



PROPOSED REPLACEMENT DWELLING
AT
PARSONAGE FARM, CHURCH STREET, RIBCHESTER
DESIGN, ACCESS AND PLANNING STATEMENT

BY
SUNDERLAND PEACOCK AND ASSOCIATES

Job No.6908-DS-1.00- August 2025

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant, Mr and Mrs Gray.

It is to be read in conjunction with all drawings and supporting documentation.

1.2 The following documents are submitted in support of this planning application:

- Application Form
- Design and Access Statement (this report)
- Bat and Ecological Assessment - ERAP (Consultant Ecologists) Ltd Reference: 2023-250c

- Drawings - Sunderland Peacock and Associates:
 - Location Plan
 - 6908-E00-Location Plan
 - 6908-E02-Existing Floor Plans and Elevations
 - 6908-E05-Existing Site Plan
 - 6908-P01-Proposed Site Plan
 - 6908-P02-Proposed Floor Plans and Elevations

2.0 THE SITE

2.1 Address:
Parsonage Farm
Church Street
Ribchester
PR3 3YE

2.2 The existing dwelling is located to the west of Ribchester village on a slightly elevated position. It is accessed via a track which feeds Parsonage Farm, the adjacent Barns (to be converted) and two other dwellings to the north east of the site.

2.3 The site forms part of a former farm which has been divided and sold separately in recent years. The former agricultural barns are located separately to the south of the site and have recently gained approval for conversion into residential use, removing the agricultural use from the site.

2.4 The site is not located within any nationally or locally designated landscape areas. There is a Public Right of Way to the north of the site which is significantly screened through dense vegetation and fencing.

The site is located within the open countryside, approximately 450m west of the defined settlement limits of Ribchester, and the



