

design and access statement



Land opposite Ashbrook,
Ribblesdale Avenue,
Clitheroe

october 2022

Ribblesdale Avenue

1 Background Information

1.1 INTRODUCTION

Outline planning permission (ref: 3/2019/0193) was granted in April 2019 and a reserved matters application (ref: 3/2020/0898) was approved in December 2020. This application is fundamentally the same design as that which was previously approved.

This design statement has been prepared to support a planning application for the proposed residential development of a detached dwelling at the land opposite Ashbrook, Ribblesdale Avenue, Clitheroe.

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 residential development of a detached dwelling'.



aerial view of the site and its approach via Ribblesdale Avenue

Ribblesdale Avenue



location plan

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 application for the development of a detached dwelling.

The National Planning Policy Framework (NPPF) states that a DAS must :-

- explain the design principles and concepts that have been applied to the proposed development; and*
- 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 site and consider options for a contemporary detached dwelling. The design should include a generous family room, lounge, utility, three first floor bedrooms, one with dressing and en suite and a generous family bathroom.

The brief requested the house be configured to suit modern family living with an open-plan arrangement to the kitchen/family room. The house should have a strong connection to the garden and wider setting. Natural light is to be encouraged.

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.



existing site plan

Ribblesdale Avenue

2 Site

2.1 LOCATION

The application site comprises a detached garden area on the western side of Ribblesdale Avenue.

2.2 SITE DESCRIPTION

The garden is long established with areas of lawn, shrubs and plants. The perimeter of the site is bound by post and panel fence to the north and south, railings to the west and low hedge and gate to the east meeting Ribblesdale Avenue. The site slopes gently from east to west.

The land generally slopes downwards from east to west. The houses on the east side of Ribblesdale Avenue appear to have been constructed in the early twentieth century and are substantial three storey properties, built with a majority of red brick with black slate roofs. The boundary to Ribblesdale Avenue is denoted by a low clipped hedge and iron gate. Musgrave House adjacent to the site is two storeys built in brick and render with bands of coloured brickwork. The roof is concrete interlocking tiles and the front boundary wall is low in height and built in brick. It is similar in design to the modern houses to the west of the site on the Knunck Knowles estate. Ribblesdale Avenue serves a number of houses and is adopted across the front of the site. It also gives access to Moorlands School to the north.

The site is well connected by public transport, with various bus services operating along Waddington road 250m walk from the site. Clitheroe's rail interchange is also 650m from the site.

The site is not within an area identified by the Environment Agency's flood risk map as being subject to flooding.

