

EXTENSIONS TO 'PEPPER HILL', WISWELL

DESIGN & ACCESS STATEMENT

MR & MRS BENTLEY
AUGUST 2021



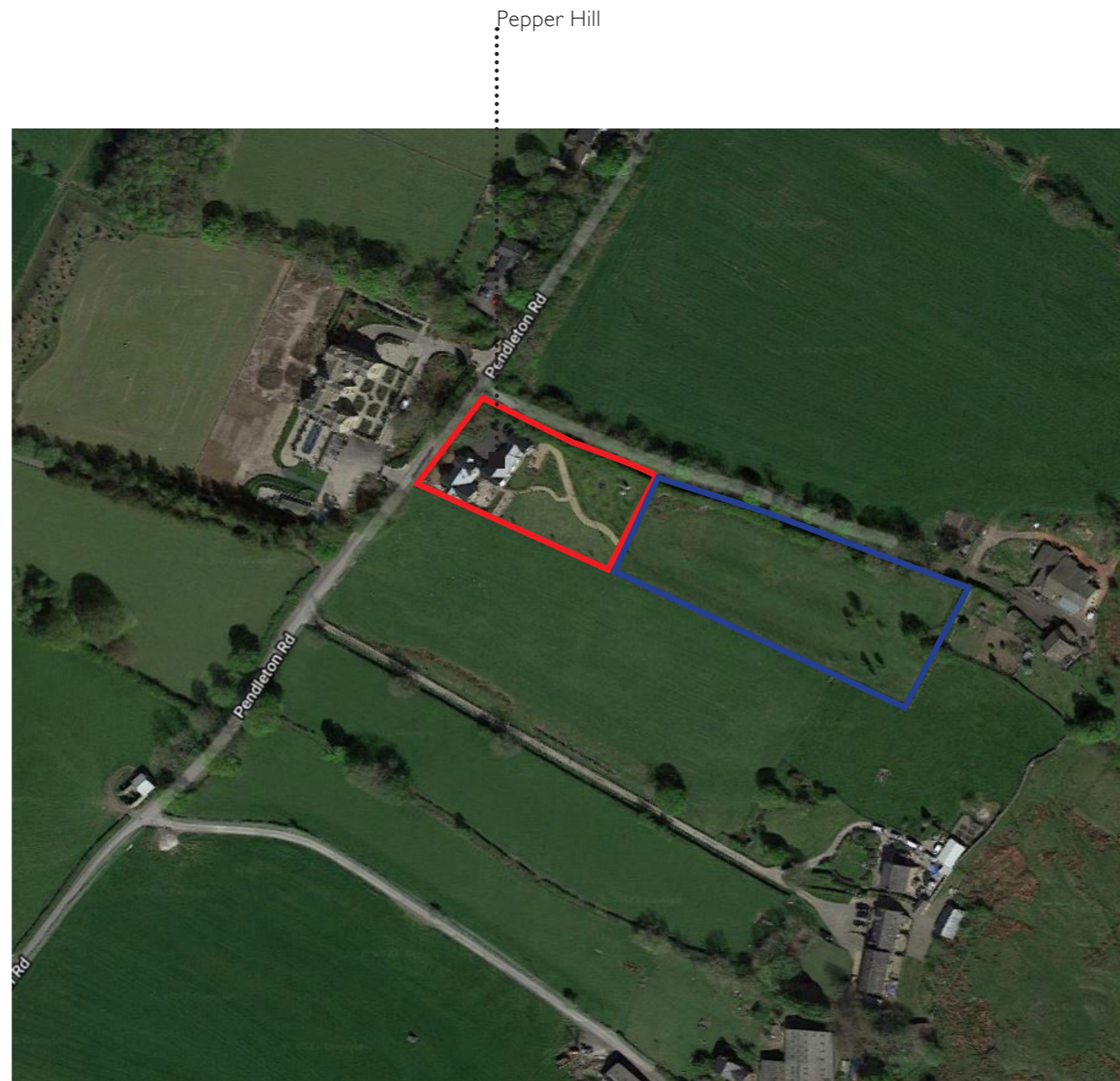
INTRODUCTION

Rural Solutions Ltd. have been commissioned to submit a detailed planning application in relation to the existing residence, 'Pepper Hill', Wiswell, Lancashire. The proposal comprises of extending the house at the rear with a single storey extension and providing a bay window to the kitchen.

'Pepper Hill' is a modern two-storey house which was extended and altered in 2012-2013. The house is located on Pendleton Road near Wiswell village. The property is accessed via a private drive directly from Pendleton Road and has its own driveway, parking and garage within the site. The house benefits from a large garden to the sides and rear.

Existing residential properties exist to the North, West and East of the site although these are far apart and separated by sloping topography, roads and trees.

This document describes the proposed site layout, floor plans and elevations and the development and inspiration for the appearance of the overall scheme.



