Tree Protection Plan* demonstrate how the retained trees will be protected during construction where the tree protection measures are to be implemented.

3.0 DESIGN PRINCIPLES

3.1 Relevant Planning Key Statements & Policies

Ribble Valley Borough Council 'Core Strategy 2008 – 2028, A Local Plan for Ribble Valley, Adoption Version':

Key Statements:
- EN2: Landscape
- EN3: Sustainable Development & Climate Change

Policies:
- MG1: General Considerations
- DME1: Protesting Trees & Woodland
- DMH3: Dwellings in the Open Countryside & AONB

Policy DMH3 limits residential development. The proposal is compliant with clause 10.20.3:

"Within areas defined as open countryside of AONB on the proposals map, residential development will be limited to:

The rebuilding or replacement of existing dwelling 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."*

3.2 Initial Planning Consultation

richardpearsarchitect spoke with Stephen Kilmartin of Ribble Valley Borough Council Planning 26th November 2020. The key points noted were:

- No issues with the principle of demolition & replacement were foreseen.

- The Ribble Valley Districtwide Local Plan policy, that limited the increase in floor area of replacement dwellings in Areas of Outstanding Natural Beauty, has been superseded by the Ribble Valley Core Strategy 2008-2028. A subjective judgement as to what is appropriate is now made, rather than any numeric limitation.

- A bat survey will be required prior to demolition. There are seasonal limitations on when this can be carried out.

- The Council are not adversed to the loss of trees, particularly domestic conifers. An arboricultural impact assessment will need to accompany the application.

- In an Area of Outstanding Natural Beauty, a site-specific approach that is in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials is required.

- There is no particular design language at the North end of the village of Pendleton, albeit an animation of the roofspace is clearly evident in the adjacent properties.

- The appropriateness of the scale of the development will likely be a primary consideration.

3.3 Pre-Application Planning Consultation

Having developed the proposals, richardpearsarchitect submitted a 'Request for Pre-Application Advice' 19th January 2021.

Laura Eastwood replied 12th February 2021:

"I'm writing in response to your request for pre application advice for the above site. I have no objection in principle to the proposals put forward which I do not consider will have a detrimental impact on landscape character, residential amenity, or highway safety. I think that the supporting statement is detailed enough to be submitted as part of a full planning application in addition to the bat and arboricultural surveys required."

A video call between richardpearsarchitect & Laura Eastwood was held 12th February 2021. The key points noted were:

- Tree & bat surveys will be required for the application to be validated – these will be reviewed by the Countryside Officer.
- As the damage to the beech tree is predevelopment its removal should not be problematic if justified by the tree survey.
- Any new trees should be shown on the plan to reinforce that adequate tree cover will be maintained despite the proposed removals.
- Nothing is 'jumping out' as being an issue.
- The scale and massing are 'pretty similar', with the 1m increase in height not being significant.
- There is limited wider impact.
- The proposal is an improvement on the existing visual appearance, it does not dominate, and is not harmful to neighbouring properties.
- There is no objection to modern design in an AONB.
- The site presents a blank canvas.
- Long distance photos looking back to the site would be helpful.
- The Parish Council will be consulted during the application process.
- Highways will be consulted during the application process. Given that there is no change to the use / vehicle movements, and the access is being improved no issues are anticipated.
- Reference should be made to the Core Strategy document section on replacement dwellings in the Design & Access Statement.
- It would be good to see an EV charging point, and perhaps some bird and bat boxes (subject to the outcome of the bat survey).

4.0 DESIGN RESPONSE

4.1 Site Layout:

The geometry and the existing trees were the primary considerations in determining the site layout

While the two adjacent properties to the South-West are parallel to the road, the existing dwelling at Low Meadow breaks from this geometry, turning towards a North / South axis. As well as recognizing the turn in the road and its position at the end of the village, this affords it both open views to the South and East, and views towards Pendle Hill to the North-East.

