

extension at the lodge, whalley

design statement

june 2014



the lodge

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introduction

This householder planning application is for the extension of a two bedroom detached property to create a four bedroom home. It is a resubmission of a previous application incorporating the consultation comments received from Ribble Valley Borough Council's planning department.

This design statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to its site context, massing, orientation, materials and architectural detail and that a sustainable approach has been adopted. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

A detailed heritage assessment report prepared by Garry Miller Historic Building Consultancy accompanied the planning application. This document carefully assessed the impact of the proposed alterations and extensions in the context of the building being an unlisted heritage asset. The heritage report contained a thorough assessment of planning policy and guidance which is related to impact of the development on the heritage asset.

brief

The existing property is a detached house with two bedrooms and no bathroom at first floor level accessed by an extremely steep staircase. At ground floor the kitchen is 3.0x2.2m with the bathroom accessed from the lounge.

Our client's brief was to retain as much of the external charm of the property - there are no internal features of merit - whilst creating a family sized house for them and their three children. The accommodation is to be extended to provide two additional bedrooms, a first floor bathroom and a kitchen/dining/lounge space that makes the most of its countryside setting with views to Pendle Hill to the East.

assessment

The property is located on the northern edge of Whalley and lies some 500 metres outside the Whalley Conservation Area. It was built in 1888 as a lodge house for Bramley Meade and is an unlisted heritage asset.

The house is an offset T-shaped south-facing building, consisting of a two-storey gabled west wing and a single-storey porch and range adjoining to the east. At the rear, in the angle formed by the junction of these elements, is a former yard the defining walls now derelict.

The Lodge is not listed and neither is Bramley Meade.



south elevation facing the access drive



north eastern view of the lodge with the pre-fab garage in the foreground.

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We have reviewed the extent to which the proposed development complies with relevant development plan policy and the guidance in the National Planning Policy Framework (NPPF).

In assessing the planning merits and acceptability of any particular development, it is necessary to consider relevant policies of the development plan together with other material considerations, which include national policy as set out in the NPPF.

“Paragraph 14 of the NPPF identifies a presumption in favour of sustainable development. It is stated that for decision taking this means

- i) Approving development proposals that accord with the development plan without delay; and*
- ii) Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole”

Paragraph 60 of the NPPF states that

“Planning Policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.”

Paragraphs 186 / 187 of the NPPF state that

“Local Planning Authorities should approach decision taking in a positive way, to foster the delivery of sustainable development. The relationship between decision taking and plan making should be seamless, translating plans into high quality developments on the ground. Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

In this case the application concerns an existing residential dwelling, located on the edge of an established town and one which is not statutorily designated and lies outside of a conservation area.

Retention of the original use of the property in such a circumstance would be inherently sustainable and, given that there would be no apparent conflict with development plan policy and no significant harm, there is a strong presumption in favour of the development proposals.

Moreover the proposals have been the subject of careful and considered design appraisal and involve a scheme which is seen to be complementary to the property. The style of the proposals is a matter largely for the applicant and their design advisors as is clearly evident from NPPF, though this is subject to the caveats that this represents good design, which reinforces local distinctiveness. The information within this Design statement addresses such matters in detail.

It is anticipated that the requirements of NPPF paragraph 187 will be to the fore when the application falls to be determined and that where possible the LPA will work with the applicant to ensure that the resultant development can be approved.

pre-application

In 2013 a pre-application process was entered into prior to the submission of the previous application.

The previous proposals were prepared taking into consideration the comments received from the planning officer in March 2014.

In June 2014 further comments were received from Ribble Valley Borough Council's planning department including on the following :-

1. existing lodge building should be largely untouched
2. visual separate provided between existing and proposed
3. proposed bay window fronting Clitheroe Road be reconsidered
4. extension set back behind Clitheroe Road elevation

The scheme was subsequently reviewed and a provisional set of the proposed drawings were submitted to the planning department for comment. Emailed correspondence received from John Macholc on the 26.06.14 noted that the proposals resulted in 'an improved scheme'. During subsequent discussions with the applicant, Mr Macholc recommended the current proposals be resubmitted as part of new planning application.

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The current proposal is the result of a detailed design process, the feasibility study, in which various options were prepared for consideration, forms part of the application.

Each variation was computer modelled, see below.

