

design statement



ashleigh

september 2024

ashleigh

existing

This planning application has been prepared by Stanton Andrews Architects on behalf of the applicants for alterations and extensions to:

Ashleigh,
Clitheroe Road, Barrow, Clitheroe, BB7 9AQ

SITE DESCRIPTION

The site is relatively flat, with a minimal slope up towards the back garden. The site has potential for views overlooking the countryside to the north and east of the house.

The site is accessed from Clitheroe Road via a drive to the west leading to a garage beside the property.

There is a footpath that runs east to west north of the property, ref.FP0347017.

EXISTING HOUSE

The existing first floor en suites are cramped and have poor headroom & natural light. Externally, the roof detailing of the north side is complex and fails to suit the hip & eaves details at the south end of the property.

The site has potential for views overlooking the garden and countryside to the east.

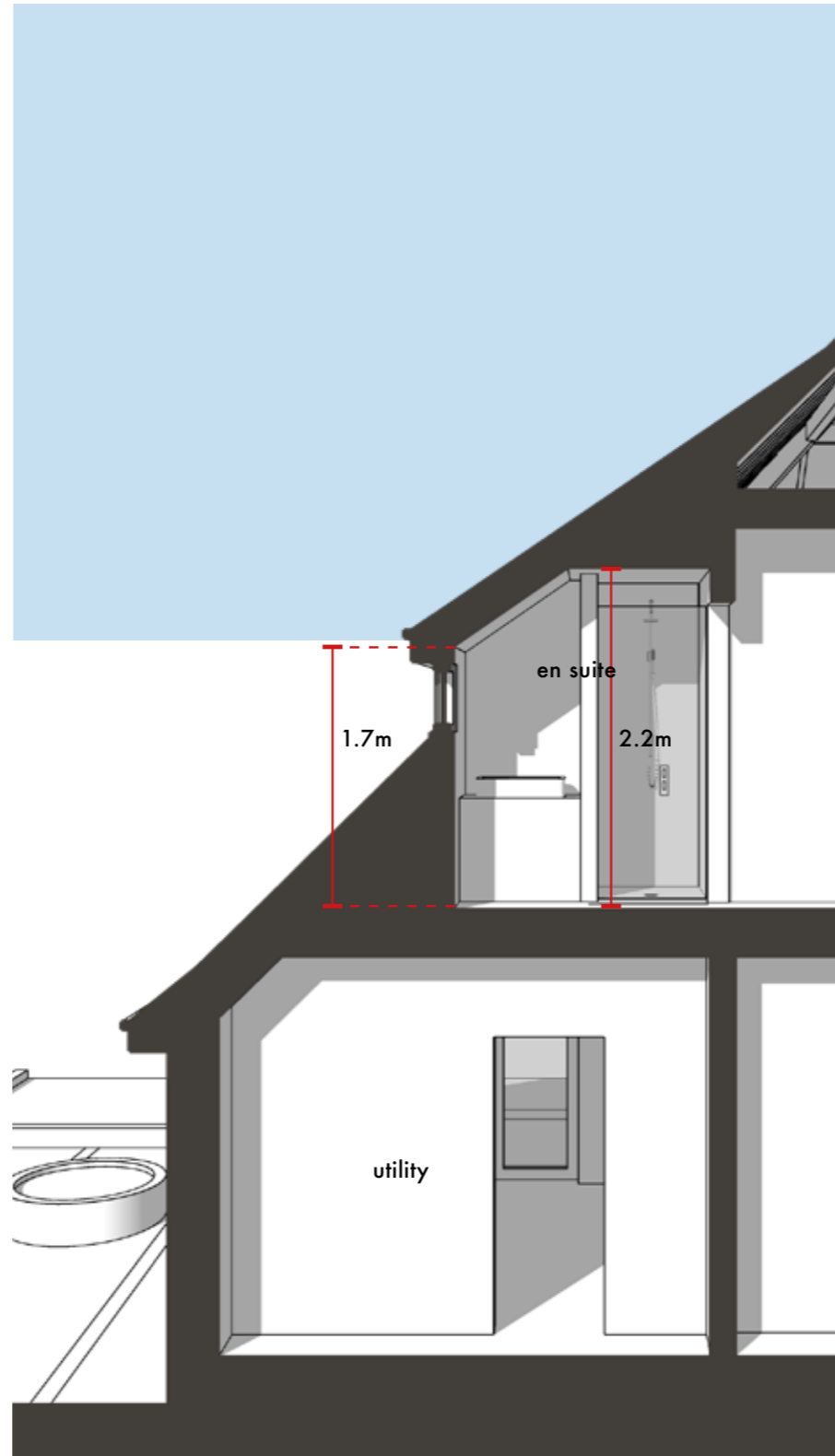


Site location &
as existing photographs





small windows and low ceilings in the existing master bedroom en suite



existing section through the master bedroom, showing the limited head room and natural light in the en suites

