

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
06/10/2020



Peter Hitchen
Architects

DESIGN & ACCESS STATEMENT

SUPPORTING STATEMENT FOR THE RESUBMISSION OF A PROPOSED REPLACEMENT FOUR BEDROOM DWELLING AND SITE REDEVELOPMENT TO INGLEDALE, LONGSIGHT ROAD, CLAYTON LE DALE.

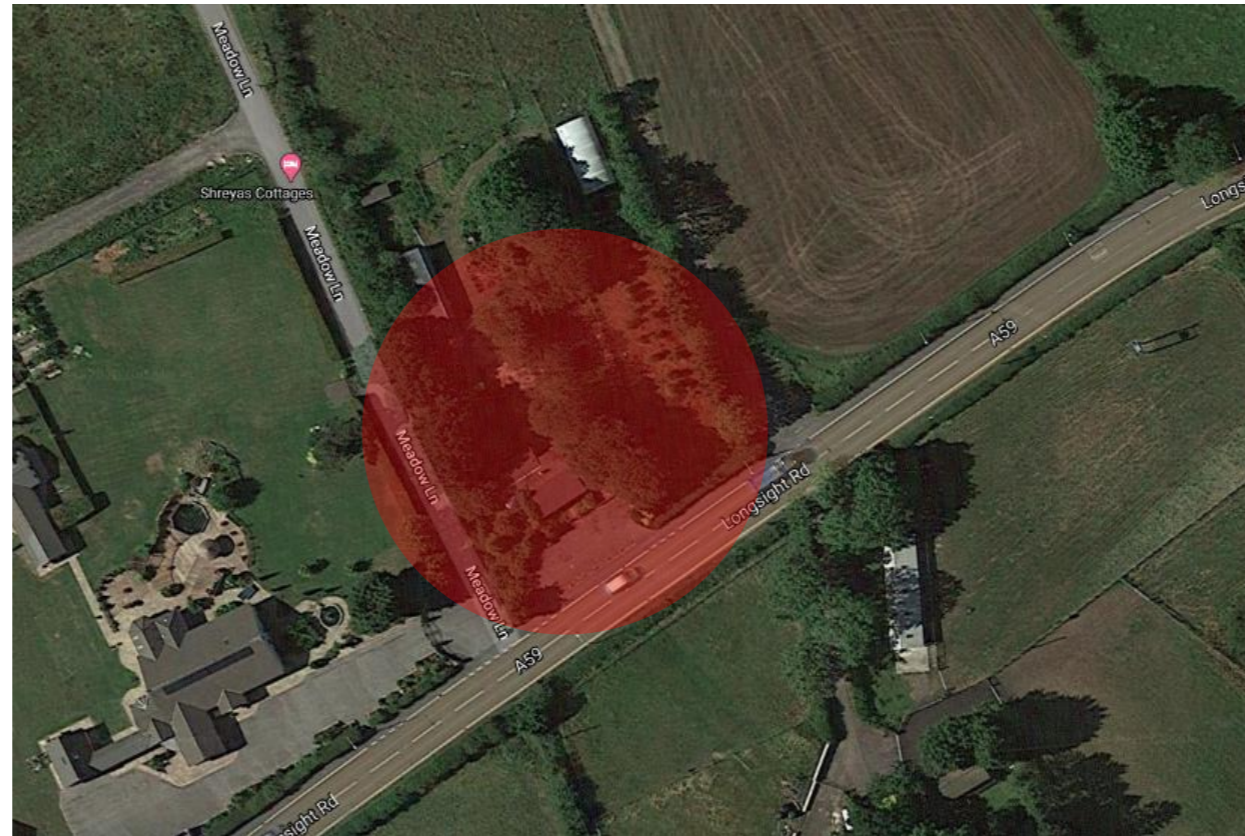
Summary

This resubmission follows the approval for a new replacement 5-bedroom dwelling application 3/2019/0783. This proposal again demonstrates a building constructed in the local vernacular and in an amended position setback from the A59. The new proposal is for a 4-bedroom replacement dwelling, the building will be constructed over 3 floors, one of which being at basement level.

The scheme involves the demolition of the existing bungalow and the construction of a new family home to improve the amenity and accommodation of the site as well as the new stable block which will be constructed within the overall site curtilage.

Site

Ingle Dale, Longsight Road, Clayton le Dale, BB1 9EX. The site is located within the open countryside and great care has been taken to respect the context of the immediate surroundings and environment. The section of road that the proposal is located, resides within and existing eclectic housing corridor with a wide variety of housing typologies.



Planning History

Pre-application - RV/2019/00018 - Supported in principle

Planning application - 3/2019/0783 - Approved with conditions

Layout

The scheme has been designed to maximise the views to the south and north, as well as simplifying the overall site layout.

Whilst the proposal has a modest increase in volume, the visual amenity of the overall site will be vastly improved through the use of quality materials and workmanship.

Access to the site will be amended to form a more synonymous and clear entrance to the site, parking will be to the front of the house and screened from the main road through the use of trees planted to the road side boundary.

Massing

The proposal consists of the demolition of the existing bungalow as well as all of the other existing dilapidated structures on the site, this will make way for the new family home and stables.

The proposed property has been set back from the original buildings position; the proposed stables are to be constructed in a similar position to the existing polytunnel as shown on the site plan.

It is worth noting that there are other properties along the A59 towards Preston that have received planning permission and have been constructed, which have very similar massing and appearance to the proposal put forth.

Material & Appearance

The proposal will include a variety of materials which will take into consideration the local vernacular and the surround buildings that exist along the A59.

Dwelling Materials



STONWORK



WINDOW SURROUNDS



WINDOWS



QUOINS



GREY SLATE

Farm Building Materials



NATURAL TIMBER



STONWORK



CORRUGATED ROOF

The design and material choice of the proposal has been informed by the rural setting and the use of vernacular and natural materials. Internally the proposal will be finished to high standard to provide exception family living accommodation.

EXISTING DWELLING



PROPOSED DWELLING



Regards,

Roger Hines FdA, ACIAT

Peter Hitchen Architects