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DESIGN AND ACCESS STATEMENT FOR A PROPOSED 3 BEDROOM DETACHED HOLIDAY COTTAGE AT MILL FARM, WADDINGTON



This statement supports the planning application enquiry demonstrating a design and layout for a proposed 3 bedroom detached holiday cottage.

Site

The site is located off Slaidburn Road on the outskirts of Waddington, the site falls within the forest of Bowland AONB.

Proposal

The proposal shown is for a detached 3 bedroom holiday cottage as an addition to the existing business premises.

Planning History

3/2003/0192 - Two storey extension to provide additional domestic accommodation.

The application was approved with conditions.

3/2003/0650 - Two storey extension to provide additional domestic accommodation (Resubmission).

The application was approved with conditions.

3/2004/0280 – Erection of domestic garage/storage building.

The application was refused.

3/2009/0062 – Proposed demolition of existing residential outbuilding. Construction of replacement outbuilding to provide ancillary residential garage, storage and family hobby/study space and a self-contained holiday let. Associated external works.

The application was approved with conditions.

3/2011/0506 Proposed demolition of existing residential outbuilding. Construction of replacement outbuilding to create two self-contained holiday cottages and a work from home office. Associated external works. Design amendments to approved scheme No. 3/2009/0062.

The application was approved with conditions.

Layout

The proposal has a modest increase in volume at 7.1% from the existing buildings within the proposed site, the visual amenity of the building will match the surrounding and existing buildings.

The proposed scheme will create a 3 bedroom two storey cottage, the outdoor space will provide additional overflow parking for the existing holiday cottages.

Due to the location of the proposed site within the existing cluster of buildings and dwellings, the overall impact of the proposal is insignificant in comparison to the extents that the site is located within.

Massing

The proposal consists of erecting a two-storey holiday cottage with parking. The existing site is 280m² with 60m² of this being taken up by the existing buildings, the proposal is to increase this to 79m² with the construction of the new dwelling.

Materiality & Appearance

The materiality of the existing buildings consists of natural random stone walls and welsh blue slate roofs. The proposed cottage will be constructed with natural random stone walls with a welsh blue slate roof to ensure the building sits harmoniously within the cluster of existing and surrounding buildings.

Roger Hines

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