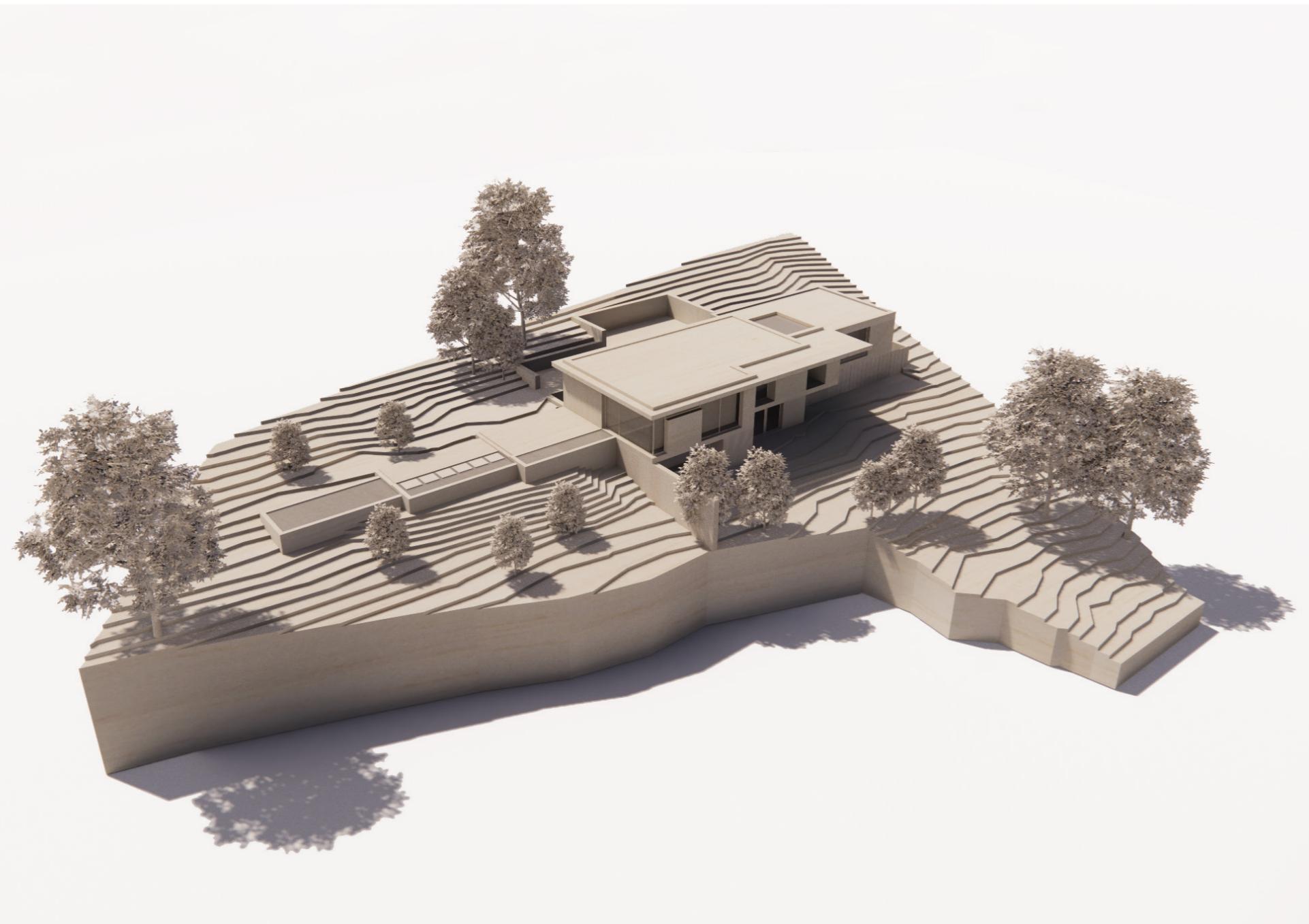




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1.0 introduction

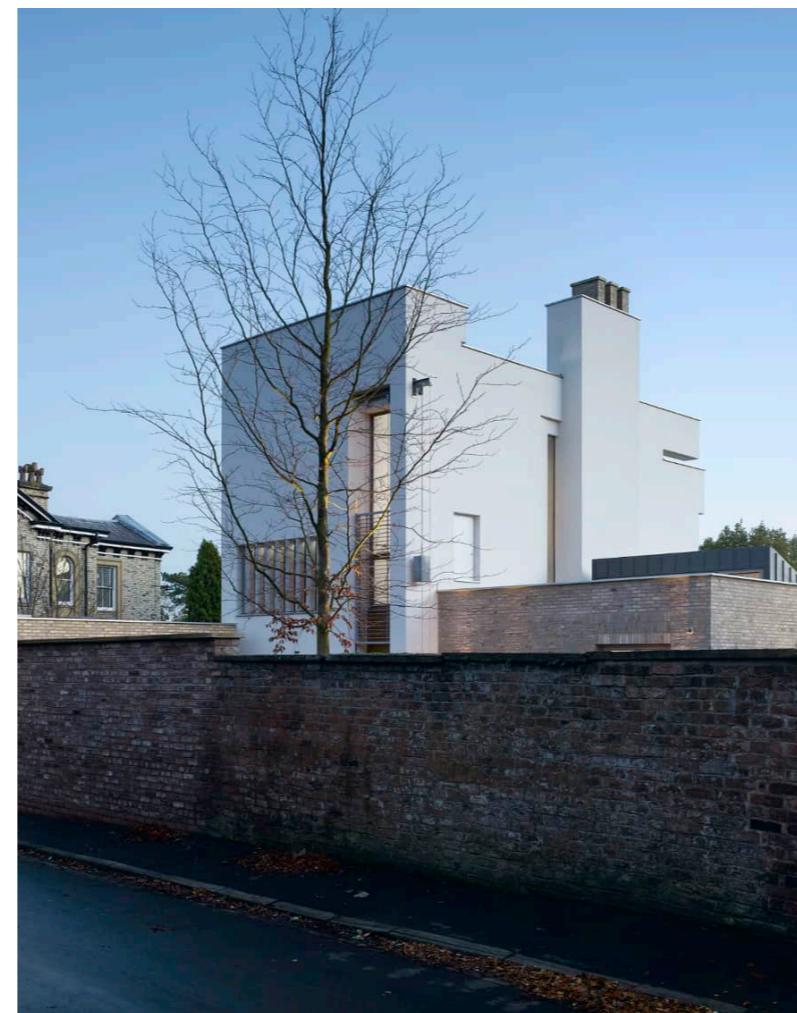
1.1 purpose of the document

This document has been produced to support a planning application for the partial demolition and conversion of an existing 5 bedroom dwelling and new build extension to form a 5 bedroom dwelling at Highcroft, Whalley Old Road in Billington.

This document presents a case to redevelop the site in line with the aspirations of the client and in accordance with National Planning Policies and local planning policies and guidance of Ribble Valley Borough Council.



1.0 introduction



1.2 relevant projects and experience

stephenson hamilton risley STUDIO is a Manchester-based architectural practice originally founded in 1979. The practice has developed a reputation for working nationally on a wide range of residential, hotel, heritage, arts, cultural, education, and leisure projects. The practice strives to achieve stimulating and inspired designs in concept, detail, and construction. This approach has earned national recognition and over 170 awards for completed projects.

stephenson hamilton risley STUDIO has designed a number of critically acclaimed and award winning private houses that have responded positively to existing neighbourhood contexts, conservation areas and adjacent listed buildings.

A number of these projects are shown in the adjacent images.

2.0 context

2.1 site location

The site is located at Highcroft, Billington, located towards the East of the village boundary of Billington and South of Whalley. The site has access directly off Whalley Old Road and rises to an elevated position enjoying far reaching views to the North across the Ribble Valley.

2.2 site description

The existing dwelling is 2-3 stories in height within a linear massing. The dwelling is predominantly clad in render and timber panelling with some timber slatted cladding to north facing external terraces. The building is composed of a linear, 2 storey, pitched roof element which represents the original dwelling, it has since been extended as part of application 3/2021/0833 creating a north-facing gabled 3 storey extension. As part of this planning application the entire dwelling has also started to be heavily refurbished which also involves raising the existing ridge to gain a third storey within the original body of the building, however, the works to both elements are incomplete. These works have been undertaken by the former owner of the site. Our client has since purchased the dwelling and intends to bring the application site back into use through new proposals.

The site is accessed off Whalley Old Road/Painter Wood. From street level to the upper most part of the site there is a 12m level change, elevating the house to enjoy views across the Ribble Valley. The house is approximately 6m above road level, albeit very well concealed by several surrounding trees and hedges within the site boundary.

