

design and access statement



inglemead

clitheroe

july 2024

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1 Background Information

1.1 APPLICATION

The application description is as follows:

'Demolition of an existing single garage and construction of a proposed single storey two bedroom detached dwelling at the bottom of the rear garden of 'Inglemead'. To be accessed via the service road to the rear of the property.'

1.2 INTRODUCTION

This design statement has been prepared to support a full planning application for a new dwelling within the curtilage of Inglemead.

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.



rear elevation of Inglemead



front elevation of Inglemead



HM Land Registry and photograph of the east boundary wall

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 a single 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 approached to review the possibility of a new 2-bedroom dwelling in the rear garden of Inglemead.

The proposed dwelling should make the most of its setting whilst having minimum impact on Inglemead and neighbouring properties. The site layout and approach to the new property should also be addressed.

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 focused and considered appraisals of the existing arrangement, site, and context of their projects; 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.



photograph of the existing garage access



view down the service road, looking towards Hawthorne Place

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2 Site

2.1 SITE LOCATION

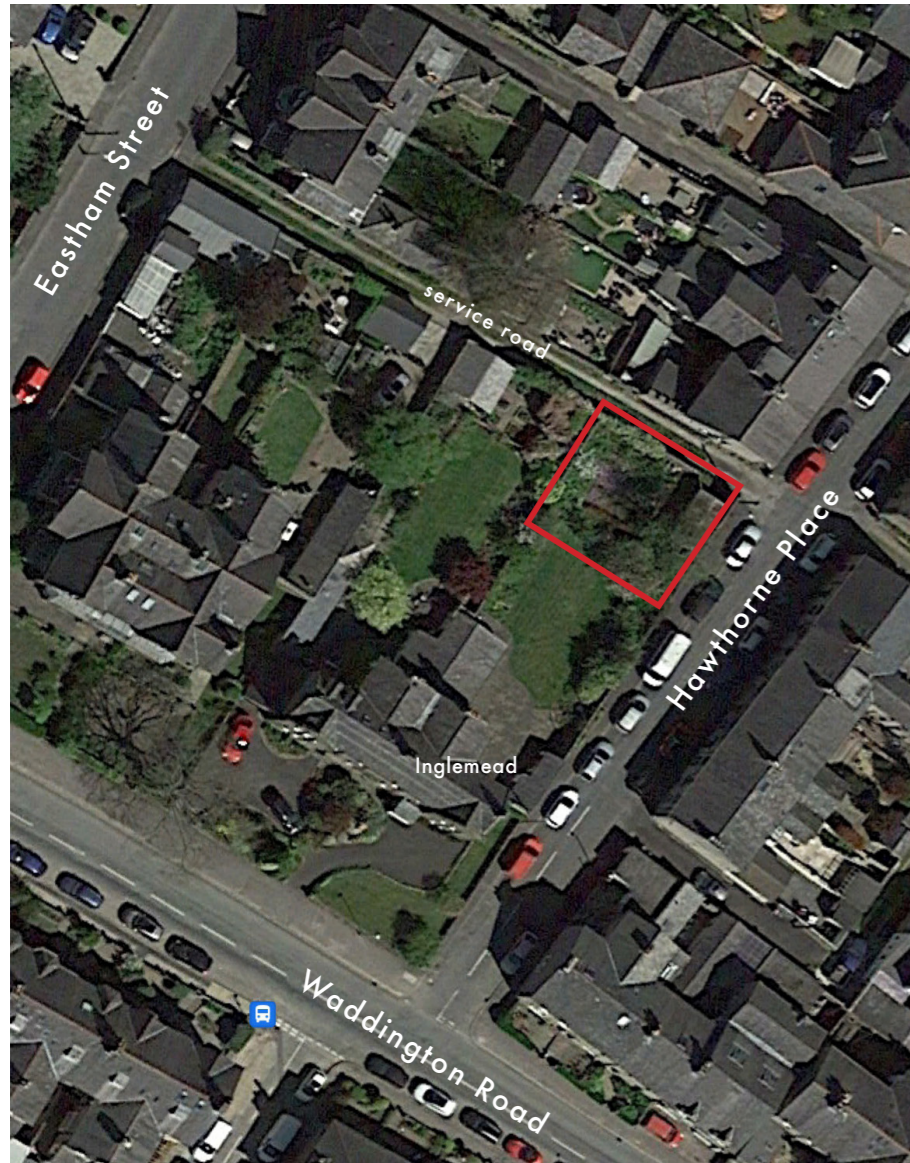
Inglemead is located at the junction between Waddington Road and Hawthorne Place. The proposed development site is within the curtilage of Inglemead and is accessed via the service road to the rear of the property.

