

design statement



24 waddow grove
waddington

december 2023

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1 Background Information

1.1 APPLICATION

The planning application description is as follows:
'proposed alterations and extension to dwelling'.

1.2 INTRODUCTION

This design statement has been prepared to support a householder planning application for the alterations and extension of an existing dwelling.

The statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access (into and within), massing, orientation and materiality. It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development; whilst highlighting a sustainable approach has been adopted.

1.3 AIM

This statement demonstrates that the proposed scheme has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what the building, and spaces it creates, will be used for;
- Scale - the extent of development;
- Layout - how the building is to be arranged on the site and its relationship with its environs;
- Appearance - what the building and proposed internal spaces will look like including materials;
- Access - how the site is accessed and the accessibility of the building within the context of the site.



aerial view of the site

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existing property - front elevation



existing property - west corner

1.4 THIS DOCUMENT

Referencing the national guidance - only applications for major development, development in designated areas and listed building consents must be accompanied by a design and access statement (DAS).

Whilst this application does not constitute any of the application types listed above, it is the general belief of the practice that these documents are a useful tool for outlining the design principles relevant to any application. They not only help to illustrate the design process undertaken but also the design can benefit through the thoughtful and rigorous approach required by a DAS.

With this in mind, a design statement is drafted to support most applications, including this minor application for the alterations and extension to this dwelling.

The National Planning Policy Framework (NPPF) states that a DAS must :-

- a. *explain the design principles and concepts that have been applied to the proposed development; and*
- b. *demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

This design statement therefore explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

The design statement then goes on to state details relating to the proposed scheme including outlining the principles that have informed the design and the amount of development proposed.

1.5 DESIGN BRIEF

Stanton Andrews Architects were asked to review the existing building and consider options for a contemporary remodelling of the house to better suit the clients needs. The main purpose of the renovation is to accommodate the clients elderly mother who has had a number of recent falls. The accommodation should also be adaptable to provide guest accommodation for grown up children and their families.

The shortcomings of the existing layout should be addressed, there is poor circulation due to the staircase placement and the current roof scape does not allow sufficient head height at first floor.

The brief requests modern and inspiring ideas to make the house feel light and airy with comfortable relaxing areas in the lounge and bedroom.

1.6 STANTON ANDREWS ARCHITECTS

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has over 18 years experience and projects have consistently demonstrated a focused and considered appraisal of the existing arrangement, its site, and context; resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created socially and environmentally responsive architecture that enhances and sustains successful places.

