

design & access statement

Extensions and alterations to 10 Barker Lane, Mellor, BB2 7ED with associated landscaping.



prepared by
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project info

project number
ha1041
date issued
25/07/2024
project address
10 Barker Lane Mellor Blackburn BB2 7ED
proposal
Extensions and alterations to 10 Barker Lane, Mellor, BB2 7ED with associated landscaping.

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1.0 introduction



perspective view

1.1 project overview

The proposal consists of a single and two storey extension to the original dwelling, the works will involve demolition of the existing garage and conservatory at the rear of the property.

1.2 purpose of the document

The primary aim of the Design and Access Statement (DAS) is to offer a thorough elucidation of the design rationale and access considerations pertaining to the proposed development project. This document is commonly mandated in the planning application process for construction projects. The DAS delineates the design principles, contextual significance, and access arrangements of the project, illustrating its alignment with planning policies, community engagement, and consideration of sustainability and heritage factors. In essence, the DAS seeks to substantiate and convey the reasoning behind the proposed design and its implications for the surrounding environment.

2.0 project description



perspective view

2.1 project name and location

project number: ha1041
project name: 10 Barker Lane
project address: 10 Barker Lane
Mellor,
Blackburn
BB2 7ED

project description:
Extensions and alterations to 10 Barker Lane, Mellor, BB2 7ED
with associated landscaping.

2.2 existing site information

existing site area: 550.2m2
proposed site area: 550.2m2

existing boundaries:
to the north: hedge row and fence
to the east: hedge row and fence
to the south: dwarf wall
to the west: wall

2.3 planning considerations

pre-application information/feedback:
No pre-application information was requested.

planning history of the site:
There is no recorded planning history for the site.

However, a two-storey extension was approved for the neighbouring property at 8 Barker Lane (3/1992/0363) but was never built. A subsequent application for a single-storey extension was also approved (3/2005/0268).

Regarding the greenbelt status, I refer to a previous appeal decision that allowed the construction of two houses following the demolition of an existing one, which we believe had a greater impact than the current proposal.

3.0 existing site & context



Google earth image - existing entrance, extracted September 2024

○ proposal area

3.1 site location and existing site information

The proposal consists of extending and altering the existing house to meet the need and demands of modern day family.

The location of the site is to the east of Barker Lane, with an exiting ingress and egress driveway.

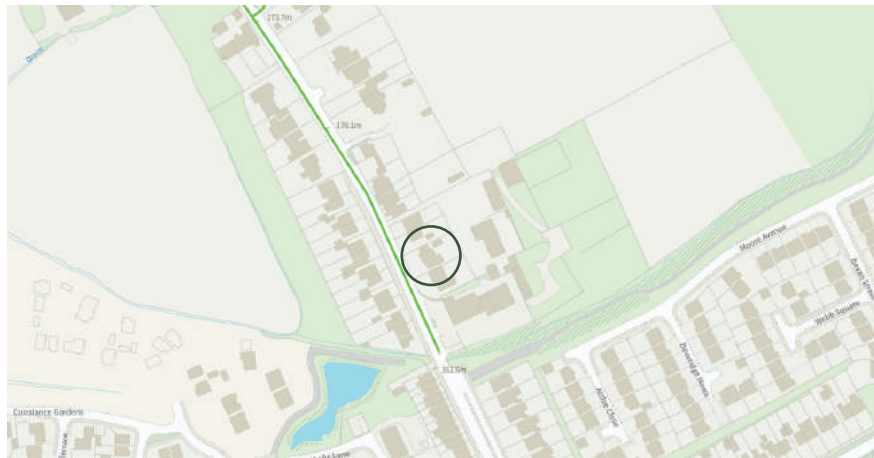
There is a slight incline up to the property from Barker Lane, the site is then predominantly flat with it falling away towards the rear of the site.



