



Ellerslie House, Ribchester Road | Design & Access Statement

Proposal for a new single storey side extensions to provide for specialist care

November 2024



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Architects / Masterplanning / Urban Design / Interiors

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1.0 INTRODUCTION

1.1 PURPOSE OF DOCUMENT

The following document has been prepared by GA Studio on behalf of our client in support of a Planning Application for the development of Ellerslie House, Ribchester Road ('the Site').

This document describes the design development and final illustrative design proposal, through an assessment of the existing conditions, site constraints and opportunities for the development of the site, and should be read in conjunction with the drawings and other supporting documentation.

THE PROJECT

This planning application is for a new wrap-around rear and side extension and related internal alterations to provide for a bespoke space in which specialist care is provided.

THE PROCESS

The scheme has been developed in close discussion with the applicant and other specialist consultants, who have provided the necessary information to ensure the space does meet the care needs that are required.

The following sections will explain how the design concept for the proposal has developed, and how it promotes the application of appropriate design to compliment its context.

1.2 DOCUMENT STRUCTURE

This document has been structured in line with: 'Design & Access Statements: How to write, read and use them' [2006], prepared by CABE. This document identifies the four key stages of the design process to be described in the planning submission. Following these steps helps demonstrate how the proposal promotes the application of appropriate design to engage with its context. These four stages are; Assessment, Involvement, Evaluation and Design.

ASSESSMENT

The physical, social and economic characteristics of the site and surroundings have been examined and assessed in context of all current planning policy relevant to the subject site.

INVOLVEMENT

A number of parties have been involved in the development of the design proposal for the new extension. The new extension will be bespoke designed catering for the specialist needs of the client and their family.

EVALUATION

Development options have been appraised against the assessment of the site and surroundings, planning context, consultation process, and constraints and opportunities inherent to the site and the needs of the occupants.

DESIGN

The knowledge gathered in the stages above has informed the approach and design rationale in developing the final proposal.

2.0 CONTEXT ASSESSMENT

2.1 LOCATION

Ellerslie House (the 'Site') is approximately 2,740m² in area and is located on the north east side of Ribchester Road, in Clayton le Dale. Clayton le Dale is a small village approximately 4 miles north of Blackburn town centre.

The existing property is a Victorian 2 storey detached dwelling with 2 lounges, a kitchen and diner, utility room on ground floor, and 5 bedrooms and 2 bathrooms on first floor.

The property has had a number of additions at ground floor including a garage and further lean-to additions providing additional storage. These existing additions have been demolished under the previously granted planning permission number 3/2022/0017.



