

DESIGN AND ACCESS STATEMENT

Proposed demolition of existing bungalow and outbuildings and construction of new four bedroomed house with attached garage at Ashcroft, Mill Lane, Waddington BB7 3JJ.

The Site

The site is located off Slaidburn Road onto Mill Lane approximately 1¼ mile from Waddington and its amenities. The site is located within the AONB of Bolton-By-Bowland.

The site at present consists of a single storey 2 bedroomed dwelling with detached garage and outbuildings. The dwelling is set within the properties surrounding gardens to the north, east and south, along with the driveway which is located to the south west of the property. The land to the north of the dwelling is agricultural land, this land along with the residential land, forms the overall curtilage of the property.

Planning History

The existing dwelling was constructed in 1978, a further planning application was granted in July 1985, application number 3/85/0403/p, this was for a proposed extension forming a stable building and two storage buildings.

A Pre-Planning Application ref: RV/2019/ENQ/0081 to erect a replacement dwelling on the site, was submitted in July 2019 which concluded "the proposed development would be acceptable in principle subject to a full assessment of all relevant material considerations during the application process".

The Proposal

The proposal is for a two storey replacement dwelling with an attached double garage. The new dwelling is to be sited on the existing building line 8m from the west boundary, to accommodate external parking for 3 vehicles and a turning circle to allow vehicles to head out of the plot onto Mill Lane.

The proposal involves the demolition of the existing dwelling along with outbuildings and garage prior to construction of the new house.

The proposed dwelling is two storey with an eaves height of 4.9m and a ridge height of 7.7m, the building is rectangular in shape incorporating a dwelling 13.85m x 10.609m and an attached garage 6.72m x 6.72 with an eaves height of 2.6m and a ridge height of 4.326m.

External Materials

Natural stone walling to the south elevation facing Mill Lane, with nature stone heads cills and jambs along with stone plinths and quoins to all other elevations, combined with white smooth render and timber cladding. The roof to the dwelling and garage will be in blue slate to match the existing and surrounding buildings. The proposal also includes white UPVC windows and black framed aluminium feature windows and doors.

Accommodation

Ground floor

Open plan kitchen/dining/lounge area facing the open fields with access to a utility and plant room. The front of the dwelling is accessed through a white rendered porch into an open plan hallway leading to a toilet, living room and feature staircase to the first floor.

First floor

Open plan landing area leading to four double bedrooms with en-suites, the two bedrooms at the rear contain dressing rooms and each have access to a small balcony overlooking the open fields.

Site coverage

The total curtilage for the site including agricultural land is 8,704.5sq m/2.15 acres of which 963.2sq m is residential, the remaining 7777.3sq m being agricultural.

The existing dwelling and outbuildings have a combined footprint of 164.3sq m, the proposed replacement dwelling (including garage) has a proposed footprint of 183.93sq m which equates to an increase of 11.9%.

Access

The proposals maintains the existing access point on to Mill Lane, however the design includes a wider access with improved site lines.

Conclusion

This statement along with the supporting documentation demonstrates the proposal in detail.