

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED REAR EXTENSION AT:
Hodder Croft, Newton Road, Newton, BB7 3DY.



Job No. 7312

Version: 1.1



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1.0 INTRODUCTION

This Design and Access Statement accompany a planning application for alterations and extensions to the one storey detached dwelling at Hodder Croft, Newton Road, Newton, BB7 3DY. The works are proposed on behalf of the client Mr and Mrs Bennett.

The proposal is for a single storey rear extension, adding a new lounge and dining area at the upper ground floor level. The lower ground floor will have an internal lobby, gym access, a separated room from the garage, and a dedicated dog cleaning zone with dog shower facilities. The scheme also involves removal of the existing external staircase and its replacement with an internal staircase arrangement, alongside new external paving works.

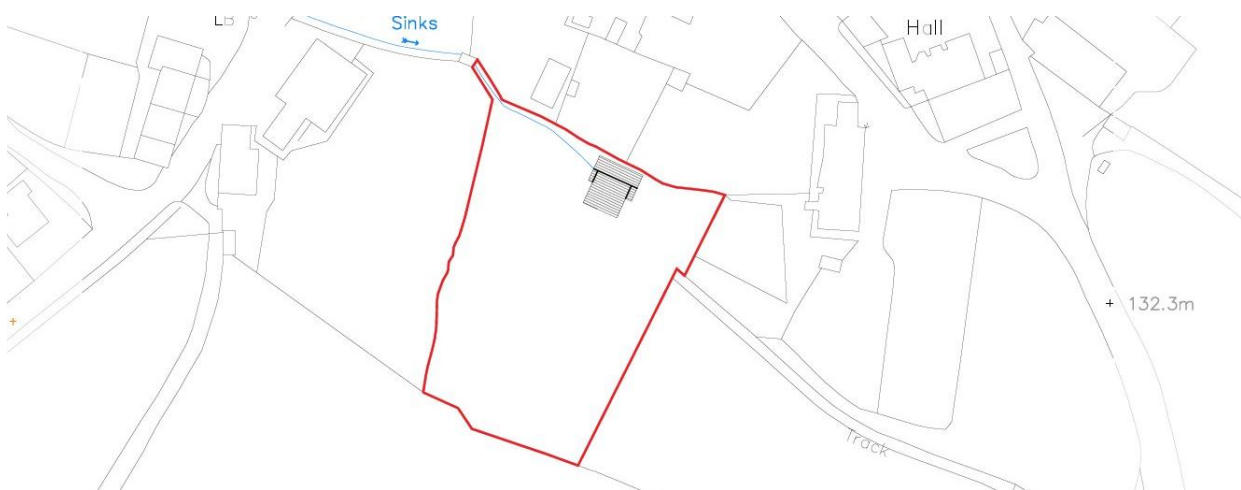
This document is to be read in conjunction with all other submitted planning documents No:

- 7312 - E02 (A3) PROPOSED SITE PLAN
- 7312 - L01 (A3) EXISTING LOCATION PLAN
- 7312 - P01 (A1) PROPOSED PLANS & ELEVATIONS
- 7123 - BAT SURVEY

2.0 THE SITE/BUILDING DESCRIPTION

Hodder Croft is a detached residential dwelling located on the southern edge of Newton-in-Bowland. The site lies within the administrative area of Ribble Valley Borough Council. The property is constructed with rendered external walls, stone Quoins and stone detailing around openings. There is a stream that runs along the building, this has been accounted for by our design of the lower ground floor.

The house is in a rural location, accessed via a track from Hallgate hill road. It is surrounded by grassland, hedgerows and mature tree lines. A small stream runs adjacent to the dwelling and is culverted beneath the building. The current location of the extension has a old timber deck structure. This decking will be removed as part of the development.

