

design and access statement



Highfield

Chipping

august 2022

# Highfield

## 1 Background Information

### 1.1 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; whilst highlighting a sustainable approach has been adopted.

### 1.2 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.

### 1.3 APPLICATION

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



aerial view of the site and its approach via club lane

# Highfield



existing property - front elevation (south)



existing property - rear elevations

## 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 contemporary remodelling of the house to provide better accommodation for the family. The design should include a generous kitchen/dining room, separate lounge, improved utility, ground floor bedroom, three first floor bedrooms, including a master suite and a generous family bathroom.

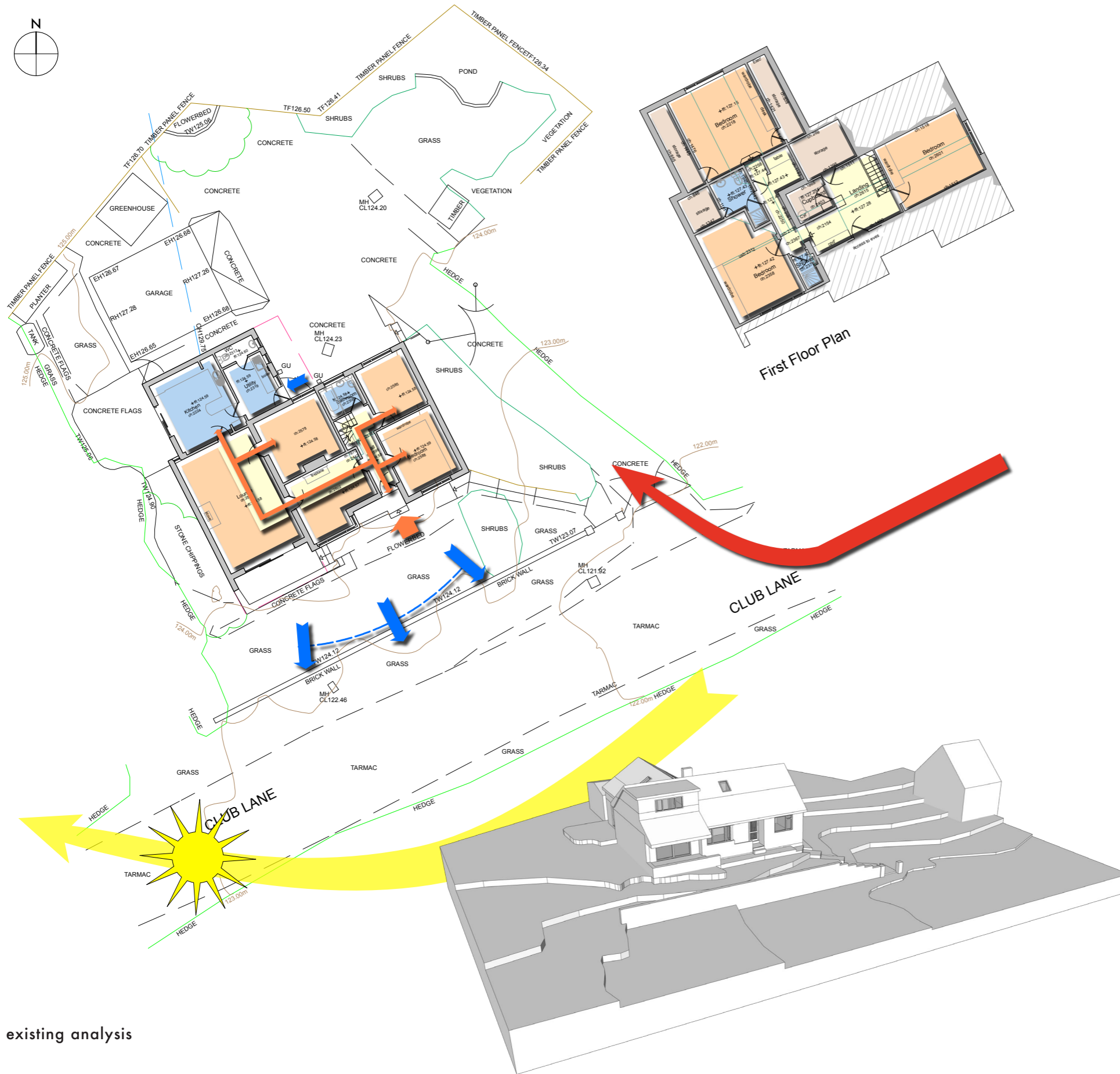
The brief requested the house be reconfigured to better suit modern family living and should have a strong and improved connection to the garden and wider setting. Natural light is to be encouraged, addressing the 'dark' character of the existing interior.

