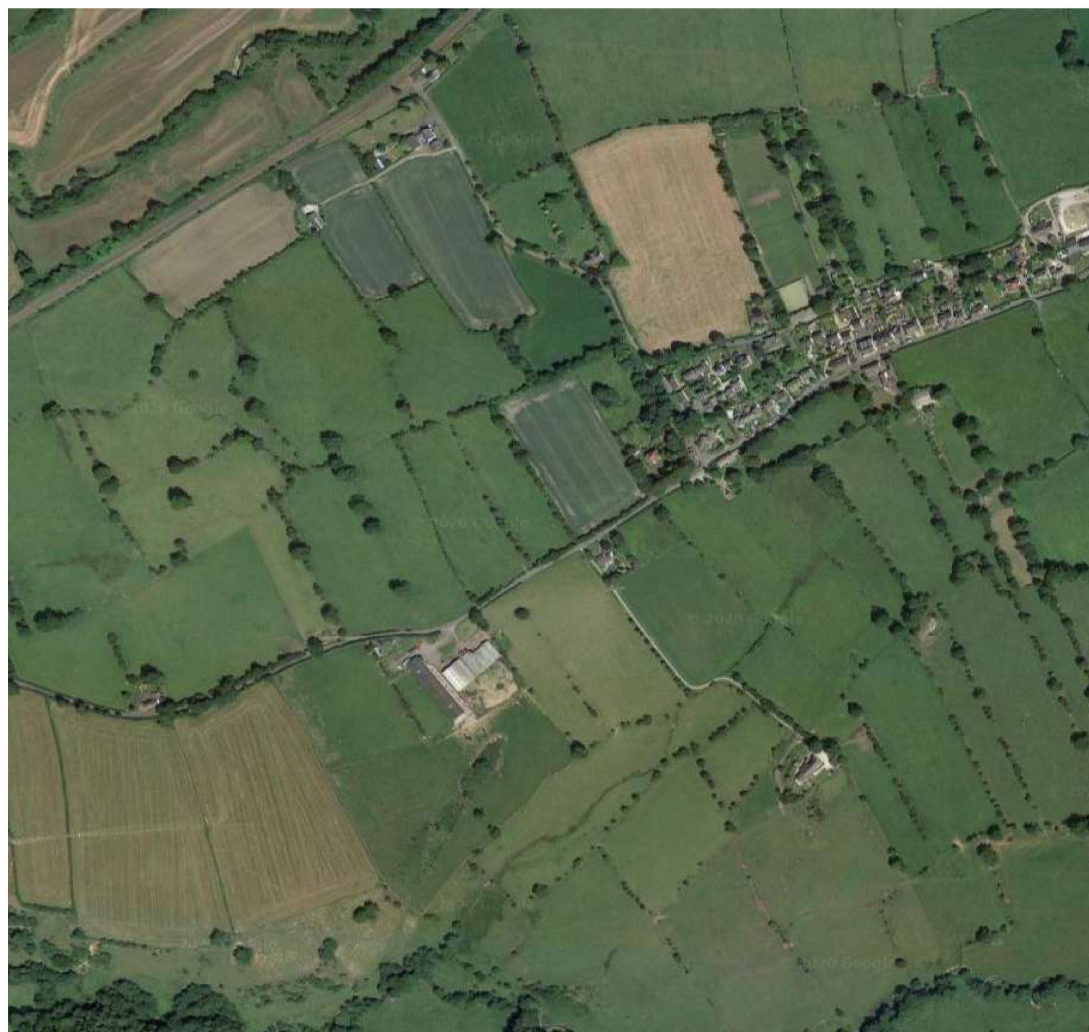




Design and Access Statement

The Hawthorns

Rimington Lane,
Rimington
BB7 4DP

August 2023
Version 1.4

spa
SUNDERLAND PEACOCK ARCHITECTS

1.0 INTRODUCTION

Overview

This document has been produced in support of an application seeking planning approval for 'the demolition of an existing bungalow and the erection of a new two storey replacement dwelling with garage and granny annex, alterations to existing access and associated external works'.

Purpose

This document seeks to provide the local planning authority with a description of the development proposals, their compliance with local and national planning policies and how the proposals may be affected by other material considerations and context. The local planning authority's early input will be valuable on such a scheme.



PLOT: Aerial photograph of the existing site. NTS

2.0 DESIGN BRIEF

Sunderland Peacock and Associates Ltd. were appointed to review the existing site and produce a comprehensive design for a replacement family home that fits the needs of the Client's family now and caters for their future aspirations.

