

# Design, Access & Heritage Statement

Householder Planning Application

Rutland  
14 Ruff Lane  
Ormskirk  
L39 4QZ

22/04/2024

## **DAVID MACHELL ARCHITECTURE**

Hesketh Mount // 96 Lord Street // Southport // PR8 1JR  
E: [contact@dm-a.co.uk](mailto:contact@dm-a.co.uk)  
T: 07376960709  
W: [www.dm-a.co.uk](http://www.dm-a.co.uk)

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# 1. The Site

- 1.1 The site is located at 14 Ruff Lane, Ormskirk, L39 4QZ and consists of a two storey residential property and side garage.
- 1.2 The property and garage are located within extensive grounds and surrounded by mature trees and vegetation.
- 1.3 The property is not Listed but is located within Ruff Lane Conservation Area. Under the Conservation Area Character Appraisal the property is identified as a property that '*contributes to the character and appearance of the area*'. The garage does not fall under this designation.
- 1.4 There are no Article 4(2) Directions applied to the property, meaning Permitted Development Rights still exist.
- 1.5 The proposal is to demolish an existing rear Conservatory and replace it with a full width single storey extension with associated rear elevation amendments.



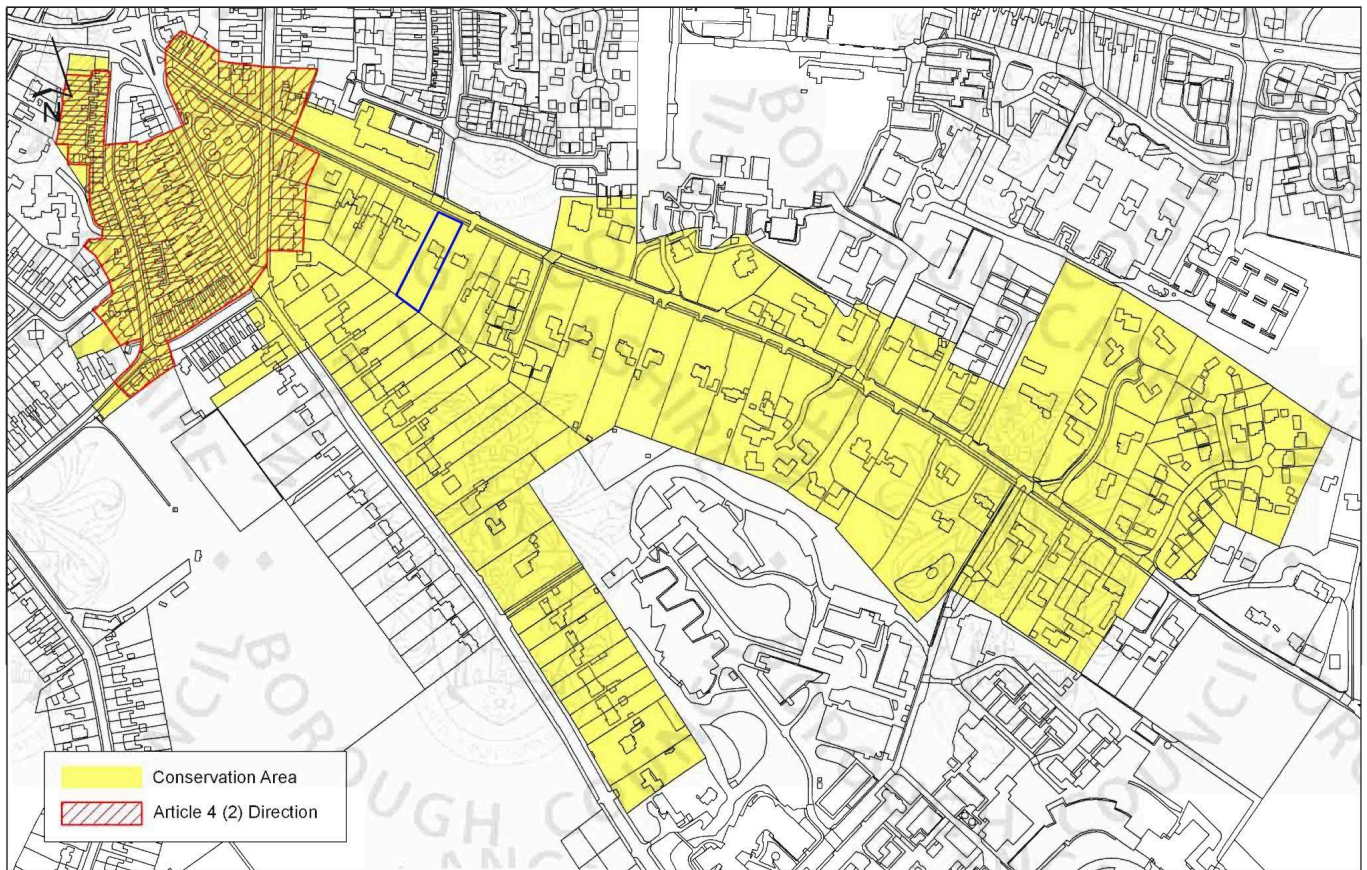


## 2. Ruff Lane Conservation Area - Heritage Statement

- 2.1 The proposed rear extension is located at 14 Ruff Lane, Ormskirk and is bounded by Ruff Lane and Mill Lane to the northeast. The existing property and land is outlined blue on the map below with the yellow shading demarcating the Conservation Area.
- 2.2 The Ruff Lane Conservation Area was given its designation alongside other Conservation Areas in West Lancashire in 1975. The Conservation Area Appraisal was adopted in October 2002.
- 2.3 According to the Ruff Lane Conservation Area Appraisal:

*'Ruff Lane mainly comprises large early 20th century detached villas of high quality and individual architectural character, set within large grounds and with a high tree coverage. The area also contains some Victorian and more modern development.'*

*'Above all, Ruff Lane Conservation Area contains an eclectic mix of building styles, many of them highly individual.'*



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### 3. Heritage Features - Heritage Statement

- 3.1 All structures within the curtilage retain a consistent material palette which includes white painted roughcast render to external walls and render carrier board to the rear elevation. White painted timber frame windows with stained glass top panes exist to the front of the property, with white double glazed UPVC to the rear. Black coloured fascias and soffits finish the roofs. The rear garage is of a similar material palette except with grey large format roof tiles instead of small red Rosemary style tiles.
