

Landscape Curtilage Re-alignment – Supporting Design Statement Document for The Coach House, Clitheroe Road, Waddington BB7 4HQ

1.0 Applicant's and Site Background

The Applicants Mr & Mrs Blenkinship recently purchased this property and have already begun work to carryout major internal reconfigurations and a small extension to the front to bring the existing property up to a remarkably high standard. Approved Application No. 3/2018/0908.



Figure 1.1 – Proposed single-storey Front Elevation of Property



Figure 1.2 – Existing Front Elevation of Property

2.0 Landscaping

In order to expand this high standard to outside the property landscape, a landscape specialist has been appointed to develop the outside space. The proposals that have been designed require a need to realign the domestic curtilage for the location of a shed and photovoltaic panels. In order to diminish the impact on the open countryside some land currently within the domestic curtilage will be returned to open countryside to provide the curved proposal as shown below.

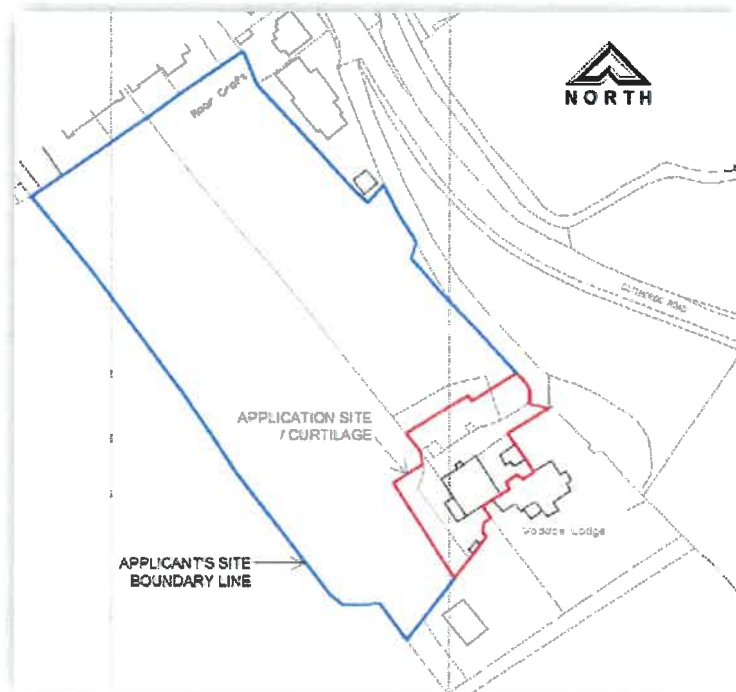


Figure 2.1 - Existing Site Boundaries as per application

3.0 Landscape Architects Proposal

The scheme put forward by the landscape architect has been developed to maintain full enjoyment of and harmonise with the open countryside. It has a insignificant impact and forms a less 'in-lined' approach design which is more congruous with nature and natural shapes. For a full detailed description of the landscape scheme see drawing BLE001CONCEPT04R04.pdf. The figure below illustrates the proposed equipment which has created a requirement for extending the existing domestic curtilage.



Existing greenhouse - new position



Existing photovoltaic panels have been relocated to a more efficient position

This new proposed layout relocates the utility buildings and photovoltaic arrays to one single area which are currently disordered and scattered around the existing dwelling.

