

## DESIGN AND ACCESS STATEMENT

Planning Application for the  
Proposed Construction of 1 No. Residential Bungalow  
On Land associated with  
Paddock Gate, No. 14 Wiswell Lane,  
Whalley

**Date:** October 2019  
**Job ref:** 5876



## 1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Bamford, as part of a full planning application for the erection of a bungalow on land associated with Paddock Gate, No. 14 Wiswell Lane, Whalley.

It is to be read in conjunction with planning drawing Nos:

- 5876-01A Existing Site Plan and Elevations
- 5876-02D Proposed Plans, Elevations and Section
- 5876-03D Proposed Site Plan
- 5876-04 Location Plan

The proposed dwelling is intended for the parents of the occupants to No.14 Wiswell Lane Whalley, however the dwelling is to have its own residential curtilage/boundary to be separate to that of No. 14 Wiswell Lane Whalley as a standalone residential dwelling.

## 2.0 SITE

The application site is a sustainable location positioned directly off Wiswell Lane and is within walking distance of Whalley village centre and within the settlement boundary. The site comprises of a detached two storey property, a driveway, garden amenity areas and areas of vegetation. Similar standalone developments have been approved within close proximity. The existing entrance to the site is only 1 car wide, because of this we are proposed to widen the entrance to the site to allow passing room for two cars.

## 3.0 LAYOUT/SCALE

The scheme takes into account privacy distances between the existing and proposed dwelling, existing neighbouring properties and gardens. The boundary to the North of the site is heavily screen with large scale hedges and vegetation.

The property will be two storeys in height, however the roof space will be utilised for the first floor to maximise the space within the dwelling while keeping the ridge height subservient to its surroundings (see drawing ref: 5876-03C). The ground floor plan allows for an open plan kitchen, dining and living area linked to a utility room, along with a shower room and further reception room. A single garage is internally linked at ground level accessed from the shared private driveway with the provision for one vehicle with a further 2 parking spaces on the driveway. The first-floor roof space is occupied by two doubled bedrooms and two En-suites.

## 4.0 APPEARANCE

The design has taken reference from the surrounding context including the pitched roofs and material selection to create a contemporary but in keeping design. A limited palette of quality materials such as dark grey coloured windows, natural stone, natural slate and areas with a rendered finish integrated with simple and quality detailing are used to enhance the positive visual impact of the design. An exposed chimney has been incorporated as an architectural feature and this reflects the appearance of similar chimneys on adjacent buildings.



A projecting entrance porch is present on the front elevation which provides a contrast in depth to the elevation.

The integration of local materials such as stone, render and slate ensure that the appearance will integrate into the surrounding context and provide a quality aesthetic.

## 6.0 CONCLUSION

In summary the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and surrounding area. The dwelling will provide an appealing and quality aesthetic whilst using traditional materials to respect and ensure it is in keeping and harmony with surrounding properties. The proposed dwelling does not compromise the amenity of adjacent buildings, or their gardens and would not result in a loss of light. The pre-application advice obtained supported the proposed development hence the submission of this full planning application.