Google map image - existing site, extracted September 2024

○ proposal area

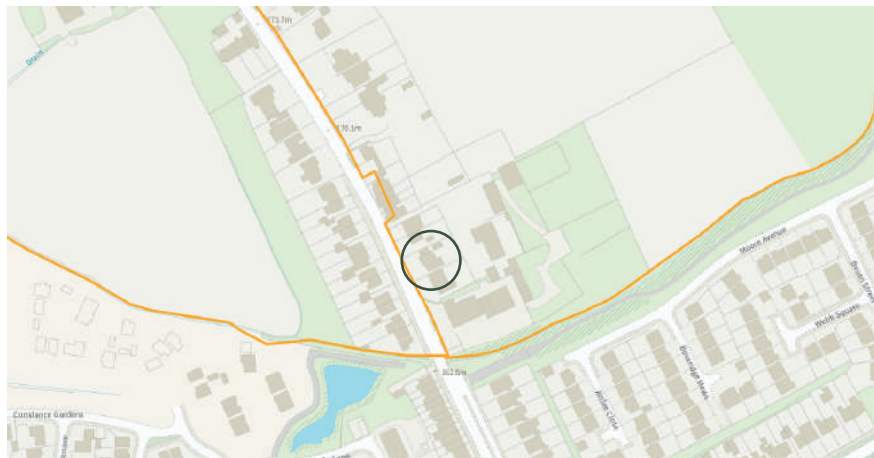
3.0 existing site & context



mario mapping system - Road Adopted C542



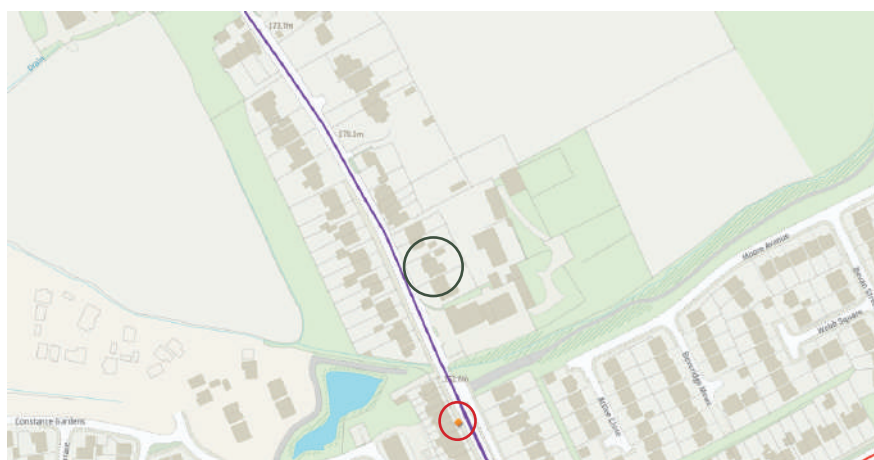
mario mapping system - landscape character map



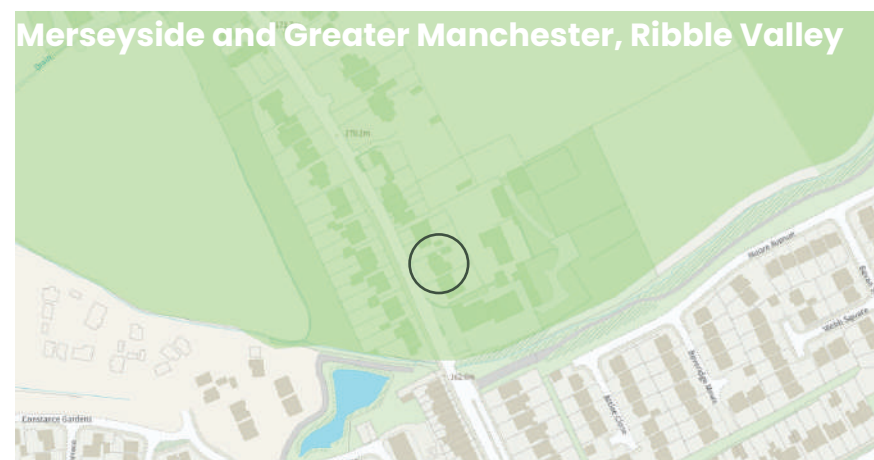
mario mapping system - Parish - Ramsgreave CP



mario mapping system - historic landscape character



mario mapping system - bus stops



mario mapping system - green belt

3.2 relevant site information

The extracts from the Lancashire Mario Mapping System shows that the proposal resides within the Merseyside and Greater Manchester Greenbelt (Ribble Valley). From a historical landscape character perspective, the proposal is classed as being in a modern settlement; whilst also residing within what is classed as farmed ridges.

