

Design and Access Statement - Holden Clough, Holden, Lancashire.

5091/Proposed erection of existing gate posts, new gates, stone wall and railings.

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This document is a written statement of the aims and intentions of our client with regards to 'Holden Clough' and the following proposals:-

- The proposed erection of the existing gateposts, new gate, stone wall and railings.

This Design and Access Statement is to be read in conjunction with the associated drawings, reports and completed planning application form.

1.0 Site Address.

Holden Clough,
Holden,
Nr Bolton by Bowland,
Lancashire,
BB7 4PE.

320130430P

2.0 Site location.

Refer to drawing 5091/E/00 Location plan.

Holden Clough lies northwest of the centre of Holden and is accessed from Barret Hill Brow up a private, long, wooded driveway. At the start of the driveway is the lodge house, which is now in a separate ownership to Holden Clough. Approximately 10m beyond the lodge house is a 5 bar metal gate and post and wire fence, which signifies the entrance to the property.

The house stands in approximately 18 hectares of private land and apart from the area immediately around the house and the front lawn, the rest of the estate is heavily wooded on steeply sloping banks down to the river, Mear Gill.

The topography of the land and large areas of woodland is such that the property is completely screened from view and cannot be seen from any highway, public right of way or neighbouring houses/farm.

2.0 Proposal.

Refer to drawings:-

5091/E/00 Location plan.

5091/E/1.3A Existing site plan and section through driveway.

5091/P/1.1E Proposed site plan and section through driveway.

5091/S/1.0 Views of the proposed gates.

At present there is no formal gateway beyond the lodge house and the entrance is marked by a metal 5 bar gate and post and rail fencing, which is not appropriate for this type of house. The proposal, therefore, is to improve this shortfall by formalizing the entrance and constructing something that is more appropriate for the house and its setting.

The existing stone entrance gates, which are at present in safe storage, are to be re-erected with a stone wall to either side. The wall is to be constructed from reclaimed sand stone, already on site due to demolition work at the house. The wall will be capped with new copings, in stone to match. New metal gates and railings are to be made.

The proposed wall is curved in plan around the edges of the root zones so as to reduce the impact of the new footings on them.

3.0 Trees.

Refer to report:-

Tree report by Anthony Wood of Yew Tree Gardens.

The proposal is in a wooded area with a number of trees close to the proposals. We have therefore employed Anthony Wood of Yew Tree Gardens to survey the existing trees and report on their condition. A copy of his report is enclosed, as well as the information being transferred onto the site plan.

The report has informed the positioning of the wall through the wood and we have located it to the outer edges of the various root zones so as to reduce the impact of the new construction on the existing trees.

There are a number of trees, which are either in a poor condition or are diseased and it is proposed for these to be removed. The report has highlighted in particular a Norway Maple near the lodge house, which is unsafe and must be removed.

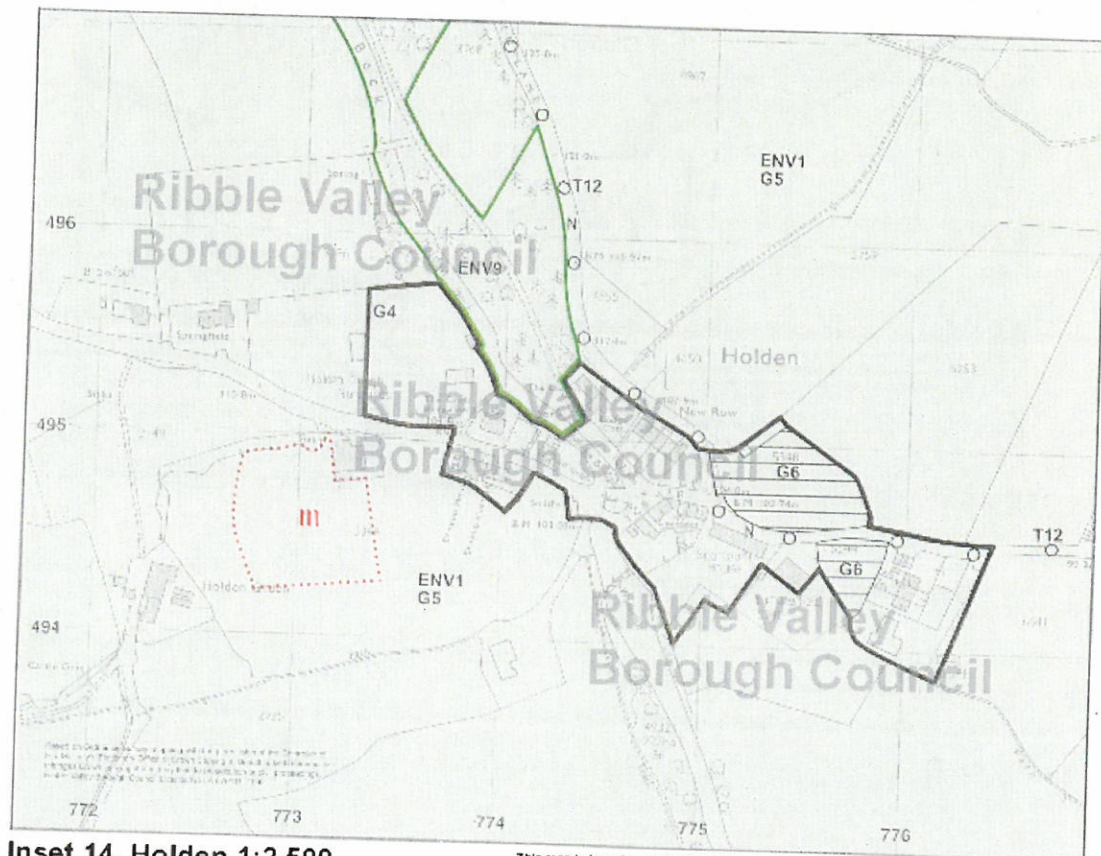
Anthony Wood has discussed the proposals with David Hewitt, who has confirmed that he has no objections to them. The concrete foundations for the wall are to have visqueen wrapped around them to prevent cement leaching out

