

Design & Access Statement

Statement in support of a planning application for the demolition of an existing bungalow and construction of a replacement bungalow at 70 Mellor Brow, Mellor, BB2 7EX

Existing development

The existing development consists of a circa 1950 bungalow with brick and pebbledash external walls and slate roof, together with a brick garage with corrugated sheet roof. The bungalow sits in an elevated location with extensive views to the front and rear.

Whilst in generally good condition and with a lounge extension to the rear, the bungalow is somewhat dated and cramped for modern living standards. It includes 3 bedrooms, yet has a footprint of just 120m². The large bay windows to the front (south) elevation are visually unappealing and create overheating of the front rooms on sunny days.

Design Development

The requirements of the owners of the property are for a more functional layout with an increase in room sizes and hall width and incorporating an en-suite bathroom and a utility room. It is also considered that the quality of the external elevations can be improved.

It was initially intended to achieve the space required by undertaking a modest extension of the property to the west and north. However when considering the need to also rebuild much of the south elevation as well as extensive internal alterations, it became apparent that it would be economically preferable to demolish and rebuild. This option gives the opportunity to greatly improve insulation of the floor, walls and roof, and allows the external walls to be designed with a consistent appearance.

It is therefore proposed to build a new bungalow similar in layout to the existing, but with a footprint increased to 183 m². It will feature a fully hipped roof design similar to the existing.

The planning application submitted in April 2023 and approved on 17 July 2023 (Application No 3/2023/0294) proposed that the new floor level would be the same as that of the existing bungalow, with a roof ridge height around 0.1m higher than the existing. However it is now proposed to lower the floor level by 0.3m in order to facilitate step-free access at the front door. The roof ridge will now be around 0.1m lower than the existing.

Materials

Houses in Mellor Brow are built using an eclectic mix of external materials. Terrace houses and cottages are built in natural stone, whilst more recent properties are largely finished in render, together with various colours of brick and cladding.

It is proposed that the external walls will be finished in a mix of stone and render. The front elevation will be in random natural stone with dressed stone window and door surrounds and quoins. The side and rear elevations will be in white render with dressed stone window sills and

quoins, with blue/grey brick below dpc. The roof will be in slate to be consistent with neighbouring properties, with dark grey fascia boards and black guttering and rainwater pipes. At the front door an open porch is proposed, in oak frame with slate roof. Windows and doors will be in grey upvc.

Garage

The existing garage needs to be relocated. The driveway approaching the garage is only 2.4m wide, which causes difficulties opening the car doors when parked outside the garage. It is therefore proposed to set the garage back 6m from its current position, allowing a wider parking area outside the garage. This will allow much easier transition between the car and the back door of the house.

The garage will be finished in white render with a slate roof.

External Proposals

The front garden has a steep drive and terraced beds with natural stone retaining walls. There is also a generous turning area and parking for 2 vehicles. The front garden will remain unchanged, including all the boundary hedges. There are no trees in the front garden.

At the rear, the bungalow will feature patio doors from the kitchen/diner and from the lounge, opening onto a patio. Due to the slope of the rear garden the patio will be raised above the lawn by 0.4 – 1.3m. It will be supported by a wall faced in natural stone, with a flight of steps down to the garden. A 1.8m high privacy screen will be provided across the western end of the patio, to ensure that the neighbours' garden is not overlooked from the raised patio.

It is proposed to utilise the space below the patio as a store room. Excavation will be necessary to provide a concrete floor with 2m headroom. Access steps will be provided down from the garden at the western end of the store room.

On the western side of the existing bungalow there are several small conifer trees which will be removed.

The main area of lawn and surrounding shrubs will remain unchanged, as will the boundary hedges and fences. There is one tree on the property, located close to the boundary with No 72, which has been pollarded to a height of 4.5m, and will be unaffected by the works.