Despite the variation in arrangement some aspects were consistent across all schemes namely-

- The new stair access between floors worked best in the extension
- the existing ground floor accommodation does not lend itself to becoming a kitchen/dining without significant demolition

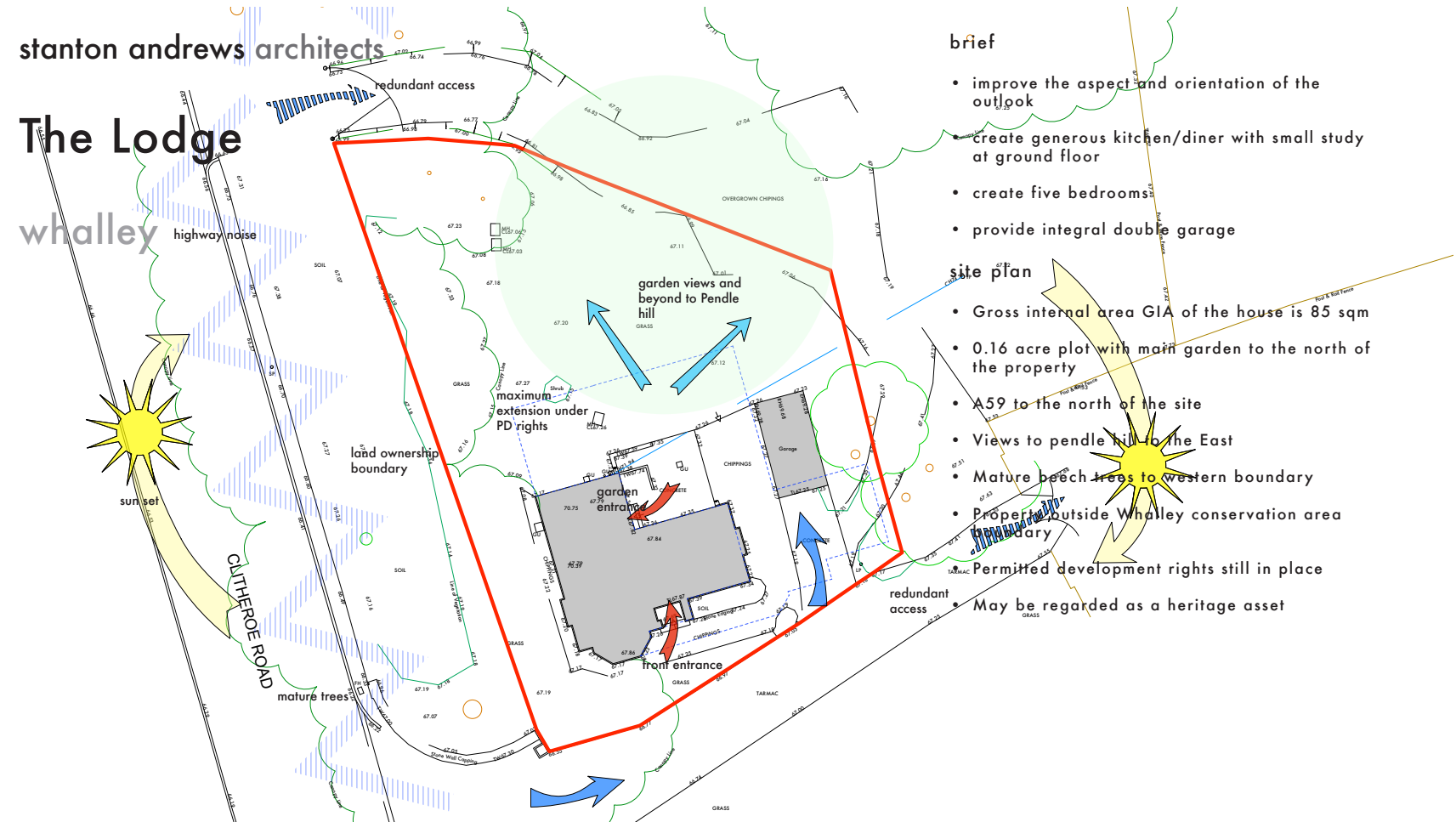
It became clear that the issues that need to be addressed on each option were massing and orientation, architectural detail/materials, amount, and fenestration

The following report describes the design decisions taken to arrive at the proposed scheme.

