

Peter Hitchen Architects

**DESIGN AND ACCESS STATEMENT
(INCORPORATING A HERITAGE ASSESSMENT)
PROPOSED NEW DWELLING ON LAND OFF HAMMOND DRIVE
READ
LANCASHIRE**

RE-SUBMISSION OF APPLICATION REF 3/2023/0447

18 JANUARY 2024



1.0) INTRODUCTION

This design and access statement is in support of the resubmission application following refusal of the original application in August 2023 on behalf of Mr & Mrs Cross for the erection of one detached eco dwelling within the vacant plot situated off Hammond Drive in Read. This statement must be read in association with the reasons for the refusal of the original submission, the revised drawings and the amended document produced by the planning consultant and the arboricultural survey.

Mr & Mrs Cross currently reside on Straits Lane in Read and hope to remain in the area by repurposing the existing plot to create a sustainable modern eco-home.

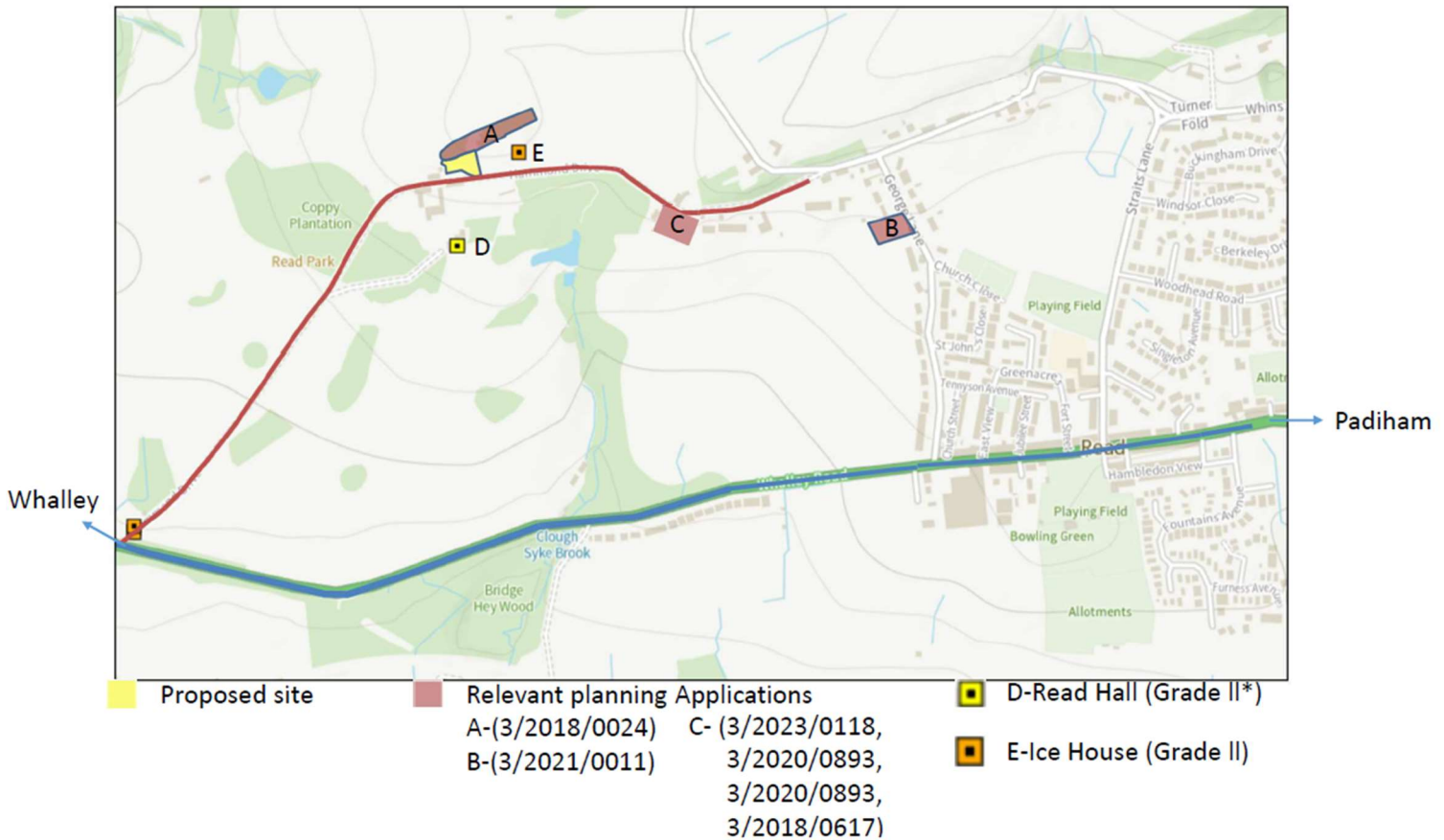
Please refer to the client's personal statement in the appendix A at the end of this statement for further detail.

