

DESIGN & ACCESS STATEMENT FOR NOVA

PROPOSED NEW DWELLING with new access within the ground of Primrose House, Clitheroe, BB7 1BS

July 2023



This Design and Access Statement supports the planning application for a new dwelling within the curtilage of Primrose House, a Grade II listed house to the south west of Clitheroe within the Ribble Valley.

The proposal put forward within this application is for a contemporary, regenerative home. The proposal has been designed to meet the highest standards in terms of energy performance and buildability whilst being sympathetic and sensitive to its surroundings both in terms of ecology and heritage.

The proposal includes the creation of terraced areas to the front of the property to allow for direct connection to the outdoor space. The surrounding areas will be planted for enhanced overall site biodiversity.

With the architectural and landscape design progressing in parallel, an overall symbiotic relationship has been formed between the building and its connection to its natural surroundings and to the heritage of the site.

The design of Nova represents a culmination of a journey of discovery.

There has been a commitment from the beginning to reduce carbon emissions, incorporate sustainable building products and to implement regenerative practices where possible, while also trying to achieve a balanced coexistence with nature and the existing biodiversity of the site and the contemporary living needs of the client.

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Project Team

Designer

Studio Perfectus

Planning Consultant

Roman Summer Associates LTD

Ecologist

Pennine Ecological

Landscape Designer

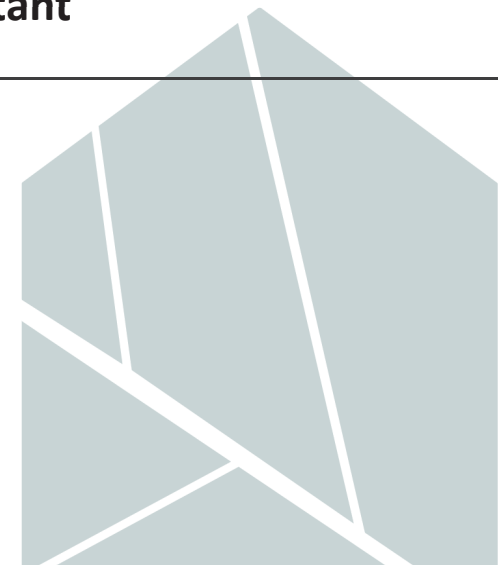
Studio Perfectus

Heritage Consultant

Graeme Ives Heritage Planning

Drainange Consultant

RCD Consultant



Project Name & Location	
Project Number	SP/160
Project Name	Nova
Project Address	Nova, Primrose Road, Clitheroe, BB7 1BS
Project Description	The erection of a single story new dwelling and access from Woone Lane, within the curtilage of Primrose House, a Grade II Listed Building

Existing Site Information

Existing site area to make the proposed site area - 2350.7m²

Buildings			To Be Changed	
Size (M ²)	Age & Style	Condition	Yes	No
Currently the site is part of the curtilage of the Primrose House. It is part of a heavily vegetated embankment			●	

Boundaries - walls, fences, other means of enclosure

Direction	Description	Yes	No
North	Existing fence to the public footpath		no
East	Stone Wall		yes
South	No current boundary treatment		yes
West	No current boundary treatment		yes

Surrounding Context

575m ²	Primrose House	Residential Dwelling- to the southwest of the site
273m ²	Primrose Studio	Offices and work space.

Relevant Planning History

Application No.	Decision Date	Description	Granted		
			Yes	No	Comments
3/2015/0642	21/03/2022	Removal of Condition 5 Provision for the bat roosting sites.	●		Granted
3/2015/0910	20/05/2021	Extension to provide living accomodation to the converted turbine house. 60m2 single story building	●		Approved with conditions.
3/2015/0640/P	08/09/2015	Non material amendment to planning permission 3/2012/0558 to reorganion of floor plans for the internal garden area	●		Approved with conditions
3/2012/0643	24/10/2012	Discharge of Conditions 7 (Window Design), (roofing and walling) and 9 (programme of buidling works)			Approved with conditions.
3/2010/0768	10/03/2011	Landscaping, part change of use from industrial land to residential curtilage, conversion of turbine housing to garden room.			

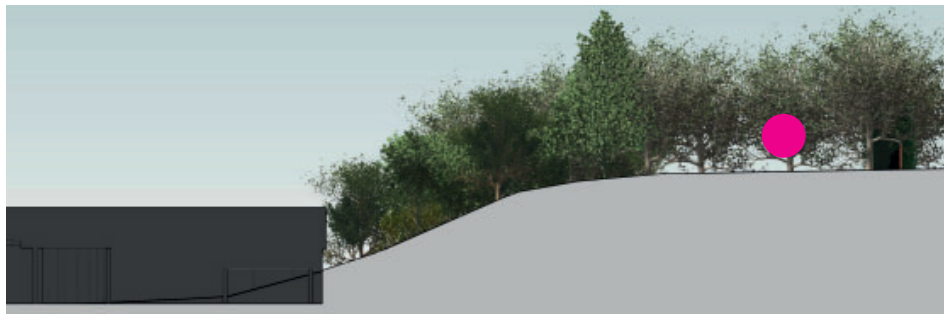
● Location of new dwelling



Existing South West Elevation showing the site and the relationship to Primrose House



Existing South East Elevation showing the site and the change in level along the site