stanton andrews architects

The Lodge

whalley



brief

- improve the aspect and orientation of the outlook
- create generous kitchen/diner with small study at ground floor
- create five bedrooms
- provide integral double garage

site plan

- Gross internal area GIA of the house is 85 sqm
- 0.16 acre plot with main garden to the north of the property
- A59 to the north of the site
- Views to pendle hill to the East
- Mature beech trees to western boundary
- Property outside Whalley conservation area
- Permitted development rights still in place
- May be regarded as a heritage asset



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The original lodge building was designed to front the access drive (now redundant) leading to Bramley Meade, with the secondary elevation facing Clitheroe Road. The rear of the property continues the brick cladding but the stone detailing is reduced or omitted entirely, the windows are no longer centred on the gable. The orientation of the property clearly defines the extent of decoration and architectural detail present.

The lodge consists of two principles 'blocks' of similar proportion but of varying height. The north/south block (two storey) is dominant, with the east/west (single storey) running perpendicular and being subservient.

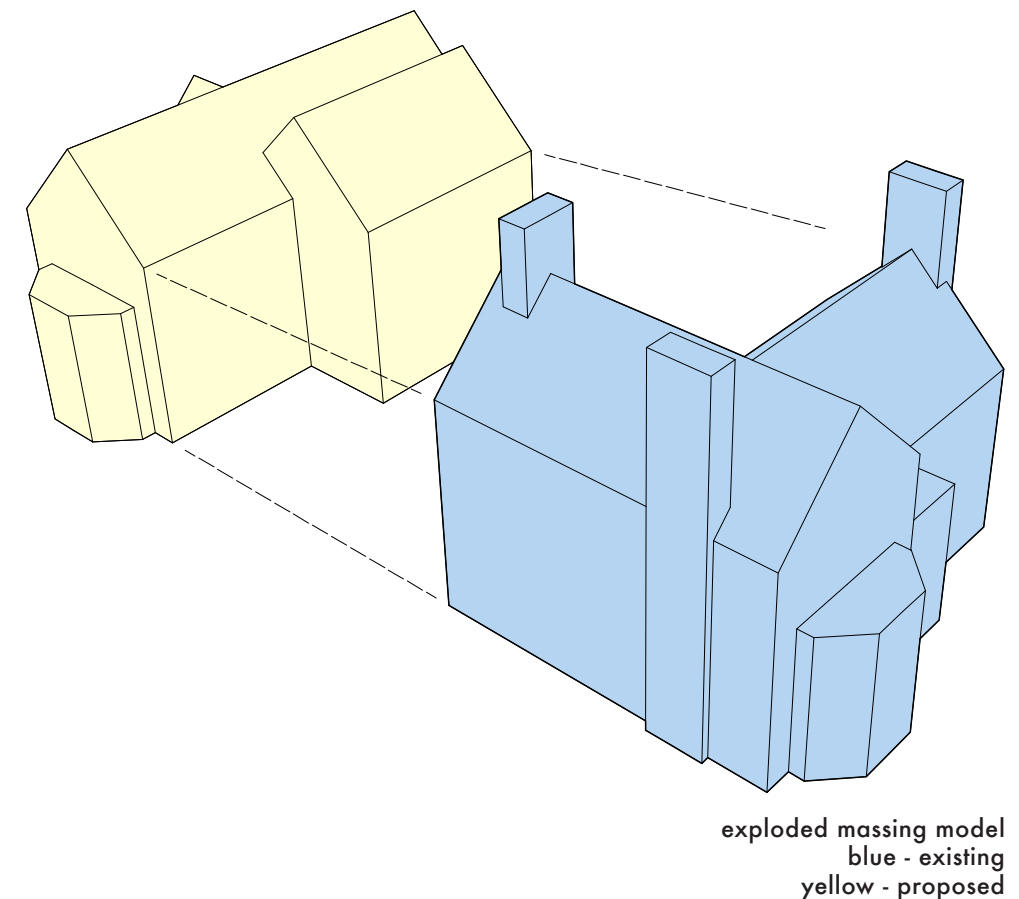
Our proposal continues this twin approach.

The extension is recessed behind the line of the principle elevations to the Lodge building, stepping back from the existing Clitheroe Road frontage. This has the additional benefit of reducing the apparent mass of the building visible from the highway as well as relating well to the orientation of the sun and the views from the property.

