

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED EXTENSIONS AND INTERNAL ALTERATIONS AT:

LOWER HOUSE FARM,

PAYTHORNE,

BB7 4JD



Job No. 6832

Version: 1.1



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr and Mrs Smith, as part of a full planning application to erect a single-storey replacement rear lean-to extension, a two-storey side extension and internal alterations at:

Lower House Farm, Paythorne, BB7 4JD.

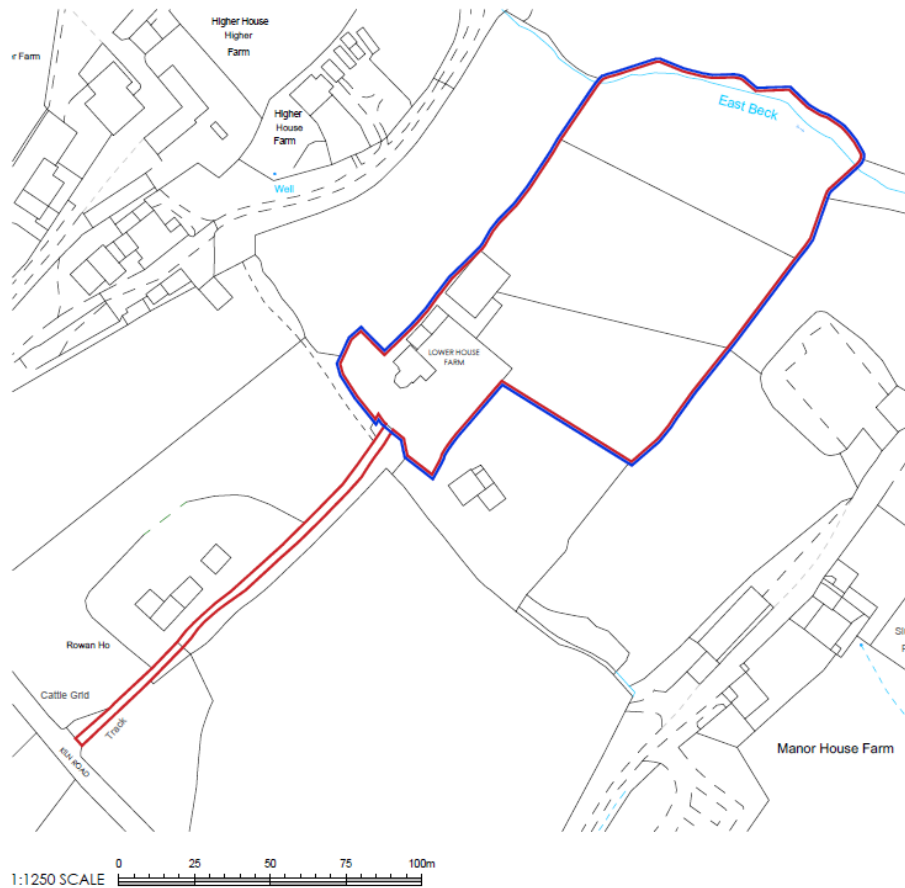
This document is to be read in conjunction with all other submitted planning documents No:

- 6832 – L01 Location Plan
- 6832 – S01 Existing Site Plan
- 6832 – S02 Proposed Foul Water Drainage Plan
- 6832 – E01 Existing Plans and Elevations
- 6832 – P03 Proposed Plans and Elevations

2.0 THE SITE/BUILDING DESCRIPTION

The site is located on Kiln Road via a private track in the centre of the village of Paythorne, in the district of the Ribble Valley, in the county of Lancashire. Paythorne is a quiet village situated on and close to the banks of the River Ribble.

The existing house is a detached house made of natural random rubble stone, finished with render, with cut stone surrounds to openings and a slate roof. Later additions of a coursed stone front porch and conservatory to the side have been added. The house is situated in the North West corner of its plot, with gardens to the western side and front, to the east side are some outbuildings and areas for parking. The remainder of the plot consists of a stable and fields.



PL01: Location Plan showing location of Lower House Farm, Paythorne, (not to scale).

3.0 DEVELOPMENT PROPOSALS

The existing property is used as a dwelling house with 2No. bedrooms, 1No. moderately sized bedroom with 1No. small sized room. The ground floor includes a lounge as well as a Kitchen, dining area, Conservatory and a Utility room. A WC which is situated in the adjoining outbuildings is accessible via a door from the Utility.

The proposed would see both the side Conservatory and the rear single-storey lean-to Utility demolished and replaced with more permanent structures/extensions using better construction methods. The Conservatory is to be replaced by a two-storey gable extension providing an open-plan Family-room/Kitchen at ground-floor and a better sized Master Bedroom at the first-floor. The new upgraded extension to the rear will allow for the space to be better utilised. This space will include a Dining Room, a smaller Utility and a Shower Room, whilst providing a better link to the outbuildings which will now serve as a Guest area and a home study/office. These additions, together with internal changes, will result in a more balanced ground floor layout that is more fit for modern living. On the first-floor, the changes will address the lack of bedrooms expected for a property of this size.

A further addition to the ground floor will segregate the front Porch. This new area will be used as a boot room, thus keeping all dirt and attire attributed to living in the countryside out of the more formal Living Room. Further alteration will see more glazing added to the front porch,

providing natural light into the Living, which currently has no very limited natural light and is dark and unwelcoming.



PL02: Drawing of the proposed floor plans (Not to scale).

4.0 APPEARANCE

The design of the extensions has taken reference from the existing. The materials used will consist predominately of the same, or be matched as closely as possible. The extension will match both the off-white render and slate roof finish of the existing. All new windows, doors, and rainwater goods, if necessary, will also match or be as similar as possible. Both the rear and side extension will be subservient to the existing using a palette of materials that will blend seamlessly and stay within the boundaries of the existing elevations. The overall look of the building will comparatively be the same but with the additions set down from the host dwelling and designed to compliment while subservient in appearance.



PL03: View of the front of the property.

5.0 ACCESS

The access will continue to be made from Kiln Road, via the private track. The proposal will not affect the existing driveway or parking in any way.

6.0 CONCLUSION

In summary, the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area.

The proposal does not compromise the amenity or privacy of adjacent properties, or their gardens and would not result in a loss of light or amenity to the neighboring property. The site is within an agricultural area in which similar-sized dwellings in terms of height and scale are situated nearby.

The extensions only serves to enhance the resident's use as a family home. At present, the house does not provide the layout required for a workable and balanced environment for all those that reside there.