

WHITE HILL. PLANNING STATEMENT.

ZMA
September 2024



PROJECT INFORMATION

Site Location:

White Hill
Back Lane
Read
Burnley
BB12 7QP

Prepared for:

Householder Planning Application

Date Prepared:

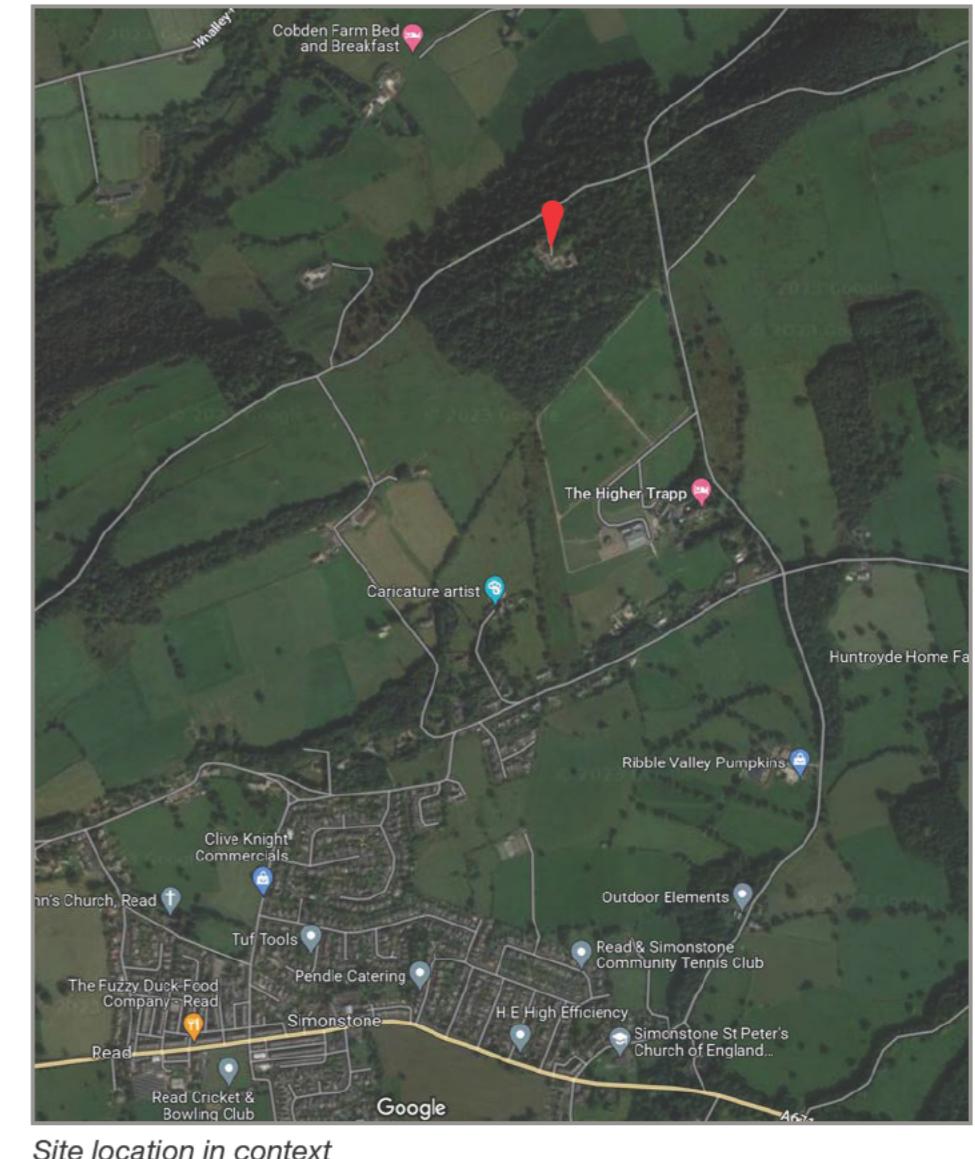
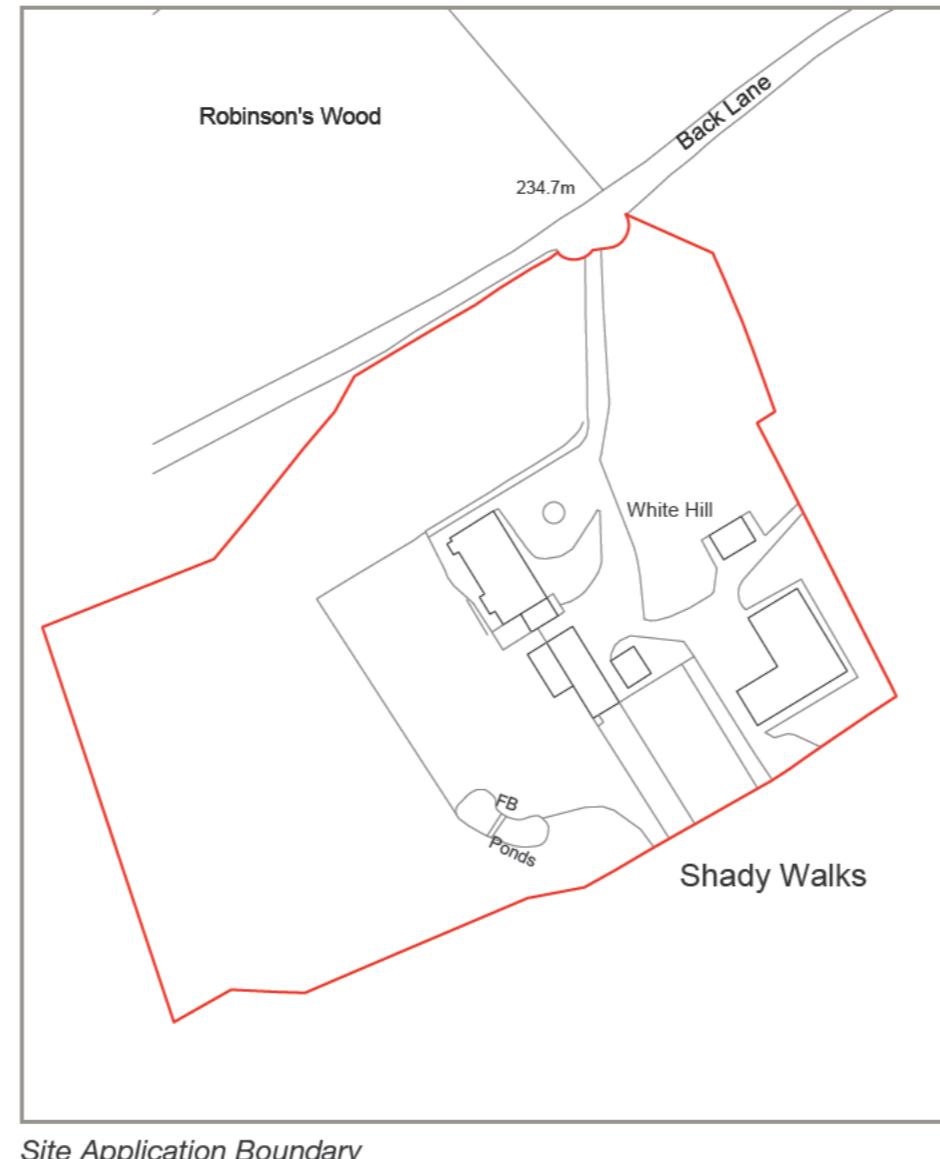
September 2024