Existing North East Elevation showing the site and the relationship to Primrose House

Site Location

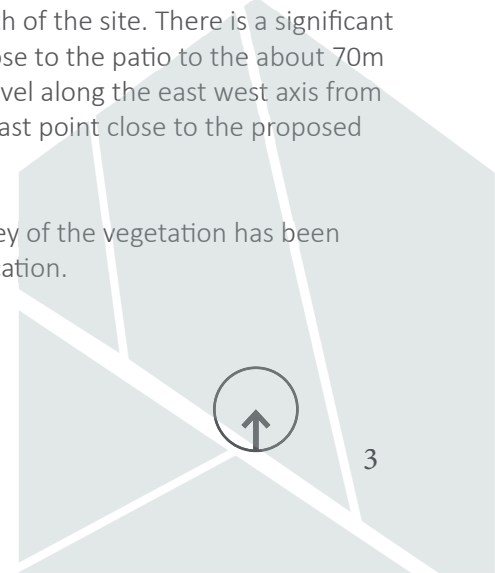


Site Context

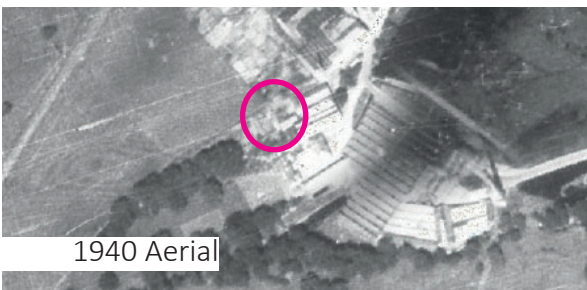
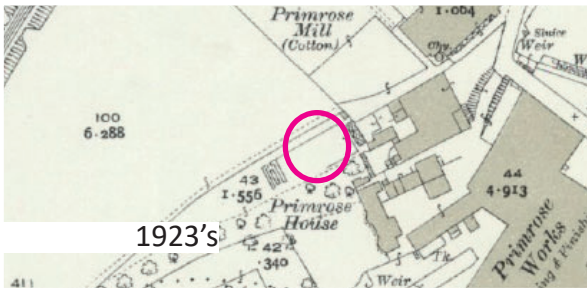
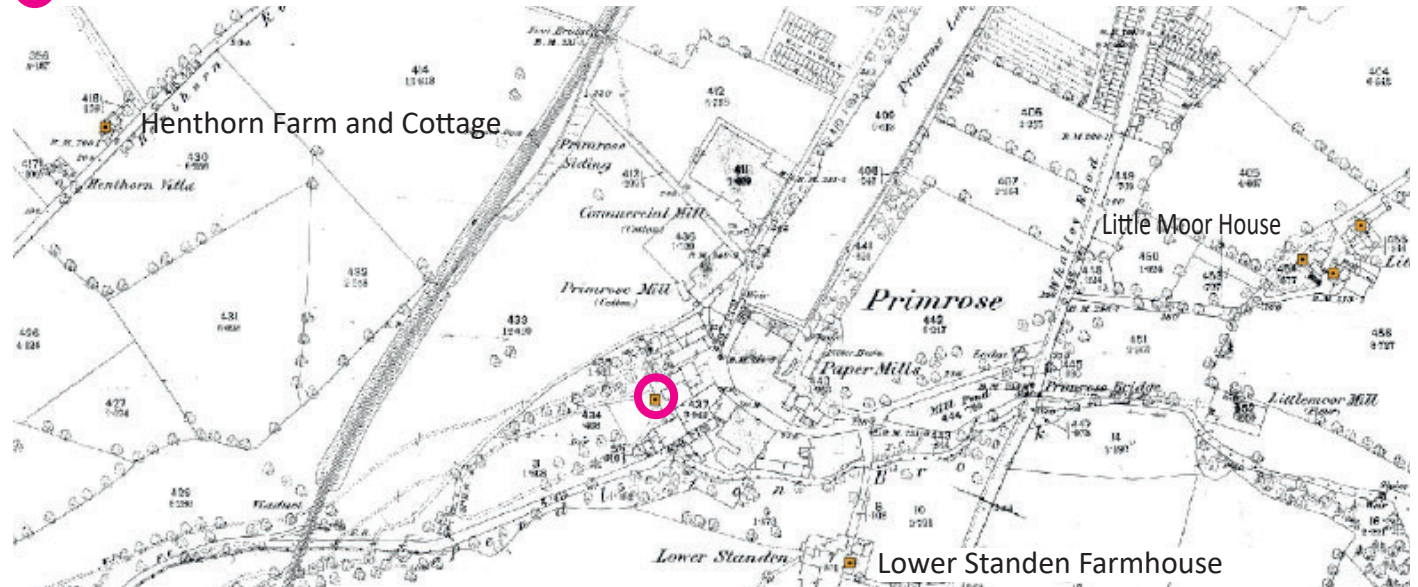
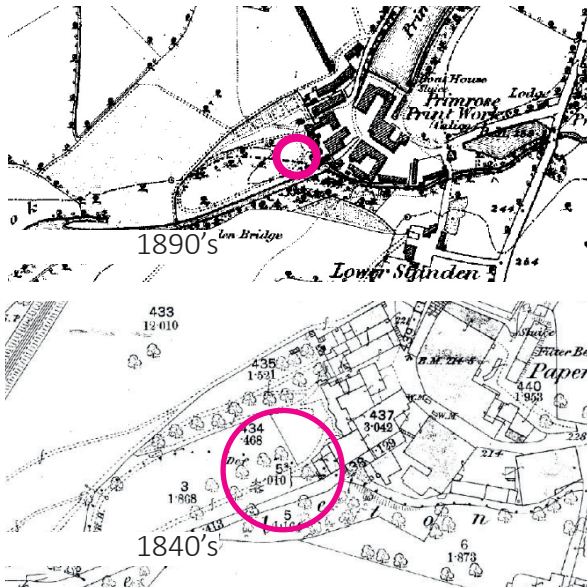
The site was part of the curtilage of Primrose House which is a Grade II listed building to the south east of Clitheroe within the Primrose Ward.