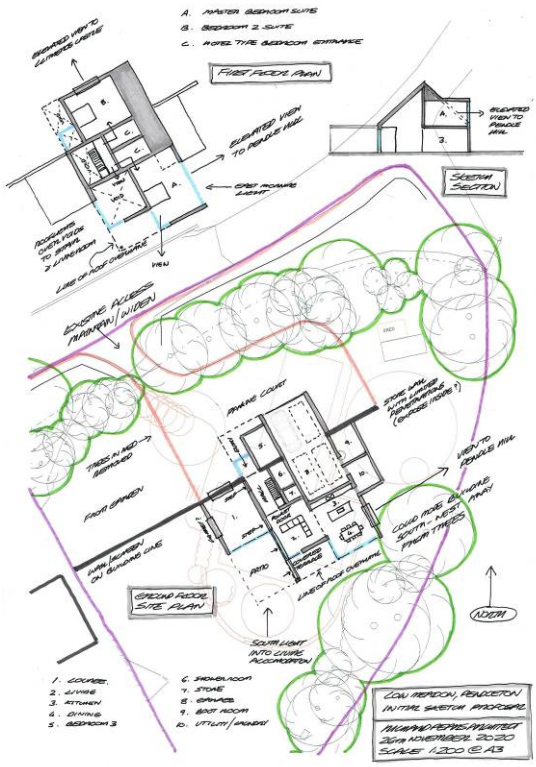

Figure 5 - Initial Site Appraisal 1

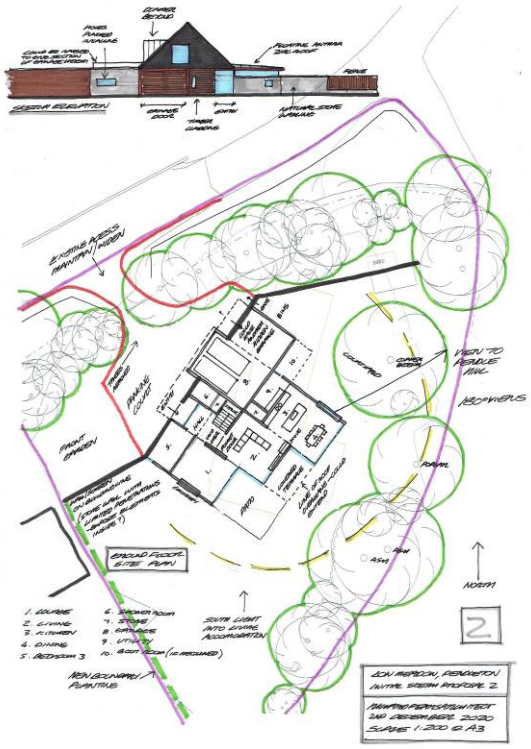

Figure 6 - Initial Site Appraisal 2

Having explored the alternatives, an early decision was taken to retain the existing geometry and the existing site access.

With the necessity to remove the category 'U' Beech & Common Alder trees for arboricultural reasons, the proposed footprint only requires the removal of two cypress tree (T34 & T35) and a group of Lonicera (G36).

It is proposed that the site access be widened to suit modern cars. This requires three trees; a Lawson Cypress (T5), a Sycamore (T6) & a Cedar of Lebanon (T7) to the South-West of the entrance to be removed.

It is also proposed that a group of six Cypress (G8) behind these, to the South of the driveway, be felled. As well as creating a more generous parking area this will remove this unnecessary subdivision of the front garden without impacting the wider landscape.

All of the tree proposed for removal to enable the development are considered to be low quality ('C' category) specimens.

