



**Overdale, York Lane, Langho, Blackburn, BB6 8DT**

## **Design and Access Statement**

Full and Detailed Planning Application for a Replacement Dwelling at Overdale, York Lane, Langho, Blackburn, BB6 8DT.

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## 1.0 INTRODUCTION

- 1.1 This statement is being submitted in support of a full and detailed planning application for the replacement of dwelling known as Overdale, York Lane, Langho, Blackburn, BB6 8DT. This application is being submitted on behalf of the owner and applicant Dunkenhalgh Estate.
- 1.2 The description of development is as follows:  
  
*Replacement Dwelling at Overdale, York Lane, Langho, Blackburn, BB6 8DT.*
- 1.3 In addition to this Design and Access Statement, this planning application is supported by a Supporting Planning Statement, location plan, proposed and existing elevations and floor plans.
- 1.4 This statement provides a description of the proposed dwellings and demonstrates how the proposals will achieve a high-quality design appropriate for the sites setting and intended use.

## 2.0 DESIGN AND ACCESS STATEMENT

- 2.1 This Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and National Planning Practice Guidance. In particular, the Statement explains the design principles and concepts that have been applied to the development with regard to:
- Amount of development
  - Layout
  - Scale
  - Appearance
  - Access
- 2.2 The National Planning Practice Guidance states that a Design and Access Statement must:
- a) Explain the design principles and concepts that have been applied to the proposed development; and
  - b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.
- 2.3 The NPPG also sets out what should be included in a Design and Access Statement and makes the following points:
- A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.
  - Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

## 3.0 THIS APPLICATION

3.1 In order to allow a proper assessment of the proposals and satisfy the requirements of planning policy, and reflect the requirements of local and national validation requirements, the application is accompanied by:

- Application Forms (inclusive of Certificates)
- Supporting Planning Statement
- Location Plan
- Existing and Proposed Site Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Preliminary Ecological Assessment

3.2 This Statement is to be read in conjunction with the drawings, application forms and documents submitted alongside the application. The Supporting Planning Statement sets out the planning policy context under which the application should be considered. The planning merits are then examined and the conclusion is reached that the development conforms to the principles of sustainable development and there are no material considerations which indicate that planning permission should not be granted.

## 4.0 SITE DESCRIPTION AND CONTEXT

- 4.26 The site is located on the property known as Overdale on York Lane in the village of Langho. Langho is a rural village located 5 Miles North of Blackburn and 1.3 miles North West of Great Harwood.
- 4.27 The properties adjacent to the site on the Northern side of York Lane are all detached properties with varying heights between 1, 1.5 and 2 storeys.
- 4.28 The existing property at Overdale is a bungalow which was built during the post war period. The property has had a long-term tenant and following the property becoming empty it has become clear that the works required to modernise the property are so significant that a replacement dwelling is the logical solution.



**Property as viewed from York Lane**

- 4.29 The existing dwelling is unattractive and does not contribute positively to the locality.
- 4.30 The dwelling has a rendered finish with a tile roof and is presently overgrown and in a tired condition.



- 4.31 Car parking at the property is accessed directly from York Lane and is situated in front of the existing dwelling.
- 4.32 To the rear of the existing property has a generous garden which is terraced and gives beautiful views across the Ribble Valley.
- 4.33 The total site area is approximately 815m<sup>2</sup> with the existing dwelling and sheds covering a total of 145m<sup>2</sup> of the area.
- 4.34 It is our understanding that traditionally all of the properties along the Northern side of York Lane were previously similar in style to Overdale however over time these buildings have been replaced with modern properties.



**View north from the rear of the plot**

## 5.0 THE PROPOSED DEVELOPMENT

- 5.1 The proposed development involves the demolition of the existing dwelling and outbuildings and the erection of a new dwelling that is better designed for the site and creates a modern living environment.
- 5.2 Full details of the design approach are set out in detail within the Design and Access statement which is submitted as part of this application.
- 5.3 The proposal offers the opportunity for Overdale to become a comfortable family home.
- 5.4 The post-war bungalow would be replaced by a modest two storey dwelling that delivers 4 bedrooms along with bathroom, utility, lounge and open plan kitchen diner.
- 5.5 The proposed dwelling has a footprint of 130m<sup>2</sup> compared to the previous properties 120m<sup>2</sup>.
- 5.6 The volume of the proposed property is 694m<sup>3</sup> compared to the previous properties volume of 3471m<sup>3</sup>. This represents a 47% increase in volume over the previous dwelling.



