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Whalley
Lancashire
BB7 9SE
5 December 2023

**SUPPORTING DESIGN AND ACCESS STATEMENT
PROPOSED NEW DWELLING AND ANNEX AT
THE HAWTHORNS, WEST BRADFORD ROAD, WADDINGTON
RESUBMISSION**



This statement is written to support the application which is a re-submission following planning refusal under application reference 3/2023/0759 for a replacement dwelling with garden annex.

This new application demonstrates a revised proposal for the construction of a single dwelling and annex in an 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 a revised design for the new dwelling (four bedrooms) and a separate annex building offering 1 bedroom accommodation in a simple arrangement following the demolition of The Hawthorns. The new house has a principal elevation to West Bradford Road with the annex positioned on the south western boundary and a generously proportioned rear garden area. The house has three floors with the upper floor in the roof space to maximise the accommodation and storage within the overall volume whilst ensuring the overall mass has an appropriate appearance. The design incorporates an attached garage on the northern side adjacent to Hunters Gate.

The new design has addressed the reasons for the refusal of the previous submission by virtue of reducing the scale, mass and bulk of the proposal (collectively) and addressing issues raised regarding the overall appearance in the street scene. The delegated report from the previous submission has been the brief for this re-design with regard to certain key elements.

This new proposal, because of the revisions has reduced the mass and scale as well as reducing the ridge height by 0.5m. The external materiality remains as natural random rubble stone with quoins. The roof is finished in natural slate. Windows have full stone surrounds and the overall appearance is one of a traditional appearance.

The rear roof slope incorporates a dormer construction with modest balcony arrangement.

The annex construction has also been reduced in size and is now repositioned within the plot. It offers a modest level of accommodation and is subservient to the host dwelling.

The adjacent property (Hunters Gate) will have a new replacement wall built to the side garage and the overall site layout of the new dwelling and annex has been arranged to minimise any impact on the residential amenity of this property..

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 central/amended access arrangement into the site to service the dwelling. The access will be constructed in strict accordance with the Lancashire County Highways standards with 6m radius kerbs create the entrance into the site which will be surfaced in macadam and include four parking spaces for the property (including the garage space) with some planting to the frontage.

Visibility splays of 2.4m x 43m have been demonstrated on the site plan.



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

Bat survey