A garage is required to serve both the house and annex.

The plot boasts views across the valley towards Pendle Hill, it is important that the design utilises these vistas.

3.0 SITE LOCATION AND DESCRIPTION

Site Location

The site is located in a rural setting on the outskirts of the village of Rimington. Rimington is some 8km to the north east of the east Lancashire town of Clitheroe. The site occupies a prominent position, visible from Rimington Lane before entering the village from the west.

Site Description

The site constitutes a generous plot at approximately 2070m². The site falls gently from the north west boundary (with the Rimington Lane) down to the south east boundary.

A 1970s sub-urban style bungalow is situated towards the south west boundary of the plot. The existing bungalow is finished with low quality materials. (See PL02)

The existing access to the site is directly off Rimington lane.

Arboricultural Constraints Appraisal

Bowland Tree Consultancy Ltd have carried out an arboricultural constraints appraisal of the site. The bungalow is partially screened from the Rimington Lane by a cluster of trees (including retained tree T10) to the north east corner of the site.

4.0 PLANNING

Policy

Ribble Valley Borough Council (RVBC) Core Strategy (2008-2028)

The following policies of the Local Plan will be relevant to the development proposals:

- DS1 Development Strategy
- EN2 Landscape
- DMG1 General Considerations
- DMG2 Strategic Considerations
- DME2 Landscape and Townscape Protection
- DMH3 Dwellings in the open countryside & the AONB

The policies contained within the National Planning Policy Framework (NPPF) as well as the National Planning Practice Guidance (NPPG) will also be relevant.

Please see below extract from Core Strategy 2008 – 2028 A Local Plan for Ribble Valley - DMH3:

3. THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE FOLLOWING CRITERIA:
- THE RESIDENTIAL USE OF THE PROPERTY SHOULD NOT HAVE BEEN ABANDONED.
 - THERE BEING NO ADVERSE IMPACT ON THE LANDSCAPE IN RELATION TO THE NEW DWELLING.
 - THE NEED TO EXTEND AN EXISTING CURTILAGE.

It is put forward that the site and proposed scheme satisfies the above criteria as outlined below:

- The existing bungalow is currently in a habitable condition.
- The proposed scheme aims to enhance the landscape by improving the appearance and quality of the plot and as a result, the local area.
- The extents of the existing dwelling’s curtilage will remain as existing.

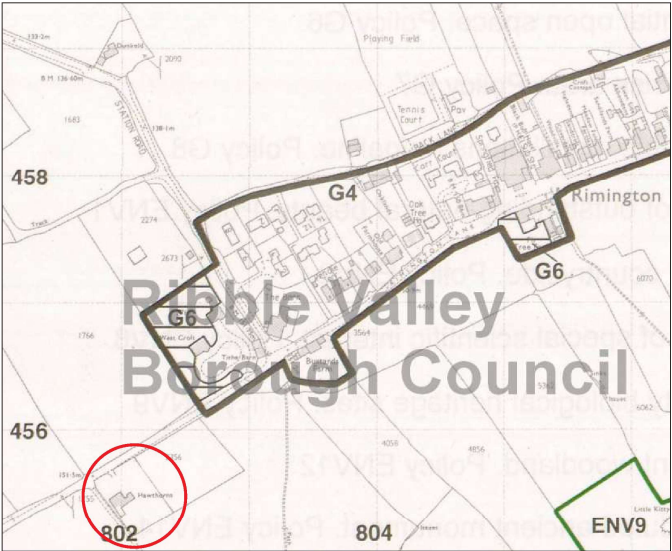
History

A search of the online planning application database maintained by Ribble Valley Borough Council (RVBC) has yielded the following past planning applications. Please note that this search was not exhaustive and earlier applications may exist.