The extension is conceived as a series of 'blocks', each matching the module profile of the existing building. The heights of the proposed 'blocks' following that of the existing building, but stepped lower to establish a hierarchy.

In order for the proposed extension to be read as subservient to the existing building, the ground floor plate to the extension have been dropped to reduce its overall height and volume. This factor, in combination with the desire to take advantage of the views and sunlight throughout the day, were the drivers for the proposed fenestration composition.

The new single storey extension hints at the original single storey range. The proposed stone bay, facing Clitheroe Road, is a contemporary reinterpretation of the existing octagonal profile to the Lodge.



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The Lodge is a neat and attractive building, displaying a sharp contrast between its public and private elevations.

The former, to the west, south and east, are decoratively treated whereas the north-facing rear is plain and functional.

The main accents on the facade are provided by the gabled wing, with its octagonal bay window, and the prominent adjoining single-storey porch.

Contrasting with the red brickwork is extensive buff stonework detailing used to highlight the bay, porch, quoins, plinth and narrow banding at three levels.

Decoration is principally Italianate, typical motifs include the wide bracketed eaves and chimney caps, and consoled cornice above the first floor gable window.

Some inconsistency is however found in the design, as the main south elevation of the single-storey range lacks the projecting bracketed eaves, which – surprisingly – occurs on the north wall.

Also, the windows of the range lacks the stopped labels.

This together with the stone banding which drops a brick course across the south elevation suggest a lack of care or almost unfinished appearance to the elevations. Similarly, the west elevation lack the brackets and its first floor windows the stopped labels, although the latter occur on the ground floor windows directly below.

This dual approach to the facades and the strong character of the south elevation have led us to develop two strategies for detailing the extension.

Where the extension does face Clitheroe Road the proposed elegant but robust skin draws its reference from the existing house, but employs a wholly contemporary idiom, sharing the same palette of materials, with the main cladding material in red brick with bases and details articulated in the buff stone.



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The elevation is terminated in a gable recessed behind the west elevation with a formal contemporary interpretation of the existing stone bay.

The proposed extension is stepped away from the existing Lodge building, the gap treated as a glass strip to highlight the divide.

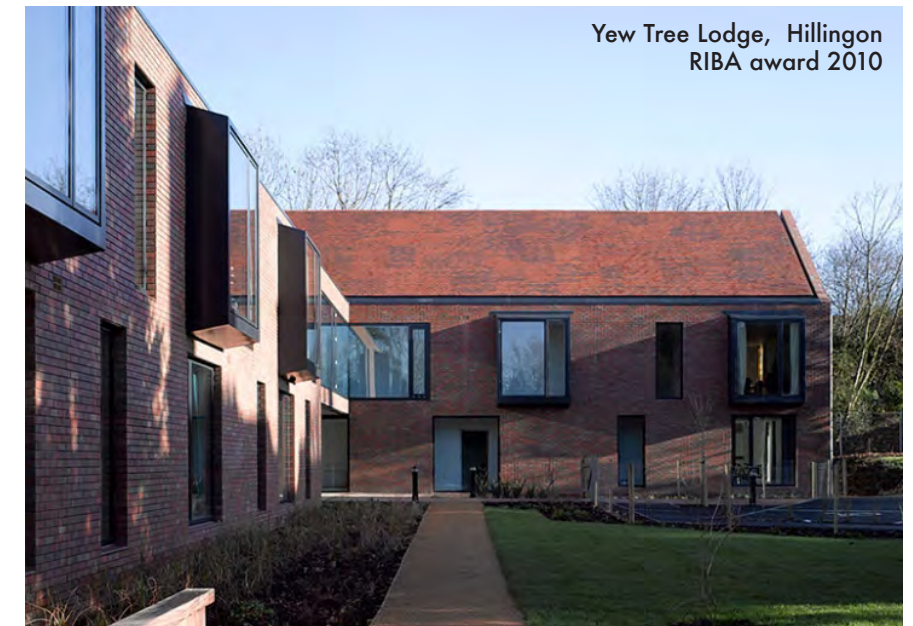
The extension north and east elevation is very understated following the existing approach of - plain and functional.

A significant and deliberate difference is in the handling of the eaves overhang. The prominent character of the two-storey gable that faces Clitheroe Road is the large eaves overhang detail.

The existing subservient single storey range to the east has an asymmetrical roof overhang with a minimal overhang to the principal south elevation and large eaves overhang to the north elevation.