2.2 EXISTING SITE

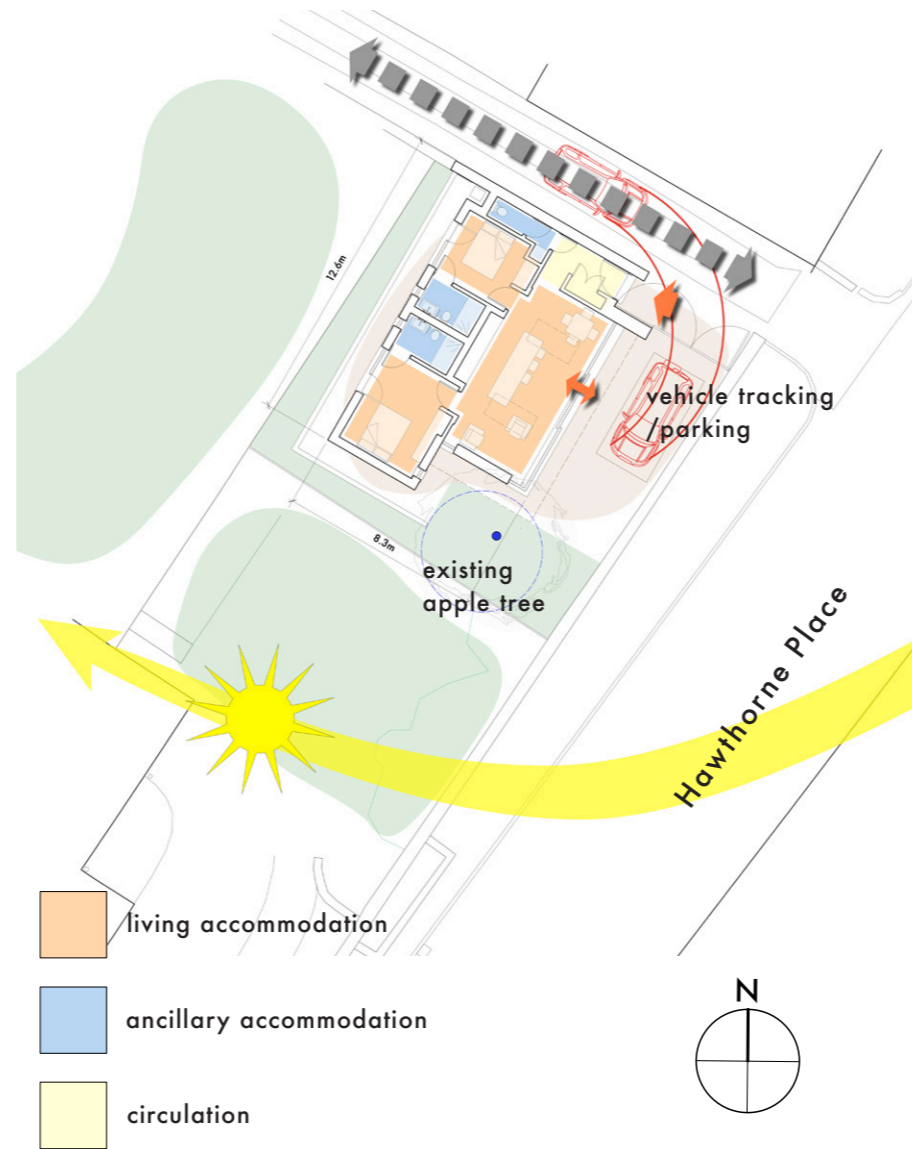
The existing site is relatively flat, elevated approximately 300mm above the surrounding roads.

An existing pre-fabricated single garage is accessed via the service road through an existing opening in the north east boundary wall. The existing garage has an asbestos sheet roof which will need to be removed with care.

The boundary walls to the north east and south east are 3m tall and the north west boundary wall (shared with the neighbouring property, Riversdale) is 1.5m tall. Local topography slopes up gently from south east to north west.



