

### 1.0 PRE-APPLICATION ADVICE

There have been two previous pre-app enquiries relating to additional accommodation at this property - the first one for a separate dwelling with improved car access which was not deemed acceptable to highways. The second one was the option of an "annex" at the bottom of the rear garden. The advice was that a smaller annex would be more acceptable.

Due to the advice received the accommodation needs were deemed to be met more adequately by having an extension to the existing dwelling. A further pre-app was not considered necessary as a lot of time had been spent on the previous two pre-app submissions.

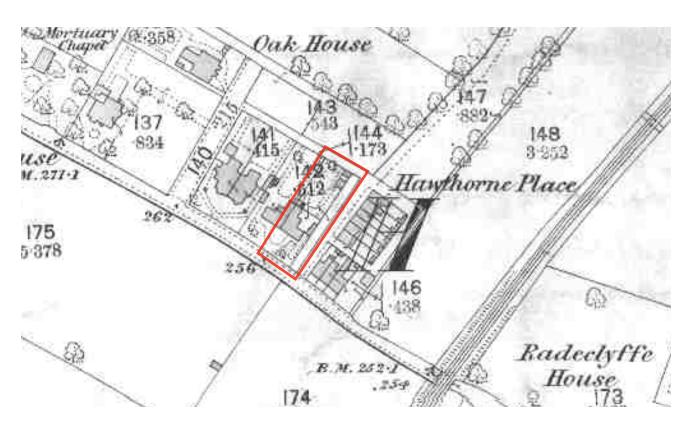
### 1.1 CONTEXT

Inglemead is a large semi-detached two storey period property fronting Waddington Road, Clitheroe BB7 2HN. Inglemead is situated on the corner of Waddington Road and Hawthorne Place. It is at the southern end of Hawthorne Place, on its' western side.

At the southern end of Hawthorne Place the properties are characterised by two storey stone faced terrace houses. Many of these houses have rendered finish to rear elevations. Moving northwards along Hawthorne Place the house style gives way to newer developments, mainly semi-detached. There is a new additional 1980's cul-de-sac development which forms a "dog-leg" running to the west, which is predominantly formed of modern detached houses.

Inglemead is elevated from Waddington Road and Hawthorne Place by 1.1m. The property has a large rear garden with a high wall. A number of houses face the high stone garden wall which forms the eastern boundary of Inglemead's title. This garden wall is 3.1m (10.2 ft) in height across the majority part. The boundary wall also incorporates a series of outbuildings (bin store, wood store and external w/c) and its' height for this part is 3.7m (12.1 ft). The plot length is 55m and the wall is at a height in excess of 3.1m (10.2 ft) for over 67% of its' length. This garden wall affords privacy for Inglemead but it is also a significant liability as its' maintenance costs over the years will be considerable.

To the northern end of Inglemead is a rear ginnel or service lane. Inglemead has rights of access in perpetuity over this lane, as do the neighbouring properties. There is a single vehicular pre-fabricated garage, with asbestos sheet roof accessed via this road (see picture opposite). Adjacent to the garage is a large garden access gate. The rear garden wall is 2.5m height for its' length.



1st ed. OS 1:2500 map, c.1890.



### 1.2 THE SITE

The site is a relatively level disused area of rear garden which rises slightly above the level of Hawthorne Place from east to west. The site is approximately 300mm (1ft) above the level of Hawthorne Place on its' eastern boundary. The site area is approximately 245 sqm or 2,600 sqft (0.06 acre).

A single pre-fabricated garage structure with low pitch asbestos sheet roof panels is situated at the rear of the garden. This building is in poor repair and we propose that it will be safely demolished, following an asbestos "demolition" survey. There are two trees on the site and a copy of tree survey is attached.







# 1.3 EXISTING PHOTOGRAPHS



Primary elevation of Inglemead from Waddington Road.



Northern corner of private garden.



South east elevation showing height of existing stone boundary wall and access off service lane.



Far north east end of private garden.



Existing white render WC/rear entrance addition to be demolished.



Access off service lane.

#### 1.4 LOCATION PLAN



OS LOCATION PLAN
Scale: 1:1000

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DIMENSIONS SHOULD NOT BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF THE RELEVANT PART OF THE WORK.



