

design statement



29 mellor brow

february 2022

1 Background Information

1.1 APPLICATION

The planning application description is as follows:
'proposed alterations and extension to existing dwelling'.

1.2 INTRODUCTION

This design statement has been prepared to support a householder planning application for the alterations and extension of an existing 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 and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development.

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 spaces it creates, will be used for;
- Scale - the extent of development;
- Layout - how the dwelling is to be arranged on the site and its relationship with its environs;
- Appearance - what the dwelling and proposed internal spaces will look like including building materials;
- Access - how the site is accessed and the accessibility of the dwelling within the context of the site.



aerial view of the property



front elevation of the house



view of the property from the back garden

1.4 THIS DOCUMENT

Referencing the national guidance - only applications for major development, development in designated areas and listed building consents must be accompanied by a design and access statement (DAS).

Whilst this application does not constitute any of the application types listed above, it is the general belief of the practice that these documents are a useful tool for outlining the design principles relevant to any application. They not only help to illustrate the design process undertaken but also the design can benefit through the thoughtful and rigorous approach required by a DAS.

With this in mind, a DAS is drafted to support most applications, including this minor application for the alterations and extension to this dwelling.

The National Planning Policy Framework (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 therefore 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. It includes an appraisal of the site including an assessment of the immediate and wider surroundings in terms of physical, social and economic characteristics.

The DAS then goes on to state details relating to the proposed scheme including outlining the principles that have informed the design and the amount of development proposed.

1.5 DESIGN BRIEF

Stanton Andrews Architects were asked to review the existing building and consider options for a remodelling of the house. The design should address the following :-

- reconsider the plan to better suit modern family life
- confused circulation
- disconnect between bedrooms
- poor connection to the garden
- poor ceiling heights
- natural light
- undercover car parking

The design should be in keeping and respectful of the original house, responding to the 'arts of craft' features and details.

1.6 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.

The practice has over 15 years experience and 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 socially and environmentally responsive architecture that enhances and sustains successful places.

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2 Site

2.1 LOCATION

The address of the property is :-
no.29 Mellor Brow, Mellor, Blackburn, BB2 7EX

2.2 SITE DESCRIPTION

The main body of the existing house sits roughly parallel to Mellor Brow, lying east-west within the site. The studio/master bedroom 'wing' is perpendicular to the neighbouring south and eastern boundaries.

The site entrance is to the north/west corner of the site and will be unaffected by the proposals. There are a couple of outbuildings within the garden.

The site area is approximately 1580 m2

We understand that the group of trees fromting Mellor Brow (to the north east of the site) are covered by a tree preservation order - section no.3.2 of this report comments further on this matter.

The forecourt is predominantly given over to parking, finished in tarmac.