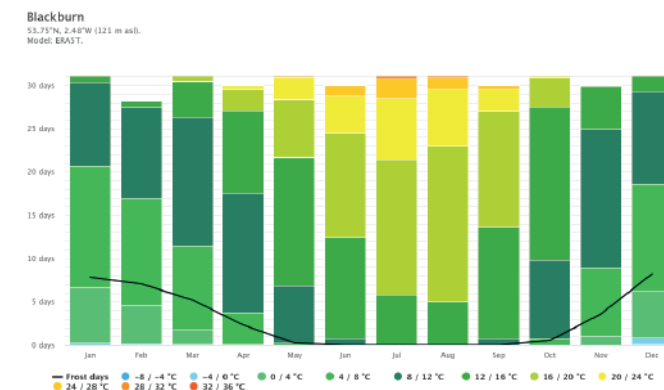
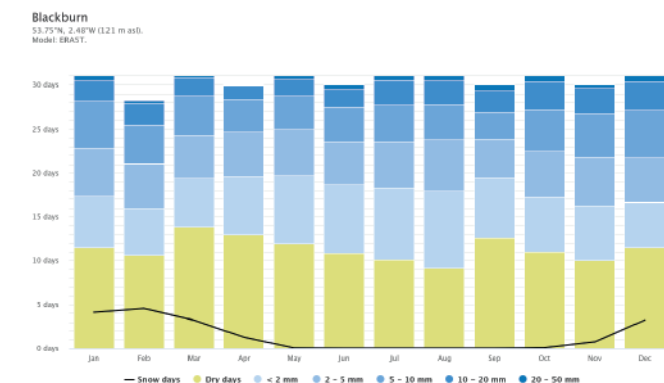
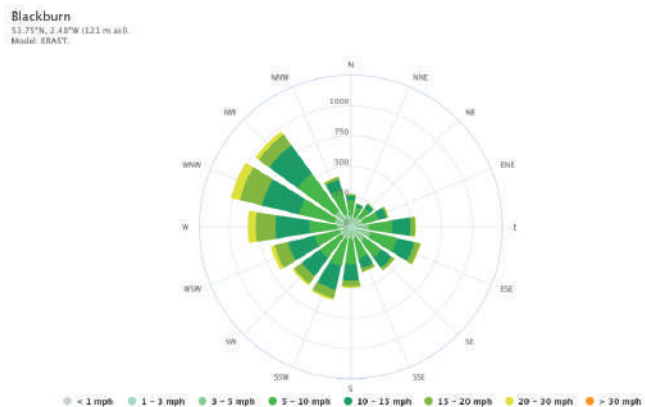
No public rights of way pass directly through or near the site.

The road directly to the west of the site (Barker Lane) is an adopted C class road (C542) with street lighting, A bus stop is located south of the site.