To the north of the garden there is an embankment that runs almost parallel to the existing house and parallel to the footpath to the north of the site. There is a significant change in level ranging from 61.44m in the garden close to the patio to the about 70m at the top of the embankment. There is a change in level along the east west axis from the west where it is at about 69.14 / 68.92 to at the east point close to the proposed new entrance which is 72.26m

The site is currently quite overgrown, however a survey of the vegetation has been undertaken and is included within the Planning Application.



 The Site



Historical Mapping

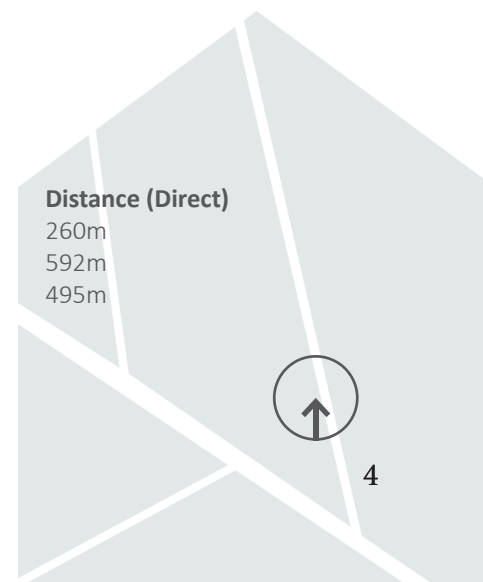
Historical mapping shows the use of the land from 1848 to present day. The site is shown within the residential curtilage of Primrose House from the 1840's. The site is not within a conservation area, however Primrose House was listed Grade II in September 1976 (Listing Entry Number 1072357). See next page.

There are a number of listed buildings in the surrounding area.

Here are the listed buildings in the surrounding area

Name	Summary	Status	Distance (Direct)
Lower Standen Farmhouse	Farmhouse Early 19c	Listed	260m
Little Moor House	House late C18 or early C19.	Listed Building II	592m
Henthorn Farm and Cottages	Farmhouse(1855)	Listed Building II	495m

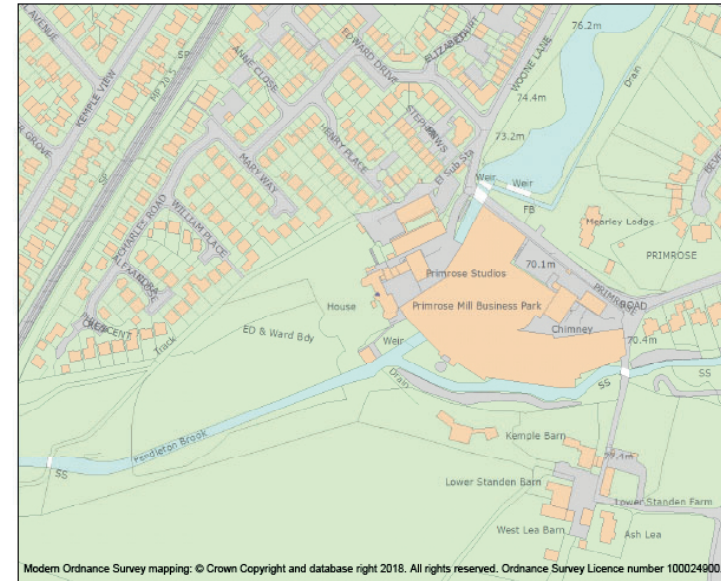
Historical mapping has been used from Historic England's website, Lancashire's MARIO mapping system and the National Library of Scotland for your reference.



Existing Site & Context




Alexander P Kapp / Primrose House, Clitheroe / CC BY-SA 2.0



Name: PRIMROSE HOUSE

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:	Listing
List Entry No :	1072357
Grade:	II
County:	Lancashire
District:	Ribble Valley
Parish:	Clitheroe
<small>For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.</small>	
<small>For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.</small>	
<small>Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.</small>	
<small>This map was delivered electronically and when printed may not be to scale and may be subject to distortions.</small>	
List Entry NGR:	SD 73887 40694
Map Scale:	1:2500
Print Date:	10 July 2023
 HistoricEngland.org.uk	

