

# 20 HIGHWOODS PARK. PLANNING STATEMENT.

**ZMA**  
ZARA MOON ARCHITECTS  
May 2022



PROJECT INFORMATION

**Site Location:**  
20 Highwoods Park  
Brookhall Village  
Old Langho  
Blackburn  
BB6 8HN

**Prepared for:**  
Householder Planning Application

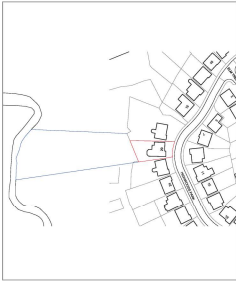
**Date Prepared:**  
May 2022

**Applicants:**  
Lee & Sandra Blackshaw  
C/O Agent

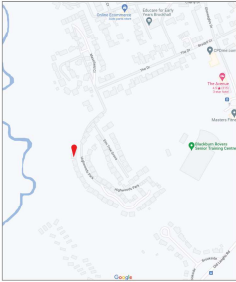
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**Development:**  
The proposal includes a two-storey rear extension and internal reconfiguration of the existing house.



Site ownership



Site location in context

BACKGROUND

This planning statement has been prepared on behalf of the applicants, [REDACTED] Blackshaw, to support the Householder planning application for their property 20 Highwoods Park, Brookhall Village.

[REDACTED] currently live at the property with their [REDACTED]. They have lived at the property for the last [REDACTED] after purchasing the house off-plan during the Brookhall Village development. The house no longer works for their needs as a family and as their children grow older they want to ensure their home is future proof.

The property requires a full internal refurbishment, reconfiguration and extension to incorporate the family's living requirements, which the large plot can suitably accommodate.

They wish to make the necessary changes to create their dream, family home. The proposal improves the existing property to create a high quality home which retains the character of the local area.

The property will be brought up to current building regulation standards, and has been designed to improve the functionality, whilst improving the overall energy efficiency of the property.



EXISTING CONTEXT

The existing property is located on Highwoods Park within Brookhall village, Old Langho.

The properties within the immediate vicinity have similar materiality or characteristics and include the following features: red/brown brick, red/brown or grey roof tiles, white/grey/sage coloured windows with traditional fenestration, white/cream rendered elevations of varying colour tones and textures, pitched roofs, and brick chimneys.

The property styles vary with many properties having undergone significant transformations, re-builds or extensions in recent years. Many properties along the neighbouring streets have been extensively refurbished internally and externally to create a mix of high quality individual properties along the street scene.

The front elevations of the neighbouring properties remain traditional and reflect the same Brookhall Village typology, with any contemporary additions focussed to the rear elevations.

The site is bounded by Highwoods Park to the front, adjacent residential properties to both sides (no. 18 and 22).

The garden is bounded to the rear by agricultural grazing land which is owned by the applicants and stretches down to an estuary of the river Ribble.



EXISTING PROPERTY

The property consists of a two-storey, 4-bedroom detached dwelling, with an integral single garage and conservatory.

The existing front elevation is in-keeping with the streetscape and consists of a large, two-storey, rendered gable, and two dormers, clad in red/brown tiles.

The materiality includes red brick, grey brick accents, cream/yellow render, red/brown clay roof tiles, and white uPVC windows.

The property has not been altered externally and the rear conservatory was included as part of the initial construction of the house 17 years ago.

The existing ground floor layout of the property includes an entrance hall, kitchen/dining room, living room, office, WC, utility and integral garage. The first floor includes a master bedroom with en-suite, 2 bedrooms that share a jack & Jill bathroom, a 4th bedroom, and family bathroom.

The property layout does not flow and has an inefficient use of internal space. The internal spaces have a poor connection to the rear garden both visually and physically and do not maximise natural light.

The property also experiences the following issues which will be addressed as part of the proposed design:

- The rear of the property is blocked by the conservatory, inhibiting direct access from the kitchen/dining room to the garden.

- The utility is small and opens out on to an under-utilised part of the rear patio. The utility is also located on the rear elevation which should be allocated to primary living space.
- The rear elevation has small windows/doors that restrict the views and light entering the house.
- The family bathroom is positioned on the rear elevation with an obscured window that does not take advantage of the views.
- The 2 rear bedrooms are compact and need increasing in size for their children.

The external elevations, internal decoration and layout is dated and in need of a full refurbishment, and re-configuration.

To address the current issues, and accommodate the family's requirements, the property needs to be re-designed and extended to adapt to contemporary living.



View of the front elevation from Highwoods Park.



View of the rear elevation.

EXISTING SITE PHOTOGRAPHS



View from the garden facing the rear elevation.



View between number 18 & 20 Highwoods Park.



View between number 20 & 22 Highwoods Park.

