

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED NEW GARAGE AND VEHICULAR ACCESS AT:
RIBBLESDALE HOUSE, RIBBLESDALE AVENUE, CLITHEROE, BB7 2HZ.



Job No. 7219

Version: 1.1



Sunderland Peacock and Associates Ltd

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr and Mrs Spain, as part of a householder planning application for a proposed new Garage and vehicular access at:

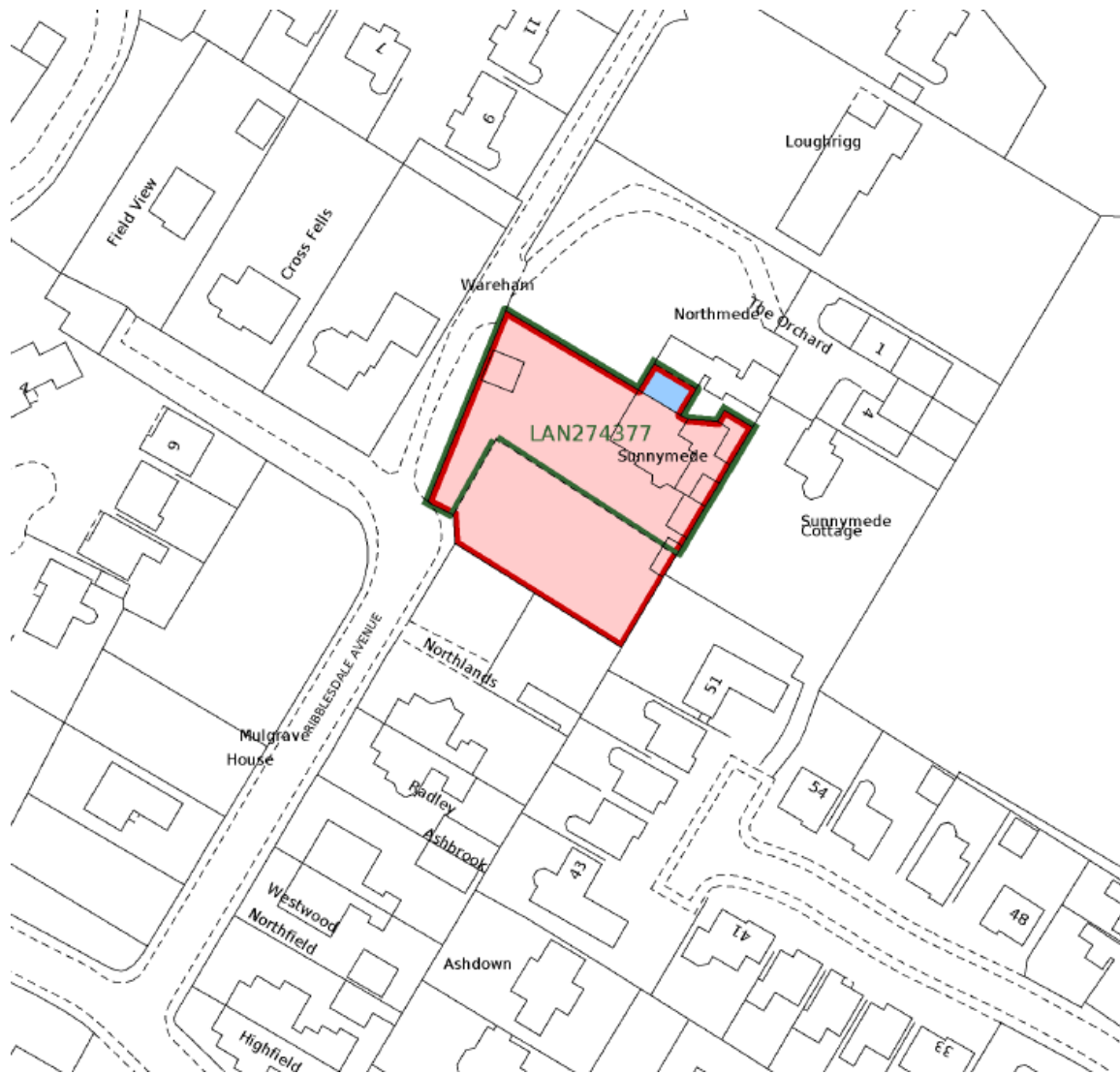
Ribblesdale House, Ribblesdale Avenue, Clitheroe, BB7 2HZ.