Listing Status of Primrose House

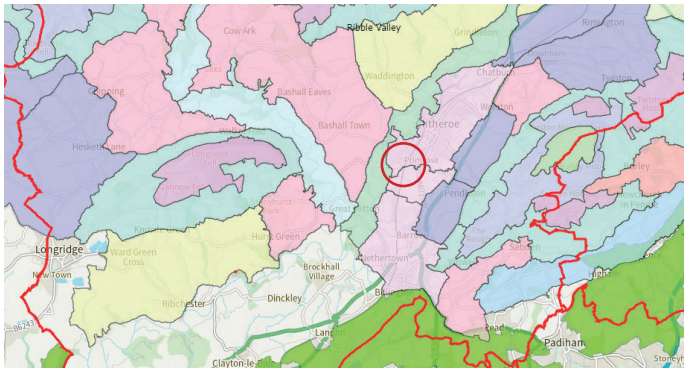
List Entry Number	1072357
Date first listed	30.09.1976
National Grid Reference	SD 73687 40694
County	Lancashire
District	Ribble Valley (District Authority)
Parish	Clitheroe

The site is within the curtilage of Primrose House which is a Grade II listed house. The listing description is below

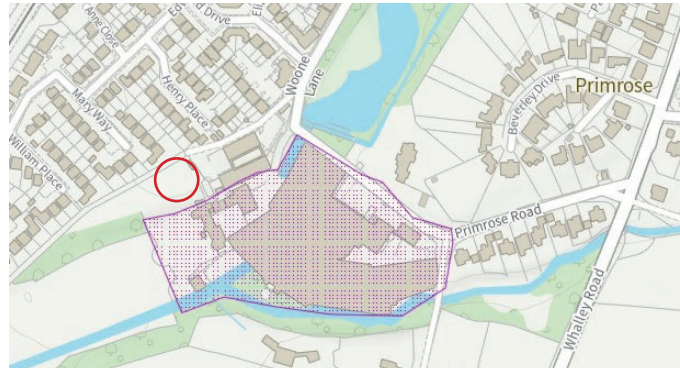
PRIMROSE ROAD 1. 5295 (South Side) Primrose House SD 74 SW 7/250 II 2. Built circa 1809 by the owner of the Primrose Mill. House of 2 storeys in stucco with moulded eaves cornice. Irregularly-spaced fenestration, hung sashes with glazing bars. A full-height bow has a single window above a window of 3 lights. A single window above the inset door of 6 fielded panels with radiating round-headed fanlight on console brackets. Right-hand wing of 1 storey is a bow with 3 windows. Later extension of 1 storey to left for services. Similar doorway to rear elevation.

Despite a thorough search of digital archives there are no historical images of the building pre 2008.

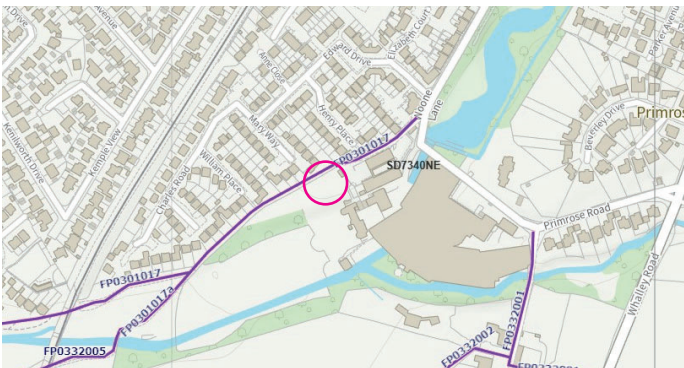
Existing Site & Context



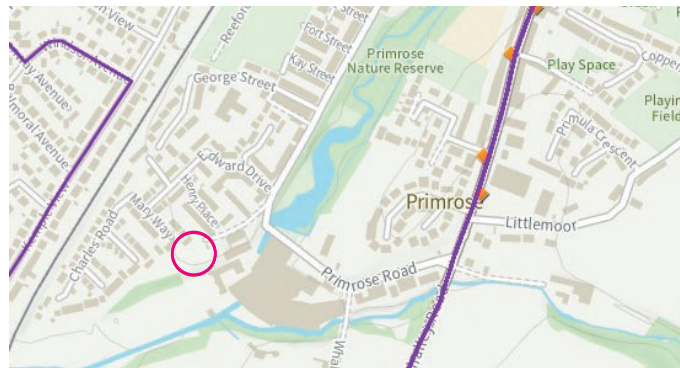
Forest of Bowland AONB Landscape Character Area



Flood Warning Area



Public Rights of Way - PP0301017 Showing to the north of the site



Bus Routes and bus stops shown

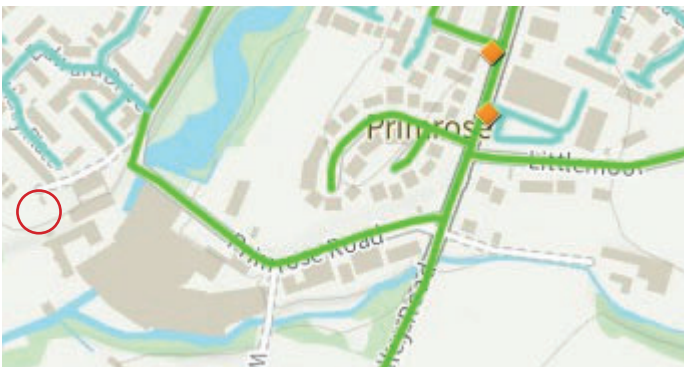
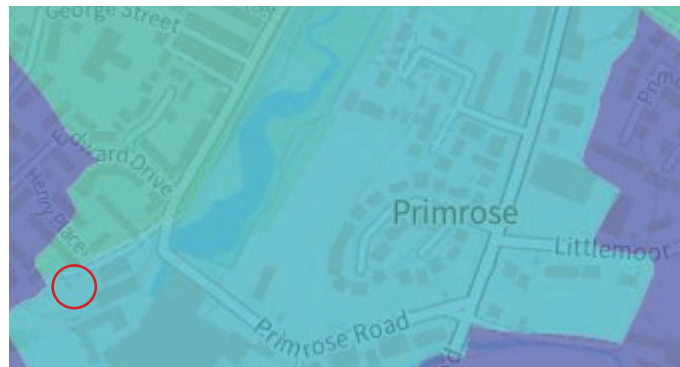