The proposal respects and works with the natural topography of the site and the immediate setting to produce a building of modest proportions which respects the relationship with the existing dwellings which are located above and below the proposed development, the woodland and the access. We have

collaborated with the client to produce a design solution which meets their needs whilst respecting the surrounding area and the site directly.

1.1)- LOCATION

The site is located within a rural cluster of properties of varying scale consisting of traditional stone facings and The adjacent properties consist of former barn conversions and cottages which are outside the main settlement/ village boundary of Read and within the open countryside. The planning statement expands on this and provides information to support the proposal for a dwelling on this site.



1.2)- EXISTING SITE

The site is set back from Hammond Drive and is entered via the existing shared access with Larchwood. The existing site is pasture and falls on a shallow gradient towards Hammond Drive. There is a woodland immediately to the north, an existing dwelling called The Stables is positioned set down to the west and Larchwood is located at a higher level to the east. The site boundaries also consist of a high stone wall to the east below the Larchwood house.

There is an existing public right of way which passes along the drive which is ultimately connected to Whins Lane which is the nearest public highway.



1.3) - PLANNING HISTORY

Prior to the recent refusal it is apparent that there is no planning history to the site defined by the red edge but again we request that reference is made to the amended planning statement and the relevant local applications.

See the key diagram in this statement which clarifies the immediate pertinent applications which we believe are relevant for the assessment of this proposal. Refer to the appendix B at the end of this statement for corresponding application references.

Planning application ref 3/2023/0447 – refused 25 August 2023

The recent planning application was refused at committee for the following reasons :-

