

design statement



1 masefield close
brockhall village

october 2024

masfield close



aerial view of the site and its approach via masfield close

1 Introduction

1.1 APPLICATION

The planning application description is as follows:
'proposed alterations and extension to dwelling'.

1.2 INTRODUCTION

This design statement has been prepared to support a householder planning application for the alterations and extension of an existing dwelling.

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 dwelling is to be arranged on the site and its relationship with its environs;
- Appearance - what the dwelling and proposed internal spaces will look like including building materials;
- Access - how the site is accessed and the accessibility of the dwelling within the context of the site.

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 the alterations and extension to this 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.

It includes an appraisal of the site including an assessment of the immediate and wider surroundings in terms of physical, social and economic characteristics.

The document 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 asked to review the existing building and consider options for a contemporary remodelling of the house to provide better accommodation for the applicant. The design should include a generous open plan kitchen and family room, retain the existing snug, link the house with the existing office outbuilding and improve back of house accommodation.

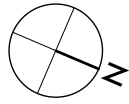
The brief requested the house be reconfigured to better suit modern family living and should have a strong and improved connection to the garden. Natural light is to be encouraged, addressing the 'dark' character of the existing interior.



existing property - front elevation (north east)



existing property - rear elevation (south west)



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2 Existing Property

2.1 LOCATION

1 Masefield Close
Brockhall Village
Old Langho
BB6 8HS

2.2 SITE DESCRIPTION

The site is accessed via Masefield Close from the east. At the front of the property there is a private driveway providing ample car parking and an outbuilding used as a study. The house benefits from a south west facing garden to the rear which can be accessed either side of the house. The site is relatively flat with a minimal change in level.

2.3 EXISTING HOUSE

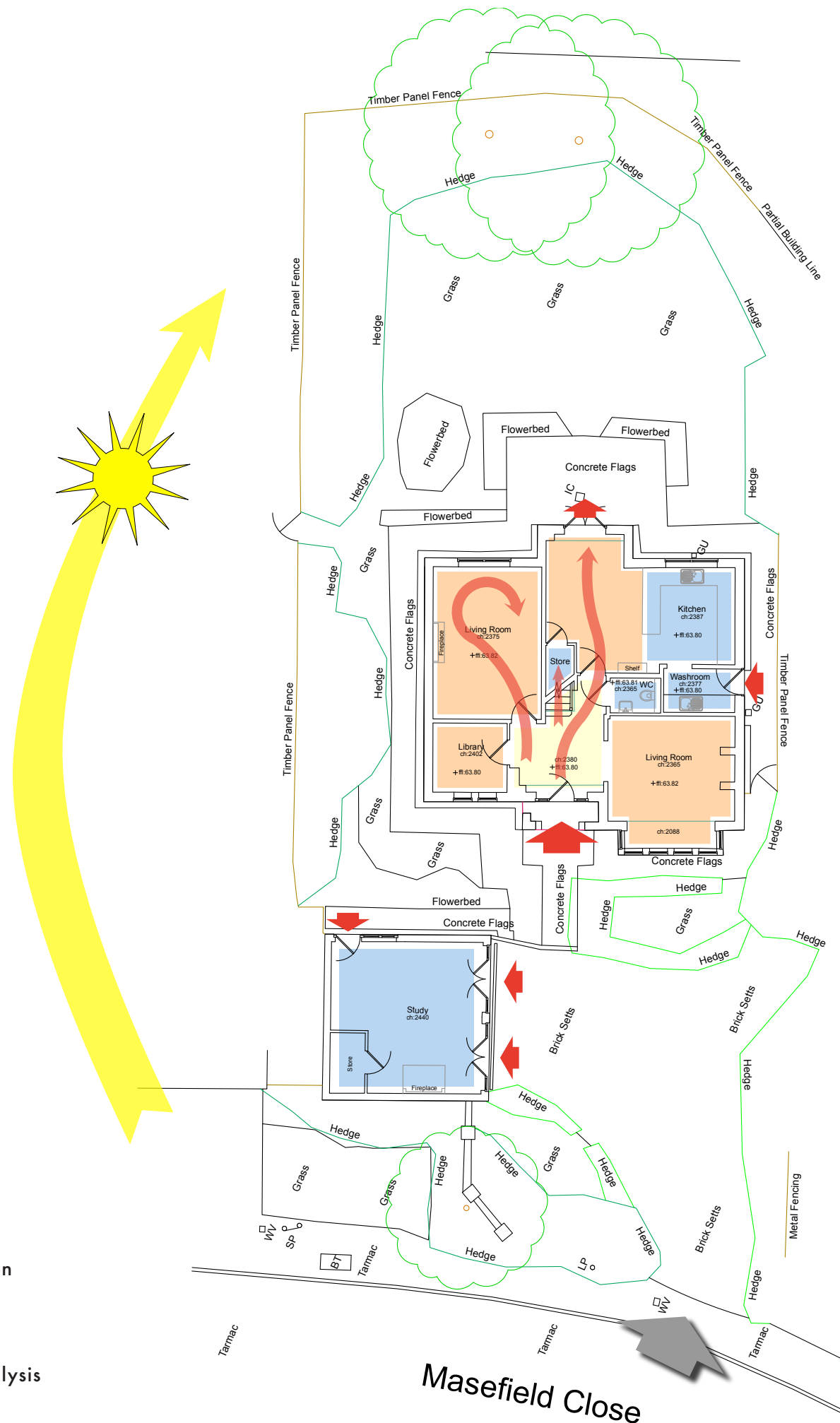
Entrance to the property is directly into the hall via a covered porch to the North East elevation. A small library and snug are located to the front of the property with the lounge and kitchen/dining space to the South West.