Ribblesdale Avenue

3 Planning

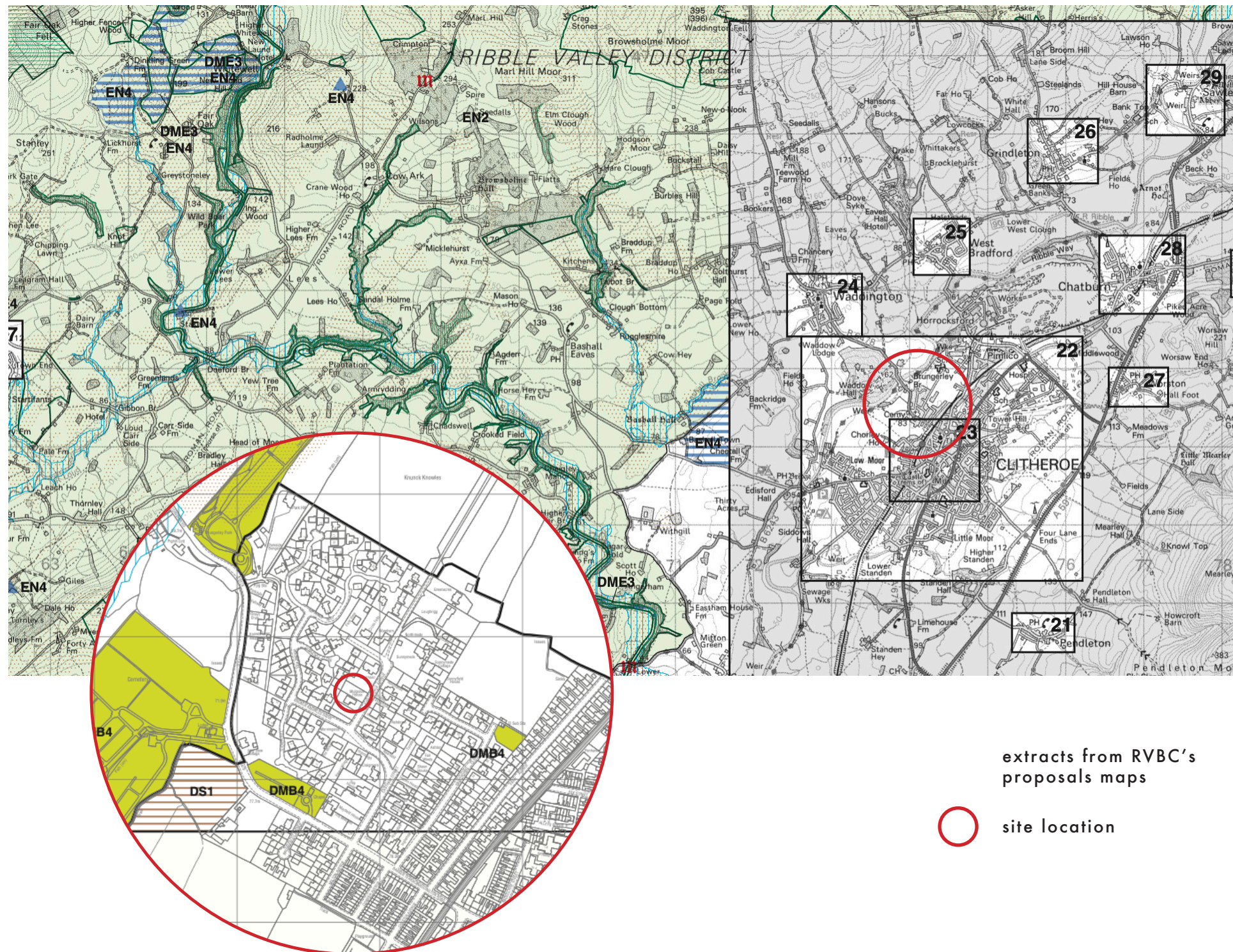
3.1 PLANNING POLICY

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 confirm that the application site is within the settlement boundary of Clitheroe and does not sit in a conservation area, the AONB or national park. As such, the site specific policies are less onerous than they might be.

The settlement boundary is covered by policy DS1 which generally tries to govern new development (housing) whilst defining Clitheroe as a principal settlement. The policy states that development in all settlements will be considered acceptable if they demonstrate regeneration benefits and are *'appropriate for consolidation and expansion or rounding-off of the built-up area'*.

Policies DMG1 (general considerations) and DMG2 (strategic considerations) are also relevant to the property, and any future application, being the general development policies for the borough.



Ribblesdale Avenue

RIBBLE VALLEY BOROUGH COUNCIL
Department of Development
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425111

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2020/0898

DECISION DATE: 04 December 2020

DATE RECEIVED: 26/10/2020

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL
APPLICATION NO:

APPLICANT:

Mr and Mrs Higgs
c/o Agent

AGENT:

Mr Charles Stanton
Stanton Andrews
44 York Street
Clitheroe
BB7 2DL

Development Proposed: Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Resubmission of application 3/2020/0100.

AT: Land opposite Ashbrook Ribblesdale Avenue Clitheroe BB7 2HZ

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

- 1 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

1862/EX01 D: Location Plan
1862/PL02 E: Proposed Site
1862/PL04 B: Proposed Plans
1862/PL05 B: Proposed Elevations
1863/PL06 B: Existing and Proposed Site Section

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3.2 PLANNING HISTORY

The site and its immediate surroundings have been subject to a planning history search on the Ribble Valley Borough Council planning register. The following applications are noted:

3/2011/0719 Outline planning consent. The application for the erection of three detached dwellings. Granted 09/12/2011.

3/2012/0488 Full planning application following on from the
aforementioned 3/2011/0719. Development of two detached
dwellings on land belonging to and adjacent to Radley, Ribblesdale
Avenue. Granted 24/10/2012.

