

**PROPOSED HOLIDAY ACCOMMODATION
BRICK HOUSE COTTAGE
CLITHEROE ROAD
WITHGILL**

**DESIGN AND ACCESS STATEMENT
JUNE 2013**



1. Introduction

1.1 This statement is to be read with the drawings PHD/BHF/1000 & 2000 which represent the formal planning application for the conversion of the existing garage (constructed in 1985) into a new holiday dwelling on land to the west of the main house and within the ownership of Brick House Cottage , Withgill , near Clitheroe.

1.2 The site is located in an area of open countryside and adjacent to the B6243 approximately 0.5 miles from Clitheroe. A study of previously approved developments within the area has been carried out to in advance of this application. The details are respectful to the immediate surroundings and the neighbouring ownerships.

1.3 Analysis of the history of developments in the area leads to the conclusion that a single holiday accommodation unit is the correct amount of development in the context of this site and this statement briefly describes the proposal whilst acknowledging and respecting other dwellings/developments previously approved by the Authority within the vicinity of the site



2. Design Principles and Concept

2.1 The curtilage of Brick House Farm has an area of 375m² (approx), incorporating an existing semi detached dwelling, double garage with store and garden areas with drive way parking directly off the B6243. There is an open aspect to the west across open fields looking towards Kemple End and beyond.

2.2 National and local Policy recognises that new housing development cannot be viewed in isolation. It emphasises the wider context of any proposal and the area within which the site is situated. These themes are also reflected in the adopted RVBC Districtwide Local Plan , through the policies. Any proposal for more than one dwelling would be in conflict with these policies and this application recognises the sensitive nature of the site and the locality. The site is designated as Open Countryside (Policy ENV3 and G5 and H2).

2.3. The site is primarily the footprint of the existing garage which will be adapted and extended to provide the accommodation necessary. There is comfortably sufficient space to site a single holiday unit with related car parking. The character of the area is of scattered properties along the highway typical of a rural setting and this proposal does not compromise this.

2.4 This proposal has no effect on the access, parking or amenity space arrangements of Brick House Farm or the neighbouring dwellings. The property has defined boundaries to the agricultural land to the west and the neighbour to the north.

2.5 Access will be via the existing entrance off the highway allowing for vehicles to turn within the curtilage and creating room for parking for both the owners of the house and the occupants of the holiday unit.

There will be no alterations necessary to the entrance off the highway. It will be informal with a field gate defining the entrance and there will be modifications to the gravel area to create improved space.



3.0 Layout and Design

3.1 A key component of the proposed design is to ensure the layout respects scale of the existing garage and the plan demonstrates this. The building is 'set down' from the level of the main house and adjacent property which benefits the proposal for this conversion.

3.2 A key factor of the site is that the alterations do not impact on the privacy of the main house or the neighbouring property. The proposal will retain the hedgerows and along the boundary to the west and south with only light trimming necessary as the natural barrier is an important aspect of the design.

3.3 The building will be extended to the south to create a sitting area for the occupants . The construction is proposed to be a timber framed fully glazed feature of the conversion . The existing ridge line is proposed to be raised by 1m to create the room for a mezzanine bedroom space. The external walls are to be fully lined to create cavity walls fully insulated using a blockwork lining wall. The roof will be natural blue welsh slate incorporating velux rooflights to allow as much natural light as possible into the dwelling particularly to the ground floor bedroom and bathroom as the existing window on the north boundary has been removed. There are existing services within the building including a wc and wash basin with drainage to the main sewer.

3.4 Externally the building will be refurbished to include a new K rend finish to the walls with cedar timber weather boarding and aluminium glazing features. The overall aesthetic will be of a clean appearance with the existing stone utility building retained to the eastern elevation. This outbuilding will be retained for use by the owners.

3.5 An important aspect of this proposal is to significantly improve the energy efficiency of the site by improving the standard of the existing building and ensuring the new dwelling meet all the essential criteria as laid out in the new Government 'Green Deal' incentives. The details will become part of a future Building Regulations application

3.6 Natural stone pavings and setts will be used to create safe access around the structure. The garden area is shown to be adapted to improve the space and an informal arrangement of ground cover shrubbery which is low maintenance and in keeping with the natural landscape of the open countryside will be planted.

3.7 The existing post and wire fence to the western boundary is to be maintained and repaired as necessary.

3.8 The property will have level access and the internal layout will be fully accessible incorporating features to provide flexible accommodation.

4.0 Holiday use

4.1 The area has been developing over recent years with caravan parks , leisure buildings/restaurants etc being re-developed and refurbished, acknowledging this region as a place with increasing tourism potential. A small scale development such as this would complement this and encourage visitors to the Ribble Valley. We have contacted the Ribble Valley Tourist Board and Marketing Lancashire and received advice explaining the demand for holiday lets in this area.

4.2 The applicant intends to market the holiday let through the internet and related magazines should this be necessary. The information will provide a description of the attraction of the area and describe the amenities local to Brick House Farm and beyond into the Ribble Valley.

4.3 The applicant intends to create employment as there will be a need for cleaning services for the 'change over' periods between the customers using the facility.

5.0 Scale

5.1 The scale of the proposal respects the existing garage mass with a modest increase to the overall volume (approximately 10%) with car parking space as described.

5.2 Please refer to the accompanying plan drawings PHD/BHF/1000 & 2000 , the location plan and associated photographs which show the existing site and context and the aerial view showing the overall context.