Ellerslie House location within Lancashire

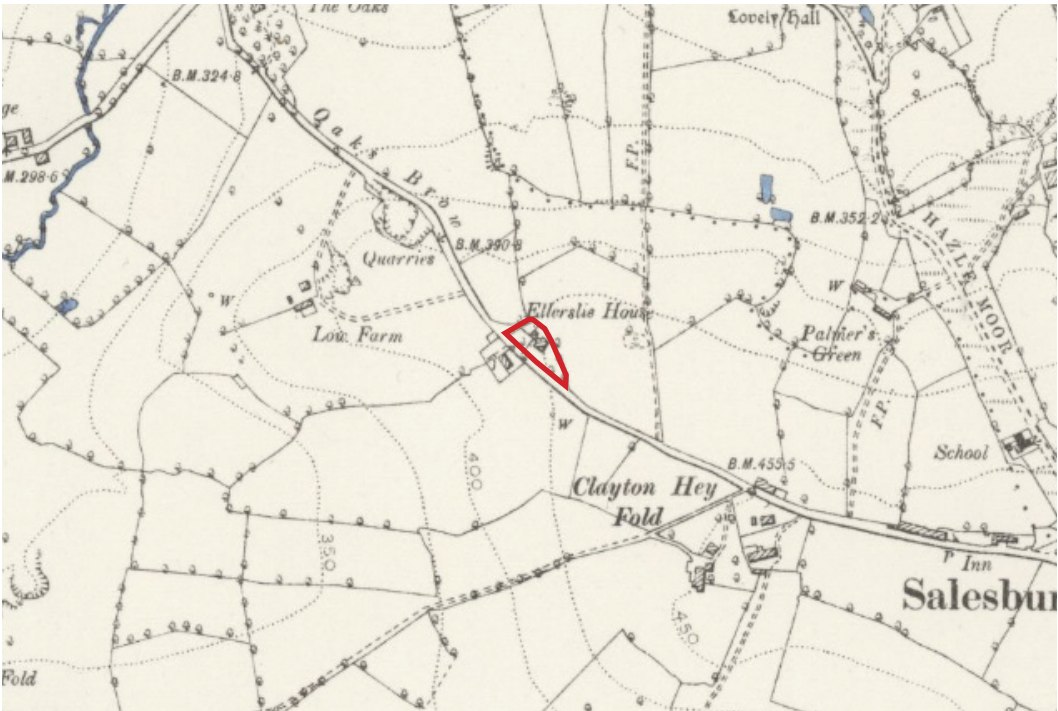


Site Location

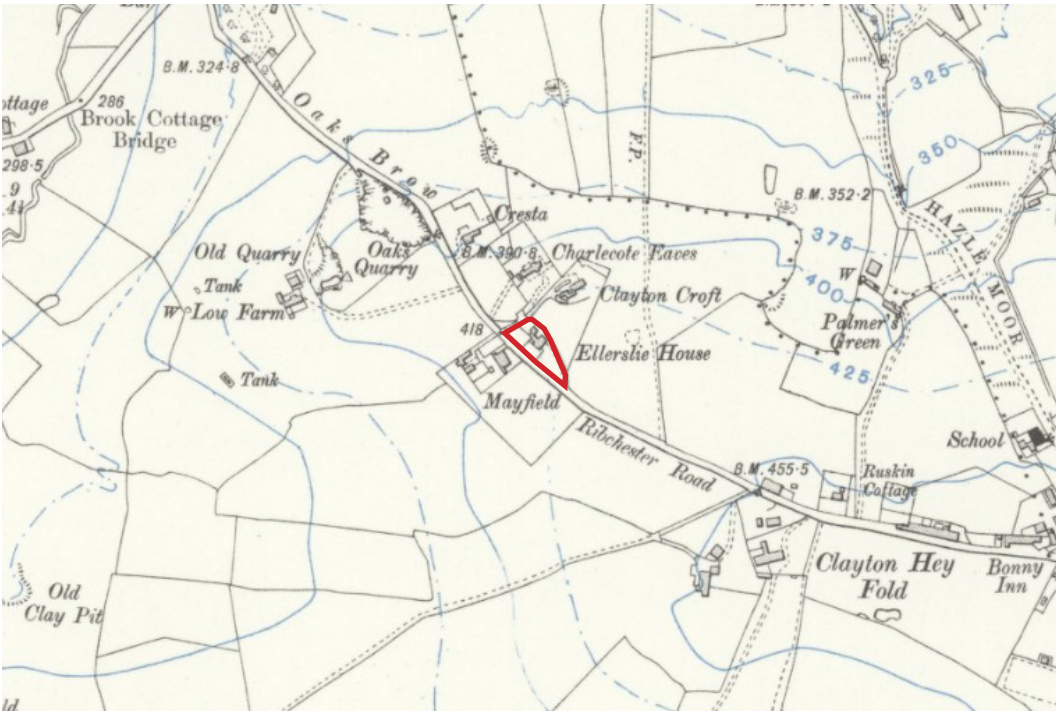
2.0 CONTEXT ASSESSMENT

2.2 SITE HISTORY

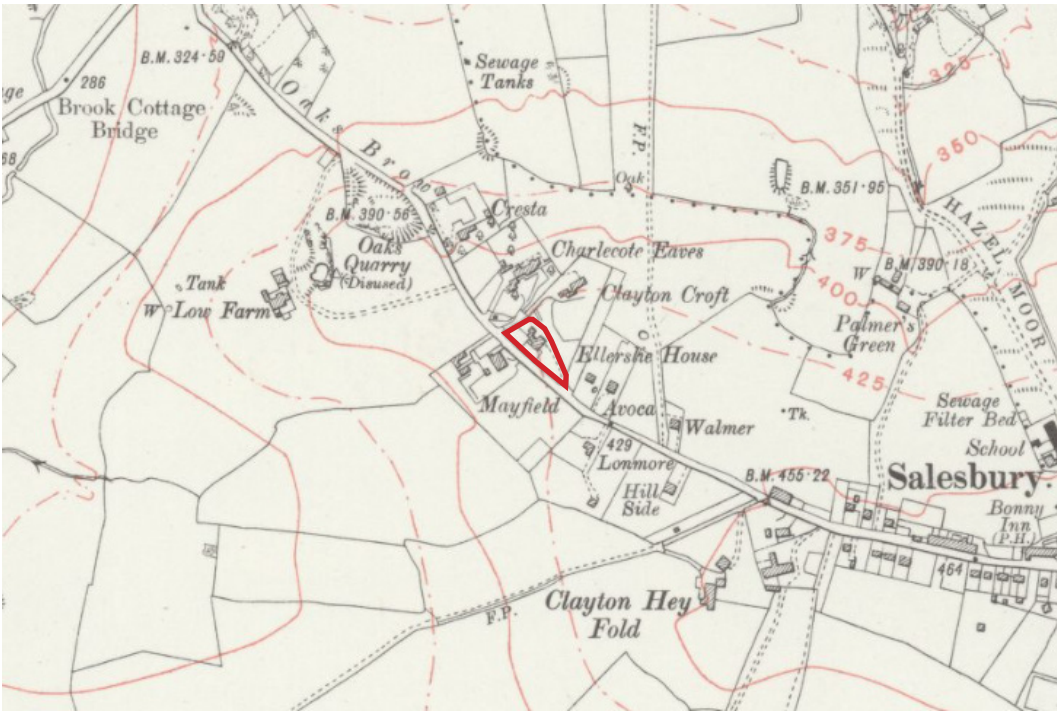
Ellerslie House is a Victorian property and it appears on the 1895 OS Map of the area onwards. In 1895 there was no village present and Ellerslie House was surrounded by countryside. By 1912 the area of Ribchester Road surrounding the site is becoming more developed with more properties and farms. The area around the site has seen little development by 1933 but the extremely close village of Salesbury has developed significantly. Little development occurred to the area surrounding the site during World War 2.



