



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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## DESIGN + ACCESS STATEMENT

Material amendment - Replacement dwelling  
Deepdale  
Crow Park Lane  
GISBURN BB7 4HP

### Existing situation :

Approval no 3/2016/1135 was granted on 21-12-06 for the demolition of the existing cottage and the construction of a new dwelling - a 2 storey building. The approved scheme is too large for, and not the most appropriate solution for the applicant, who is a wheelchair user.

Demolition of the existing cottage has taken place. Ground investigation works are continuing to determine ground conditions on the site.

### Design + Access :

A new single storey dwelling is now proposed, on the 'footprint' of the original cottage, sitting in an enlarged cutting, oriented to face west, on one floor level with ramped connection to the garage.

The roof overhangs to the west to provide sheltered vehicle to wheelchair transfer under cover, and cover to the horse access door.

The structure is a monopitch steel frame with blockwork walls overlaid in larch boards, and aluminium framed glazing facing west.

Clerestory glazing to the east accommodates the rock/gabion excavated face.

The roof remains as originally approved as composite panels carrying sedum filled trays, now as a simple monopitch plane.

There continue to be no neighbours, and there are no overshadowing nor overlooking issues. The proposed building will not be visible from outside the site. Closer views, from within the site, will be of a pavilion within a garden setting.

Vehicular access will be via the existing driveway. The lower section will be bitmac surfaced with resin bound gravel topping. The forecourt will be block paved. Paths around the building sides + rear will be permeable gravel.

The building will be on one floor level and the layout is specifically for wheelchair accessibility throughout.

Flood Risk:

The floor level of 3.40m is as originally approved, some 400mm above the original cottage floor.

(See flood risk statement with application 3/2016/1135)

Bats:

EED report B1738 found that the proposals would have low/moderate impact upon protected species. Principal demolition was done outside the breeding season.

John R Warton  
Architect  
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