



Mill Race Cottage
Dilworth Bottoms
Ribchester
PRESTON
PR3 3ZB

Proposed Replacement
Dwelling with Detached
Garage Including
Demolition of Agricultural
Building



DESIGN AND ACCESS
STATEMENT

July 2023

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
- 2.2 **3/2022/1061** Replacement dwelling including the demolition of an existing agricultural building. Refused 07/06/2023

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. And a new dwelling and detached garage erected.

5 The Design

- 5.1 The concept of the design is to create a 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 an L shaped footprint allowing better visibility of the South facing

aspect of the garden and better interaction between the house and garden areas up to the brook.

- 5.3 During the design development the applicant has actively involved the neighbour.
- 5.4 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.
- 5.5 The design has intended to create a Victorian double fronted farmhouse style. The main entrance feature being the key focal point when entering the house.
- 5.6 Glazing patterns and proportions have been carefully aligned to work on all elevations.
- 5.7 In response to an informal pre-app the projecting bay feature has been reduced and styled as a Victorian glazed bay.

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 detached garage is provided to the rear adjacent to the day-to-day entrance to the house. This allows parking with shopping as close to the back door as possible. The garage is sited to allow cars to turn without reversing to the front of the house and endangering children. It also keeps the front of the house free of cars without having to park in tandem.
- 6.3 The garage has been reduced in size following a informal pre-app enquiry. Its location is kept to ensure two family cars are able to park and turn at the rear of the property.
- 6.4 Whilst level entry is provided at the front door and to the WC the sloping site requires that steps are provided within the property at the rear.

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 proposed siting of the house is now much further away from the neighbour.
- 7.3 The property will be 394sqm plus a 40sqm 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.
- 8.2 Apart from the indicated hard landscaping the applicant is looking 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 a modest country residence that when viewed from the highway does not dominate this large 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.