

DESIGN & ACCESS STATEMENT

HILLSIDE, MOOR LANE, WISWELL

PROPOSAL:

Replacement Dwelling

SITE:

Hillside
Moor Lane
Wiswell
Lancashire
BB7 9DG

CLIENT:

Mr & Mrs Smith
March 2023

REF: 22007 (PL) 500 DAS Rev A

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1.0 INTRODUCTION

1.1 STATEMENT

This Design and Access Statement is submitted in support of a planning application for permission to demolish the existing dwelling and construct a new dwelling in its place at Hillside, Moor Lane, Wiswell, BB7 9DG, on behalf of our client.

1.2 DESIGN TEAM

Calderpeel - Architects

Calderpeel Architects is a professional RIBA Chartered Practice with offices in Altrincham and Sheffield. Established in 1992, Calderpeel has earned a reputation for its work in the luxury residential sector and superhomes, as well as specialisms in leisure, industrial and the care sector.

Judith Douglas Town Planning Limited - Planning Consultant

Eddisons - Transport Planning + Highway Design

1.0 INTRODUCTION

1.3 PROPOSAL

The proposed development involves the demolition of the existing 1.5 storey dwelling and separate garage, followed by the construction of a new 3.5 storey dwelling with underground basement parking.

The new dwelling will be 3.5 storeys in height from the front but 2.5 to the rear as the dwelling is on a sloping site and the design responds to this by cutting into the ground. The ground floor level of the proposed dwelling will be below the current ground floor level of the existing dormer bungalow.

The proposed dwelling will provide a rejuvenated family dwelling to enhance this residential setting.

1.4 APPLICATION DOCUMENTS

22007 (PL) 001	Location Plan
22007 (PL) 002	Existing Block Plan
22007 (PL) 003	Proposed Block Plan
22007 (PL) 010	Existing Site Plan
22007 (PL) 020 A	Proposed Site Plan
22007 (PL) 025	Existing Floor Plans
22007 (PL) 050	Existing Elevations
22007 (PL) 100 B	Proposed Floor Plans
22007 (PL) 200 A	Proposed Elevations
22007 (PL) 300	Existing + Proposed Site Sections
22007 (PL) 301 B	Existing + Proposed Street Scenes
22007 (PL) 500 A	Design and Access Statement

2.0 SITE

2.1 SITE LOCATION

The property is located on Moor Lane, Wiswell, Lancashire. The site is located south of the village of Wiswell, outside the main settlement boundary. The area is rural in character and features a series of agricultural holdings and dispersed dwellings of mixed character. The site lies outside of the boundary of the Wiswell Conservation Area however our proposals will respond to this setting to present a dwelling that will preserve character of the nearby conservation area.



2.2 SITE CHARACTER ASSESSMENT

The images below demonstrate the predominant style in the area, which includes the use of natural and dressed stone, brick, render and natural roofing slate. Materials will be selected to compliment the character of the dwellings in the locale.



Prospect House



Rosehill



Wiswell village



Wiswell village

2.0 SITE

2.3 EXISTING SITE PLAN

The existing site includes the existing dwelling and a separate garage building.

The site exhibits dense tree and hedge screening along the perimeter particularly in respect to the eastern boundary along Moor Lane. Trees along the frontage with Moor Lane are mostly to be retained - details are shown in the Tree Survey that accompany this application.

The site is accessed by a driveway, situated towards the south of the site along the eastern boundary, which provides access to the site from Moor Lane for both vehicles and pedestrians.



Existing Site Plan

3.0 PLANNING CONSIDERATIONS

3.1 PLANNING HISTORY

The planning history of the property shows that in 2003, permission was granted at the site for a replacement garage to be constructed. This is the most recent planning application at the site recorded on the Council's website.

Prior to this, in 1999 there was an outline application for 1 No. detached dwelling at the site. This application went to written representation appeal.

Applications have been made for surrounding properties as listed below:

Rose Cottage, Moor Lane - 3/2017/0656

Single storey extension to rear.

Approved with conditions 29.08.2017

Innellan, Moor Lane - 3/2012/0076

Roof lift and garage extension/ rooms in roof space.

Approved with conditions 01.05.2012

3.2 WISWELL CONSERVATION AREA

The site is located outside of the Wiswell Conservation Area however our proposals will respond to this setting to present a dwelling that will preserve the character of the nearby conservation area. The building on site is not statutorily listed, nor is it in the immediate setting of a listed building or scheduled ancient monument. The nearest being Vicarage House some 200m north of the site.

4.0 DESIGN DEVELOPMENT

4.1 PLANNING DISCUSSIONS

Pre Application advice from Ribble Valley Borough Council has been undertaken during early phases of the design process. A Pre Application Meeting took place in August 2022 which allowed for dialogue with the local authority's planning and urban design officer, which has resulted in the proposals that form this planning application. This dialogue has included matters of sizing, scale and mass, and appearance in order to produce a proposal that is complimentary and enhances the character of the rural setting.