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2 Site

2.1 SITE LOCATION

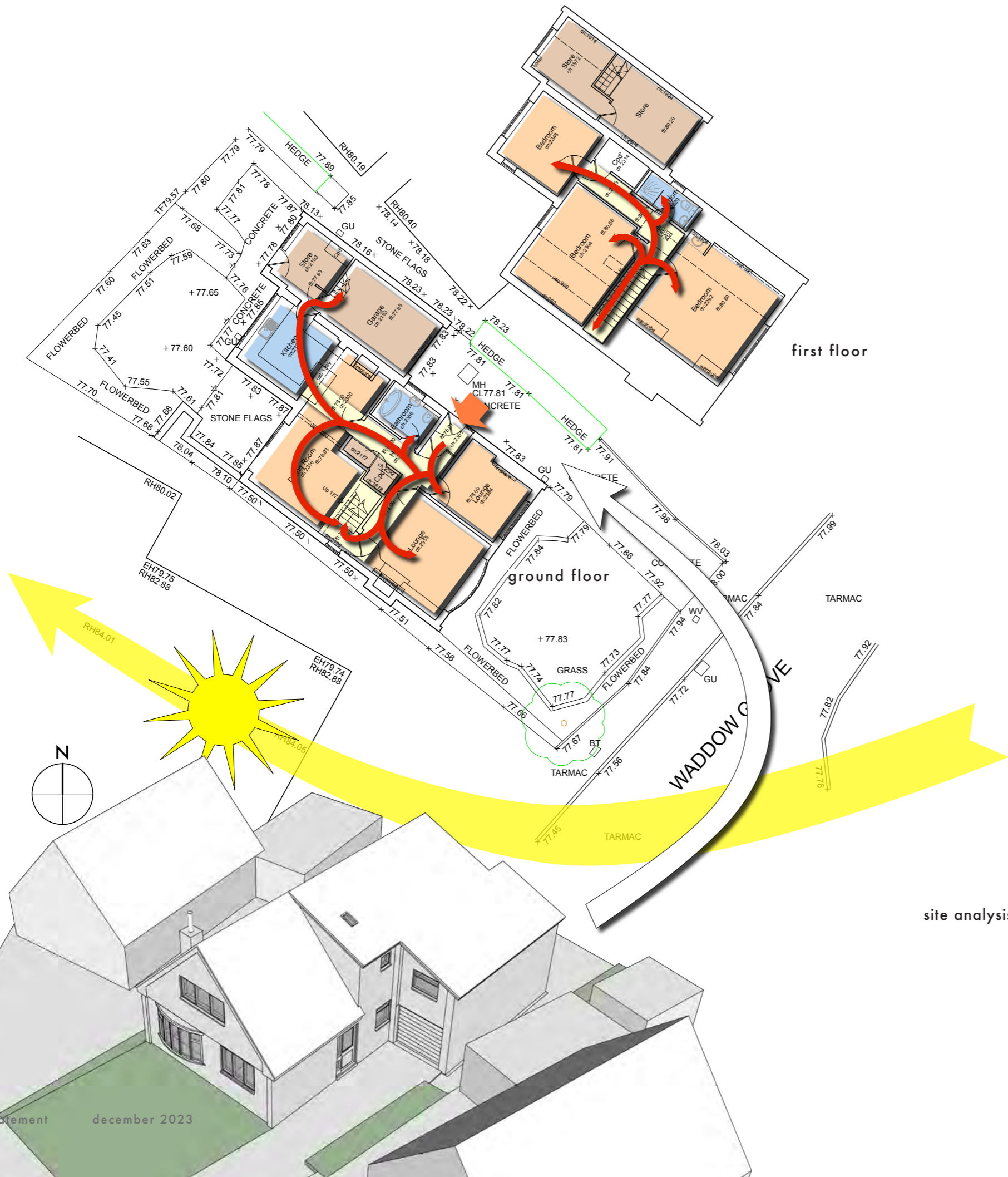
The site is located on Waddow Grove, Waddington. The property is accessed from the south east via a concrete drive.

2.2 EXISTING HOUSE

24 Waddow Grove is a 1970's property which is looking tired and lacking character, the house has been previously extended and is somewhat incongruous. The house is compromised by the location of the stair which interrupts the function of the living rooms. The circulation is dark and there is a lack of connection to the garden. The garage wing has minimal headroom and the garage is too small for a car.

A breakdown of existing gross internal areas is as follows: -

Ground	89.8 m ²	(294.6 ft ²)
First	69.8 m ²	(229 ft ²)
Total	159.6 m²	(523.6 ft²)



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3 Planning

3.1 PLANNING HISTORY

Having visited the local authority planning department, a review of the planning history for the property included the following:

- application for permission to develop land by Peacock Building, September 1969
- 3/75/0575/PB, 'Extension to form new kitchen and bedroom, Internal alterations to form bathroom.', approved July 1975
- 3/81/0514, 'Proposed chimney', approved July 1981

3.2 PLANNING POLICY

The Core Strategy and the more recently adopted Housing and Economic Development DPD, sets out the development strategy for the Ribble Valley area up to the year 2028. Extracts from the associated Proposals Map confirms that 24 Waddow Grove sits within the settlement boundary of Waddington and does not sit in a conservation area, the AONB or national park. It is covered by the following policies:-

