

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF A REPLACEMENT DWELLING AT:

OVERDALE,
YORK LANE,
LANGHO,
BB6 8DT

Job No. 6767

Version: 1.2



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1.0 INTRODUCTION

1.1 OVERVIEW

Previous extant approval (Application No. 3/2020/1103) for a proposed replacement two-storey dwelling at Overdale was granted 02/03/2021, since the approval, the site has been since acquired by our Client. On the 5/05/2023 planning approval was granted for an amended scheme for a proposed replacement one and a half-storey dwelling (Application No 3/2023/0107).

Following the approval of the scheme above, our Client would like to incorporate a single garage into the proposals.

This Design and Access Statement has been produced in support of a new application for planning approval for the proposed erection of a replacement dwelling at Overdale, York Lane, Langho. It is to be read in conjunction with the drawings, forms and documents submitted alongside the application.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will demonstrate how the proposals deliver a high quality design which is appropriate for the setting and use as a family home.

2.0 UNDERSTANDING THE SITE

2.1 SITE LOCATION

Overdale is located to the north of York Lane, Langho, close to the intersection with Whalley Old Road. The front elevation of the building faces south onto York Lane.



PL01: Location Plan showing location of Overdale, Langho

3.0 SITE/BUILDING DESCRIPTION

3.1 The site is located to the north of York Road in the village of Langho. Langho is a rural village 4 miles north of Blackburn. The plot area is approximately 0.08Ha.

The existing property is a post war period bungalow, it has rendered walls and a tiled roof. The dwelling is unattractive and in a state of disrepair. It has been determined that the works required to refurbish and modernise the property would be so significant that the logical solution is to replace it with a dwelling that meets modern construction standards and living requirements.

Access to the site is directly off York Lane, parking is directly in front of the building with no turning head present.

The adjacent properties are all detached, consisting of one, 1½ and two storey dwelling houses of varying heights.



PL02: View of the front south facing elevation of the building.

4.0 DEVELOPMENT PROPOSALS

4.1 USE

The existing property is used as a dwelling house, it is currently vacant. The proposed development involves the demolition of the existing dwelling and the erection of a replacement dwelling which is better suited to the site and modern living standards.

4.2 AMOUNT

The footprint of the existing building is 120m². The footprint of the extant approved proposal is 150m². The proposed scheme has a slightly larger footprint at 174m², which is in line with other buildings on the row, particularly Petre View.

The volumes stated as part of the approved application are 471m³ for the existing building and 702m³ for the extant approved. The proposed addition of the single garage adds approximately 48m³, which equates to just over a 6% increase over the approved scheme. Every attempt has been made to minimise the volume; the internal layout has been altered to allow the garage to be partially set back into the approved footprint. It is felt that the revised design's marginal increase in volume doesn't impact how the development will relate to its wider context.

4.3 LAYOUT

The proposed building would be set back 3.8M away from York Lane into the site than the existing building. This would also mean the proposed building being set approximately 2M further back from the front of Petre View and approximately 5.5M from the front of Windy Ridge.

The proposed location of the new building is respectful of adjacent properties that would be closer to York Lane and the stepped configuration of the plan form not only reflects other properties along York Lane but will add depth and relief to the street scene whilst helping to maintain the continuity of the general building line along York Lane.

