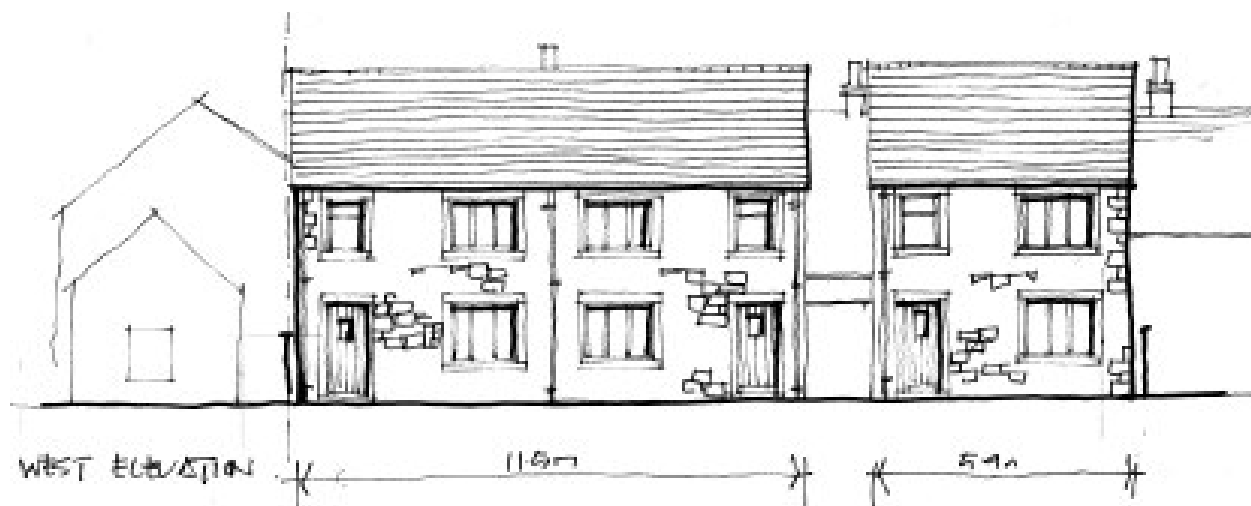


**DESIGN AND ACCESS  
STATEMENT  
FOR  
THE REPLACEMENT OF 2 INDUSTRIAL UNITS  
WITH 3 STONE COTTAGES  
TO THE REAR OF 17, 19 AND 21 KING STREET, WHALLEY.**



**Date: 29.11.2010**

**Job No: 3980**

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## INTRODUCTION

The proposed site is to the rear of 21 King Street, Whalley and occupied by two unsightly industrial 1970's type buildings. It is proposed to remove these completely and construct three stone cottages with rear gardens and parking to the front.

## HISTORY

Until the coming of the Romans, little is known of Whalley, it is known that there was an ancient fort on Clerk Hill, occupied in the Bronze Age. It is thought that the name “Whalley” is derived from “The Field of Wells”, or “Well Lea”, as there are many wells in the village.

Standing on a main route from East to West at a good river crossing point with good drinking water. It is assumed Whalley was a good resting place for travellers, a first bridge was recorded in 1317 when Adam De Huddlesden granted a quarry to the monks of the town.

The present cottages on the West side of King Street have been greatly altered over the years. At least two of them were farmhouses, one being Abbey Farm, others perhaps began life as farm buildings, whilst others were houses to agricultural estate workers and some were employed on the Abbey Estates.

To the rear of the site now stands a modern housing development, built in 2000 (approximately). This stands on the site or land curtilage previously occupied by a corn mill, built in the 1830's.

So the origins of the proposed site were probably agricultural, a small farmstead and when the buildings were converted into houses, the area was presumably allocated as gardens. You can see evidence of this if you refer to the 1845 map. The land behind the buildings on King Street has not been “divided up” by comparison to the maps of 1870 and 1892.

### PRESENT SITE USE

The existing buildings date back to the 1970's and were built as general purpose, large span buildings which over a period have been used for a variety of purposes. In the 1970's they were used to store the Post Office vans. Presently the building to the South is used as a "hobby garage" whilst the building to the North is used as a small commercial garage, also trading in vintage motors and general "objet d'art"

## DESIGN

Whalley is of significant historical importance and it is not obvious why two such unsightly buildings were allowed in the first place, particularly so close to the rear of No's 17 and 19 King Street, approximately 6.5 m from the main two storey element of these houses.