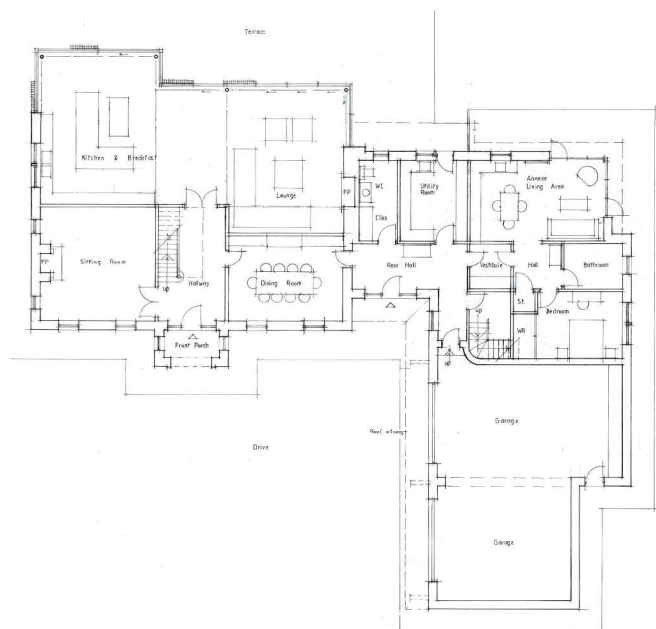
Application No.	Development Proposals	Decision	Decision Date
3/2013/0795	Renewal of Planning Permission 3/2010/0521 for the erection of a replacement dwelling	APPROVED WITH CONDITIONS	20/12/2013
3/2010/0521	Replacement dwelling	APPROVED WITH CONDITIONS	30/11/2010
3/1990/0118	Pitched roof to existing flat roof over garage	APPROVED NO CONDITIONS	13/03/1990
3/2021/0341	Proposed demolition of existing dwelling and erection of a two storey dwelling with garage and granny annexe. Alterations to existing access and associated external works. Installation of new sewage treatment plant and land soakaway.	APPROVED WITH CONDITIONS	26/05/2021



PL02: Photograph of existing bungalow taken from Rimington Lane. NTS



PL03: Extract from RVBC Districtwide Local Plan Maps - Rimington/Stopper Lane (Inset 23). NTS



PL04: Extract from 6179-01B Extant approved proposed ground floor plan. NTS



PL05: Extract from 6179-03B Previously approved proposed north west elevation. NTS



PL06: Extract from 6179-03B Previously approved proposed south east elevation. NTS

Planning Application No. 3/2021/0341 - APPROVED

Planning approval for a replacement two storey dwelling was granted in May 2021.

5.0 DESIGN

5.1 Appearance / Style

The extant approval is for a large Georgian style dwelling with the main living accommodation being spread over three floors, with a one and half storey granny annexe and garage adjoining this. The current proposals aim to create a more compact building that responds to its context in terms of reduced form and massing from the extant approval. The primary element of the design accommodates the main living and bedroom spaces and would be two and a half storeys high. The low-level roof and horizontal emphasis of this form reflects that of Pendle Hill. The proposed granny annexe / garage element is now articulated a separate volume that fragments the overall massing of the building. A simple single storey glass link connects these volumes whilst maintaining the visual separation and providing greater visual permeability through the site and glimpses of Pendle Hill.

The scheme has received positive pre-application advice from RVBC, email correspondence on 18.07.2023 advises that the proposals will be viewed favourably following a couple of minor amendments as follows:

- Reduction to glazing serving first floor play room as depicted in proposed South-east elevation.

As advised, we have reduced the width of the first floor play room glazing from 5 panes to 3.

- Removal of both side overhang elements of proposed sedum roof canopy. If this is not feasible then removal of the larger side canopy section (North-east elevation) as a minimum.

The flat roof canopies are an important architectural feature of the rear of the main house, extending around both sides of the building. The canopies provide shading to the south-facing glazed ground floor areas, to limit passive solar gain and prevent overheating. We have responded to RVBCs suggestion by reducing the canopy to all 3 sides from 2m to 1.5m to reduce its prominence while maintaining its utility and architectural merit.

After amending the proposals in accordance with RVBC’s suggestions, we trust that there will be no issues moving forward with the full planning application.