brief

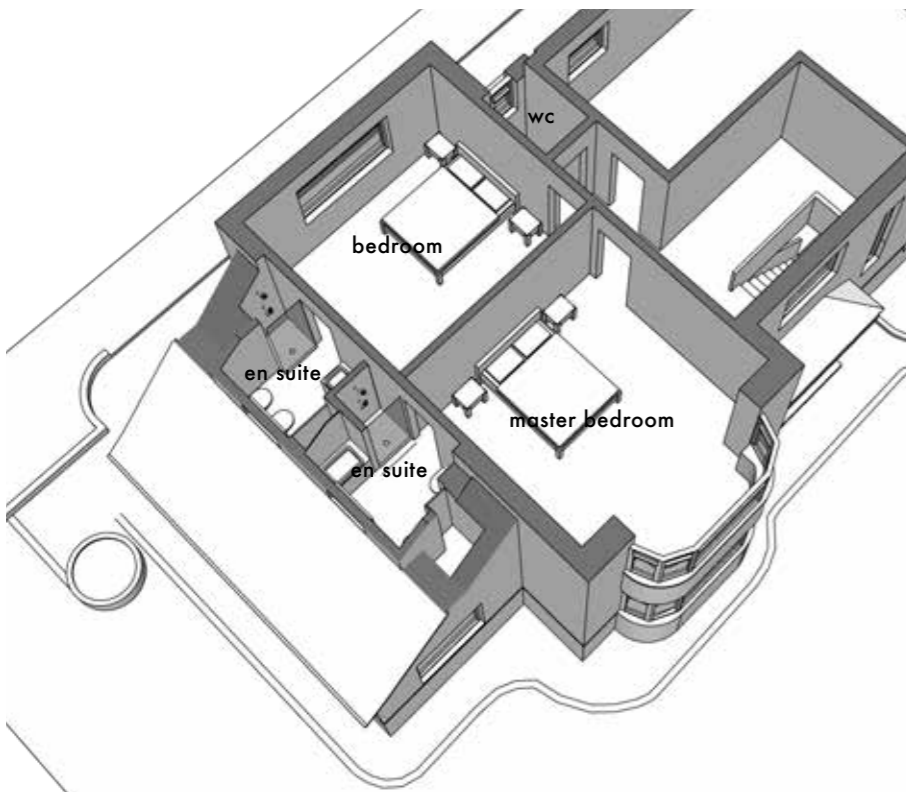
Our understanding of the brief is as follows:-

- provide full width upper storey extension to replace existing en suites
- improve natural light
- no works to ground floor

EXISTING AREAS

The existing gross external areas are as follows:-

| | |
|--------|--------------------|
| ground | 127 m ² |
| first | 105 m ² |
| second | 20 m ² |
| total | 252 m ² |



existing first floor plan

ashleigh

planning

The local development framework for the site comprises the Ribble Valley Core Strategy 2008-2028 (adopted 2014) and the Proposals Map (2019).

Extracts from the Proposals Map confirm that Ashleigh lies within the Barrow settlement boundary.

Although the local strategy does not point to any particular policies, the proposed references the general policy DMG1.