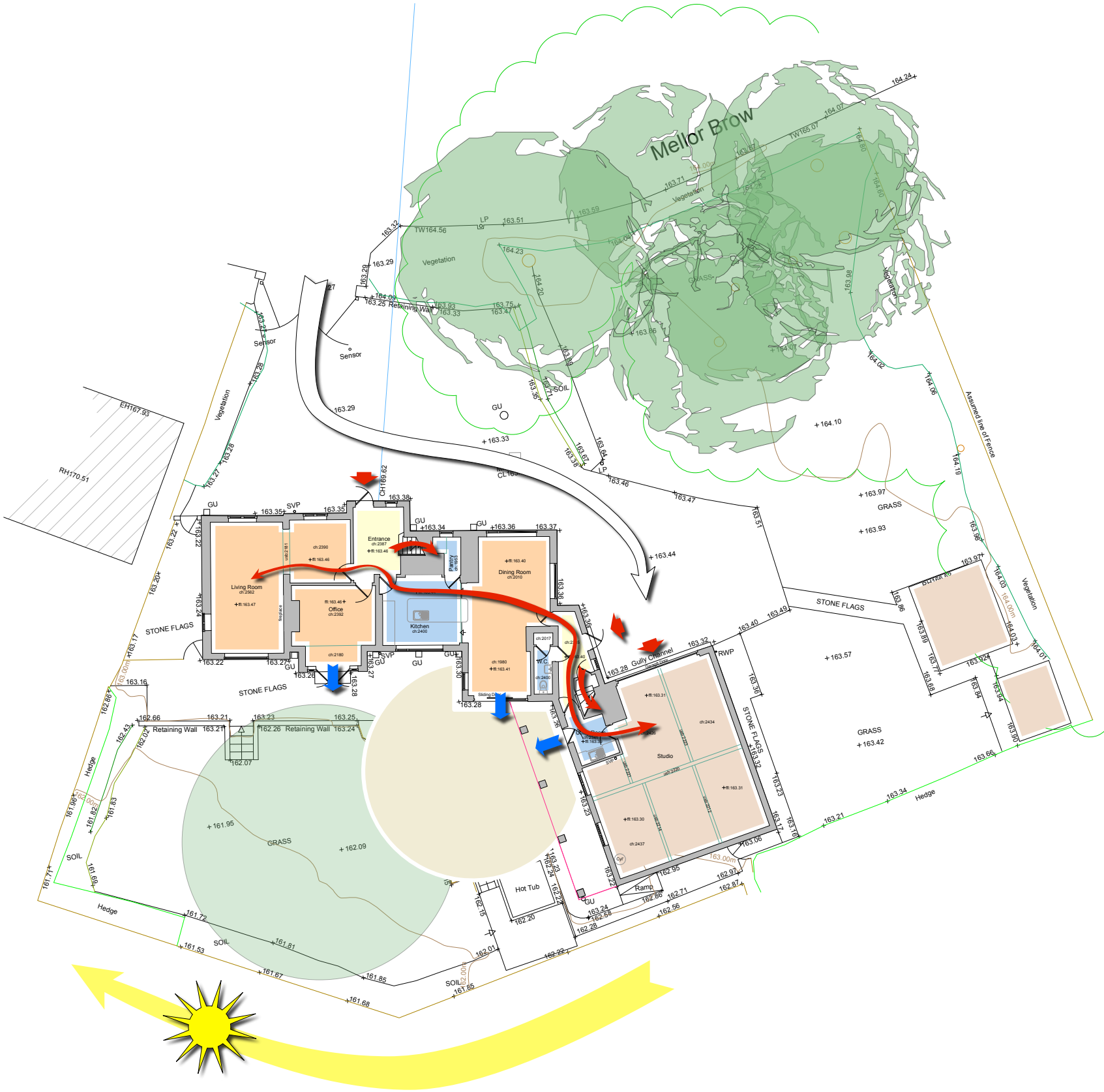
2.3 EXISTING HOUSE

The house is a two storey property treated in an 'arts and craft' style. Walls are finished in render with stone and brick detailing. The roof is finished in red clay tiles.

The house's main entrance is to the north elevation facing the approach to the site.

House gross external floor areas :-

| | |
|--------|--------|
| Ground | 253 m2 |
| First | 198 m2 |
| Total | 451 m2 |



schematic of the existing site and ground floor plan

3 Planning

3.1 PLANNING POLICY

Ribble Valley Borough Council's local plan confirms that no.29 Mellor Brow abuts the boundary to the village of Mellor.

The site is in open countryside (policy ENV3) and within the green belt (policy ENV4).

Policy ENV3

"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape and should reflect local vernacular, scale, style, features and building materials".

Policy ENV4

"Within the green belt, as shown on the proposals map, planning permission will not be given, except in very special circumstances, for the erection of new buildings Proposals for the change of use of existing buildings other than for the purposes outlined above will be determined subject to Policies H15, H16, H17, EMP9 and RT3 of this plan".

3.2 TREE PRESERVATION ORDER

Ribble Valley Borough Council's records (1996) confirm that the existing trees to the north east of the site (group A1) are covered by a tree preservation order (TPO).

An arboricultural constraints appraisal prepared by Bowland Tree Consultancy Ltd accompanies this application. It comments on the condition of the existing trees and confirms that the trees will be largely unaffected by the proposed works associated with the house.

| | | |
|----|--------------|---------------|
| T1 | common ash | condition 'C' |
| T2 | common beech | condition 'B' |
| T3 | common ash | condition 'C' |
| T4 | sycamore | condition 'U' |
| T5 | sycamore | condition 'C' |
| T6 | sycamore | condition 'B' |
| T7 | sycamore | condition 'C' |
| T8 | common ash | condition 'C' |

3.3 PLANNING HISTORY

A review of Ribble Valley Borough Council's on line planning resource shows one previous planning application for the property :-

3/2011/0876 - Fell ash tree. Remove dead branches from sycamore maple.

3.4 SUPPLEMENTARY PLANNING GUIDANCE

Section 5 of Ribble Valley Borough Council's Supplementary Planning Guidance provides design guidance for extensions to dwellings. Relevant guidance is as follows:

Character - the extension should be in keeping with the original house and ideally contribute and compliment the house's character.

Scale - the scale of the extension should not dominate the existing dwelling.

Size - proposals in the open countryside less than 33% increase in floor area are preferred.