Diagram showing adopted roads around the site



Historic Landscape Character Map

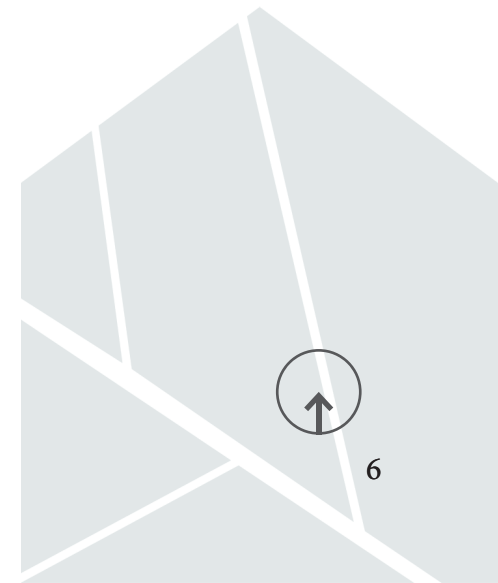
Relevant Site information

Extracts from Lancashire Mario Mapping System

The site is within the Forest of Bowland AONB Landscape Character Areas and is described at “undulating lowland farmland settlement industry”.

On the Mario Maps the area is close to an area described as being in a Flood Warning Area, but the site is not included within this area- likewise the Enviroment Agency have the foot of the embankment within flood zone 03, but the site is flood zone 01 and as such has a low probility of flooding from rivers and sea.

There is a public footpath to the north of the site. This is the FP0301017. The roads surrounding the site are all adopted and have street lighting, this includes Woone Lane and Primrose Road which led to the site.



Existing Site & Context



Site Views

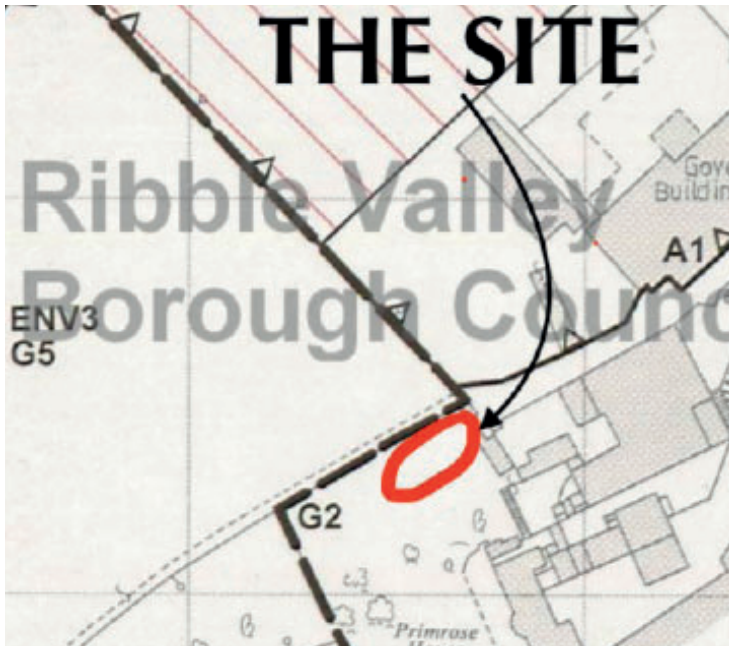
Taken from Google Maps and from images taken on site.

The images shown here are from both Google Maps and images taken by Studio Perfectus to demonstrate the current and possible visual impact of the proposal. These were taken in July 2023 and demonstrate the extremely limited visibility of the proposed development on the site and the surrounding area.

In conclusion the proposal site will have little to no visual impact from Woone Lane or from the surrounding houses and development. The visual impact on the Grade II listed building of Primrose House will be minimal and will be mitigated by enhancing the existing planting of the embankment and to the front of the proposed new dwelling.

○ Proposal Site ➔ Viewpoint





Planning Policy Compliance

For the purposes of this planning application, the adopted development plan comprises the Ribble Valley Core Strategy (adopted December 2014).

For a complete assessment of relevant policies, please cross refer to the separate Planning Statement prepared by Roman Summer Associates Ltd, but- in brief - the extract from the Policies Map shows the site location inside the defined Main Settlement Boundary, within which the principle of residential development is accepted and indeed encourage. The site is not allocated or designated for any particular use or development, or afforded any special protection beyond its location within the curtilage of a grade II listed building.

Site Constraints & Opportunities

The extracts show the current site and below are listed the constraints and the opportunities that this proposed development faces.