— Site Application Boundary

SITE LOCATION PLAN 1 TO 1250 AND BLOCK PLAN 1 TO 500

PEPPER HILL, WISWELL:

The existing property is located opposite Wiswell Manor and faces onto the main public road, Pendleton Road.

Although there are existing residential properties near the site, these are far apart and separated by sloping topography, roads and trees.

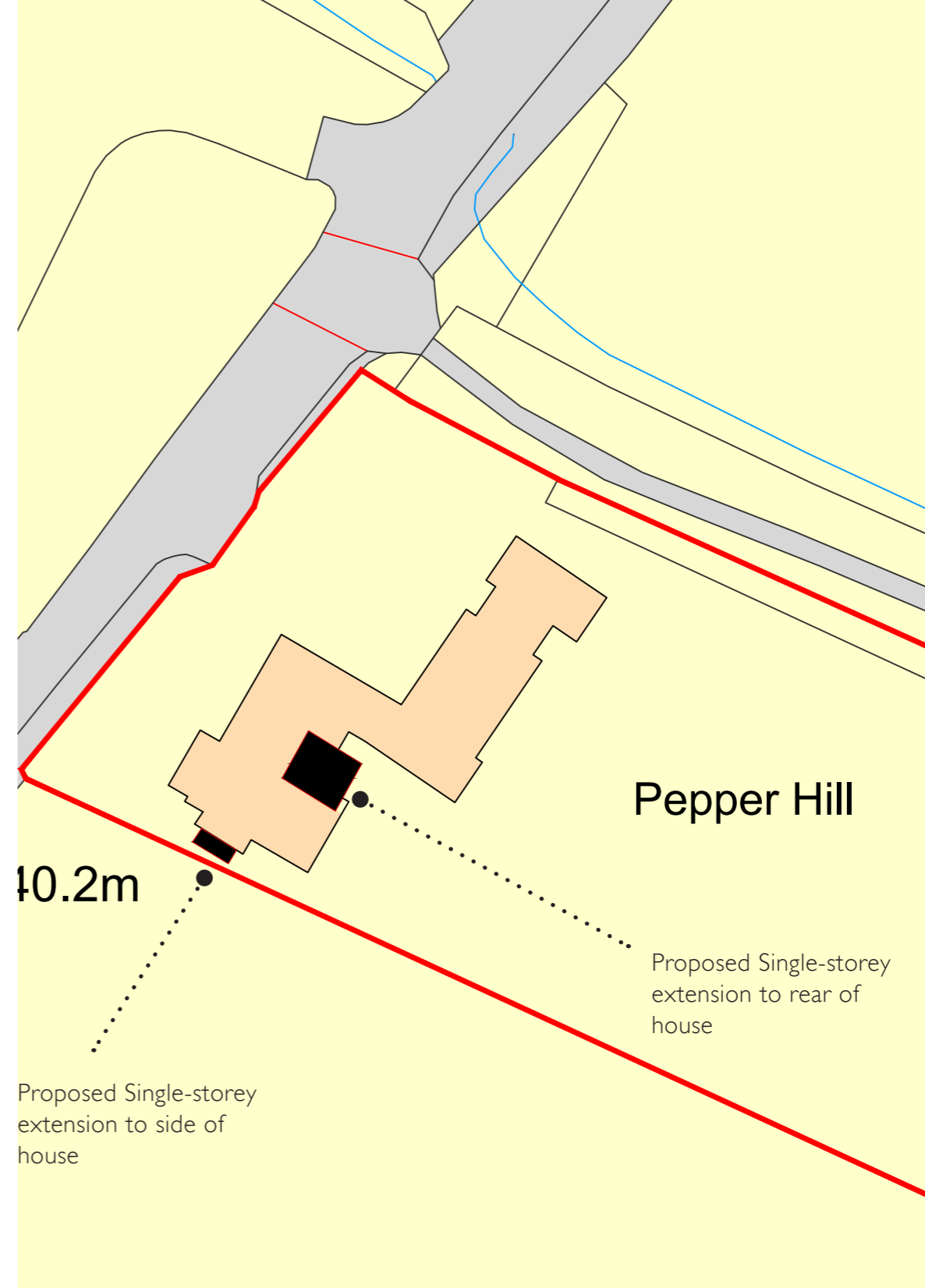
The application site pertains to the existing residential curtilage and not the adjacent field to the East of the site, also owned by the applicant.

Immediately adjacent to the site on the North and South sides, there are open agricultural fields. The boundaries are fenced with stock-proof fencing.

The proposed rear extension and bay window are indicated in black on the attached plan.