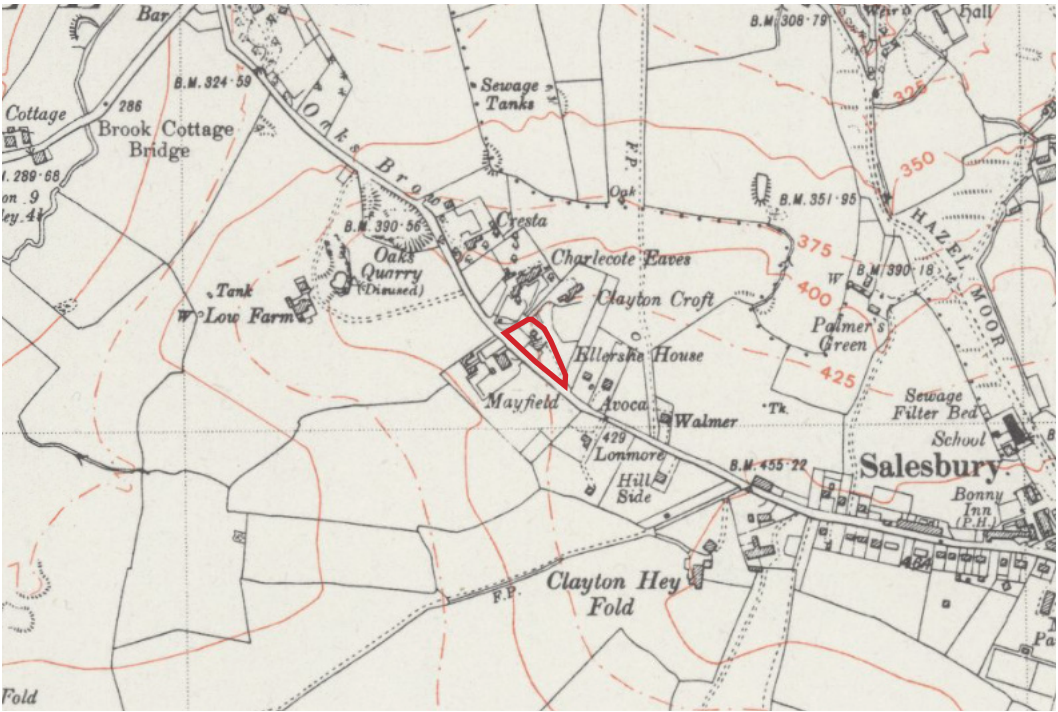
Lancashire Sheet LXII.NE OS Map - 1895



Lancashire Sheet LXII.NE OS Map - 1912



Lancashire Sheet LXII.NE OS Map - 1933



Lancashire Sheet LXII.NE OS Map - 1947

2.0 CONTEXT ASSESSMENT

2.3 SURROUNDING CHARACTER

Ellerslie House is a Victorian two storey detached dwelling, with multiple existing single storey side extensions.

Ribchester Road is almost 10.5 kilometres long and has a variety of properties and landscapes displayed along it. Ellerslie House is on the south east end of the road where it is much more residential.

In the immediate context of the site there are examples of a wide range of house types, sizes and styles. Four Trees opposite the site is a mid-century 2 storey detached dwelling, 157 Ribchester Road is a contemporary 2 and 1 storey detached dwelling. Greenbank at 146 Ribchester Road as well as multiple near by properties is a bungalow, and there are also examples 2 storey semi-detached properties to the west of the site.



Ellerslie House



Four Trees



Greenbank 146 Ribchester Road



157 Ribchester Road



Ellerslie House
Google Earth aerial view 2024

2.0 CONTEXT ASSESSMENT

2.4 EXISTING CONDITION

The main house has a random coursed sandstone facade with quoining and sandstone surrounds to the openings on the front facade. All other facades of the main house and all the additions have a pebble dashed finish except for a rear extension to the main house which houses the dining space which is also stone clad. All roofs are slate tile.

The boundary walls to the south-west and north-west of site are also made of random coursed sandstone. There are a number of significant mature trees inside the boundary wall along the south-west boundary which runs along Ribchester Road, providing screening from the road.

The existing site has a large gravel drive way that covers approx. 570m², entering the site from Ribchester Road. To the east of the driveway is a informal grass area, whereas the grounds to the west and north of the house are more formal turfed and planted gardens.

