


## Urban Design Response

<b>Description:</b>	Barracks Farm			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Application Ref:</b>	2014/0540	<b>Case Officer:</b>	C.S	
<b>Response Ref:</b>	2014/0540/UDR/01	<b>Consult Date:</b>	N/A	
<b>Meeting Date:</b>	N/A	<b>Issue Date:</b>	N/A	

**OFFICER REFERENCE ONLY**

### General Comments/Observations

- The open plan living/kitchen area does not appear to comply with building regulations in terms of the provision of a ground floor w.c.
- It would appear that bedroom 2 (of the 2 bed unit) does not benefit from a window and I am unconvinced that the proposed roof-lights have been fully considered in their relation to the rooms they potentially serve, the location of the roof-lights should be indicated on the proposed floor plans and a section provided showing their location.
- No finished floor levels have been shown. I am concerned insufficient head height is provided above the staircase of the 2 bedroom unit to allow it to be usable or B.Regs compliant, a section demonstrating that the staircase does not conflict with the bathroom above should be submitted.
- It would appear that bedroom 2 (of the 3 bed unit) does not benefit from a window or roof-light.
- No elevational details of the structure to be demolished have been provided and the site-plan lacks any detail in respect of actual parking provision.
- The red edge of the location plan fails to include the proposed access.
- The existing elevations fail to correspond to the situation on the ground. There appears to be a barn-door opening (east elevation?) that has been in-filled, this has not been reflected on the existing or proposed plans. The elevations also fail to reflect the current location of roof-lights in the existing structure
- The elevations have not been named in respect of their orientation.

**Officer:**

**S. Kilmartin**