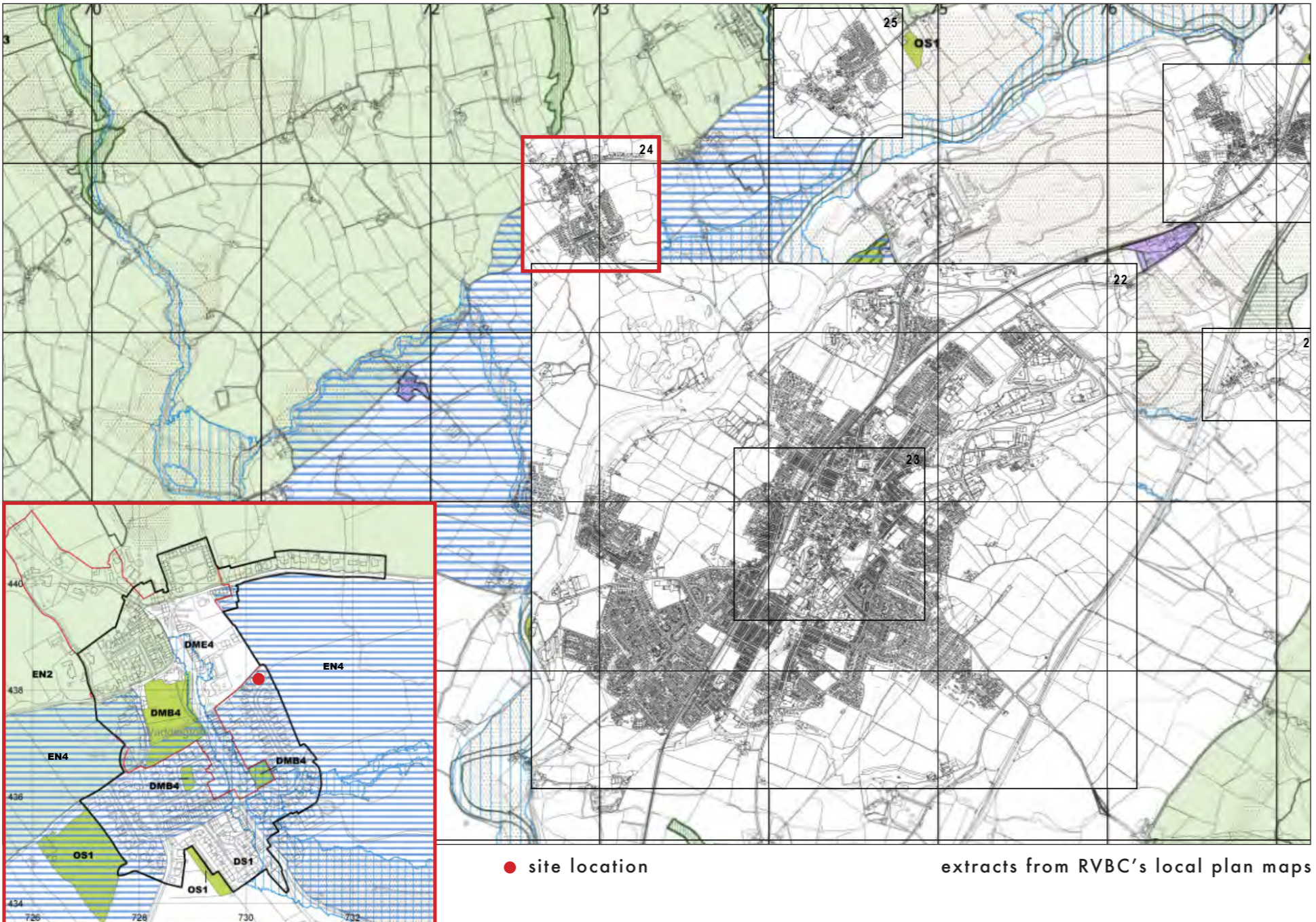
- DS1 development strategy
- EN4 biodiversity and geodiversity
- DMG1 general considerations
- DMG2 strategic considerations

3.3 SUPPLEMENTARY PLANNING GUIDE

RVBC publish 'extensions and alterations to dwellings' supplementary planning guide (SPG) to help applicants on what may be acceptable. The guide is general and tends to encourage schemes that are respectful of the existing property and setting.

