

KL2887/SA /EW

5<sup>th</sup> October 2023

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
Lancs  
BB7 2RA

Dear Sirs

**Re Development at the Old Garage Site, Dunsop Bridge**  
**planning approval ref: 3/2022/0082**

Please find enclosed on behalf of our client, The Duchy of Lancaster, a variation of condition planning application in respect to the original planning approval ref 3/2022/0082 for the redevelopment at the Old Garage Site, Dunsop Bridge.

The application is presented to capture the small amount of amendments our client would like to make, following their organisations internal assessment and further review of the approved detail, prior to moving forward with the detailed design and procurement of the building works on site.

For clarity we confirm that the following amendments have been incorporated into the attached revised drawings:

- The main roof to the hub building has introduced a step in the slate line to emphasis the double storey element, the original main ridge height is as approved with the side roof lowered.
- The fenestration detail to the front (south) elevation has been amended. On reflection it was felt that the plate glass/ large pain format was too contemporary for the approach to Dunsop Bridge, so the detail has been reorganised into a more traditional format and scale.
- The subdivision of the windows throughout the hub building revised. Again, the more traditional approach to the window detail and subdivision was felt to be more appropriate in this location.
- The height of the link roof has lowered in response to the lowering of the hub side roof, this now ensures this new link roof is subservient to the original chapel roof and ridge line.
- All windows and glazed doors are now proposed as double-glazed painted timber frames. Painted timber frames (with all timber sourced from sustainable suppliers) is felt to be the more sensitive approach and more sustainable.
- Internally, a second access door from the servery to the kitchen has been added to achieve a safe in / out operation of service. This is a simple amendment to support end users of the café facilities.
- Feature bench seats have been added to the front (south) elevation to allow for informal seating to the south orientation.

- The plant room / store has been amended to a vertically boarded timber finish to all elevations, retaining the slate roof over with a second set of access doors incorporated to allow the building to be spilt with separate access for the plan equipment and for site storage elements.

We trust that all the details required to determine this application are attached to this submission and that if there is any further detail or clarification required, it will be requested by return.

Yours faithfully,  
The Wright Design Partnership Ltd



Erica Wright  
Chartered Architect

Enc    Application form  
         KL2887 / 105F, 106E, 107B and 109B  
         Updated D&AS  
         Application fee