The design of the proposed scheme seeks to address this issue and we have sited the proposed cottages approximately 11.5m<sup>2</sup> away from the same wall (presently 6.5m), this will obviously be a vast improvement from the oppressive nature of the existing buildings.

The present foot prints of the existing buildings are 197m<sup>2</sup> and 143m<sup>2</sup> totalling 340m<sup>2</sup>, the total of our proposals are 139m<sup>2</sup>. We propose to develop only 41% of the existing developed footprint, the remainder of the site being gardens, parking and an access to the rear of properties 17, 19 and 21 King Street.

The cottages will comprise of a dining/kitchen and living room to the ground floor and have 2 double bedrooms and family bathroom to the first floor, a w.c. will also be provided on the ground floor.

A private rear garden with amenity space will be to the rear backing on to the rear garden of the properties to King Street.

There will be 2 parking spaces per cottage with also 2 visitors' spaces and bin storage on the opposite side of the access lane.

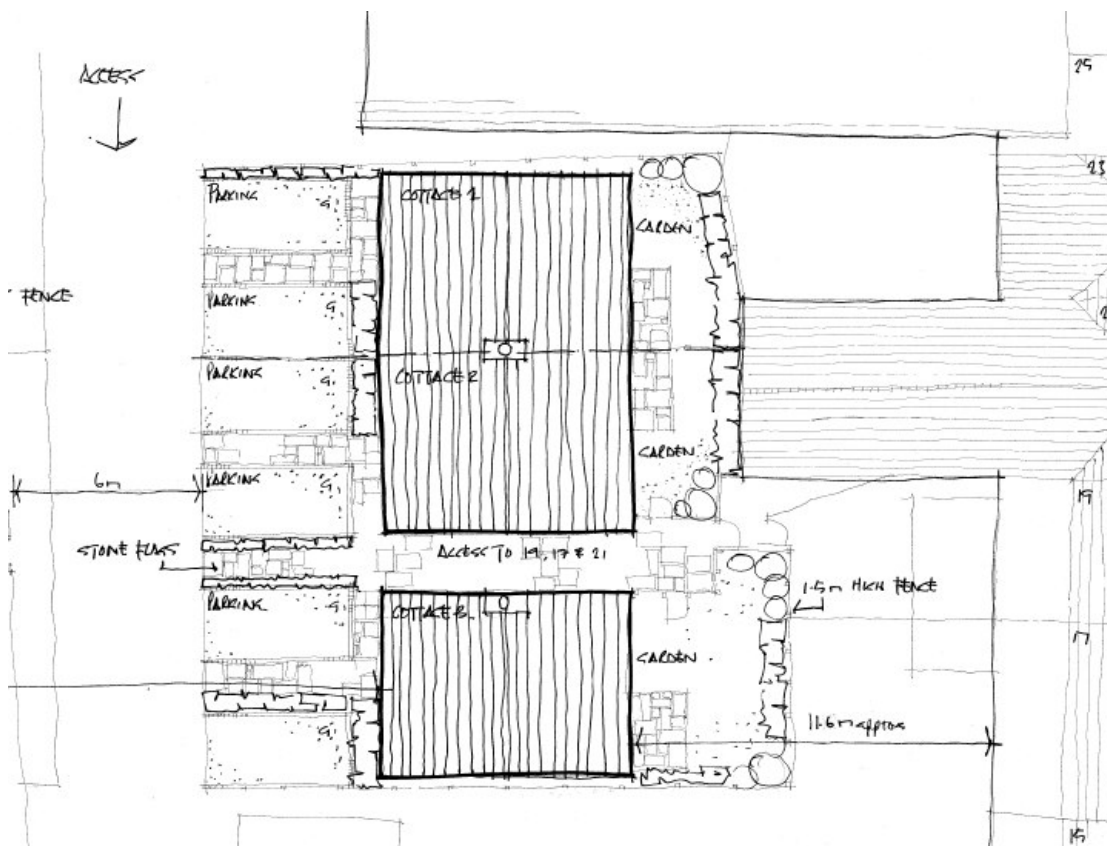
The materials will be natural stone walls with reclaimed natural slate roof and softwood painted doors and windows. A 1.5m high boundary fence will be erected between all neighbouring properties.

