

Design and Access Statement

Land off, George Lane,
Read, Burnley.

Client

The Trustees of Hammond Ground

Scheme

Proposed new dwelling
with associated detached garage

Site

Land Off
George Lane, Read
Burnley

Date

December 2020

1 General

This statement accompanies a submission to Burnley Borough Council for full planning permission in relation to the development of land off George Lane into a new residential dwelling and detached garage. The statement should be read in conjunction with the following drawings & reports:

- OS Location Plan – 20.148.010A
- Proposed Site Plan – 20.148.012D
- Proposed Plans and Elevation – 20.148.013G
- Proposed Sections – 20.148.014B
- Proposed Garage Plans and Elevations – 20.148.016A

2 Site Location

The site is situated on George Lane, Read, Burnley.

The site consists of a plot of undeveloped land on a largely built-up road.



Aerial View of Site and Surroundings



View of existing empty site

3 Use

The development proposes to build a new 2 storey detached house with associated detached garage and landscaped driveway and garden.

Clients Objectives

With the site being located within a largely residential area and being highly suited towards a residential plot the client aims to provide a modern, attractive and sustainable addition to George Lane.

4 Amount

Proposed Total Site Area

Total 2083m²

Proposed Gross Internal Floor Area (house)

Total 484.8m²

Proposed gross internal floor area (garage)

Total 39.4m²

Total Proposed Internal Floor Area

Total 524.2m²

5 Access, Layout and Scale

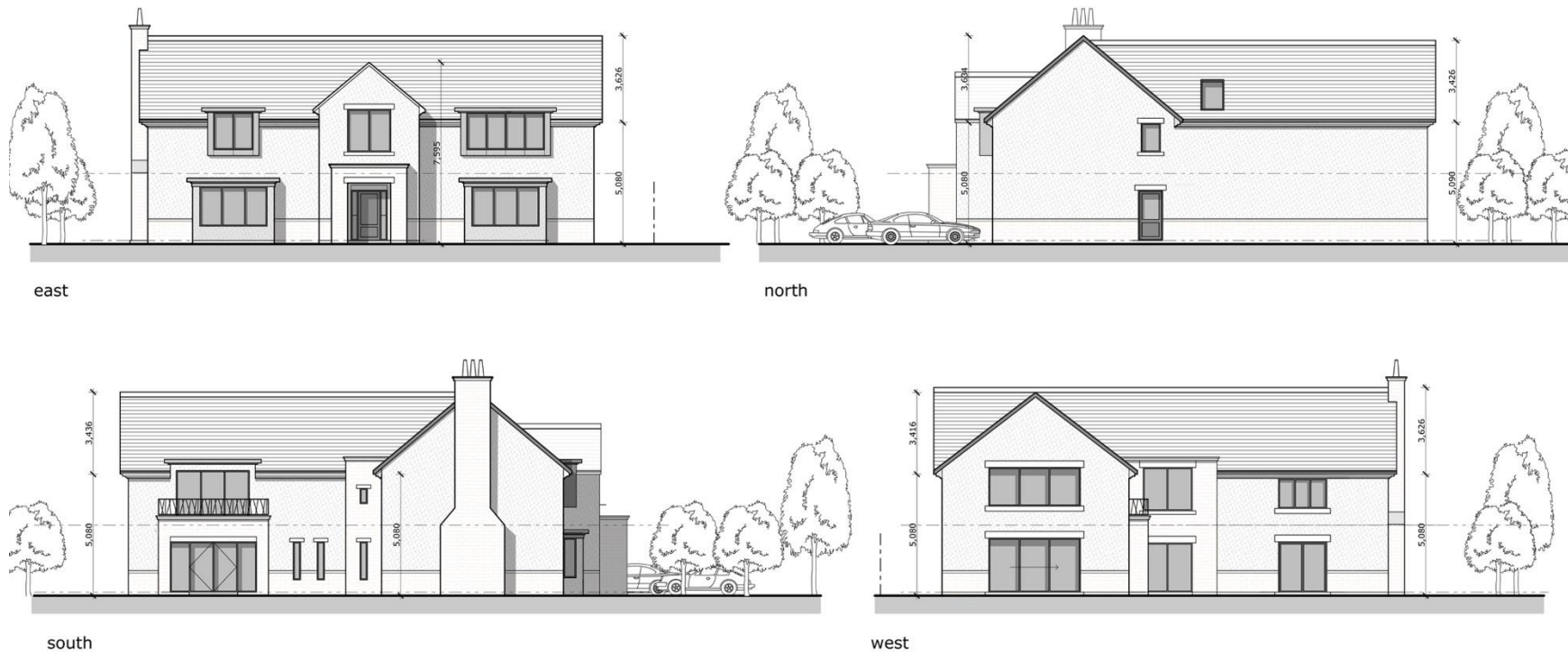
Access to the site will be gained directly from George Lane via a new access point into a driveway leading up to the new house and garage to the north west. The house will be positioned slightly to the north of the site due to an existing easement (which contains a water main) that runs directly through the site.

The scale of the proposed building looks to mirror in with surrounding buildings and has an overall height of 8.5m to the ridge.

6 Appearance and Materiality

The proposal is for an L shaped property with a mixture of high-quality material to give a modern yet in keeping appearance. The majority of the property features a lower band of coursed stone with a white render above. The design also incorporates full sections of coursed stone on the entrance porch, chimney breast and a two-storey abutment to the west of the property. The detached garage will use the same design principles and materials.

The materials to be used in this development will be of the highest quality to give the building a high end and modern appearance.



7 Sustainability

The Client of this development is committed to ensuring the development employs best practice sustainable design principles. This will be achieved through the prioritisation of highly efficient building materials and construction techniques.

- Maximising levels of insulation to the external fabric.
- Optimising levels of air tightness with the new structure.
- Good practice junction detailing to reduce thermal bridging.
- Use of large windows to increase natural light and solar gain.