

## DESIGN AND ACCESS STATEMENT

For  
The demolition of an existing dwelling  
And erection of a replacement dwelling to  
No. 30 Beverley Drive  
Clitheroe  
Lancashire

**Date:** December 2016  
**Job ref:** 5195

from concept to creation...



## 1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Mr Alan Nester, as part of a full planning application for the demolition of an existing dwelling and erection of a replacement dwelling at No. 30 Beverley Drive, Clitheroe.

It is to be read in conjunction with planning drawing Nos:

- 5195-02A
- 5195-03A
- 5195-04B
- 5195-05A
- 5195-06B
- 5195-07
- 5195-08

## 2.0 SITE CHARACTERISTICS

The site is located on Beverley Drive and is within walking distance of Clitheroe Town Centre, the site has a steep gradient to the South, sloping down to Primrose road. Vegetation and trees are present to the south of the site at a comfortable distance from the position of the proposed dwelling, there are two trees in poor condition to the west of the site which are to be removed.



Currently situated on the site is an existing dwelling and a number of poorly designed/situated conservatories. The existing dwelling is in a state of disrepair and the area would benefit from the building being demolished and replaced with a well designed, aesthetically pleasing property in keeping with the surrounding area which is befitting of this relatively large plot.

### 3.0 LAYOUT

The scheme takes into account privacy distances between the proposed dwelling, existing neighbouring properties and gardens. The existing fence boundary to the east and West is to be retained along with the retaining wall to the south of the site. The existing entrance will allow two cars to park on the drive once the shrubs are cleared away/cut back either side of the driveway.

### 4.0 SCALE

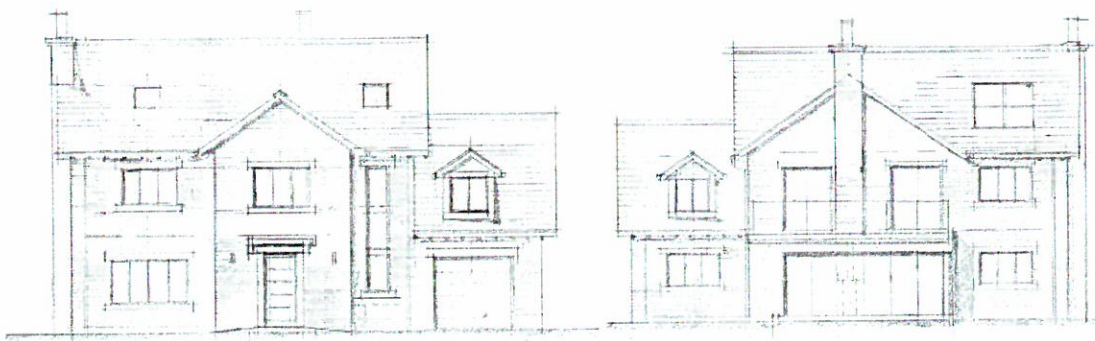
The property will be two storeys in height reflecting the scale and character of those in the surrounding area and would make use of the roof space. The ground floor plan allows for a large open plan kitchen / dining area with views to the south and rear linked to a utility room and a sitting room. A single garage is internally linked at ground level accessed from the private driveway. The first floor is occupied by four doubled bedrooms, two En-suites, family bathroom and dresser. The property has a single garage with provision for one vehicle a further two parking spaces on the driveway.

### 5.0 APPEARANCE

The design has taken reference from the surrounding context including the pitched roofs and material selection to create a contemporary design. A limited palette of quality materials such as dark grey coloured windows, natural stone head and cills, facing brick, natural slate and areas with a rendered finish integrated with simple and quality detailing are used to enhance the positive visual impact of the design.

The proposed eaves heights of the single and two storey parts of the building line through with the general roof lines of adjacent properties (as shown on the proposed street scene drawing 5195-07). To ensure the dwelling integrates in terms of size and scale.

An exposed chimney has been incorporated as an architectural feature and this reflects the appearance of similar chimneys on adjacent buildings.



The projecting gable feature is present on the rear elevation which provides a contrast in depth to the elevation. Bi-folding sliding doors are present to maximise solar gain to the south facing elevation whilst also providing access to the rear garden.

The integration of the local materials such as bricks, stone and slate ensure that the appearance will integrate into the surrounding context and provide a quality development.

## 6.0 LANDSCAPING

A tree survey has assessed existing trees and found two to the west of the site to be of poor quality and are to be removed. Root Protection Areas have been identified and adhered to as part of the proposal and shown on the proposed site plan. A temporary 2m high Heras fence will be erected, position as indicated on drawing No. 5195-02A during construction to protect trees to the south of the site.

## 7.0 CONCLUSION

In summary the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and surrounding area. The dwellings will provide an appealing and quality aesthetic whilst using traditional materials to respect and ensure it is in keeping and harmony with surrounding properties. The proposed dwelling does not compromise the amenity of adjacent buildings, or their gardens and would not result in a loss of light. The site is within an established residential area in which similar sized detached two storey dwellings are situated.