

Design, Access,
Planning Statement & Heritage Statement

For a
Replacement Dwelling

Hill Top Farm, Forty Acre Lane, Longridge,
Preston, PR3 2TY

On behalf of

Mr Roger and Mrs Leslie Marsden

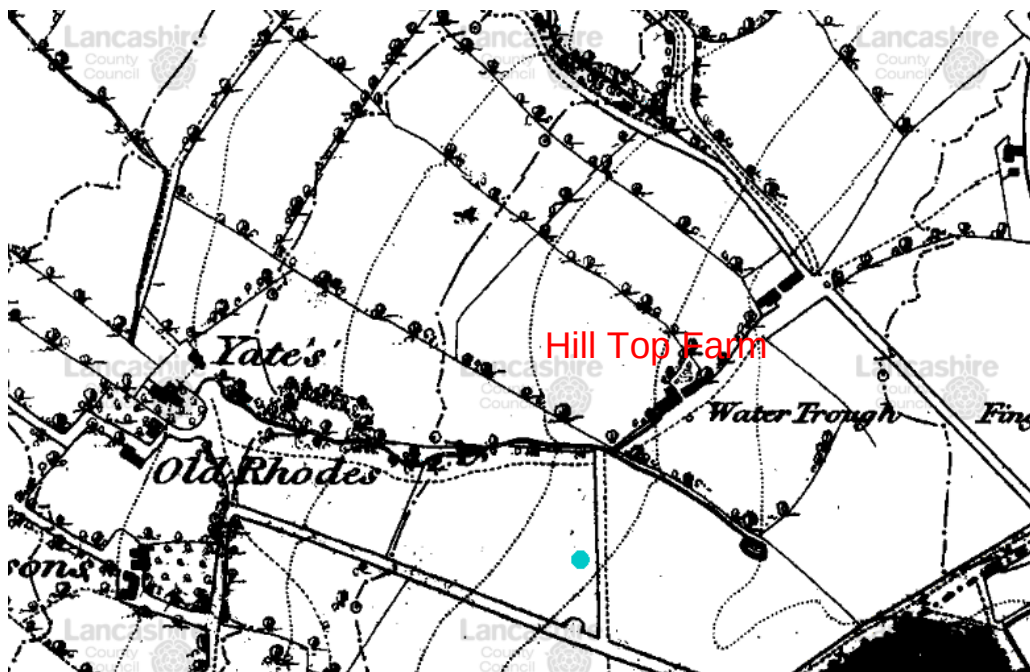
Introduction

This Statement supports a planning application for the proposed demolition of existing dwelling to be replaced with a new architecturally designed dwelling. This statement has been compiled with reference to both local planning policy and National Planning Policy Framework (NPPF) Paragraph 9 of the NPPF states pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including but not limited to replacing poor design with better design, improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.

