

design and access statement



Highfield

Chipping

march 2023

# Highfield

## 1 Background Information

### 1.1 APPLICATION

The planning application description is as follows:  
*'proposed replacement dwelling'*.

### 1.2 INTRODUCTION

This design statement has been prepared to support a full planning application for a replacement dwelling.

This application has been prepared as the applicant has reviewed the existing building since receiving planning permission (ref. 3/2022/0868) and has taken the decision to demolish the existing building and build a new house with better materials.

This application is for fundamentally the same design, with differing materials and some rationalisation as the scheme no longer has to work within the constraints of the existing building.

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.

### 1.3 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 site and its approach via club lane



previously approved scheme



proposed scheme

# 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 following the grant of planning permission for extension and remodelling (ref. 3/2022/0868). Given the extent of the works, the client wished to consider options for a replacement dwelling using high quality materials throughout. The design should be fundamentally the same as the previously approved scheme, rationalised in some areas as it is no longer has to work within the constraints of the existing building.

## 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.

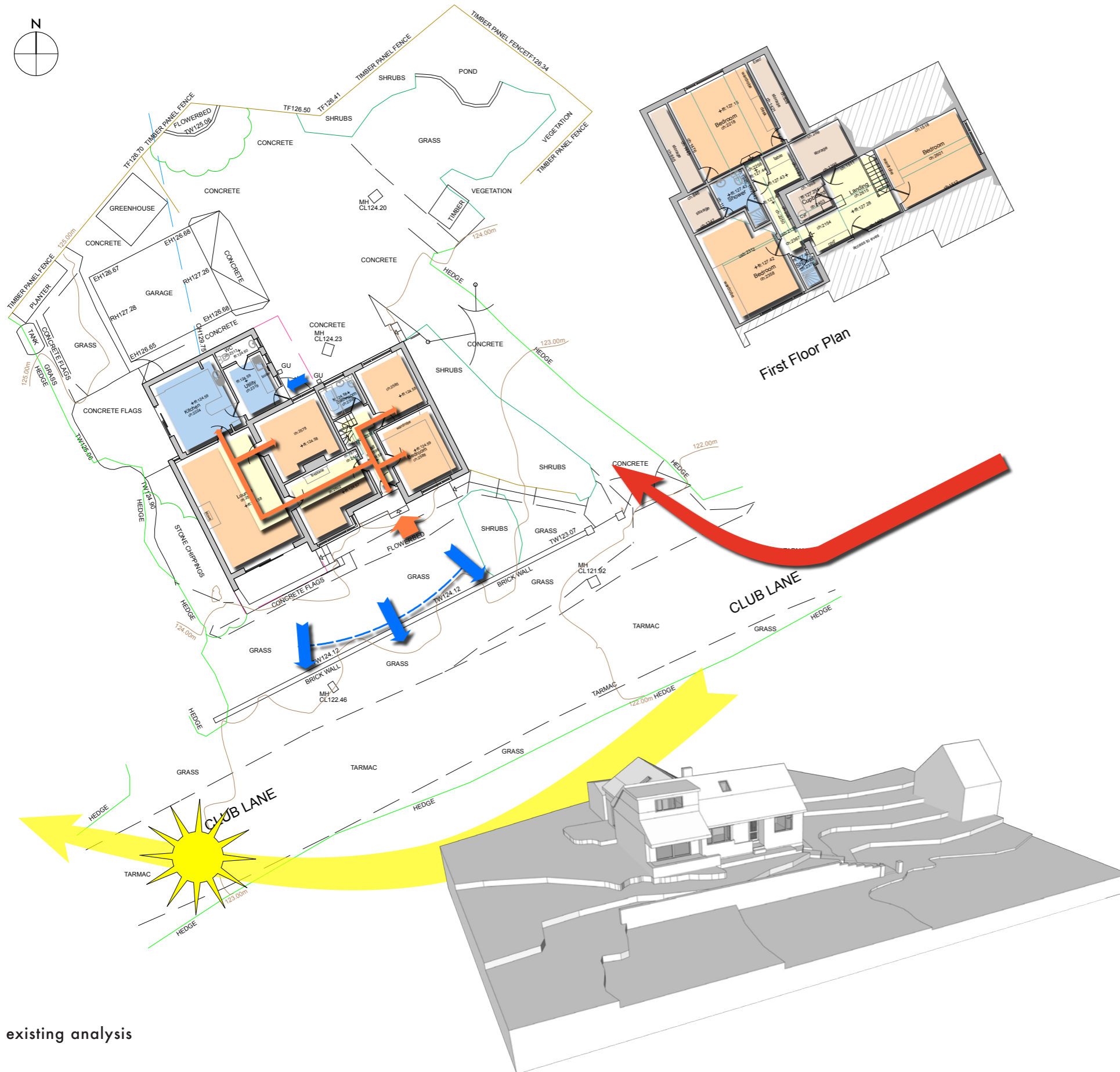
The main driveway and parking is to the east and north east of the property with an existing garage directly to the north of the house. The property provides more than the required number of parking spaces.