The property has had a number of additions at ground floor including a garage and further lean-to additions providing additional storage. These existing additions have been demolished under the previously granted planning permission number 3/2022/0017.



Front Elevation



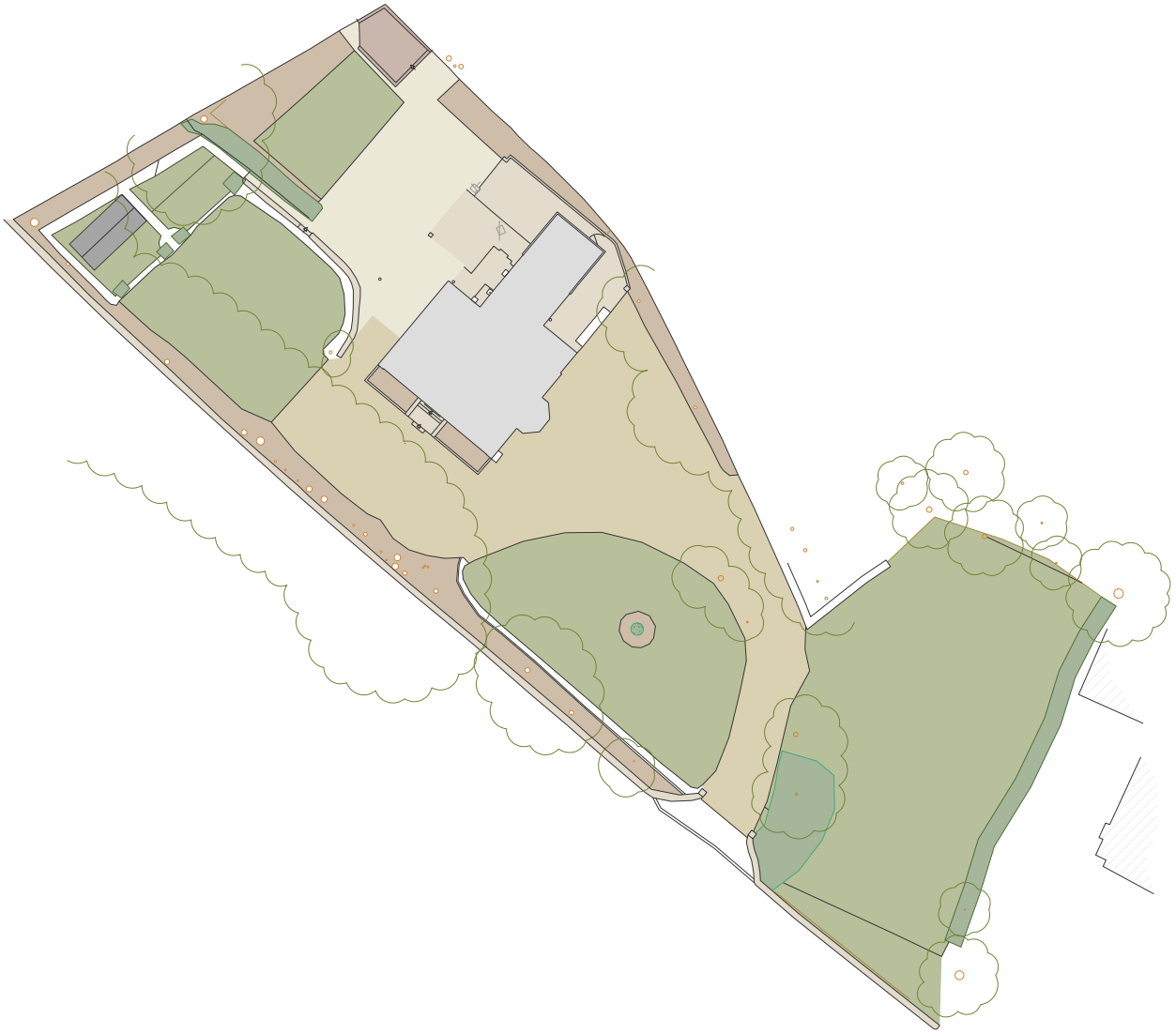
Existing Extensions



View from Ribchester Road



View towards Ellerslie House from the driveway



Ellerslie House
Existing Site Plan showing side additions demolished

2.0 CONTEXT ASSESSMENT

2.5 PREVIOUS PLANNING APPLICATION

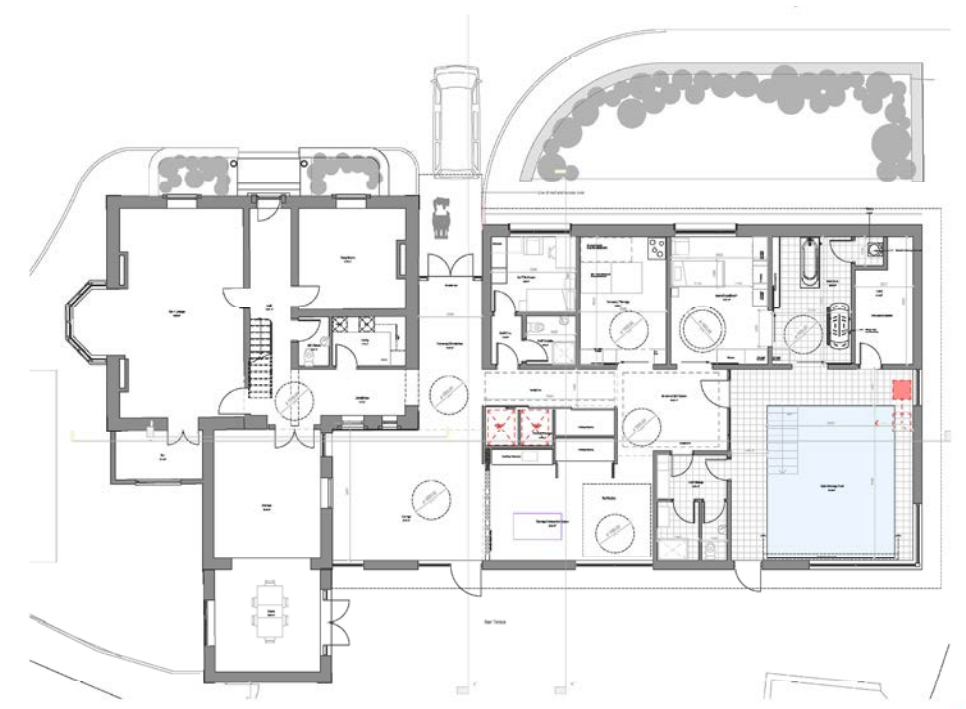
A previous planning application for the property was submitted in January 2022 under application number 3/2022/0017. This application also sought to provide specialist care accommodation for the client and it was granted planning permission, however this scheme was over budget for the client. The proposed extension covered 257m² and included a new entrance, carers accommodation, sensory / therapy room, bedroom, en-suite, lounge, kitchen and a hydrotherapy room.

The previous scheme employed clerestory windows on the front elevation of the extension and an overhanging roof around the whole extension. These design elements are not present on the existing property and add cost to the construction.

In order to achieve a scheme that met the clients care needs a new scheme had to be developed that was smaller and simpler in design, making the changes significant enough to require a new application.