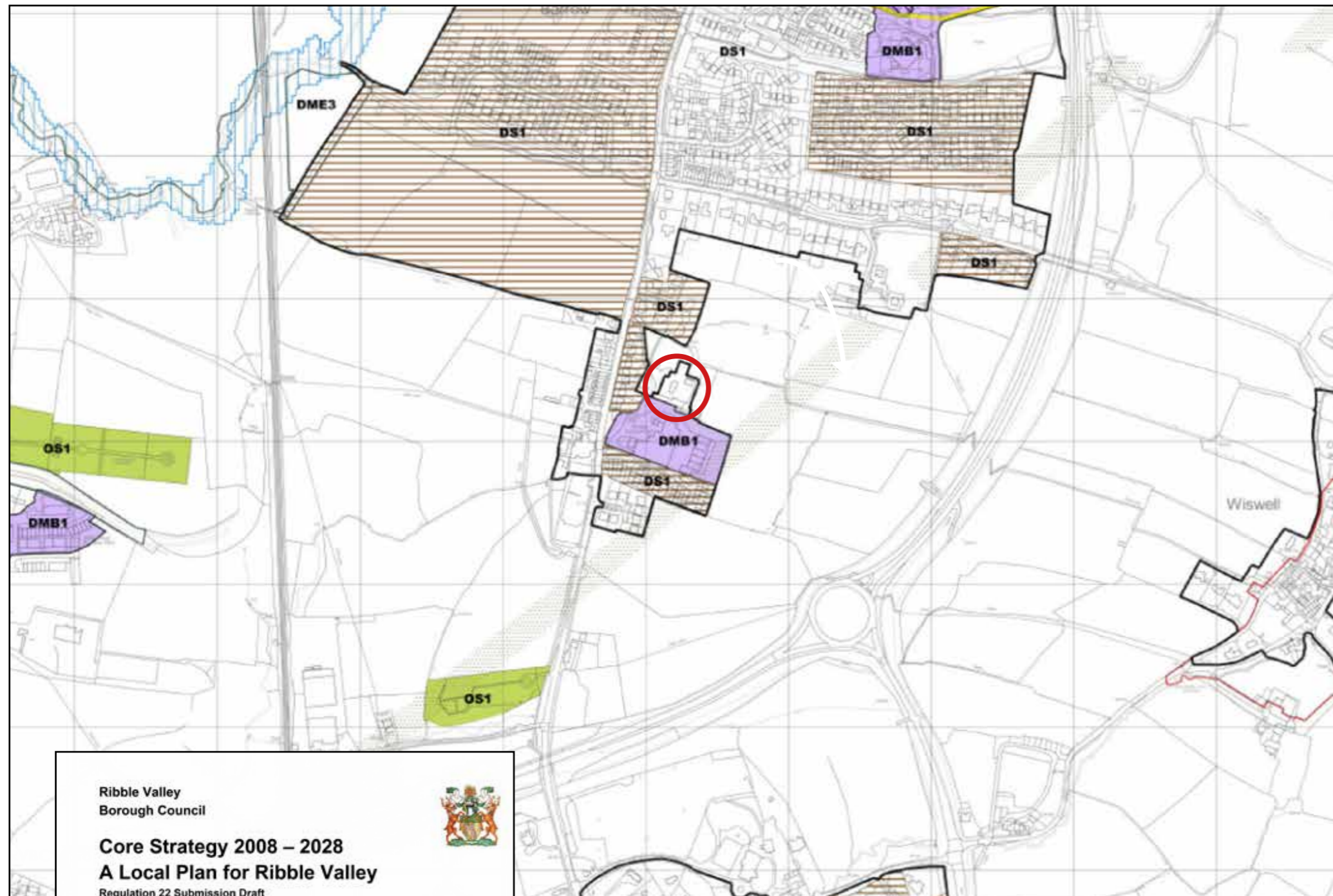
DMG1 - requires development to consider: design, access, amenity & environment

PLANNING HISTORY

A review of RVBC's online planning resources show several prior planning applications at Ashleigh:

- 3/2014/0133, 'Proposed two storey extension to form showrooms and office'
Approved with conditions 31/03/2014
- 3/2006/0942, 'Timber framed agricultural storage building.'
Permission not required
- 3/1990/0246, 'Detached garage and ancillary works'
Approved with conditions 11/05/1990
- 3/1990/0247, 'Extension to workshop, change of use of garage to store change of use of utility room to office and extension to garage'
Approved with conditions 01/08/1990

There is no indication that permitted development rights have been removed from Ashleigh.



RVBC's proposals map extract and Core Strategy

ashleigh

proposal

The proposal aims to be respectful to the original form of the building and its character, the extension is designed to be in keeping with the south end of the house. The proposal aims to provide more useful accommodation for the master bedroom with adequate headroom in the en suites.

The existing north chimney stack is redundant, and it is to be removed. This allows for better access and layout for the master bedroom en suite.