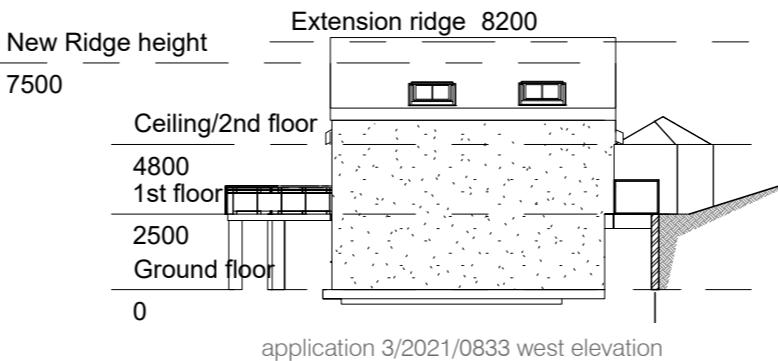
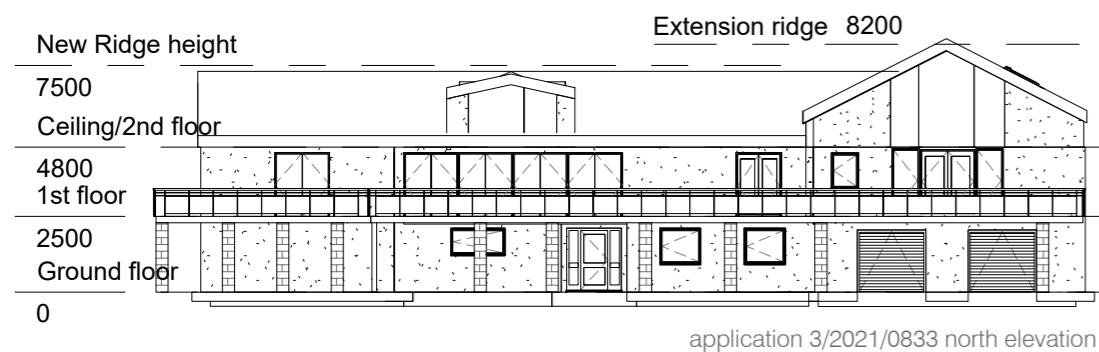
There is one immediate neighbour to the existing dwelling; No.36 Painter Wood to the South West is located approximately 15m away, separated by a boundary of several large trees and dense hedging. The next nearest dwellings are a row of terraced houses located approximately 25m to the North of the property.

The site sits within greenbelt but is not within a Conservation Area. The nearest listed building to the site is approximately 400m away and is Grade II listed.

2.1 client's brief

The applicant currently lives in Edgworth with his family and commissioned stephenson hamilton risley STUDIO to design a new family home at Highcroft, Billington more suited to his families requirements and to take better advantage of the site and views over the Ribble Valley. The brief is summarised as:

- a contemporary dwelling
- a double garage
- 4 x double bedrooms
- 1 x master bedroom
- open plan living, dining, kitchen
- feature stair
- maximise the views.



