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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
13 February 2023

**SUPPORTING DESIGN AND ACCESS STATEMENT
PROPOSED 2 NEW DWELLINGS AT
THE HAWTHORNS, WEST BRADFORD ROAD, WADDINGTON**



This statement is written to support the application for the construction of two new dwellings in a semi detached arrangement to replace the existing dwelling (The Hawthorns) within the existing domestic curtilage.

Site location

The site is an existing semi detached dwelling approximately 50 years old located on West Bradford Road close to the primary school. The site is in open countryside but within a group of existing dwellings and adjacent to a redundant light industrial site. It has an open aspect to the east with views across to Pendle Hill. There is a public footpath immediately to the south west of the site.

The house is in extremely poor condition and has been unoccupied for approximately 3 years. The adjoining property is a mirror image of The Hawthorns. The house is two storeys with an attached garage with a flat roof.

Proposal

The design proposal demonstrates two new dwellings (semi-detached with 4 bedrooms each) in a simple arrangement following the demolition of The Hawthorns with a principal elevation to West

Bradford Road and individual garden areas. The houses have three floors with the upper floor in the roof space to maximise the accommodation within the overall volume whilst ensuring the overall mass has an appropriate appearance.

They have a traditional pitched roof with flat roof dormers on the east facing slope.

The materiality includes random natural stone, render and with a slate finish to the roof. The dormers are sheathed in standing seam zinc. The adjacent property (Hunters Gate) will have a new replacement wall built to the side garage.

The boundaries will include close boarded fencing to the public footpath and post and rail type fencing along with shrubbery planting and lawned areas.

Access

The proposed site layout demonstrates a new access arrangement into the site to service both dwellings. The access will be constructed in strict accordance with the Lancashire County Highways standards 6m radius kerbs create the entrance into the site which will be surfaced in macadam and include two parking spaces for each property with some planting to the frontage.



Refer to the application drawings and documentation for all the relevant information.

Planning statement

Location plan

Existing site plan

Proposed site plan

Proposed floor plans

Proposed elevations

Street context elevation