3/2022/0017 Site Plan



3/2022/0017 Ground Floor Plan



3/2022/0017 Front Elevation



3/2022/0017 Rear Elevation

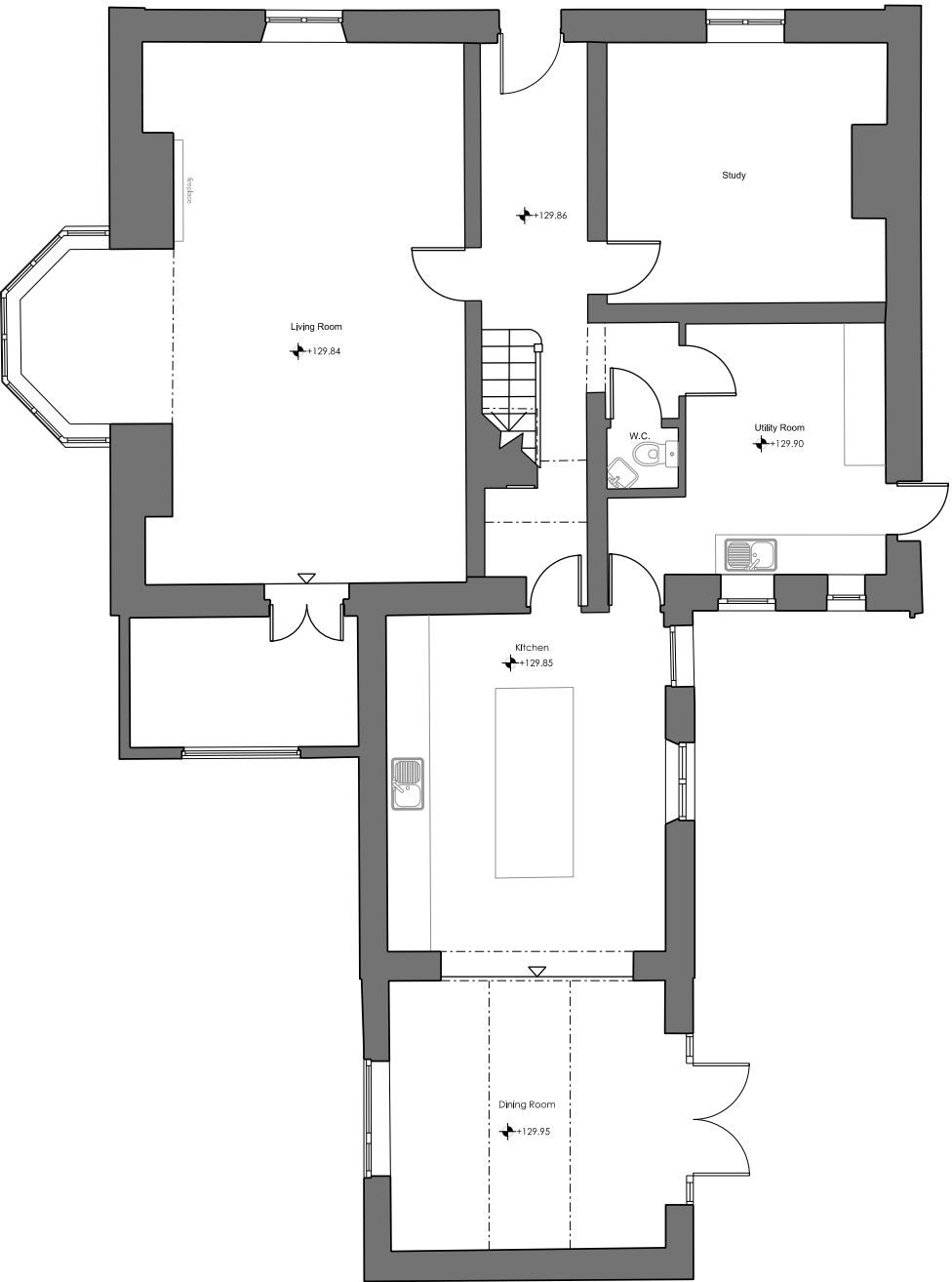
3.0 DESIGN DEVELOPMENT

3.1 DESIGN BRIEF

The existing property is not well suited to wheelchair use with its stepped entrance, very narrow hallway and narrow door ways.

The intention of the proposal is to:

- Provide a new, well considered ground floor extension to house new specialist accommodation for the client who needs full-time care assistance. This will include a new bedroom, en-suite bathroom, lounge, kitchen, therapy / sensory space and carers accommodation (including carers bedroom and en-suite).
- Be designed with wheelchair use in mind, necessitating an additional entrance door and lobby which will have a level threshold, and all spaces need to provide sufficient turning space.
