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36 PAINTER WOOD , BILLINGTON, LANCASHIRE DESIGN STATEMENT TO SUPPORT THE PLANNING APPLICATION FOR THE REPLACEMENT DWELLING PROPOSAL



SITE AND IT'S SURROUNDINGS

The site features a detached single storey dwelling with some prominence located across the plot surrounded by lawn and garden areas including hard standings and patio's. There is an attached garage to the side of the property. The house was constructed in the 1950's along with other similar houses in the row and there is no planning history associated with the plot.

There is a natural fall across the site from the rear to the highway boundary and reference to the topographical survey and site sections submitted here demonstrate this.

Trees, hedges and shrubs to varying heights occupy the boundaries. The highway boundary is open to the lawned area which ensures the house is highly visible to the public.

The house is a masonry construction with a mix of brick and render materiality. The flat roof is a feature of similar properties on Painter wood.

The site is bounded on two sides by private dwellings. Number 34 is a recently completed two storey replacement dwelling with contemporary features which was approved under planning reference 3/2019/0297. The demolished house was very similar to the existing property at Number 36.

The property to the upper side is also of similar 1950's character. There is pasture land at the rear which rises up the slopes of Whalley Nab.

THE PROPOSAL

The proposal is to demolish all the existing building area on the site and construct a contemporary replacement dwelling for a local family which provides the necessary accommodation to create a large home within the plot.

The proposed dwelling sits on 3 levels. A large garage with associated plant & storage rooms accommodates the lower ground floor which is to be entirely submerged within the sloping site, the bedrooms are located on the 'ground floor' which sits on the same level as the existing dwelling. The upper floor has all the living areas including kitchen, dining and lounge area arranged as an open plan space with a split level as the plans demonstrate.

This floor level also includes a wing which accommodates the leisure functions of a swimming pool, gym and sauna rooms.

Specific consideration has been applied to the massing & scale of the new design in order to reduce the impact on the openness of the green belt as much as possible, as shown on the drawings & visuals a significant percentage of the proposed volume nestles in to the site, resulting in a total volume increase of 40% above ground level on the existing dwelling, as outlined In the pre application enquiry response (reference RV/2021/ENQ/00093) a dwelling of this scale could potentially be

accommodated if the openness of the greenbelt is maintained. Additionally, the 'first floor' roof of the proposed dwelling sits between the heights of the adjacent properties, following the general pattern of development in the vicinity up the slope of Painter wood. The 'first floor' is also set back into the site similar to the recently approved design at 34 Painter wood, this prevents the proposal from appearing materially greater from the street (Whalley Old Road) than the existing property



Other factors which have had an impact on the design include the following:-

Respecting the building line to the principal elevations of the neighbouring houses

The external appearance to be modern and reflect the internal spaces. The materiality

Privacy for the occupiers from the highway and the neighbouring houses

Landscaping, intimacy at the rear and maximising the views out the west across the valley.

The accommodation brief provided by the client to create a large 4 bed family dwelling which is a sustainable family home suitable for modern day living

The house will be designed and detailed to passivhaus standards and will incorporate a garden terrace as well as ground source heating. The green specifications will be explored further as the detail design evolves.

The property will have large areas of glazing with solar shading all framed within a stone and rendered façade. The design offers a pure and simple linear aesthetic to the road and has been designed to respect the privacy of the occupiers. This is achieved by 'setting back' the upper floor from the principal façade yet allowing the main living areas to have the expansive views across a roof terrace. The front visual demonstrates how the new dwelling 'fits' into the context and aligns itself with the neighbouring dwellings.

An important feature of the house will be the landscaping and how the external spaces integrate with the internal areas. Half the frontage will remain as an open forecourt with low stone walling, lawn area and drive to service the car parking/garages. The rear will include an intimate courtyard with box planting which relates to the house with the landscaping becoming more open as it extends to the rear boundary. Hedge rows and boundary trees will be maintained.

Although the proposed replacement dwelling is larger than the existing building, it's scale is appropriate to provide the level of accommodation which is essential for the client's family and their evolving needs and the overall size of the plot.

Please refer to the site plans, floor plans, elevations, visuals and planning statement which form the basis of this planning application.