

DESIGN AND ACCESS STATEMENT

CLIENT: Mr & Mrs. P Brett

PROJECT ADDRESS: The Bowling Green, Brockhall Village, Old Langho, Blackburn BB6 8BL

PROJECT: Re-submission of approved application 3/2013/0844; Clearance of Previous Bowling Green and Gardens for the Erection of 1No. Detached, 2.5 Storey Property with Detached Garage & 1No. Detached, 2.5 Storey Property with Integral Garage.

This application seeks to alter the larger property (Plot 1 - with integral garage) in accordance with the revised drawings.

INTRODUCTION

The current site was previously a bowling green facility set in gardens, forming part of a care village. Whilst there are no existing structures within the site, there are several buildings, both residential and otherwise, along the boundary; the site also contains an internal road / driveway, large areas of planting and a range of trees protected by preservation order.

The principle for the development of this site for residential purposes has been well documented in various applications over the years, most recently in early 2013 ref: 3/2012/0323, in which the smaller of the two properties was added and approved.

This application proposes to alter the larger of the two properties in accordance with the revised drawings. The previous owners of the site have worked hard to maintain this large area of land during their ownership and for their second application, revisited the arborculturalist to determine the health and wellbeing of the trees on site since an initial report was compiled over 5 years ago. Whilst the results of this latest report indicate that several of the trees towards the front of the site (facing Cherry Drive) are in a state of severe ill health, the previous owners have since agreed with the Conservation Officer a Tree Protection Plan for the duration of the build, as well as Tree Impact and Tree Planting Plans to introduce a number of additional trees on completion. Where boundary hedging is to be removed, it is still the client's intention that the foliage be re-used to infill gaps on the immediate site, or replanted elsewhere in the local area by the Brockhall estate Groundsman. Furthermore, any hardcore material removed from the unused area of existing driveway, is to be recycled and used in the new driveways. The previous owners have collaborated closely with the Planning Department previously to achieve two full approvals and the current owners intend to adapt the scheme to better suit their situation and usage; to this end we feel the proposal is a strong candidate for formal submission.

BUILDING WORKS

The heavy foliage in and around the site are to be protected as much as possible during the course of the build, as mentioned previously; the details of which can be seen on the attached Tree Protection Plan. Subsequently the remaining area/s are to be cleared, prepared and excavated as necessary for the installation of the foundation system.

When appropriate, the client's contractor is to ensure the site is ready to receive a flat pack of timber frame panels and relevant roof truss system. The timber frame will then be erected on site to form the dwellings and garage from foundations to roof, felted and loosely battened, ready for the outer skin of masonry, along with chosen roofing material. Materials have already been selected and are as follows:

MATERIALS

Facing Brickwork: Furness Brick Ember Blend

Roofing: Natural slates – dark grey

Stonework: Natural sandstone or similar reconstituted cast stonework – colour to match adjacent property.

DESIGN AND CHARACTER

The site has been designed to not only provide the occupants with light, airy homes and extensive amenity space but also to avoid any unnecessary and unwelcome overlooking upon the nearest neighbours. The surrounding gardens are to act as a natural buffer between the plots as well as the nearest occupants in the Bowling Green Cottages, Watling Gate and the Nursery situated to the west of the site; furthermore openings facing in these directions have been restricted to secondary windows generally in non-habitable rooms, for maximum privacy of all parties. None of the amendments to the previous scheme will change or have any detrimental effect to the site, or surrounding area on these counts.

As there is no set single style of property in the surrounding area, the client's have taken inspiration from several new build properties in the village. All elevations are finished in facing brickwork, with buff stone window surrounds to add a further dimension. The roofs are to be finished in a flat profiled, grey/black natural slate.

MOVEMENT AND CIRCULATION

For the purposes of access, both pedestrian and vehicular, the proposed site is relatively level at and up to the build point. Any surrounding paths are to remain level on all sides thereafter.

The front pedestrian accesses into the property is to be fully compliant with Part M of the Building Regulations providing sufficient level threshold access for both wheelchair users and those with other ambulant disabilities.

The WC's, situated within the entrance foyer is also designed to adhere to all specified code for required circulation and usage. All staircases are to be designed, fitted and finished in accordance with all relevant Part K specifications. None of the amendments to the previous scheme will change or have any detrimental effect on these counts.

ACCESSIBILITY – VEHICULAR AND PEDESTRIAN

The existing driveway, exiting directly from Cherry Drive, consists of tarmac and compacted earth at present. Within the site boundary, this driveway is to be extended and adapted to establish a direct access way to the property; although not confirmed at present, the new driveway will be finished with a permanent, durable surface such as tarmac or paving and will utilise any material from redundant areas. Access paths to the rear of the properties are to be provided to suit. None of the amendments to the previous scheme will change or have any detrimental effect on these counts.

COMMUNITY SAFETY

All residents have a degree of duty to secure their property / properties sufficiently to deter criminal activity on their own land and subsequently within the local area. The client plans to protect the proposed dwellings using lockable entrance gate/s between the front and the rear of the site with fully secure garages and related entrances; furthermore internal intruder alarms are to be installed throughout the building with security lighting to the front, rear and sides (exact location and details of fittings to be determined). None of the amendments to the previous scheme will change or have any detrimental effect on these counts.

ENVIRONMENTAL SUSTAINABILITY

The project at the Bowling Green, Brockhall Village will utilise a sustainable timber frame kit constructed and fully insulated, as standard, to adhere to not only current regulations, but also in anticipation of forthcoming changes to sustainability legislation and housing upgrades.

Brockhall is a small, picturesque estate surrounded by open farmland and slightly removed from the nearest villages of Whalley and Langho.

Within 3.5 miles of the site there are school facilities, a library, post offices, pharmacies and medical practices. Furthermore, there are a range of small, general stores including hairdresser, bakery, butcher and fish and chip shop as well as leisure facilities such as sports clubs, beauty salons, retail park and public houses. Local public transport links include bicycle routes, bus and train stations in both Whalley and Langho.

Within a 7 mile distance, all the amenities of Blackburn city centre are easily accessed via main road networks and railway links.

CONCLUSION

To summarise, the site will initially undergo sensitive clearing and excavation work for the installation of the relevant foundation type. The new dwelling and garage structure will then be erected using the sustainable timber frame kit and finished with quality materials and fittings to produce an efficient and attractive family home. The surrounding garden amenities and existing trees and hedges will then be appropriately landscaped and/or replanted where necessary to complete the scheme.