Proposed South Elevation

- 5.7 Front facing gables are a prominent feature amongst other properties along York Lane and as such this detail has been picked up by the Architectural design.





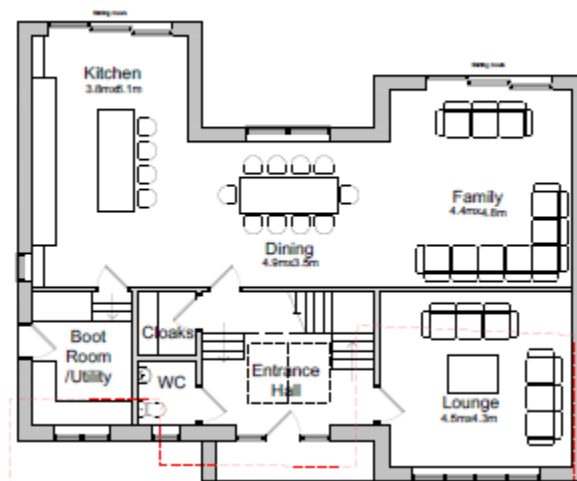
**Proposed site layout**

- 5.8 The layout of the site has been carefully considered and the proposed dwelling will be located slightly further back on the site than the existing so that the height increase of the proposed will be mitigated by the drop in levels and there will be no negative impact upon the amenity of existing occupiers.
- 5.9 New hard landscaping would be introduced to modernise the appearance of the property. The new hard landscaping will also present an opportunity to improve the parking arrangement on the site. Presently as can be seen below two cars can park at the property however you are not able to access and egress the site in forward gear. The revised design above still allows for two car parking spaces, however, by using a turning-head, vehicles can access and egress in forward gear. This is a significant improvement on highways safety.



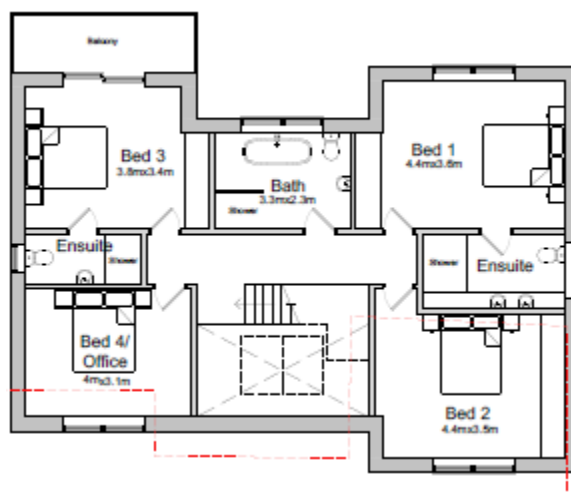
**Access and hardstanding on site frontage**

- 5.10 Hard landscaping to the rear of the property will be installed level with the proposed rear doors so as to give an attractive patio area.



**Proposed floor plan (GF)**

- 5.11 As can be seen from the above floorplans the design of the groundfloor has been carefully considered to provide open planning living to enjoy the views into the Ribble valley while also maximising use of space on the sloping site.
- 5.12 The proposed dwelling has been carefully considered to propose a modern design which makes the most of Overdale's position overlooking the Ribble valley.
- 5.13 On the ground floor the most frequented rooms in the house will be located at the rear and bifold doors are proposed to maximise the views. This kitchen, dining and family space is open plan and should be flooded with light throughout the year. To the front of the property there is a lounge/snug the main entrance and also a bootroom/utility and WC. This compact design strikes a balance between modern living and traditional essentials including the bootroom.



**Proposed floor plan (FF)**

- 5.14 The first floor above includes a Master bedroom and second bedroom with en suites looking towards the garden and valley beyond. The first floor also includes 2 further rooms facing towards York lane which could be used as either bedrooms or home office work spaces.
- 5.15 The entrance to the property will have a double height space above it and with the glazed entrance way will present a profile view of the staircase that could be visible from the road. This architectural feature should appear very attractive when illuminated by the sun or by subtle lighting at night.



**Proposed South Elevation**

- 5.16 The aesthetics of the building have been carefully considered and the proposed façade design presents a blend of modern design complemented by traditional materials.
- 5.17 It is proposed that the new dwelling be clad in local stone and stone lintels be used.