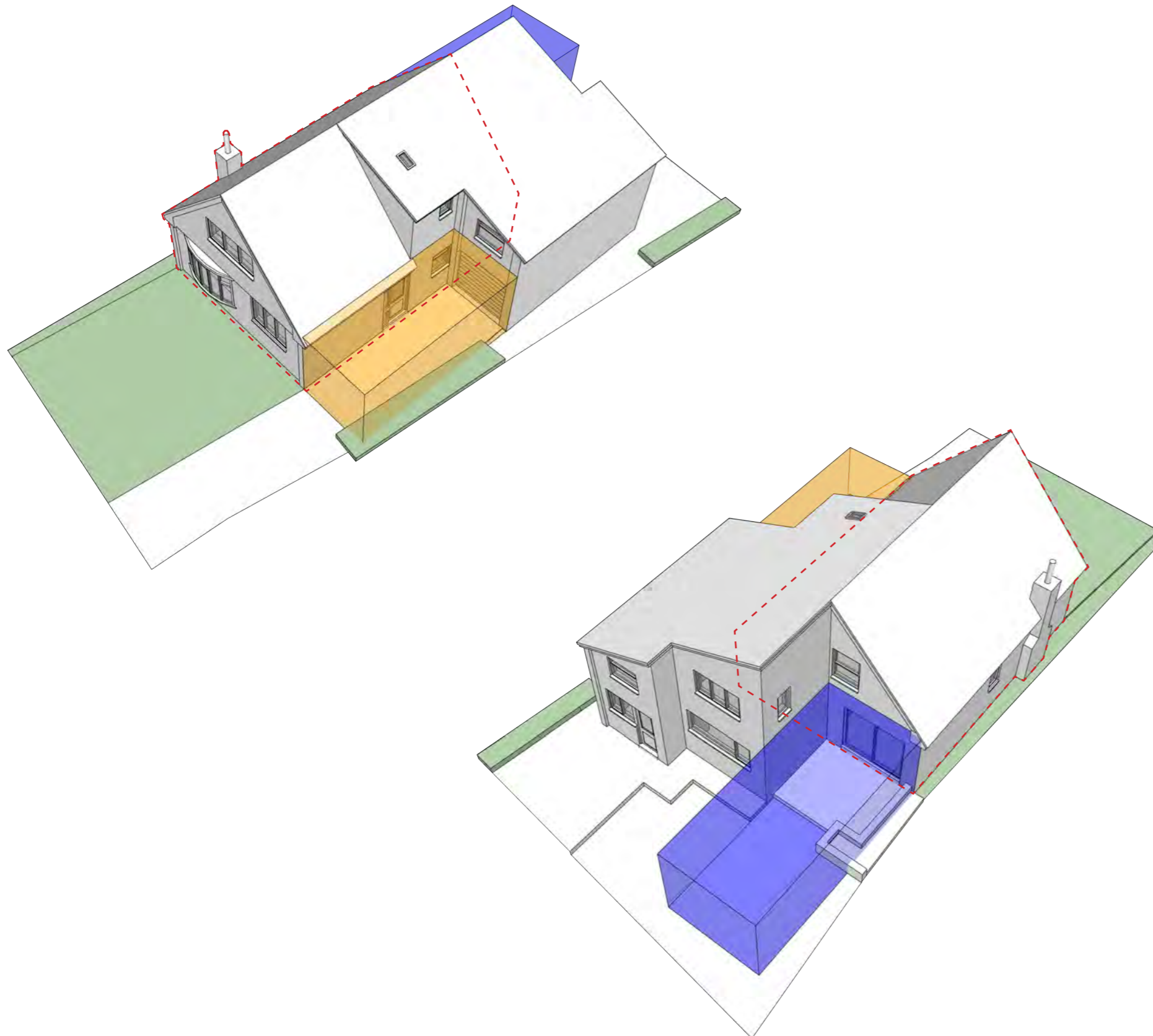
This DAS takes into consideration the guidance provided within the SPG and references the following titles

