

DESIGN STATEMENT



mellor house

mellor

april 2025

mellor house

INTRODUCTION

APPLICATION

The application description is as follows:
'Proposed dwelling replacing existing farmhouse and associated outbuildings'

LOCATION

Mellor House
Primrose Hill Mellor BB1 9DN

INTRODUCTION

This design statement has been prepared to support a planning application for a replacement dwelling house.

The report 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.

BRIEF

In January 2025 planning permission was granted for the remodelling and extension of the existing property. Following this decision the applicant has reviewed matters and now considers that a new-build solution would produce a significantly better environmentally responsible property.

The appearance, siting and use of the current proposal will exactly match the previously approved proposals - in effect the outcome will be the same as the previously approved scheme but fully constructed to current environmental standards.



aerial view of existing dwelling

mellor house

PLANNING

The local development framework for the site, Ribble Valley Core Strategy 2008-2028, and the Proposals Map (2019) confirm that Mellor House lies within open countryside.

The following relevant policies are noted: -

- EN2 - expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- DME2 - should be in keeping with the character of the landscape and should not harm the landscape.
- DMG2 - development in open countryside should be in keeping with the character of the landscape through the design, materials and landscaping. Where possible new development should be accommodated through the re-use of existing buildings.

PLANNING HISTORY

A review of Ribble Valley Borough Council's online planning resources show the following application: -

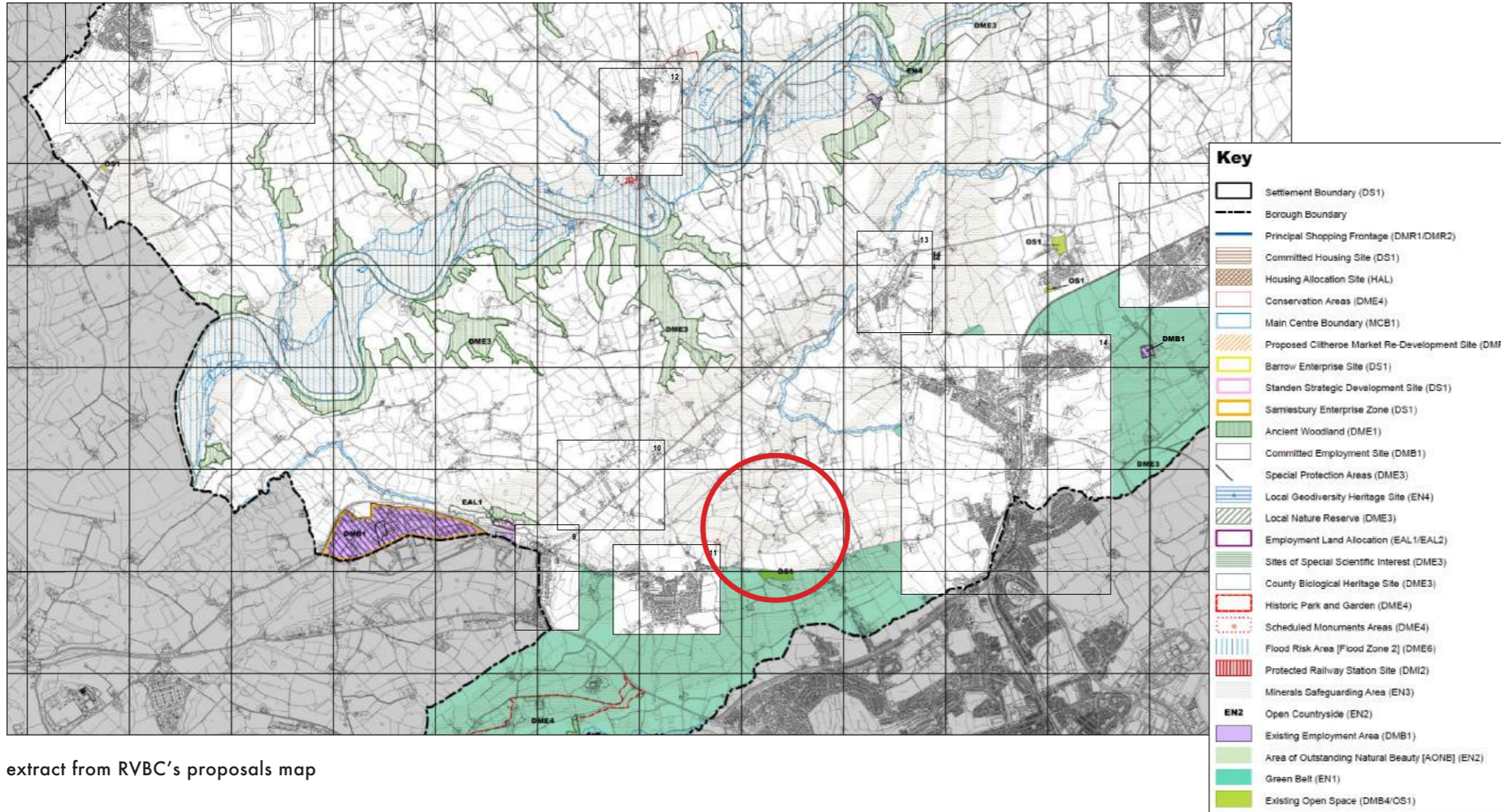
- 3/2002/0105 (approved April 2002)
Single room extension to side of property
- 3/2024/0905 (approved January 2025)
Proposed extension and remodelling of existing dwelling including demolition of existing conservatory, erection of rear extension, conversion of existing outbuilding and annexe with link extension. Demolition and replacement of existing garage with pergola above. Alterations to existing window and door openings and creation of new vehicular access.