SITE LOCATION PLAN 1 to 1250



SITE BLOCK PLAN 1 to 500

SINGLE-STOREY
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SITE PHOTOGRAPHS SHEET

KEY:

PHOTO 1: SOUTH-EAST ELEVATION & COURTYARD

PHOTO 2: SOUTH-WEST ELEVATION & SIDE PATIO

PHOTO 3: SOUTH-EAST FACING COURTYARD PATIO & GARDEN

PHOTO 4: SOUTH-EAST ELEVATION AND ANNEX



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

AS EXISTING SITE PLAN 1 TO 200 (BY OTHERS)

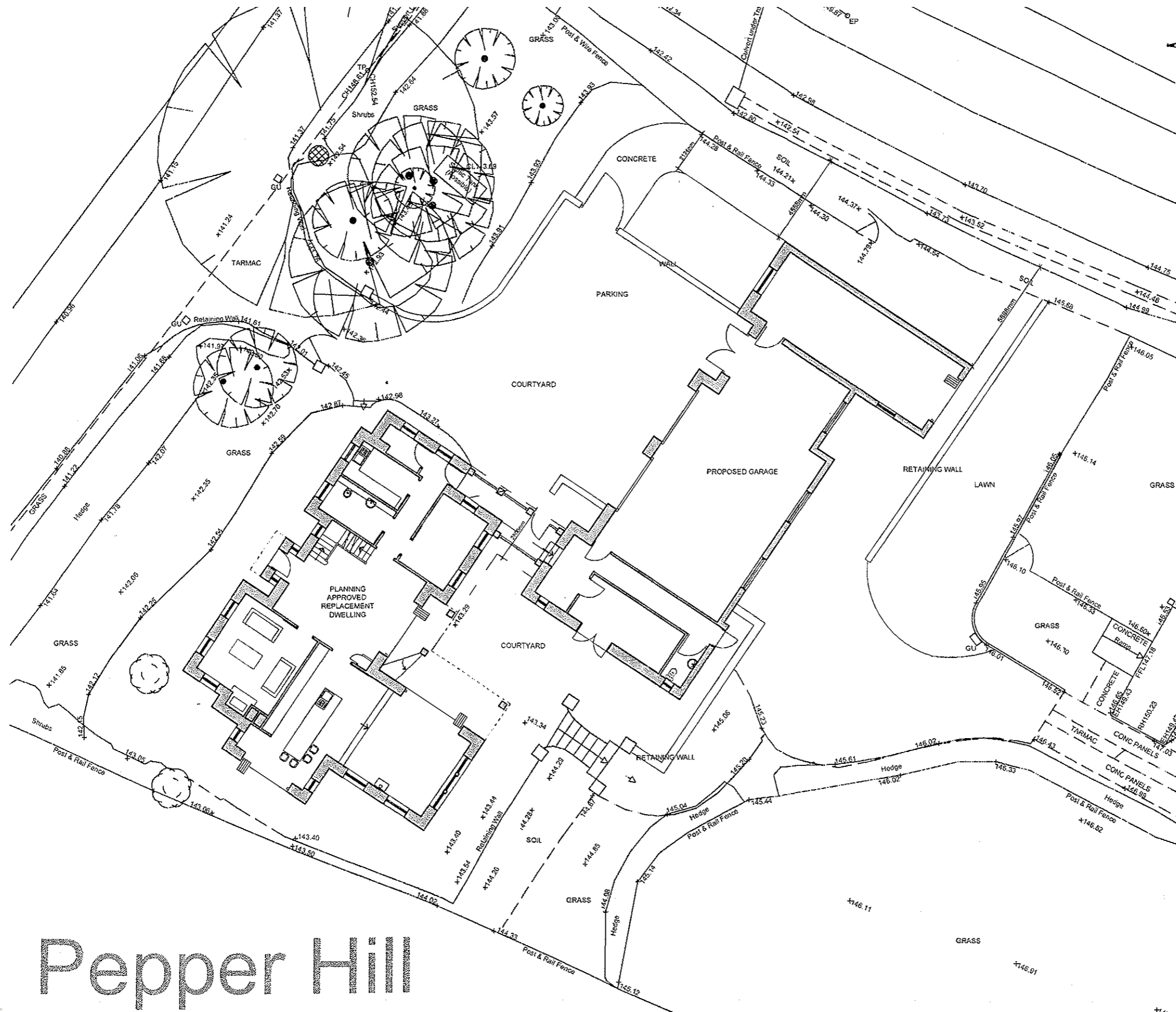
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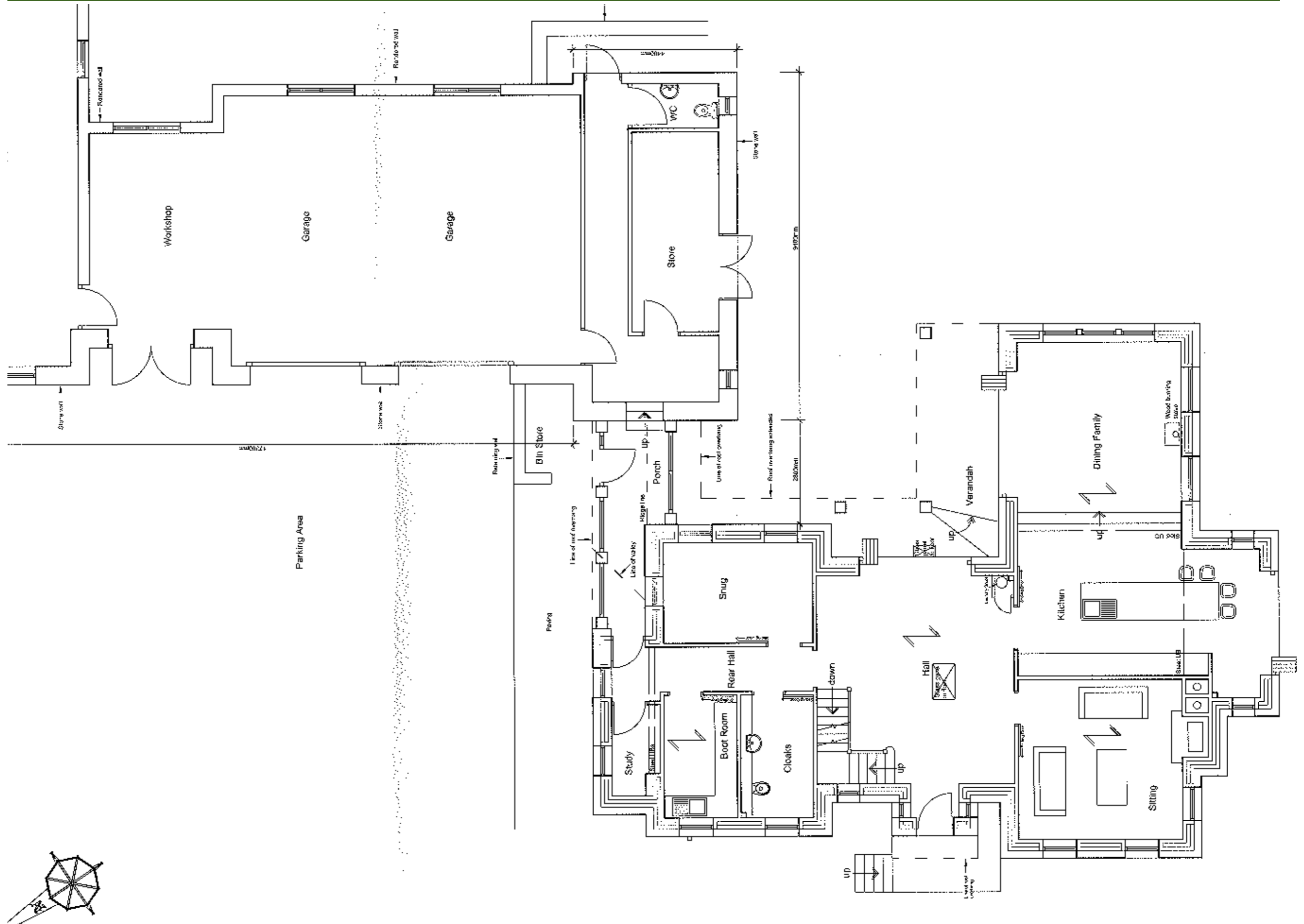
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Pepper Hill