aerial view of existing property, development site shown edged in red



schematic plan of proposed dwelling and its site

3 Planning

3.1 PLANNING POLICY

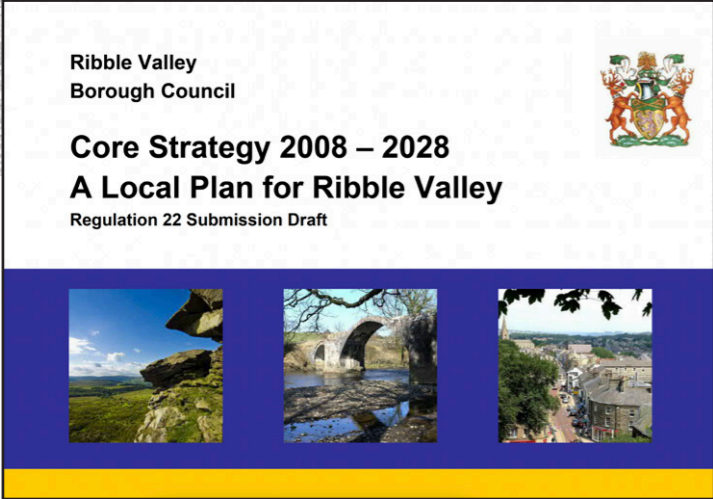
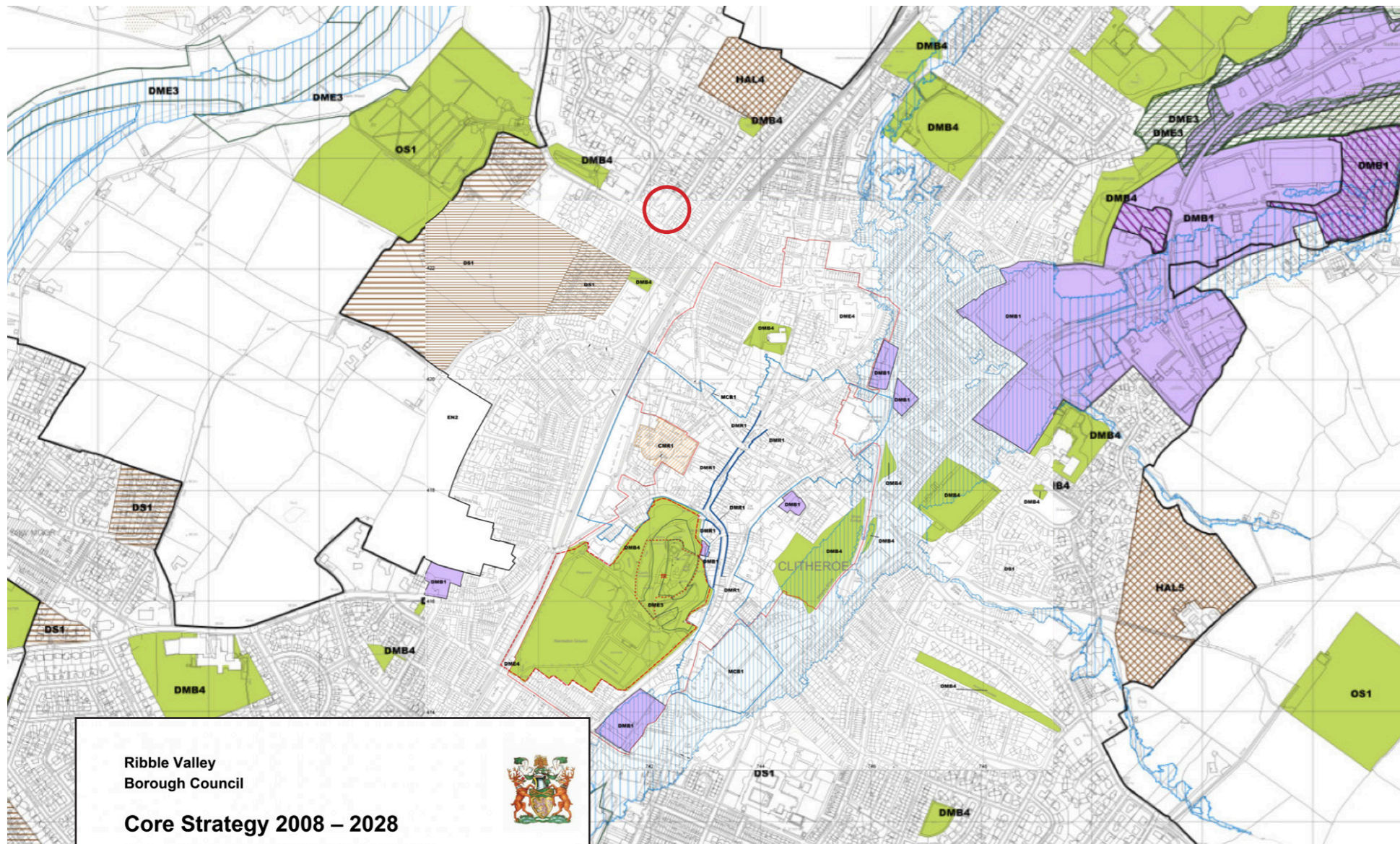
The local development framework for the site, Ribble Valley Core Strategy 2008- 2028, and the Proposals Map (2019) confirm that the Inglemead site lies within the Clitheroe settlement boundary. The following policies are relevant to the site and the proposed development: -

- DS1 - Development Strategy
- DS2 - Sustainable Development
- Policy DMG1 - General Considerations
- Policy DMG2 - Strategic Considerations
- National Planning Policy Framework (NPPF)