PUBLIC RIGHTS OF WAY

Lancashire County Council's (LCC) records confirm that there is a public footpath ref. FP0325019 to the north of Mellor House.

TREE PRESERVATION ORDERS

A review of Ribble Valley Borough Council's records would suggest that none of the trees within the site or neighbouring the site are covered by Tree Preservation Orders (TPO).



extract from RVBC's proposals map



extracts from LCC's public right of way records



mellor house

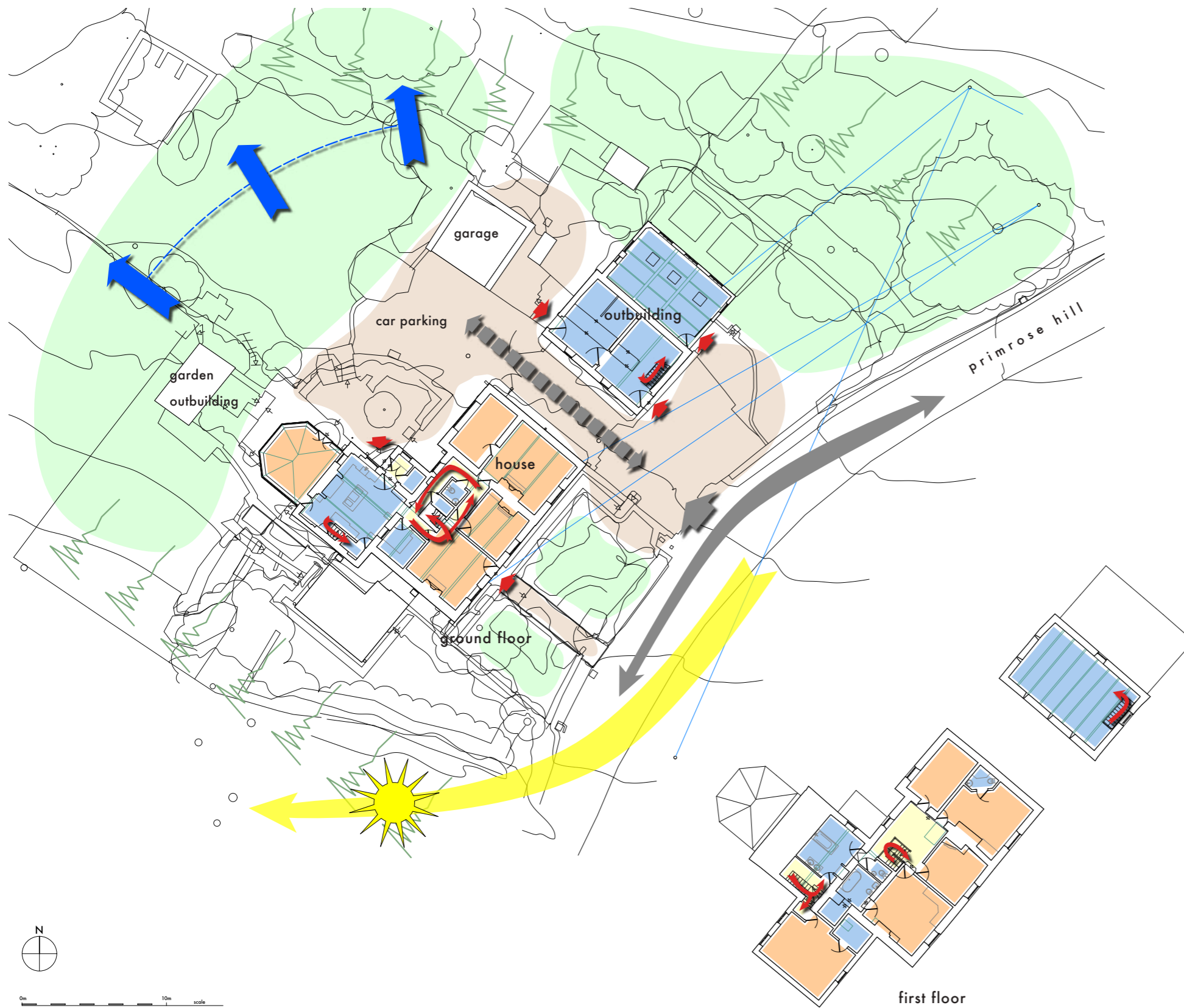
EXISTING SITE

The site is bounded by Primrose Hill to the South East, with gardens to the North and West.

The site has noticeable level changes sloping away towards the north east - a full topographic survey of the site accompanies this application.

There are a collection of buildings, sheds and outbuildings on the site.

The site is accessed from Primrose Hill.
The existing driveway runs between the existing house and outbuilding leading to a parking area behind the property.
The driveway divides the site making the garden and outbuildings feel disconnected and isolated from the main house.



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EXISTING HOUSE



Mellor House has previously been extensively remodelled and extended resulting in a confused plan and appearance. The property has an 'eclectic' palette of materials and architectural styles.

The existing ground floor layout is confused - circulation throughout the dwelling is poor with 'landlocked' rooms and several rooms that serve as thoroughfares.