## 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 budgets of its clients.

The practice has over 15 years experience and projects have consistently 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.

# Highfield



## 2 Site

### 2.1 LOCATION

The site is located on Club Lane, Chipping. The property is accessed from the south east.

### 2.2 SITE DESCRIPTION

Local topography falls from north to south.

The boundary of the site is defined by a brick wall to the south, with timber fences to the north and hedges to the east and west.

The main driveway and parking is to the east and north east of the property with an existing garage directly to the north of the house. The property provides more than the required number of parking spaces.

### 2.3 EXISTING HOUSE

Highfield is a detached property and would appear to have been extended previously leading to its current incoherent appearance. The property is predominantly faced in render and brick with a tiled roof. The house is compromised by circulation with a dark interior, very limited headroom to first floor accommodation and a lack of connection to the garden and views to the south.

The house has a gross external footprint of 252m<sup>2</sup>. The house has a gross internal area of 203m<sup>2</sup>, the ground and first floors have gross internal areas of 125m<sup>2</sup> and 78m<sup>2</sup> respectively.

The main entrance is located on the south elevation and is accessed via steps from an entrance gate through the boundary wall.

existing analysis

# Highfield

## 3 Planning

### 3.1 PLANNING POLICY

The Ribble Valley Core Strategy document, and the more recently adopted Housing and Economic Development DPD, sets out the development strategy for the Ribble Valley area up to the year 2028.

Extracts from the associated Proposals Map confirms that Highfield is within the settlement boundary of Chipping and the AONB but does not sit in a conservation area, or national park.

There are planning policies that are applicable to the area, these include the following :-

- DS1 development strategy
- EN2 landscape
- DMG2 strategic considerations

Wider application specific policies can be considered as DMH3 (dwellings in the AONB).

Any development should acknowledge the qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB Management Plan should also be considered.

### 3.2 PLANNING HISTORY

According to RVBC's online search, there are no previous applications for this property.

### 3.3 SUPPLEMENTARY PLANNING GUIDE

RVBC publish 'extensions and alterations to dwellings' supplementary planning guide (SPG) to help applicants on what may be acceptable. The guide is general and tends to encourage schemes that are respectful of the existing property and setting.

This DAS takes into consideration the guidance provided within the SPG and references the following titles

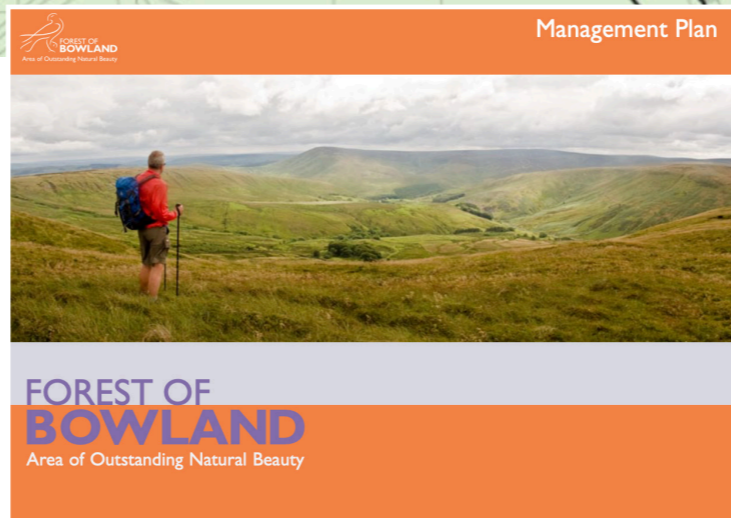
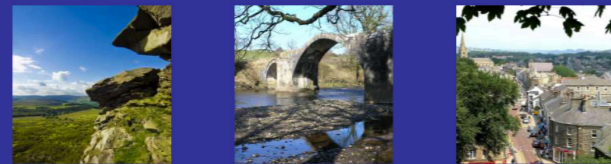
- a. character
- b. scale
- c. size
- d. general form and shape
- e. materials
- f. roof design