Site Context / Historic Information

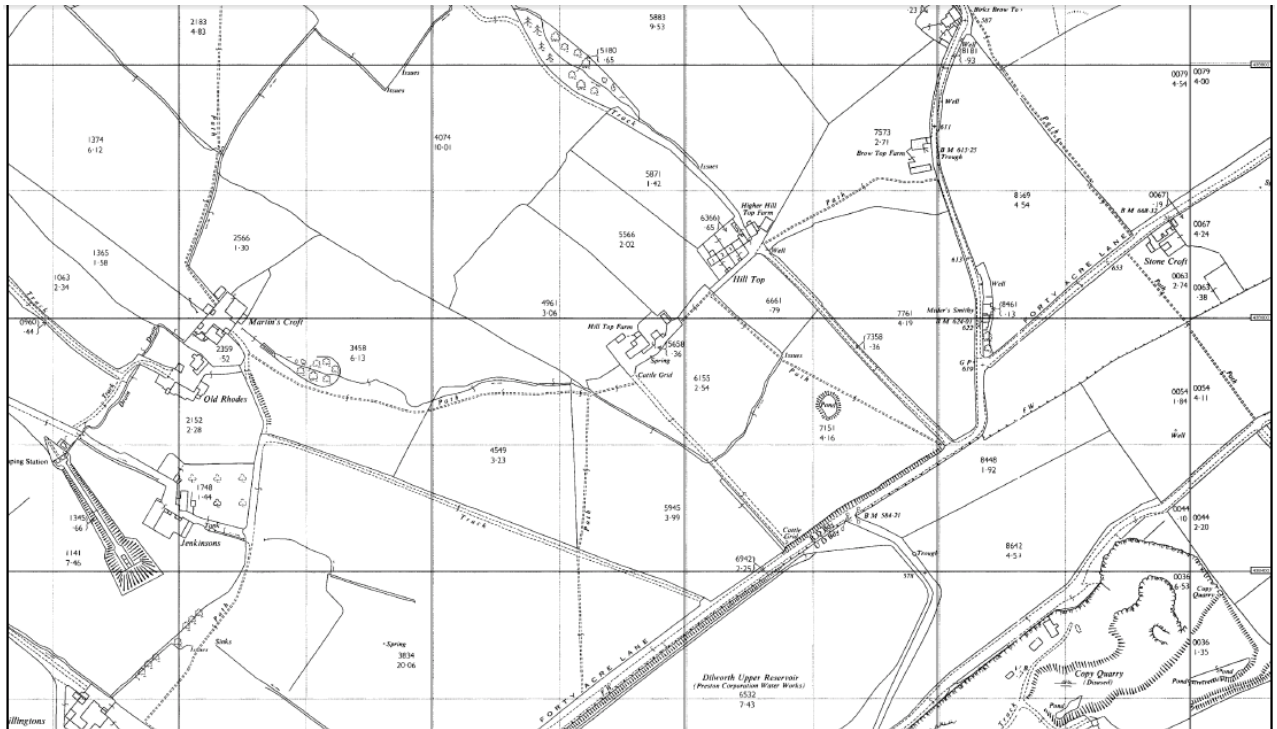
Hill Top Farm is located at the end of a long access track off the Northern side of Forty Acre Lane. The application site is outside of the Area of Outstanding Natural Beauty (AONB). The main house is a detached property that was formerly a farmhouse and barn. It was altered and extended in the early 1960's and has now a rendered painted external finish with stone quoins and a blue slate roof. Within the garden area are a number of domestic outbuildings including a two storey stone building and timber garage.

The Farmhouse and Barn are detailed on the Ordnance Survey First Edition 1:10,000 Map surveyed in 1844-1850 as shown below



Extract taken from Lancashire County Council Mario

The map above undoubtedly shows the farmhouse and barn without any outbuildings within the curtilage, however these additional buildings were constructed during the early 1960's and are clearly shown on the OS Map detailed below dated 1962



Although the existing farmhouse has been stood in its current location since the early part of the C19th, the property has undergone significant changes in terms of extensions and alteration of appearance which has notably altered its appearance. An example of this is that the stone work has now been covered with painted render and the traditional barn attached to the side elevation of the main house has been converted into a 1960's inspired extension, these modern add-ons have taken away the traditional facade of the original farmstead and adjoining barn.