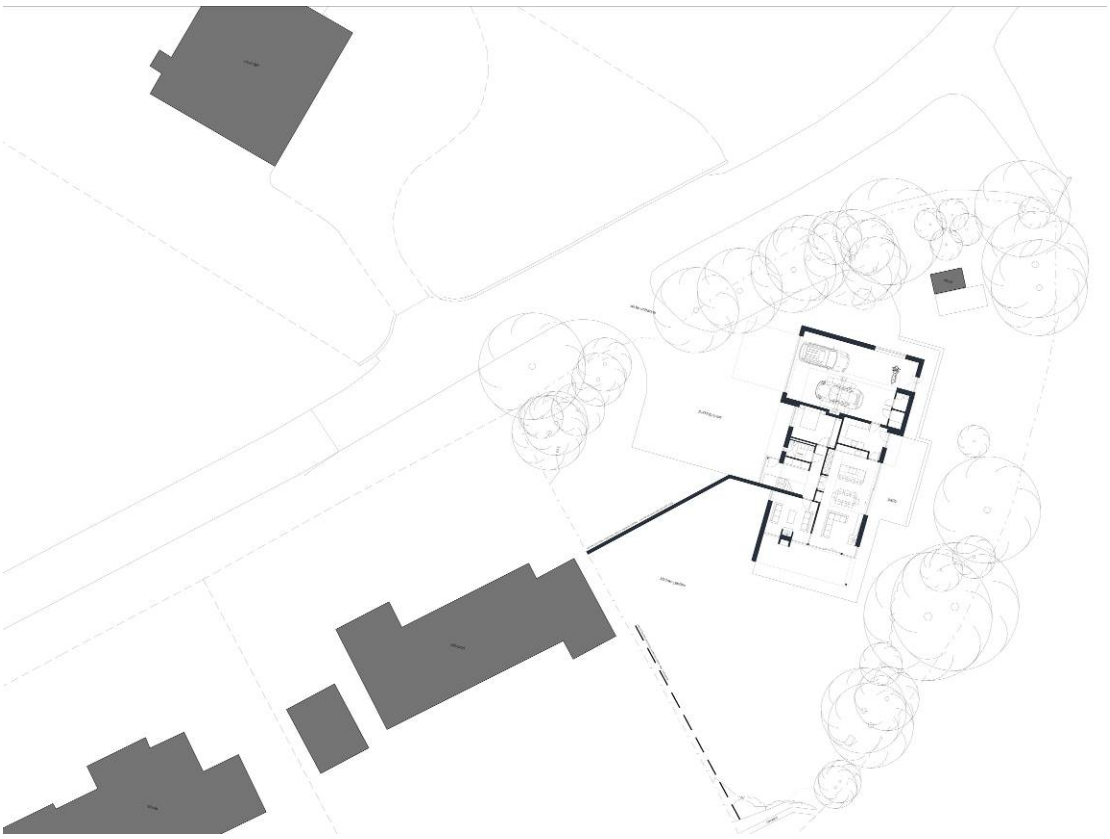

Figure 7 - Site Layout as Proposed

4.2 Scale, Massing & Design Approach:

An early cornerstone of our response was the site driven decision to orientate the accommodation almost exclusively to the South & East to maximize the views and the relationship with the landscape. Coupled with a clear distinction between the public face of the building to the front and the private to the rear, this has informed much of the design approach.

The design has developed around four key components:

Figure 8 - Visualisation from South-East

- An extruded volume containing the primary ground floor & attic accommodation within a steeply sloping roof.

  This simple extruded volume, to an extent similar to the existing, is typical of a functional rural building. It is enclosed by a folded plane (expressed on the South elevation) giving a uniformity to the front elevation of the lounge and the steeply sloping roof. This folded plane projects beyond the volume of the accommodation to the South to form a covered terrace.

  Below the rear eaves line, and to the South elevation, a series of contemporary glazed elements and infill panels adopt an expressive and informal architectural language.

  The proposed volume is 1m taller than the existing property to accommodate a more generous ceiling height on the ground floor and create more usable volume at first floor level. The distance to the properties to the South-East allows a respectful relationship to be maintained.

Figure 9 - Visualisation from North-West

- A secondary sculpted element wrapping around the primary volume.

  This modern, single storey element is articulated such as to perform a number of functions; enclosing the garage and entrance, forming canopies over the front and rear entrances, and supporting the first-floor balcony. While lesser in scale, it is set forward to give it prominence. As well as allowing the larger volume to regress this serves to define and articulate the entrance sequence.

Figure 10 - Visualisation from South-West

- A natural stone wall extending from the front elevation of the adjacent property.

  As well as presenting a strong traditional feature to the road, screening the house, and delineating the front and rear gardens, it defines a clear relationship between the geometries of Ellisland & the proposed dwelling. It leads you into the new entrance & anchors the proposed dwelling to the site.

Figure 11 - Visualisation from North-East

- A contemporary interpretation of a dormer to the rear framing Pendle Hill.

  This expressive, and distinctly modern element is developed from the features and articulation of the rear elevations & roofscapes evident in the adjacent properties. It creates a unique, and very much site-specific, relationship between the master bedroom and the landscape. The orientation towards Pendle Hill ensures that there is no overlooking of the adjacent plots.

The proposed footprint, at 206.14m2, is smaller than the existing dwelling's.

4.3 Materiality:

The proposed materiality combines the contextual provenance of the natural stone & slate found in the local vernacular (used in both traditional & innovative ways) with qualitative contemporary materials (natural timber, zinc, and smooth render) that respond to the material palette of the more modern dwellings in the immediate vicinity.

The materials have been used to give a clear legibility to the massing and design approach:

- The natural stone to the front wall reinforces its traditional and protective nature.

- The skin of natural slate, folded from the West elevation over both roof pitches, expresses the main extruded volume.

- The smooth render to the single storey sculpted element to the entrance and garage provides a strong contrast in term of its texture, colour & modernity, thus reinforcing the definition of this element.

- Where these primary volumes are eroded, to express entrances and fenestration, natural timber, behind the hard exterior of the slate & render, is revealed. This less formal, more tactile layer has a clear contextual relationship with the landscape.

- The modernity of the form of the rear elevation dormer is reflected in the use of Anthra Zinc. While tonally similar to the natural slate, the textural differentiation allows it to be more expressive.

Figure 12 - Natural slate

Figure 13 - Anthracite zinc

Figure 14 - Natural stone

Figure 16 - Natural timber

4.4 Landscape / Amenity

The garden ground remains proportionate to the size of the dwelling.

The proposed wall between the front elevation of 'Ellisland' and the proposed dwelling clearly delineates the front & rear garden ground.

The covered terrace to the South of the proposed dwelling replicates the position & level of the existing patio but does not extend as far. Together with the pleached tree planting to the South-West boundary (refer to section 4.5), this will improve the amenity of the adjacent dwellings.

The proposed East patio is in the most private part of the site, thus avoiding any overlooking of the adjacent properties or their garden ground.