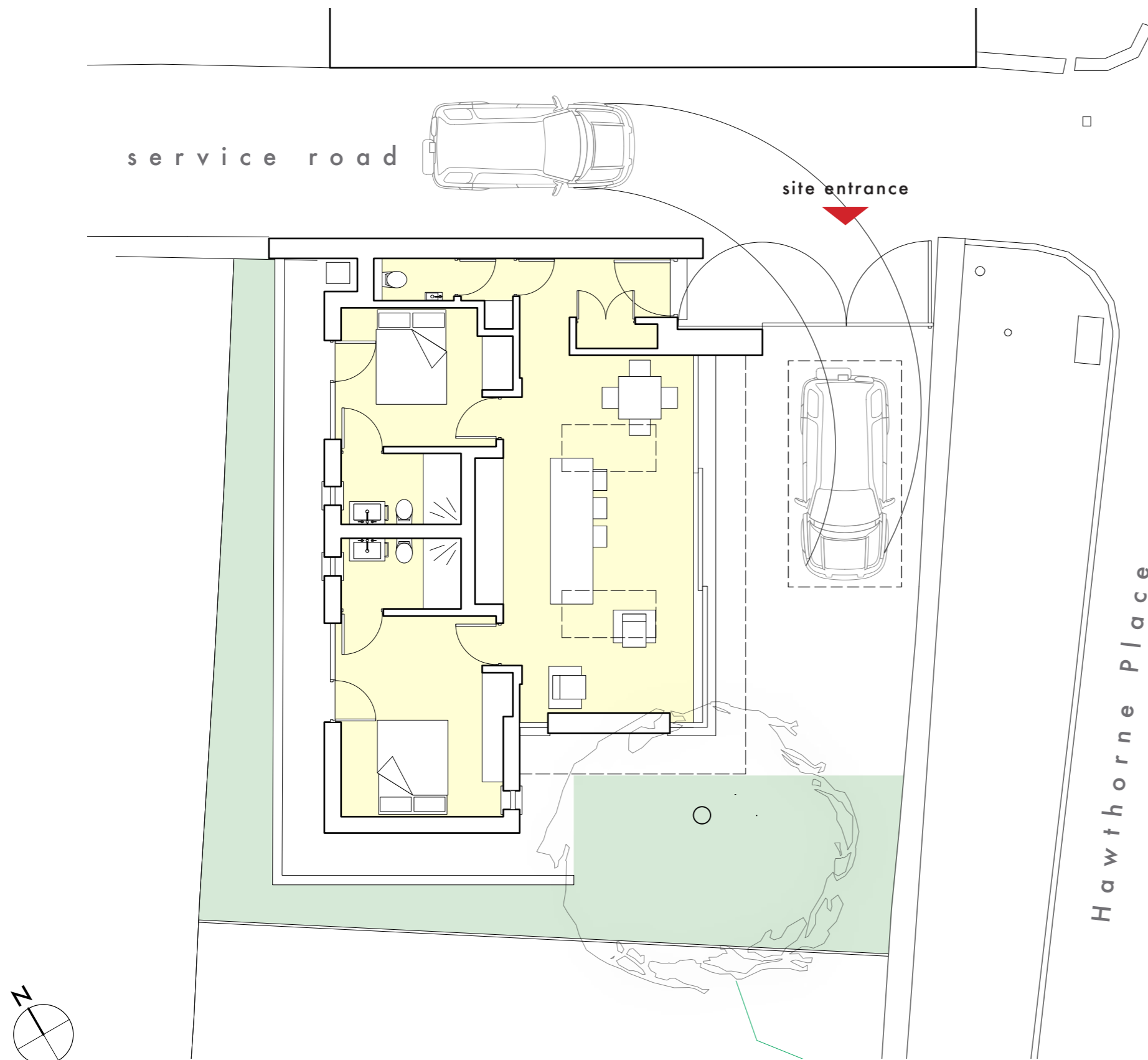
3.2 PLANNING HISTORY

A review of Ribble Valley Borough Council’s online planning resources show the following applications: -

- 3/2020/1015, refused 26/01/21
‘Demolition of an existing single garage and construction of a proposed single storey two bedroom detached dwelling at the bottom of the rear garden of ‘Inglemead’. This is proposed to be accessed off the side residential road Hawthorne Place.’
- 3/2022/0837, refused 18/10/22
‘Proposed two storey rear and side extension and replacement of the front elevation porch.’