**Example of use of local stone in the locality**

- 5.18 The above terraced properties are located directly across York Lane from the application site and it is proposed that the new dwelling would present a similar materials palette.

5.19 The proposed design has been carefully considered and it is felt that it presents an attractive modern design into an area with a mixture of modern and traditional homes.



## 6.0 DESIGN AND ACCESS

### 6.1 Design Principles and Concepts

- 6.2 Cassidy + Ashton have been instructed by the applicant to prepare and submit an application for full planning permission for the replacement of the existing dwellings known as Overdale with a new purpose built unit.
- 6.3 In terms of the brief the following criteria were emphasised:
- Should be a contemporary home
  - Should complement the area and be built or readily available local materials
  - Should not have a detrimental impact upon neighbouring properties
  - Energy efficient modern construction
  - Robust build and design to withstand the elements
  - Maximise the view to the rear of the property
  - Improve the car parking onsite

### 6.4 Geographical Location of the Site

- 6.5 Following the design principles and concepts set out above a structured approach was taken towards developing a scheme which embraces its surroundings and respects established design principles.
- 6.6 Due to the sites sloping nature the opportunities for the new build were not straight forward; however the clearest opportunity was to develop split level dwelling which maximised the levels change on site while not negatively impacting the street scene.
- 6.7 Due to the amazing views to the rear of the property the design has sought to maximise these views by introducing large windows and doors in the rear elevation.
- 6.8 Making use of the topography of the site the dwelling has also been located to line up with the rear of Petre View so as to ensure there is no negative impact upon daylight entering the adjacent property and also to allow more space for cars to access and egress the site in forward gear.



## 6.9 Layout



### Proposed site layout

- 6.10 As can be seen above the proposed site layout locates the dwelling further back within the site and allows a better parking arrangement at the front of the property.
- 6.11 A patio area is proposed to the rear of the dwelling and the land would be graded as it transgresses to a lawned area.

## 6.12 Scale

- 6.13 The scale of the proposed dwelling has been dictated by the heights of other buildings within the area. Immediately adjacent to the site are two bungalows, however across the road and further along the Northern side of York Lane are a number of two-storey properties.

- 6.14 The scale of the property has been mitigated by placing the first floor bedrooms into the roof space creating the appearance of a 1.5 storey high dwelling. The sloping roof plane coming down to the entrance hall emphasises this.



Proposed South Elevation

- 6.15 This scale has been further mitigated by utilising the sites topography and locating the proposed dwelling further down the site so that it complements its neighbour's height when read as a street scene.
- 6.16 Due to the topography the rear of the property will be read more as a full two storey dwelling.



Proposed North Elevation

## 6.17 Appearance

- 6.18 The overall appearance of the proposed dwelling has been carefully considered to complement and improve the surrounding area.
- 6.19 The 1.5 storey elevation treatment facing York Lane is similar to other replacement dwellings which have been previously approved east of the application system.
- 6.20 The below Property is located 4 doors east of Overdale and is called Lynwood.



**Lynwood the neighbouring property**

- 6.21 The appearance of the proposed dwelling has taken many cues from the above, proposing a front-facing gable and an accentuated entrance.
- 6.22 However the material choices for the proposed building were not taken from such a modern building instead they were taken from the much older cottages with are located directly opposite from the Application site on the south side of York Lane.
- 6.23 It is proposed that the new dwelling would be of a traditional local stone similar to the below cottage and would also include stone lintels in a similar colour palette to the below.





**Example of use of local stone in the locality**

## 6.24 Access

- 6.25 The access arrangements in and out of the site are proposed to be retained in so far as there will be no alteration to the pavement and dropped kerb arrangement.



**Existing dwelling on site**

- 6.26 It is expected that the existing macadam surface would be removed and renewed.
- 6.27 Due to the changes in site layout highlighted above the new drive will include a turning head and car parking spaces for 2 cars. This will vastly improve the current situation where cars must either reverse into the site or reverse onto the road.

## 7.0 CONCLUSION

- 7.1 The proposed development has been carefully designed to be a contemporary dwelling that sits comfortably within its immediate and wider setting.
- 7.2 The above clearly sets out the reasoning for the approach taken and how the design responds to the opportunities and constraints of the site.
- 7.3 On the basis of the above it is clear that the design of the dwelling is in keeping with the surrounding area and the access and car parking of the proposed dwelling will be much improved over the dwelling it replaces.
- 7.4 On this basis it is kindly requested that planning permission be granted for the proposed dwelling.



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