- | | |
|--------------|---------------------------|
| a. character | d. general form and shape |
| b. scale | e. materials |
| c. size | f. roof design |



extracts from RVBC's local plan maps

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3.4 PERMITTED DEVELOPMENT

PD rights permit certain alterations and extensions without requiring planning permission.

general conditions

- not on designated land
- not exceed 50% of total curtilage, outside of the 'original house'
- not forward of the principal elevation
- materials & character to be similar to existing

single storey side extension (yellow)

- width no greater than 1/2 width of original house
- max. 4m in height.
- max. 3m in height within 2m of boundary

single storey rear extension (blue)

- max. 4m in height.
- max. 3m in height within 2m of boundary
- max. 8m in depth (following neighbourhood consultation exercise)

based on 'original house', as it was built circa. 1970

This suggests a possible extension of 151m³, equating to a 28% volume increase without the need to engage with planning permission. However, we do not consider these options would be the best solution for the property or its immediate setting.

There is no indication that permitted development rights have been removed from 24 Waddow Grove.

- - - Outline of original house before existing extensions

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4 Pre Application Discussions

Case No. RV/2023/ENQ/00056

Pre-application advice was sought from the council prior to the submission of this application. The advice has been carefully considered and amendments to the scheme have been made drawing on the comments received.

4.1 Ridge Height

The councils pre application response advises that the applicant explores lowering the ridge height, as to avoid the risk of an overbearing impact for the neighbouring dwelling to the North East.

The previous proposal looked to match the existing roof pitch and height to suit the original house design.

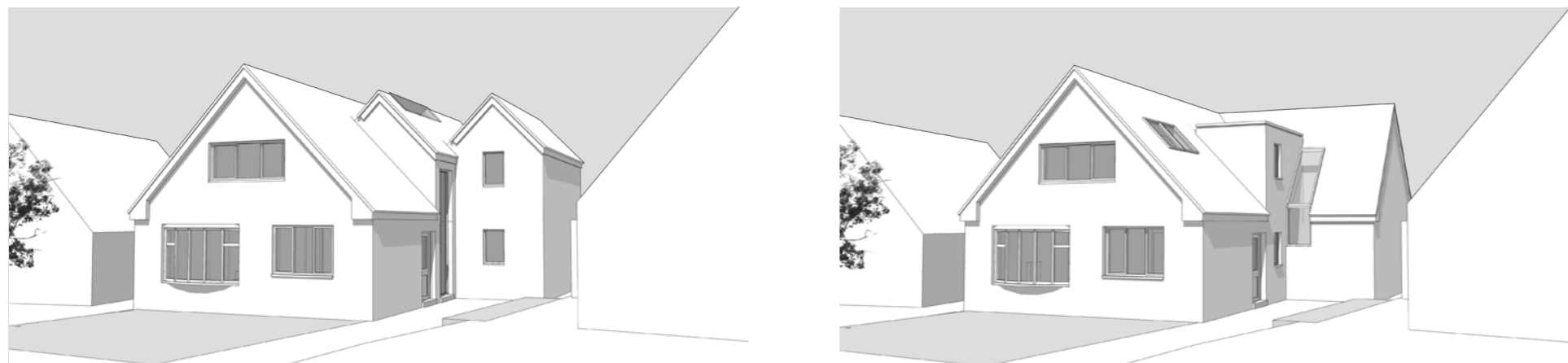
The current proposal shows the ridge height of the new roof lowered by 0.6m and the height of the flat roof lowered by 0.2m. The pitch has been lowered to 40° to accommodate this whilst maintaining the existing eaves height. Due to the accommodation at first floor residing within the roof scape it cannot be lowered further as it would significantly impact the headroom which is currently 2.1m at its highest point.

