

# DESIGN AND ACCESS STATEMENT

FOR

HOUSEHOLDER APPLICATION

AT

## WILKINSON FOLD FARMHOUSE TWISTON

JUNE 2018

JOB NUMBER: 5599

VERSION: 1.00

from concept to creation...



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## **1.0 DESCRIPTION**

- 1.1** This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Baron as part of a householder planning application to propose a new garage and garden room at Wilkinson Fold Farmhouse.
- 1.2** This report is in support of the application and should be read in conjunction with the supporting information for the positive expansion of the company within the village.

## **2.0 EXISTING**

- 2.1** The site is situated close to the village of Twiston, approximately 6km from Gisburn and 3.5km from Downham by road. The house is set within a large garden area located close to the road off which it is accessed from. The house has been extended and altered under a former planning application 3/2007/0679P which was granted in August 2007.
- 2.2** The previous planning approval has been implemented with the footprint constructed on site for the current garage approval. Given the close proximity and visual impact on the existing house this proposal seeks to re-locate the proposed garage to the eastern side of the property.

## **3.0 PROPOSAL**

- 3.1** The proposal positions the new garage to the east slightly set back from the main rear elevation and approximately 3m from the side of the existing house. The form of the design adopts a rectangular shape opposed to the L-shape currently approved. The proposal is a storey and a half high with the ridge height of 5.9m reflecting same as the current approval.
- 3.2** The ground floor layout for the garage is to be accessed by vehicles from the north via a new access track via the existing hardstanding. Pedestrian access is to the west into the staircase or garden room which is sheltered by a roof canopy. The garden room is located to the south of the building with access to a sheltered terrace area.
- 3.3** At first floor level, the roof space is occupied by a shower room, storage and gym space with rooflights and one gable window.

- 3.4** Externally the building is set within the existing banking to the side of the house reducing the visual impact on the house. The ground floor level will reflect the existing house as will the natural external materials such as stone and slate. An overhanging roof will provide a feature of the design as well as incorporating additional shelter externally. The garden room will be formed in oak to provide a traditional aesthetic.
- 3.5** The position of the building will be sheltered in the corner of the site and have a minimal impact on the surrounding area both from the surrounding roads and wider parameters.

#### **4.0 ACCESS**

- 4.1** Access will remain through the existing main gate off the road for vehicles. The new access track to the garage will be sensitively positioned to provide a landscaping buffer to the main house. The position of this access track also limits the vehicular impact to the front of the house which will remain as non-vehicular through the retention of the existing stone by the entrance.

#### **5.0 CONCLUSION**

- 5.1** This application seeks to provide a positive re-location of the existing garage to the east of the existing house to reduce the impact on the existing dwelling. The building is sensitively designed to provide an ancillary living space to the existing house using natural materials. The proposal is set within the existing landscape and at a height to match the current approval.