RVBC’s proposal map extract and Core Strategy



3.3 ADDRESSING FAILURES OF PREVIOUS APPLICATION

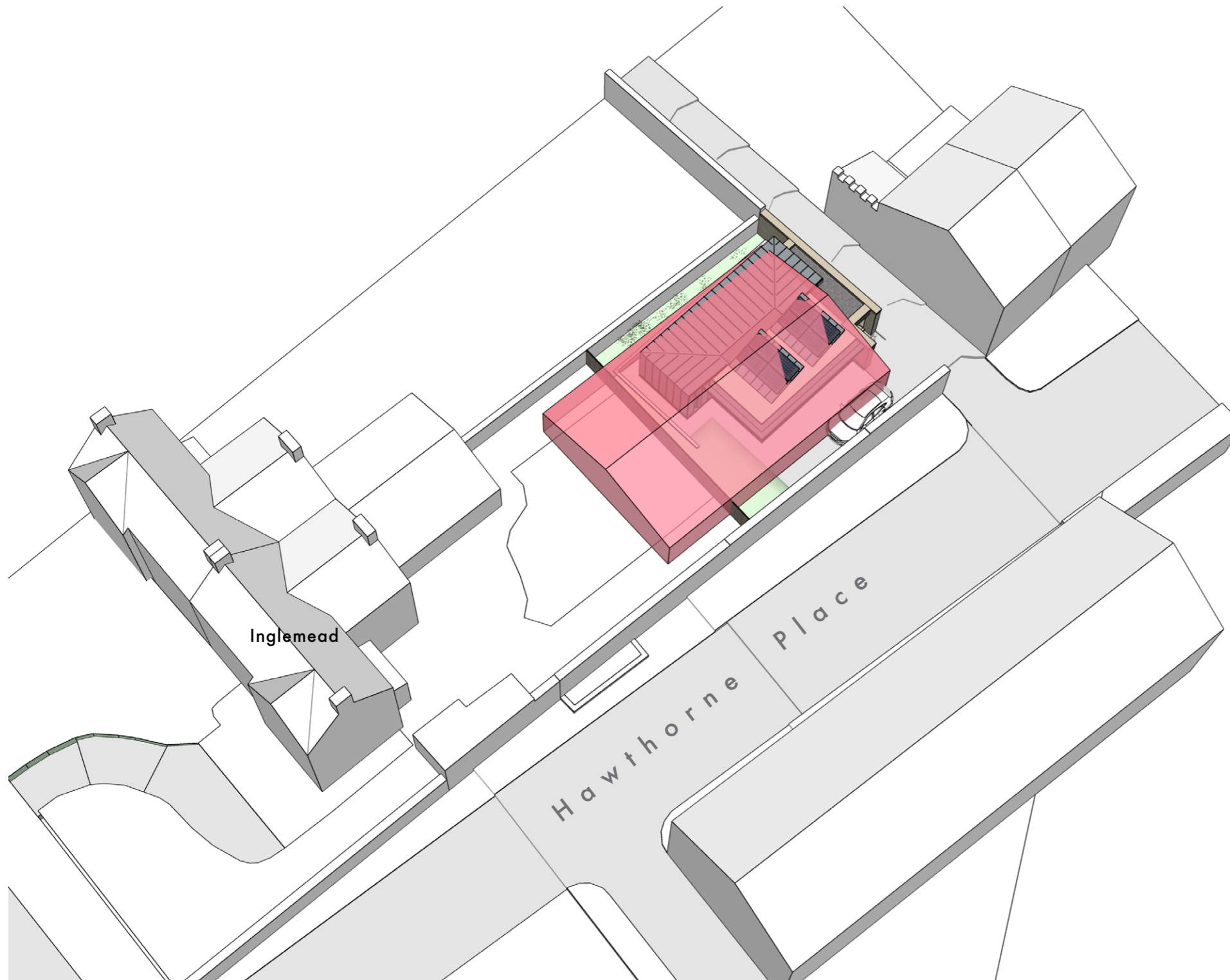
The reason for refusal for application ref.3/2020/1015 was due to highways safety issues.

The previous application originally included for the provision of 1no. parking space within the development site with vehicular access across the footway to the northern side of Hawthorne Place. Given the proximity to Clitheroe Town Centre and local facilities available, Highways Development Control agreed to the principle of a single parking space. However, Highways raised concerns about the inadequate dimensions of the proposed parking space as well as impaired inter visibility between emerging vehicles and pedestrians.

The proposals were then amended to omit the on-site parking provision meaning the dwelling would rely on the existing on-street parking provision within the vicinity. The application was rejected due to the lack of adequate off site parking and its proximity to the Waddington Road junction leading to conditions to the detriment of highway safety.

In order to address these concerns, this application proposes on-site parking utilising the existing vehicular access currently used for the single garage. In terms of highways safety, the proposed vehicular access and parking provision is unchanged from the existing arrangement.

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3.4 PERMITTED DEVELOPMENT RIGHTS/VISUAL AMENITY

Following a review of RVBC's online planning records, it is understood that Inglemead retains its Permitted Development rights (PD rights).

Whilst we are not suggesting that this new dwelling could be constructed under PD rights, a study has been undertaken to determine the scale/volume of building that could reasonably be built as an outbuilding within PD rights. This study informed the massing of the proposed dwelling.