### 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 :-

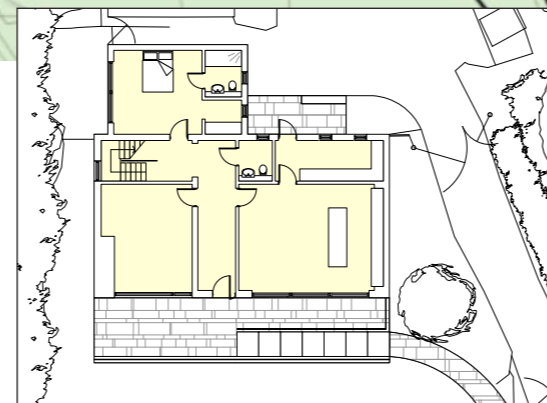
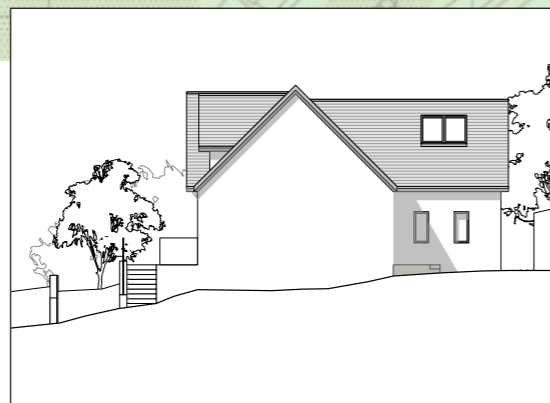
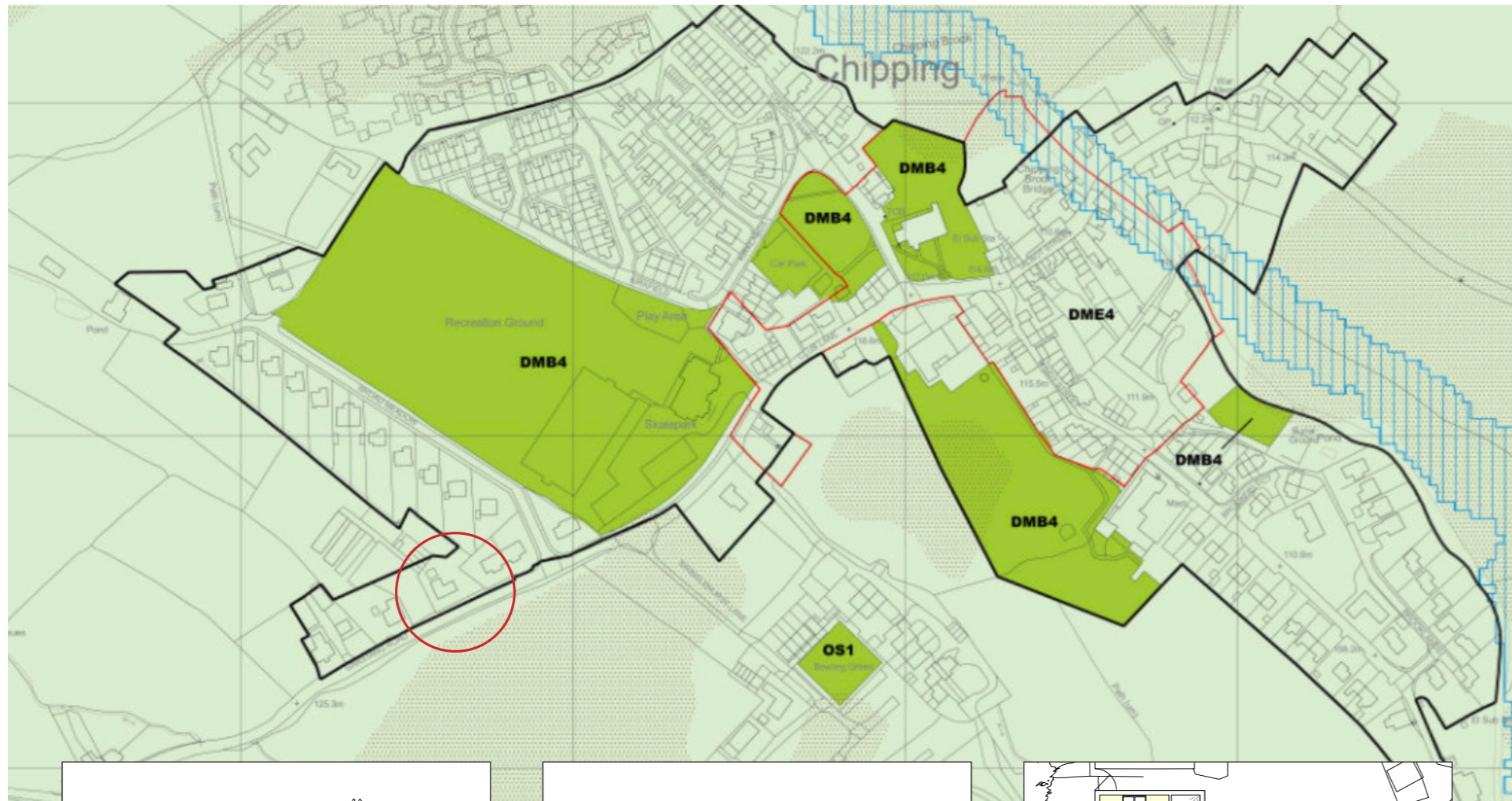
- DS1 development strategy
- EN2 landscape
- DMG2 strategic considerations