SURVEY: AS EXISTING GROUND FLOOR PLAN 1 TO 100 (BY OTHERS)



SURVEY: AS EXISTING ELEVATIONS 1:200 (BY OTHERS)

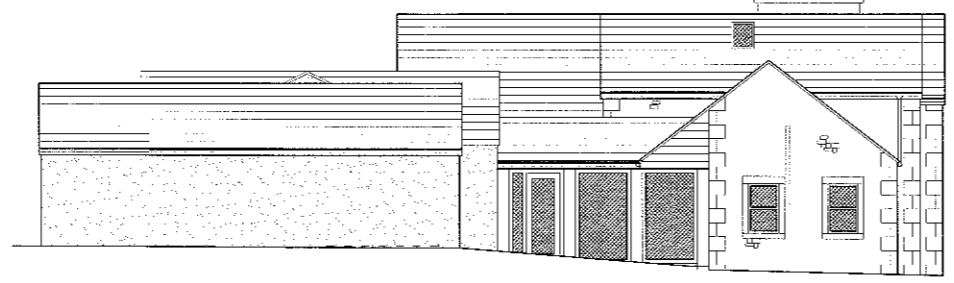
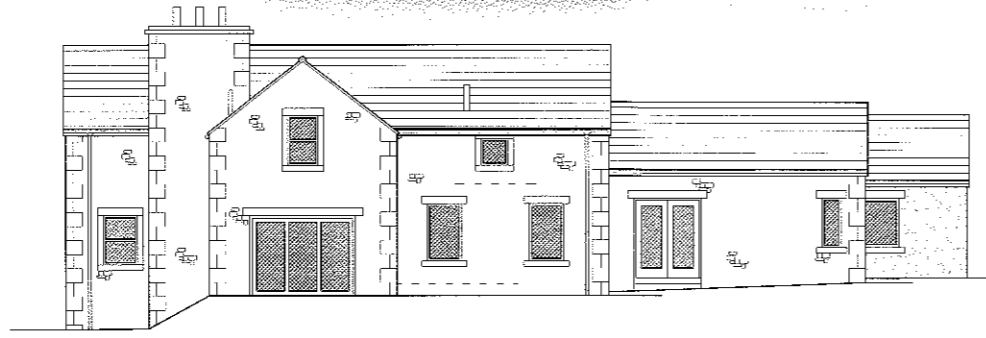
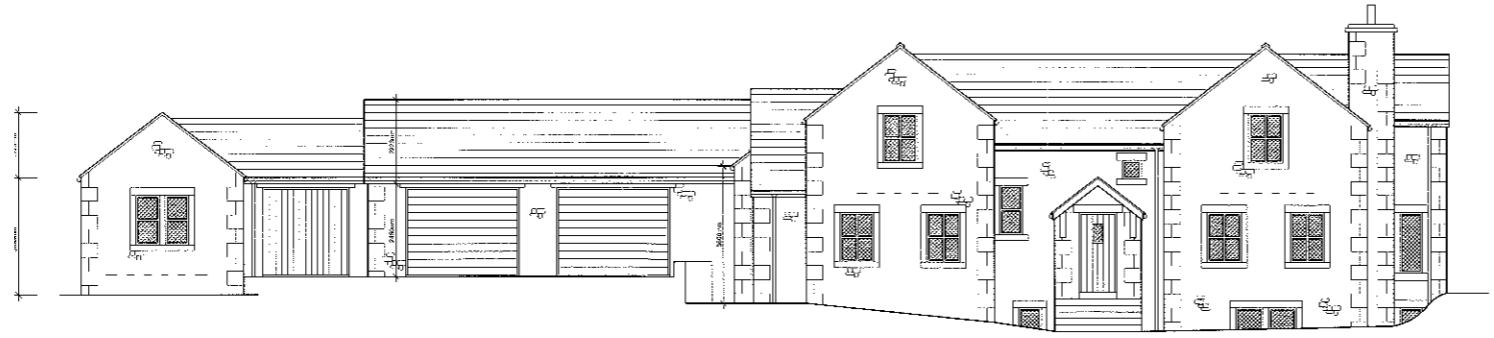
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East Elevation

FLOOR PLAN_AS PROPOSED 1:100 @ A3

PROPOSED DESIGN:

The proposal comprises a single-storey extension to the rear of 'Pepper