As noted in the delegated report for application ref. 3/2020/1015 it is considered that the scale of the proposed dwelling designed for this application is commensurate with that of outbuildings commonly found within the domestic curtilages of dwellings. As such the proposal will not result in any significant nor measurable detrimental impact upon the character or visual amenities of the area.

PD rights allow certain works to be undertaken without requiring planning permission. This includes the construction of outbuildings subject to the following conditions: -

- Not forward of the principal elevation of the original house
- Outbuildings and other additions must not exceed half the area of land around the original house
- Must be single storey with maximum eaves height of 2.5m and maximum overall height of 4m with a dual pitched roof or 3m in any other case.
- If within 2m of the property boundary, the whole building should not exceed 2.5m in height
- Does not include balconies or verandas

The red volume shown here indicates the scale of outbuilding that could be built within the constraints of PD rights.

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4 Design

4.1 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.

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 site and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

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

4.2 DESIGN CONCEPT

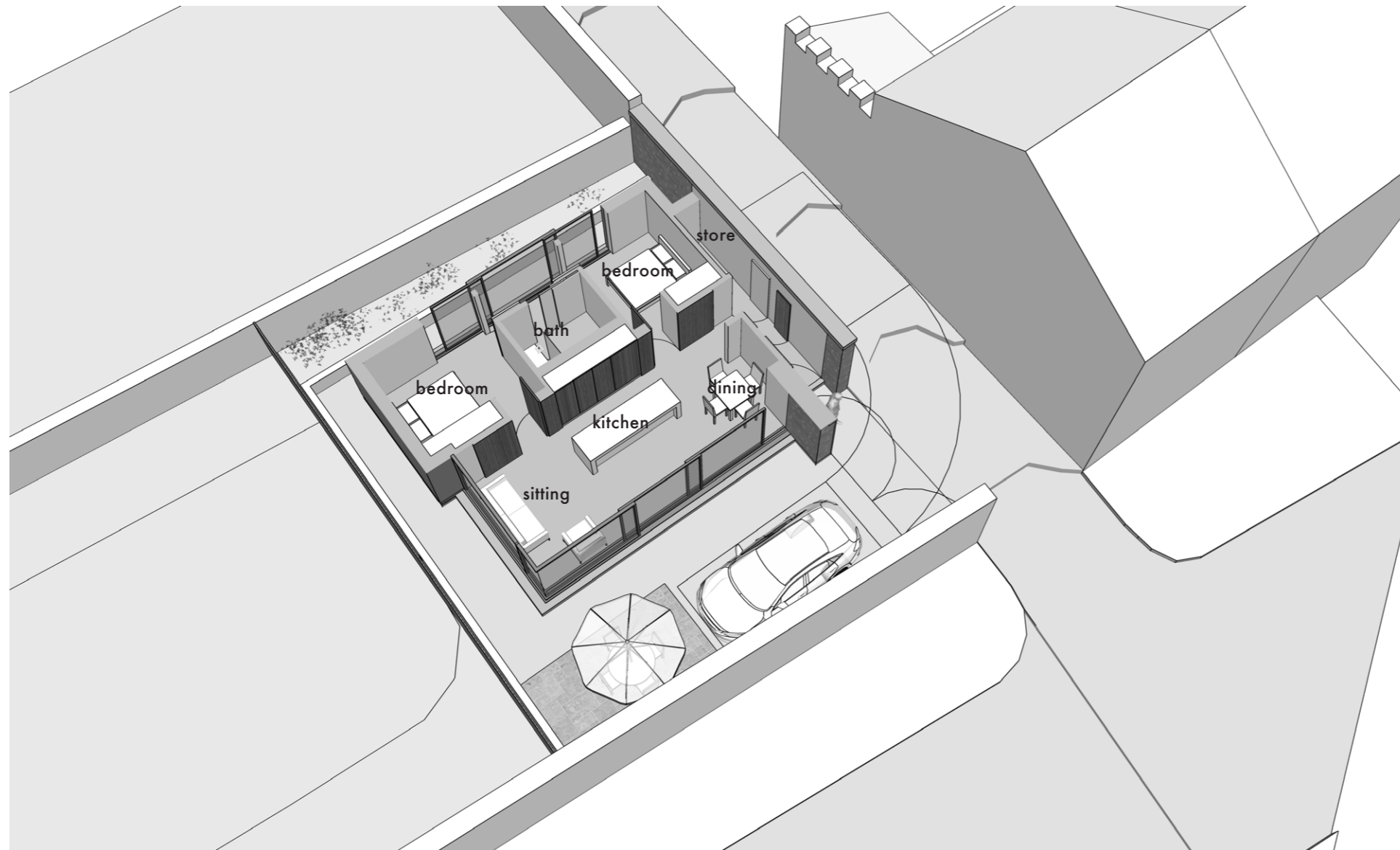
A robust architectural language is used for the new dwelling, with a simple zinc 'box', stone walls and roof lanterns. The scheme integrates 8no. 1.6x1.0m solar panels, decreasing the modest dwelling's energy costs and reliance on fossil fuels.