Following a number of design studies it was considered that the correct approach for the new roof was to avoid competition with the existing two-storey gable. It is therefore proposed to utilise a concealed gutter detail with no eaves overhang. This arrangement has been provided on recent award winning architectural projects - see images of Yew Tree Lodge and Bell-Simpson house provided to the right.

This detail also allows the pitched roofs of the existing and proposed to be entirely separate allowing evolution of the building to be clearly understood.



Yew Tree Lodge, Hillington
RIBA award 2010



Bell-Simpson House, Strathblane
Scottish design award 2005



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The brief for the project has always been about creating the right type of accommodation rather than building the most space possible, the overall composition of the finished project has always been the priority.

Following the meeting with Ribble Valley Borough Council's planning department it was agreed that the existing flat roof single garage within the curtilage of the property would be demolished and not replaced. The removal of the garage, which would have been used for storage etc, has placed some pressure on the spatial requirements of the house.

Permitted development rights allow householders to extend a property without seeking planning permission subject to compliance to rules relating to definition of front elevation, proximity to boundaries and development of overall site. Permitted extensions are as follows :-

- single storey back extension to be taken back 8 metres from the rear of a detached house
- single storey side extension to half the width of the house again
- two storey back extension to be taken back 3m from the back wall and the full width of a detached house