- Provide a direct connection from the new bedroom and lounge to the rear garden, with level access to lawn and paved areas.
- Be designed with hoist usage throughout in mind, a piece of specialist equipment which is required for day to day care and activities.
- Adapt the existing ground floor layout of the house to allow for wheelchair access into the main lounge and kitchen of the house to ensure that the whole family can share these spaces.



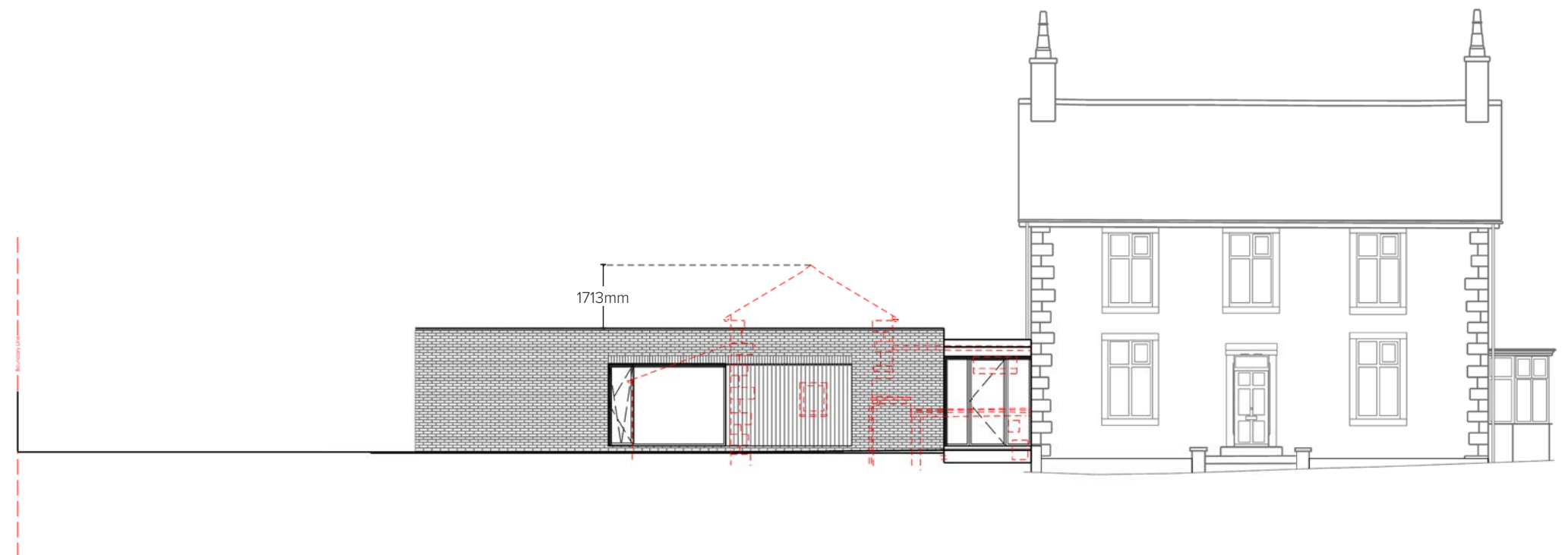
Existing Ground Floor Plan

3.0 DESIGN DEVELOPMENT

3.2 SCALE AND APPEARANCE

The proposed extension on the ground floor has been designed to be respectful to the original property and to the neighbouring ones by ensuring it has a lower ridge height than the previous additions to the main house.

