



**Mill Race Cottage
Dilworth Bottoms
Ribchester
PRESTON
PR3 3ZB**

**Proposed Replacement
Dwelling Including
Demolition of Agricultural
Building**



DESIGN AND ACCESS STATEMENT

November 2022

1 Introduction

1.1 PGB Architectural Services are retained by Mr & Mrs J & O Wade ('the applicant') to prepare drawings and documents sufficient for a planning application for:

- Proposed replacement dwelling including demolition of agricultural building

1.2 The applicants have recently bought this property to make it theirs and their growing family's lifetime home.

1.3 The remainder of this statement is structured as follows:

- Section 2 – Relevant Planning History
- Section 3 - Site Description
- Section 4 – The Proposal
- Section 5 – Design
- Section 6 - Access
- Section 7 – Landscaping
- Section 8 – Conclusion

2 Relevant Planning History

2.1 **3/1995/0148** Removal of occupancy condition no. 2 of 3/85/0201. Approved 20/06/1995

3 Site Description

3.1 Mill Race Cottage is a two-storey dwelling built in the late 1980s and is a 3-bedroom stone-clad house with slate roof on the site of a former bobbin mill (demolished many years ago) and associated mill pond linked to Cowley Brook. To the rear there is a redundant open sided steel framed agricultural building clad in profiled metal cladding with a blockwork dado.

3.2 The site is bounded on three sides by Cowley Brook which still has the original mill race. A bridge over the brook gives access from the highway

3.3 The site is bounded on the East South and West by trees but otherwise the property sits isolated on a large gently sloping plot (down to the brook) with little privacy from the adjoining public footpath and neighbours

4 The Proposal

4.1 The existing house and agricultural building are to be demolished. The house would be taken down to ground floor level with the existing foundations and ground floor slab re-used with up-to-date insulation levels included in the re-build.

5 The Design

5.1 The concept of the design is to create a rambling country residence which provides more privacy for the site including privacy for the nearby neighbour and from the adjoining public footpath.

5.2 The proposed house forms a courtyard on 3 sides allowing better visibility of the South facing aspect of the garden and better interaction between the house and garden areas up to

the brook. In the early years the courtyard will be fenced to make a secure outdoor space for their children.

- 5.3 The formation of the courtyard is via a link from the lounge/quiet part of the house to the open plan main living dining kitchen area. This includes utility/boot room provision at ground floor but just a corridor at first floor to ensure as low a roofscape as possible opposite the neighbour. This also ensures that there is no overlooking on the neighbour from any part of the house.
- 5.4 During the design development the applicant has actively involved the neighbour.
- 5.5 The materials chosen are to reflect the dominant materials in the area i.e. random rubble walling with stone quoins; all with slate roofs. The cast aluminium gutters are supported on stone corbels.
- 5.6 The design has intended to retain the modest simple form of the 1980s house but to add a focal point entrance canopy in stone. The Sun Lounge is a typical orangery in style whilst the more hidden elements of the house are a little more ostentatious. The glazed canopies within the courtyard are to facilitate indoor/outdoor living.

6 Access

- 6.1 As described the property is accessed via a bridge over Cowley Brook. Parking is provided at the front of the property to encourage all visitors to the stone porch/entrance canopy.
- 6.2 A garage is provided with direct access to the utility/boot room areas and the main corridor that links the house at ground floor. This is to allow secure access to the property with a car and shut the automatic garage door before vacating the car.
- 6.3 Whilst level entry is provided at the front door and to the WC the sloping site requires that steps are provided within the property. These are easy going steps with potential for ramps to be added if needed.

7 Scale

- 7.1 The original house is a 3-bedroom property but with a growing family this is not enough. Similarly, as a lifetime home the property is designed to accommodate multi generations but also to evolve as the family grows.
- 7.2 Care has been taken to restrict the heights of eaves and ridges where they impact on the neighbour. The original house ridge and eaves are rebuilt to their original heights.
- 7.3 The property will be 468sqm plus a 30sqm garage

8 Landscaping

- 8.1 The land has a gentle slope to the brook and is surrounded by mature trees and shrubs. As described the site itself is very open so it has been straightforward to avoid any impact on the existing trees. The layout against is stepped at the location of the link to achieve this.
- 8.2 Apart from the indicated hard landscaping the applicant is look to keep the space open for the enjoyment of the children before considering any future planting.

9 Conclusion

- 9.1 The 1980s house currently on site lacks any style and whilst its form is simple the detailing leaves a lot to be desired. Re-building it and improving the accommodation by responding to the orientation of the site and neighbouring constraints, care has been taken to create ad hoc elements to form a modest rambling country residence that when viewed from the

highway does not dominate the site.

- 9.2 Building a lifetime home requires a huge commitment to ensure the property is sustainable well insulated and uses ground source heating. The property is surrounded by trees so solar panels are not suitable.
- 9.3 We believe this property is a sustainable replacement for a poorly built 1980s property and that care has been taken to create a design that sits well on the site and its wider setting.