- 3.2 The existing conservatory to the rear offers no architectural merit to the Conservation Area and is a recent addition to the property assumed to be constructed within the last thirty years.
- 3.3 The front and side elevations of the property retain a different architectural aesthetic to the rear - the rear elevation offers no noteworthy architectural features.
- 3.4 The property is surrounded by extensive mature trees.





## 4. Recent Planning History

- 4.1 There are no Planning Applications relating to building work registered online over the last 30 years. There are some Applications in relation to pruning of trees due to Tree Preservation Orders within the Conservation Area.

## 5. Design

The proposal consists of the construction of a single storey rear extension with rear elevation amendments.

### 5.1 Rear Extension

- 5.1.1 The design is subservient to the host dwelling.
- 5.1.2 Materials match the host dwelling.
- 5.1.3 The design will not be visible from Ruff Lane or the Conservation Area.
- 5.1.4 New windows and structural openings will not overlook neighbouring properties or impact neighbour amenity.
- 5.1.5 The design aims to provide a modern extension suitable for modern day living whilst paying homage to the style of the existing property.
- 5.1.6 The design will replace an existing UPVC conservatory of no architectural merit.

### 5.2 Rear Elevation Changes

- 5.2.1 Three upper floor windows are to be replaced. This involves replacing older double glazed white UPVC framed windows with dark grey aluminium or UPVC windows subject to cost.
- 5.2.2 The window profile is to be amended to provide escape windows to habitable rooms which currently don't exist.
- 5.2.3 The new windows will provide a better thermal performance to comply with the latest Building Regulations Part L requirements.
- 5.2.4 New render system applied to the rear elevation will replace the existing carrier board and better match the proposed extension.

## 6. Access

- 6.1 Existing Access is maintained from Ruff Lane and no amendments are proposed.
- 6.2 Structural alterations will be compliant with Building Regulations for access and other relevant legislation.
- 6.3 Primary parking and access to the proposal is accessed off Ruff Lane with parking for at least three cars plus space within the garage.

## 7. Conclusion

- 7.1 Overall it is felt that the proposal would provide a positive contribution to the Conservation Area. The proposal exists exclusively to the rear of the property and would not be visible from Ruff Lane; this is also enhanced by the extensive mature trees that surround the property. Proposed materials aim to match the existing property and the proposal is subservient to the host dwelling.

As described in the Conservation Area Appraisal:

*'Above all, Ruff Lane Conservation Area contains an eclectic mix of building styles, many of them highly individual'.*

The proposed extension juxtaposed against the existing property would reinforce this viewpoint.