At first floor there are four bedrooms, two with en suites and two served by a Jack and Jill bathroom.

The house has poor connection to its garden with doors from the dining area being the only link between inside and out.

- living accommodation
- ancillary accommodation
- circulation

Existing Site and Spatial Analysis



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2.4 EXISTING AREAS

Ground Floor	86 m ²
First Floor	84 m ²
Total house	170 m ²
Outbuilding	26 m ²
Total across site	196 m ² gross internal areas

2.5 EXISTING VOLUMES

House	665m ³
Outbuilding	105m ³
Total	770m ³



Plans and Overview of Existing House

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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 1 Masefield Close lies within the Settlement Boundary of Brockhall Village and does not sit in a conservation area, the AONB or national park. We note the following relevant policies: -

Policy DS1 tries to govern new development.

Policy EN4 covers biodiversity and geodiversity, the council will look for a net enhancement of biodiversity.

Policies DMG1 (general considerations) and DMG2 (strategic considerations) are also relevant to the property, and any future application, being the general development policies for the borough.

3.2 PLANNING HISTORY

According to RVBC's online search, there are no previous applications for this property.

3.3 PUBLIC RIGHTS OF WAY

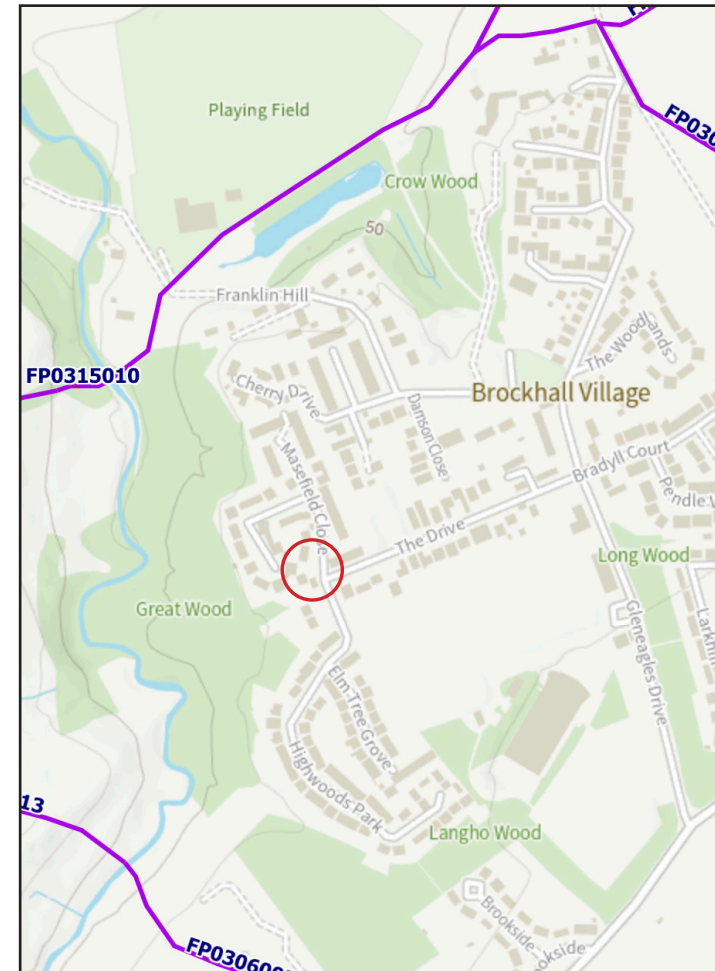
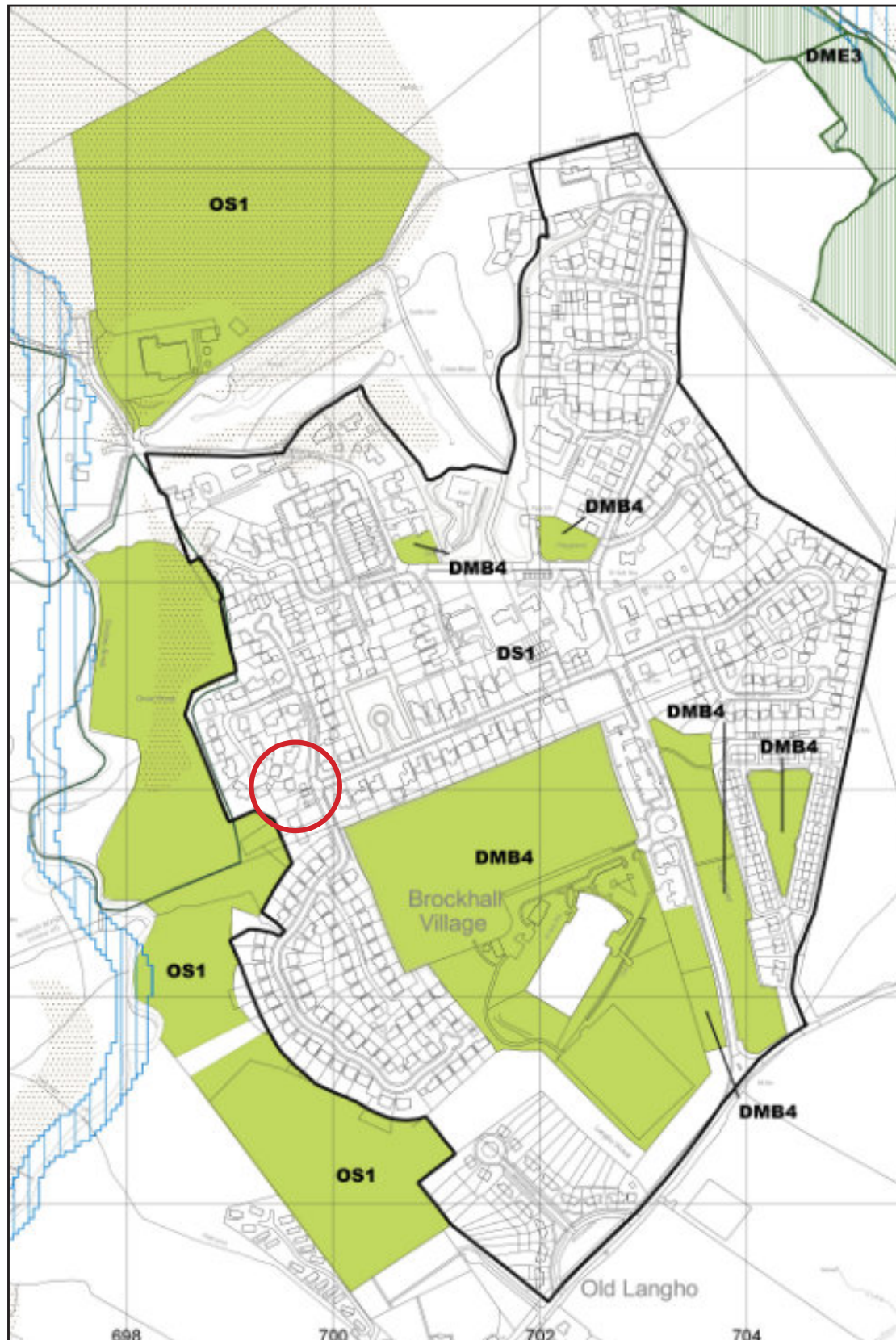
Lancashire County Council's (LCC) records confirm that there are no footpaths in the vicinity of 1 Masefield Close.