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

Planning permission was granted in November 2022 for application ref. 3/2022/0868 for 'proposed alterations and extension to existing dwelling including raising of the roof'.



previously approved scheme (ref. 3/2022/0868)

# Highfield

## 4 The Design

### 4.1 DESIGN CONCEPT

A robust architectural language is used with the design of the proposed house. Externally the property is fundamentally the same design as the previously approved scheme with the exception of the proposed materials. The proposed replacement dwelling has been rationalised somewhat when compared to the previous scheme that had to work within the constraints of the existing building. First floor accommodation is mostly within the roof space.

The house is to be faced in natural stone with dressed stone detailing and a tiled roof.

### 4.2 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which the previously approved scheme was amended ensuring ridges line through and that the proposal makes the most of its 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 building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated into the site.

The resultant proposal for the replacement 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.



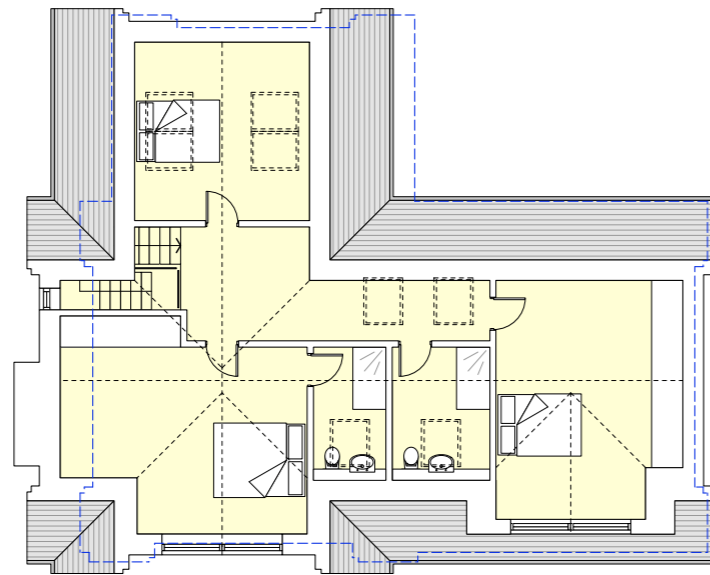
proposed scheme



previously approved scheme ref. 3/2022/0868

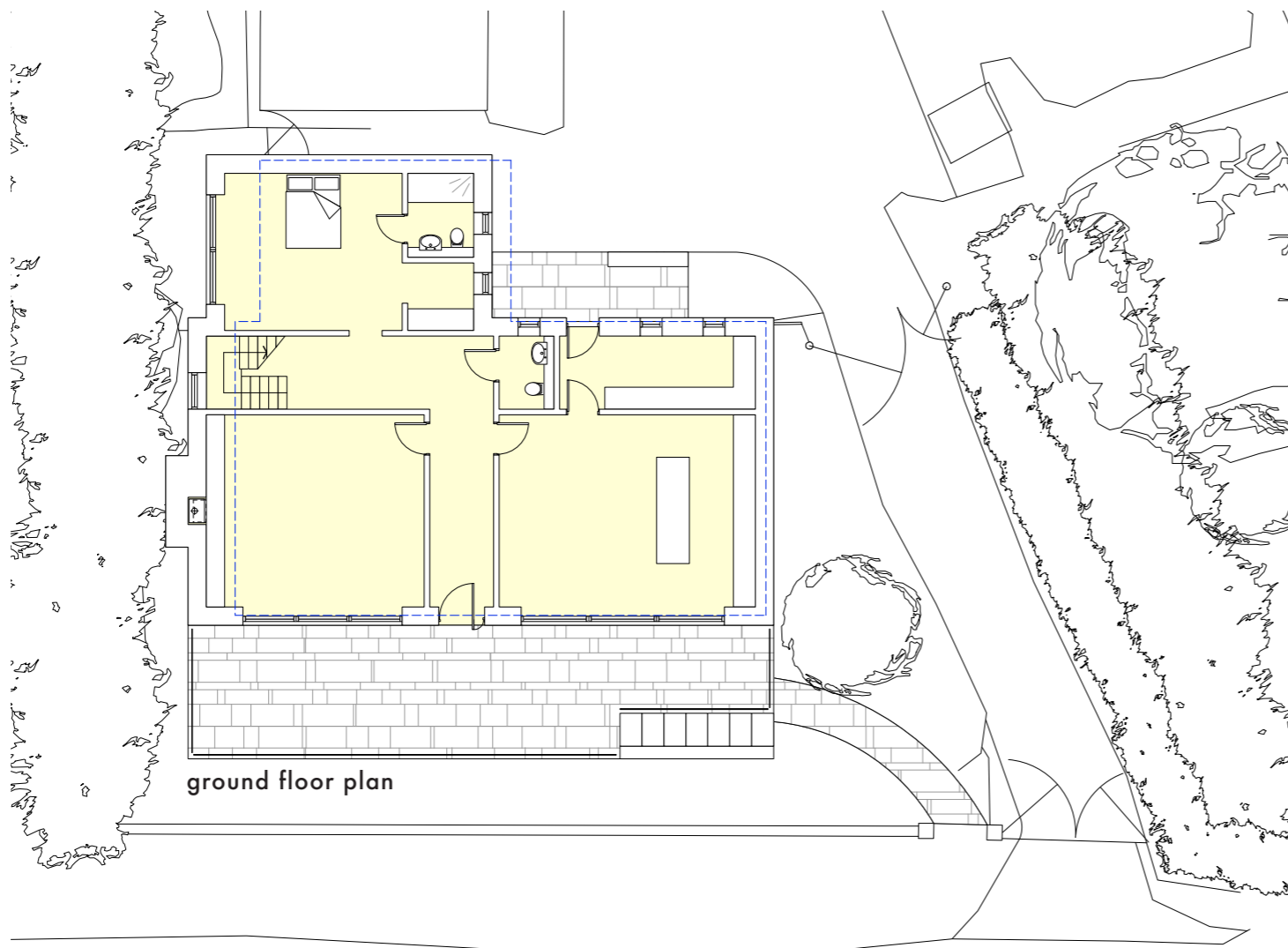


# Highfield



blue broken line indicates the profile of the previously approved scheme ref. 3/2022/0868

first floor plan



ground floor plan

## 4.3 LAYOUT

The proposed dwelling is set up to ensure a logical and elegant layout of well thought out rooms.

The entrance is centred on the south elevation, with an enticing kitchen/family room and separate lounge to the south. A hall connects the living accommodation, the staircase and the first floor. The ground floor has living accommodation orientated to the south aspect with a terrace opening to the garden. Ancillary service rooms are positioned to the north along with a bedroom. Three further bedrooms including a master suite are provided to the first floor as well as a large family bathroom.

## 4.4 APPEARANCE

The proposed house is faced in natural stone, the roof pitch is the same as the previously approved scheme allowing first floor accommodation within the roof space. A gable and dormer give focus to the south façade.