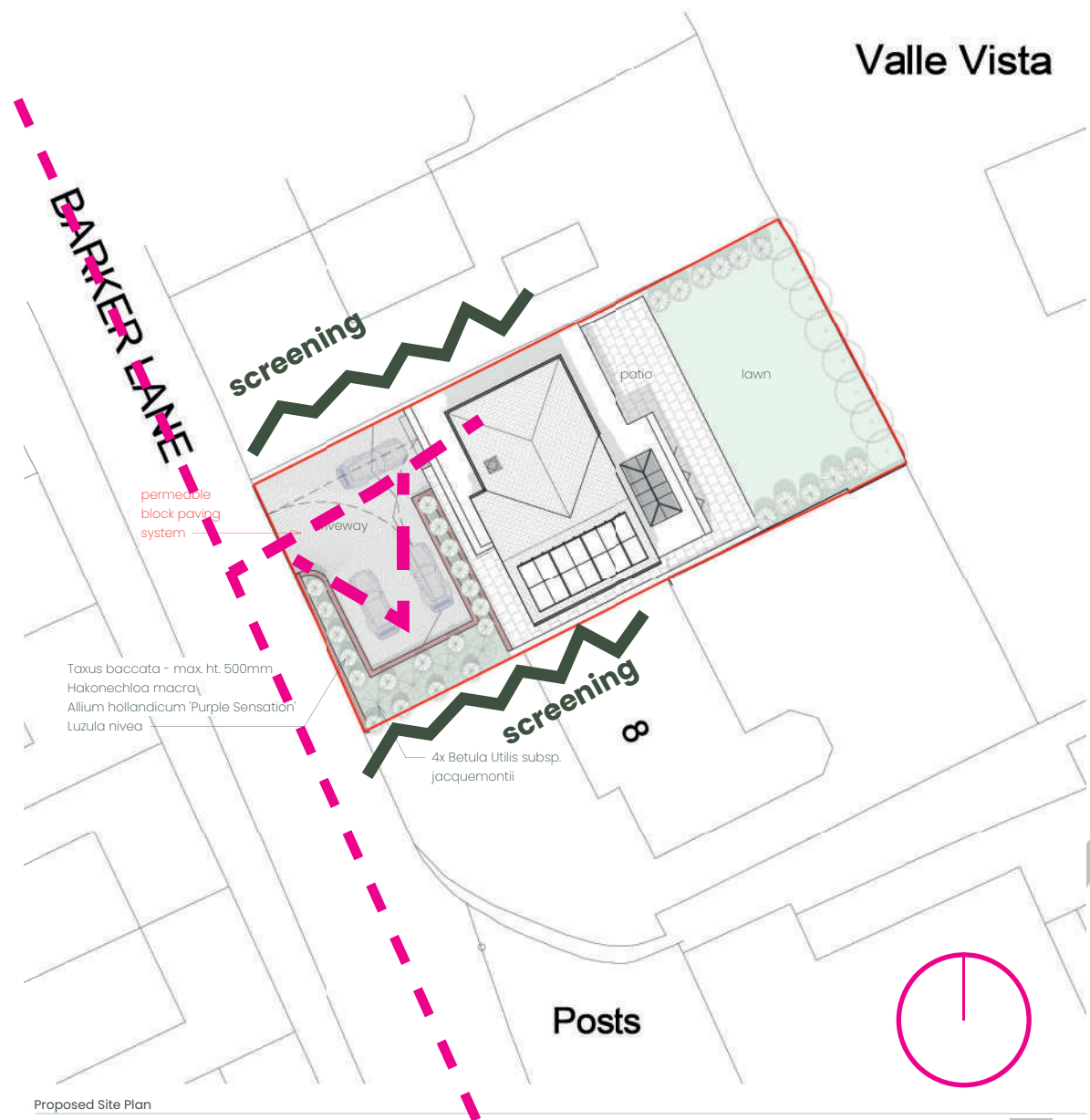
The property resides within the Ramsgreave CP Parish which as you will see borders other parishes.

○ proposal area

4.0 use



meteoblue.com extracts



proposed site plan

4.1 proposed uses

The proposal unifies the house and garaging, reducing the need for separation between built form of the site.

4.2 distribution

The decision to bring all of the structures together, enable a more cohesive approach to the distribution of all of the built elements within the site.

4.3 accessibility

The existing entrance to the site has been unchanged, the driveway has been adapted to enable a better parking arrangement than the existing layout, offering the opportunity to enter in a forward facing gear and leave in a forward facing gear.

Once occupants are inside the residence, the layout has been designed to align entirely with the specifications outlined in the approved document M, addressing all relevant aspects accordingly.

4.4 relationship to the surrounding site

The proposal will continue to be read as part of the existing architectural language with cues taken from the surrounding context.

vehicle circulation

5.0 amount



5.1 proposed amount

CABE's guidance requires the designer/applicant to consider the amount of proposed development related to the site and the impact upon the surrounding area.

The proposal will see no increase in the site area, however, there will be an increase in both the area and the volume of the dwelling. This being said, it is worth noting that it will be a more cohesive distribution of volume, thus giving greater amenity space to the occupants.



6.0 layout

vaile vista

6.1 proposals location, access and parking

The layout of the proposed extension have been sympathetic and consistent to the relationship that the dwelling currently has with number 8 Barker Lane.

By merging the garage with the house, it allows for a more usable outdoor space.