The parapet of the proposed extension sits 1713mm below the ridge line of the highest previous extension, and is equal in height to the previously approved scheme.



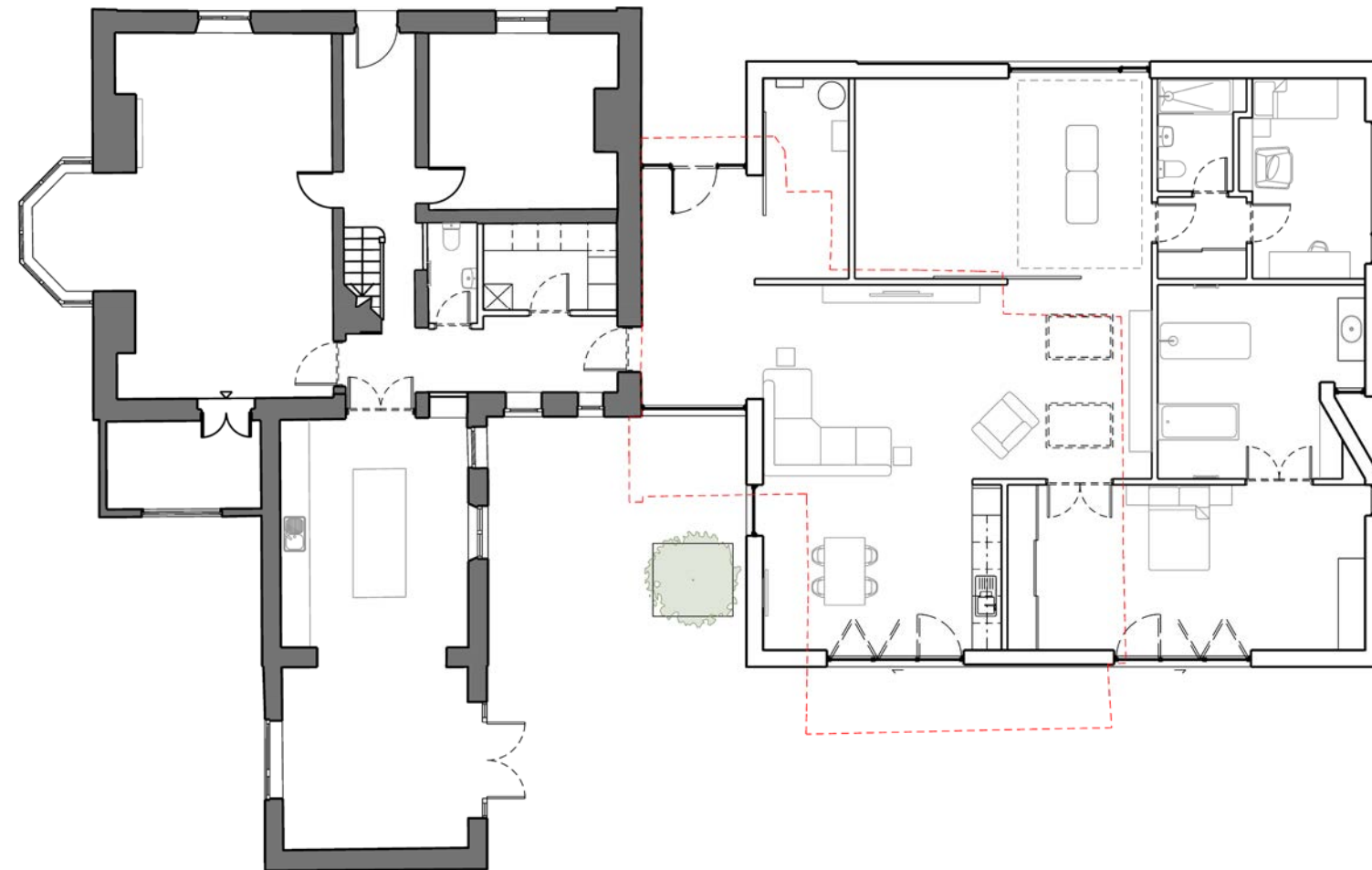
Front Elevation

3.0 DESIGN DEVELOPMENT

3.2 SCALE AND APPEARANCE

The footprint of the previous extensions to the main house measures 100m², whereas the proposed extension totals roughly 200m².