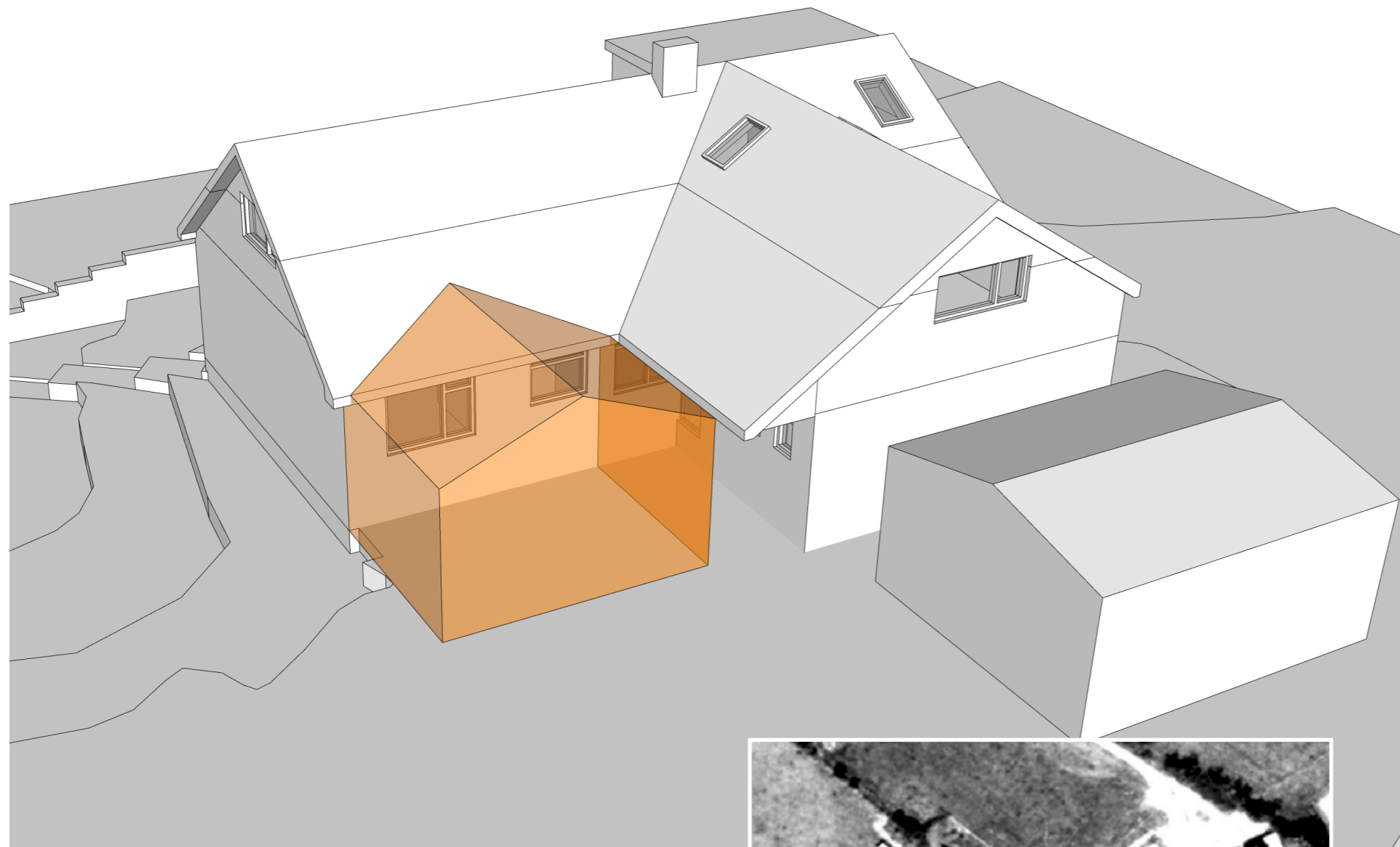
Ribble Valley  
Borough Council



**Core Strategy 2008 – 2028**  
**A Local Plan for Ribble Valley**  
**Adoption Version**



# Highfield



A 4m rear extension not linked to previous extensions would be permitted as shown in orange.

An aerial photograph from the 1960s shows what we understand to be the 'original house'



## 3.4 PERMITTED DEVELOPMENT

Permitted development (PD) rights are understood to be retained. PD rights describe the alterations and extensions that could be made to existing buildings without requiring planning permission. These are restricted on designated land which includes AONB.

The following points demonstrate our understanding of the specific requirements that must be adhered to for a scheme to comply with PD rights:

- no more than half the area of land around the 'original house' to be covered by additions
- no extension forward of the principle elevation(s) (typically elevation(s) fronting a highway)
- materials to be similar in appearance to the existing
- single storey (max height 4m) rear extensions must not extend more than 4m beyond the rear wall
- eaves and ridge height no higher than the existing house
- if within 2m of a boundary - max. eaves height of 3m
- roof profile to match existing
- no balconies or verandahs
- no side extensions on designated land
- no two storey extensions on designated land

Note : PD rights relate to the 'original house' (usually defined as the house that stood in 1948) and not necessarily the current arrangement.