existing house

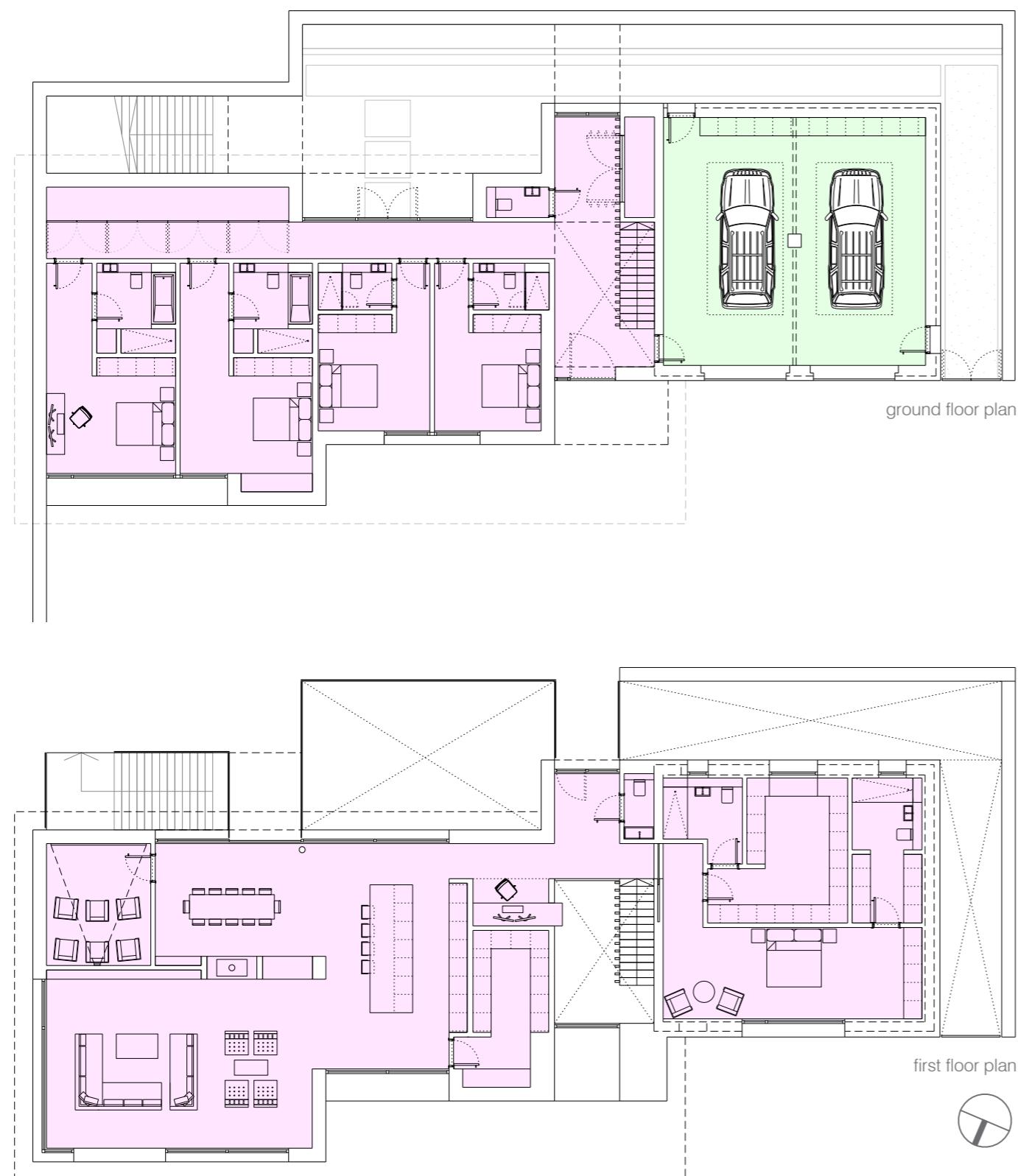


application 3/2021/0833 new build extension element



view from site across Ribble Valley

3.0 proposals



3.1 design proposals

The design proposal includes partial demolition and conversion of the existing 2/3 storey dwelling and construction of a new 2 storey dwelling with primary living areas elevated at first floor level to take advantage of views towards the Ribble Valley. Refer to the demolition drawings for the extents of demolition. The dwelling will be purposefully contemporary with full height windows, cantilevers, and a limited palette of materials informed by the local vernacular. High quality contemporary detailing will ensure the dwelling contributes positively to the character of the area.

3.2 use

The proposed dwelling has been designed to be a 5 bedroom family home with strong connections between inside and outside, complimented by gardens to the front, rear and sides..

The classification of use within the scheme will be C3 - Dwelling House.

3.3 amount of development

The proposed dwelling is approximately 393 sqm representing a comparable internal floor area to the existing dwelling.

Existing dwelling

(based on the existing house in addition to the incomplete 3 storey extension)

existing dwelling	200 sqm
new extension & floor insertion	180 sqm (estimated based on drawings)
total plan area	380 sqm
total volume	1,921.89 cubic metres

Proposed dwelling

ground floor	167 sqm
first floor	226 sqm
total plan area	393 sqm
total volume	1,960.32 cubic metres

3.4 layout

The proposed dwelling will be built in a similar position to the existing building, albeit the footprint will extend approximately 4.5m further at the north of the existing property towards Whalley Old Road in order to improve the depth of the garden to the south of the proposals.

The dwelling is split into key principle zones. The ground floor contains a double garage, 4 bedrooms with ensuites and an internal courtyard garden. The entrance area connects the ground and first floor through an impressive double height entrance atrium with a skylight above. An open plan living, kitchen and dining space accommodates the majority of the first floor to the east with a master bedroom with en-suites to the west.

A feature stair provides vertical circulation between all floors, whilst horizontal circulation is via generous width corridors throughout.

3.0 proposals



3D visual of proposal



materiality & detailing precedents

3.5 scale & massing

The scale of the proposed dwelling is appropriate when compared to the existing dwelling and surrounding properties. The proposed massing consists of a two-storey, flat roofed form. The new roof line is within 800mm of the former dwellings ridge height, it is over 500mm lower than the proposed raised ridge height, and 1200mm lower than the three storey gable extension ridge height.

