

DESIGN INTENT STATEMENT FOR A NEW GARDEN ROOM AT 11 PRIMROSE ROAD, CLITHEROE

PROPOSED HIGH PERFORMANCE GARDEN ROOM WITH ASSOCIATED LANDSCAPING TO 11 PRIMROSE ROAD, CLITHEROE, LANCS, BB7 1EA

March 2024



This Design Intent Statement supports a Householder Planning Application for a new high performance, low impact garden room with associated landscaping to the rear of 11 Primrose Road, Clitheroe.

The proposal has been designed to minimise the impact of the garden room on the surrounding and immediate environment, through a regenerative approach, rather than a sustainable one. The Proposals have been discussed with Arboricultural, Structural and ground screw consultants, that specialise in low impact construction in close proximity to trees. A discussion was also had with the Local Authority's Tree Officer.

To summarise the proposal; a new low impact, high performance timber constructed garden room, to be constructed upon low impact ground screws. Materials will be sourced locally and constructed utilising local trades people where possible. Planting will be used to increase the local biodiversity through ecologically connected planting design, this will help to mitigate lost ecological landscape elements within close proximity to the site.

“The proposal put forward represents a cumulation of a journey of discovery. It is the result of considerations with regards to environment, construction, energy and engineering. These elements have shaped the design that is presented within this application. The proposal aims to deliver a garden room of exceptional quality and design, whilst helping to raise the standards of design more generally in local settings.”

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Print Document at A3

Project Team

Designer

Studio Perfectus

Planning Consultant

Ecologist

Arboriculturist

Bowland Tree Consultancy

Landscape Designer

Studio Perfectus

Transport Consultant





Studio Perfectus has been instructed to prepare documentation for the submission of a householder planning application to Ribble Valley Borough Council for the construction of a new garden room with associated landscaping to the rear of 11 Primrose Road, Clitheroe.

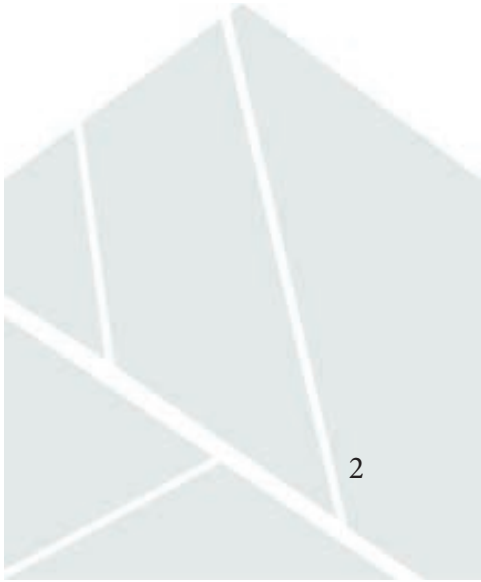
The client brief and project outcomes for the project are as follows:

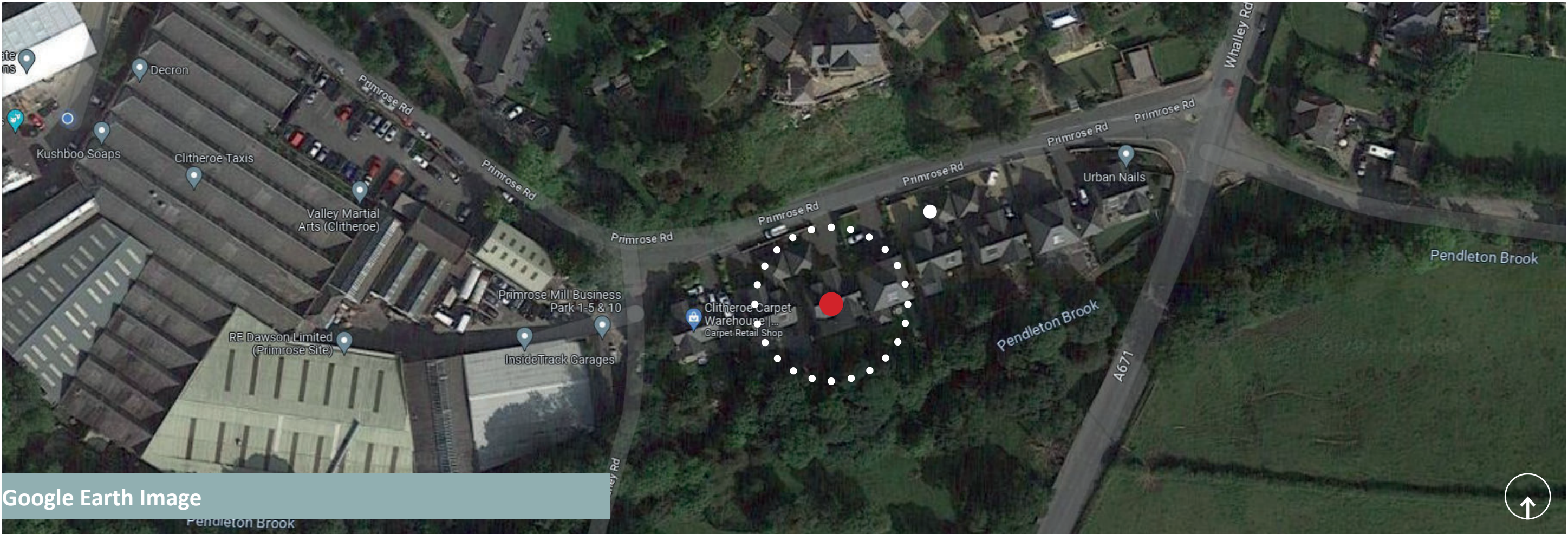
- Provide a highly efficient garden room
- Be ecologically lead
- Respect all trees within the garden and surrounding areas
- Respect the immediate and surrounding landscape, celebrate and maximise views of the surrounding context.
- Provide a precedence for future projects within close proximity of a tree.