50 M

Drawing No. ALOC

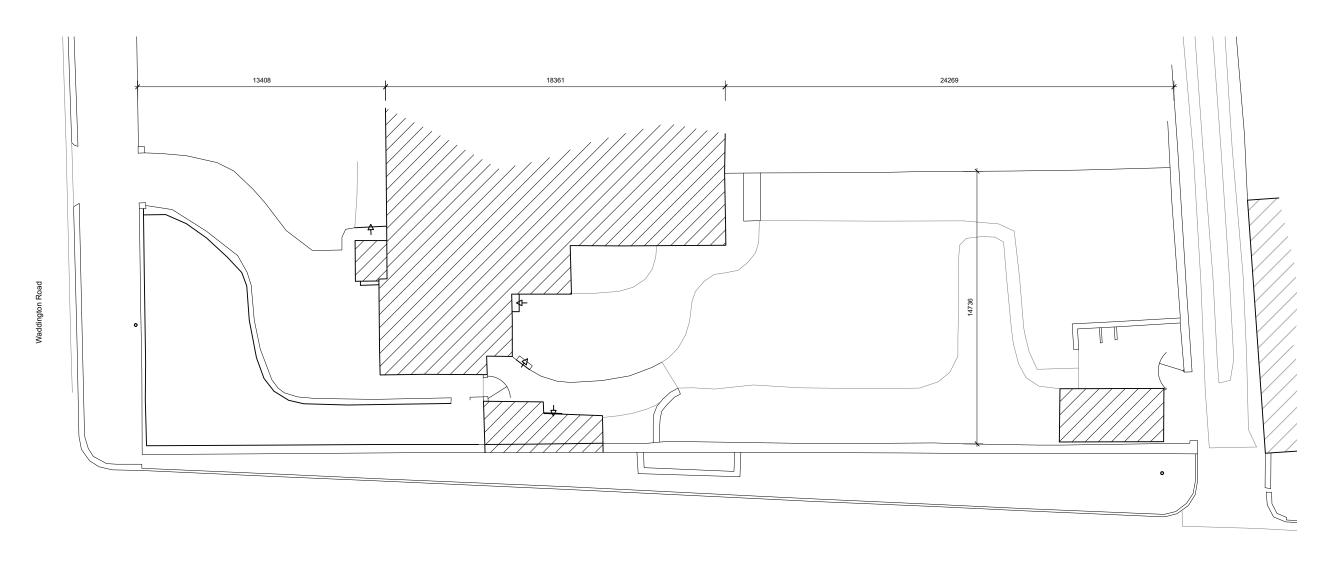
#### Inglemead

Date 23 Aug 2022 Drawn By CW

Ivan Wilson Architect

e: ivanwilson.architect@gmail.com • t: 07376 489902

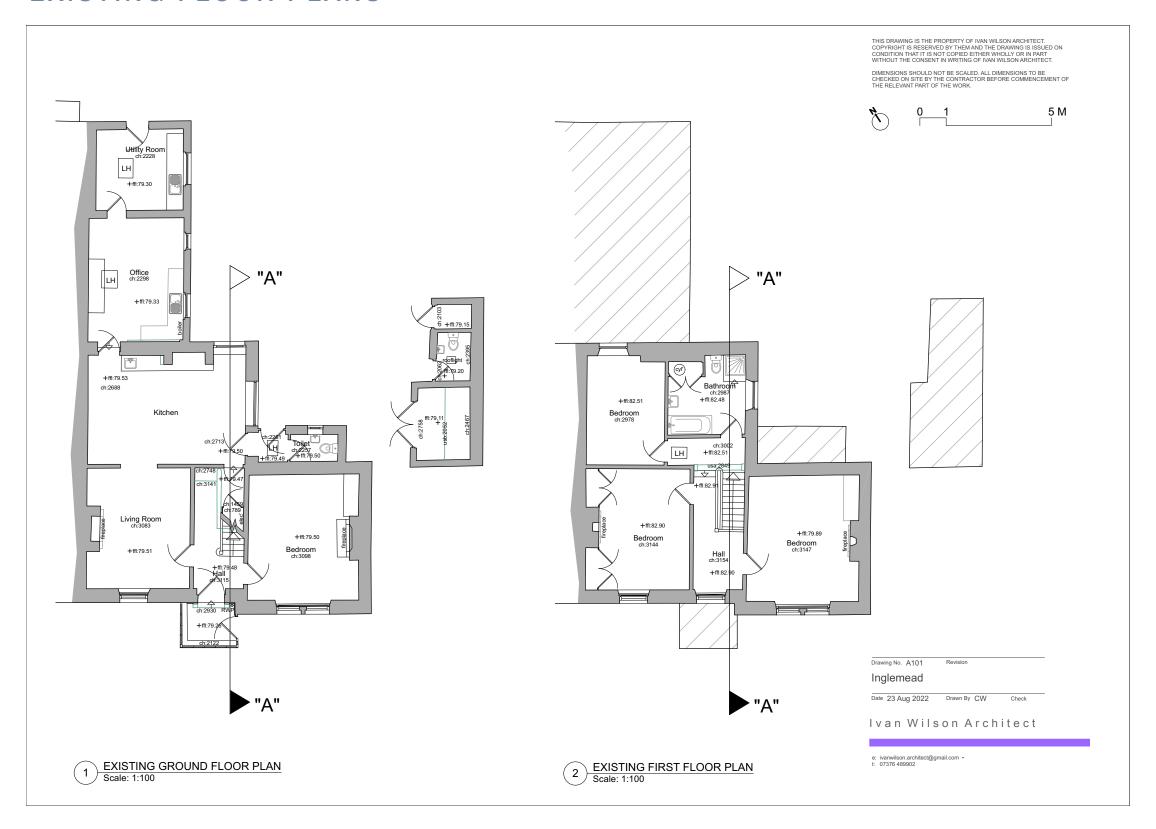
## 1.5 EXISTING SITE PLAN



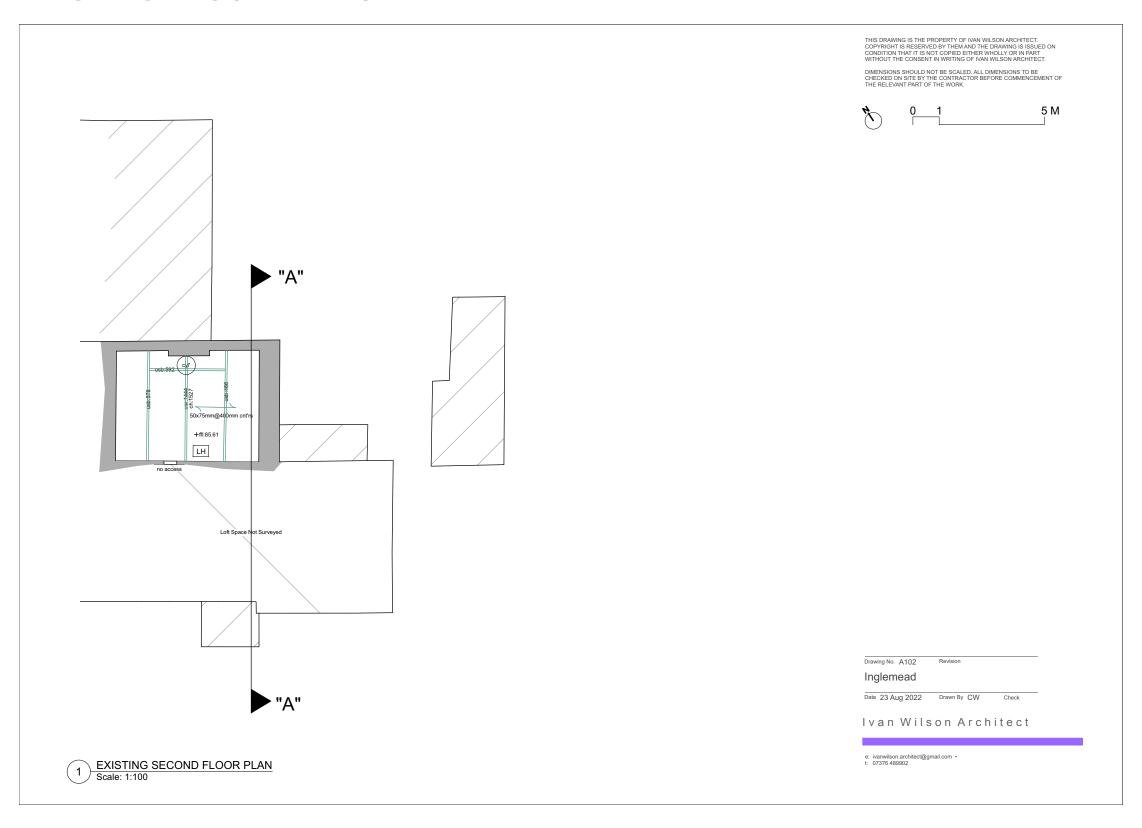
Hawthorne Place



## 1.6 EXISTING FLOOR PLANS



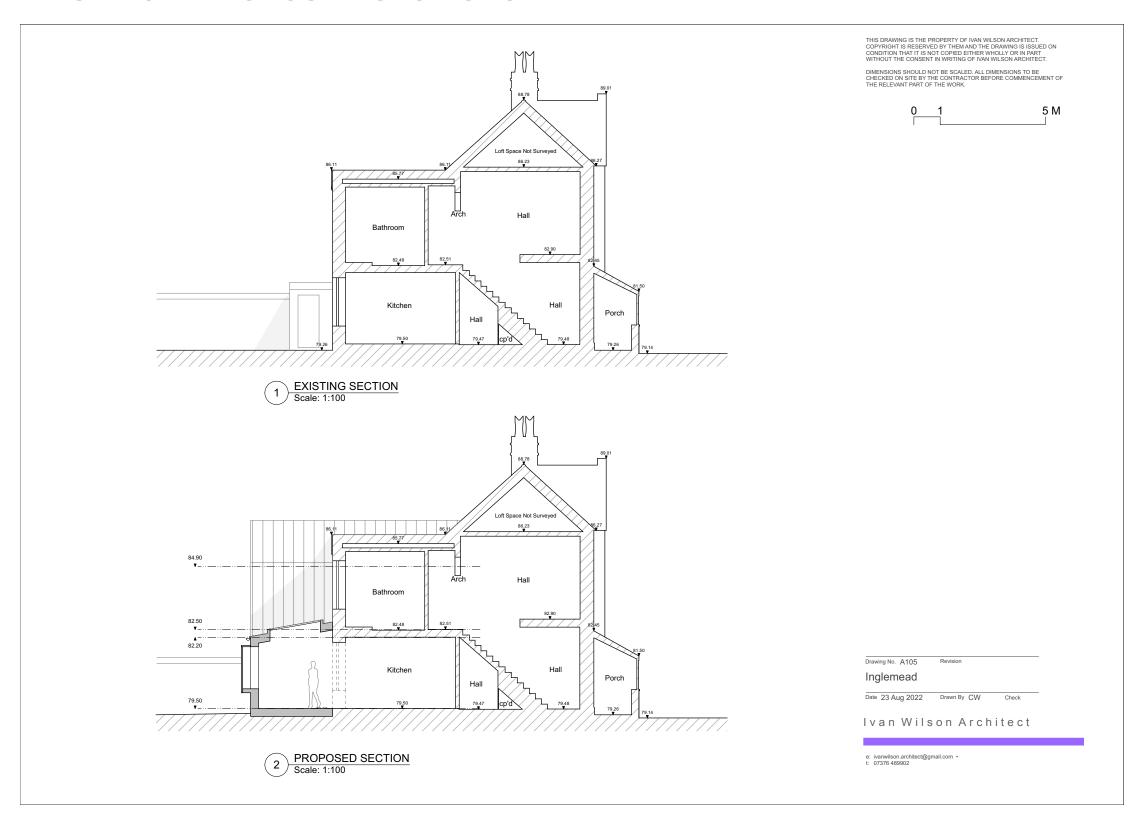
## 1.6 EXISTING FLOOR PLANS



## 1.7 EXISTING ELEVATIONS



## 1.8 EXISTING + PROPOSED SECTIONS



### 2.0 USE

The proposal is for a replacement rear two storey extension.

The existing floor plan of the property is deemed no longer fit for contemporary 21st C. living, with no dedicated space for a dining room and limited access to natural daylight into the centre of the kitchen area.

An extensive garden stretches out towards the north east and is bounded by a 3.5m high stone boundary wall - providing excellent levels of privacy.

The proposal makes use of the existing window and door opening to limit the structural impact on the existing house and minimise the carbon footprint of the proposed works.