This document is to be read in conjunction with all other submitted planning documents No:

- *7219 – L01 Location Plan.*
- *7219 – E01 Existing Site Plan.*
- *7219 – P01A Proposed Plans, Elevations and Street Scene.*
- *7219 – P02 Proposed Site Plan.*

2.0 THE SITE/BUILDING DESCRIPTION

Ribblesdale House is a well-established residential property located on Ribblesdale Avenue, Clitheroe, within a primarily residential setting. The site is characterized by detached and semi-detached homes with a mix of architectural styles. The land for the proposed garage has been formerly obtained from the neighbouring property, Sunnymede, which has allowed for an appropriately sized development area while maintaining the character of both properties.



PL01: Location Plan (Not to scale).

3.0 DESIGN BRIEF

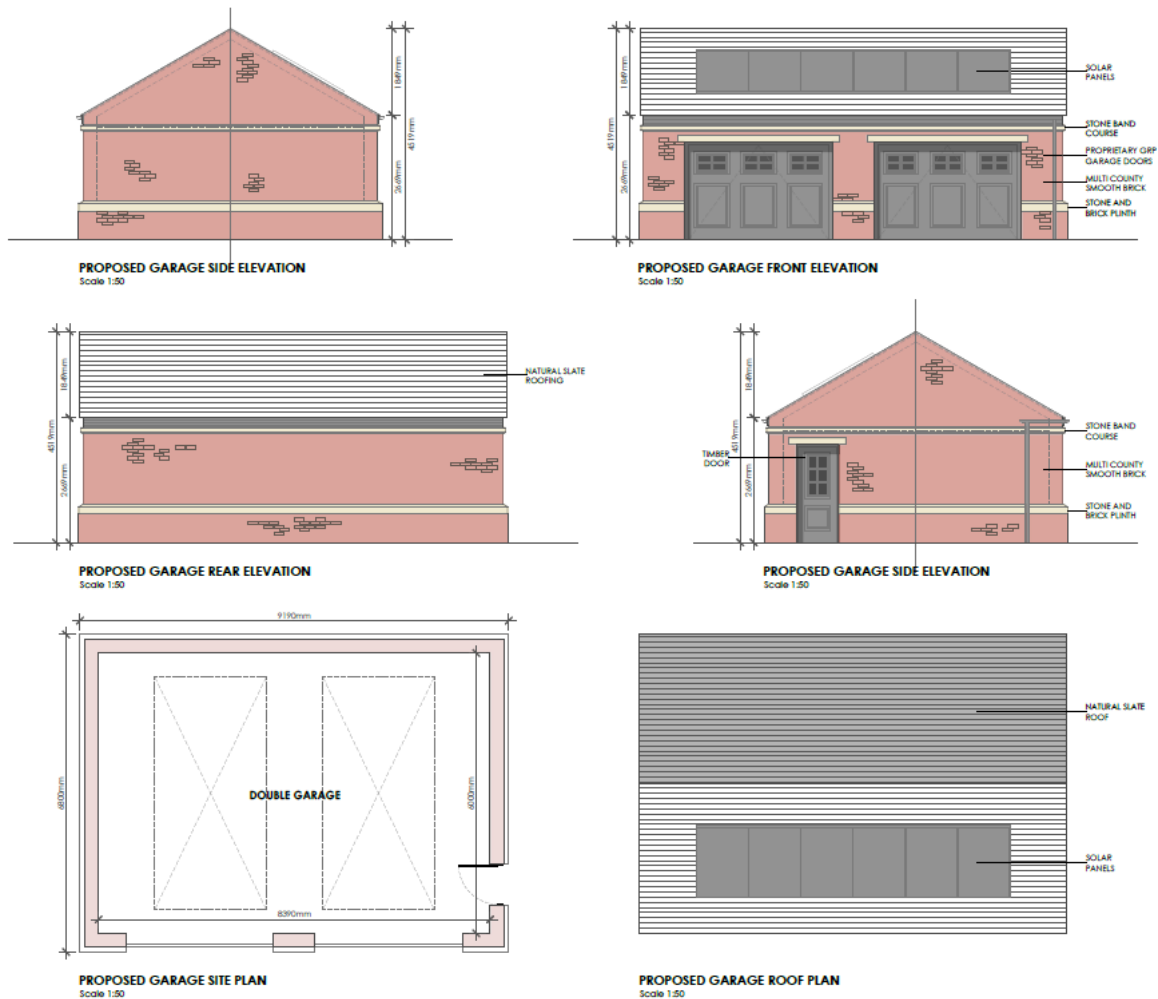
Sunderland Peacock & Associates Ltd. were commissioned to assess the existing property and develop a comprehensive design for a proposed garage on the formerly acquired land with new vehicular access. The access to the new garage will be provided to the north-east of the plot, adjacent to Ribblesdale Avenue. A new entrance will be formed along the boundary, featuring a brick boundary wall that matches the existing adjacent boundary, complemented by brick pillars and a wrought iron fence atop the wall. Additionally, a new vehicular gate is proposed to ensure secure and convenient access to the proposed garage.