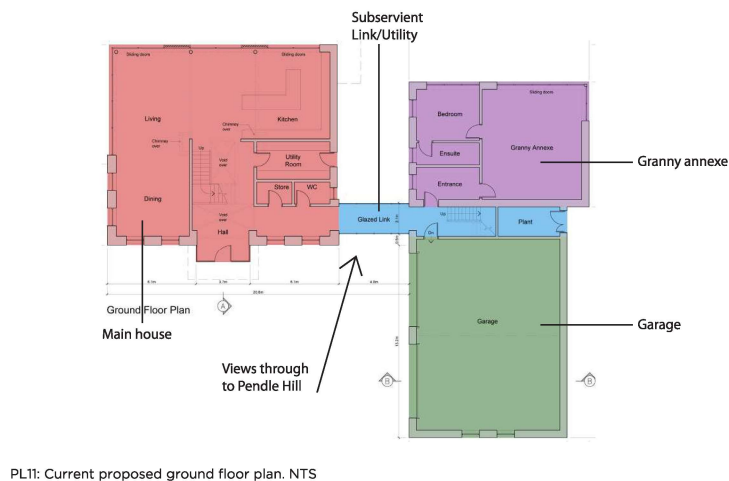
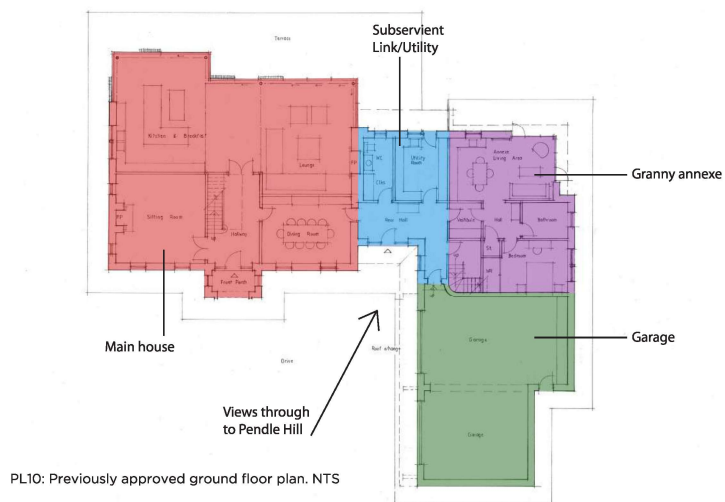
North West Elevation

PL09: Extract from 6179-01-04C Current proposed north west elevation. NTS



South East Elevation

PL10: Extract from 6179-01-04C Current proposed south east elevation. NTS



DESIGN continued

5.2 Scale/Massing

The proposed building is of a smaller footprint and of lower level than the extant approval and will occupy the same central part of the site, allowing views through the site out towards Pendle Hill.

The annex, link and garage have been kept single storey to appear subservient to the main house, with the link set down further than the garage to maintain views through the site towards Pendle Hill and create a sense of hierarchy.

External ground gross areas for the existing, approved and current proposal are given below:

Extant approved proposals include:

Main house = 241m²

Link/ utility area = 46m²

Granny annexe = 90m²

Garage for annexe and main house = 122m²

(For approved proposed floor plan see PL10)

Current proposals include:

Main house = 215m²

Link/ plant area = 33m²

Granny annexe = 103m²

Garage for annexe and main house = 146m²

(For current proposed floor plan see PL11)

The current proposals utilise the roof space to provide more living space while minimising the footprint and volume/height of the building.

The proposed house is marginally smaller than the previously approved dwelling and is all encompassing with no foreseen requirement for future add-ons.

DESIGN continued

5.3 Materials

The proposals also respond to the verticality of trees around the site by introducing vertical elements through the use and articulation of external materials, such as timber cladding, which compliments the horizontal form and massing of the buildings. This is also reflected in the proposed use of other external materials, such as natural stone and metal cladding which are typical of rural buildings. These materials would be articulated through considered detailing to add to the overall quality of the design and build:

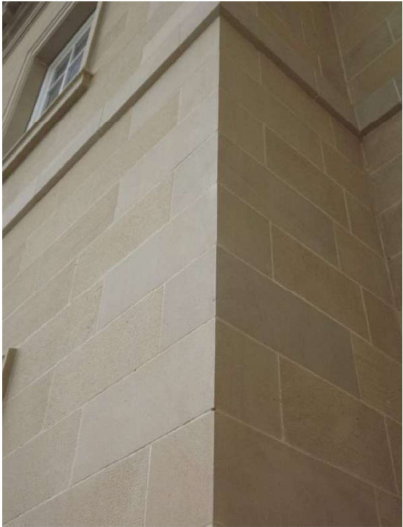
- Roof
 - Natural slate roof with recessed rooflights and lead flashings/valleys.
 - Sedum flat roofs to the front porch and to the rear/ side solar control canopies and to the granny annexe roof.
 - Aluminium or zinc clad dormer windows to the playroom above the garage and cheeks of the inset rear dormer window / balcony on the main house.
 - Powder coated aluminum rainwater goods.
- Walls
 - Ashlar stone clad walls and chimneys to the main house
 - Random coursed stone walls to the garage, with dressed stone string course and quoins.
 - Natural timber cladding
- Windows
 - Powder coated Aluminum window frames, door frames, matching profile spandrel panels and playroom chimney/vent stack.
 - Hardwood or aluminum louvre screens to the rear of the main house

The southeast elevation will incorporate dark grey/black powder coated aluminium glazed frames with matching profile canopy fascias and eaves detailing to give a contemporary feel and maximise the views out over the valley towards Pendle Hill. The contemporary glazing is consistent with other developments in Rimington (see PL12. Boxwood House). Sliding hardwood or aluminium louvres will be used to break up the glazing and provide shading from the summer sun. The silvery colour of the aged timber cladding will tie in with the natural stonework.

