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Design & Access Heritage Statement to support
Application to Form 1no New Dwelling on Land ~~adjacent~~ ^{OFF} No10. Whalley Road.
Mellor Brook. Blackburn Lancashire. BB2 7PP

Requirements of Design.

The Area.

The site is situated on Whalley Road, which is now a Cul – de – sac having been by passed by the new A59. There are nearby terraced dwellings and a local P.H. and shop. The site itself is an area to the east of the terraced dwellings and is set lower than the adjacent road on the north boundary 1,000m to 1,200m.

The eastern boundary is defined by a brook which set at a lower level than the site. The site is overgrown with shrubs and has trees, these are indicated on the survey and denoted in the tree survey submitted with the outline application 3/2011/0216.

The Present Use.

The site is at present un-used and overgrown, there is an old garden shed and an area of hard-standing for parking.

The Building.

The building will be a traditional constructed dwelling with the appearance of a two storey building, there will be ground floor which will accommodate a lounge with conservatory off, a dining room and kitchen, utility room and bathroom and separate toilet.

The first floor will accommodate 4no bedrooms with 1no master en'suite and a separate bathroom.

The second floor will be accommodated within the roof space with no visible signs of this accommodation on the front elevation, however there will be dormer windows on the rear elevation. The second floor will accommodate two additional rooms for use as study and playroom.

The site will have provision for car parking within the site curtilage for 2no cars.

Layout.

The layout and footprint will be as approved in the outline application 3/2011/0216
The position of the building is dictated by the position of sewer which passes through the site on the west side from north to south. As stated by United Utilities no building can take place within three meters of the sewer.

Scale.

The scale of the new dwelling will not be any higher than the adjacent terraced dwellings due to the lower level of the site.

Landscaping.

Scheme submitted with the outline application. The trees to be felled are indicated on the proposal drawing.

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Crime Prevention.

This is a very small development which will have as part of the security of the building every external door fitted with 5 lever mortice locks and the windows will have twin lever locking on all windows.

Climate Change

This involves a building which is to have doors and windows to the latest specification of both frame and glazing. The glazing will be double glazing with a min' 20mm gap with an inert gas fill and using solar responsive glass; this will reduce the amount of solar gain and more importantly heat loss. The building will also be internally lined with thermal block work and have insulation products to the cavities and the floors and roof that will reduce the amount of energy required to heat the apartments. Pre construction SAP rating tests will be provided to building control and the construction will be carried out to provide an air tight envelope in order to minimize heat loss through air leakage. Prior to occupation the Energy rating and SAPs will be carried out again to assess the actual energy rating of the dwelling. The dwelling will be heated by new AAA rated condensing boilers which are between 87.5% & 92.5% efficient. The light fittings will be low energy fitting and bulbs throughout the development; all these elements will reduce the carbon footprint of the development. Taps will be spray type taps to reduce water consumption.

Bin Storage.

The bin store area will be located at the rear of the property within its own curtilage and in an area that will allow access for the refuse collection and recycling services.

Car Parking.

There will be parking at the side of the building dedicated to the dwelling only, as shown on plan.

Design and Access Statement for the construction of a new dwelling on land
LAND OFF.
~~Adjacent to No 10~~ Whalley Road. Mellor Brook. Blackburn. BB2 7PP.

Previous Planning History.

This planning application is an application for full planning permission after the approval of an outline planning approval 3/2011/0216 dated the 17th June 2011, approved with conditions.

The Development.

The development is for the erection of one detached dwelling on land situated adjacent No 10 Whalley Road, Mellor Brook, Blackburn..

Current Use.

The land is at present un-used but was formerly amenity land for the adjacent cottage.

Scale & Appearance.

The design of the dwelling is a traditionally designed two storey house with a second floor within the roof space and a rear facing dormer window.

The dwelling is to be constructed with traditional material to compliment the adjacent cottages by using natural blue slate roofing and a random coursed stone face to the front elevation. The corners are to be natural stone quoins stones with the gable and rear elevations rendered.

The dwelling will contain the following amenities:-

Ground Floor.

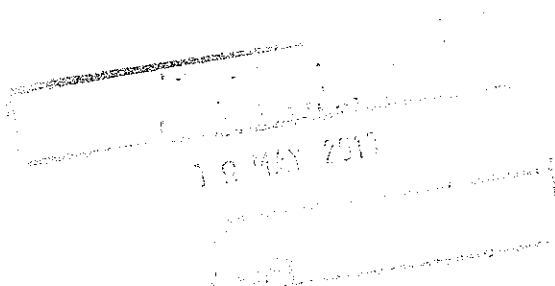
Lounge with conservatory off.

Hallway and stairs.

Kitchen and dining room.

Utility room and ground floor bathroom and toilet.

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First Floor.

1no Master bedroom with en'suite bathroom.

3no bedrooms

1no Bathroom

1no Store cupb'd.

Second Floor.

2no attic rooms for playroom and study.

Landscaping.

Landscaping scheme was submitted with the outline application and approved as part of the tree survey, which be adhered to as an approved document.

Access Component.

The dwelling will be accessed off Whalley Road and within the site there will be space for a single garage and two separate car parking spaces. Whalley Road is not a through road having been truncated and bye-passed by the new A59.

Bins and refuse collection.

Refuse and recycling bins will be stored within the site adjacent to the house and garage and brought to a designated collection position on the required dates.