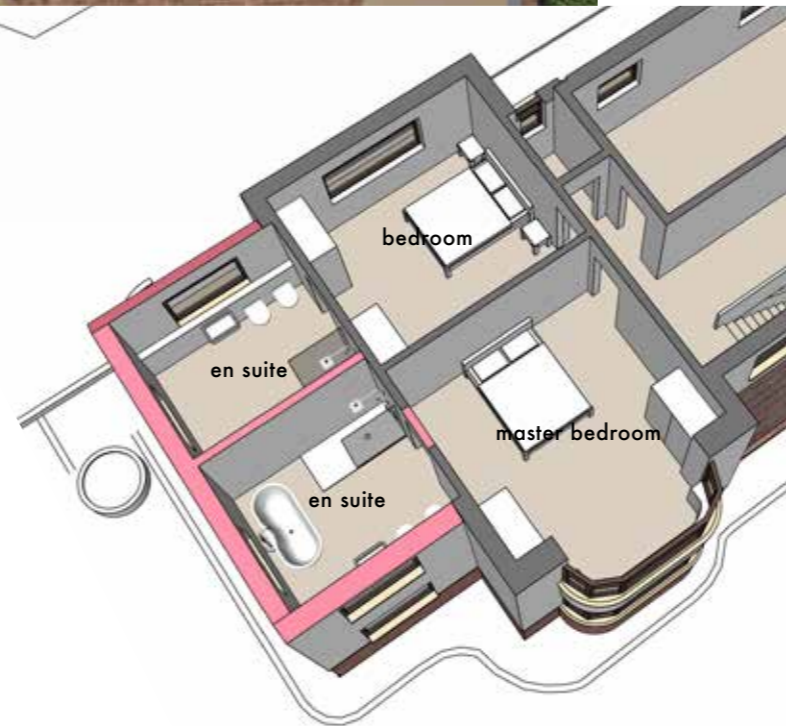
There are no alterations proposed for the ground floor.



Proposed 3D model



As existing 3D model



■ proposed
■ as existing

design and access

The proposal is the result of a detailed and thorough design process during which a number of options were explored prior to deciding on and refining a preferred scheme. Detailed 3D computer modelling allowed the existing building to be fully understood, ensuring that the proposals were well considered and integrated.

A number of sketch options were developed, enabling the resolution that fulfils the clients brief, while maintaining its character.

