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HB105/SA/AM/EW

14th November 2024

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA
FAO Ben Taylor

Dear Sirs

Re: Development at Root Farm, Dunsop Bridge,
Variation of condition approval ref 3/2023/0817

Please find enclosed on behalf of the Duchy of Lancaster, a non material alteration application to cover some minor amendments to 7 No approved window / door openings to the “L” shaped building forming small workshop units within the central courtyard to Root Farm.

With ongoing design development and changes to the client's brief requirement to ensure the small workshop units are practical, and in the case of D13 – compliant with disabled access, we have made amendments to D13, D15, D16, D17, D18, D22 and D23 and enclose copies of both the current approved details and the proposed amendments. All amended details have been clearly identified within red outlines on both S / 08E and S / 09D, drawings enclosed.

D13 is approved with a fan light split into 6 sections and a central sub division of the door and window below. Unfortunately, as the main entrance to this unit, the doorway is not compliant with Part M building regulation in respect to the clear opening width of the door. As a result, we have amended the detail to sub divide the fan light over into 5 (with better proportion) and then split the door / side window on a 3/2 ratio. All of the original detail remains the same.

D15 – D18 and D22 - D23 are approved as new door openings formed within a mixture of original window openings and two original door positions. Following detailed discussion and looking at the “useable” space to be created within these small units, it has been concluded that additional “rear” doors are surplus to requirement and present an element of security risk. The clients have therefore, asked that to these locations, the doors are replaced with windows (allowing furniture and benching etc to be positioned along the rear workshop walls). As the window detail reflects the original wall detail, we trust that this is an acceptable and straight forward amendment that can be approved.

We trust that everything necessary to determine this application is enclosed with the submission but if there are any queries or further information required, you will not hesitate in contacting this office.

Yours sincerely
Erica Wright Architecture Ltd



Erica Wright
Chartered Architect

Enc KL2887 / 02 – existing plans
 KL2887 / 03 – existing elevations
 KL2887 / 05C – approved proposed plans
 KL2887 / 06C - approved proposed elevations and sections
 HB105 / S08D - APPROVED proposed window detail specifics to the “L” shaped building
 HB105 / S08E – Proposed AMENDED window detail specific to the “L” shaped building
 HB105 / S09D – proposed AMENDED floor plan detail to “L” shaped building