These changes clearly demonstrated in the following photographic images:-



Photo taken circa 1950

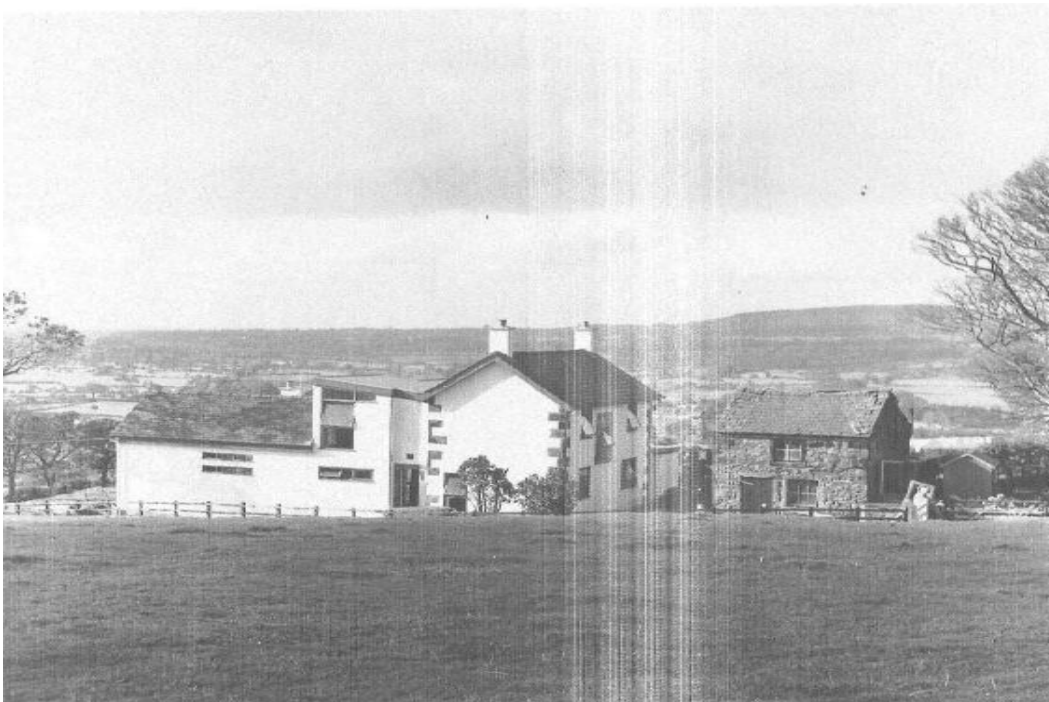


Photo taken circa 1960

Photo taken 2010



Photo taken 2010



Aerial photo taken in 2010 shows the scale, mass and bulk of the existing dwelling in comparison to the outbuildings and curtilage.

As demonstrated above over the past 60 years the property has been altered significantly with a positive effect on the property however the property is now in need of serious repair and updating to bring it up to modern standards. An example of this is that the property has no insulation, the shape of the building has led to the building having to be split in such a way to provide living space that the rooms are in adequate for modern living and it is felt that it would be more cost effective to demolish the property and rebuild it in a style and character more in keeping with the local vernacular than it is now and ensure that although the property is not within the ANOB the style reflects the traditional form and character of the properties within this area, utilising a mix of modern and traditional materials to reflect Architecture today. No Loss of parking or loss of amenity will occur, due to the properties isolated position in relation to neighbours.