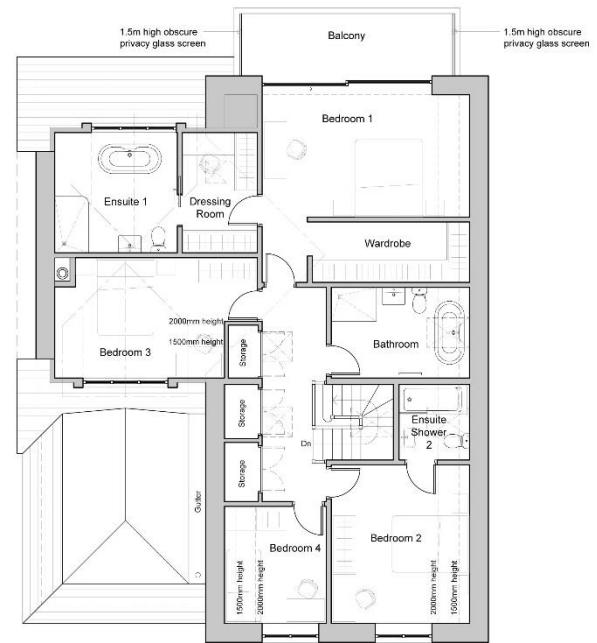
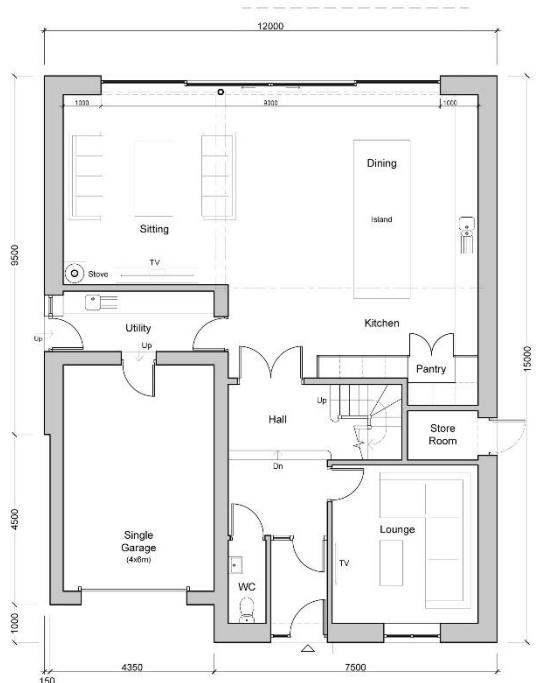
Careful consideration has been given to the siting of the proposed building to maintain adequate separation with the properties across York Lane, and there would be a gap of approximately 25M between these. This separation distance more than meets planning requirement of 21M, plus another 2 to 3M = 24M to factor in the difference in ground levels between buildings. Please refer to (PL04) which shows the proposed footprint of the new dwelling overlaid for comparison purposes and with the resultant separation distance.



PL03: Site Location Plan showing position of proposed footprint. NTS

The previous extant approval proposals will not provide the quality of accommodation required by the Client. The apparent squashed roof is not only unsightly but impractical and restrictive to the first floor space. In accordance with the Client's requirements and modern living requirements, the ground floor provides open plan kitchen, living and dining; a pantry; a utility; an external store; a lounge and a WC. The first floor level is set within the roof space, it accommodates four bedrooms; a bathroom; 2 ensuites and a dressing room. The large sliding doors to the north will allow the open plan ground floor to take advantage of the views across the valley.