The proposed garage will be a single-story structure designed to complement the architectural style of Ribblesdale House. The key design elements include:

- **Size and Scale:** The garage will be proportionate to the available land, ensuring it does not dominate the streetscape or negatively impact neighboring properties.
- **Materials:** The external finishes will match and complement the existing materials of Ribblesdale House, using brickwork, stone coursing details and roofing materials that are in keeping with the local vernacular and reflect the high quality design detail of the existing house (Ribblesdale House).
- **Roof Design:** A pitched roof is proposed to maintain harmony with the surrounding structures and ensure effective rainwater drainage.



PL02: Drawing of the proposed Site Plan.



PL03: Drawing of the proposed Garage.

4.0 DESIGN

4.1 Appearance/Style

The design of the house has taken reference from the local vernacular. It is designed to use a mixture of materials that will be high quality, robust and sustainable for the development, that will reflect the character of the surrounding dwellings, while adding visual interest to the site and locality as a whole.

4.2 Scale/Massing

The scale and massing of the proposed Garage have been carefully considered to ensure that it harmonizes with the neighbouring properties and the overall character of the area. The design of the garage has been intentionally kept subordinate to the main house to maintain a balanced and cohesive appearance. By ensuring that the extension is proportionate in size, it will not overpower the existing dwelling, preserving the integrity of the property's original form and character.

4.3 Materials

All the proposed materials take inspiration from the existing dwelling and that of the neighbouring properties.

- **External Walls:** Brick with stone surrounds, stone plinth detail and a stone band course all in keeping with the existing property.
- **Roofing:** Natural slate roof in keeping with the main house.
- **Windows and Doors:** uPVC / aluminium windows with composite doors including energy-efficient double-glazed units in a style consistent with the property's design.
- **New Boundary Treatments:** Like for like brick wall with brick piers with ornate stone pier caps, and a new wrought iron fence to the top of the new portion of brick walling.

5.0 ACCESS

Access to the property is directly from Ribblesdale Avenue and the current access to the dwelling is to remain unchanged.

The new access to the proposed garage will be located in the North East corner of the plot, providing entry from Ribblesdale Avenue in Clitheroe. This access point has been carefully considered to ensure safe and efficient vehicle movement while minimizing any impact on the surrounding area. Ribblesdale Avenue is a residential street with a speed limit of 20 mph. The proposed access has been designed to comply with highway safety standards, with existing drop kerbs already present making no adaption or alterations to the public highway necessary through this addition. The positioning of the new vehicle access also ensures adequate clear visibility to the North West and South West on exiting and ease of manoeuvrability for vehicles entering and exiting the garage.

6.0 CONCLUSION

The proposed garage at Ribblesdale House represents a modest and appropriate addition to the property, providing secure vehicle storage while maintaining the character of the local area.

The development has been carefully designed to integrate seamlessly with the existing plot and gardens and will have no adverse impact on neighbours or the surrounding streetscape. The inclusion of a new site entrance will further enhance accessibility and convenience.

We trust that this proposal meets the necessary planning criteria and welcome any feedback from the planning authority to facilitate a positive outcome.

