

Design & Access Statement

Bennetts Close

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Land at Bennetts Close
Wiswell Lane
Whalley
Lancashire
BB7 9AF

March 2016

3D.G design
architectural consultants

1.0 Introduction

3D G Design Ltd have been commissioned to prepare and submit a planning application for the taking down of the existing house and garage Bennetts Close, and its replacement with a new detached house and garage.

2.0 Location

The application site is an existing dwelling accessed off Wiswell Lane.

3.0 Site Analysis

Previous applications have given approval for the development of the house' curtilage with 4no. large detached dwellings. The site is bounded substantially with well established trees and landscaping, and measures 3200m²

4.0 Amount + Scale

The proposal is for a large replacement house, predominantly 2 storey, with additional rooms in the roof space, together with a detached double garage.

5.0 Design

The design of the house has been developed to complement the isolated and tranquil nature of the site, to complete the exclusive development. The house is individually designed and is accessed through their own private gate, off a curved access road. The positioning of the new house and garage is in the general location of the existing house and garage, and the front elevation and its glazing taking advantage of the southerly aspect.

The property has been designed to incorporate elements of the local vernacular, window proportions, surrounds and label mouldings, parapet gables, chimneys etc and are to be faced in natural stone and render, with natural blue slate roofing, again taking reference from and tying into the character of the area, as well as the immediate 4 no. new houses.

7.0 Access

Access to the site is to be maintained in its current location off Wiswell Lane. Access from parking spaces to front doors would be in accordance with current legislation, with low gradients and level thresholds.

8.0 Landscape

The site is currently well screened with existing vegetation, comprising hedgerows and trees. Poor quality vegetation will be replaced or restored and new planting will strengthen the existing boundaries. Native tree and shrub species particularly those typical of the area will be used. The landscape details are as those approved as conditions under the previous application for the development of the site.