Constraints:

- The proximity of the Primrose House (Grade II Listed Building)
- Steep slope to the south of the site
- Existing vegetation/ biodiversity
- Public footpath to the north of the site
- The narrow shape of the site.
- The need to create an opening into an existing stone wall which is part of the Grade II listed building.

Opportunities:

- Proximity to the the listed building
- Seperate vehicular access to the site
- Enhancement of the existing vegetation and biodiversity.
- Raised location away from the river and possible issues around that.
- Existing vegetation to protect the new dwelling from the prevailing winds.
- Elevated views from the site.

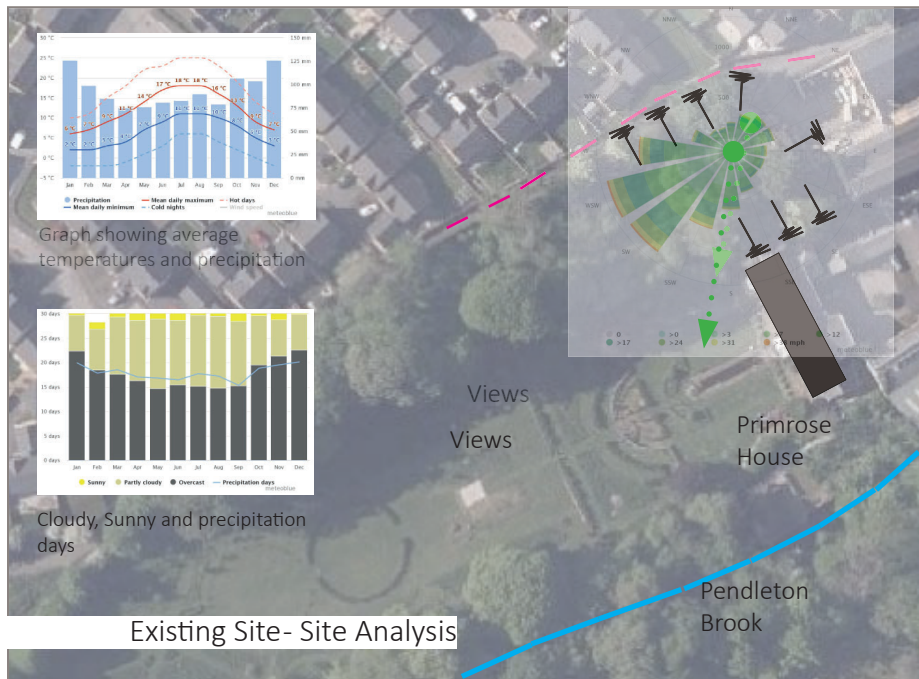
Extract from the Local Plan (Adopted December 2014)



Existing site plan showing the site and the existing house



Existing Site & Context - Site Analysis



Existing Site- Site Analysis



The Proposed Site and the responses

The proposed dwelling will be positioned discreetly to minimise any visual impact on the listed building- this has been done, by siting it to the back of the embankment and by keeping it single storey. The orientation of the building and the configuration of the main habitable rooms has been done to maximise the views to the south west, without impacting on Primrose House and its own enjoyment of its setting and gardens.

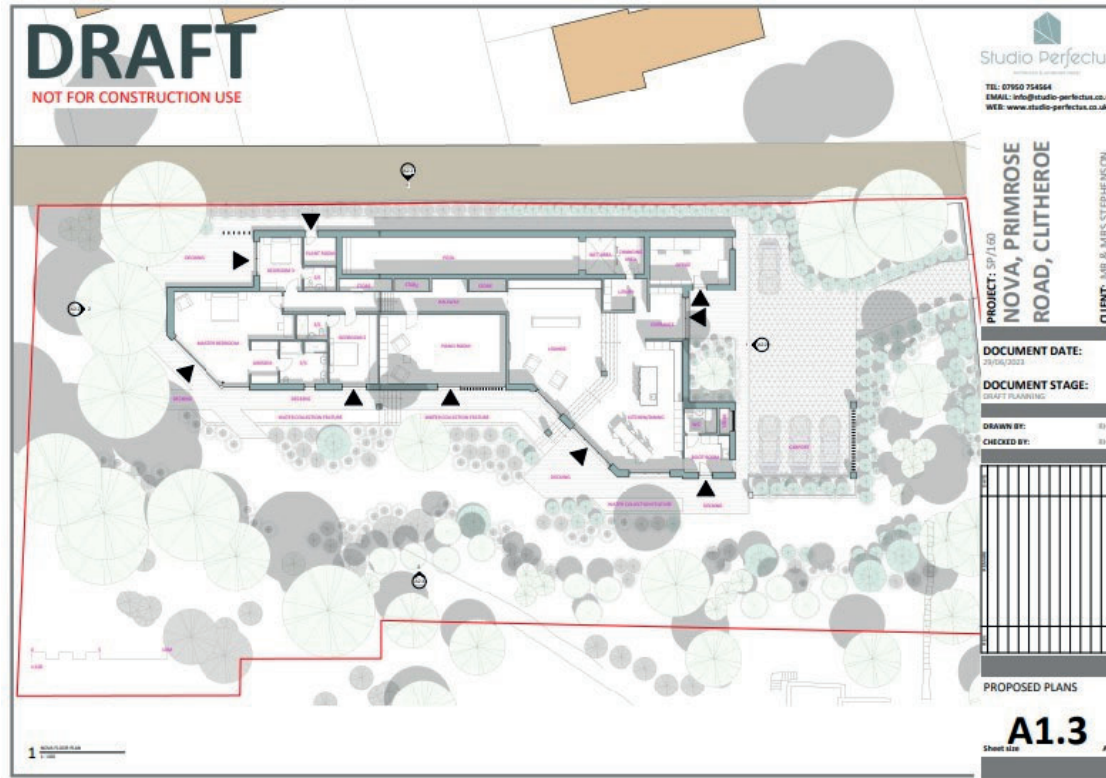
The materials selected for the construction are sympathetic to the local vernacular, while being contemporary. The scale of proposed house has been deliberately kept low to minimize its visual impact on the listed building and the surrounding gardens for the house.