Steps have been taken throughout the design process to respond to comments made during the planning process by the Planning Officer and Local Highways Authority. Concerns that the initial designs were not in keeping with the local vernacular and the proposed dwelling's presentation to Moor Lane have been acknowledged with a reduction in the height and massing of the replacement dwelling from that previously proposed. The proposed dwelling is now sited lower in the site with the expansive parking forecourt removed and replaced with a turning head and driveway down into the sunken basement garage. This has reduced the 'under-croft' and better situates the dwelling within the corresponding topography.

The final iterations positively respond to matters raised by the Council as part of the formal pre-application engagement stage.



Initial Front Elevation Design



Pre Application Front Elevation Design



Proposed Front Elevation Design

4.0 DESIGN DEVELOPMENT

4.2 HIGHWAYS DISCUSSIONS

Consultation with the Local Highways Authority has been sought during the planning process regarding the relocation of vehicular access into the site. Eddisons Transport Planning + Highway Design have been appointed to the project to produce a Transport Note in response to the comments raised by the LHA in their pre-application response dated the 30th June 2023. The comment is noted, however, the access arrangement has been designed to ensure that existing passing place is retained. As way of demonstration, a swept path analysis has been undertaken to show a car safely passing a car waiting in the passing place – details are shown in the Transport Note that accompany this application. This has established that the proposed development will not impact on the safe operation of Moor Lane.



Swept Path Analysis

5.0 DESIGN

5.1 PROPOSED SITE PLAN

The proposed site plan illustrates the footprint location for the proposed dwelling. In demolishing the existing dwelling this allows the property to be moved slightly northwards in the site to create a larger south-facing garden that is directly accessible from the rear of the property.

The 3.5 storey replacement dwelling (including basement) provides living spaces with large extents of openable glazing to the south and west that promote the dwelling's connection with the landscape.



5.0 DESIGN

5.2 USE, AMOUNT AND SCALE

The proposal is for a family dwelling which will incorporate numerous bedrooms, an underground parking garage, and other amenities.

The proposed accommodation is set across 2.5 floors above ground, utilising space within the roof, and has been arranged to ensure the new dwelling complements the surrounding dwellings. The ground floor accommodates the main living spaces such as the kitchen, family dining, study, and a retreat. The first floor houses the private living spaces, including the master suite and children's bedrooms. The proposal also has a basement floor, which is largely concealed below ground level.



Massing Model of Proposed

5.0 DESIGN

5.3 SITE ACCESS CONSIDERATION

The existing dwelling has a detached garage to the side of the property with the existing driveway and site access in the south of the site.

The replacement dwelling proposes a new access driveway to be constructed to the north side of the new dwelling, allowing for visitor and resident parking to be located within sunken basement parking under the footprint of the new dwelling.

The previous access and hard-standing will be given over to a new south-facing garden and landscaping.



5.0 DESIGN

5.4 PROPOSED ELEVATIONS

The proposed elevations have been designed to compliment the rural character of the area and respond to the nearby village of Wiswell. A Georgian style has been adopted to the front of the property and provides a high quality appearance fitting of the nearby conservation area and the surrounding properties. The elevation fronting Moor Lane has been designed with a more vernacular appearance featuring a layering of materials with the massing stepping away from the Lane.



Proposed Elevations - Front



Proposed Elevations - Side (E) - Moor Lane

5.0 DESIGN

5.4



Proposed Elevations - Side (W)