Form and shape - the extension should respect the form and shape of the original house

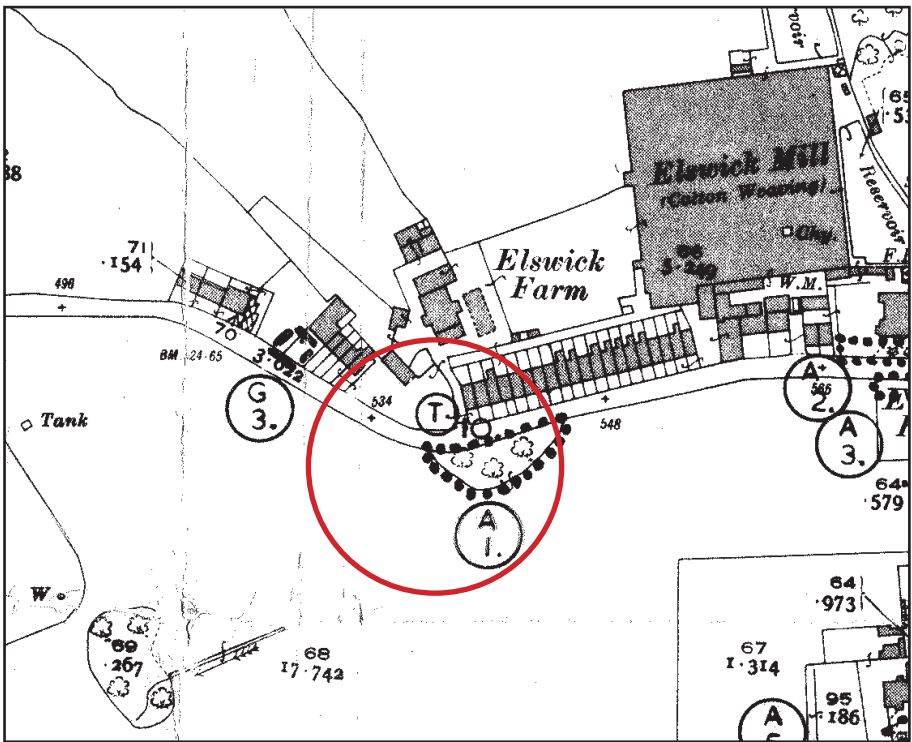
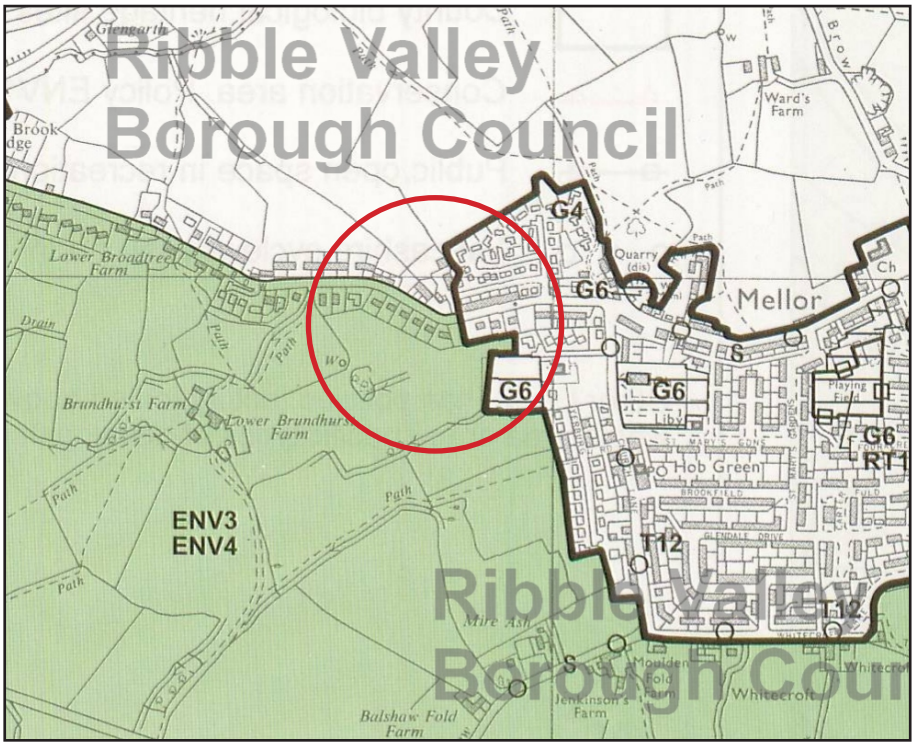
Materials - extension materials should match the existing and care should be taken where the old and new materials join, it is recommended to set back walls and lower roof heights of extensions to avoid obvious joints between the existing and proposed.

Roof - the pitch and profile of the roof, the eaves and verge detailing preferably should match the existing.