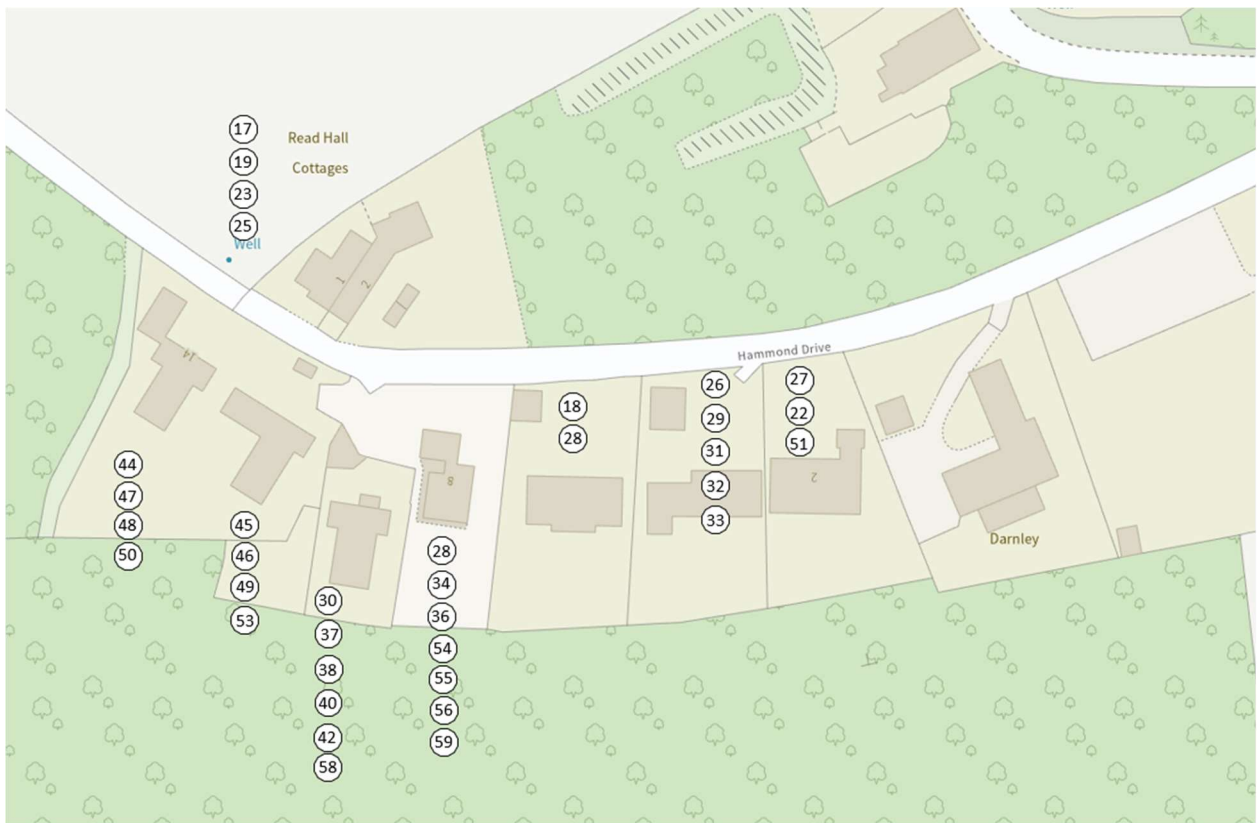
- 1 *The proposal would lead to the creation of a new residential dwelling outside of the settlement without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. The proposal therefore fails to accord with Key Statement DS1 and DS2 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy 2008 - 2028.*
- 2 *The proposal would result in a large, dominant, dwellinghouse of modern design and materials which would have a visually harmful and urbanising impact upon the rural character of the area. It would also have a harmful impact on the simple architecture and traditional character and appearance of the Grade II* Listed Read Hall and its associated Parkland, the Grade II Listed Ice House and a number of non-designated heritage assets and their settings. Any public benefits from the development do not outweigh this less than substantial harm. The proposal therefore is contrary to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework and Key Statement EN5 and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy 2008 - 2028.*
- 3 *The proposal would result in a large, dominant, dwellinghouse close to historic woodland and fails to demonstrate that the proposed dwelling and its surrounding large expanse of hard surfacing can be accommodated without resulting in an adverse impact on the root protection area of the historic woodland and in particular Trees T1 and T2. Therefore, the proposal is contrary to Policies DME1 and DME2 of the Ribble Valley Core Strategy 2008 - 2028.*
- 4 *The proposal would result in an elevated terraced area in close proximity to the neighbouring property to the west, known as The Stables. This would result in an unacceptable impact on the residential amenity of the occupiers of this neighbouring because of adverse levels of overlooking and loss of privacy that would be afforded. Therefore the proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 - 2028.*

The drawings and documents for this resubmission have been prepared following an assessment and in direct response to the reasons as detailed above and with careful consideration to the remarks contained in the committee report which supported the decision.

The applicant has chosen to resubmit on the basis of having the proposal re-assessed by planning committee on the basis of the amendments to the proposal which are detailed in this statement and shown on the drawings.

The applicant would like the committee to fully consider all the aspects of the site and it's location within this established hamlet to the north of Read Hall and welcomes a personal visit to the site to fully appreciate the context.