3.4 SUPPLEMENTARY PLANNING GUIDE

RVBC's supplementary planning guide (SPG) for 'extensions and alterations to dwellings' was published historically to help applicants as to what may be acceptable. The guide is general and tends to encourage schemes that are respectful to the existing property and setting.

The SPG refers to Character, Scale, Size, General form and shape, Materials and Roof design of the proposal in relation to the existing house.

Development proposals in excess of a 33% increase in floor area (of the original dwelling) are unlikely to succeed.

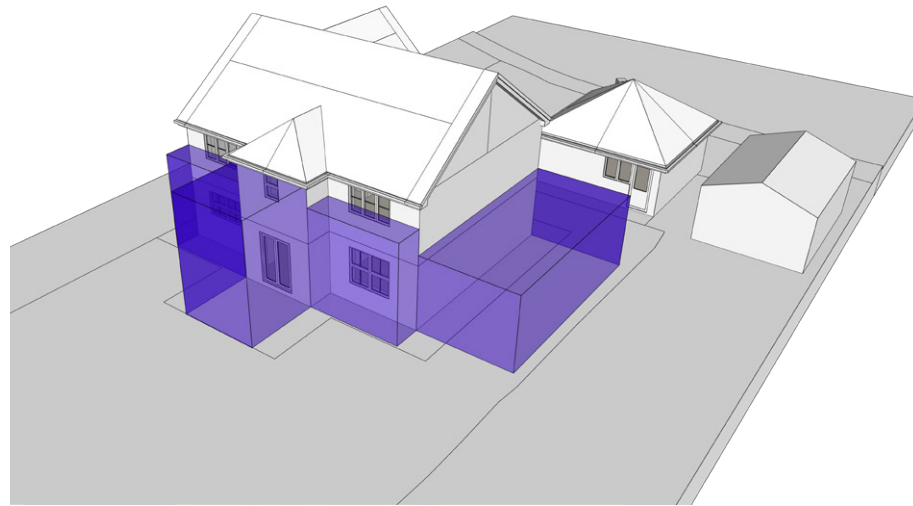


LCC's public rights of way map

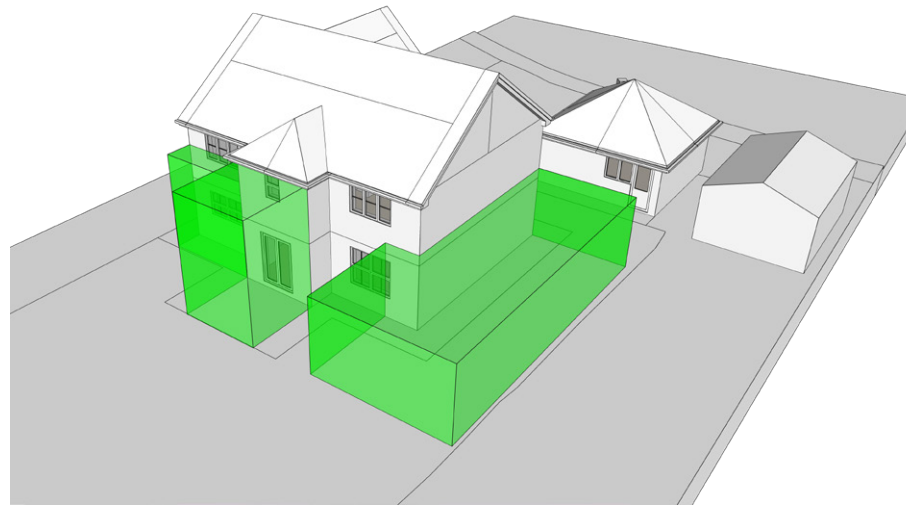


RVBC's proposals map extract and Core Strategy

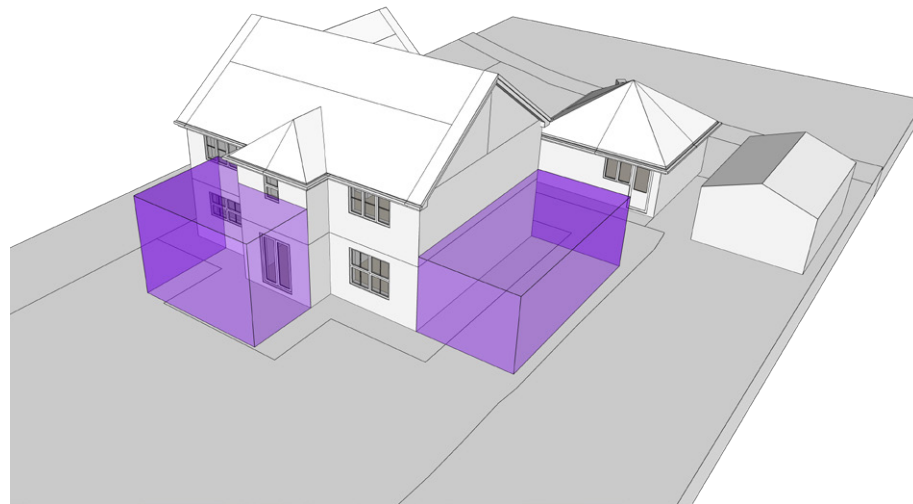
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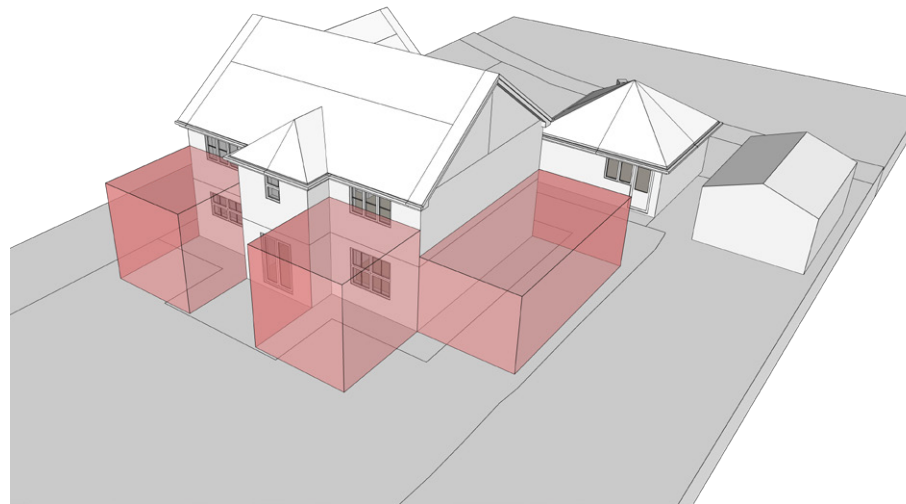
option A - 174m³ extension = 23% volume increase



option B - 226m³ extension = 29% volume increase



option C - 165m³ extension = 21% volume increase



option D - 214m³ extension = 28% volume increase

3.5 PERMITTED DEVELOPMENT

Permitted Development Rights (PD rights) permit certain alterations and extensions without requiring planning permission subject to the following conditions: -

General conditions

- Materials must be similar in appearance to those of the existing house
- No more than half the area of land around the 'original house' would be covered by additional or other buildings
- No extension forward of the principal elevation or side elevation fronting a highway
- Max. 3m in height within 2m of boundary

Single storey rear extensions

- Does not extend more than 4m beyond rear wall of the 'original house', this is increased to 8m subject to neighbour consultation
- Max 4m in height
- Max eaves and ridge height of extension no higher than existing house

Two storey rear extension

- Does not extend more than 3m beyond rear wall of the 'original house'
- Max eaves and ridge height of extension no higher than existing house

Side extension

- Must be single storey
- Width no greater than half the width of the original house
- Max 4m in height
- Can extend beyond the rear elevation, following the single storey rear extension rules stated above

The 'original house' refers to the house as it was first built or stood in 1948

The volume of the house could be increased considerably under PD rights. However, the profile of the rear elevation means meeting the above conditions would result in a very disconnected layout. We believe that the scheme proposed within this planning application would be more appropriate to the existing house.

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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.