Whilst this extension to the existing dwelling would be possible under PD rights, it would not address the shortcomings of the existing property or satisfy the brief of the applicant. The guidance is somewhat restrictive and we believe a better scheme that is more appropriate to the existing house could be achieved as a result of this planning application.

# Highfield

## 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 achieve 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.

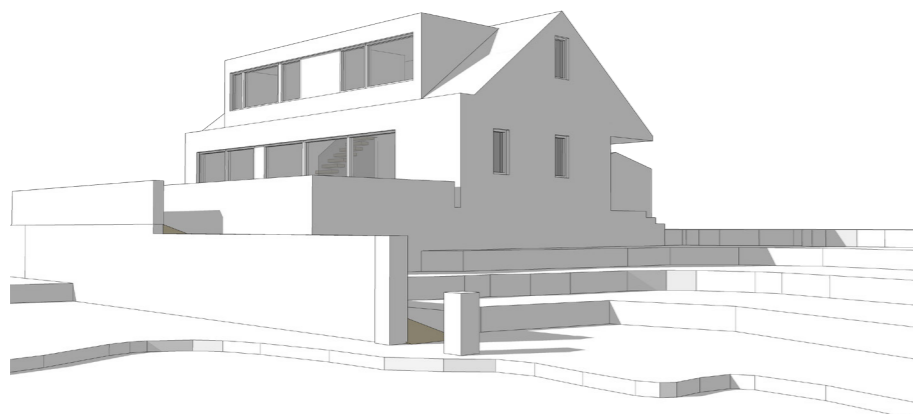
### 4.2 DESIGN CONCEPT

A robust architectural language is used with the extension and remodelling of the existing house. Externally the property has been re-presented with the first floor mostly accommodated within the roof space with the ridge height having been raised to improve head room.

The house is to have a rendered finish with a tiled roof, similar to the existing house and neighbouring properties.



