

Design & Access Statement

Shay Cross

Previous Application 3/2012/0552

Shay Cross
Old Back Lane
Wiswell
Clitheroe
BB10 2TY

1.0 Introduction + Use

The applicant wishes to take down the existing outdated property and garage and replace them with a newly designed property that suits the requirements of a modern family, both in terms of space and thermal performance.

The existing timber framed bungalow was an early form of timber framed construction and as such is dated in comparison to today's standards. It was built in the late 1970's and given its method of construction, would prove difficult to secure a conventional mortgage on.

2.0 Location

The site lies within the village settlement boundary of Wiswell, and adjacent to the Conservation Area.

3.0 Site Analysis

The site is on the edge of the settlement of Wiswell, faces due south and has extensive views over the countryside.

It is quite a prominent site, due to its level, as one enters the village along Old Bank Lane, and therefore requires any new development to be well proportioned, considered and to use quality materials in its construction.

The existing bungalow although low does little to contribute to the adjacent conservation area, and could be said to be out of scale and character, not only due to its massing but in its use of timber cladding, rather than the stone and render of the majority of the village.

The site has a mature and well established garden to the rear, a tree survey and constraints plan has been undertaken to ensure that all mature trees are maintained.

Given the site's position and setting it is felt that it could accommodate a larger 2 storey family home, built to modern day standards, which can contribute to the character of the village.

5.0 Amount + Scale

The site area of the existing property is 0.17Ha.

The proposal is for a 2 storey house sited in roughly the same location as the existing bungalow, set in from its neighbours to the west and east, and considerably set in compared to the previous application.

The massing has also been reduced primarily by removing any second floor accommodation, but also through the design of the roof to ensure the heights are handled in such a way as to not over dominate its neighbours.

The levels of the site to the east have also been slightly cut into to reduce the visual heights, as well as making level access easier.

6.0 Design

The overall brief is to replace the existing bungalow with a property that sits comfortably in its setting and use quality materials consistent with those in the village. To make the most of the stunning views to the front and take advantage of the mature garden to the rear.

The over all concept to the appearance has been designed such that the building appears as a smaller group of buildings rather than one large one. With its stepped gables to front and rear broken with pitched roofs between.

The smaller scaled garage has been positioned to the west of the site, partly to take advantage of the existing access, but also helping to step up the scale from its neighbours single storey elevation.

The sitting and living rooms take advantage of the views to the south on the ground floor whilst the master bedroom faces this way on the first floor. Their appearance is one that reflects that of the majority of Wiswell, with vertically proportioned windows with stone surrounds.

The garden to the rear is addressed with larger windows reflecting the more open plan modern nature of the ground floor accommodation, enabling the rear elevation to be opened up onto the garden area.

The side elevation facing east, all be it screened with existing trees to the boundary and also with in the neighbours garden, and although being a side elevation, has an important roll to play as it faces into the village and conservation area. It has been designed in response to this and has been broken up firstly with the use of stone and render, and secondly with the introduction of chimneys and windows, which reflect the nature of the village, adding visual interest and detail, whilst breaking up the over all massing.

6.0 Materials

Materials throughout are to be sympathetic and in line with those found within Wiswell and as such are to comprise;

Natural stone walling, with natural stone detailing.

White render

Natural Blue / Grey slate roof

Black fascias, soffits and rainwater goods.

White window frames sat in checked reveals.

7.0 Access

Access to the site will remain in the same position, albeit revised as indicated on the plans. The site contains relatively small level changes and as such disabled access will be provided to the building in accordance with Part M of the building regulations.