4.5 Boundary Treatments

While the site boundaries are well defined with fencing and planting, this has generally suffered from a lack of maintenance. The exception being the modern, recently installed, fencing to the boundary with Ellisland.

Since purchasing Low Meadow our client has rectified this, repairing and replacing the timber post & rail fences, planting 200 hedging trees (native mix – hawthorn / beech / blackthorn / hazel / alder) to the North & North-East boundaries and laying the existing hedge.

Figure 16 – new hedging

Figure 17 - laid hedging

To the boundary with Ellisland, behind the line of its rear elevation, our client has planted and pleached 6no. Hornbeam trees providing privacy to both dwellings.

All of this structured planting will add to the quality of the area and help integrate the proposed development into the surrounding landscape.

Figure 18 – pleached trees

Figure 19 – pleached trees

4.6 Protected Species

A Preliminary Roost Assessment (Bat Survey) accompanies the application. The existing house was assessed to determine the suitability for bat. As the structure is considered to have very low suitability, further survey works is not considered necessary.

The precautionary recommendations set out in the report, relative to the existing roof structure will be adhered to. Again, as recommended by the report, 3no. Ken Bat Boxes will be installed on trees in the garden.

4.7 Access / Parking

The existing access will be maintained and improved by increasing its width to suit modern vehicles.

Further improvement is proposed by the creation of a parking court (with parking for four cars) that allows cars to turn, such that they can enter & leave in a forward gear.

The garage provides parking for four cars.

4.8 Waste

Space for the storage of general and recyclable waste will be provided within the kitchen/utility fitments.

Provision externally for general and recyclable waste storage will be made to the North / North-East of the proposed dwelling.

4.9 Energy / Sustainability

The proposed dwelling will be designed to meet the Building Regulations in terms of thermal performance and energy efficiency.

The proposed heating system has still to be determined.

Electric vehicle charging points are proposed in the garage.

5.0 APPLICATION DRAWINGS / DOCUMENTS

5.1 G. J. Brookes – Land Surveyors & Site Engineers

201120/TOP	Topographical Survey	1:250 @ A0

5.2 richardpearsarchitect

AE(0)00 -	Location Plan	1:1250 @ A4
AE(0)01 -	Block & Site Plan as Existing	1:100 @ A0 / 1:200 @ A2
AL(0)01 F	Block & Site Plan as Proposed	1:100 @ A0 / 1:200 @ A2
AL(0)02 F	Block & Site Plan as Proposed over Downtakings	1:100 @ A0 / 1:200 @ A2
AL(0)10 E	Floor Plans as Proposed	1:50 @ A1 / 1:100 @ A3
AL(0)50 E	Elevations as Proposed	1:50 @ A0 / 1:100 @ A2
AL(21)10 F	Sections as Proposed	1:50 @ A1 / 1:100 @ A3
VI(0)01 -	Visualisation from North-West	NA @ A3
VI(0)02 -	Visualisation from North-East	NA @ A3
VI(0)03 -	Visualisation from South-East	NA @ A3
VI(0)04 -	Visualisation from South-West	NA @ A3
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5.3 Godwins Arboricultural

Arboricultural Impact Assessment with Tree Protection Measures	A4

5.4 Verity Webster

Bat Survey : Preliminary Roost Assessment	A4

APPENDIX A – SITE PHOTOGRAPHS

1.0 - Long Distance View to Site

1.1 - Long distance view to site from East

1.2 - Long distance view to site from North

1.3 - Long distance view to site from North-East

1.4 - Long distance view to site from East

1.5 - Long distance view to site from South

1.6 - Long distance view to site from South

2.0 - Views to Site

2.1 - View to site from North

2.2 - View to North-West boundary / site access from road 1

2.3 - View to North-West boundary / site access from road 2

2.4 - View to site from South-West

2.5 - View to plot from outside Ellisland

2.6 - View to plot from outside Cibola

3.0 - Site Access

3.1 - Site access

3.2 - View South-West from site access

3.3 - View North-East from site access

4.1 - Existing dwelling viewed from North-West

4.2 - Existing dwelling viewed from South-West

4.3 - Existing dwelling viewed from South

4.4 - Existing dwelling viewed from North-East

4.5 - Existing dwelling viewed from North

5.0 – Views from Existing Dwelling

5.1 - Garden ground & view to South from existing dwelling

5.2 – Panoramic view to West & South from existing dwelling

5.3 - Panoramic view to North-East from existing dwelling

5.4 - View to North from existing dwelling

6.0 - Plot

6.1 - View to South-East from West corner of plot

6.2 - View to trees to front boundary from within plot

6.3 - Panoramic view of plot from South corner

6.4 - View to South-West boundary, showing articulation to rear of adjacent dwellings

6.5 - View to existing dwelling & copper beech tree from North of plot