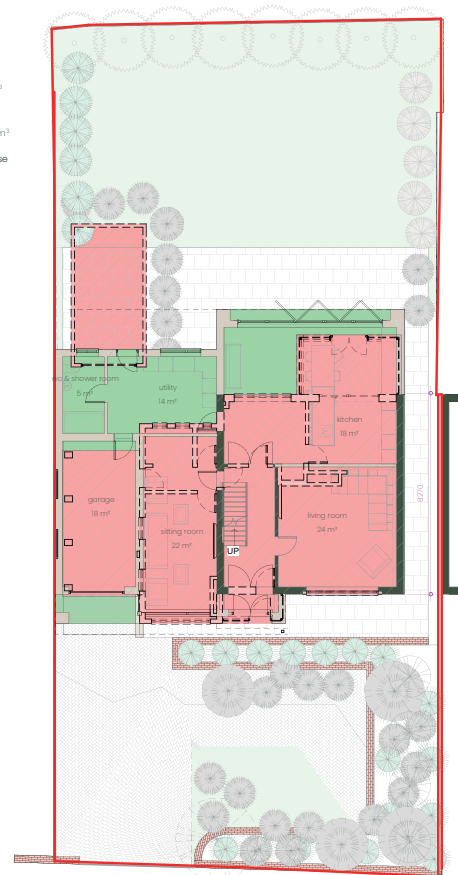
at Plan

proposed layout plan

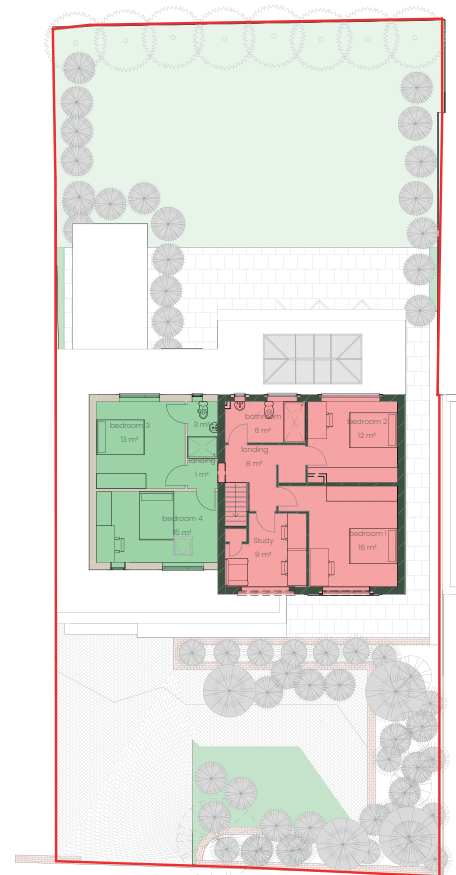
7.0 scale

Proposed Area & Volume Calculations

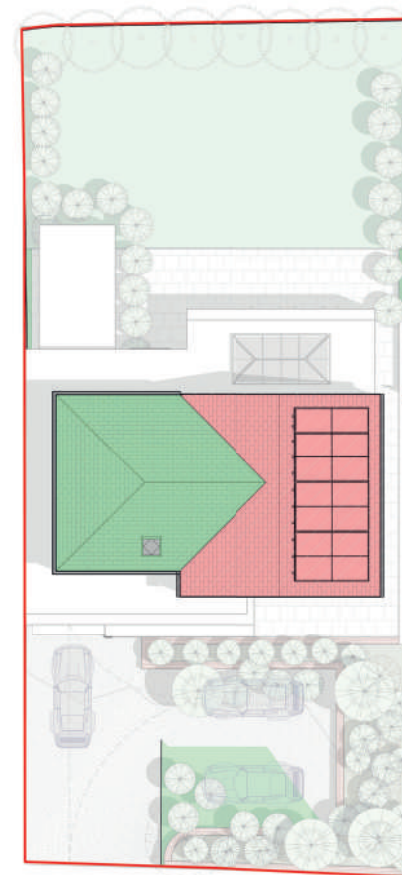
Existing Area - 203.2m ²	Existing Volume - 563.6m ³
Proposed Area - 287.7m ²	Proposed Volume - 820.1m ³
Proposed Area increase 84.5m ² = 41.5%	Proposed Volume increase 256.5m ³ = 45.5%