4.2 Misc.

A parking/site plan has been provided, the render colour has been confirmed as white or off white and a bat survey included.



scheme as proposed at pre application stage



earlier development options

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5 The Design

5.1 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process allowed the existing building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the dwelling has been designed to achieve the desired accommodation in response to the brief with minimal changes to the external footprint. It is believed the scheme provides contemporary, usable living accommodation with a strong connection and respect for its setting.

5.2 DESIGN CONCEPT

A robust architectural language is used with the extension and remodelling of the existing house. Externally the property has been re-presented, bringing order to the currently incoherent appearance.

The new roof-scape and rear extension will read as one linking to the existing gable. The front side extension can be 'read' as an addition with modern detailing.

5.3 USE

The use of the building is unaffected by the application and will remain a dwelling.



views of the proposed



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5.4 LAYOUT

The proposed internal remodelling to the ground floor creates a central circulation area at the heart of the plan. Relocating the staircase allows for a ground floor bedroom with en-suite and dressing room that will serve the clients elderly mother. 2 storey side and rear extensions square off the family room which opens out onto the garden. The lounges remain as existing.

The reconfigured roof and dormers allow for more usable space to create bedroom no.3 and no.4 with bedroom no.2 smaller to allow a supporting dressing room for the master bedroom suite.

5.5 APPEARANCE

The original house is brick on the ground floor, faced in stone in some areas with white timber boarding on the first floor. The proposal looks to add external insulation to the existing walls, with render finish. This will match the neighbouring property of no.25.

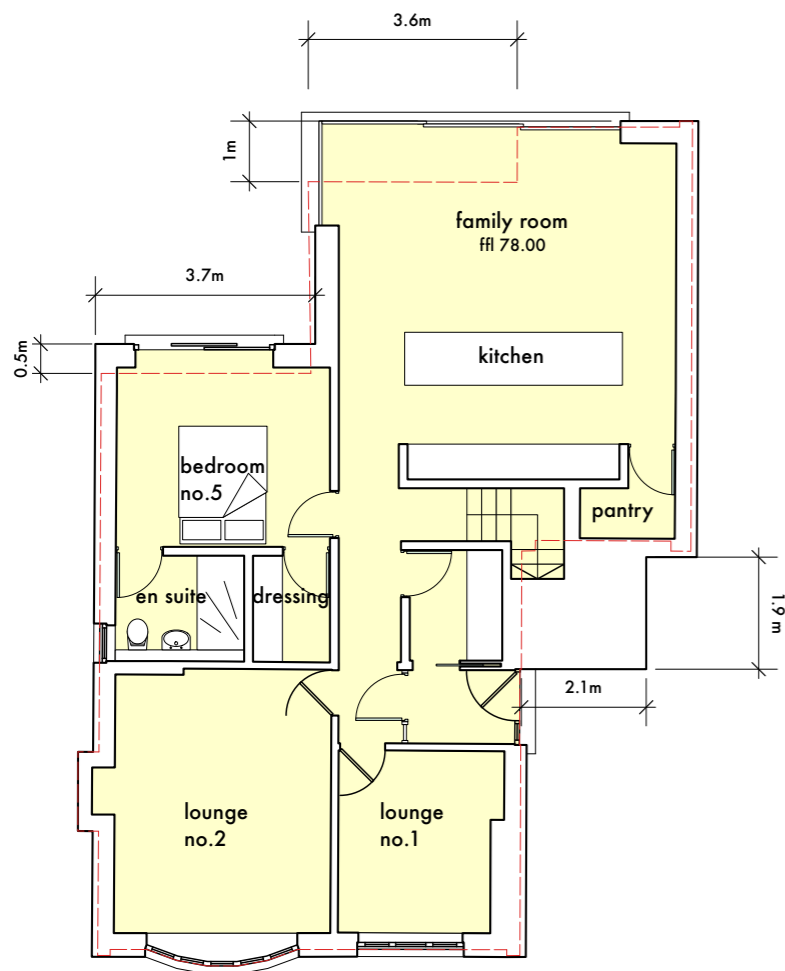
Roof-lights above the landing, bedrooms and en-suite provide natural lighting to dark areas of the plan.