The information which follows demonstrates previous planning applications close to the application site which have been determined over previous years.



Refer to Appendix B for the details of each application



17 / 19 / 23 / 25



Read Hall Farm Conversions



20



17 / 19 / 23 / 25



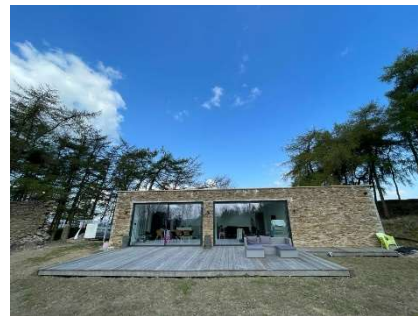
Read Hall Farm Conversions



Read Hall Farm Conversion



39/41/57 (Larchwood)



Land adjacent to Number 34 and 40 George Lane Read – (open Countryside)

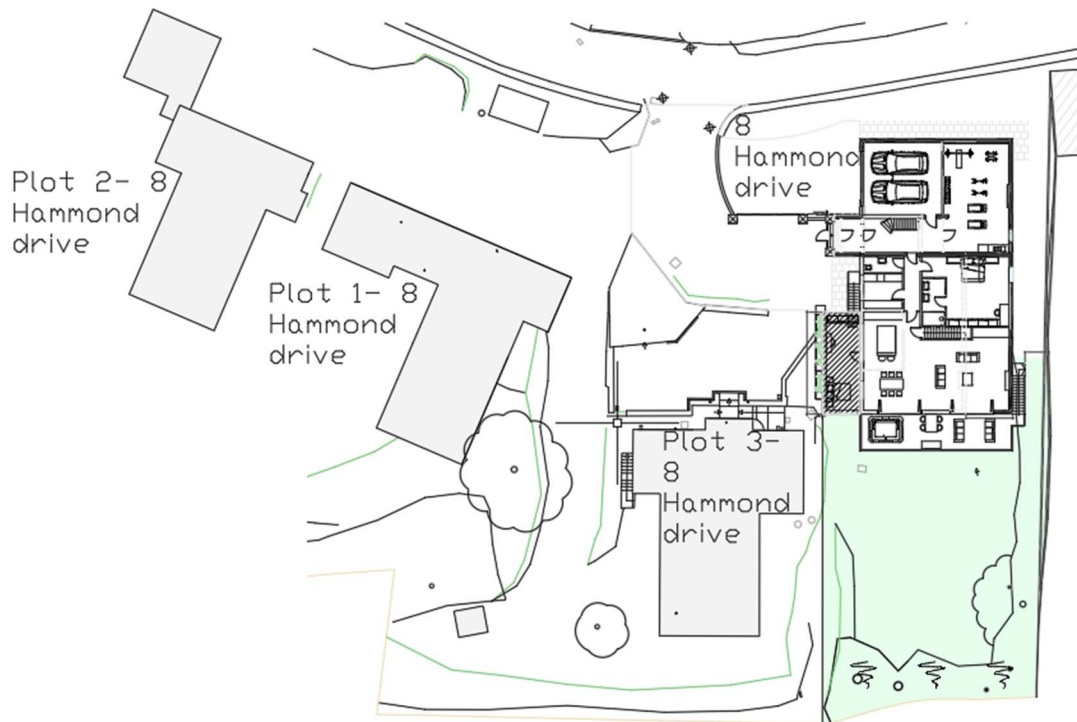
Planning reference (3/2021/0011)

Proposed four bedroom detached dwelling and associated garage and external works including forming a new access from George Lane.



Four new dwellings constructed within the garden curtilage of number 8 Hammond drive.

44/47/48/50/45/46/53
/30/37/38/40/42/58



2.0) DESIGN

2.1) BRIEF

We re-iterate that this new house has been designed with the client's retirement plans and factoring in adaptability if their health deteriorates during the later years of their later life in mind. Driving the design process for the project was the applicant's passion and desire to create a highly sustainable semi-rural development maximising natural light and the feeling of being outdoors, integrating passive energy features into the design relying on thermal mass.