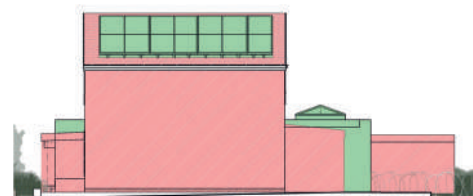
1 Ground Floor - Area and Volume
1:100



2 First Floor - Area and Volume
1:100



3 Roof Plan - Area and Volume
1:100



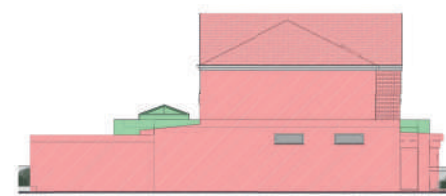
4 South East - Area and Volume
1:100



5 North East - Area and Volume
1:100



6 South West - Area and Volume
1:100



7 North West - Area and Volume
1:100

7.1 guidance

CABE's guidance asks - 'is the development scale appropriate for the area?'

The size and scale of all of the additions has been carefully designed to respect the surrounding context, so that it reflects the character of the existing building whilst also appearing subservient and supplementary.

7.2 volume

The proposal will have an increase of volume, albeit modest and proportional to the original dwelling.

Existing volume: 563.6m³
Proposed volume: 820.1m³
Volume increase: 256.5m³ / 45.5%

7.3 area

The proposal will have an increase of area, albeit modest and proportional to the original dwelling.

Existing area: 203.2m²
Proposed area: 287.7m²
Area increase: 84.5m² / 41.5%

8.0 landscaping

Valle Vista

8.1 existing landscaping

The existing landscaping consists of large overgrown shrubs with lawn areas to the front and rear. To the front a tarmacadam driveway leading down to the highway is in place.