The existing footprint will be further utilised by incorporating service areas such as a utility and panty into the darker parts of the plan.





### 2.1 DESIGN APPROACH

The proposal's design approach takes inspiration from the local vernacular of the original rear two storey structures protruding from the row of semi detached properties along Waddington Rd.

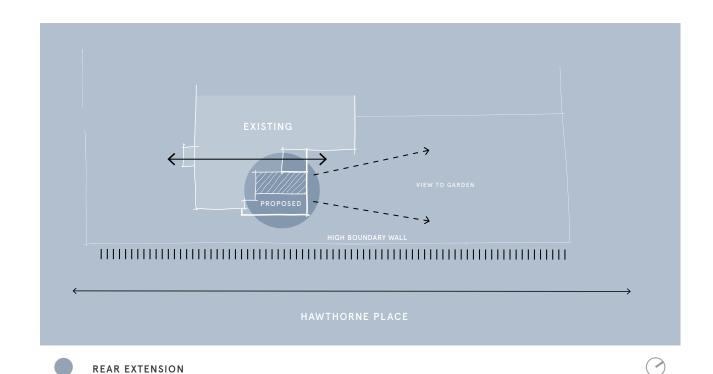
#### **LAYOUT**

The new floor plan will accommodate a more open-plan kitchen area, with a dedicated dining space and small snug adjacent. These high use areas will be flooded with natural daylight through folding sliding doors to the garden, several windows and a generous roof light.

The first floor will re-structure the bedroom layouts, creating a more generous master bedroom with ensuite and walk-in-robe, whilst adding one additional bedroom to support multi-generational living.

#### **MATERIALITY**

The siting and locality of the proposal lends itself to a restricted material pallet - similar to the highlighted precedent opposite. Locally sourced buff stone, or facing brick are proposed around the ground floor side and rear elevations. Standing seam sheet metal in bronze is proposed to wrap over the first floor structure and roof to compliment the tones and textures of the local context. A small slate roof is proposed over the "snug" area to tie the proposal in with the existing house.







### 2.1 DESIGN APPROACH

### SCALE

Both the scale of the footprint and elevations have been minimised in order to ensure the massing and proportions are subservient to the surrounding context.

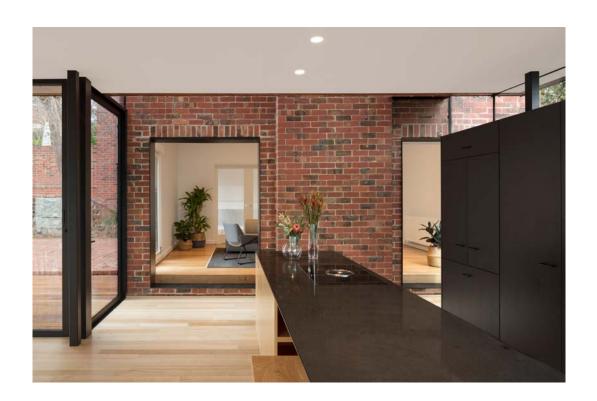
The majority of the proposal would appear barely noticeable to pedestrians passing by the site due to the relatively tall stone boundary wall which would conceal the structure.

### **ACCESS**

The proposed access will remain unchanged.