There are two entrances, with the main one at the rear due to the parking location.

Two staircases take you up to a disjointed first floor with multiple level changes.

The house is dark in character with poor connection to its garden and wider setting.

External walls are faced in natural stone, render and brickwork. The roof is finished in natural slate. Windows are upvc and timber.

AREAS

gross external floor areas

house	ground	210 m ²
	first	193 m ²
	total	403 m ²
outbuilding	ground	92 m ²
	first	52 m ²
	total	144 m ²
garage		30 m ²
garden outbuilding		15 m ²
overall total		592 m ²



existing images of Mellor House

mellor house

PLANNING PERMISSION

Application ref. 3/2024/0905
Approved January 2025

“Proposed extension and remodelling of existing dwelling including demolition of existing conservatory, erection of rear extension, conversion of existing outbuilding and annexe with link extension. Demolition and replacement of existing garage with pergola above. Alterations to existing window and door openings and creation of new vehicular access”.

Below is a summary of the associated conditions

1. Works to commence within 3 years.
2. Record of the drawings to which the permission relates.
3. Facing materials to be as stated on drawings.
4. Vehicular access as illustrated to site plan.
5. New vehicular access to be surfaced in tarmac.
6. Works to be undertaken in accordance with the endangered species report.
7. Works to trees in accordance with the arboricultural report.
8. Replacement trees to be agreed in writing with local authority.

