

**Proposed Residential Development at
No. 2 Ferry Butts,
Garstang Rd,
Chipping,
Lancashire.**



Design and Access Statement

On Behalf Of

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JHADFIELD ENGINEERING SURVEYING

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A- First Edition Map (1890)

1:- History.

1.1 – Early History.

The property “Ferry Butts” can be found on the first maps dating back to the 1840’s, on the 1890 map it is called “Flerry Buts” and originally comprised as four cottages. The present site now has numbers 1 & 2 are combined into one property.

On the western side of the cottages is a building that stands back from the road further that has been replaced with the present concrete block structure that’s frontage is in line with the current dwelling.

1.2 – Recent Development.

The more recent development of the concrete block structure on the westerly end of the property that probably replaced a previous building, has been more recently used for a joinery workshop, it comprises of a open plan ground floor with a mezzanine floor above accessed via a stair case in the centre of the workshop. This extension was later used for private storage when the previous owners retired a few decades ago.

1.3 - Listed Status.

The building is not listed.

2:- Design Component.

2.1 – Use.

The proposed use is to add additional residential floor space to the existing dwelling while retaining garage space for one car.

2.2 – Amount.

The replacement extension will reduce from 97m² to 91m² giving a reduction of 6m² in size of footprint. This has been done to make the gable walls parallel and more in keeping.

2.3 - Layout.

The proposed layout will give an additional two bedrooms and a less formal open plan ground floor living dining space. It will also retain one car space and storage in the garage area.

2.4 - Scale

The scale of the proposal is in keeping with the locality being constructed of natural stone to match the existing main property and adjoining two houses.

2.5 – Landscape

The exterior landscape will not change.

2.6 - Appearance

The appearance of the extension will be more in keeping with the locality being constructed of natural stone and blue slate roof, rather than the rendered concrete and metal sheet roof at present.

3.0 - Access

Access will be through the main house for the internal residential use, with the car access through a door in a similar position as present.

4.0 - The Application.

The application is for a replacement extension to the existing property, as the existing part of the building is constructed from concrete block & render, with a steel sheet roof it is not cost effective to convert into a domestic living space compared to replacing it with a random stone & blue slate.

The ascetic look of the property to be gained is better for both the property as a whole as well as the immediate area surrounding it.

The present property is a three bedroom with two of the bedrooms confined to single occupancy due to their small size. The new extension will allow two additional double bedrooms for guest and family to stay with the addition of another bathroom as the existing one is limited in size to cope.

The living space on the ground floor is open plan living / dining area that will be served by the existing kitchen positioned in the centre of the property.

5.0 – Appendices. A- First Edition Map (1890)