Proposed Elevations - Rear



Proposed Massing Model - Front

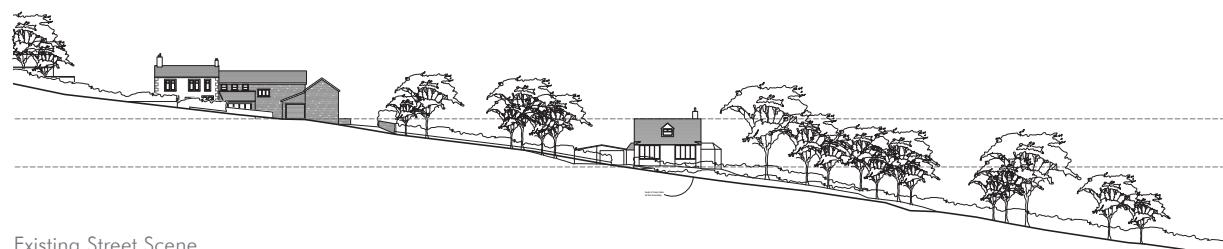


Proposed Massing Model - Rear

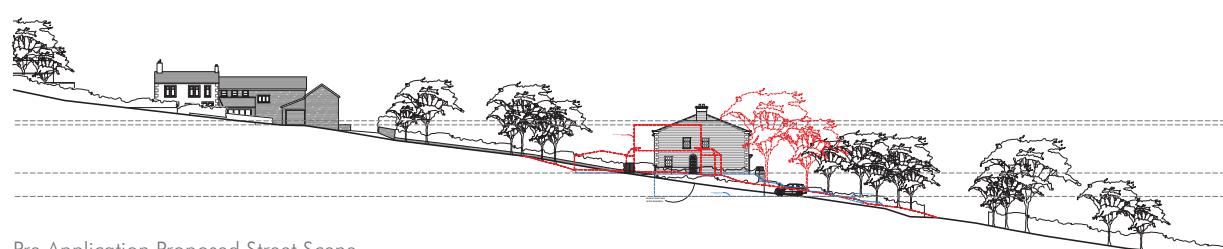
5.0 DESIGN

5.5 STREET SCENES

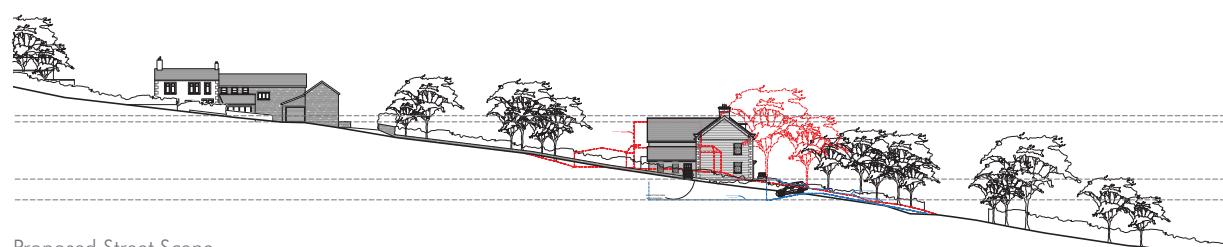
The street scenes indicated below show the proposed replacement dwelling is appropriate to the feel of the existing street scene. As can be seen, the proposal improves the relationship to Moor Lane from that previously proposed, with a variation of the ridge line and materials indicating an evolution of the dwelling and reducing the overall massing.



Existing Street Scene



Pre Application Proposed Street Scene



Proposed Street Scene

5.0 DESIGN

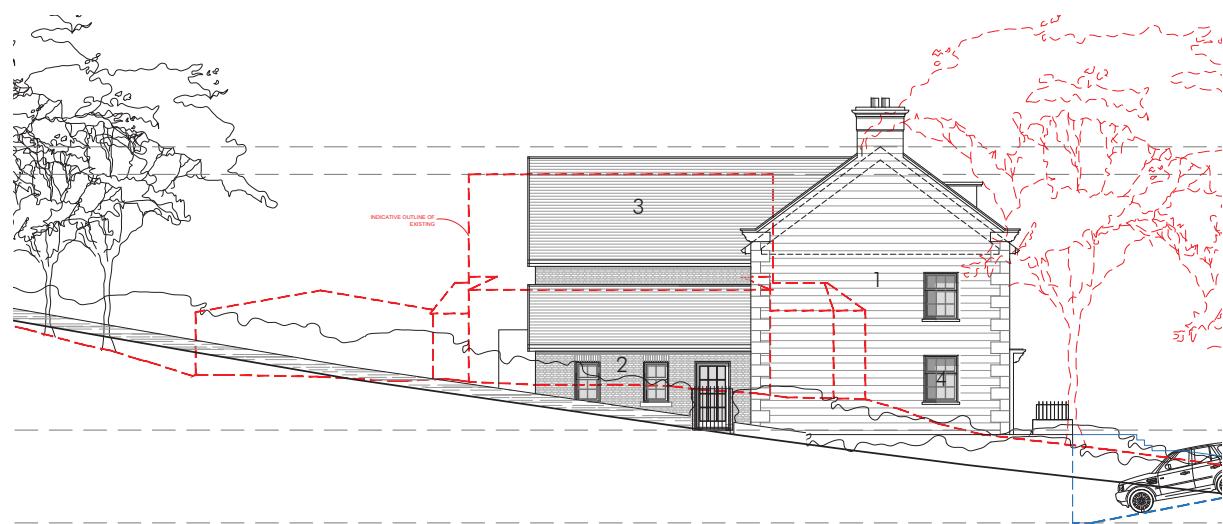
5.6 MATERIALS

The material palette has been developed to allow the proposed dwelling to compliment the surrounding dwellings. The use of contrasting materials has been chosen to provide a cohesive variety across the different massings of the new dwelling. Away from the public facing elevations, more contemporary expanses of glazing has been chosen to maximise the views out across the open countryside from the dwelling.



Existing Materials

1	White Render
2	Brick
3	Clay tiles
4	White uPVC windows



Proposed Materials

1	Stone
2	Brick
3	Natural Blue Slate tiles
4	Timber Windows

6.0 CONCLUSION

6.1 SUMMARY & FINAL STATEMENT

In conclusion, the proposal provides an appropriate, high quality replacement to the existing property at Hillside, Moor Lane, Wiswell. Immense care and attention has been taken to offer a considerate replacement dwelling that takes the opportunity to enhance the rural setting and provide a revitalised dwelling that will support the applicants family for years to come.

We trust that the Council will consider the merits of proposals and support an approval for this proposed replacement dwellings. The proposal offers substantial benefits to the setting of the Moor Lane, whilst creating a family home with the stature commensurate with this setting.



Massing Model of Proposed

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