The hard landscaping will also use quality materials. More details are given in section 5.4 (external works).



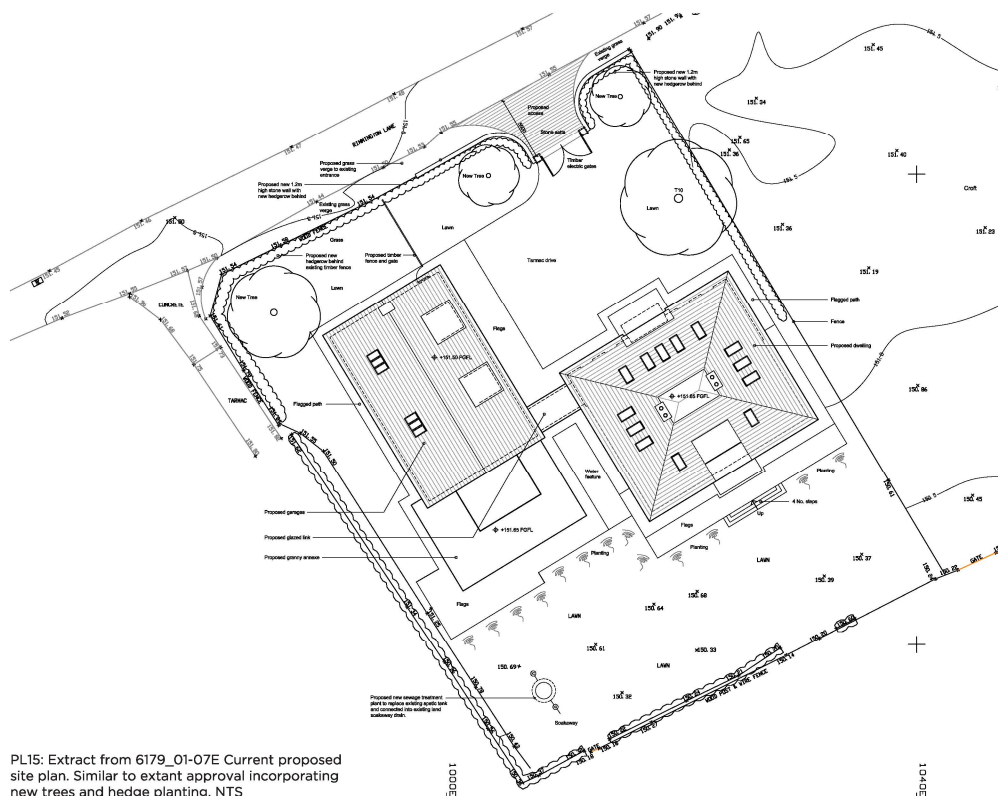
PL12: Example of powder coated aluminium glazing / spandrel panels to be utilised at the rear of the proposed dwelling, Boxwood House, Rimington.



PL13: Example of stone clad walls



PL14: Example of natural slate roofing.



5.4 Landscaping / Access

The arrangement of the proposed house and garage forms the courtyard with sufficient space to turn and leave in a forward gear. This efficient use of space minimises the area of tarmac.

A new access forms part of the external works, complete with dry stone walls and stone gate posts either side of new painted timber gates. The gates have been set back to allow for cars to pull off the road safely. No other means of vehicular access is to be constructed. Stone setts to the access help reduce the amount of tarmac and give a rural appearance to the entrance which is in keeping with the setting.

The extents of the existing dwelling's curtilage will remain as existing.

Significant environmental and ecological improvements are to be implemented as part of the scheme. The site is to be enhanced and softened by the planting of additional trees and lengths of native hedgerow to the boundary, providing a more diverse habitat for the local ecology.

CONCLUSION

The proposed scheme has been thoughtfully put together to fulfill the Client's requirements while providing a significant improvement to the site in terms of appearance and quality over both the existing and previously approved scheme. The proposed building is considered to be an acceptable design response in terms of achieving its compliance with the Local Plan Policies by virtue of the appearance, form, size and positioning. These factors make for a proposal that is befitting of this prominent plot at the gateway to Rimington and as such will enhance the local area.

After amending the proposals in accordance with RVBC's pre-application advice suggestions, we trust that there will be no issues moving forward with the full planning application.



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PL16: Proposed view from Rimington Lane. NTS