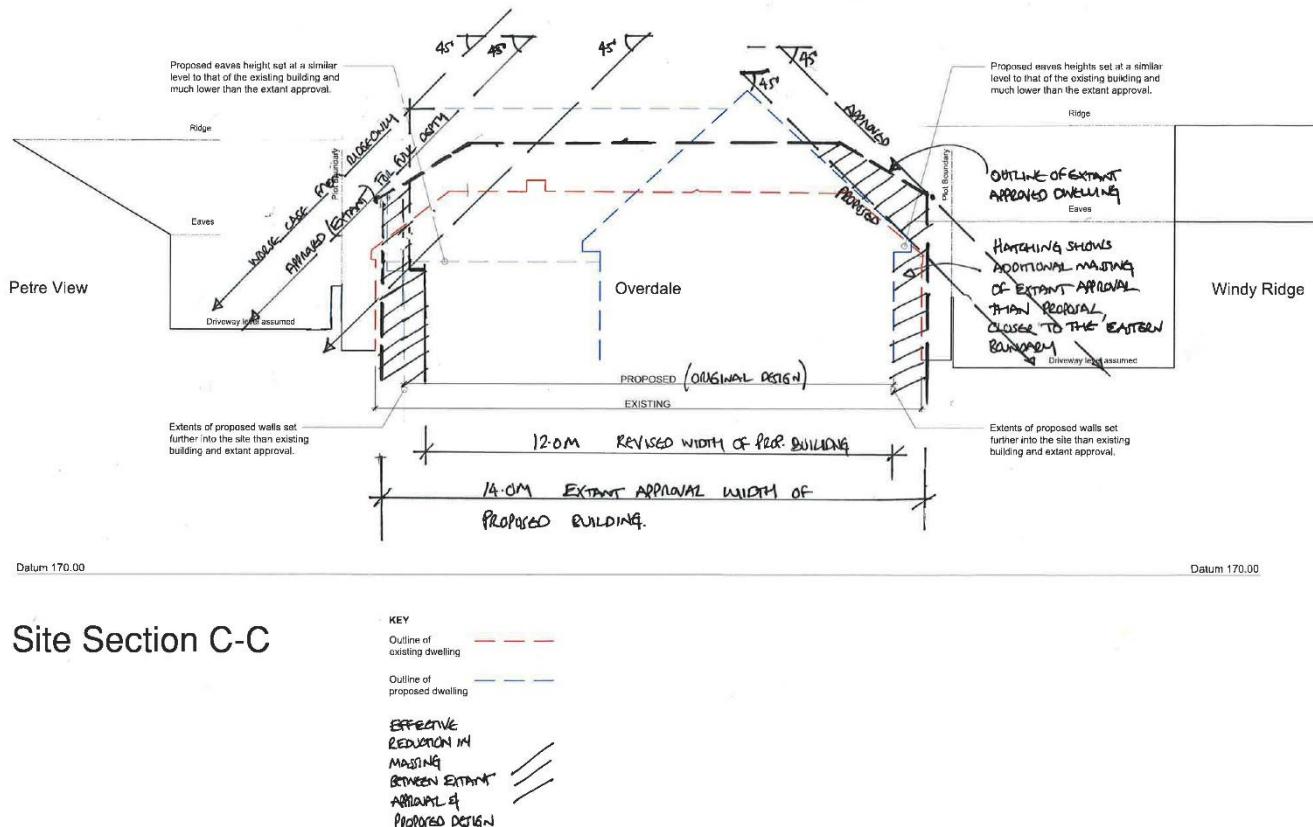
A single-storey garage has been integrated into the revised scheme. The ground floor layout has been altered to accommodate part of the garage within the previously proposed footprint. The external chimney stack to the rear elevation has been omitted, the rear glazing with sliding doors is now a single span across the rear elevation. The chimney stack is to be built internally, tight against the west external wall of Bedroom 3.



PL04: Ground and First Floor Plan extract. NTS

4.4 SCALE

The set of drawings that were submitted by others as part of the extant approval and considered by the Local Planning Authority includes a proposed site section, which shows the relationships of proposed ridge and eaves levels of the new building in relation to those of Petre View and Windy Ridge. This is an accepted way to illustrate this information and the proposed application includes a similar drawing No. 6767-P06B with a proposed site section drawing (See extract PL05).



PL05: Extract from 6767-06B Site Section. NTS

It is worth noting that the width of the proposed dwelling is significantly less than the extant approval by approximately 1.5M and the proposed eaves level is also significantly lower than that of the extant approval, by approximately 1.2M adjacent to Windy Ridge and approximately 1.6M adjacent to Petre View. Whilst the proposed ridge heights would be greater than the extant approval, the differences in the design of the building and resultant form and massing would lessen the visual impact than the extant approval from York Lane.

The extant approval is for a clear two storey building, but the unusually shallow roof pitch appears to be squashed down to try to minimise the size of the building and this has resulted in an awkward relationship between roof and fenestration and general roof design. The proposed design shows an attractive roofscape with more traditional relationship with fenestration and comfortable form and pitch. The proposed ridge level is greater than the extant approval, but this is part of the roof design and allows for all first-floor space to be accommodated within the roof void, making the proposed building a 1 ½ storey structure. The roof design allows for a significantly lower eaves level, and this is a material improvement in terms of how the proposed building will relate to adjacent properties.