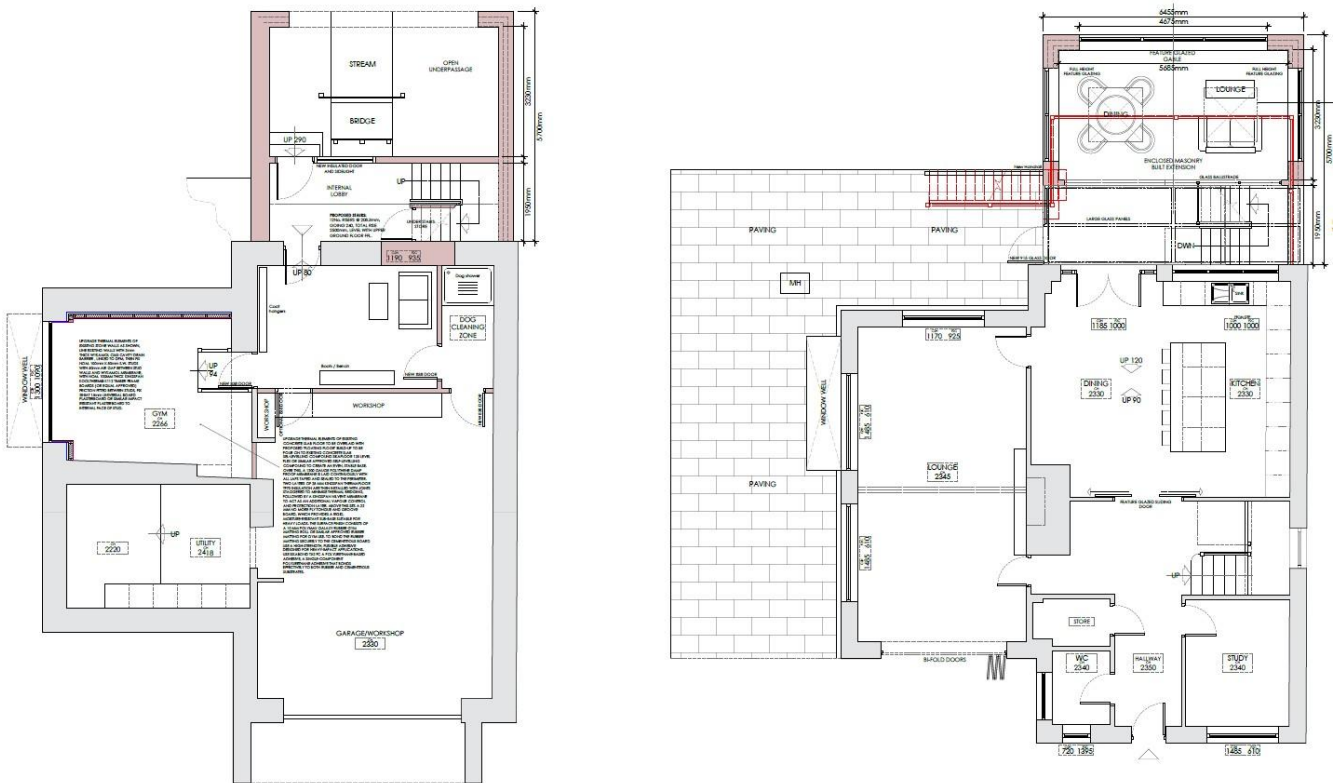


L01 EXISTING LOCATION PLAN (Not to scale).

3.0 DESIGN BRIEF

The proposed extension adds a new lounge and dining space. At lower ground floor level, the layout is designed to provide direct access to the garden as well as a new gym, there will also be a dog cleaning zone for Mr and Mrs Bennets dogs. The removal of the external staircase simplifies the external appearance and improves usability.

The extension projects 5.7 metres from the existing rear elevation. It measures 3.52 metres in height where it meets the house. The gable end of the west elevation measures 6.31 metres due to the sloping site levels of the garden.



P01 PROPOSED PLANS - (Not to scale).

A glass window links the new extension from the existing dwelling and increases natural light to both spaces. The west-facing glazed gable provides a clear architectural focal point while remaining proportionate to the home.

Internally, new walling will separate the garage forming two new rooms improving access to the gym. The removed external stairs will be replaced with an internal staircase, and the location of the old staircase will be paved to form a continuous terrace along the south and west elevations.



PROPOSED REAR (WEST) ELEVATION - OPTION 01
Scale 1:100



PROPOSED SIDE (SOUTH) ELEVATION - OPTION 01
Scale 1:100

P01 PROPOSED ELEVATIONS (Not to scale).