Applicants:

Toby Whittaker
C/O Agent

Agent:

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Development:

The proposal includes the demolition of the existing 2-storey conservatories, and replacement with a 2-storey side extension, single-storey side extension with roof terrace above. The demolition of the existing garage and construction of a 2-storey replacement garage with guest suite above, attached to main house.

BACKGROUND

This Planning Statement has been prepared on behalf of the applicants, for their property White Hill.

Planning application 3/2023/0334 for the 'Proposed demolition of the existing 2 storey conservatories and replacement with a 2 storey side extension. Demolition of existing garage and construction of a 2 storey replacement garage with guest suite above, attached to main house' was approved on 09.08.2023.

This application includes a number of revisions to previously approved scheme to incorporate the applicant's requirements.

The applicants have lived at White Hill [REDACTED]. They now wish to make improvements to allow the continued enjoyment of their property for themselves [REDACTED]

The proposal is focussed on the replacement of 2 existing conservatories, and a garage building which are no longer meeting their accommodation requirements, in order to create spaces suitable for contemporary living which reflect the rest of the property.

The proposed scheme improves the existing property to create an outstanding family home which references the character of the existing building, whilst retaining the importance of the existing house.

EXISTING SITE

White Hill is a large traditional detached dwelling set within its own expansive 5 acre grounds, located to the North of Read, and South-East of Sabden.

The property is accessed from Back Lane, through a private gated driveway, and is positioned within a central clearing in Robinsons Wood / Shady Walks.

The existing property consists of 3-storeys of accommodation including a loft level, and a 4-storey element incorporating a lower ground level. The dwelling includes various out-buildings used for the enjoyment, and maintenance of the dwelling including a greenhouse; garage with workshop and plant room; dog kennels; pool and gym; and maintenance store.

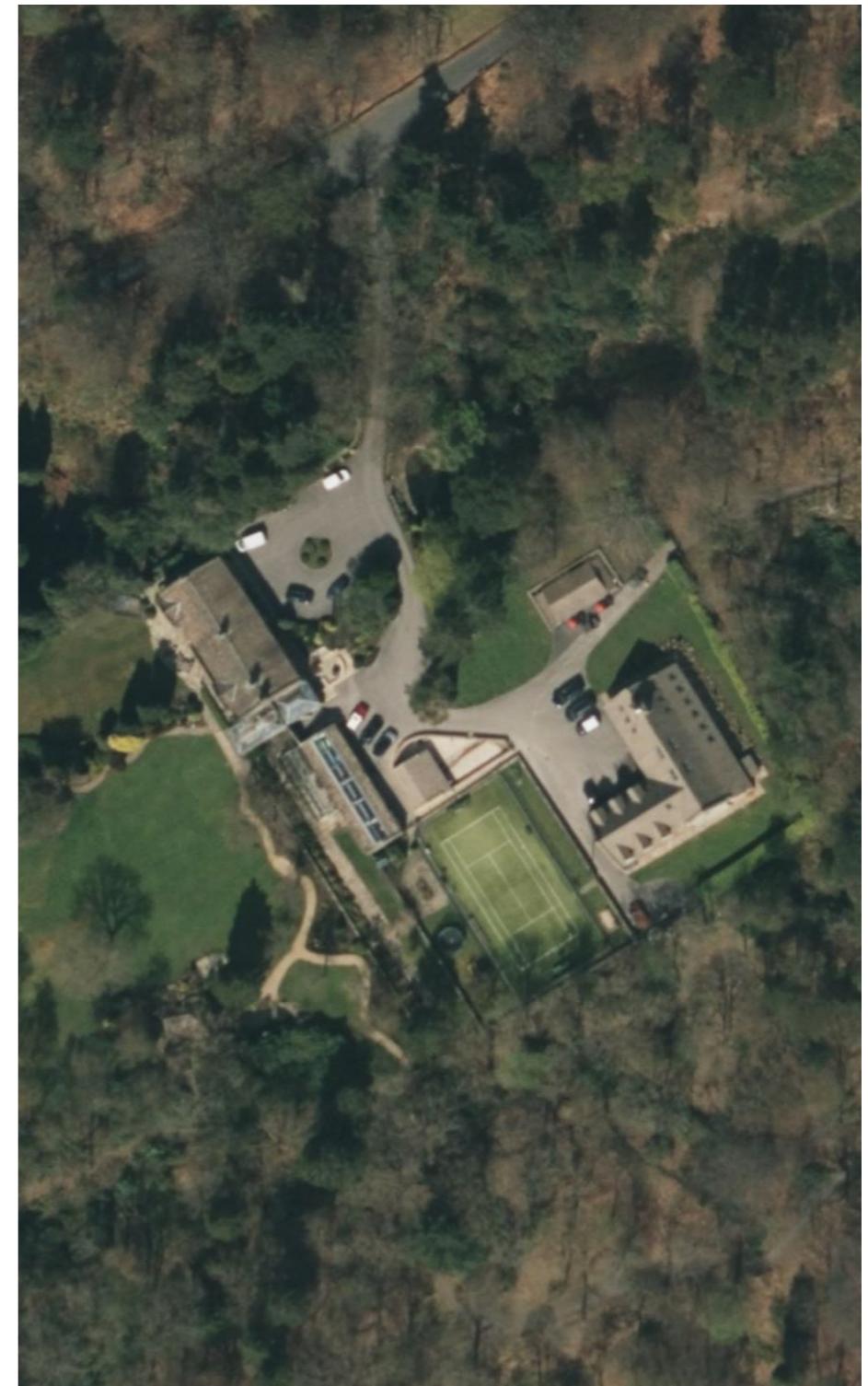
A public footpath passes through Shady Walks to the South of the property, however due to the distance away from the dwelling, and the surrounding trees, the site is completely screened from any public vantage points.