Project Name & Location	
Project Number	SP/141
Project Name	11 Primrose Rd
Project Address	11 Primrose Road, Clitheroe Lancashire, BB7 1EA
Project Description	Erection of low impact garden room with associated landscaping to the rear of 11 Primrose Road.

Existing Site Information				
Existing Site Area - 740m2				
Buildings			To Be Changed	
Size (M2)	Age & Style	Condition	Yes	No
120	Stone House Circa 2012	Good condition, coursed stone facade.		●
60	Stone Garage Circa 2012	Good condition, coursed stone facade.		●
Landscape & other open areas				
375	Rear Garden	A mixture of lawn and small rear patio, with trees to the southern boundary.	●	
133	Front driveway	Driveway with soft landscaping to boundaries.		●
Boundaries - walls, fences, other means of enclosure				
52.3 Ln/m	2012	West boundary, timber fence.	●	
42 Ln/m	2012	East Boundary, timber fence	●	
15 Ln/n	2012	Northern Boundary, Stone		●
Surrounding Context				
165 m2	15 Primrose Rd	Residential Dwelling		
147.5 m2	9 Primrose Rd	Residential Dwelling		

Relevant Planning History					
Application No.	Decision Date	Description	Granted		
			Yes	No	Comments
3/2014/0342	12/06/2014	The increase in height of garden wall adjacent to Primrose Road by 1 course and the fitting of a gate		●	Refused- Appeal Dismissed





● Proposal Site

Site Context

11 Primrose Road, sits to the south of Primrose Road, which runs east to west to join up with Whalley Road (A671).

The topography of the site overall is level, until you reach the rear of the garden then a steep drop in elevation presents Pendleton Brook, flowing from east to west.

The site was formerly a mill pond up until contemporary times (date unknown).



Footpath - Mario Map Viewer



Flood Risk - Mario Map Viewer



1847

1914









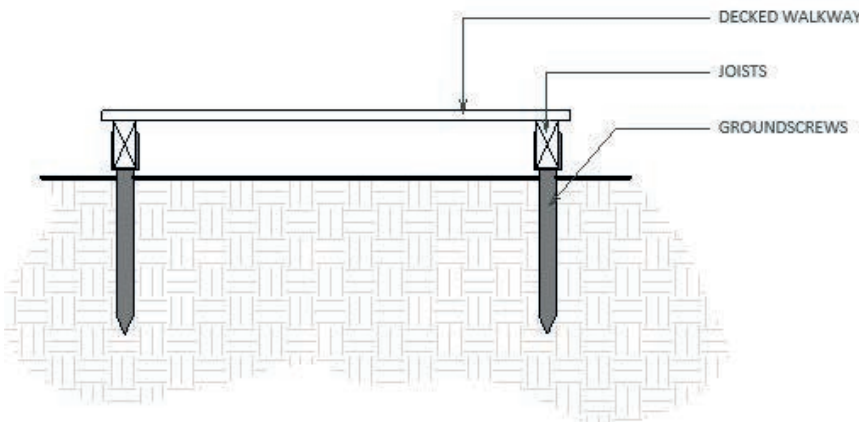








STOPDIGGING!



Ground Screws - Detail



SGC ADAPTER SCREWS
Our universal screw SGC has a round plate with several slots for attachments and the size of the plate allows a large adjustment space in two joints. The large dimensions of the screw in combination with an extra thick zinc coating make it strong and durable, and thus suitable for heavier work.

USES INCLUDE:



Prefabricated buildings



Solar panels



Fence panels and barriers



SGP ADAPTER SCREWS
Our SGP adapter screw has a central hole in the head along with strong threads, making it suitable for many different purposes. The design allows for precise adjustment, so it's perfect for projects that need flexibility but have lower load requirements.

USES INCLUDE:



Prefabricated buildings



Solar panels



Fence panels and barriers



SGU BEAM SCREWS
Our beam screws are the right choice when you want to install a foundation of horizontal joists, such as a floor for a hut or the supporting beams for a wooden deck. The screws are available in five lengths, which makes it possible to accommodate differences in ground levels while maintaining stability, just by using the screws.

USES INCLUDE:



Wooden decks



Huts



Planning Application - 11 Primrose Road, Clitheroe, BB7 1EA.

Personal Statement

I am seeking permission to proceed with this development, which includes a garden room, because it will substantially enhance my garden, and allow me to fully enjoy the exceptional natural beauty of the environment, in privacy.

The overall aim of the project is to innovatively blend with, and enhance, the environment. The proposed developments will embrace environmentally friendly building methods.

Central to the planning of these developments are the opinions of a range of professionals, who have been hugely encouraged by the ethical, environmentally sensitive, underpinning of this project plan.

Melanie Catleugh
4th June 2023



Conclusion

In conclusion; this householder planning application seeks the support of the local planning authority for a new small, modest, low impact, high performance garden room with associated landscaping.

This proposal follows intensive research and investigation to ensure that the proposal put forward will enhance the immediate and local setting, not just in ecological terms, but also by setting a precedence of how not only garden buildings, but other larger buildings can be constructed with minimum impact to trees and the environment.

To conclude, we feel that Ribble Valley Borough Council would benefit from a building of this standard in this location as a precedence, that new regenerative buildings can be constructed using modest methods.

Studio Perfectus, welcomes all comments and guidance from the Local Authority throughout the Application Process.



Studio Perfectus

Architectural & Landscape Design

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