

## **DESIGN AND ACCESS STATEMENT**

**FOR THE PROPOSED DEMOLITION OF SPRINGFIELD AND ERECTION  
OF THREE DETACHED DWELLINGS AT SPRINGFIELD,  
WHITEACRE LANE, BARROW, NR CLITHEROE**

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**Our Ref.** 4291 - 02  
**Author:** Stuart G. Herd RIBA  
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## **1.0 DESIGN BRIEF**

1.1 The applicants' design brief is to create a new dwelling that would be capable of meeting long term contemporary living requirements for families including:

- a) A family kitchen with dining and informal sitting space with access out into a large rear garden
- b) A utility room off the kitchen leading to a double garage
- b) A study
- c) A WC/ cloakroom
- d) A sitting room
- e) Five bedrooms
- f) A house bathroom
- g) Family hobby and recreational space
- h) A large garden for recreation

1.2 The proposed development would need to be sensitive to the site and its' surroundings.

## 2.0 THE SITE

- 2.1 The application site is Springfield, an existing detached dwelling set within a substantial residential curtilage, off Whiteacre Lane in Barrow (shown in the photograph below) which would be demolished to facilitate the proposed development.



Photograph showing the front (south facing) facade of Springfield

- 2.2 Springfield is partly a double and single storey property with access off Whiteacre Lane directly in front of the two storey part where the garage is situated, as shown in the photograph below. Springfield appears to have been built during the 1960/ 70's and has a tile roof and mixture of brick and painted render walls and there is a cantilevered balcony above the garage doors.
- 2.3 There is an existing gated access off Whiteacre Lane that leads on to a private drive and garden in front of Springfield, as shown in the photograph overleaf. There is a current planning approval for a two and a half storey detached dwelling on the eastern side of Springfield, which is partially separated from the application site by an existing hedge.



Photograph showing the existing access to Springfield.

- 2.4 The application site is located within an established residential area which has a wide range of house sizes, types and styles which appear to typical of what was built during the 1960/70s. The photographs below and overleaf show two storey dwellings set back from Whiteacre Lane with a tile roof and mixture of render, brick and timber clad walls.



Photograph showing an existing dwelling to the west of Springfield along Whiteacre Lane, Barrow



Photograph showing an example of existing dwellings along Whiteacre Lane.

### **3.0 DESIGN STRATEGY**

- 3.1 The proposed dwellings on Plots 1 to 3 would comfortably occupy the space available on the application site and each of these plot sizes are consistent with that of the proposed dwelling that has previously been approved for the eastern side of the site.
- 3.2 The proposed new dwellings would be set back from Whiteacre Lane and the existing vehicular access would be widened to serve Plots 1 and 2. A new access would be created off Whiteacre Lane to serve Plot 3, and the design of this has been co-ordinated to form a shared access with the approved new access serving the proposed dwelling on the east side of Springfield (referred to as Plot 4). Each access would lead to a private drive with a double garage and at two other off street parking spaces designed to allow cars to leave the property in a forward gear. Existing hedges would be trimmed back to achieve the visibility splays required by the Highways Surveyor in connection with the previous application granted consent for the detached dwelling at Springfield.
- 3.3 The design takes into account the sloping topography of the site and the finished ground levels for each of the proposed new dwellings increase incrementally from Plot 1 to Plot 3, and this relationship is maintained between Plot 3 and approved Plot 4 for co-ordination and integration purposes.
- 3.4 Each of the principal facades face towards Whiteacre Lane to reflect the architectural treatment of other dwellings. Plot 1 reflects the architectural composition of approved Plot 4 to add balance to the proposed development with a single storey garage positioned closest to the road with a hipped roof to minimise the visual impact. The design of Plots 2 and 3 has intended to incorporate subtle variations to add interest and depth to the street scene, and perhaps the main

difference is that garages of Plots 2 and 3 are integrated into the main structures, whereas they are single storey elements on Plots 1 and 4.

- 3.5 Each of the new dwellings has been designed to specifically suit its position on the site and to ensure that there is sufficient variation to add interest and quality to the streetscape along Whiteacre Lane. External walls would be finished using a carefully selected palette of quality materials to reflect surrounding properties which include brick, stone, painted render and timber effect cladding – consistent with those previously approved for the plot on the eastern side of Springfield.
- 3.6 Proposed roofs would be finished using quality natural slate and the roofscape will consist of a mixed balance of hipped and pitch gable roofs with over sailing eaves to add depth to the elevational treatment.
- 3.7 The principal windows of habitable rooms have been located on the front (south facing) and rear (north facing) elevations and only secondary windows and non-habitable room openings would be situated on east and west facing side elevations - to ensure that there is no loss of privacy to adjacent properties. Painted timber window frames and a combination of painted timber and polyester powder coated aluminium doors would be consistent with the applicants' desire to achieve a highly sustainable development using quality local sourced materials.
- 3.8 Each of the proposed schemes incorporates proposals for sustainable energy systems including provision for air to water units and integrated black coloured photovoltaic roof panels in side elevations.
- 3.9 Each of the proposed dwellings would have relatively large garden that would be in keeping with a well proportioned family dwelling house.

#### **4.0 ACCESS STATEMENT**

- 4.1 The proposed development would be submitted and built in accordance with current Building Regulations.
- 4.2 Proposed accesses would allow cars to enter and leave the site in a forward gear and achieve satisfactory visibility sight lines along Whiteacre Lane.
- 4.3 The proposed development would provide a sustainable balance between internal accommodation and external utility and recreational space.
- 4.4 The proposed development does not discriminate on any grounds including but not restricted to ethnic background, age, sexual orientation and religious beliefs.