Hill' house and a small bay window to the side of the existing kitchen. These extensions will improve the house and enable enjoyment of the rear garden and views.

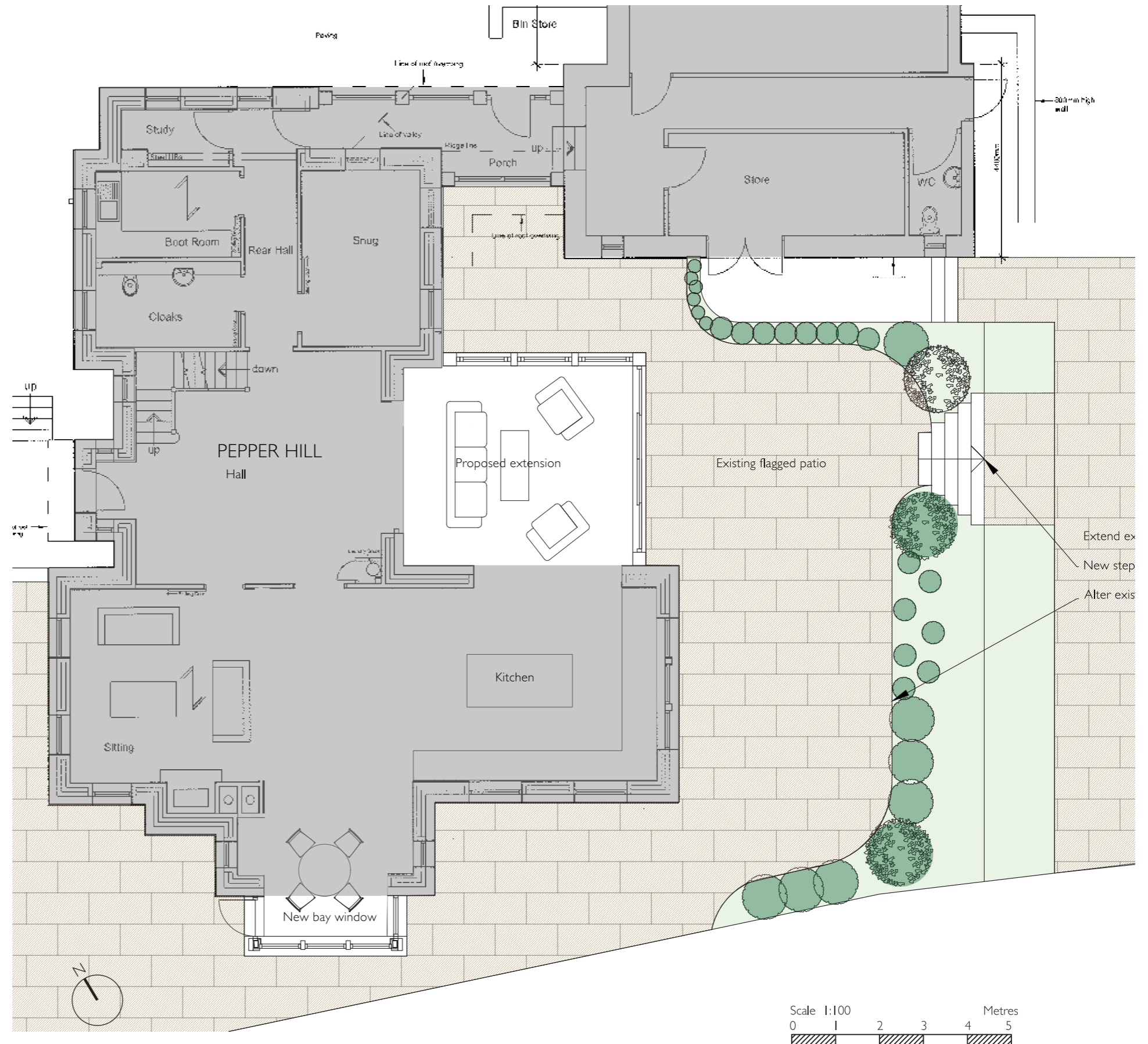
The sunniest location within the site is the external courtyard area which enjoys South-Easterly sunshine and views of the garden and patio. The proposed extension will be positioned to make the most of this sheltered sunny position.