3/2019/0193 Outline planning consent. To erect a detached house on site with an access off Ribblesdale Avenue. Granted 17/04/2019.

3/2020/0898 Reserved matters for one two-storey dwelling following outline planning permission 3/2019/0193 including access, appearance, landscaping and scale. Resubmission of application 3/2020/0100. Granted 04/12/2020.

3/2021/0875 Full planning application. Proposed erection of a detached two and half storey dwelling with garden and driveway and new access. Granted 19/10/2021.

3/2021/1286 Full planning application. Proposed erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Granted 09/02/2022.

3/2022/0762 Re-submission of planning application 3/2021/1286 with minor design amendments for the erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Granted 20/09/2022.

There are no other applications evident from the planning register which are deemed relevant to the current proposals to which this planning application relates.

3/2020/0898 reserved matters application approval

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.

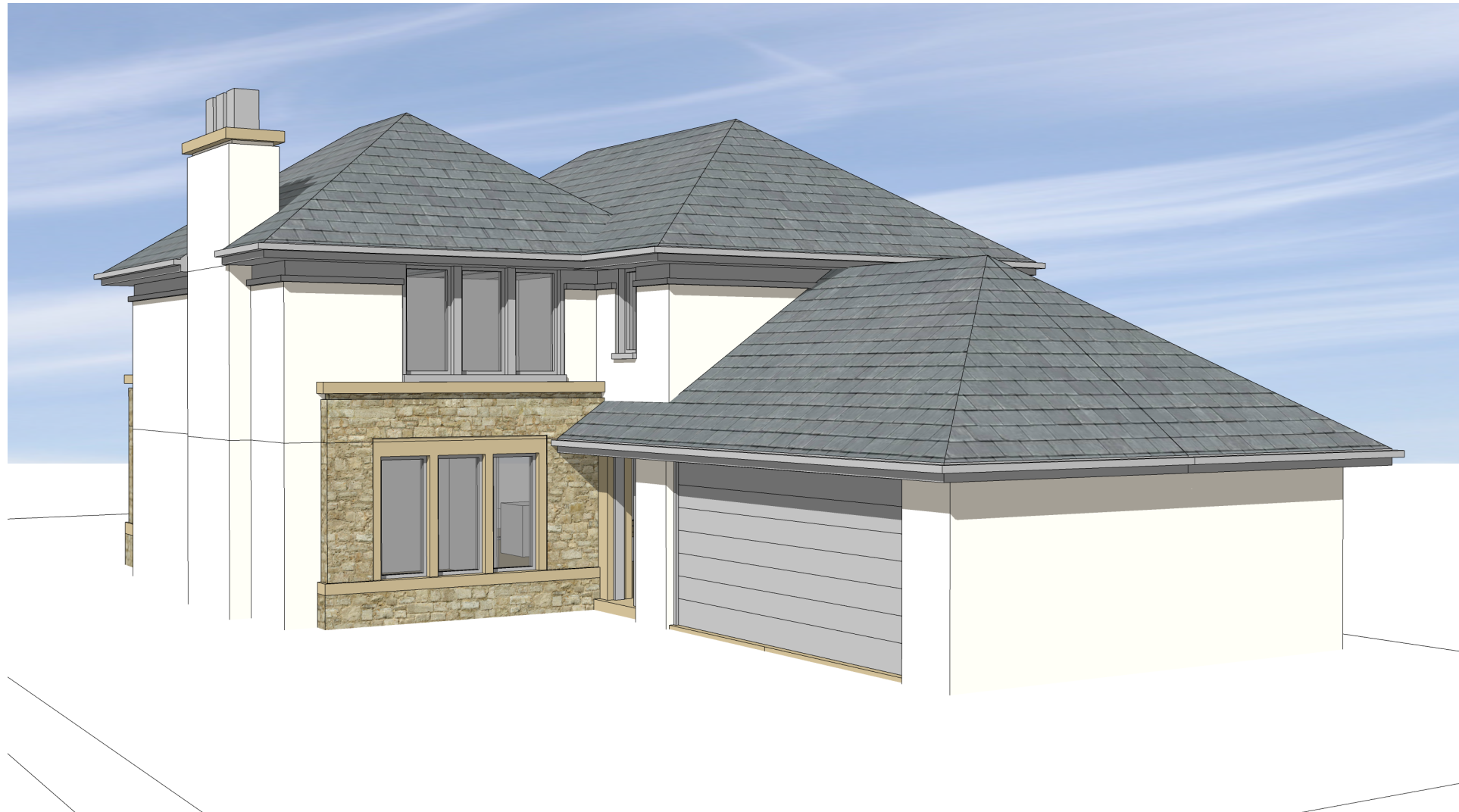
A number of early feasibility options were computer modelled within the context of the site. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process allowed the existing site and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for 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