Fig 1.
Google map location

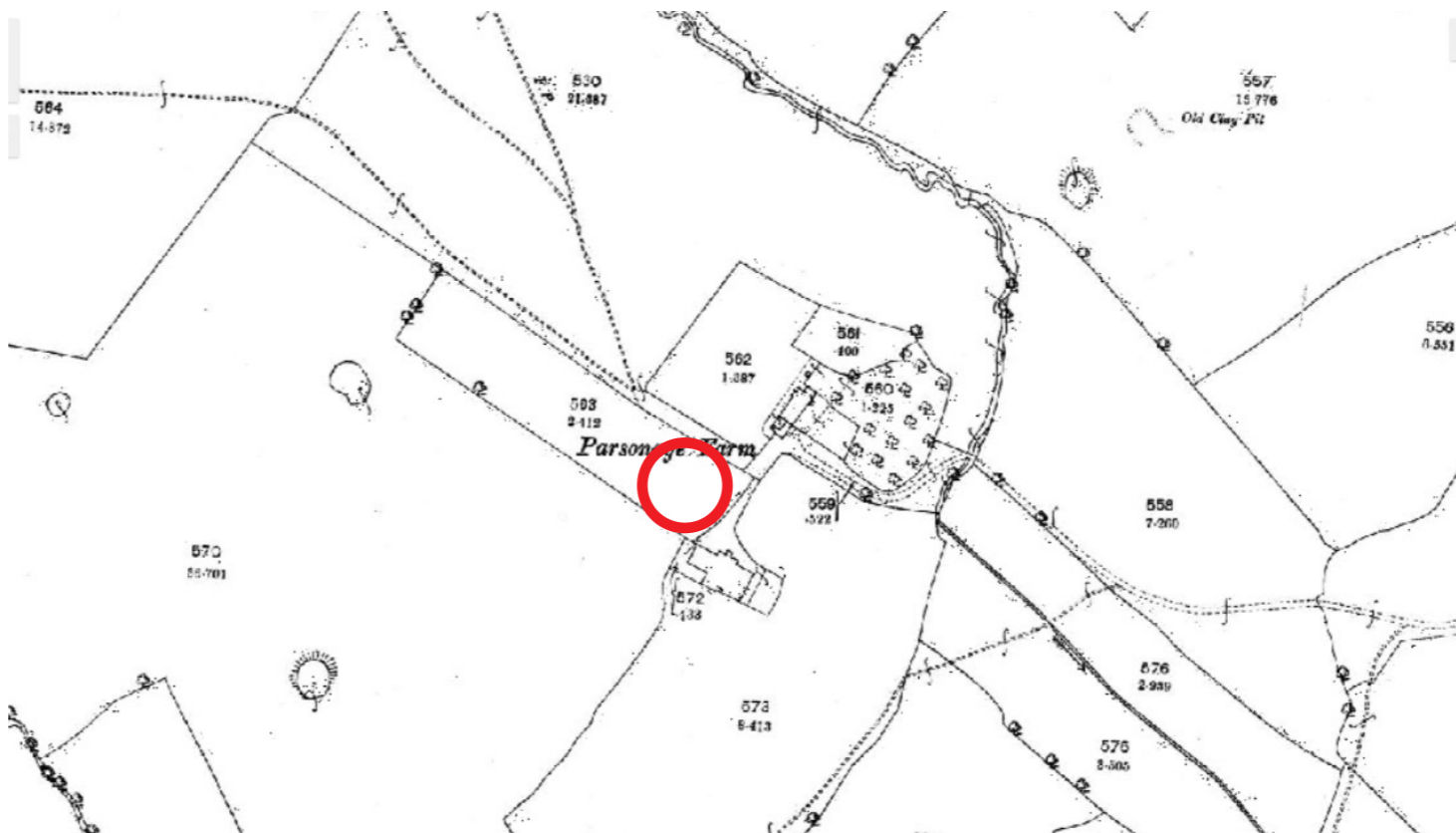


Fig 2.
1910 OS Map_ Mario Maps

2.7 EXISTING PHOTOGRAPHS

surrounding area is predominantly rural in character comprising largely of open agricultural fields.

The application site does not form part of a conservation area and there are no Listed Buildings that affect the proposed development.

- 2.5 The farm house is a more 'modern' new building believed to be constructed around the 1970's. Figure 2 illustrates 1910 map and the location of the current building which is not present. This is reflected in the more modern design and materials in the dwelling which has evolved more recently. Whilst there is a traditional residential vernacular, the materials consisting of pebble dash render, red brickwork, natural slate roof tiles and white uPVC windows, are more modern. The dwelling was further extended in 1991 which is visible in the construction to the side to the north.

The building consists of a two storey dwelling with a single story rear extension. The internal layout and orientation is no longer functional to modern living. There is a single story garage to the rear which is to be retained.

The site is predominately accessed to the rear via a narrow access track and confined parking spaces.

2.6 BUILDING VIABILITY

The building is tired, has numerous energy discrepancies and defects. It would require significant renovation in order to meet the applicant's requirements and is therefore financially inviable. A subsequent refurbishment and extension scheme was assessed and costed which assessed the ability to create a modern and energy efficient home, the process confirmed that it was not viable to meet requirements.

The existing construction of the building does not contain insulation and would involve invasive methods in order to meet current building regulations and energy efficiency. It would require significant alterations to integrate sustainable heating solutions to reduce the running costs and air tightness of the building.



3.0 PROPOSAL

3.1 DESIGN APPROACH AND LAYOUT

Having reviewed the viability of a potential extension and renovation opportunity of the existing dwelling, it was concluded that a replacement dwelling would be a significant enhancement to meet client requirements, provide a sustainable and energy efficient home, and enhance the site and surrounding context.

The replacement dwelling seeks to integrate with the site characteristics and create a new sustainable dwelling for the applicants. The proposal is positioned on site to reflect the existing building line and position as well as maintaining the vehicle entrance as existing.

The orientation of the proposal reflects the existing building to maintain the street scene and view to the south towards the River Ribble. However, in order to enhance the parking and entrance space, the proposal is located approximately 6.5m to the north of the site to allow for a larger manoeuvring and entrance space. This facilitates the south west elevation to form the principle entrance elevation, with a feature oak frame canopy opening to the main corridor of the house. The existing dwelling width is 17.9m with the proposed width being 17m which creates an overall reduction in massing to the street scene and site.

The layout at ground floor is accessed via a central corridor which runs through the proposal with a back door to the north west elevation. Off the corridor are associated living spaces, a central staircase and main family space to the north of the property. At first floor there are five double bedrooms with en-suites with associated bathrooms and en-suites.