Design and Appearance

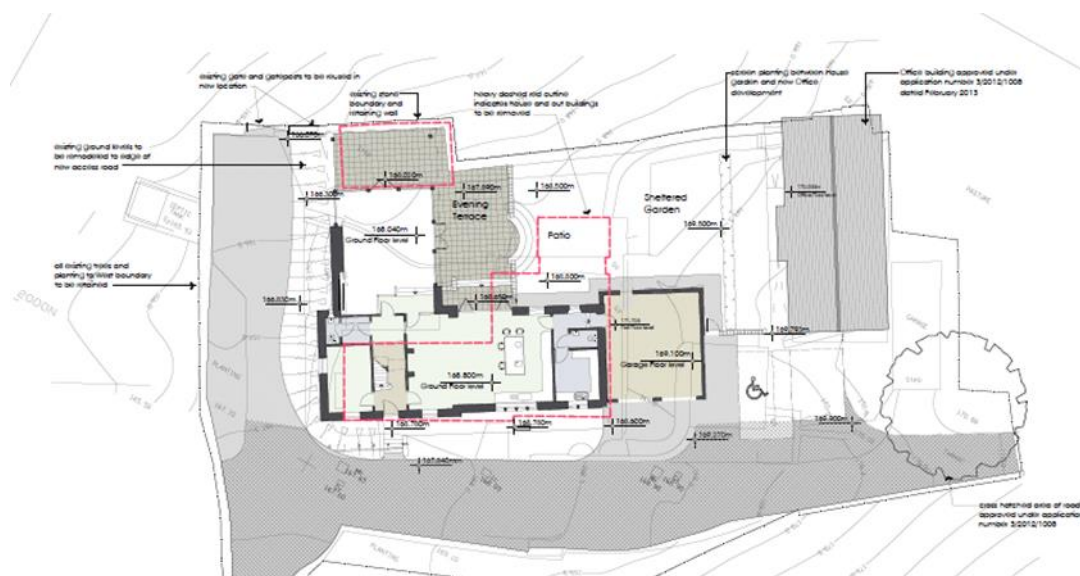
In relation to general planning considerations, it is considered that the proposed building is well designed and of appropriate materials such that it would not have any serious detrimental effects upon the appearance of the locality (the site being just outside the ANOB). In fact the proposed dwelling will enhance the local area and echo a design scheme of more traditional developments within the area. The clever use of a range of materials will enhance the build and ensure that it is architecturally pleasing and add depth and dimension to the build, whilst providing a good standard of accommodation, within a traditional layout. The new building will have simplistic roof forms instead of a range of shallow pitched, steep pitched and flat roofs as existing, however the varying roof lines break the building up and reduce the bulk and massing of the proposal.

Elevation Drawings Not to Scale for visual consideration only.



Proposed South Eastern Elevation

The replacement dwelling will be sited on the existing footprint of the original house and barn. The garage to the rear of the property will be demolished and re-built partly on the site of an existing stone outbuilding which will also be demolished. The property will still have an L shaped formation with elements of single storey and two storey, which seeks to mirror the original built form of the development. The curtilage of the building will remain as existing due to the constraints on site.



The red dotted line above shows the foot print of the original dwelling and associated elements to be removed / demolished on site. In addition to this the proposed dwelling can be seen against the office building on site and its scale in relation to this building. It is clearly demonstrated by this illustration that the office building will remain subservient to the dwelling and the scale of the dwelling in keeping with the plot size. The increase in built development equates to 57%, which in relation to the plot size is not felt to be an excessive increase.

No further extension of the domestic curtilage is proposed as part of this application and the domestic planting / areas of hard standing will remain, with a terrace area proposed to the rear of the property on the footprint of the existing garage and around the single storey garden room, which will allow the applicant an area to sit out in the evenings during the summer months. No further soft landscaping is proposed as part of this application however the applicant would be willing to discuss further planting if the Local Authority felt it was necessary during the application process.

Access

National Policy Context

In considering the recent publication of the National Planning Policy Framework, paragraph 14 of this document states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- 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 this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

With regards to the proposed design of the building, paragraph 56 of the NPPF advises that 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' The NPPF also advises at paragraph 60 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.' The proposal should be considered as an innovative and original design conforming to the traditional style of the borough whilst using original and modern materials to add architectural interest to the building.

Paragraph 58 goes on to state that Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning Policies and decisions should aim to ensure that developments:

Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and;

Are visually attractive as a result of good architecture and appropriate landscaping.

Again when assessing the proposal against this criteria, the proposal will enhance the quality of the area, as currently the existing dwelling is not in keeping with the fringe of the AONB, the building has been altered to such a degree that it has very little historical integrity. By replacing the existing dwelling with a traditional building in terms of its layout and position on the foot print of the existing building will ensure that the built form is retained on the historical footprint of the building. The front facade of the proposed dwelling is more inkeeping with the style of the surrounding area, and will maintain a safe environment for the applicant to reside in. The proposal is visually attractive and is of a very high standard of design.

Paragraph 63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area, this again is relevant to this application and should be taken into account when assessing the proposal against the existing built form of the dwelling.