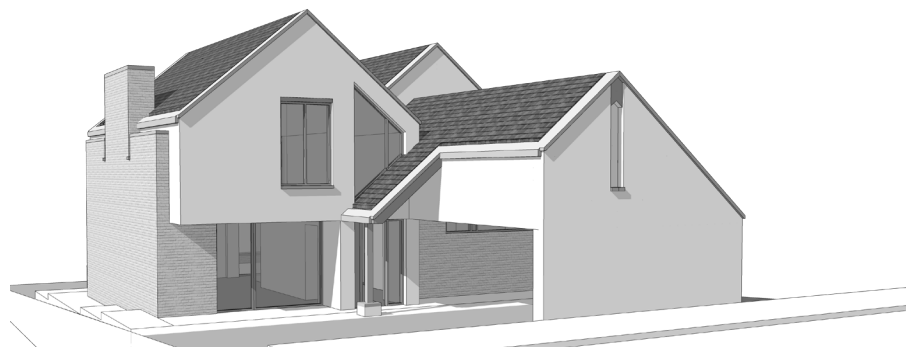
A robust architectural language is used with the proposal understood as a similar language to the neighbouring houses. Externally the house is faced in render with stone detailing and slated roof.



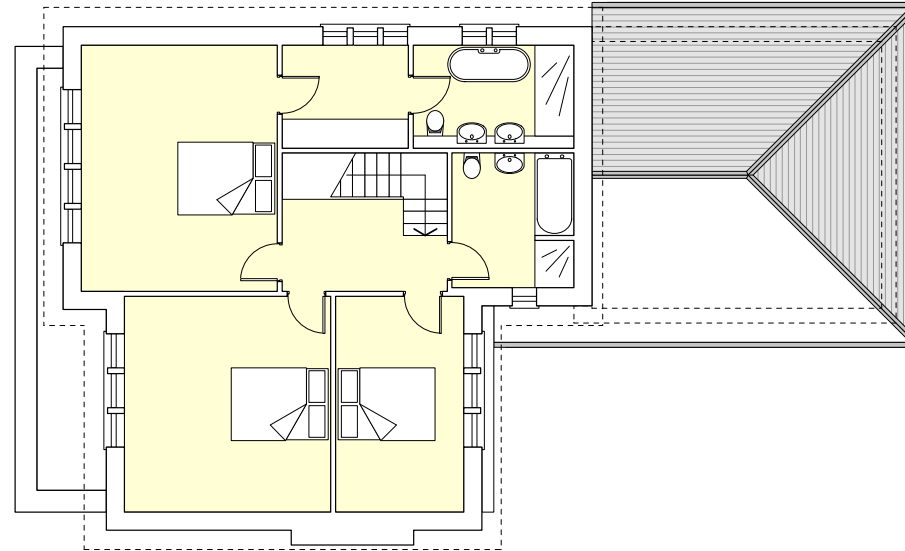
as proposed scheme



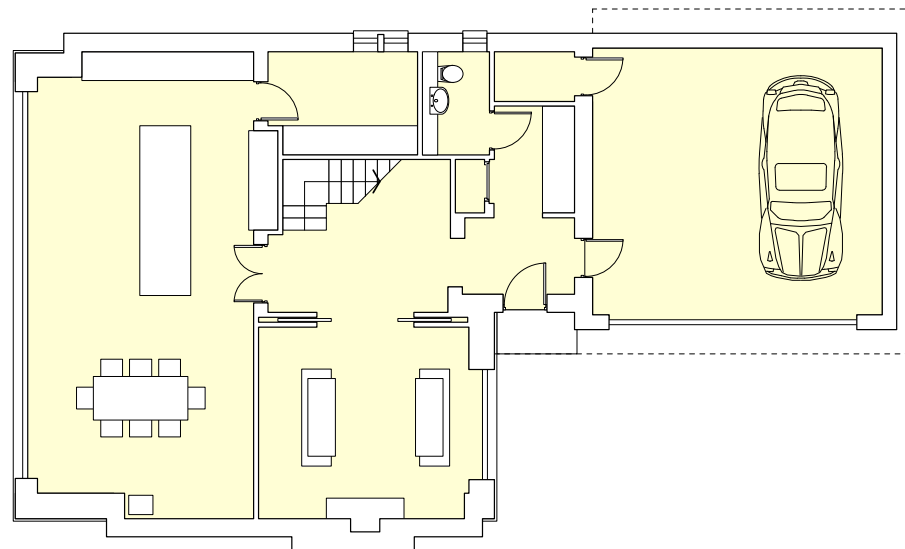
earlier development options



Ribblesdale Avenue



first floor plan



ground floor plan

4.3 LAYOUT

The proposed dwelling is set up with the ground floor circulation providing a logical route through the plan. A large kitchen/family room sits to the west opening on to the garden. The entrance hall connects the living accommodation, the garage and the first floor. The ground floor accommodation has living accommodation orientated to the west aspect with a terrace opening to the garden. Service rooms are positioned to the north towards the site boundary and the rear of the garage. Three bedrooms are provided to the first floor, one with en suite and dressing room. The other bedrooms are served by a large family bathroom.