and damaging the roots.

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5.0 Planning Policy

- There are no SSSI areas within the ownership curtilage of the property or within the immediate proximity.
- The property is not listed and is not located within the Holden conservation area (see attached copy of RVBC Inset 14).



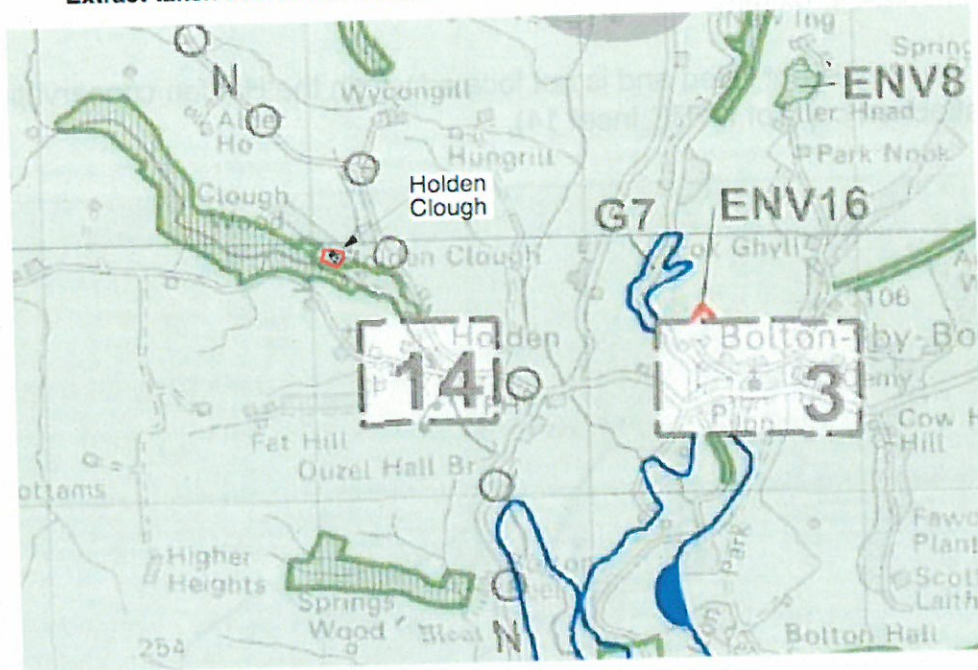
Inset 14. Holden 1:2,500

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- County Biological Heritage Site

Although much of the property stands within a County Biological Heritage Site, the site where the new gates and wall is proposed does not. (see attached map from the Local District wide Plan).

Extract taken from RVBC Districtwide Plan



KEY - RVBC Districtwide Local Plan

- Parish boundary
- Village boundary - Policy G4
- Land outside main settlement of village boundary - Policy G4
- Essential open space - Policy G5
- Flood risk area - Policy G7
- Noise sensitive area - Policy G8
- Area of outstanding natural beauty - Policy ENV1
- Green infrastructure - Policy ENV2
- County Biological Heritage Site - Policy ENV3
- Ancient woodland - Policy ENV12
- Scheduled ancient monument - Policy ENV14
- Conservation area - Policy ENV16
- Unsettled open space - Policy T10

Other local policies and initiatives shown on the map are for which data is not available for this document.



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- Area of Outstanding Natural Beauty - The house lies within the AONB. The proposed entrance must be appropriate in scale and materials as it utilizes the existing gateposts and uses reclaimed stone from the house in it's design.

The proposed replacement is more suitable and in keeping with the property than what is there at present and the resulting effect on the character or appearance of the countryside within the ANOB is to enhance it.

6.0 Summary

The proposal improves the existing entrance to the house by replacing an unsuitable gate and fencing with formal entrance gate and wall, built from the existing gateposts and reclaimed stone from site.

The impact on the surrounding trees has been minimized by curving the wall around the impact zones and wrapping a protective barrier around the concrete footings. This approach has been agreed with the council's tree officer in a pre-planning discussion.