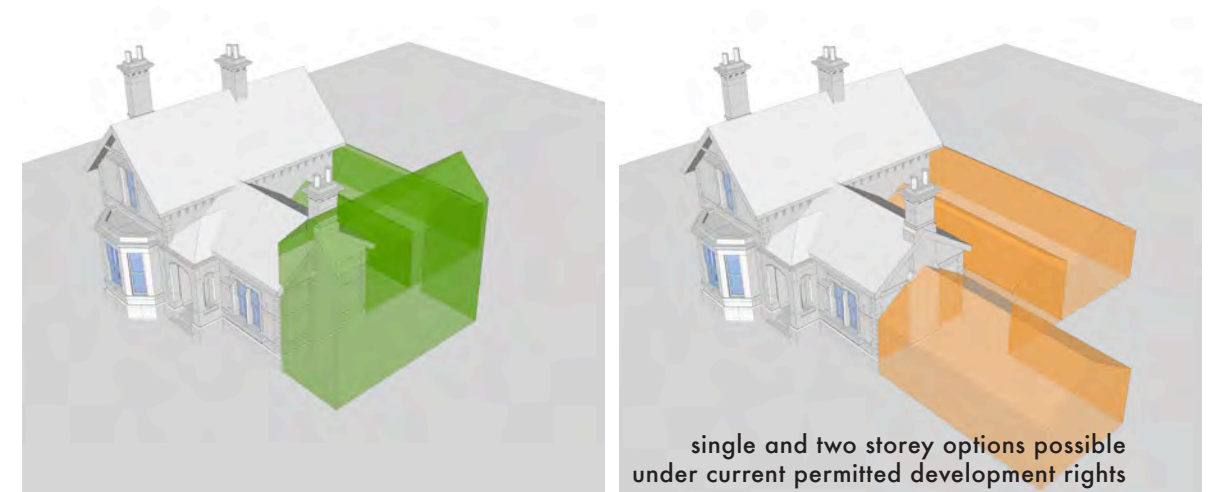
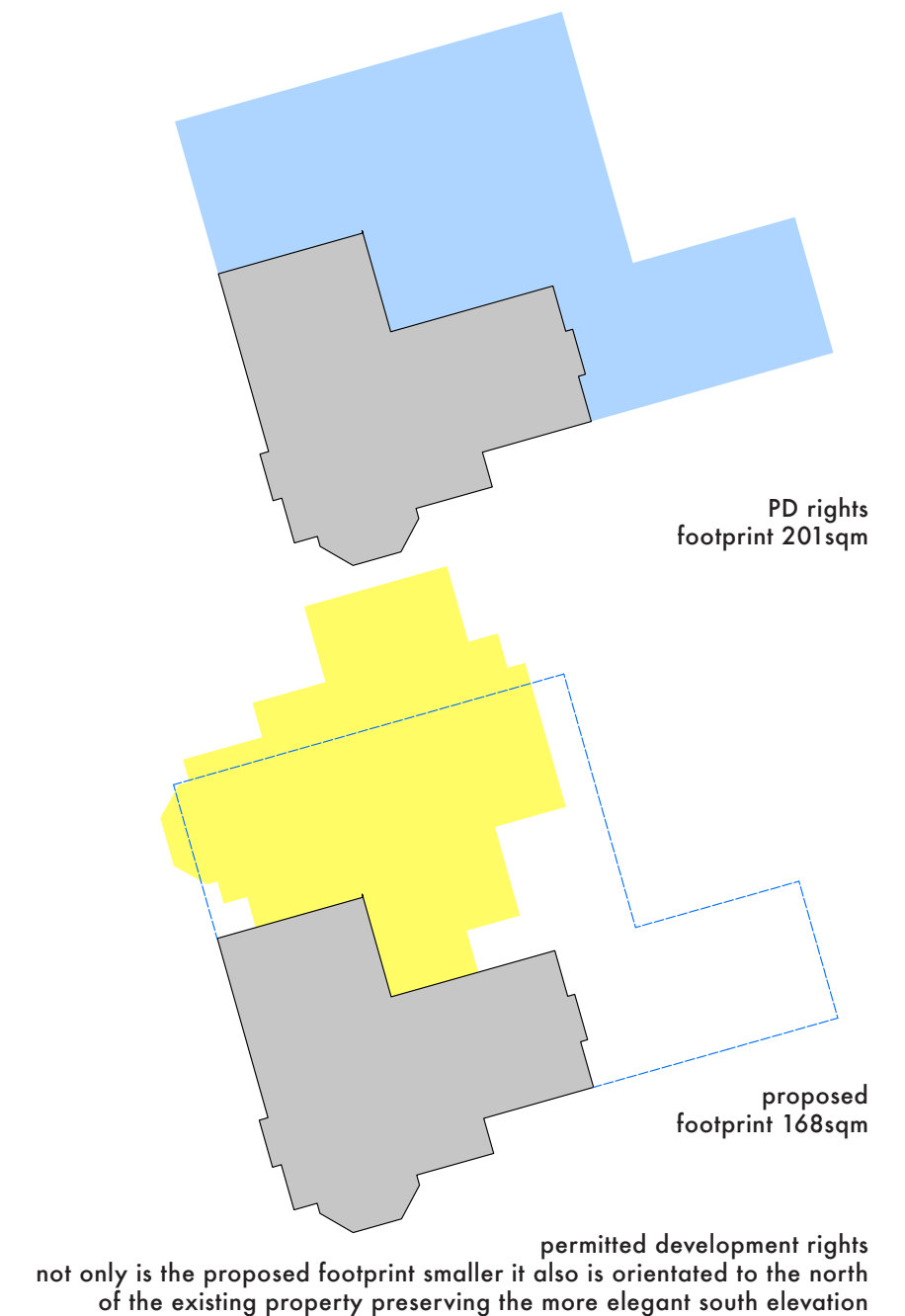
There is some debate about the interpretation of the regulations but it is our view that the new side extension could be taken back a full 8 metres from the rear of the house so that it is in line with the other rear extensions.

This would suggest that the footprint of the property could be increased from 75sqm to 201sqm without requiring planning consent. The proposed scheme has a significantly lesser footprint of 168sqm.

The rules require that materials are to be similar in appearance to the existing house, there is no requirement to continue any architectural detail, roof pitch or eaves detail.

The limit of 4.5m to the ridge would almost certainly reduce the pitch of the proposed roof.

In conclusion whilst the proposed extension may be regarded as large by some, permitted development rights would allow a far larger extension, with little architectural consideration, to the existing property without seeking planning consent.



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The existing windows to the prominent elevations are of a vertical nature, arranged formally and in proportion with the generous ceiling heights internally. Where possible the proposals follow this approach ie new bay to Clitheroe road elevation.

In the same way that the existing building has not forced the formal arrangement to the rear elevation we have adopted a similar approach. The windows have not been located to reinforce its high-profile but rather each window has a role; whether to frame a view, improve the relationship with the garden or to allow light access at different times of the day.

Whilst the window design contrasts with the existing fenestration it reinforces the contrast between the front and rear elevations evident in the existing building.



the windows to the rear extension take advantage of the views to the north



north western windows for
afternoon sunshine

garden access

wrap around windows to frame
views across fields beyond

south eastern window for
morning sunshine



part ground floor plan

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