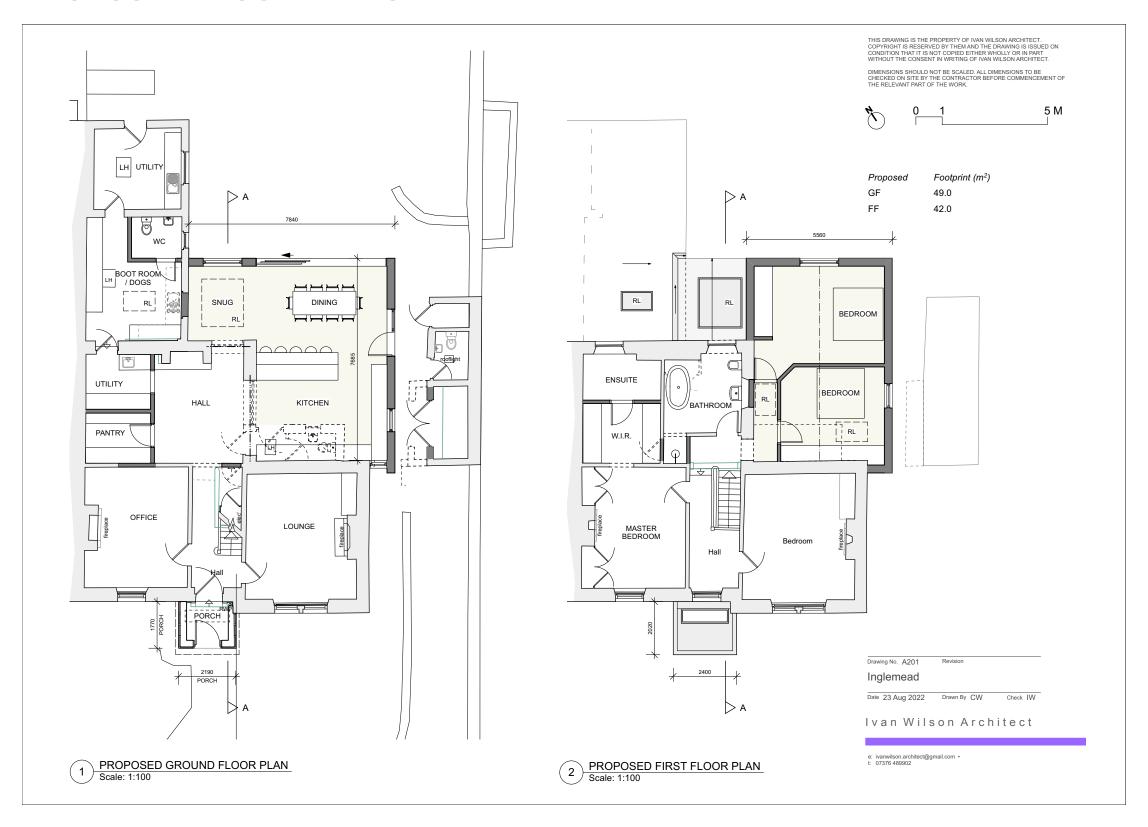




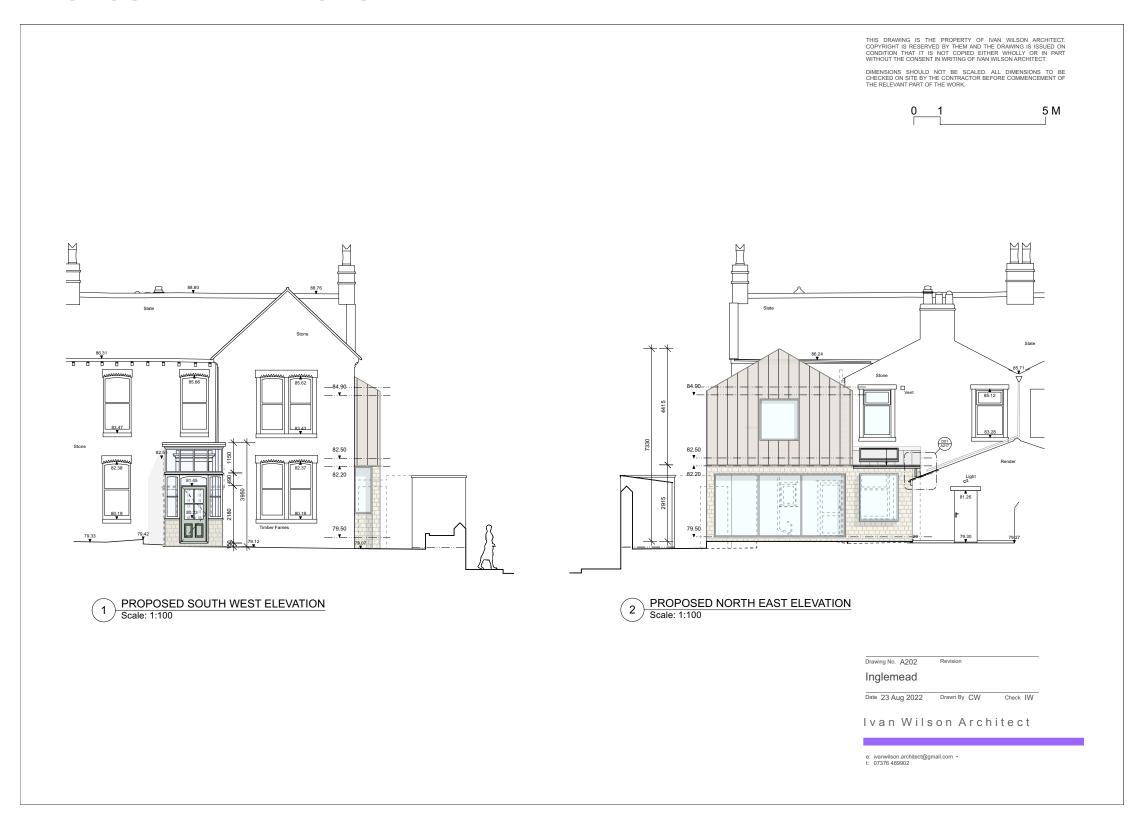
## 2.2 PROPOSED SITE PLAN



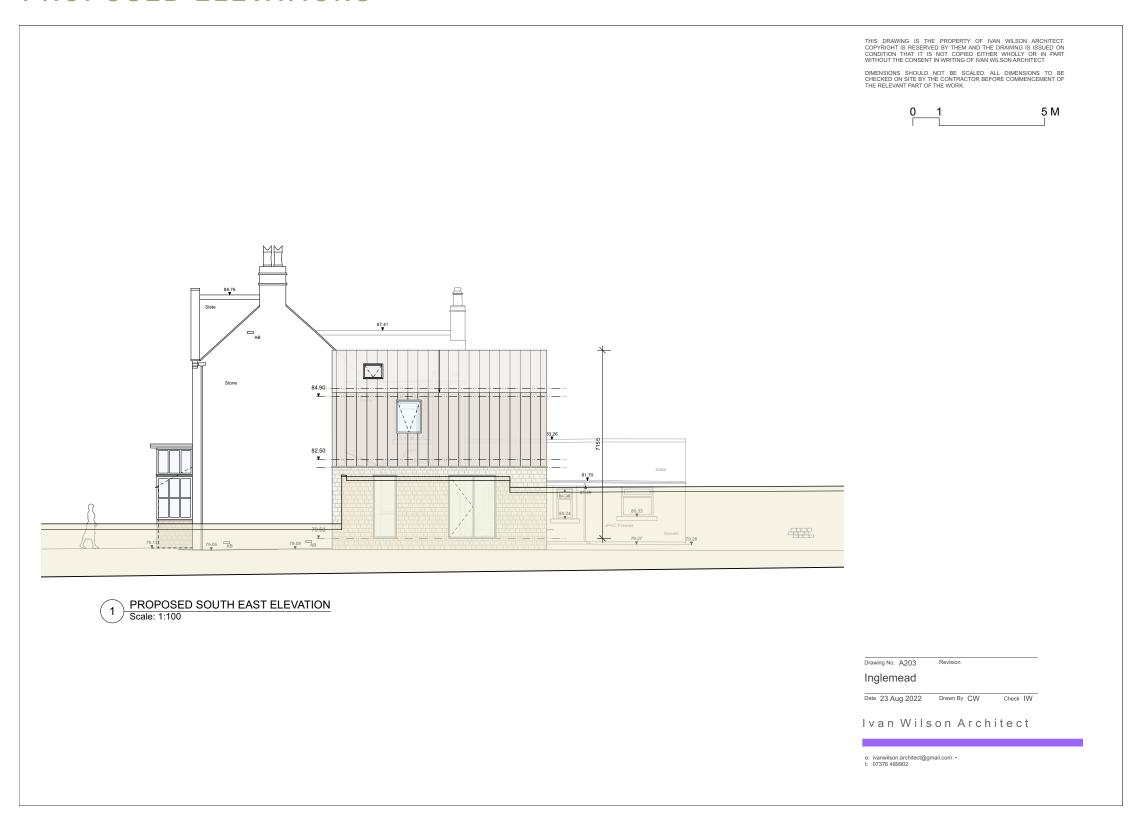
## 2.3 PROPOSED FLOOR PLANS



## 2.4 PROPOSED ELEVATIONS



## 2.4 PROPOSED ELEVATIONS



# INGLEMEAD

DESIGN AND ACCESS STATEMENT

August 2022