



ASHGREEN HOUSE

Design & Access Statement

August 2021

Ashgreen House

4b Wiswell Lane

Whalley

Clitheroe

BB7 9AF

Scheme Details

Site Location

Ashgreen House
4b Wiswell Lane
Whalley
Clitheroe
BB7 9AF

Development

This application involves minor revisions to the proposed single storey dwelling of the previously approved application (3/2020/0006). The application boundary has been revised to exclude the existing bungalow, with a number of minor amendments to the design. The proposal also includes the construction of 2 double garages.

Date Prepared

August 2021

Applicant

Mr & Mrs Peter and Jean Duckworth
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Agent

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Introduction

This design and access statement has been prepared to support the full planning submission on behalf of the applicants, Mr & Mrs Peter and Jean Duckworth. The applicants are proposing minor changes to the previously approved application for the erection of a single storey dwelling and the erection of 2 detached garages.

Supporting Information

In addition to this statement the application is supported by a series of drawings which include:

- 01 LOCATION PLAN
- 02 EXISTING SITE PLAN
- 03 PROPOSED SITE PLAN ROOF LEVEL
- 04 PROPOSED SITE PLAN GF LEVEL
- 05 PROPOSED GROUND FLOOR PLAN
- 06 PROPOSED ELEVATIONS
- 07 PROPOSED GARAGE
- 08 PROPOSED SECTION

Existing Approval

The site currently holds the following planning approvals:

- **3/2020/0006:** Proposed extension and erection of new single storey dwelling to replace existing residential caravan. Approved – 12/03/2020.

Site Description

The application site is in a sustainable location positioned off Wiswell lane and is within the settlement boundary and walking distance of Whalley village with its associated amenities. Whalley village has been designated as a Tier 1 Village. Policy DMG2 sets out the strategic considerations in relation to housing and states that development should be in accordance with the Core Strategy Development and should support the spatial vision. It further stipulates that development proposals in the principal settlements of Whalley and the tier 1 villages should consolidate, expand, or round off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Standalone residential development has taken place along Wiswell Lane over recent years, including eight dwellings on land at the neighbouring Oakhill College.

The Proposal

The proposal includes minor amendments to the existing dwelling approval along with the proposal of 2 detached garages.

Minor amendments to the existing approval include:

- Roof overhang included to South facing terrace / walkway.
- Roof overhang included to West facing patio.
- Entrance lobby amended to include larger coat & boot storage.
- Inclusion of dedicated study.
- Internal reconfiguration of master bedroom suite / ensuite.
- Additional rooflight to living room.
- Solar panels located on the roof.
- Inclusion of air source heat recovery system.

Layout / Scale

The proposed scheme is sited in the same position as the approved scheme and takes into account privacy distances between the existing and proposed dwelling, existing neighbours' properties and gardens. The existing boundary hedgerows and trees will be maintained with additional planting proposed. The internal accommodation includes a lobby entrance with coat and boot store; an open plan kitchen dining living room, a utility room, plant room, WC, second living room, study, 2 bedrooms with shared jack and jill access to a bathroom, and a master bedroom with ensuite and walk-in-wardrobe. To prevent overlooking on a narrow site, windows have been sensitively positioned to the East and West elevations with both internal and external aspects. Glazing to the North or South elevations is along circulation spaces only, and to allow light to enter the building, with internal visibility across the property. A number of inset external terraces have been included which creates different external patio areas for different times of the day, and benefitting from morning, afternoon, and evening light. The inclusion of flat rooflights throughout the property will also provide high quality natural light into the plan. The proposed height of the dwelling is the same as the existing approval, and boundary treatments will remain as approved.

The proposed detached double garages have been designed to reflect the aesthetic of the proposed single storey dwelling, utilising the same materiality, scale, and architectural language. The garages have been set-back from the existing boundary between the site and Deer Park Crescent to ensure the existing hedge will not be affected and to prevent any impact on the adjacent Deer Park Crescent properties. To further minimise any impact on the neighbouring properties the garages will have the appearance of a flat roof design with a slight mono-pitch roof

rather than a traditional dual-pitched roof. The pitch of the roof reduces towards the site boundary and will be 2.3m high at its lowest point adjacent to the neighbouring gardens. This reduces the overall impact of the 2 structures to ensure they appear subordinate in scale and height to the proposed dwelling.

Appearance

The dwelling has been carefully designed to be of minimal impact and integrate into the surrounding context whilst creating a high-quality, contemporary aesthetic. The property will be single storey and clad in black larch thus creating a sympathetic, natural, low-level property for the site. The use of externally facing windows has been minimised and the windows within reception and bedrooms face into internal courtyards. Thus, there will be no overlooking into the rear gardens of any neighbouring dwellings.

The proposed garages have been designed to continue the architectural language of the house and will therefore be clad using black larch to match the proposed dwelling.

Sustainability

A number of small amendments to the scheme allow the property to operate with reduced running costs during its lifecycle with a reduced impact on carbon emissions. The proposal has been amended to include roof-mounted solar panels, the inclusion of a plant room, and an air source heat recovery system. These amendments will reduce the carbon footprint of the property with on-site energy production and a sustainable heating and ventilation system.

Landscaping and Ecology

All existing trees and hedgerows will be pruned, and new trees added to improve screening to the properties on Deer Park Crescent, planting in November onwards.

Access

The dwelling will have 3 parking spaces and 2no. detached double garages. There will be no intensification in traffic flow at the access point with Wiswell Lane from the approved scheme. There is also sufficient room for vehicles to enter and exit the property using forward gear.

Conclusion

The minor amendments to the approved dwelling will have minimal impact on its visual appearance, while the 2no. proposed detached garages have been designed to minimise their impact on adjacent properties.

In summary the proposal which forms the basis of this planning application has been designed to provide a positive design of low impact and sympathetic architectural design for the site and surrounding area. The dwelling will provide an appealing and quality aesthetic whilst using contemporary materials to ensure that it provides a harmonious addition to the surrounding properties. The proposed dwelling would not result in any increased traffic use, flooding risk, loss of light or amenity to the existing buildings or gardens on either Wiswell Lane or Deer Park Crescent.

We welcome your comments and input on the scheme. Please contact the agent to arrange a meeting or to discuss in further detail.