The courtyard also connects with the upper garden level via external steps and therefore provides a good connection between the courtyard and the garden.

The proposed size and scale of the rear extension is modest compared with the existing house and its eaves and ridge are lower than the existing house.

Materials will be sympathetic to the existing house. The proposed glazing in the extension will be high-quality double-glazing. It will also allow natural light and views into the existing kitchen and hall, thus improving existing spaces.

The new bay window will improve the existing dining area and allow improved light and views to the room. It projects 1m from the existing face of the house, is set back from the corners of the house and is single storey with a pitched slate roof. Pedestrian access is maintained around the bay window.



S-E AND N-W ELEVATIONS_AS PROPOSED 1:100 @ A3

Materials will be sympathetic to the existing house. The proposed glazing in the extension will be high-quality double-glazing. It will also allow natural light and views into the existing kitchen and hall, thus improving existing spaces.

MATERIALS:

ROOF: matching blue-grey natural slate

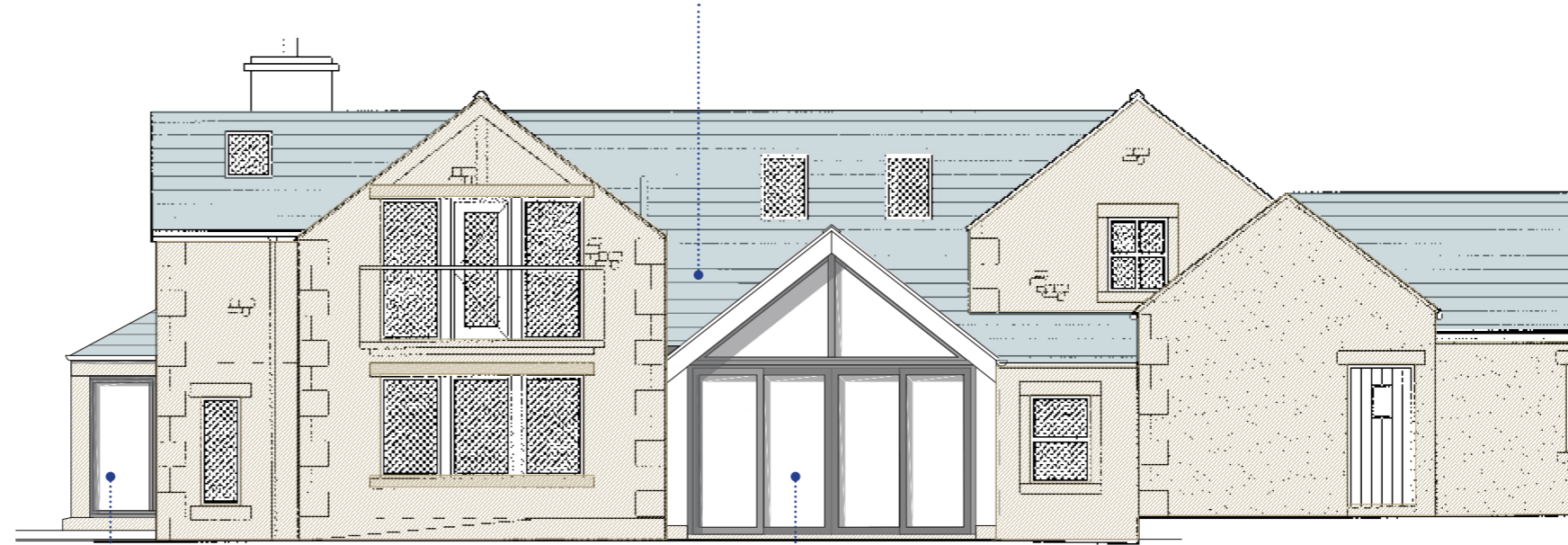
WALLS: natural buff sandstone columns, heads, cills and plinth