A number of early 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 building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the extension to the dwelling 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

The existing house has an 'arts and crafts' style. This architectural language has been employed for the proposed extensions and remodelling of the property.

The existing material palette has also been used to ensure the development is in-keeping with neighbouring properties.



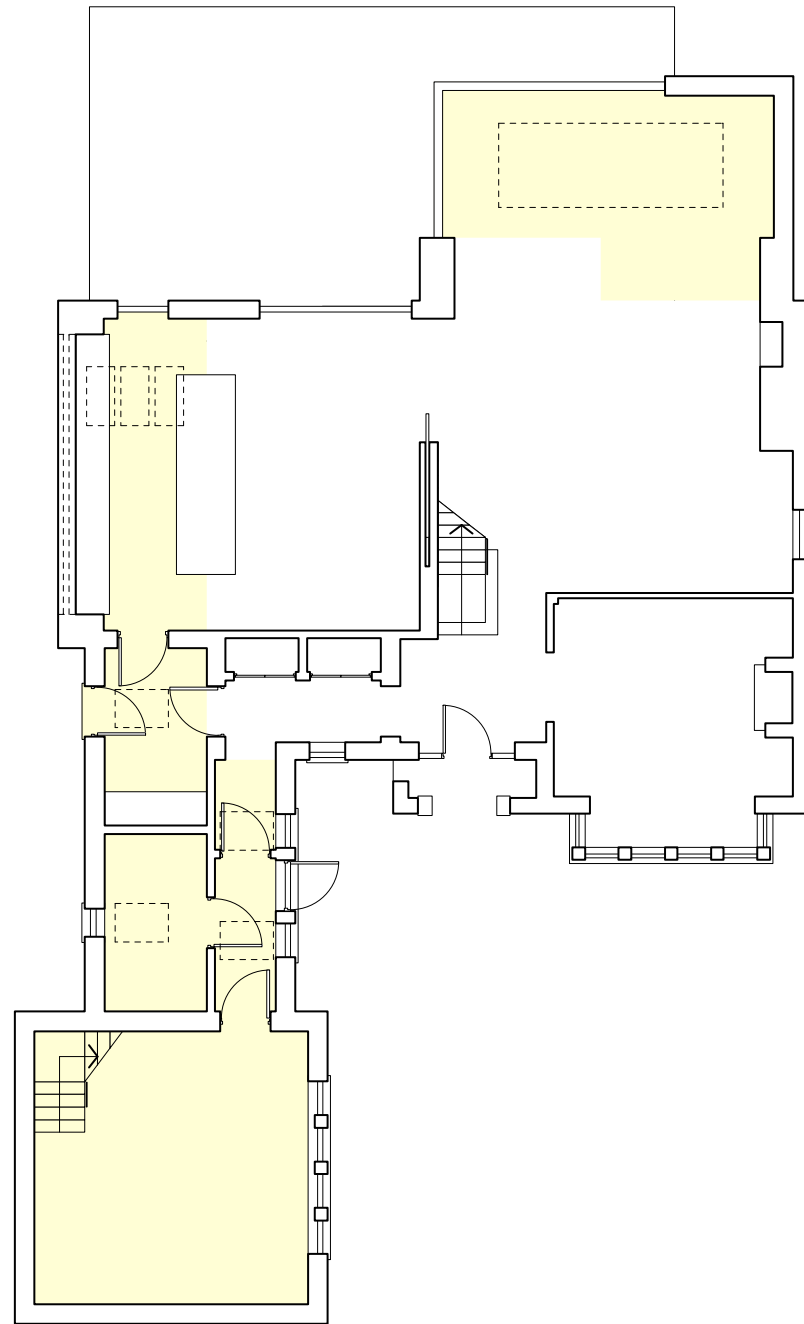
proposed scheme



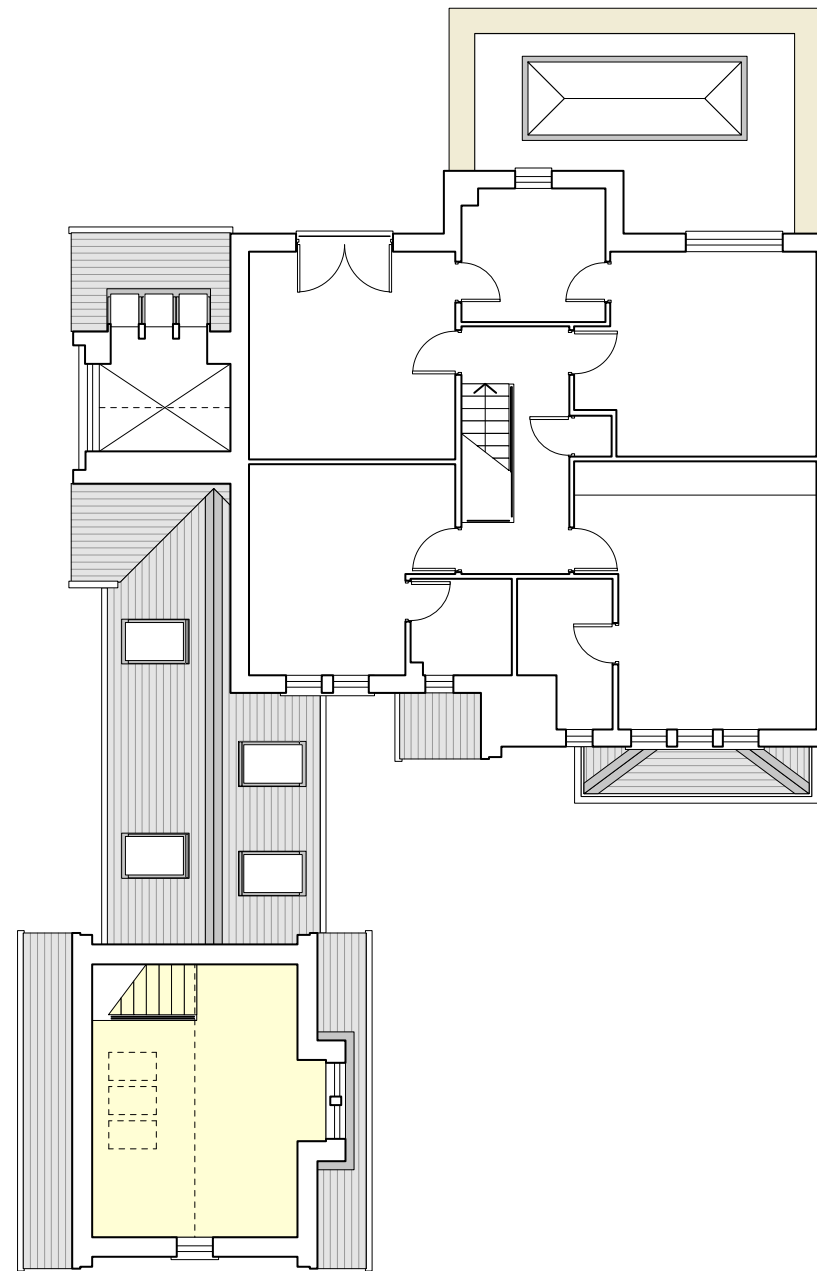
early development options



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ground floor plan



first floor plan

4.3 LAYOUT

The internal remodelling and extensions to the ground floor open up the plan creating a larger and more enticing kitchen/dining room and family room connecting directly to the south west facing garden. Service rooms are positioned to the south east. The first floor layout of the house is unaffected by the proposals.

4.4 APPEARANCE

The existing house is faced in brick and render, the proposed scheme utilises the same materials and architectural language to ensure the design is in-keeping with the existing house and surrounding properties.

The existing outbuilding has been re-presented and connected with the main house to take advantage of currently under utilised space on the site. This allows the property to be read as a united whole.