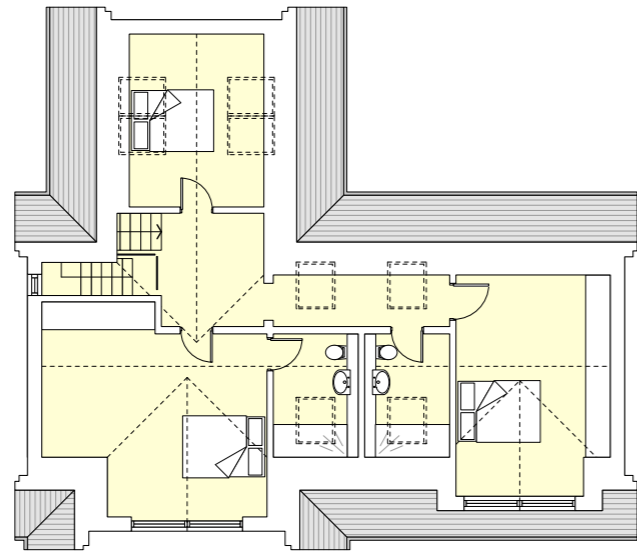
as proposed scheme



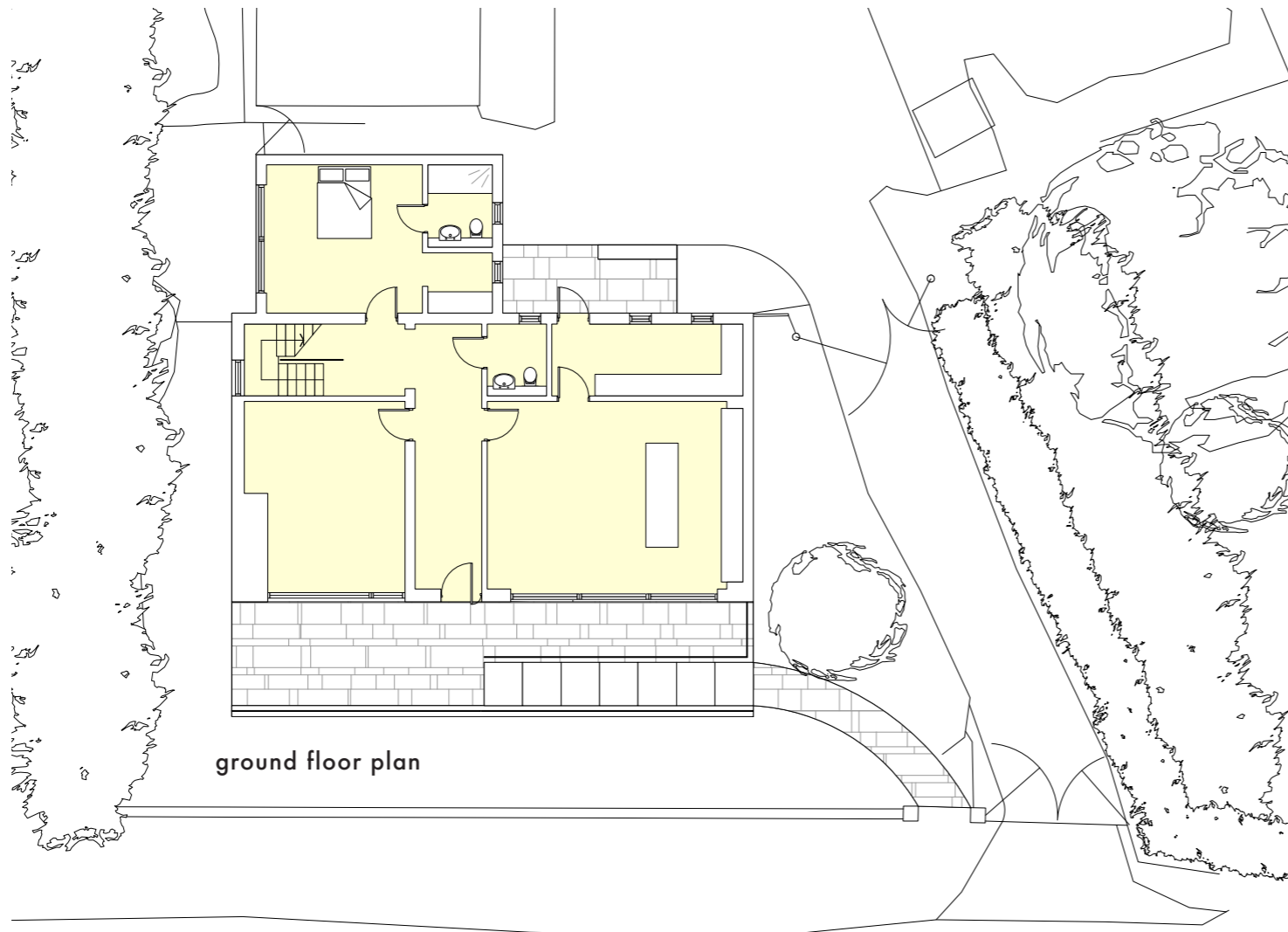
earlier development options



# Highfield



first floor plan



ground floor plan

## 4.3 LAYOUT

The proposed dwelling is set up to ensure the additions complement the existing accommodation.

The internal remodelling to the ground floor realigns the circulation, creating a larger and more enticing kitchen/dining room and separate lounge to the south. A hall connects the living accommodation, the new staircase and the first floor. The ground floor accommodation has been refined with living accommodation orientated to the south aspect with a terrace opening to the garden. Service rooms are positioned to the north along with a bedroom, and circulation has been rationalised. Three bedrooms including a master suite are provided to the first floor as well as a large family bathroom.

## 4.4 APPEARANCE

The original house is faced in brick and render, with the new roof at a steeper pitch to improve first floor accommodation. A new gable and dormer give focus to the re-presented south façade, bringing order to the property's existing incoherent appearance. The additions to the original house are in-keeping with neighbouring properties (planning ref.3/2015/0884).

## Materials schedule

walls	render finish (as existing)
roof	roof tiles to match existing
windows	polyester powder coated aluminium 'velux' rooflights

## 4.5 ACCESS/PARKING

The existing access off Club Lane is unaffected by the proposals being located away from the highway. Sufficient parking is provided by the existing garage and driveways to the north and east of the property.



# Highfield



south elevation



east elevation

## 4.6 SCALE AND MASSING

The proposed ground floor plan realigns the south elevation but the footprint of the house is broadly unchanged.

The ridge height is raised to allow more of the first floor accommodation to be usable space.

## 4.7 AREAS

A breakdown of the dwelling's gross internal areas is provided below :-

Existing	ground	125m <sup>2</sup>
	first	78m <sup>2</sup>
	total	203m <sup>2</sup>
gross internal area		
Proposed	ground	130m <sup>2</sup>
	first	89m <sup>2</sup>
	total	229m <sup>2</sup>
gross internal area		

This represents a less than 13% increase in floor area which complies with the advice offered in RVBC's Supplementary Planning Guidance.