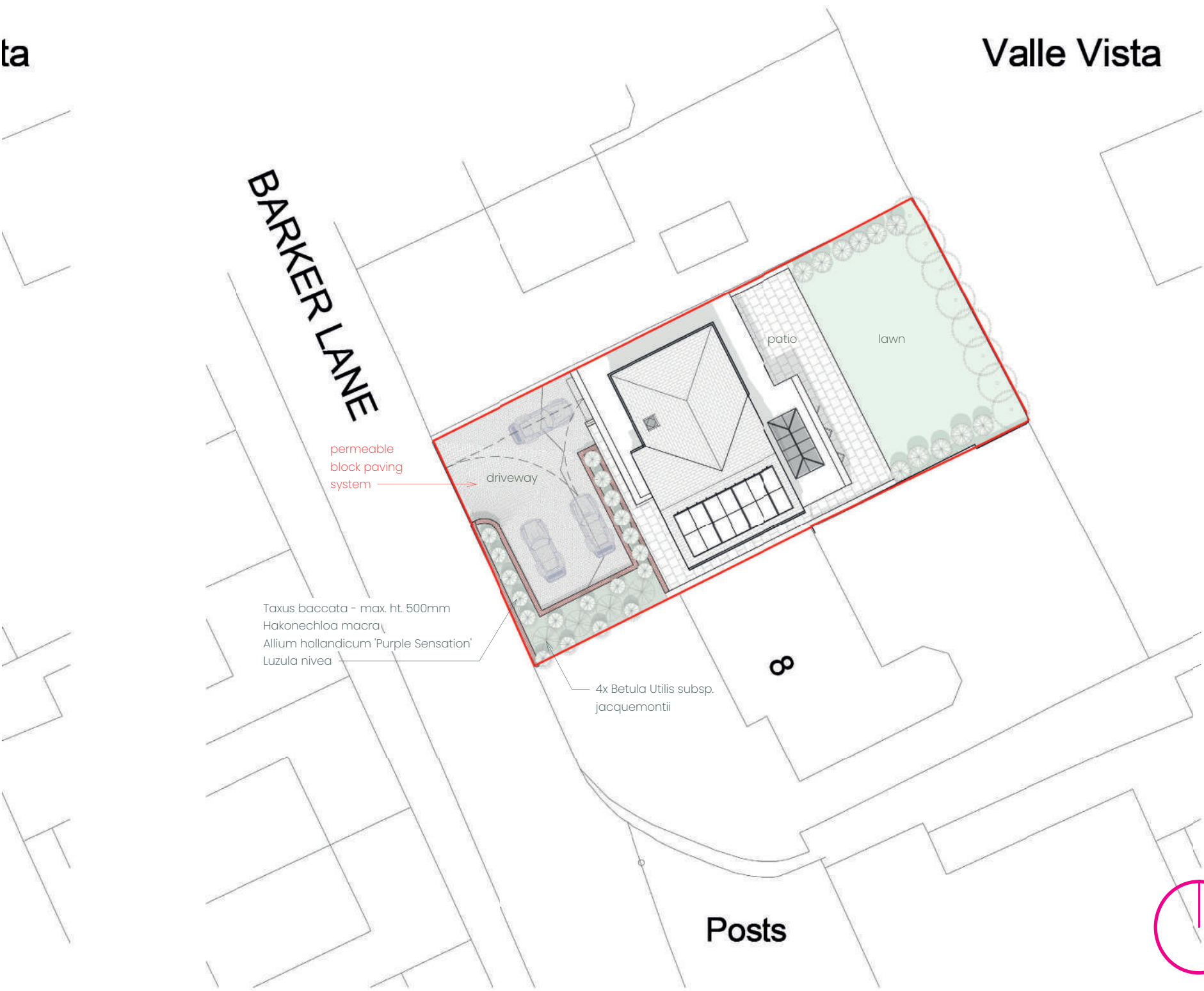
8.2 proposed landscaping

The proposed landscaping will include new planting to the front to provide privacy and offer a clearer view south down Barker Lane for exiting the property.

A new lawn will be created at the rear to replace the existing garage.

To the front, a new and improved SUD's compliant block paved driveway will replace the previous tarmacadam.

ta

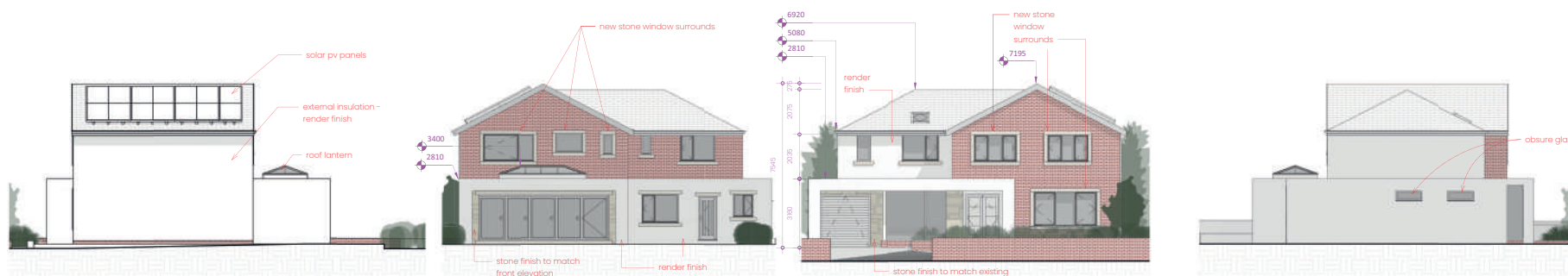


proposed site plan

9.0 appearance

9.1 architectural language

The architectural language of the extensions has been designed to be sympathetic to the existing and surrounding context, taking cues from the immediate and local vernacular where possible.



10.0 access

val

10.1 access to the site

The access to the site will be via the existing entrance.