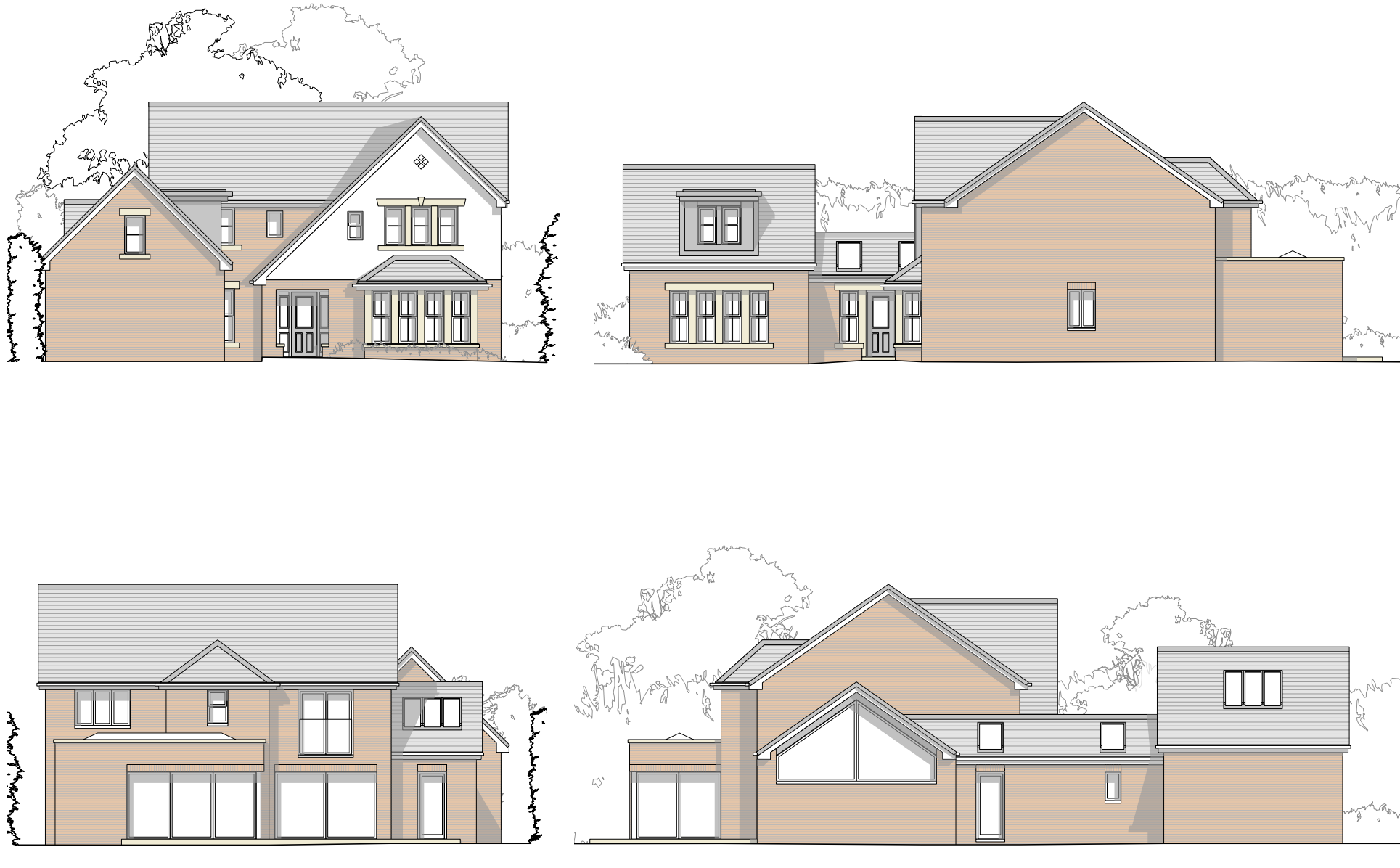
Materials schedule

walls	brickwork to match existing
roof	roof tiles to match existing
flat roof	single ply membrane
dormer	'lead'
windows	polyester powder coated aluminium
	'velux' rooflights

4.5 ACCESS/PARKING

The existing access off Masefield Close and parking is unaffected by the proposals. Sufficient car parking is provided by the existing driveway to the north east of the property.

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proposed elevations

4.6 SCALE AND MASSING

The proposed extensions are modest in footprint and height, making the most of currently under utilised space between the existing house and outbuilding and to the south east of the house.

This approach ensures the impact on visual amenity as a result of the proposed development is minimal.

4.7 AREAS

A breakdown of the dwelling's proposed gross internal areas is provided below :-

ground floor	163 m ²
first floor	84 m ²
garret	12m ² (min.1.5m headroom)
total	259 m ²
gross internal areas	

This represents a 32% increase in floor area which complies with the advice offered in RVBC's Supplementary Planning Guidance.

4.8 VOLUME

The proposed development will have a volume of 1028m³ which represents a 33% increase on the existing property.