



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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## DESIGN+ACCESS STATEMENT

Replacement dwelling

Deepdale

Crow Park Lane

GISBURN BB7 4HP

### Existing Situation :

Deepdale is a site some 300 metres north of the A59 Skipton - Gisburn road, off Crow Park Lane, some 400 metres east of Gisburn. The site contains a stone 2 storey cottage with a single storey northern extension, a derelict timber framed bungalow to the north east of the cottage, a range of stables north of the bungalow, and a framed + sheeted garage/workshop attached to the stables. There is a bitmac driveway down from the lane.

All the buildings are in a secluded cutting with adjoining woodland and contained on the western side by Spittle Beck - a stream in a deeper cutting.

The site is the former family home of Blackie Holden, a wheelchair user, who wishes to return to live at Deepdale and to live independently.

Neither the cottage nor the bungalow are adaptable to his access needs, irrespective of the essential refurbishment costs if either could be brought into use.

The proposals are therefore to demolish the cottage, the bungalow and the garage/workshop and to construct a new split level dwelling on the site of the cottage.

### Design + Access :

The split level arrangement is dictated by existing site levels, for the dwelling to be internally accessible on the lower ground and also by a conventional 'front' door on the upper level. Internal vertical circulation is by platform lift. Full wheelchair access to both floor levels is the driver to the house planning.

The principal living floor is on the upper ground level, with open plan hall, kitchen, dining and living and only the bedroom as enclosed rooms.

The garage has to be deep enough to accommodate a wheelchair accessible vehicle with its own transfer tail-lift.

The house is externally expressed as a lower ground storey with reclaimed stone walling for the house and the garden/retaining wall with a steel framed glazed and clad upper storey, under a steel trussed low pitch roof with sedum planting.

The brief required a generous upper storey deck accessible from the kitchen, dining and living room at floor level, with a glazed balustrade. The deck acts as a horizontal plane above which the steel frame sits, and is given some weather shelter and solar shading by a fritted glass overhang to all four sides of the building.

Walls and partitions run 2400mm high up to the underside of the steel trusses.

The truss zone is glazed where necessary and open elsewhere.

2400mm high principal glazing is arranged to suit the internal function and emergency egress on to the deck, with views up and down the valley.

There are no immediate neighbours to the site and therefore no overlooking nor overshadowing issues.

The building will not be visible from outside the site. The first view of it from the driveway off Crow Park Lane will be of the roof - sedum covered to blend into the surrounding landscaped. Closer views from within the site only, will be of a pavilion in a garden setting.

Vehicle access will be via the existing driveway, with a new eastern upper driveway / drop-off zone at the 'front' door; the driveway continues around the northern side of the house to link with the existing western forecourt.

Refuse bins will be stored outside to the north of the garage. Assistance will be required to take the bins up to the lane.

#### Flood risk :

Spittle Beck runs through the centre of the overall site in a deep cutting with a generous fall to the north west. The beck was culverted at the southern end of the site as part of the works to realign the adjacent section of the A59 some 25 years ago. The culvert restricts the flow of water entering the site.

The site containing buildings is further protected by a beehive wall and the depth of the channel well below the forecourt. The new lower-ground floor level is to be set some 400mm above that of the existing cottage.

### Landscaping:

Existing garden areas each side of the cottage will remain.

Areas where existing buildings are to be demolished will be regraded back to original level, soiled and seeded. The adjacent woodlands will be unaffected.

### Bats:

EED report B1738 was done in September 2016 and found that the proposals would have low/moderate impact upon protected species, and that, in due course, a licence will be required for demolition of the house.

It is considered that there is scope to adapt the remaining stables and/or the adjacent woodland as bat roosts.

John R Wharton  
Architect  
December 2016

SITE PLAN - EXISTING - SCALE 1:200  
DEEDPAGE: GISBURN  
JW ARCHITECT