Enhanced planting will further protect the building from the prevailing winds, but also frame views.

The Existing Site and Site Analysis

As mentioned in the Site Context the location of the new dwelling is within the curtilage of Primrose House which is a Grade II listed building. It sits on top of an embankment, it is heavily vegetated and there is a public footpath at the rear of the site. An analysis of the local weather was explored and the rainfall and the prevailing winds are shown on the map above- these factors have been used to inform the overall design and orientation of the building. The collection of the rainfall and how this is dealt with on site has impacted the design of the roof and landscaping.

The site is currently quite overgrown, however a survey of the vegetation has been undertaken. An indepth planting scheme has also been prepared to address the loss in vegetation and biodiversity as a result of the new build.



Proposed Floor Layout



Proposed South East Elevation

The Design - Process, Assessment and Intent

This section describes the main design concepts and explains the reasoning behind the approach adopted. It also highlights the design's key features and how they respond to the project's objectives and the site's context.

The scheme has been developed as a result of a close working relationship with the client and with their detailed knowledge of the site and the surrounding area.

The proposed dwelling will be positioned discreetly to minimise any visual impact on the listed building and as such, careful consideration has been given to ensure that the design respects the heritage significance of the listed structure and its curtilage.

There has been a commitment from the beginning to reduce carbon emissions, incorporate sustainable building products and to implement regenerative practices where possible, while also trying to achieve a balanced coexistence with nature and the existing biodiversity of the site and the contemporary living needs of the client.

The new proposed house will feature clean lines, high quality materials and large windows to maximise natural light and facilitate a seamless connection with the outdoors. The design has drawn inspiration from the site and its elevated position.

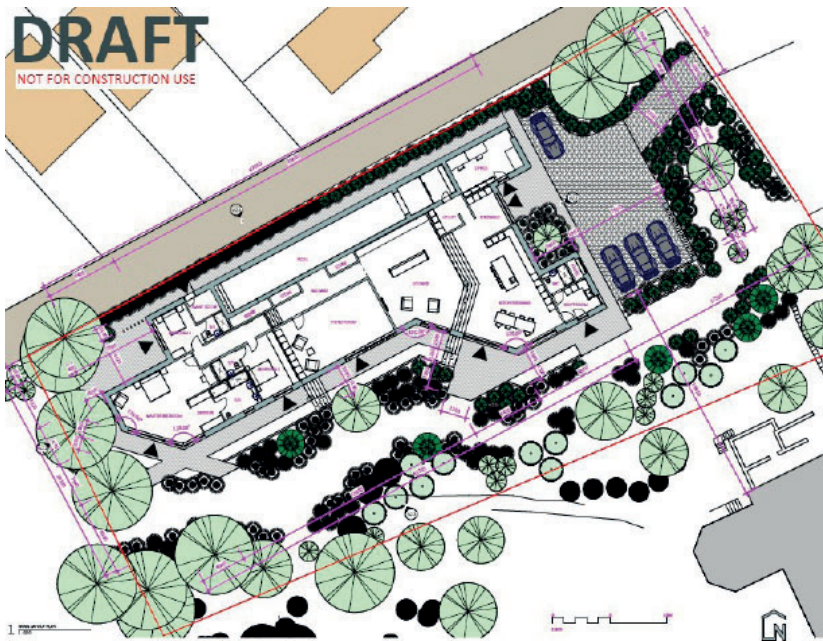


Proposed South West Elevation

DESIGN / Scale and Massing and Landscaping



Existing site showing vegetation and existing topography



Proposed Site Plan showing planting scheme



Scale and Massing

The design of the new dwelling will be sensitive to the scale and proportion of the listed building to ensure it does not dominate or detract from its presence. It is also low to minimise the impact on the existing homes to the north of the site.