Materials schedule

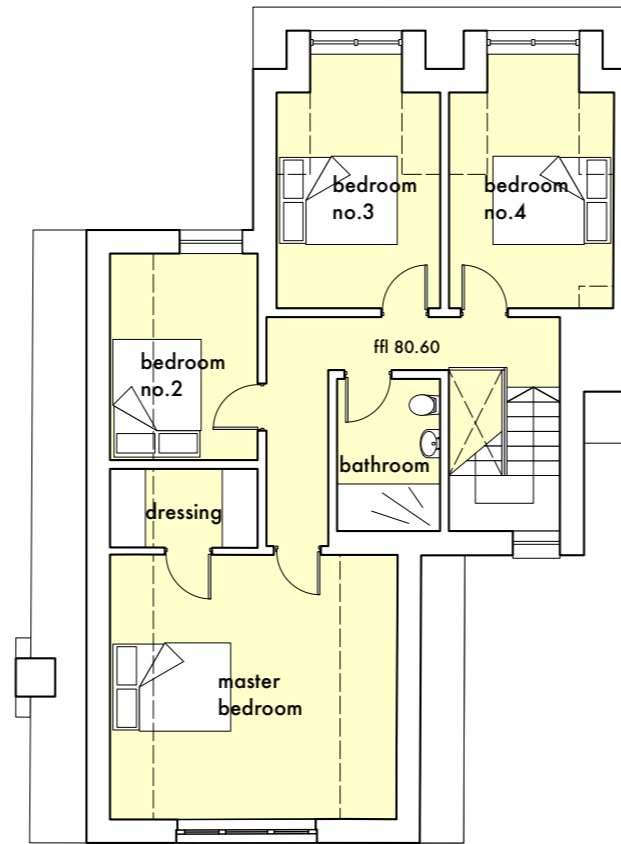
walls	over clad with insulation and render finish
roof	tiles to match existing
windows	polyester powder coated aluminium
roof-lights	velux

5.6 ACCESS/PARKING

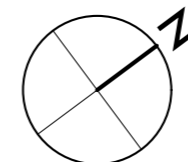
The existing access off Waddow Grove is unaffected. The existing garage is 4.35m long so too short to accommodate a car, the house fore-court can accommodate two cars only. The fifth bedroom is at ground floor and provided to allow the applicants frail mother to stay, it would not create any more car parking need than a 4 bedroom property.