4.4 APPEARANCE

The house is faced in stone and render to be in-keeping with the neighbouring properties.

Materials schedule

walls	render finish with stone detailing
roof	roof tiles
windows	polyester powder coated aluminium

4.5 ACCESS/PARKING

The proposed access is off Ribblesdale Avenue. Sufficient parking is provided by the garage attached to the house and driveways to the east.

Ribblesdale Avenue

4.6 SCALE AND MASSING

The proposed dwelling is modest and reflects the massing of the surrounding development. In addition, the site is lower than the properties opposite on Ribblesdale Avenue meaning the proposed house will appear lower on the street scene.

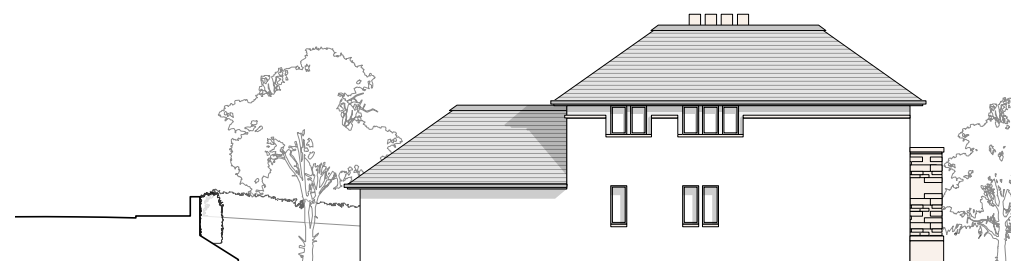
4.7 AREAS

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

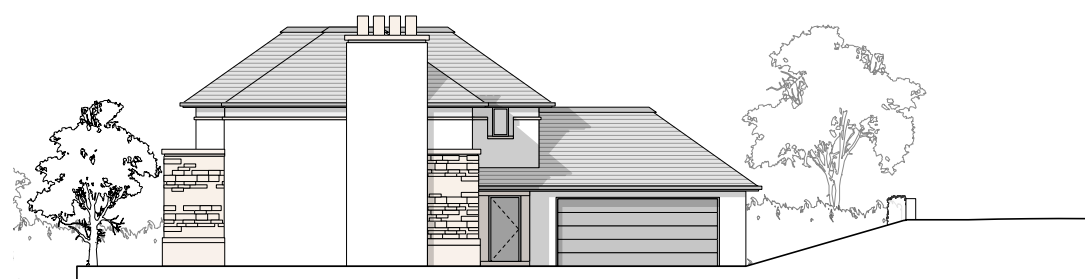
Proposed	ground	132m ²
	first	83m ²
	total	215m ²
	gross internal area	



north west elevation



north east elevation



south west elevation



south east elevation



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