The existing dwelling was built in 1923 by reference to the date stone above the front entrance door. The property is traditional in style referencing elements from the Jacobean period, but is not a historic property nor is it included on the Lancashire Historic Environment Record.

The existing property has been finished to a very high standard, but the internal layout does not accommodate contemporary living, with typical features of this era such as a small staff kitchen, various separate reception rooms with no primary open living and kitchen space, a

number of storage areas at lower ground level with very limited head-height possibly used as coal and timber storage.

The garage is within a separate out-building and not attached to the house, with manually operated, heavy, sliding doors, impractical for everyday use. The owners have refurbished the garage to its limit and the garage is now at the stage when it needs to be rebuilt in order to benefit from an improved building envelope; connect to the existing house; new garage doors; and accommodate an upper storey guest suite.

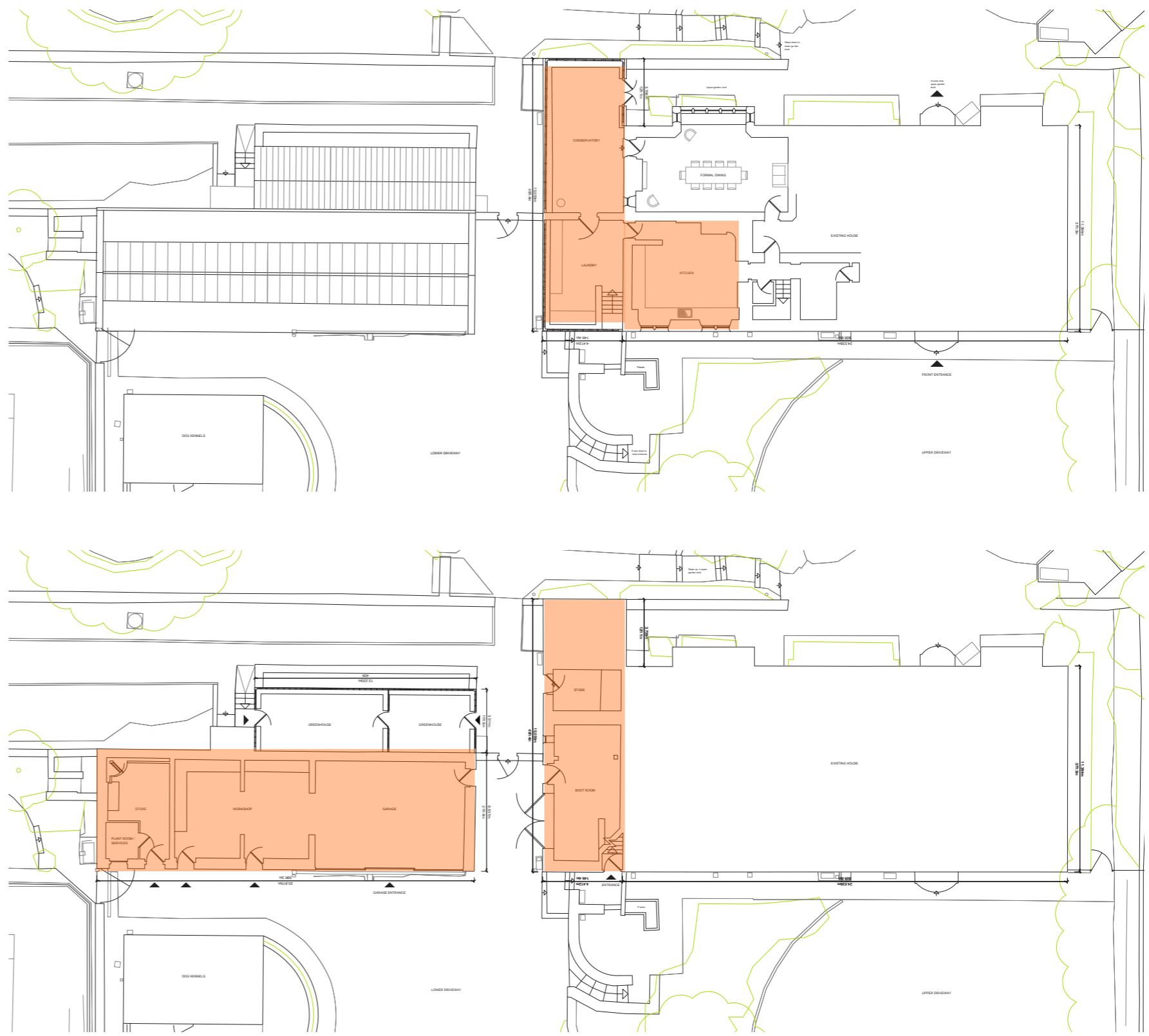


Site Aerial.

EXISTING HOUSE

The existing dwelling has been recently refurbished to a very high standard with the exception of the kitchen, laundry and conservatories. Therefore the applicant's want to leave the existing dwelling unaffected, maintaining the character of each individual room, and the original house layout. The focus of development will therefore be at the South-East zone of the property. The applicant's want to improve the property to meet their living requirements by addressing the following issues:

1. Create a larger kitchen to be part of an open plan kitchen dining living space, proportionate to the scale and grandeur of the property. Currently the kitchen has no visual or physical connection to the rear garden, with no external access, therefore the open plan kitchen will connect to the rear garden.
2. The existing conservatory space to the rear, is not used due to the common temperature control problems associated with conservatories. The conservatory to the front accommodates the laundry which also experiences temperature control problems.
3. The rear access to the property is through the front conservatory. It is used regularly by the family, visitors and staff. It is therefore not ideal having to pass through the laundry to access the rest of the property.
4. At present the only direct access to the rear garden is through the living room at the far end of the property near the front entrance, and through the conservatory. There is no direct access to the lower garden level.
5. The boot room located underneath the conservatory and laundry can only be accessed externally with a very restricted ceiling height. The applicants require a rear entrance into a large internal boot room.



EXISTING SITE PHOTOGRAPHS



Front elevation and upper driveway.