As the north elevation represents a very linear elevation, it was important to ensure it did not appear overbearing; therefore the building has been stepped in 3 planes, breaking up the overall length and creating a visually interesting composition.

3.6 appearance & materiality

The dwelling adopts the local contemporary vernacular present in the four neighbouring properties to the South West along Whalley Old Road. The building is expressed as an elegant brick sculpture, from which large recesses and subtractions are made to form openings and entrances to the dwelling.

The floor levels are expressed through considered brick detailing with raked mortar joints to the ground floor, a double soldier course band to the first floor level, and typical flush pointed brickwork to the first floor walls.

A single storey bronze element has been carefully inserted to the ground floor, providing a complementary contrast in materiality and a feature entrance to the dwelling. Finally, the sculpture is completed and covered by an elegant hovering bronze lid, terminating the brickwork and providing covered / shading elements around all elevations.

3.0 proposals



photograph from properties northern boundary looking south

3.7 landscaping

The landscaping proposal intend to provide an extension of the house narrative, knitted sensitively into the site comprising four key elements; 1. kitchen garden & terrace (accessed via bridge links from the house), 2. natural orchard, 3. formal garden and 4. sunken garden.

As part of the landscaping works, the northern boundary of the site involves the inclusion of a new gabion wall to facilitate the ground stabilisation works. The proposed gabion walls are currently masked by existing planting and hedgerows (see adjacent photo). The client will maintain the existing planting and will plant any additional hedging required in gaps to ensure they are not visible to neighbouring properties.

3.8 access

The existing vehicular access from Whalley Old Road is to be maintained and unchanged.

The garage floor will have a minimal gradient towards outside to allow for any fuel spills to fall away, whilst outside a drainage channel across the garage door threshold will collect any rainwater that cascades down the driveway.

Primary access to the dwelling is via the front entrance doorway. Secondary access can be made via the external gate adjacent to the garage, or the gate adjacent to the garden and through to the rear of the property. Upon entering the dwelling via a minimum 850mm clear width door with 300mm nib to the leading edge, there is level access throughout each floor and onto the associated external areas. The entrance floor includes a house bathroom with toilet and wash hand basin. A generous staircase provides vertical circulation to all floors.

3.9 refuse collection

Refuse bins for domestic waste including recyclable paper, glass, tin and plastic will be located within the site. Collections will be made by local authority on scheduled days. The bins will be taken from the site to the bottom of the drive then left at the agreed collection point for the local authorities collection.

3.10 sustainability

The design of the dwelling has been sustainably led. Adopting passive design features wherever possible, such as positioning bedrooms on lower floors to maintain their cool during summer nights, the large expanse of glazing to the first floor living room benefits from deep overhangs offering natural shading, whilst sliding patio doors allow natural cross ventilation to address any unwanted heat gains. Glazing will be thermally insulated where required to maintain internal comfort levels.

The dwelling will be highly insulated and constructed with modern techniques to ensure the building is thermally efficient, and reduce the reliance on taking energy from the national grid as far as possible. Low embodied carbon materials will be specified where possible, whilst locally sourced building materials will further reduce the carbon footprint of the dwelling.

There will be an electric car charging point capable of charging vehicles in the garage and on the private driveway.

3.0 proposals

3.11 bat survey

A bat survey was undertaken for the existing building on 28/8/24 (a copy of the report is included with this application), which concludes:

- The detached property has recently been extended but there is no roof on the extension. Partial demolition and re-build are proposed.
- The property occupies an elevated position in a rural location, with good bat feeding habitat immediately available and linking well with habitats further afield.
- The property had minimal roosting potential when previously surveyed in 2019 and little has changed. The roof tiles are starting to lift in places but, unless they are in worse condition on the front roof-pitch, which couldn't be visualised, the roosting potential available is still essentially minimal.
- If it becomes obvious that some tiles on the front roof-pitch are raised more than those on the rear, the advice of the bat consultant should be sought prior to removal/ demolition. Otherwise, work can proceed without the need for further investigative bat survey work.

4.0 conclusion

The proposed replacement dwelling is a carefully considered contemporary design, adopting high quality materials that will contribute to it making a positive addition to the existing area.

The scale and proportion of the proposed dwelling is comparable with neighbouring properties and will therefore sit comfortably within the existing context.

The building contains the accommodation required for the applicant and family to create a new family home more suited to their way of living, whilst enjoying the unique views the site offers out towards the Ribble Valley.