The recent planning refusal has informed this resubmission with regard to addressing matters of the design of the house, neighbouring residential amenity and the site wide issues including the root protection area of the woodland. The brief for the house design has not altered and with the exception of the removal of the external terrace area and a reduction in the overall footprint.

2.2) PROPOSED SITE

It is accepted that the site lies in an open countryside designation as per the local plan, however it is also important to highlight that the plot by virtue of its position between two existing dwellings, a garage development and dense woodland and a high walled garden area does not have the appearance of an open rural setting.

A key aspect of the resubmitted design process as already stated has been the matter of again ensuring the residential amenity of the existing dwellings adjacent to the site will not be affected by the proposal. Accordingly, the house as reduced remains set down into the land and is no higher than The Stables which is at a lower level to the east and concealed by the existing embankment and the proximity of the existing garage. A new access to the house is linked to the existing access to Larchwood and a forecourt is shown plus an allowance for two parking spaces with an electric charging point and is finished in a natural permeable material. The external terrace area has now been removed from the proposal in order to address the concerns relating to overlooking.

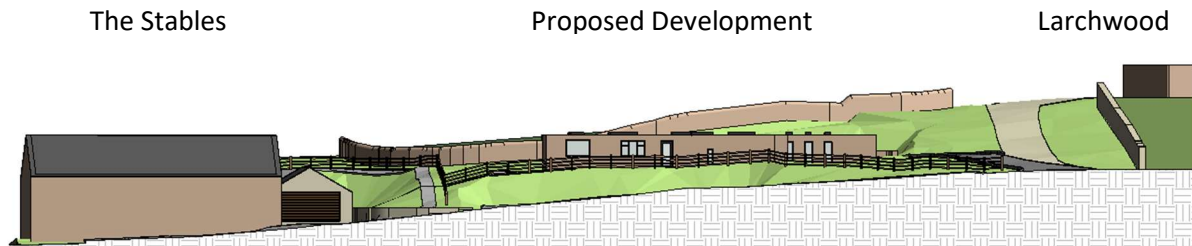
We re-iterate the important point that the siting of the new house respects the root protection areas of the trees in the adjacent woodland as per the tree constraints report which accompanies the application.



2.3) MASSING

The massing of the proposed development has been reduced by virtue of a reduced footprint. The designed mass has been carefully kept to a minimum with regard to its height and scale. The relationship with 'The Stables' dwelling has been very carefully considered in order to respect the residential amenity of this property in terms of its scale and massing.

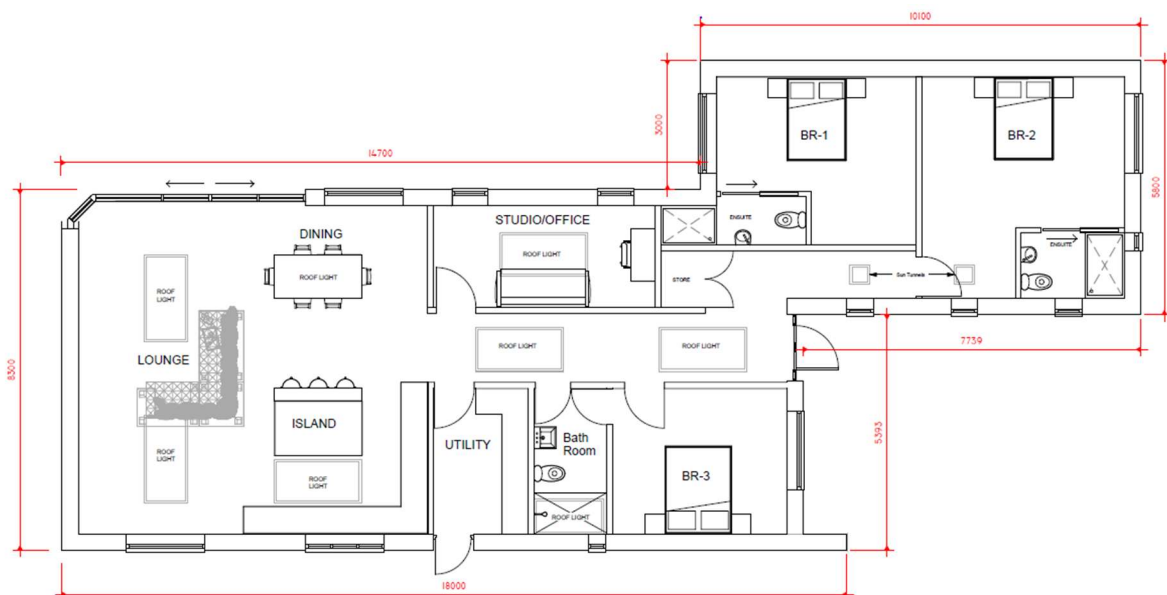
The property is built into land the reducing the visual impact on the nearby dwellings. It's important to note that this proposed house is set down from the level of Larchwood to the east and how the site is heavily screened by woodland to the north. The massing is a simple form which maintains and respects the architectural simplicity of Larchwood to the east and it's walled garden.