Finally paragraph 64. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. It is felt that this proposal is of such a high standard of design that it could be used as a bench mark for other proposed developments within the area and could lead the way for other similar designs within the Borough which mixes the old and the new style of architecture to enhance and improve the outlook of the vista of the area.

Ribble Valley Borough Council Policy Context

Ribble Valley Borough Council Local Plan was adopted in 1998 and is currently under review , and the following saved policies saved in 2007 are considered relevant to the site and the development proposal.

PLANNING POLICY G1

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:

- a. Development should be sympathetic to existing and proposed land uses in terms of size, intensity and nature.
- b. The likely scale and traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.
- c. Developments should make adequate arrangements for car parking. (see Policy T7).

- d. A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- e. The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
- f. Developments should provide adequate arrangements for servicing and public utilities.
- g. Developments should provide adequate daylighting and privacy.
- h. Materials used should be sympathetic to the character of the area.
- i. Developments should not result in the loss of important open space including public and private playing fields.
- j. Developments should not damage SSSI's, County heritage Sites, Local Nature Reserves or other sites of nature conservation importance.
- k. Developments should not require culverting, artificial channelling or destruction of a water course. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.
- l. Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.
- m. Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.

In assessing the proposal against Policy G1 the proposal does not have any impact on the amenity of neighbouring properties, due to its isolated location. The proposal is sympathetic to the plot size in terms of its scale, bulk and mass and also within its relationship to other buildings on the plot, the landscaping proposed has been designed as such to take into account the vista and natural light. Amenities are already on the site. The use of traditional materials ensures that the building is sympathetic to the character of the area, and the development will not require any culverting, artificial channelling or destruction of water courses during its construction. All in all the proposal will have a positive effect on the existing site, and will have minimal disruption to both land and the landscape during its construction.

PLANNING POLICY H14

Rebuilding or replacement of dwellings will be permitted in the open countryside, subject to the following criteria:

- a. the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply):
- b. the impact on the landscape will be assessed in relation to that of a new dwelling. As such very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of the property will not be permitted;
- c. the creation of an extra curtilage will be assessed in relation to Policy H12;
- d. the terms of Policy G1 will apply.

The proposed application for the replacement dwelling complies with all aspects of the above policy, the property has not been abandoned, the landscaping will not be dissimilar from what is existing within an already well-established domestic curtilage which is not being extended as part of this application. Very careful consideration to the materials used for the proposed dwelling has taken place and the use of random and coursed natural sandstone, and reclaimed quoins, the use of reclaimed slate on the roof, but also the modern additions on the rear of the property, using materials such as aluminium glazing and zinc or lead cladding.

From the front elevation the property will give the impression of being a very well designed traditional building using materials commonly utilised within the district, the windows will also benefit from stone heads and cills and have a very traditional style of glazing and structure. However at the rear of the property the use of the modern materials really comes into force and shows a striking elevation of a very high standard of design to bring the architecture on this side of the building right up to date.

The clever mix of materials such as random stone, next to coursed stone next to zinc or lead panels adds an additional dimension to the building and breaks the building up with textures and forms to add interest to the building and softens the elevations this is echoed on the gable elevations.

As stated elsewhere within this report the increase in size of the proposed property is not felt to be excessive, it is in keeping with the plot size and will be in keeping with the recently approved office building to be constructed on site, without being over dominant on the landscape. To achieve the design proposed the dwelling needs to be at the current scale mass and bulk for the design to work to its full potential and retain its architectural integrity.

Summary

In considering this proposal against the guidance contained within the NPPF and that of the Ribble Valley Local Plan Adopted in 1998 saved in 2007 planning permission should therefore be granted for the creation of this replacement dwelling. It is an original design and should be seen as wholly sustainable which will act as a positive improvement in the quality of the built, natural and historic environment as well as enhancing the quality of life for the applicants. The proposal will replace a poor designed structure in need of extensive repair to bring it up to modern standards which in turn will improve the conditions where the applicant lives and provide a high quality bespoke designed dwelling which allows them to still live within the Borough.