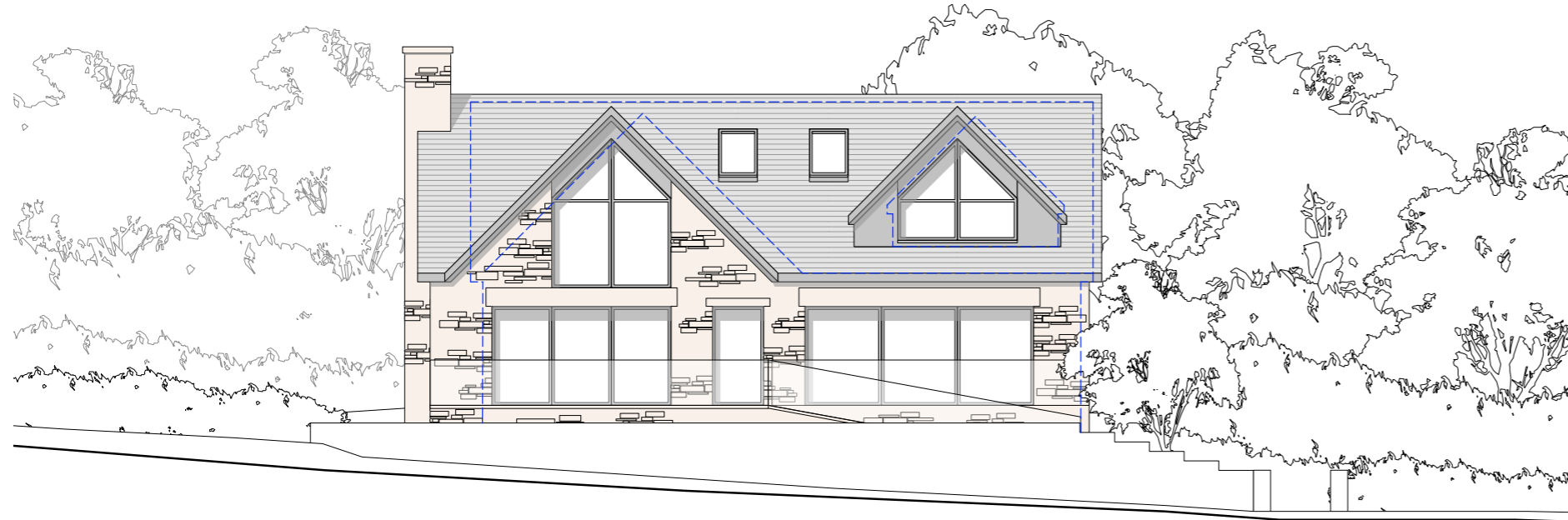
## Materials schedule

walls	natural stone with dressed stone detailing
roof	roof tiles to match existing
windows	polyester powder coated aluminium 'velux' rooflights

## 4.5 ACCESS/PARKING

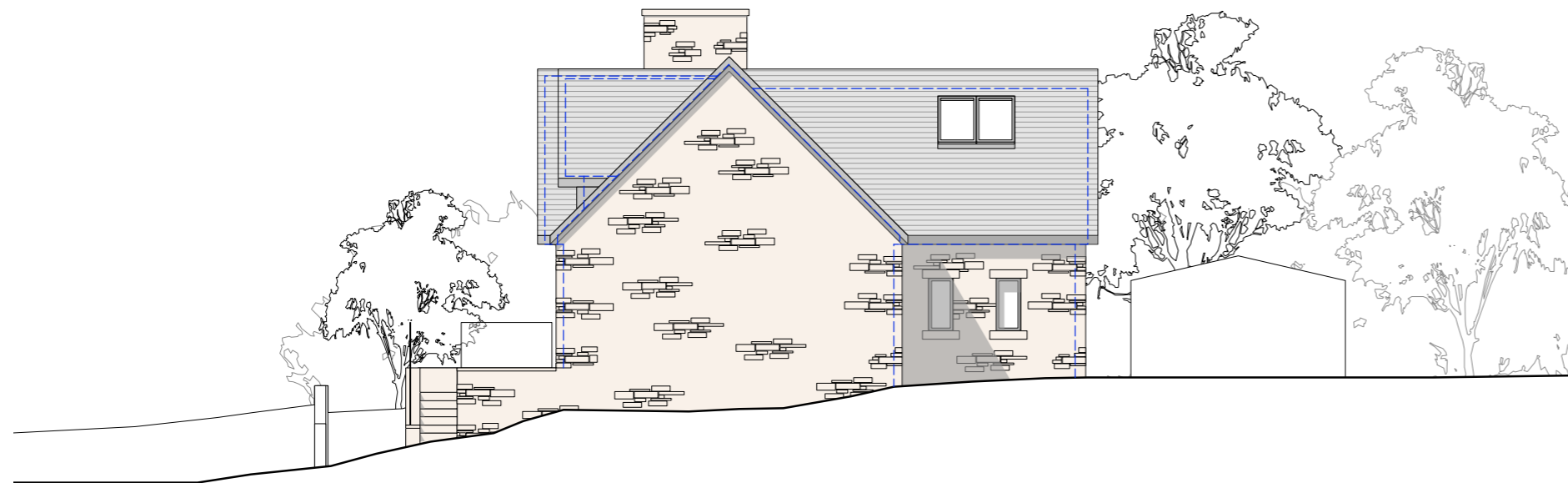
The existing access off Club Lane is unaffected by the proposals being located away from the highway. Sufficient parking is provided by the existing garage and driveways to the north and east of the property.

# Highfield



south elevation

blue broken line indicates the profile of the previously approved scheme ref. 3/2022/0868



east elevation

## 4.6 SCALE AND MASSING

The proposed ground floor plan is nominally increased utilising the existing 'dead space' between the west of the house and site boundary.

## 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	145m <sup>2</sup>
	first	105m <sup>2</sup>
	total	250m <sup>2</sup>
		gross internal area