USE

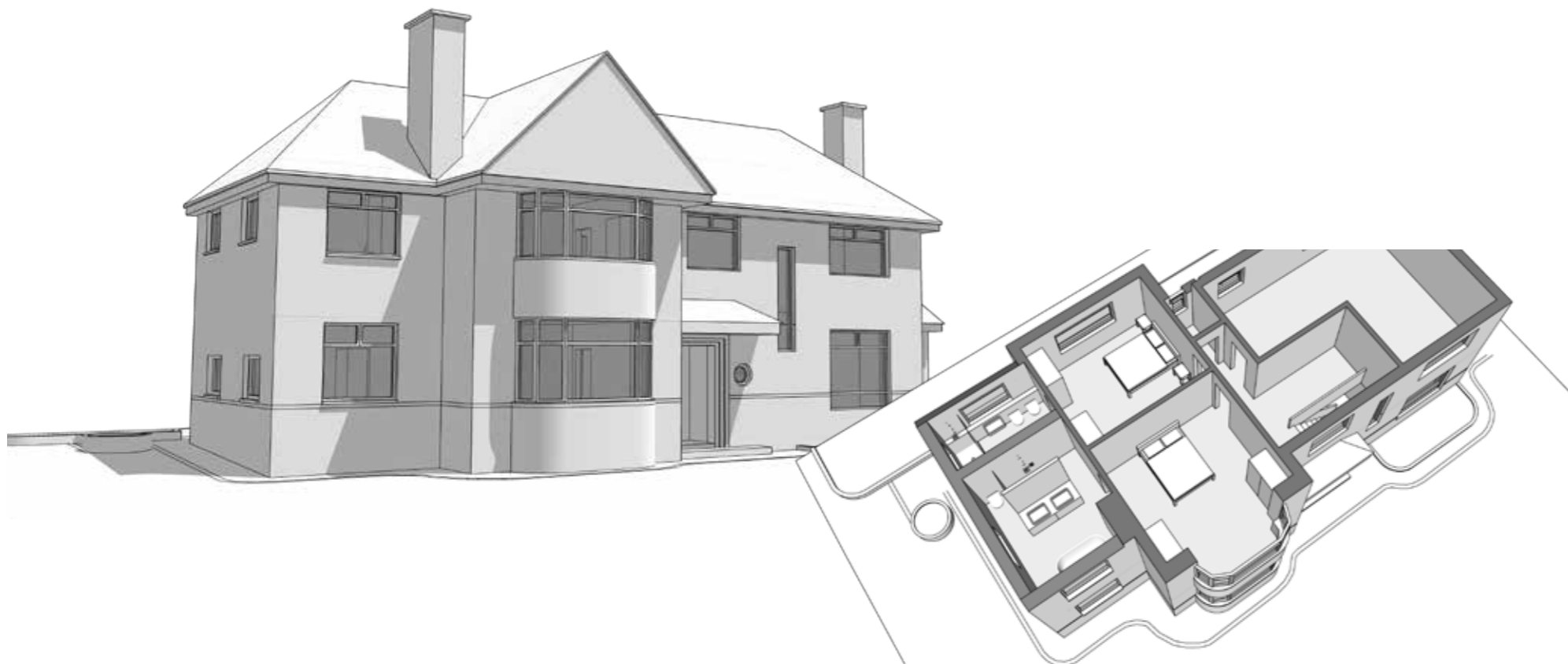
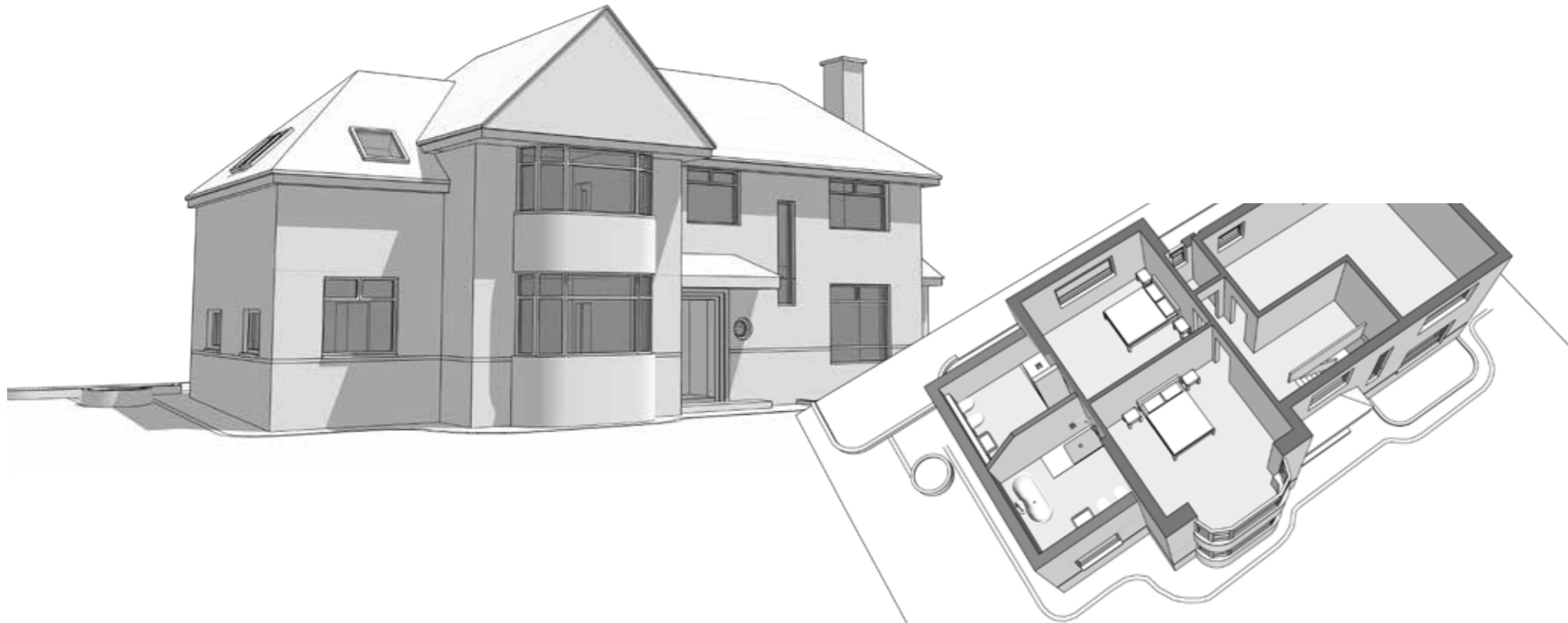
The use of the building will remain a dwelling and be unchanged by the proposals.

