

DESIGN AND ACCESS STATEMENT

20 The Sands, Whalley, BB7 9TL

Proposed works to:

20 The Sands,
Whalley,
BB7 9TL.

Applicant: Mr and Mrs P Edwards
20, The Sands,
Whalley,
BB7 9TL

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August 2022.

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Process.

- 1.1 The property number 20, The Sands is a semi-detached dwelling built in the early 20th century in the 'Arts and Crafts' style in a row of 10 semi-detached dwellings situated to the north side of The Sands with number 24, a single detached property to the west of the run of properties though matching in style to the single semi-detached properties. To the south side of The Sands lies Whalley Abbey beyond which lies the River Calder which runs parallel to The Sands. Vehicular and pedestrian access to the dwellings is directly off The Sands via tarmac drives to each property.
- 1.2 The property had a single storey extension added to the rear and east elevation (Planning Approval reference 3/2014/1102/P) in 2015. This scheme involved excavation for the footings of the extension which prompted the undertaking of an archaeological survey together with on site monitoring of the works which did not result in any finds. No new foundation trenches are involved in these new proposals.
- 1.3 The property is within the conservation area.
- 1.4 The properties are of traditional construction with pebble dashed masonry walls with stone detailing though a number of the adjacent similar properties have received extensions which have plain painted render external wall finishes. Roofs are slate hipped and gabled on traditional rafter/purlin structure and ground and upper floors of timber construction. Windows are white uPVC double glazed and the building is heated by a gas fired central heating system with water borne distribution to wall mounted radiators. The proposals have been designed to be sympathetic and complement the elements of the existing structure using matching materials and decorative features with closely matching slate tiles to the new pitched roof over the additional bedroom. This proposed scheme seeking Planning consent closely resembles the extension to number 16 The Sands (3/2009/0365P) undertaken in 2009 though does not include the 3 metre additional ground floor room extending in to the rear garden at number 16.
- 1.5 To the south facing front of the house is a garden area with a tarmac drive which reduces into an access path to the rear of the property with a central lawned area surrounded by borders. The access drive lies some 420mm below the driveway to number 18 the next-door property. The ground floor extension undertaken in 2015 primarily served to provide an enlarged kitchen

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area together with a ground floor toilet. With a growing family, the scheme will convert an existing small bedroom into an en-suite bathroom to serve the master bedroom to the front of the property and a double bedroom above the ground floor extension built in 20125.

- 1.6 Re-planning the existing family bathroom will allow the formation of a study for Mrs Edwards who's work will be home based for the foreseeable future.
- 1.7 To maximise use of the existing home, the scheme matches the works undertaken to numbers 12, 14, and 16 The Sands which uses the existing roof void as additional accommodation with the introduction of a dormer window to the rear section of the existing roof for light and ventilation together with a roof light to serve the proposed en-suite. The re-planning of the existing first floor partitions will allow the installation of a protected access stair to the existing roof void above the main house together with the installation of fire doors from the bedrooms on the first floor. The second floor to have a playroom/guest bedroom together with an en-suite shower room.
- 1.8 When the project was first considered the existing roof structure which was original and the proximity of the River Calder gave rise to the possibility that bats may be roosting within the roof void. Instructions were given to Angela Graham Bat Consultancy Services Limited to carry out a survey. Whilst initial comments in response to detailed photographs submitted to Angela Graham were that it was considered unlikely that bats were roosting within the roof, the initial inspection did identify some bat droppings on the panel to which the roof access ladder was mounted. Further instructions were given to perform a dusk survey which was followed by a dawn survey confirming that a small number of common pipistrelle only rather than a maternity colony were roosting within the roof. Accordingly before any work associated with this application can be started, further professional support relating to method statements and mitigating measures will be sought. Accompanying this submission is a consolidated copy of the three reports by Angela Graham.

Use.

- 2.1 With the exception of Whalley Church of England Primary School and the access road to Whalley Abbey, The Sands is exclusively domestic dwellings. The proposed scheme is designed to make better use and improve the existing accommodation without any increase in the building footprint for the resident young family. The re-planning of the interior layout will also provide a study for Mrs Edwards whose employment by Lancashire County Council

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requires that for the foreseeable future she will carry out her duties and support her staff based at home.

Amount.

- 3.1 As previously noted, the proposed increase in living accommodation does not increase the overall house footprint of 88m² on the site total of 345m², but does increase the available living space by 19.5m² on the existing first floor with an additional 21.5m² within the existing roof void. The scheme includes removing the redundant masonry chimney (the structure was removed from the ground floor many years prior) replacing the existing roof, which will be rebuilt with new rafters and reusing the existing slate tiles together with greatly upgraded insulation to the exact pitch and size of the existing roof structure. Only 9m² of this area will have a ceiling height of 1.8m rising to 2.2m at the apex with the perimeter of this area has greatly reduced headroom sloping down to 1.015m around the perimeter.
- 3.2 Whereas the main extension at first floor level is visible from the rear of the property, the proposals do include forming a floor over the side extension constructed in 2015. This involves extending the existing pitched roof 1.3m to the east which has also been the case to house numbers 12, 14, and 16 though to a lesser extent due to site constraints.

Layout.

- 4.1 The very nature of the architecture of the building together with the fact that it sits alongside very similar buildings sited within a conservation area which are only viewed by passers-by from the roadside does to a very large extent determine what design approach should be adopted when planning the layout. Key Arts and Crafts internal features are retained and an existing 4 pane stained glass window set in a hardwood frame will be re-framed as two matching windows on the east elevation of the house.

Scale.

- 5.1 As mentioned in section 3, the proposed scheme does not change the relationship between the footprint of the house and the overall site. In addition, the size and positioning of the first-floor extension over the previously built ground floor with a pitched rear roof design does not detrimentally affect natural daylight to number 22 The Sands.

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Landscaping.

6.1 The proposals involve no changes to the existing exterior of the site.

Appearance.

- 7.1 The exterior of the property will follow the precedent set by previous similar developments to the matching adjacent houses in the selection of materials. The new first floor extension together with the existing ground floor extension will be fully rendered. The area of new roofing will use slate tiles that had been previously approved from the existing ground floor extension and matching additional tiles will be used to make up the shortfall.
- 7.2 As previously mentioned, the two new large windows to the east elevation will be glazed re-using the 4 pane stained glass panels and the new window to the study will incorporate the stained glass panel from the window previously serving the family bathroom and a matching stained glass panel will be commissioned for the new family bathroom. The windows will be upgraded to comply with current 'U' values. The new window to bedroom 3 will have plain glass with frames to match the existing windows to the rear of the property.

Access.

- 8.1 There are no alterations or implications to the vehicular and pedestrian access to the house.
- 8.2 External and internal door and corridor widths will meet or exceed current Building Regulations.
- 8.3 The existing drive to the front of the dwelling can accommodate at least 3 motor vehicles.