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DESIGN AND ACCESS STATEMENT

**FOR THE PROPOSED CONSTRUCTION OF A
SINGLE DWELLING HOUSE ON PLOT 6 (NEW HOUSE TYPE)
ASSOCIATED WITH APPROVED SCHEME FOR 10 DWELLINGS**

REF. 3/2014/0618 AND 3/2016/0748

**OF LAND OFF CHATBURN OLD ROAD, CHATBURN,
NR CLITHEROE**

FOR J-J HOMES (NW) LTD

Date: 24th October 2016

Our Ref. 5138 - DAS

Author: SGH

Version: 1.01

1 Introduction

- 1.1 This Design and Access Statement provides supplementary and explanatory information in support of a planning application seeking consent for a new house type on Plot 6 of an approved residential development scheme for ten dwellings.

2 Design Concept

2.1 Scheme:

The scheme has been designed to reflect the architectural language (form, materials and detailing) of the rest of the development which was dealt with under planning approval Ref. 3/2016/0748 for amendments to the other nine plots.

2.2 Use:

The application is still for a new house type for a single dwelling house with a private garden and driveway.

2.3 Amount:

Since the original design was approved (Ref. 3/2014/0618) in 2014 and as part of the current approved scheme (Ref. 3/2016/0748), the Applicant has undertaken further ground exploratory works and found that it is possible to integrate the new dwelling on Plot 6 into the existing topography and underlying bedrock.

2.4 Layout:

The new dwelling would be located further into the site, away from the southern boundary by 5M and from the eastern boundary (next to Plot 5) by 0.75M, as shown on the proposed site plan drawing 5138-58 submitted. The new position would improve the relationship of the dwellings on Plot 6 and Plot 5 and would not adversely affect privacy and amenity of Plot 7.

The main volume of the proposed house type is situated on the same general area of the site as previously approved, notwithstanding the above changes. The layout integrates with the revised access way layout which was approved under Application No. 3/2016/0748 which allows for a secure private driveway with double garage and front entrance level with and off this.

The new house type fits comfortably inside the approved boundary for Plot 6.

2.5 Scale:

The new dwelling would appear as being a single storey property from the northern side from the access way (opposite Plots 7 and 8), and as a 2 storey dwelling from the southern side. The external ground level at the principal entrance at upper ground floor is 121.510, and the external lower ground level is 118.810. The approved external ground level for Plot 6 is 120.279 but the proposed ridge level on the new house type ridge is 129.554, which in comparison with the previously approved ridge level of 130.00 would mean the ridge of the new house type being 0.446M lower.

The scale and massing of the proposed new house type would sit comfortably with the surrounding dwellings and reflects the plan form of approved house type for Plot 3, which has a single utility link detached double garage (with hobby space in the roof void) which extends out and occupies the north western part of Plot 6.

2.6

Landscaping:

The landscaping scheme would follow the proposed design for the rest of the site with private drive ways finished with block pavements and Indian paving used for constructing surrounding paths and terraces. Private garden areas would have grass lawns and an indigenous hedge planted along the western and southern site boundaries. A stone wall would be constructed to form the internal boundaries of Plot 6 and Plot 7 and the access way, with gates.

3

Appearance:

3.1

The scheme has been designed to reflect the contemporary architectural language (form, materials and detailing) of the rest of the development which was dealt with under planning approval Ref. 3/2016/0748 for amendments to the other nine plots.

The overall appearance of the new dwelling would reflect the plan form of approved house type for Plot 3, which has a single utility link detached double garage with hobby space in the roof.

The front entrance design is signified by a projecting gable.

There is a 2 ½ storey glazed gable to the rear / south elevation which serves principal living and bedroom accommodation. This element would reflect the general design approach of two storey glazed corners on plots 3 and 7, and would not lead to any other looking of other properties which are situated well away.

The new house type follows the same design approach used for other dwellings on this site in terms of utilising roof spaces for bedroom accommodation.

3.2

Materials

The proposed dwelling would be constructed using natural stone and dressed stone surround and painted render walls, and natural blue slate roof – all to match the rest of the development.

The architectural language reflects the rest of the surrounding development and will integrate well.

4

ACCESS

4.1

The approved access way would serve all pedestrian and vehicular traffic to Plot 6, which is consistent with the extant approval.

The private drive and double garage would provide space for at least four cars to park and leave the site in a forward gear.

The garage and main entrance are level with the drive.