2.4) LAYOUT

The proposed dwelling is proportioned and arranged to take advantage of the topography of the site locating feature glazing along the rear of the property facing onto a courtyard garden area providing opportunity to the distant views to the west and framed by the woodland.

The accommodation comprises an open plan living/kitchen and dining area with three bedrooms and a home office. The arrangement of the fenestration fully respects the privacy of the neighbouring dwellings as well as the privacy of the applicant. The forecourt addresses the access from Hammond Drive



2.5) MATERIALITY & APPEARANCE

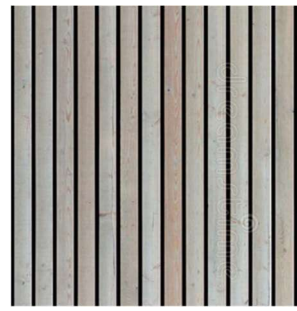
The proposed design will include the elevations faced in traditional random natural stone and vertical cedar boarding which takes into consideration the visual impact on the immediate area and blend with the local vernacular. The roof is shown as a low profile flat roof as an extensive natural sedum finish. This will assist with ensuring the property has a natural appearance and keeps the overall height to a minimum. External areas for vehicles and pedestrians will be permeable to allow surface water to dissipate.



Natural stone walls



Sedum Roof



Vertical timber cladding

2.6) SUSTAINABILITY

A large driving factor for the development which is pivotal for the scheme is the client's desire to create a sustainable eco-home. The dwelling has been designed with off-site techniques in mind which greatly reduce construction waste as well as on-site construction disturbance and pollution. We aim to use Modular construction methods which provide much greater U-value ratings and airtightness in comparison to traditional techniques. High-performance glazing is to be used minimizing heat loss. Additional features such as Rainwater harvesting, septic tank are to be incorporated And a full sustainability strategy is to be designed during the planning phase.

3.0) HERITAGE ASSESSMENT

The site lies on the northern edge of the former grounds of Read Hall, a fine mansion. The hall lies in parkland on high ground between the Calder and Sabden Brook, a tributary stream to the north west.

Read anciently belonged to the Honour of Clitheroe in the medieval period and by the 14th century was held by the Nowell family; the predecessor of the present Read Hall possibly had medieval origins but had continually altered through the centuries.

It was acquired by James Hilton who, by 1779, had sold it to three partners of the Oakenshaw Printing Company; the Read Hall portion of the estates came into the hands of one of the partners, Richard Fort, and by the early 1820's he had replaced the old mansion with the present one.

In the mid 20th century the estate was further divided and sold off, including the former farm and stabling complex near the hall, which have become converted into a series of private houses. There were, in 1975, plans to turn the hall into a country club with a golf course in the surviving parkland. It is now a private house within the overall complex of the conversions which give the overall feel of a hamlet.