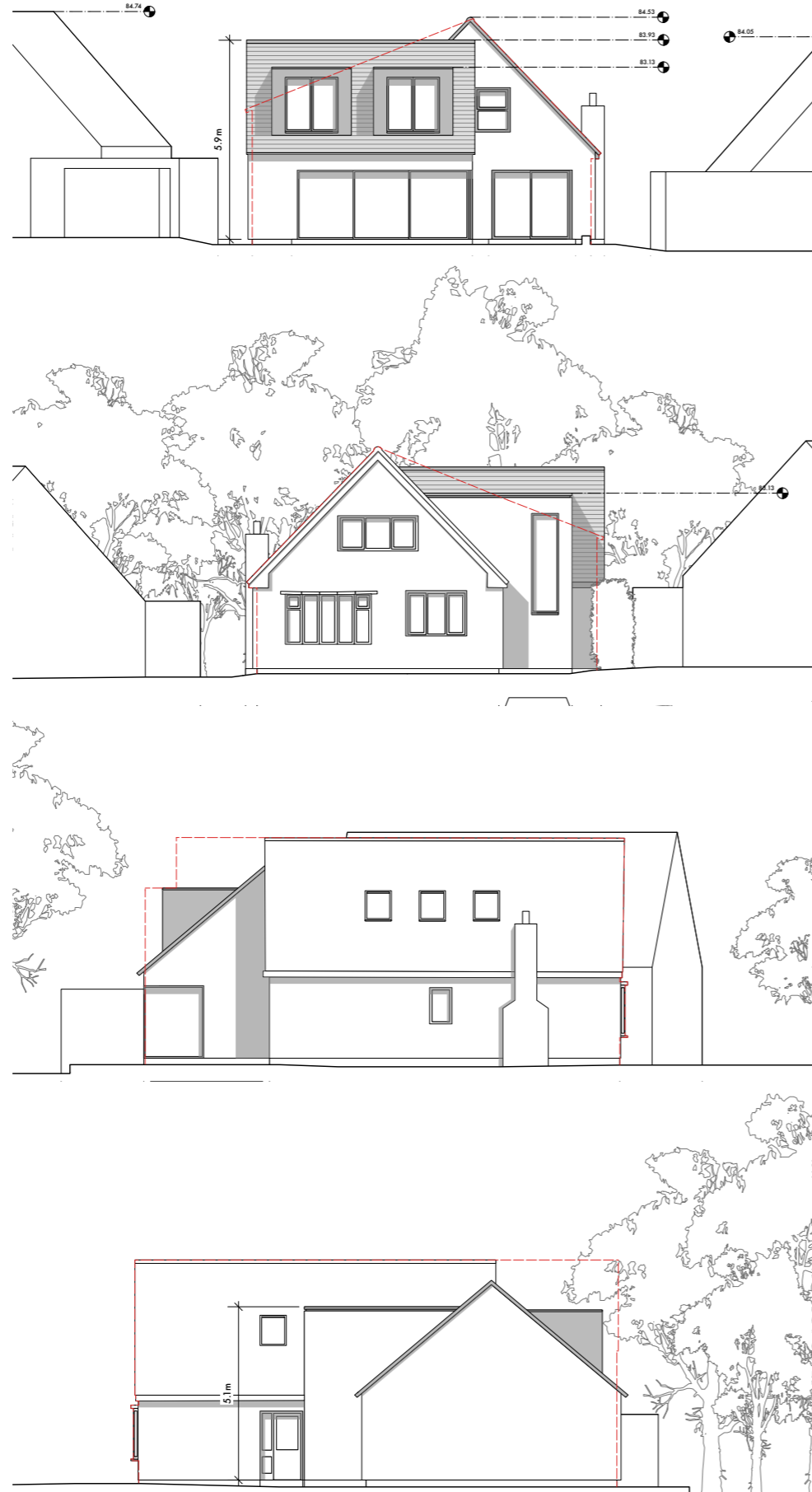
proposed ground floor plan



proposed first floor plan



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5.7 SCALE AND MASSING

The roof is reconfigured to better suit the original houses design with flat roof sections added to the roof-scape help to tie the rooms together with good headroom.

The new additions are lower than the existing house allowing the proposed works to be read as a subservient addition to the host dwelling.

5.8 AREAS

A breakdown of the dwelling's gross internal areas is provided below :-

Existing	Ground	89.8m ²
	First	69.8m ²
	Total	159.6m ²
Proposed	Ground	97m ²
	First	72.4m ²
	Total	169.4m ² gross internal area

This represents a 6% increase in floor area which complies with the advice offered in RVBC's Supplementary Planning Guidance.

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