3.5 ENDANGERED SPECIES

An endangered species report prepared by Batworker Consultancy accompanies this application. This found no evidence of bats or other endangered species and concluded that:-

"No bats were observed using areas of the building likely to be affected by proposed plans, and no potential roost entrances were evident in areas of the property affected by proposed works. The proposed development is unlikely to directly affect a roost or roost entrances"



4 The Design

4.1 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. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process allowed the existing building and setting to be fully ‘understood’ ensuring that any proposals were well considered and integrated. The resultant proposal for the extension to the dwelling has been designed to reconcile the confused circulation and provide the desired accommodation in response to the brief. It is believed the scheme provides contemporary, usable living accommodation with a strong connection and respect for its setting.

The following sections adhere to the headings defined within Ribble Valley Borough Council’s supplementary planning guidance.

4.2 CHARACTER

The extension aims to be respectful of the existing house and context, drawing on the ‘arts and craft’ character.

4.3 SCALE AND SIZE

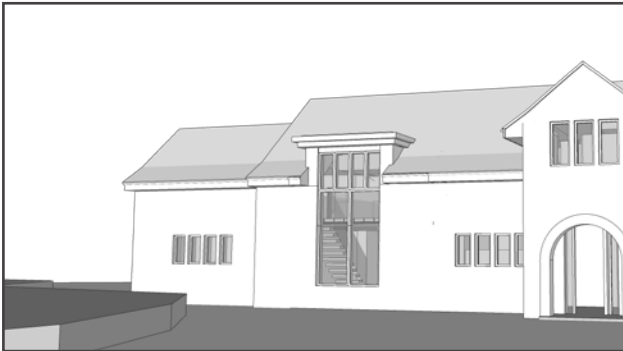
The profile of the extension is sympathetic and subservient to the existing house.

House gross external floor areas :-

| | | |
|--------|--------|------------------|
| Ground | 284 m2 | |
| First | 241 m2 | |
| Total | 525 m2 | (16.5% increase) |



proposed approach (north) elevation

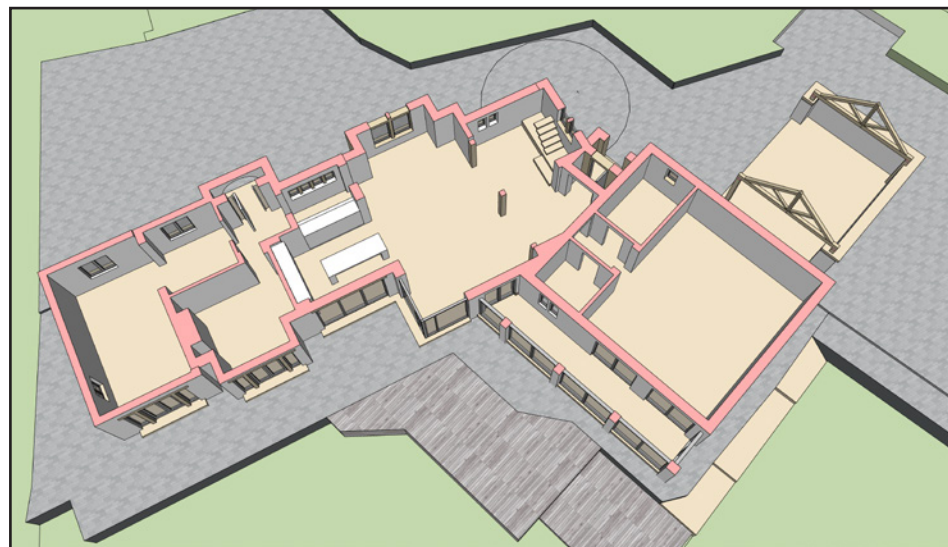


views of previous design options

29 mellor brow



proposed garden (south) elevation



proposed ground floor



proposed first floor

4.4 FORM AND SHAPE

The form and shape of the extension are respectful of the existing house.

The extension acts as a 'hinge' helping to improve the connection between the main part of the house to the existing studio/master bedroom wing. The profile avoids possible impact on the root protection areas of the TPO trees as confirmed in the arboricultural constraints appraisal (section no.3.2).

The house will now be serviced by a single staircase within the extension improving connectivity between the living accommodation and the bedrooms.

4.5 MATERIALS

Walls are to be finished in render with stone detailing referencing the existing house. The roof pitch and finish will match existing property. Windows draw on the 'arts and craft' character whilst encouraging more natural light and views out to the countryside.

4.6 ROOF

The pitch, detailing and profile of the proposed roof will follow the existing property. Limited areas of 'flat roof' help address the meeting of the complex roof geometries. These 'flat roofs' will generally be concealed behind parapet walls in keeping with the 'arts and craft' aesthetic.

4.7 ACCESS / PARKING

Site access will be unaffected by the works. The proposed car port will provide undercover parking. The existing driveway area will provide ample additional car parking within the site.