SIZE

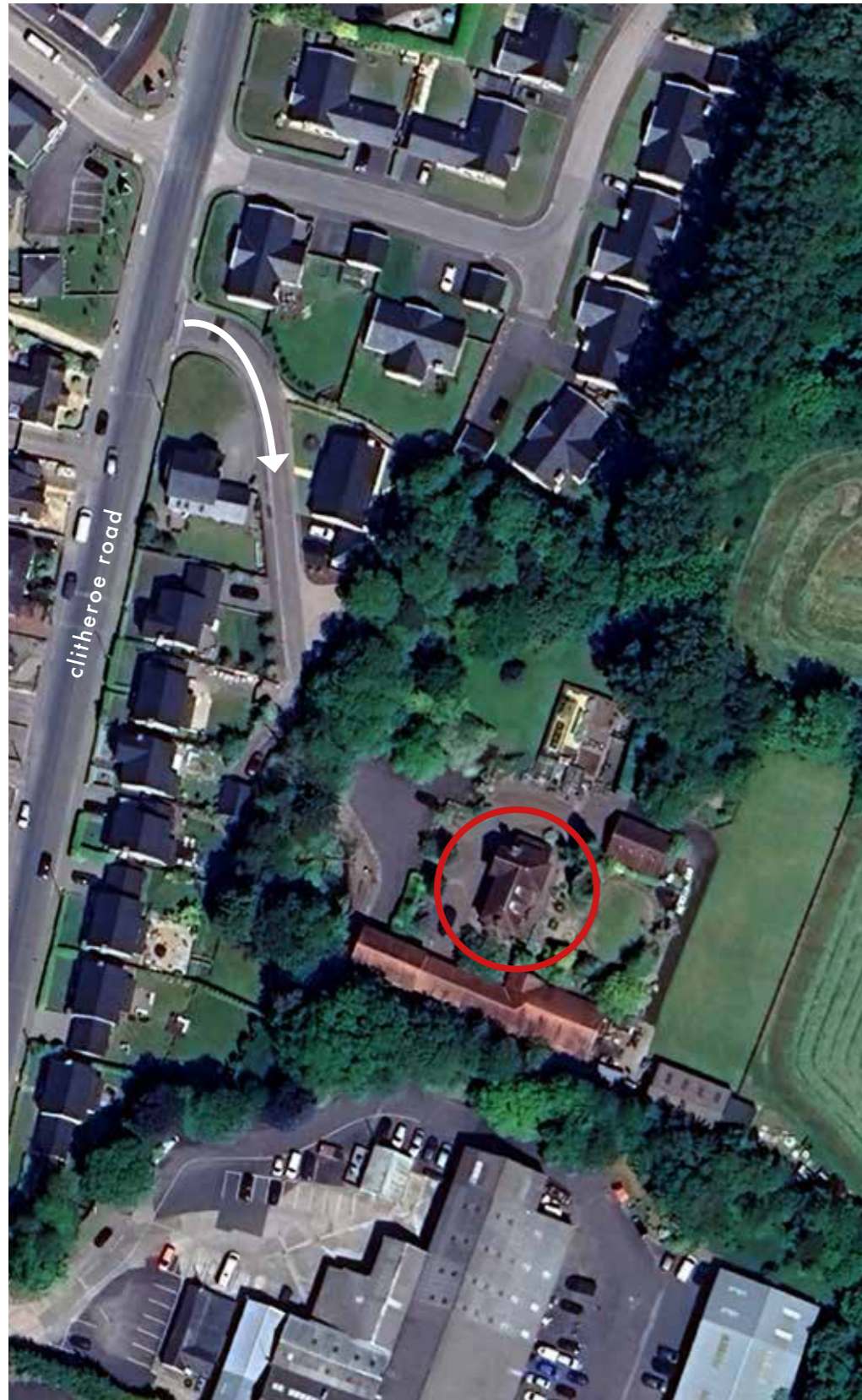
The extension increases the gross external area of the house from 252 m² to 263 m² which represents a 4.4% increase.

