

DESIGN STATEMENT and ACCESS STATEMENT

**RODHILL LODGE
BOLTON by BOWLAND
SAWLEY
CLITHEROE
BB7 4NJ**

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Mr & Mrs Johnston, who live at Rodhill Lodge, Bolton-by-Bowland, Sawley, Clitheroe, BB7 4NJ.
- 1.2 The purpose of this statement is to provide some outline description of the design principles of how the proposed internal alterations reflect the best way to provide additional usable accommodation to the existing house. This statement is to be read in conjunction with the attached drawings, nos:- 3018/EX1 and SK/1 B, which indicate the existing and proposed alterations. The drawings indicate the plans and elevations at 1:50 and have been coloured to indicate the areas where alterations would be necessary to create the proposed changes.

A previous planning and listed building applications for a similar garage conversion have been refused and the scheme has now been amended after discussions with the conservation officer Mr. Andrew Dowd.

2.0 SITE OVERVIEW

This section describes the site context and characteristics.

- 2.1 **Site context**
The site is located at Rodhill Lodge, which forms part of the Rodhill Gate Farm. The series of buildings located on the side of the Ribble Valley are accessed by a private driveway / lane off Bolton-by-Bowland Road. The site runs generally in a north / south orientation and consists of two separate dwellings attached by an open communal barn.
- 2.2 The building and its site are listed and currently occupied. The common side driveway accesses both semi-detached houses over a cattle grid. The site around is open pasture land with views out over the whole of the Ribble Valley area. The property has been occupied over a considerable period and domestic gardens now flourish within the curtilage of the two properties. There are a variety of trees of mixed ages and species around the two properties, disbursed with hedges and bushes along the boundaries. None of these trees or bushes will be affected by the proposed alterations. The site falls gently from north to south and is not overlooked.
- 2.3 The site is set in an established open green belt area with farming pasture land on all sides.

3.0 DESIGN PROPOSALS

Layout

- 3.1 The attached drawings of the existing property indicates that Rodhill Lodge consists of a two-bedroom cottage, with a bathroom at 1st floor level and lounge and kitchen at ground floor level. An integral garage / store / utility room exists within the lean-to shell. The proposal, as indicated on drawing no. 3018/SK1 rev. B, is to convert the existing integral garage and store, in order to create additional habitable space in the cottage, with minimal structural and external alterations to the building.

The present kitchen has only one small window. The reorganised ground floor area will create an open-plan kitchen / breakfast / dining room with views out in two directions and the only alterations necessary externally are the omission of the garage door and the introduction of a window of the same style and proportion as that of the existing, with a lower sill height reflecting the previous opening. This also allows for better views out of the property. The central area is then utilising the existing opening to create an internal utility room and ground floor toilet cloaks area.

Above this accommodation is proposed a 1st floor Bathroom set within the roof void of the existing roof and a roof void store. A double-height space exists over the dining room which will be left open to expose the feature timber truss. Bedroom 1 door is to be repositioned.

A few internal walls are to be altered. As can be seen from the proposed plans all of the proposals are sympathetic to the existing structure and style and involve minimal changes to the external fabric of the building.

The side entrance to all of the rooms remains unaffected. The result produces a property which, to all intents and purposes, is virtually unaffected externally, whilst providing essential additional accommodation by utilising the existing volume of the main buildings' ancillary accommodation. Alterations to the garage opening will be undertaken in matching stone mullion and cills, in order to match with the existing external materials. Infill timber windows will match those of the existing property.

Parking

- 3.2 Car access and car parking will remain unaffected. The present driveway will be retained and protected throughout the contract period. It is proposed that the existing driveway is sufficient to deal with the needs of the proposed development, negating any problems affecting any existing trees, shrubs etc along its boundary within the site itself.

Visual Appearance

- 3.3 Although the site is exposed to the side of the open hillside, the property is surrounded by a variety of mature trees and hedging. The proposal minimises alterations to the existing external appearance. The only changes envisaged consist of replacing the existing garage door with that of an infill window, in the same style as the other windows. Matching materials are proposed for the new replacement window in lieu of the garage door, consisting of stone mullion and cill, with matching timber window infill panels, to minimise the impact of this alteration.

The size and scale of the proposed alterations have no impact at all on the street scene. There is obviously no intrusion into the attached property and there is no effect on the neighbours' amenities. Minimal effect occurs to the existing driveway and hard standing areas as cars already park around the building both houses. Car parking requirements are satisfactorily contained within the existing landscaped gardens.

4.0 SUMMARY

- 4.1 I believe the submitted plans illustrate the successful integration of this additional accommodation within the conversion of the existing side lean to garage outshut. It sympathetically minimises any external changes necessary to achieve these proposals. I believe this proposed development makes a minimum impact on the building and its surroundings.

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2008, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE PROPOSED ALTERATIONS ARE BASED ON MINIMISING ANY ALTERATIONS TO THE EXISTING PROPERTY ON THE EXTERNAL SHELL WHILST MAKING USE OF THE INTERNAL SPACE THAT EXISTS

Use

What will the extension/development be used for and justify why this is necessary?

THE INTERNAL ALTERATIONS CONVERT THE EXISTING INTERNAL GARAGE & STORE INTO HABITABLE SPACE, WITH VIEWS OUT FROM THE KITCHEN / DINING AREA & PROVISION OF A GROUND FLOOR TOILET & CLOAKS. A 1ST FLOOR HOBBI ROOM SITS WITHIN THE ROOF VOID OVER THE KITCHEN & THE EXISTING TRUSS CREATES A FEATURE TO THE DINING ROOM BELOW

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE PRESENT COTTAGE HAS NO DINING ROOM OR GROUND FLOOR TOILET.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THIS IS THE BEST LAYOUT FOR THE PROPERTY, WHICH MINIMISES EXTERNAL ALTERATIONS & PROVIDES BEST VIEWS OUT OVER THE GARDEN & ESSENTIAL DINING AREA & GROUND FLOOR TOILET.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

SEE ATTACHED DRAWINGS. THE SCHEME IS EXTREMELY SYMPATHETIC TO THE EXISTING STYLE OF THE COTTAGE.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NOT APPLICABLE

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

SEE ATTACHED DRAWINGS

THE GARAGE DOOR IS TO BE REMOVED & REPLACED WITH A STABLE DOOR & WINDOWS IN LIEU

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

ALL AS EXISTING, WHICH REMAINS UNALTERED & ALLOWS FOR ACCESS FOR PEOPLE, CARS & DELIVERY VEHICLES, AS NORMAL