The proposal to develop the vacant plot sited between Larchwood and The Stables for a private dwelling is described in this overall statement and it is clear that the impact of the proposal with regard to the setting of Read Hall and its associated buildings is minimal due to the fact that the site has no clear views from the rear of the grade 2* listed Read Hall by virtue of the garage complex which exists on Hammond Drive and the high stone walling which defines the walled garden.

It is accepted by the authority that the proposed new dwelling will not be directly visible from Read Hall. It is apparent that the ice house structure is not affected by this proposal by the fact that the high walled garden area provides a separation buffer from the application site. It is also worth noting that the case officer for the Larchwood Development commented on the ‘detachment’ of the plot from Read Hall and its gardens. The same view can be applied to this application.

There would be no impact on the character, setting or significance of the hall or the ice house especially given that its former service buildings and model farm have already been converted to residential use.

CONCLUSION

This application has been developed and prepared on behalf of the applicant to gain the planning committee’s positive re-assessment on the proposed new dwelling following the refusal in 2023. The applicant would like consideration to be given to the nature of the plot as an infill between the two existing dwellings which is part of a collection of rural developments at the rear of Read Hall. The open countryside designation for this site is diluted by the reasons stated previously in the statement.

It is important to stress that it is proposed to sink into the natural topography of the site to create a dwelling which has a minimal visual impact on all nearby dwellings whilst still meeting the needs of the applicant. The dwelling is to be a modular build with traditional natural stone facings with increased insulation and reduced carbon footprint in comparison to traditional construction methods.



APPENDIX A

APPLICANT'S PERSONAL STATEMENT

After living in our current family home in Read for more than 15 years which we've spent lots of time walking around the village and surrounding countryside meeting lots of people. It was through one of these meetings that we were offered a parcel of land that could possibly be developed. This conversation coincided with our plans to consider relocating to a property that would suit our needs as we got older and with our circumstances changing. The thought of us building a home and remaining within the village community at the same time seemed too good to be true.

We are a family of three consisting of myself who after 30 years of service with Lancashire fire and rescue service I am due to retire. My wife who is self-employed, is looking at taking a more managerial role and working from home. Together we have a sixteen-year-old son who is currently coming to the end of his time at Ribblesdale high and has been accepted into Pendleton college to pursue his passion for performing arts something that RVBC have supported him in by providing support and funding for this local extremely talented young man. Between us we have our ideas about an ideal home which reflects in the design.

We all agreed that one level living would be beneficial due to some joint complaints that will deteriorate with age, the idea of Harry having a studio/office to carry out his audition preparation and for us to work from home.

After several positive discussions regarding the development with the residents surrounding the land, we also approached Peter Hitchen Architects as they had been involved with the conversion of the two barns which is now known as Larchwood adjacent to our site. Like us, Peter and his team have an appreciation and understanding of the land and its location which is within the curtilage of a small hamlet of residential properties. Peter has designed a home around our ideas whilst respecting the immediate environment and the local residential amenity that would suit our needs whilst also being eco-friendly.

We fully appreciate the area and the particular aspects of the site and want a home that will sit within the contours of the land and remain in keeping with the surrounding properties with minimum impact and consideration to the positioning of the property regarding the woodland area and the Neighbour's property's has been key to the design.