The First Floor windows facing the properties have been carefully considered and respectfully positioned to mitigate any loss of privacy to the existing dwellings. We have indicated all the bathroom windows to be obscure glazing.

We have located the only two bedroom windows in this elevation to be directly behind the proposed new gable wall therefore limiting any overlooking to the existing properties.

### ACCESS

As existing vehicular access is via Back King Street and shall remain as existing with improved parking.



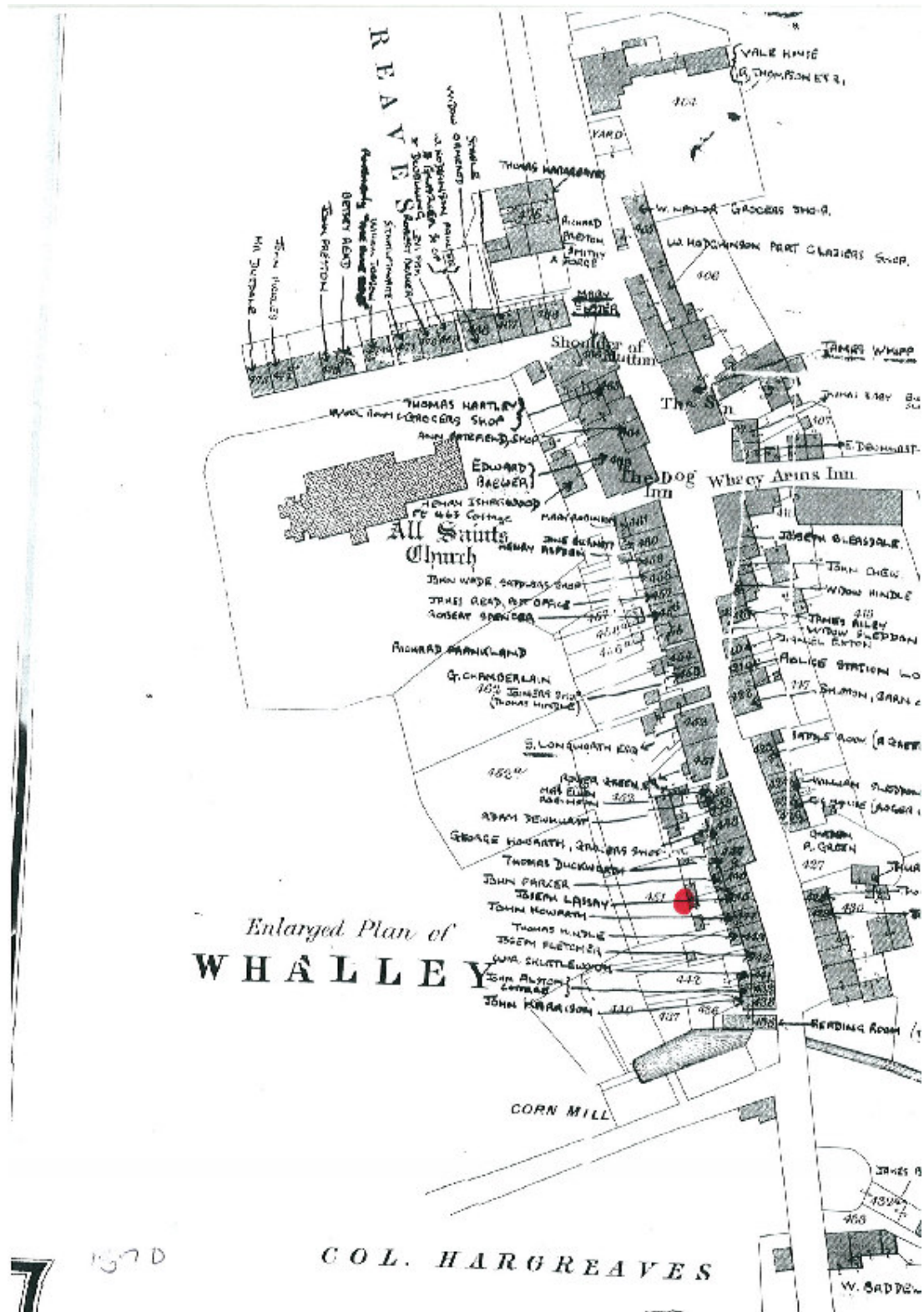
Proposed Site Layout



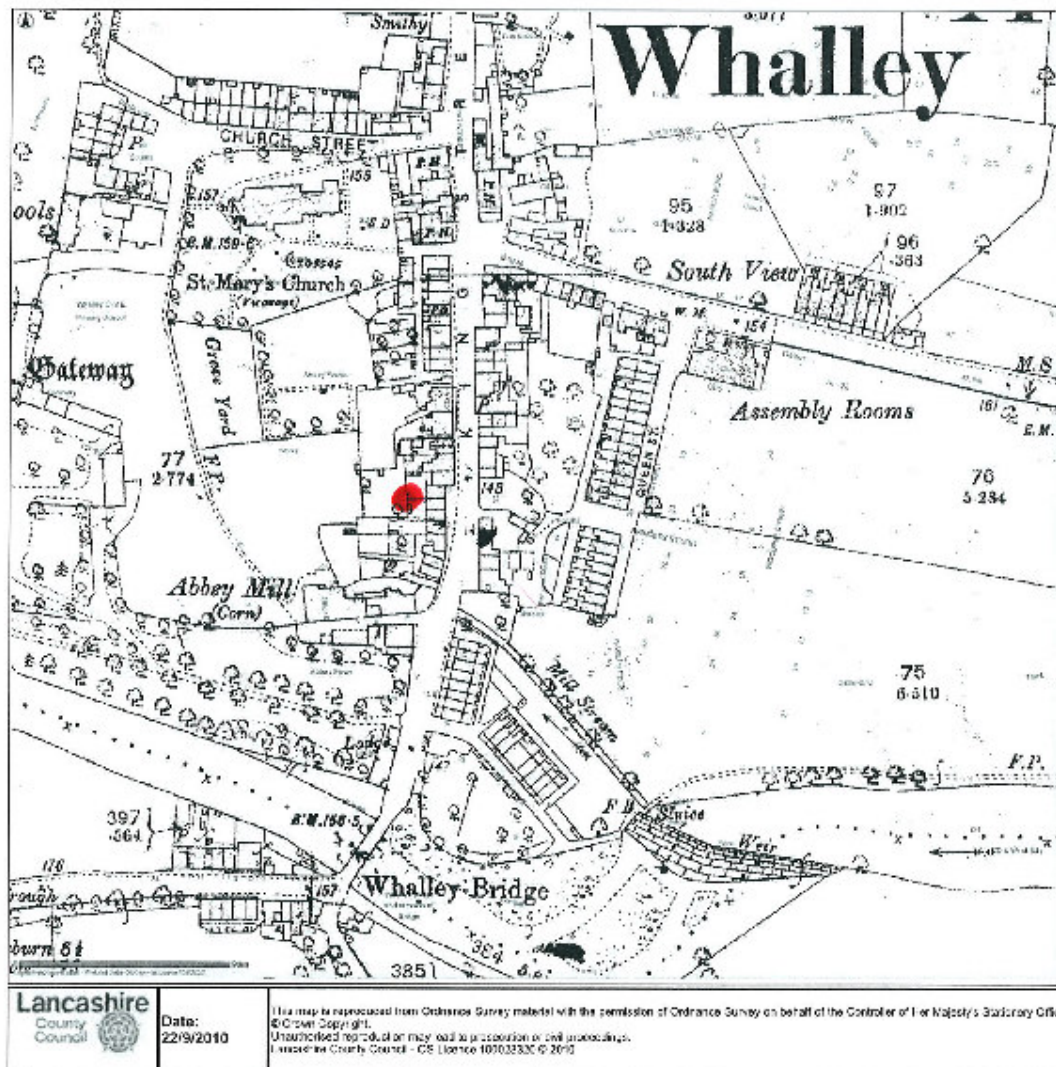
1845 map of Whalley - Site indicated in red







1870 map of Whalley - Site indicated in red



1892 map of Whalley - Site indicated in red



Site indicated in red.

SUMMARY

The 3 cottages will be an aesthetic improvement on the existing unsightly buildings. Also nuisance noise will cease once the garage and workshop are removed. The dwellings will provide homes for couples, singles or young families.