The proposed site section drawing 6767-P06B shows the outline of the extant approved dwelling, which is in context with the existing and proposed building outlines. This shows the reduction in massing associated with the reduced width and eaves heights, and it also illustrates 45-degree lines to show the overall improvement in the amount of natural light to Windy Ridge and Petre View that results from this and the change in form and massing of the proposed dwelling, in comparison with the extant approval.

The integrated single-storey garage eaves height is set at the lower eaves level of the main house to minimise its scale and appear subservient to the main house.

4.5 LANDSCAPING / ACCESS

The existing hedgerow to the boundary along York Lane to be retained to maintain privacy and the soft appearance of the site from York Lane and adjacent properties.

New hard landscaping works will modernise the appearance and improve the vehicular access, 3No parking spaces are accommodated, the turning head will allow vehicles to access and egress in a forward gear, improving highway safety over existing arrangements. The driveway, parking and turning head are to be renewed in tarmac to provide a robust surface and match existing and neighbouring properties. The amended entrance will provide a suitable area for bin collection.

New random natural stone walls and dressed natural stone gate posts to the existing vehicular access, with electric metal entrance gates. The gates to be set a minimum of 5m back from the road to allow sufficient room for vehicles to pull in off the road while waiting for the gates to open.

A low-level brick wall with planted border behind is to run along the west boundary wall with Petre View to accommodate the change in levels of setting the building down into the ground, the planting will soften the appearance of the west boundary wall.

Paths are to be flagged, with bin storage provision to be provided to the east side of the building. A flagged area to the rear of the proposed dwelling will be integrated with steps down to the existing lawn and shrub borders to soften the transition.



Proposed Site Plan

PL06: Proposed Site Plan. NTS

4.6 APPEARANCE

The aesthetics have been carefully considered to provide a modern design, complemented by quality traditional materials. Front facing gables are a prominent feature along York Lane and have been included within the design of the proposal to reflect the form of the existing building.

The front and rear faces of the building are to be faced in random natural stone, with the sides finished with K-Rend up to a cut stone string course at first floor level. Complete with dressed natural stone quoins and window/door surrounds. Standing seam metal cladding is to finish the walls over the stone string course and dormer windows.

Natural slate roof finish with provision for photovoltaic panels to the east and west roof slopes.

Powder coated aluminium framed glazing and rain water goods.

The proposed design has been considered to provide a modern design, complemented by a palette of quality traditional materials, it is felt that the proposal sits well in an area with a mixture of modern and traditional dwellings.

4.7 SUSTAINABILITY

The proposals are to meet the energy efficiency requirements of Ribble Valley Council Building Control by undertaking a 'fabric first' approach, providing a high level of thermal insulation. The masonry construction will give the buildings a good amount of thermal mass, reducing the energy required for heating and cooling due to temperature fluctuations.

Possible locations for photovoltaic panels have been indicated to the rear roof pitch of both units and will be installed as a renewable source of electricity.

The stone is to be locally sourced, reducing travel and demand for new materials. Window frames are to be made from aluminium, a recyclable resource that reduces waste at the end of the products lifecycle.

Bat and bird boxes/access have been included as part of the proposed design to promote biodiversity and provide habitats for the local bat population.

5.0 CONCLUSION

5.1 The proposed development has been carefully designed as a modern dwelling with traditional materials. The form of the proposed building has been designed to have a lesser impact on the neighbouring properties than the extant approved dwelling by way of having lower eaves that are set further in from the boundary.

It is considered that the proposal is an acceptable design response in terms of its sustainability, appearance, form, size and positioning. The proposal dwelling is in keeping with the surrounding area and will sit comfortably within its setting.

We trust the Council will be supportive of the proposals for the reasons set out above.