The north wall of the house replaces the existing north boundary wall to the service road and maintains the existing opening in the wall for access and a timber gate. This will ensure the property is in keeping with other garages accessed from the same lane.

The height of the proposed dwelling is similar to the existing boundary walls to ensure that its visual impact on the surrounding area is minimal.

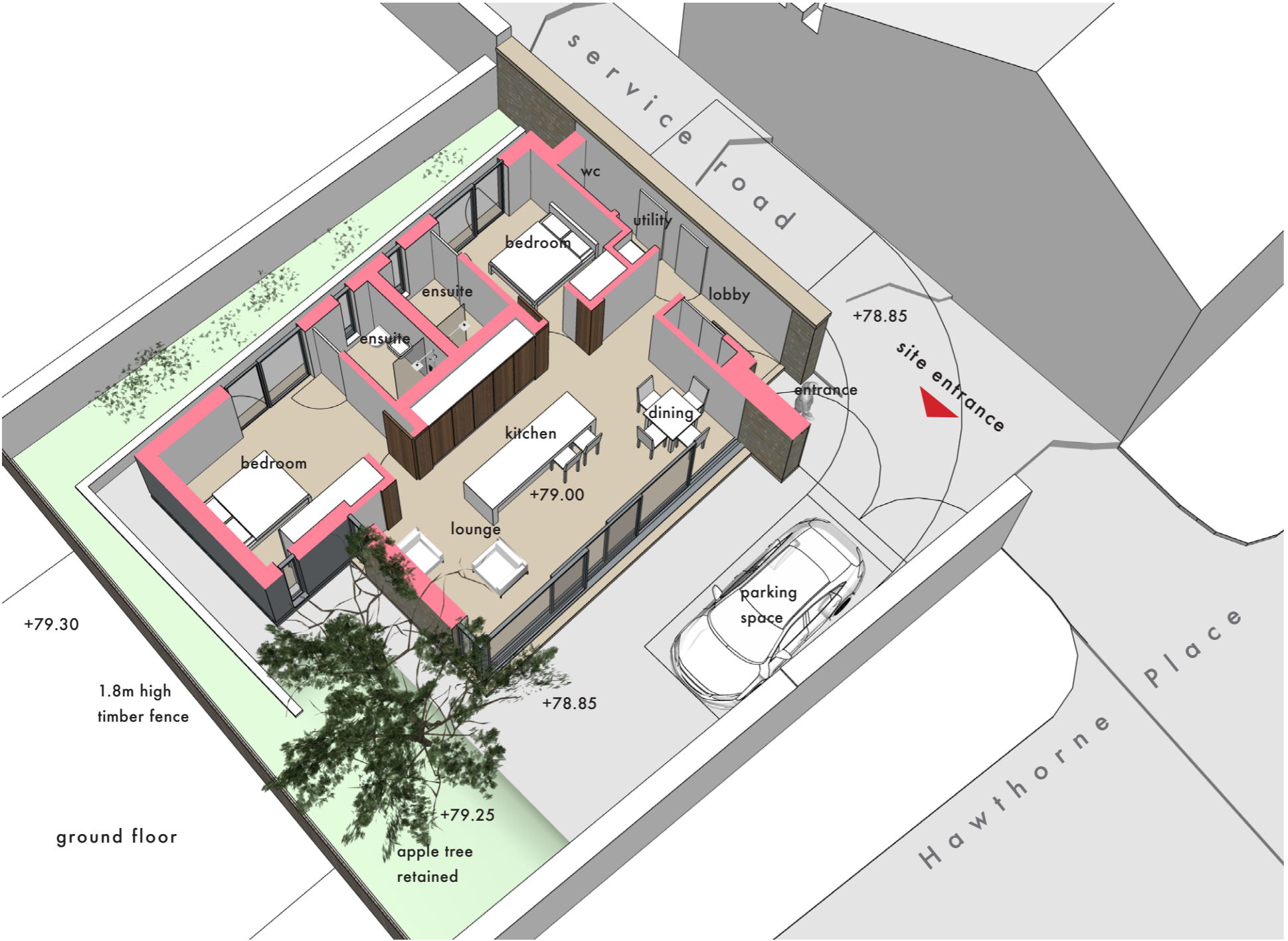
4.3 USE

The property will be a new self-contained dwelling.



early 3d modelling option

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4.4 LAYOUT

The internal plan is kept simple, with 2 bedrooms (each with en suites) accessed either side of the kitchen, minimising circulation and maximising the living space. Ancillary space containing a wc, utility and cloakroom is strategically placed within a small buffer zone along the north boundary wall between public and private. There are no windows in this boundary wall to avoid overlooking issues with the neighbouring property.