Landscaping

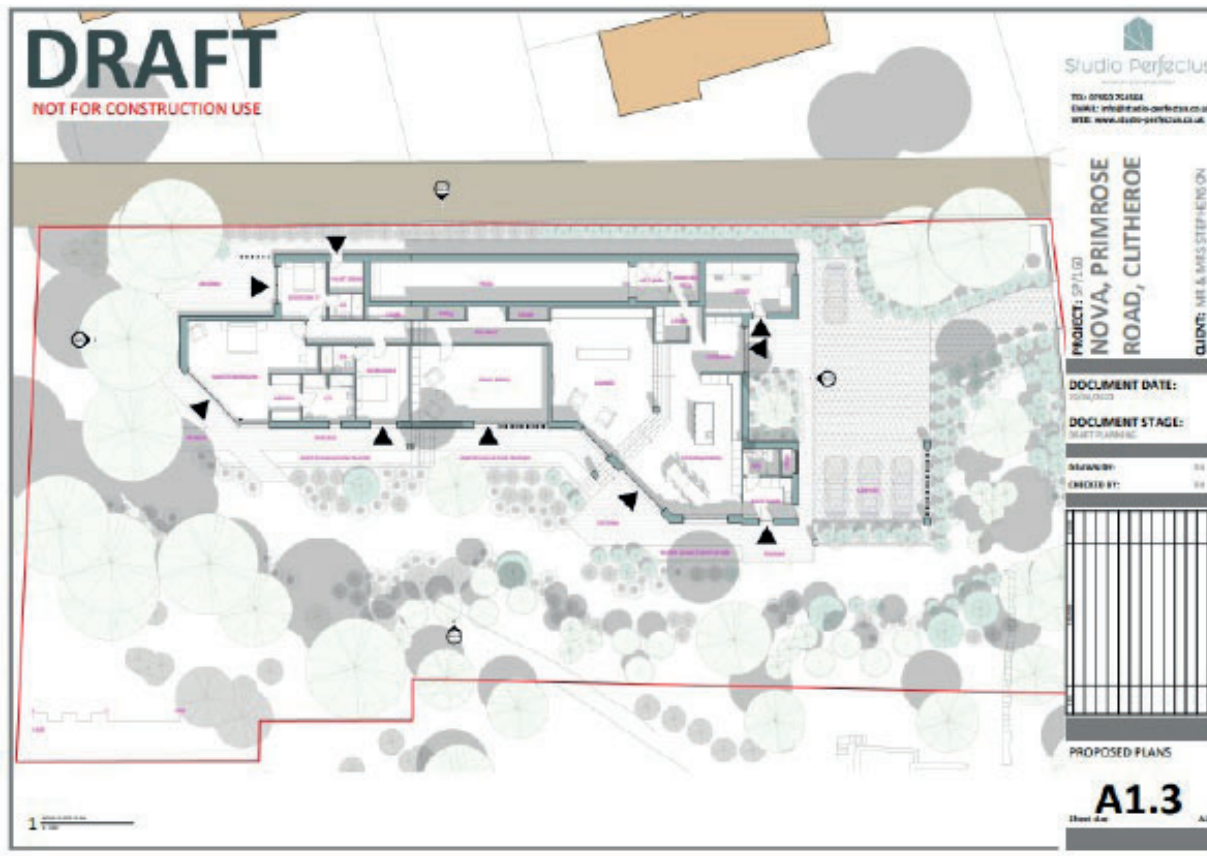
The overall scheme has been designed to minimise its impact on the existing site and to incorporate green spaces, preserves existing vegetation where possible, and promotes biodiversity. Careful attention has been given to the landscaping around the new house to ensure it enhances the character of the area. Native plant species and traditional garden features will be incorporated to maintain the historical ambiance and ecological balance.



Appearance including Materials and Finishes

This section talks about the proposed materials, finishes, and colours to be used in the development and how these choices complement the design concept and fit within the local historic and natural context. Materials used will complement the local vernacular while providing a clear distinction between the new and existing buildings.

A series of images of the proposed dwelling



Proposed layout showing the access, car parking and carport in relationship to the proposed



Images showing carpark area, front door & new access created through an existing garden wall

ACCESS

This section looks to describe how the development will be accessed by various transportation modes, including pedestrians, cyclists, and vehicles and to address any measures taken to ensure accessibility for people with disabilities.

Inclusivity

The new dwelling is accessible to all individuals, regardless of their mobility or special requirements. All doorways and spaces within the house are designed to accommodate wheelchair users comfortably and allow easy passage for individuals with mobility challenges.

The garden surrounding the contemporary house is accessible via paved pathways, which are wide enough to accommodate wheelchairs and mobility aids.

The garden design complements the overall aesthetic of the property while offering a serene and enjoyable outdoor space for all residents

Parking

The proposed new house will have a dedicated driveway located at a safe distance from the listed building. The access route will follow the existing site contours and landscape features, further minimizing potential impacts on the surroundings. Adequate off-street parking will be provided to ensure no additional strain on existing on-street parking

There is a designated parking and carport area for residents and visitors.

The surface of the parking area is level, providing smooth access to the house entrance.



Conclusion

Summary of the main points of the Design and Access Statement and how the proposal meets the necessary design and access criteria.

The proposed new house aims to enhance the local area, providing a sympathetic yet contemporary addition to the neighbourhood.

Through careful design and adherence to heritage principles, the development will coexist harmoniously with the listed building while contributing positively to the overall architectural character.

The contemporary house within the garden of the listed building aims to provide a beautiful, inclusive, and accessible living space. Every effort has been made to ensure that the property meets the needs of all individuals.

In conclusion, the proposed dwelling within the grounds of the listed building aims to preserve and enhance the site and heritage significance while showcasing the possibilities of sustainable and environmentally friendly architecture.

We believe this development will be a valuable addition to the area and respectfully request your favorable consideration of our planning application. We welcome feedback to continually improve our accessibility provisions and ensure an enjoyable living experience for all residents.

Studio Perfectus, welcomes all comments and guidance from the Local Authority throughout the Application Process.