PROPOSED SITE STRATEGY

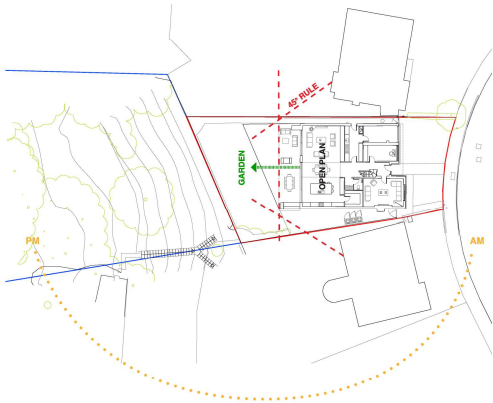
The front elevation will remain mostly unchanged with new grey windows to match the existing fenestration; a new lighter off-white render; replacing the existing red/ brown clay roof tiles with grey root ties; the removal of the existing tiles from the dormers; and rendering the dormers.

The most suitable area to extend, is at the rear of the property, to maximise the internal area for the required accommodation.

The West elevation of the house is connected to the garden, this is the ideal location for the open plan kitchen, dining, living area with large sliding doors to maximise natural light, visibility, and access to the garden.

Both existing gable lines and ridge height will remain unchanged.

Highwoods Park is a curved road and the houses are arranged in a played orientation which reduces the overlooking aspect between the properties. The proposed extension has been designed within the 45 degree limit to ensure there is no impact on numbers 18 and 22.



ACCESS, PARKING & REFUSE MASSING

The existing property includes a single integral garage, and a driveway which can accommodate 3 cars. This will remain unchanged as part of the proposal.

The bins are currently stored at the rear of the property near the utility access. The new location is proposed between number 20 and 22 in a fixed timber bin store.

The front elevation will remain mostly unchanged and the overall width of the existing property will be retained.

The main external changes to the property are extending to the rear elevation, of which the size of the garden plot can suitably accommodate.

PROPOSED LAYOUT - GROUND FLOOR

The applicants requested a scheme which re-designs the property as one coherent, family home, and create a high quality reconfiguration, and contemporary extension.

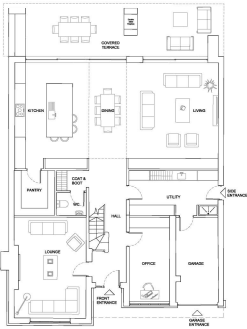
The layout has been re-configured to include new accommodation such as an open plan kitchen/dining/ living room, pantry, and covered external terrace. By re-designing the internal layout, the space has now been utilised more efficiently.

The proposed ground floor layout includes an open plan family room with kitchen, dining and living space located to the rear of the property, with access to the garden. Improving the connection to the garden and creating an indoor/outdoor contemporary living space.

The existing lounge has been retained in the same position and utilises the existing fireplace and chimney. The lounge will be used as a secondary living space for their 2 children. The existing office and garage have also been retained.

A WC, and coat and boot store is accessed directly from the entrance hall. The utility room has been increased in size with a new side access.

A designated pantry has been located with direct access from the kitchen, and storage has been maximised throughout.



Proposed Ground Floor Plan

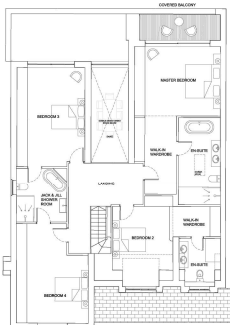
PROPOSED LAYOUT - FIRST FLOOR

The first floor layout has been re-configured to create 4no. large bedrooms and a double height feature above the dining table.

The existing master bedroom with walk-in wardrobe and en-suite has been retained and reduced in size.

The new master bedroom has been relocated to the rear of the property to take advantage of the distance views. The space includes a walk-in wardrobe and en-suite. The proposed covered balcony is inset with walls extending to each side to maintain privacy and prevent overlooking.

The 2 other bedrooms are in a similar position to the existing layout, and the existing jack and jill bathroom has been increased in size to include a bath. Bedroom 3 and 4 will be the children's bedrooms and are now large enough to accommodate enough built-in storage, and desk space for homework.



Proposed First Floor Plan

VISUAL APPEARANCE

The rear elevational treatments have been designed to create a high quality exceptional family home as a contemporary response to the existing property.

The rear extension responds to the existing form of the house with new gables, creating feature windows which maximise the distance views. A new feature dark grey brick chimney ties in the grey brick accents from the front elevation.

The projecting master bedroom and wrap around roof creates solar shade for the open plan sliding doors and will prevent overheating. This element along with the stepping elevation reduces the overall mass of the extension and ensures there is no impact on the neighbouring properties.

All windows and doors will be dark grey uPVC. The large sliding glazed doors and feature gable windows to the rear elevation will be aluminium.

The red/brown clay roof tiles will be replaced with grey roof tiles to tie in the grey windows and new extension.



PROPOSED ELEVATIONS



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

CONCLUSION

This planning statement has been prepared on behalf of the applicants [REDACTED] Blackshaw, to support the Householder planning application for their property 20 Highwoods Park, Brookhall Village.

[REDACTED] currently live at the property with their [REDACTED] They have lived at the property for the last [REDACTED] year purchasing the house off-plan during the Brookhall Village development. The house no longer works for their needs as a family and as their children grow up they want to ensure their home is future proof.

We have worked together with the applicant to create a solution which meets the applicant's family requirements to create a unique high-quality extension. The completed scheme would extend the existing building to create an exceptional family home, which would be a valuable addition to the local area.

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



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