APPENDIX B

HAMMOND DRIVE APPLICATION LIST

1. 3/75/1275 - Internal alterations to Read Hall
2. 3/75/1383 - Car Park
3. 3/76/0165 -
Extension to Read Hall
4. 3/76/0266 - New sewer
5. 3/76/0322 - Read Hall Golf & Country club
6. 3/76/0336 - Sports Centre
7. 3/87/0075 - Alterations to Read Hall
8. 3/91/0662 - Read Hall Unit 3 (House + Garage)
9. 3/93/0200 - Read Hall Unit 4
10. 3/94/0101 - Read Hall Unit 2
11. 3/94/0206 -Alterations to Read Hall
12. 3/94/0207 - Alterations to Read Hall
13. 3/96/0344 - Installation of satellite
14. 3/96/0632 - New window to the Close
15. 3/98/0088 - Alterations to the Close
16. 3/98/0089 - Extension to the Close
17. 3/03/0979 - Proposed extension to 1 Read Hall Cottages
18. 3/04/0730 - New garage roof (6 Hammond Drive)
19. 3/07/0702 - Proposed extension to 1 Read Hall Cottages
20. 3/07/1155 - Proposed 2 storey house (6 Hammond Drive)
21. 3/08/0048 - Alterations to the Close
22. 3/08/0169 - Conversion to garage (2 Hammond Drive)
23. 3/08/0466 - Alterations to Application (1 Read Hall Cottage)
24. 3/08/0771 - Alterations to the Close
25. 3/10/0363 - Proposed extension to 1 Read Hall Cottages
26. 3/12/0468 - Fell Beech Tree (4 Hammond Drive)
27. 3/13/0030 - Proposed extensions to 2 Hammond Drive
28. 3/13/0513 - Two proposed dwellings (8 Hammond Drive)
29. 3/14/0578 - Extensions & alterations to 4 Hammond Drive
30. 3/14/0751 - Single Dwelling (8 Hammond Drive)
31. 3/15/0017 - Extensions & alterations to 4 Hammond Drive
32. 3/15/0557 - Discharge of conditions (4 Hammond Drive)
33. 3/15/0869 - Amendment to Planning (4 Hammond Drive)
34. 3/16/0296 - Two proposed dwellings (8 Hammond Drive)
35. 3/16/0615 - Discharge of conditions (8 Hammond Drive)
36. 3/17/0115 - Alterations to design (8 Hammond Drive)
37. 3/17/1071 - Discharge of conditions (8 Hammond Drive)
38. 3/2017/1183- Amendment to Planning (8 Hammond drive)
39. 3/2018/0024 – Conversion and Extension of Redundant piggery
40. 3/2018/0299- Erection of Detached Garage (8 Hammond drive)
41. 3/2018/0617-Discharge of Conditions (Outbuilding Adjacent to Hammond drive)
42. 3/2018/0783-Discharge of Conditions (8 Hammond drive)
43. 44. 3/2019/0897-Removal of fallen Tree
44. 3/2019/1032- Proposed two Storey Dwelling House (Plot 2 8 Hammond Drive)
45. 3/2019/1031- proposed two-Storey Dwelling House (Plot 1 8 Hammond Drive)
46. 3/2020/0397 – Non-Material Amendment (Plot 1 8 Hammond Drive)
47. 3/2020/0396- Non-Material Amendment (Plot 2 8 Hammond Drive)
48. 3/2020/0449- Variation of Condition (plot 2 8 Hammond Drive)
49. 3/2020/0894 – Variation of Conditions (plot 1 8 Hammond Drive)
50. 3/2020/0893- Variation of conditions (plot 2 8 Hammond drive)
51. 3/2020/0919- Conversion & DOUBLE Garage (2 Hammond Drive)
53. 3.2020/0989- discharge of Conditions (plot 1 8 Hammond Drive)
54. 3/2021/0428- extension to side and rear (8 Hammond Drive)
55. 3/2021/1074- bedroom Extension (8 Hammond Drive)
56. 3.2021/1116- discharge of Conditions (8 Hammond Drive)
57. 3/2021/1157- Non-Material Amendment (outbuilding adjacent to Hammond Drive)
58. 3/2021/1185 – driveway amendments (10 Hammond Drive)
- 59.3/2023/0118 extension to side and rear (8 Hammond Drive)

NEW HOUSE ON GEORGE LANE APPLICATION.

- Land adjacent to Number 34 and 40 George Lane Read – (open Countryside)
Planning reference (3/2021/0011)