WINDOWS: grey powder-coated aluminium

DOORS: grey powder-coated aluminium

ROOFLIGHTS: conservation recessed type

Remove cat-slide roof, timber side cladding and timber posts. Extend existing roof down to new single-storey extension and create new valley gutter between new extension and existing.



PROPOSED SOUTH-EAST ELEVATION 1:100

New single-storey extension hipped into existing roof

Bay window with hipped slate roof



NORTH-WEST ELEVATION 1:100

Bay window with hipped slate roof



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N-E AND S-W ELEVATIONS_AS PROPOSED 1:100 @ A3

SIDE ELEVATION:

The side of the proposed extension is diminutive to the existing house and hips into the existing roof. The eaves and ridge are lower than the existing house and the simple pitched form of the roof will marry in with the modern yet vernacular design of the main house.

Recessed conservation-type rooflights are proposed to the side elevation to enable plenty of borrowed light into the existing house and hallway.

MATERIALS:

ROOF: matching blue-grey natural slate
WALLS: natural buff sandstone columns, heads, cills and plinth
WINDOWS: grey powder-coated aluminium
DOORS: grey powder-coated aluminium
ROOFLIGHTS: conservation recessed type



PROPOSED NORTH-EAST ELEVATION 1:100

BAY WINDOW:

The scale and form of the new bay window fits in well with the existing South-West elevation and sits just below the First Floor window. Stone corner posts and stone jambs are proposed for the new bay window which reflect the vernacular design of the existing house but also provide an attractive, formal feature to this elevation.

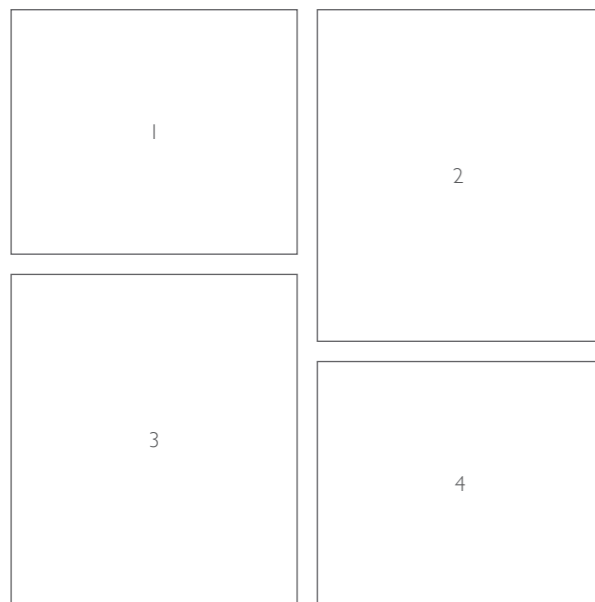


PROPOSED SOUTH-WEST ELEVATION 1:100



MATERIAL PALETTE

The material palette will draw on the precedent of the existing house and references from the local vernacular. Natural stone, slate roof, powder-coated aluminium windows and doors and stone flagged patio.



- 1 Local random coursed stone
- 2 Yorkstone Flagged patio
- 3 Powder-coated aluminium doors and windows
- 4 Blue-grey natural slate roof

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FLOOR PLAN_AS PROPOSED 1:100 @ A3

TREES & HEDGES:

No trees and hedges are located within the site nor will any be removed or affected by the proposals.

VEHICULAR ACCESS:

The existing vehicular access will be retained and unaffected by the proposals.

RESIDENTIAL AMENITY:

No neighbours properties will be affected by the proposals, nor will the proposals be within a distance (22m) where neighbours' properties could be impacted.

WIDER LANDSCAPE SETTING:

The proposed extensions are within the boundaries of the site and are set lower than the upper garden levels. The single-storey kitchen extension does not project forward of the existing building and is seen in the same setting as the existing house. As such, these extensions are modest in nature and will be partially hidden behind the higher garden levels that slope up to the boundaries.

LANDSCAPING:

Existing boundary fencing will be retained. The existing high level patio will be retained and the existing steps from it down to the lower patio will be altered to provide better access between the levels. Soft landscaping will be planted in beds along the edge of the patio. The details of this are not part of this application.