3.2 Externally the front elevation forms a traditional aesthetic reflective of some proportions of the former dwelling as well as the traditional residential properties throughout the area. The simple main pitched roof is broken by a feature gable, no longer providing an unused entrance, but glazing to the staircase. The elevation incorporates traditional stone and detailing, proportional glazing and materials. This is the prominent elevation which will be viewed and is designed to ensure an enhancement to the existing dwelling which it replaces.

The natural stone wraps around to the south west which incorporates an oak frame and larger glazing profiles. The north east and north west elevations also utilise natural stone along with the introduction of one other material, natural timber cladding which provides a simple and balanced material palette and reference to the agricultural location. A small single storey

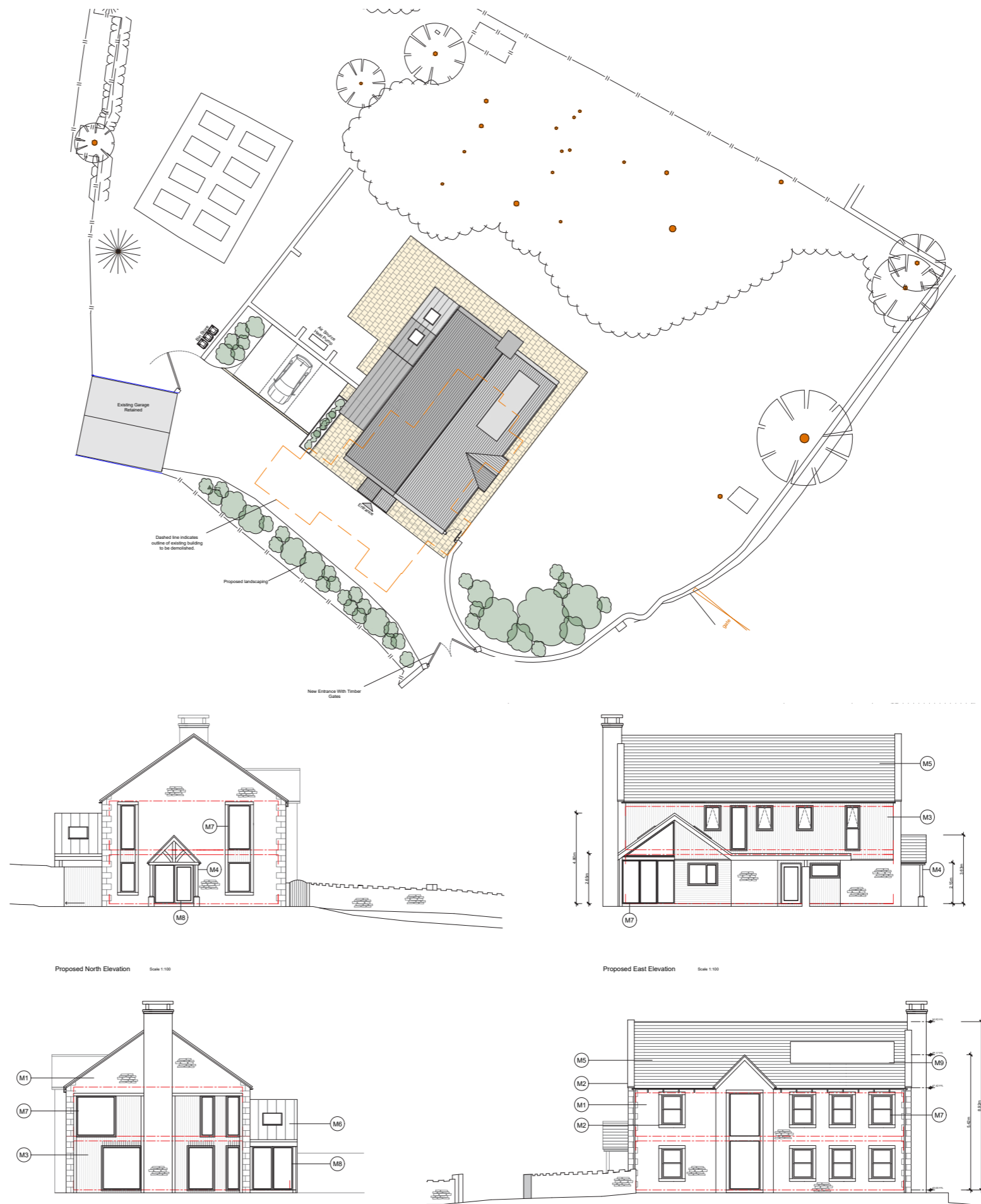


Fig 3. Proposed drawings.

section provides a visual break and flat room detail for an external canopy to the back door and enclosed garden to the rear.

