

Design and Access Statement

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Proposed Detached Bungalow

Off

Brindle Close
And to the rear of

28 Calfcote Lane Longridge PR3 3SR

For

Mr & Mrs G & L Walmsley

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INTRODUCTION

The applicant owns 28 Calfcote Lane Longridge and is looking to develop the rear garden to create a detached true bungalow for their retirement which will include full disabled facilities including access. The land benefits from a proposed direct access onto Brindle Close

PLANNING HISTORY

The property appears not to have had any planning applications since it was built in the early 70s.

USE

The rear garden to No 28 is large and set within a group of bungalows. A residential proposal sits well in this setting without imposing on the privacy of neighbouring properties

AMOUNT

The site is large enough for a single detached 2 bedroomed true bungalow positioned as a continuation of properties on Brindle Close.

LAYOUT

The bungalow is designed to be a continuation of those on Brindle Close. This is also reflected by the proposed access onto Brindle Close. Its location and window positions have been carefully considered to ensure no overlooking or direct views into the bedroom of No 28 Calfcote Lane. A 1.5m fence will assist in affording privacy.

SCALE

The Bungalow is sited in the lower garden area with the ridge being 4.685m above finished floor. The eaves heights vary as a result of ramped access requirements but generally at 2.3m above finished floor level.

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LANDSCAPING

The site is on two levels – the upper level being retained for parking whilst the lower level for the new bungalow will be accessed using ramps and separate steps. A small lawned area will be provided whilst the rest of the site will have resin bonded permeable paving. Only one new boundary will be created which will divide 28 Calfcote Lane from the new property. This will be a typical post and panel fence 1.5m high. There are two small cherry trees – one to be retained the other felled. Care will be needed to ensure the roots are unaffected. To this end levels have been carefully considered to ensure the tree roots are protected. The roots are at the lower garden level and will be covered by a permeable resin surface forming a path around the bungalow.

APPEARANCE

The bungalow is designed to reflect the scale and proportions of the neighbouring bungalow 22 Brindle Close. However, it will be rendered with coloured uPVC windows in a more contemporary style than its 1970s neighbour.

ACCESS

The site is readily accessed from the cul-de-sac known as Brindle Close with just a section of existing brick pillars and honeycombed concrete panels to remove and; drop kerbs provided. A level access to parking with ramps and separate steps allow disabled access and parking for the dwelling and all areas around it.

CONCLUSION

This application for a bungalow is sited at the end of the cul-de-sac Brindle Close. It forms a natural continuation of development along that road without being intrusive to neighbouring properties. The proposal is affectively an infill and has style and scale which reflects neighbouring development. The proposal is effectively a 'windfall' in housing provision policy and therefore should be readily approved.