Scale/Massing

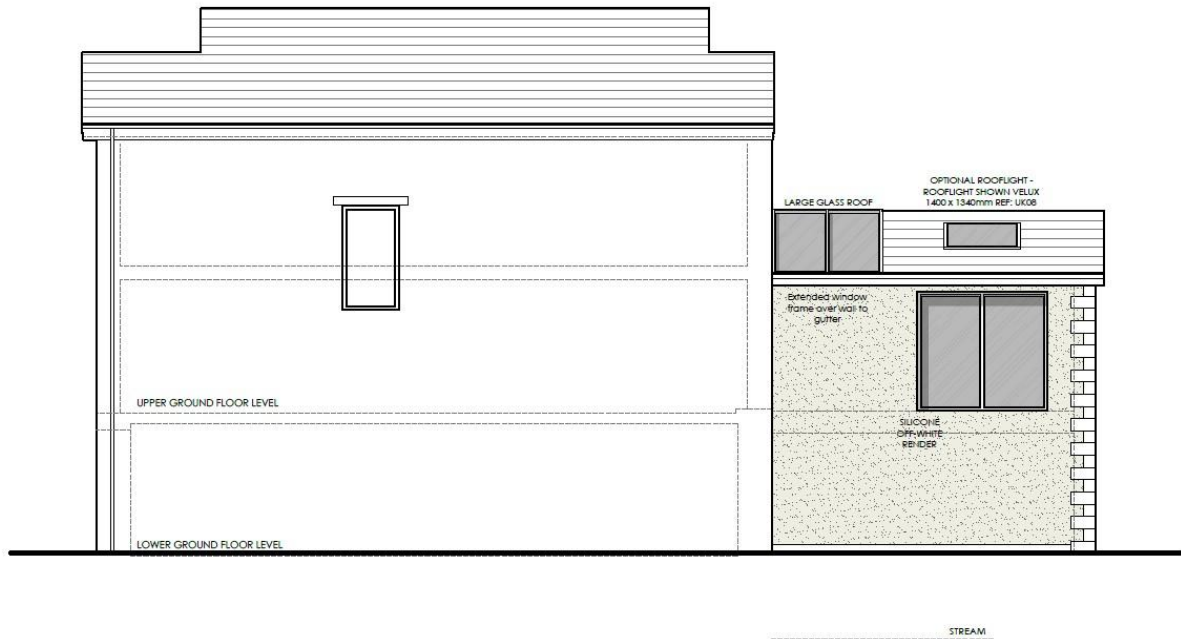
The extension projects 5.7 metres to the rear, its height of 3.52 metres at the connection point ensures it reads as a single-storey addition when viewed in relation to the main house. The increased height of 6.31 metres to the west elevation is a consequence of the sloping site and lower ground floor level rather than an increase in ridge height or dominance.

The overall size of the extension does not overwhelm the existing building, integrating itself with the building's established form.

Materials

The materials used have been selected to match and complement the existing home. External walls will be silicon off white render. The roof will be concrete tiles to match existing. New windows and glass doors will be UPVC, chosen to complement the existing style while helping to improve the thermal performance of the home.

- **External Walls:** Silicone off-white render with stone quoins, reflecting traditional detailing.
- **Roofing:** The roof of the extension will match the existing roof in pitch and material, maintaining architectural consistency. Optional Velux roof lights may be incorporated to enhance daylight levels without altering the roof profile.
- **Windows and Doors:** New windows will be UPVC-framed units. Glazed doors on the extension, will also be UPVC framed.



PROPOSED SIDE (NORTH) ELEVATION - OPTION 01

Scale 1:100

P01 PROPOSED ELEVATIONS (Not to scale).

4.0 ACCESS / PARKING PROVISION

Access to the property remains unchanged.

The proposal does not alter vehicular access arrangements or parking provisions. The removal of the external staircase improves safety as its not exposed to the elements. The new paving along the south and west elevation improves access around the building.

5.0 PLANNING POLICIES

The site falls within the jurisdiction of Ribble Valley Borough Council and is located within Newton-in-Bowland.

The proposed extension has been designed to not disrupt the existing building with its scale, matching roof, render and stone detailing. Its visual impact within the wider landscape is limited, and no surrounding structures are affected.

The bat survey (Reference 7123 - BAT SURVEY) confirmed no evidence of current or historic roosting and identified a low risk of bat presence. The survey concluded that the development will not impact local bat populations or roosting sites. In accordance with its recommendations, a Beaumaris-type bat box will be installed on a southeast or southwest elevation at approximately 3–4 metres above ground level as a biodiversity enhancement measure.



P01 PROPOSED SOUTH ELEVATIONS (Not to scale).

6.0 ENVIRONMENTAL CONSIDERATIONS

The extension adds upgraded insulation and high performance glazing to improve energy efficiency and Increased daylight through the glazing reduces reliance on artificial lighting.

Removal of the timber deck does not impact bat roosting potential, as confirmed by the survey findings. Biodiversity enhancement measures will be incorporated through installation of a bat box.

The proposal makes efficient use of the existing building footprint and improves the long-term sustainability and functionality of the dwelling.



P01 PROPOSED WEST ELEVATIONS (Not to scale).

7.0 CONCLUSION

The proposed extension and internal alterations at Hodder Croft adds a better usable space for the family as well as removes the potentially dangerous decking.

This extension remains complementary in its height and materials. The scheme improves internal functionality, and introduces high-quality architectural detailing consistent with local character. Ecological assessments confirm no harm to protected species, with biodiversity enhancements proposed.

Overall, the development represents a sustainable and future proof addition to the home adding more spaces that better reflect modern family life, including a home gym, improved cleaning facilities as well as a beautiful dining and living room.