A volume assessment of the existing and proposed house is shown below.

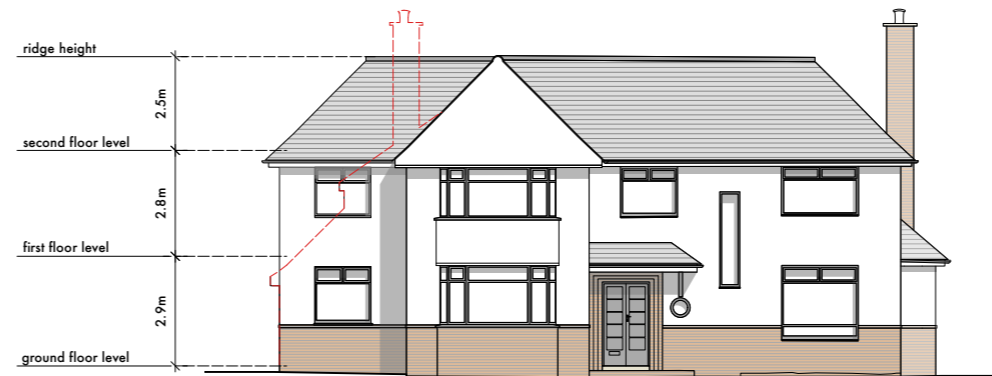
| | |
|----------|---------------------------------|
| existing | 795 m ³ |
| proposed | 850 m ³ |
| | 6.9% increase on existing house |



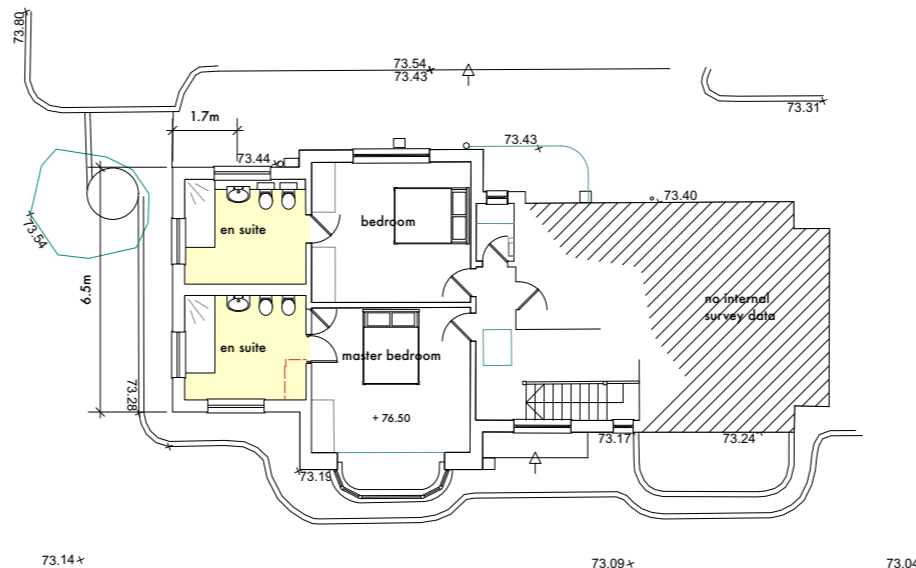
previously explored design proposals



google maps satellite view showing access to the site



3 North West Elevation
Scale: 1:100



B First Floor Plan
Scale: 1:100
(ground floor to remain as existing)

SCALE

The proposed first floor extension of the dwelling is directly above the ground floor plan, meaning the footprint of the house remains unchanged.

APPEARANCE

The extension will be finished in render & rosemary roof tiles, both of which will match the existing material palette. The roof of the extension will match the existing hip detail on the opposite end of the property.

ECOLOGY

A bat survey has been undertaken and accompanies this application. No evidence of bats has been found and the property is to be considered to be of negligible potential for roosting bats. He suggests the following for biodiversity net gain: 'the installation of a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box within the site would provide roosting potential for the local bat population.'

SUSTAINABILITY

The proposed extension would be well insulated with high performance glazing ensuring U-values would exceed current building regulations.

There will be no alterations to the ground floor & internal layouts, minimising the embodied carbon implications of unnecessary construction.

ACCESS/PARKING

Site access and parking will be unaffected by the proposals.



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