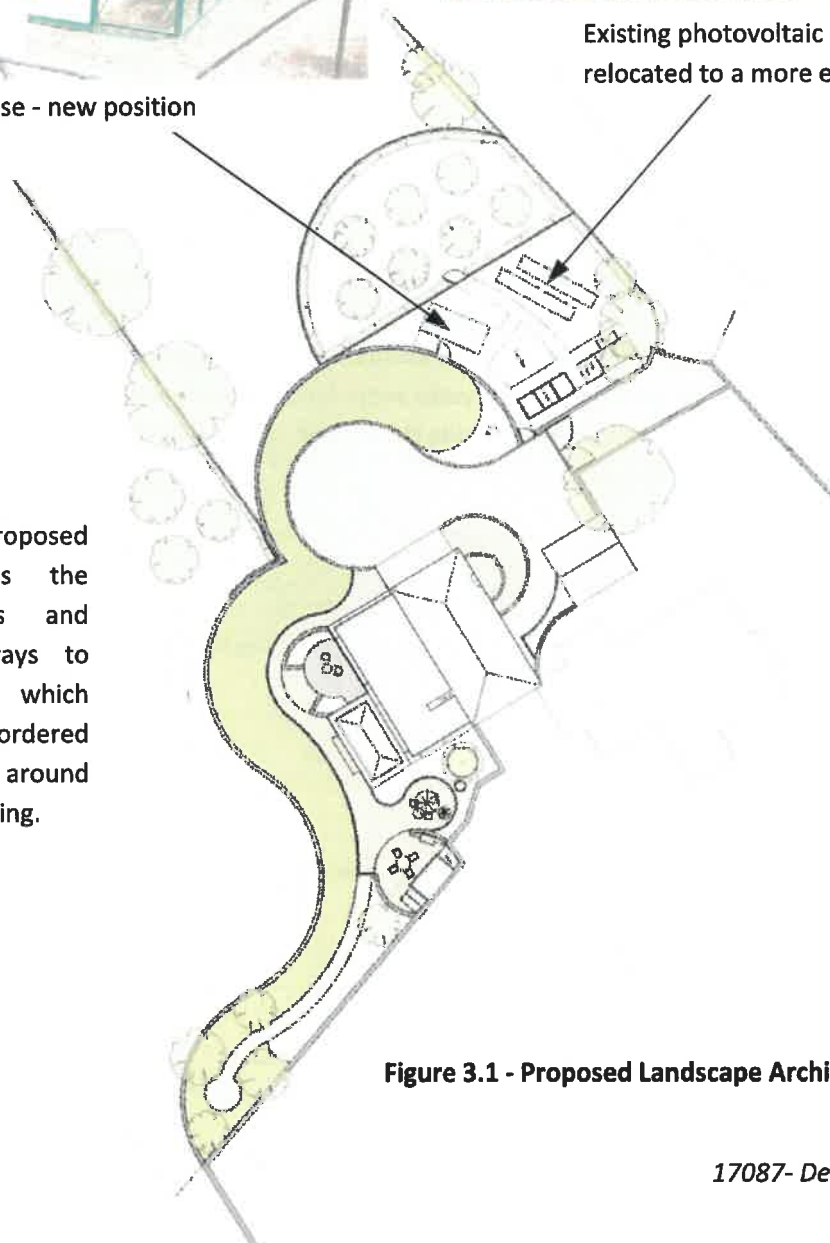


Figure 3.1 - Proposed Landscape Architects Scheme

4.0 Current curtilage Treatment

The following shows photographs of the existing curtilage as it is. In many areas it is ambiguous and not very well defined.



Figure 4.1 – Existing Curtilage Photographs

5.0 Conclusion

The existing curtilage is undefined and rather vague. A need for permission to alter the domestic curtilage and reform the edge as per the proposed landscape design is required. The following figure shows the revised domestic curtilage showing the full extent of the proposed alteration to the curtilage with the new curtilage shown in red and the existing curtilage shown in faded red (pink).

Three areas of the existing domestic curtilage are to be returned to open countryside, and a narrow strip to the North of the existing site is to be reverted to being within the curtilage for the locating of the existing photovoltaic panels and an existing green house as previously described in Section 3.0.

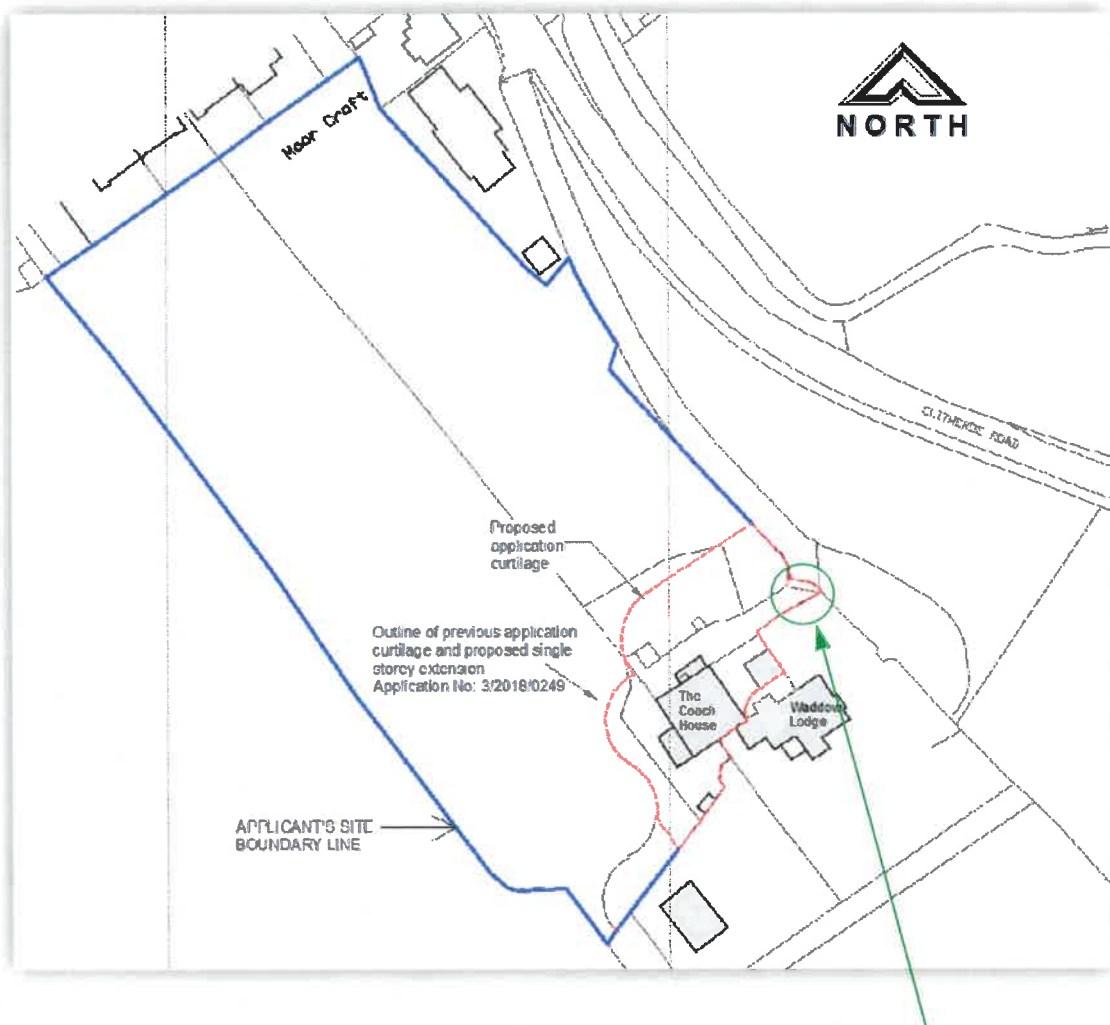


Figure 5.1 - Proposed Curtilage Design

The existing curtilage has area of approx 1342m² (0.1342Ha) and proposed curtilage has an area of 1350m² (0.1350Ha). The 8m² is suspected to be the difference in the driveway realignment. Where original OS map was unclear.