RIBBLE VALLEY BOROUGH COUNCIL
Department of Development
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk
Town and Country Planning Act 1990

PLANNING PERMISSION
APPLICATION NO: 3/2024/0905
DECISION DATE: 13 January 2025
DATE RECEIVED: 18/11/2024

APPLICANT: Ms Perplus, Mellor House, Primrose Lane, Mellor, Blackburn, BB1 9DN
AGENT: Mr Henry Cahill, Stanton Andrews Architects, 44 York Street, Clitheroe, BB7 2DL

DEVELOPMENT PROPOSED: Proposed extension and remodelling of existing dwelling including demolition of existing conservatory, erection of rear extensions, conversion of existing outbuilding to annexe with link extension, demolition and replacement of existing garage with pergola above. Alterations to existing window and door openings and creation of new vehicular access.

AT: Mellor House Primrose Lane Mellor Blackburn BB1 9DN

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following **conditions**:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
Location Plan (dwg no. 00 Rev B)
Proposed - Site and Roof Plan (dwg no. 10 Rev C)
Proposed - Plans (dwg no. 11 Rev C)
Proposed - SE Elevations (dwg no. 12 Rev B)
Proposed - NW Elevations (dwg no. 13 Rev C)
Proposed - SW Elevations (dwg no. 14 Rev C)
Proposed - NE Elevations (dwg no. 15 Rev B)
Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

TREE SURVEY
- by Lakeland Tree Consultancy
- dated June 2024

ref	condition
T1	C
T2	B
T3	C
T4	C
T5	C
T6	U
T7	C
T8	C
T9	C
T10	C
T11	C
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T100	C

condition
A high quality
B moderate quality
C low quality
U unsuitable for retention

SA stanton andrews architects
44 york street clitheroe bb7 2dl
t: 01200 444490 e: mail@stantonandrews.co.uk w: stantonandrews.co.uk

mellor house **24.09** **10**

proposed - site plan

1 to 125 @ A1 october 24 planning application A

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application scheme - view from Primrose Hill

PROPOSED SCHEME

DESIGN APPROACH

The appearance, siting and use of the current proposals are the same as the previously approved proposals. Therefore the design process could be considered as mirroring this previous process.

The discussion and outcomes of the previous pre-application enquiry process are taken to be still applicable and valid.

APPEARANCE

The appearance of the current proposal will be unchanged from the previously approved scheme.

The appearance of Mellor House and associated annexe when viewed from Primrose Hill will be largely unaltered from the existing property.

MATERIALS

Proposed materials are unchanged from the previously approved scheme.

Materials will match the existing house using natural stone and natural slate.

The stone from the existing building will be retained on site and reused to face the proposed buildings.

GLAZING

The glazing treatment is unchanged from the previous approved scheme, resulting in a 2% increase above the existing arrangement

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application scheme - view from north west

DESIGN

LAYOUT

The internal layout is largely unchanged from the previously approved scheme.

A new 'family room' is at the heart of the main house supplemented by a lounge, playroom, study and ancillary accommodation.

3no. bedrooms are provided to the first floor.

The existing outbuilding is to be converted to provide 'granny annexe' accommodation, to be used in association with the main house.

AREA AND VOLUMES

The areas and volumes are unchanged from the previously approved scheme.

The proposals result in a 15% increase in gross external floor area and 21% increase in volume which adhere to the recommendations in RVBC's Supplementary Planning Guidance.

ACCESS AND PARKING

The access and parking provision are unchanged from the previously approved scheme.

The existing site entrance was restrictive with limited visibility splays. The proposal resites the entrance with improved access and visibility splays.

Lancashire County Council Highways Department summary commented on the previous application as follows :-

"Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding to the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site".

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SUPPORTING DOCUMENTATION

ENDANGERED SPECIES

The endangered species provision is unchanged from the previously approved scheme.

An endangered species survey recorded no bats emerging from the buildings and noted that the surrounding habitat to have low level of bat roost potential.

Condition no.6 of the previous approval required any works to be carried out in strict accordance with the method statement and reasonable avoidance measures detailed in the endangered species report.

ARBORICULTURAL IMPACT ASSESSMENT

The works to trees are unchanged from the previously approved scheme.

A tree survey and arboricultural impact assessment (AIA) report has been undertaken by Lakeland Tree Consultancy and is submitted alongside this application, its findings are illustrated to drawing no.2409/20.

Conditions no.7 and no.8 of the previous approval required the works to be undertaken in accordance with the AIA and that replacement trees (if any) should be submitted and agreed by the Local Planning Authority.