4.5 APPEARANCE

Inglemead is a mix of coursed and random stone with historic additions finished in render with dressed stone detailing. The proposed single storey dwelling will have a limited palette of stone and metal.

There will be a timber gate which will be in keeping with the existing garages found along the same service road.

Materials schedule

walls	natural stone and metal standing seam
roof	metal standing seam, sedum green roof and PV panels
windows	polyester powder coated aluminium

4.6 ACCESS/PARKING

The existing vehicle and pedestrian access off the service road which currently serves the back garden and garage, will be maintained. There will be provision of one parking space.

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view 1. Hawthorne Lane looking north

4.7 VISUAL IMPACT

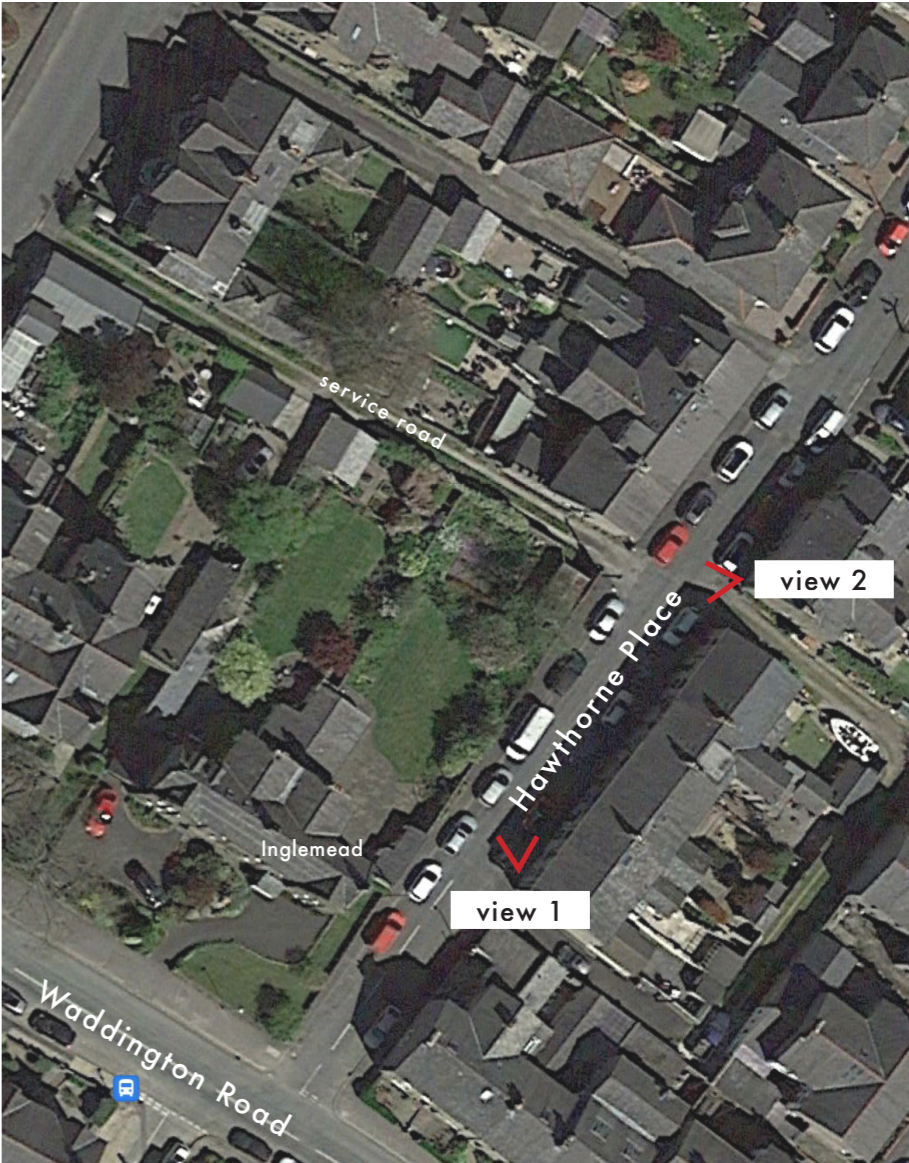
A study has been undertaken to determine the visual impact of the proposal on its surroundings. Given the height of the existing wall and the relatively modest heights of the proposal, there is very little of the proposed dwelling visible above the wall from street level.

The proposal is most visible from the entrance to the site when walking south down Hawthorne Place towards Waddington Road as shown to view 2 opposite. The entrance to the dwelling has been designed to be in keeping with the rest of the outbuildings facing the service road.

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view 2. Hawthorne Place looking west towards the proposed entrance



aerial view indicating viewpoints



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