The high quality design, detailing and materials provide a quality addition to the site and surrounding area.

- 3.3 Proposed landscaping to the driveway area will provide enhanced and site responsive planted areas to define boundaries. The existing vegetation to the north will be maintained as part of the proposal. Extended areas of soft and hard landscaping will sensitively integrate into the site.
- 3.4 An integral part of the proposal are sustainable technologies and building methods. The dwelling will embody a low-carbon future through systems such as solar panels, air source heat pump and high levels of insulation will reduce energy consumption and overall carbon footprint will form the basis of the construction process. Internal and external finishes will be durable and low maintenance, creating savings on a whole-life basis.

The proposal is reliant and adaptable, prolonging the life span of the dwelling through high durability and quality design to create a low maintenance cost by detailing such as good air tightness and ventilation systems.

4.0 PLANNING POLICY

- 4.1 The overall principle of residential development is established as the proposal is a replacement of an existing dwelling.

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

- 4.2 The following relevant policies are and adhered to in the proposed scheme:

Policy EN2 - expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Policy DME2 - should be in keeping with the character of the landscape and should not harm the landscape.

Policy DMG2 - development in open countryside should be in keeping with the character of the landscape through the design,

materials and landscaping.

Policy DME5 Renewable Energy
The borough council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity.

5.0 ACCESS

- 5.1 The access will remain as existing with the blocking up an existing side gate. It provides three external parking spaces with two internal with access to existing electrical charging outlets.
- 5.2 Dedicated bin storage is included and cycle store will be in the garage.

6.0 FLOOD RISK

- 6.1 The site is not located within any flood zones.

7.0 BIODIVERSITY NET GAIN (BNG)

- 7.1 The project is exempt from BNG obligations as the proposal involves a self-build/ custom property which is not applicable.

The following criteria is met as follows:

The BNG exemption for self-build and custom build development applies to development which:

(i) consists of no more than 9 dwellings

The proposal involves one number dwelling.

(ii) is carried out on a site which has an area no larger than 0.5 hectares,

The site area is 0.26 hectare.

(iii) consists exclusively of dwellings which are self-build or custom house building as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

1(A1) In this Act “self-build and custom housebuilding” means the building or completion by—

- (a) individuals,
- (b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

As previously set out in this document, the applicants, Dr J and E Gray have instructed Sunderland Peacock and Associates to design a new residential dwelling. This involves the replacement of an existing dwelling in order to create a family home specifically for themselves and their family. They have provided a design brief and involved in the design process throughout as well as sign-off of the proposal for planning submission and are therefore in the above (a) section of individuals.

This statutory definition can effectively be simplified to: A home built to the plans or specifications decided by the occupant.

8.0 CONCLUSION

The scheme has been designed to sensitively reflect and adhere to the site location as well as the surrounding context within a rural setting.

The principle of residential use is established through replacement of an existing dwelling. The existing dwelling is visually tired, unappealing and out of design context in the location.

The design seeks to provide a new high quality dwelling that will create a family-sized home of quality design and detailing. The proposals are a betterment when compared to the existing large property, delivering a dwelling that has significant design and sustainability benefits.

This proposal complies with local and national planning policy and the submission is enhanced through supporting consultant reports to ensure a complete and fully considered planning application.

The applicants wish to create a bespoke dwelling to integrate into the location and environment with a high-quality, family-dwelling, which is environmentally friendly and sustainable to run for generations to come.

The proposal responds to the site and are sympathetic to the characteristics of the surrounding area, working to improve the overall aesthetic and enhancement of the locality.