10.2 access to the dwelling

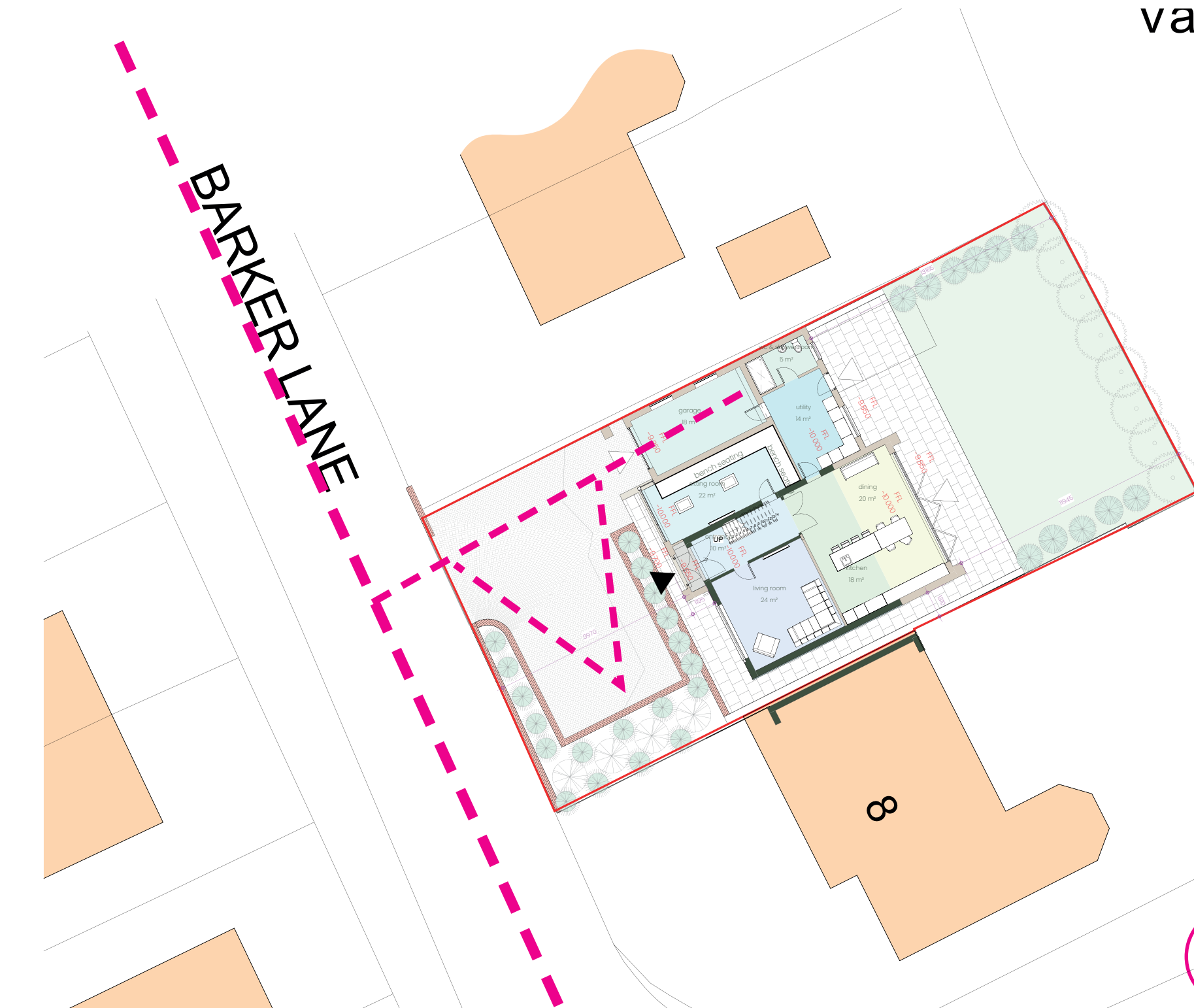
Access to the dwelling will be via the improved front door, access is also available via the garage from a parked car. There is also a rear entrance leading into the utility room.

10.3 movement around the dwelling

Movement throughout the dwelling has been considered and the layout allows for easy movement throughout all areas.

10.4 macro perspective

The site is directly off Barker Lane (C542), this provides easy access routes in both directions to amenities. A main bus route runs directly in front of the site, with the closest bus stop being to the south of the site entrance.



Access

vehicle circulation

11.0 conclusion



proposed perspective

This statement illustrates a comprehensive consideration of the proposed project, encompassing aspects of design, access, sustainability, and feasibility. The proposal entails the demolition, extension and adaptation to 10 Barker Lane with associated landscaping works.

The project integrates a combination of sound design principles and technical expertise, contributing to the creation of sustainable and future-proof building's. Despite its traditional exterior visible from public perspectives, the proposal draws heavily from existing design influences. While embracing a traditional aesthetic, the construction will utilise modern materials, ensuring a sustainable and environmentally friendly approach.

Habitat Architecture is open to receiving feedback and guidance from the Local Authority throughout the application process.