

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

7 January 2016

Design Introduction

The proposal shows the construction of a new dwelling located within the vacant plot of land between Avenue Road and The Dene. Following a period of consultations the final position for the house has been agreed in order to minimise its impact on The Dene and the neighbouring properties.

The topography of the site dictates how the design has been informed as the levels 'fall away' from the sloping plateau towards the road side of The Dene.

There is a mature 'green screen' fronting the road before the site climbs and opens up towards the rear of the properties on Avenue Road.

Access to the proposed development site is via Avenue Road utilising an existing entrance into the field and extending a private road to the house.

The house is designed on three levels which respect the topography of the site as the levels drop towards the Dene and allows the access road to service the upper forecourt where the principal entrance of the house is located

The overall concept shows a house which respects its location and the setting of the conservation area whilst addressing the privacy of the neighbouring properties.

The design has been carefully produced in order to provide a family home providing flexible accommodation on three storeys.

Internally

The internal arrangement demonstrates a main open plan central area at ground floor level (upper forecourt level) with an entrance zone stepping down to a lounge with a dining and kitchen area to the south and bedroom area to the north. At this level there is an integrated double garage and workshop with direct access to the house.

It is at this mid level that the house affords access onto an external terrace which wraps around the south / west aspect of the property. There are doors direct from the lounge and the bedroom area onto the terrace.

A feature of the lounge is both the large expanse of glazing on the western wall and the integration of the fire and chimney breast.

The access to the first floor areas is from the entrance zone and a unique feature of this design is the 'bridge' link over the lounge which provides access to the bedroom and closet to the south. A third bedroom is positioned against the north elevation and

there is a door off the landing leading to a sun room over the garage and workshop. This room is within the roof area and velux cabrio rooflights allow natural light and provide a balcony arrangement looking to the south across the upper forecourt. The lower ground floor is accessed via a straight stair flight from the dining area which arrives within a lobby/hall way with doors leading into further living accommodation including an additional bedroom , bathroom , lounge , home cinema room and utility / wine store. This level has a principal wall for views on the western side only where a second access into the house is positioned which leads directly off the lower garden area. To the north and eastern sides the design shows a service void between the retaining walls and the walls to the habitable areas. This void is accessed either externally on the north elevation or internally from the hall way.

Externally

The house has a unique appearance which is informed by the topography of the site and it's natural setting. The impact of a new dwelling in this setting has been very carefully considered and consultations have been extensive.

Essentially the house appears as a three storey property from the Dene , although the ground floor and first floor is set back from the western facade of the lower ground floor which will reduce the impact of the three storeys from The Dene.

The existing 'green screen' will be maintained between The Dene and the property where the lower garden area provides the set back between the road and the front of the house.

The steps either side of the dwelling follow the steep contouring of the land which is essentially 'dug out' to allow the house to nestle into the site allowing the property to be enhanced by the terracing of the garden to the north and south which is created as a result of the necessary earthworks.

Access to The Dene will be via short flight of shallow steps leading to the lower garden allowing the site to be serviced from this side. The landscaping proposal will demonstrate the softening of the street edge and show how the house has a minimal impact on the street scene.

The property will appear as a solid structure up to the terrace (ground floor level) clad with natural stone incorporating stone surrounds to the openings. A central entrance door is located within a porch feature with a pitched roof which extends above the terrace level. A glass balustrade provides an edge detail to the terrace which is visible from The Dene.

From ground floor level (terrace) the house appears as a timber framed three gabled structure with a large expanse of glazing in the central feature which announces the central living area. Interspersed with the oak framing and glazing are panels of natural stone and Krend finish. The house is two storeys above the terrace level and the principal idea is to ensure that the main habitable areas have a view towards the west across The Dene.

The roof profile recognises the three gables by incorporating hipped end features on a steep roof slope of 35 degrees which is finished in natural slate.

To the eastern side the house profile again appears as an L shaped two storey structure. The principal wall finish is natural stone and render as the west elevation at ground and first floor.

Two particular features are the main entrance enhanced by the glazed porch with protruding gable and the sun room above the garage which incorporates the velux cabrio rooflights over the garage door.

The upper forecourt is defined by a low stone retaining wall which terminates the site curtilage to the rest of the field which remains undeveloped with the exception of the private access road.

It is important to note that the house will appear as a single storey dwelling when viewed from the neighbouring property to the north as the topography of the site dictates that the house is set into the ground as described and the north elevation is principally a stone wall with windows serving bathrooms/ensuites. The roof does not include any roof lights to the northern side in order to protect the privacy of both the occupants of the new dwelling and the owners of the neighbouring property. Screen planting could also be incorporated to this side of the house at the top of the landscaped terracing.

The external surface finishes will be a mix of natural stone setts and gravel in order to retain a softening which respects the site.

Design Summary

It is recognised that the site location is unique within the heart of the Hurst Green settlement and is currently designated as 'significant open space'. It is also acknowledged that the site lies within the conservation area, however there is no recognisable common style of architecture within the village and there have been larger type dwellings approved by the Authority in recent years.

This proposal aims to demonstrate that it is entirely practical to construct a new home which carefully considers its impact on the natural setting and its relationship to the other properties within the settlement. This will be a modern house and will be designed to high standard of sustainability with ground and air source heating solutions and be thermally efficient incorporating air tight details and high specification insulation products.

The overall aesthetic will be an individual home built from natural materials set into the landscape offering minimum impact on the immediate environment.