The proposed new extension is still set far away from the boundaries to ensure that the proposal will have no negative impact on privacy or overlooking on the neighbouring properties.



Proposed Ground Floor Plan

3.0 DESIGN DEVELOPMENT

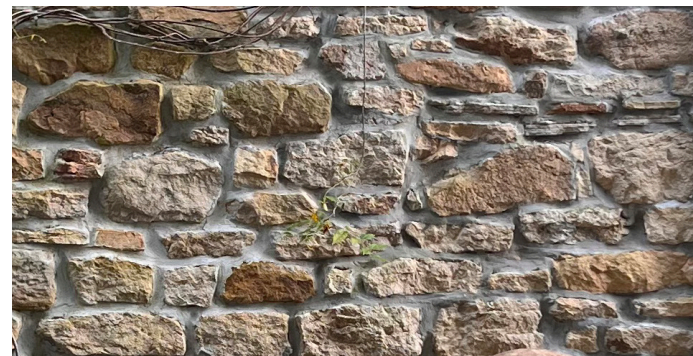
3.3 MATERIALS

The proposed materiality for the extension is responsive and complementary to the existing property. The front elevation of the main house has a random coursed sandstone facade with quoining and sandstone surrounds to the openings. To compliment this the proposed facade material for the extension is a cream / buff brick, and to articulate the facade timber panel are proposed adjacent to and between the external windows and doors. The lighter tone of the wood will compliment the pebble dashed finish that is present on all other facades of the main house.

The external aluminium windows and doors on the are to be a beige colour to compliment the buff brick of the proposed extension.



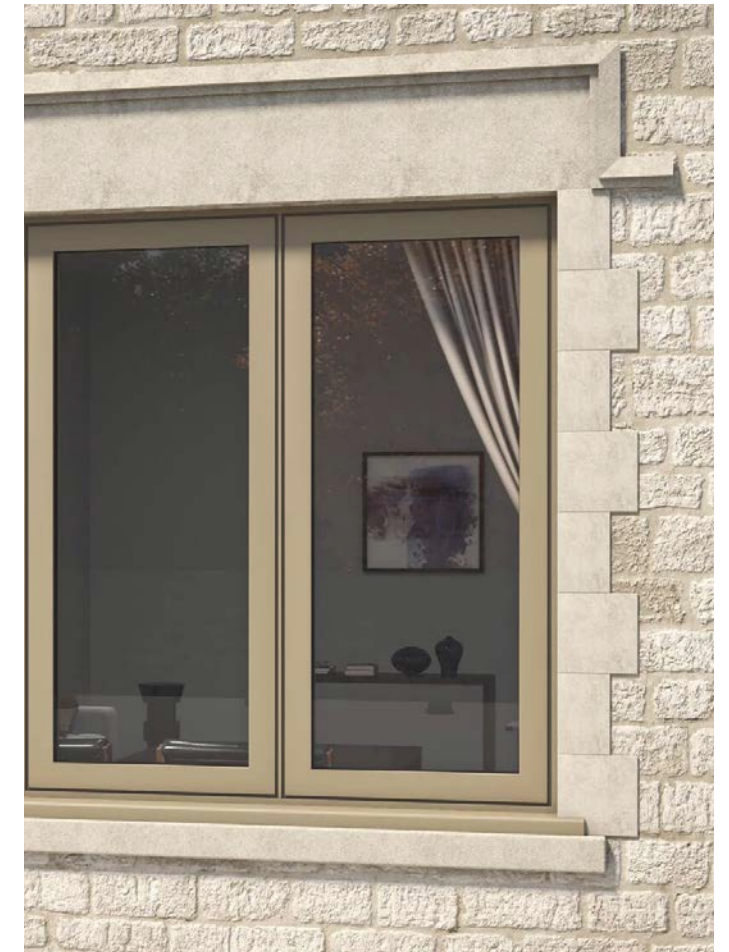
Cream / Buff Bricks



Existing Materials



Cedar Cladding



Beige PPC Aluminium Windows

3.0 DESIGN DEVELOPMENT

3.4 LANDSCAPING, ACCESS AND SECURITY

The existing boundary walls (1) around site will be retained as part of the works, maintaining the character of the plot as viewed from the main road.

The existing vehicle access (2) will be maintained as well as the existing entrance into the main house (3). A ramp (4) from the driveway up to a level threshold entrance (5) directly into the proposed extension.

A new paved path (6) will run around the new extension to provide a fully wheelchair accessible route connecting the front and back garden. A new courtyard (7) is also formed between the extension and main house in the rear garden, connecting with the new paving, which provides a new shaded space for the family to share.



Proposed Site Plan

4.0 RENDERED ELEVATIONS



Proposed Front Elevation

4.0 RENDERED ELEVATIONS



Proposed Side Elevation

4.0 RENDERED ELEVATIONS



Proposed Rear Elevation



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