HERITAGE, CONSERVATION, NATIONAL PARKS & AONB:

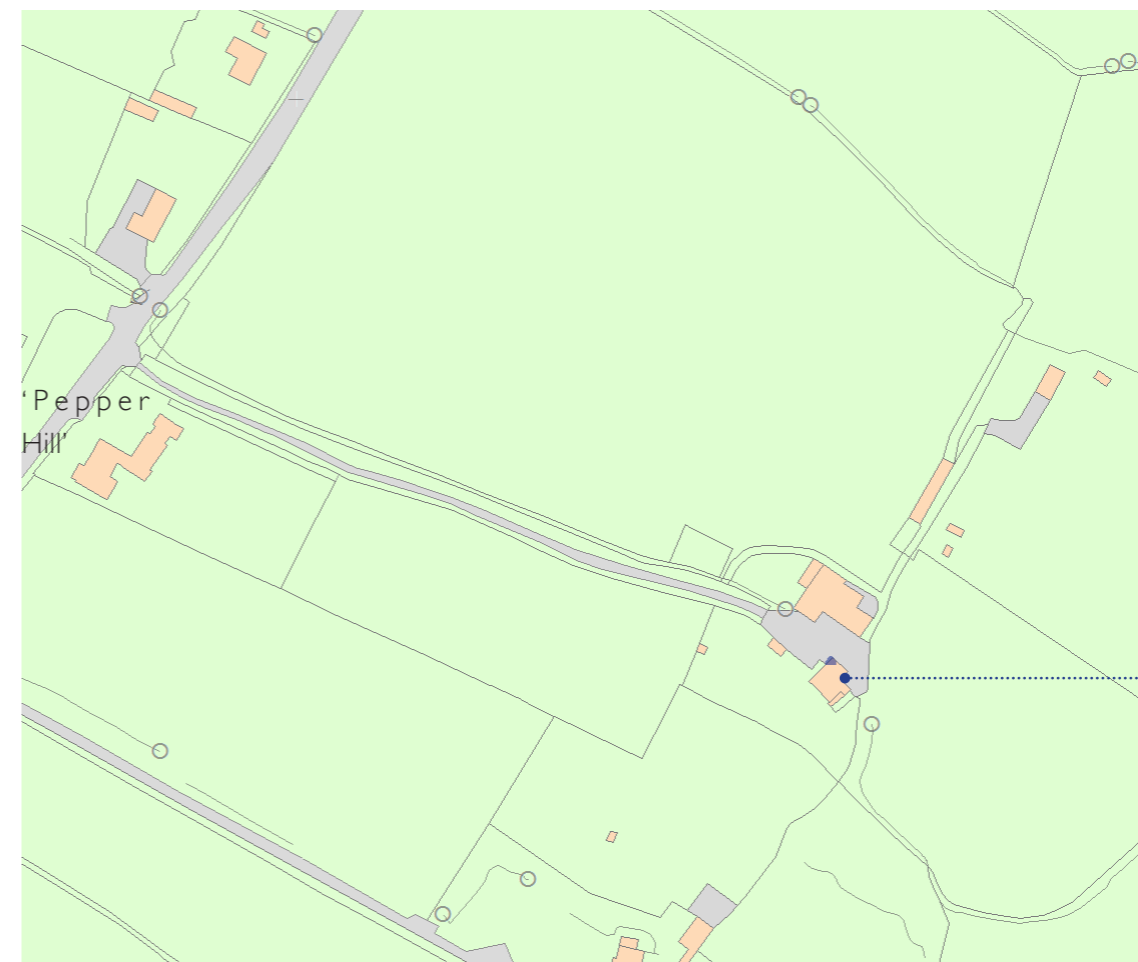
The site is not located in a Conservation Area or a National Park however it is located within the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposals need to be sensitive to the setting and to the traditional vernacular architecture and forms in the AONB. The proposals are sensitive to the existing building in scale, material and location and will enhance this existing modern property. There are two Grade II listed houses at approximately 200m and 300m away respectively: 'Parker Place Farmhouse' and 'Wiswell Eaves House'. They are both positioned at a much higher height than the existing property with intervening landforms, trees and boundaries so that there is little intervisibility between them and Pepper Hill. The higher ground levels of the upper garden hide much of the rear of Pepper Hill from the South-East and primarily, it is the existing First Floor areas that are visible from wider viewpoints. As such, the impact of the modest extensions on the listed buildings is unlikely to have any change on the existing scenario.

SUDS & DRAINAGE:

The proposed extensions will use the existing surface water drainage already on site which currently discharges to a soakaway. Due to the minimal increase in the size of the house and the removal of part of the cat-slide roof, it is envisaged that any additional surface water volume will be minimal. Existing paving will be retained in the patios and therefore there will be only minor changes to the garden which will be compensated by additional planting in the new planting beds.



Location of 'Pepper Hill' in the Forest of Bowland AONB'



Location of 'Parker Place Farmhouse'



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