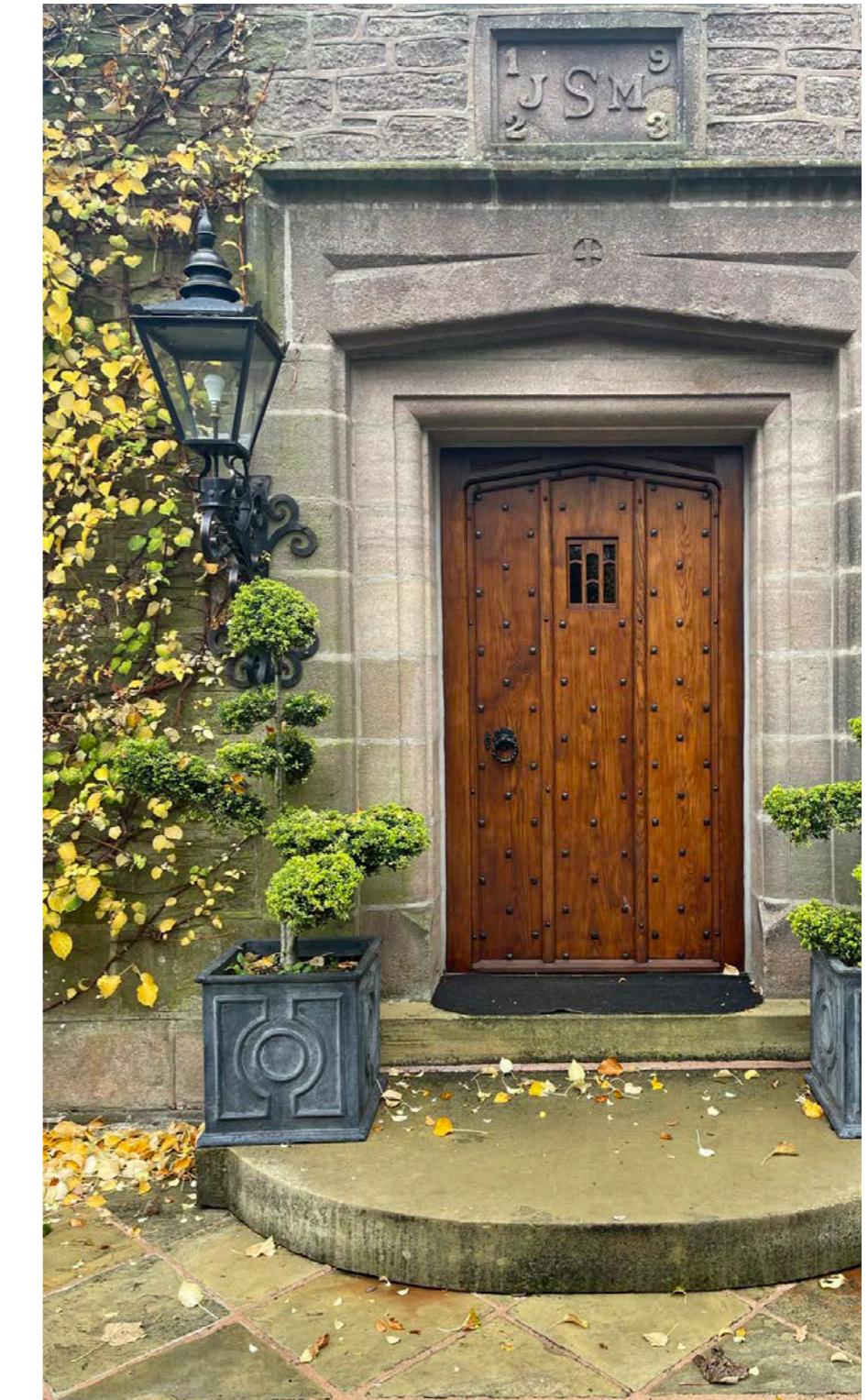
Front elevation and main entrance.



Lower driveway, garage, dog kennels, and elevated conservatory.



View of the existing garage, greenhouse and dog kennels.



Front entrance door.

EXISTING SITE PHOTOGRAPHS



Existing greenhouse, conservatory, garage and South-East gable elevation.



View from lower garden of the existing garage and greenhouse.



Elevated conservatory at ground floor level, with storage below at lower ground floor level.



Rear elevation from the upper garden level.



Rear elevation from the lower garden level.



Rear elevation from the lower garden level.

EXISTING HOUSE - EXTERNAL ELEVATIONS

Any previous additions or alterations to the property have been traditional using the materials, features and details of the existing dwelling, to create traditional enhancements to the property.

Therefore the new additions have also been designed to continue the existing traditional characteristics of the dwelling, whilst creating an overall improvement to the property.

The existing house elevations will not be affected, the focus will be to the 2 conservatories, with lower ground level storage, and replacing the existing garage.

The existing dwelling and garage outbuilding are orientated to create a long front and rear elevation. The natural topography of the site, has resulted in the garage being positioned a storey lower than the house, with upper and lower driveways and gardens. Based on the site levels and the existing landscaping, it is difficult to view the full front or rear elevation from any position in the garden, and therefore the existing house and garage elements are never read in their entirety together.

As the existing garage is positioned at lower ground level, an additional storey above the garage would still only be at ground floor level. Therefore the existing dwelling will always rise higher and remain dominate to the extension or garage.

The existing oil tank will be removed and located with the other oil tank located adjacent to the pool building.



SITE CONSTRAINTS & OPPORTUNITIES

The original property is visible from the front driveway, with the conservatory, garage and outbuildings screened by the existing trees and planting.

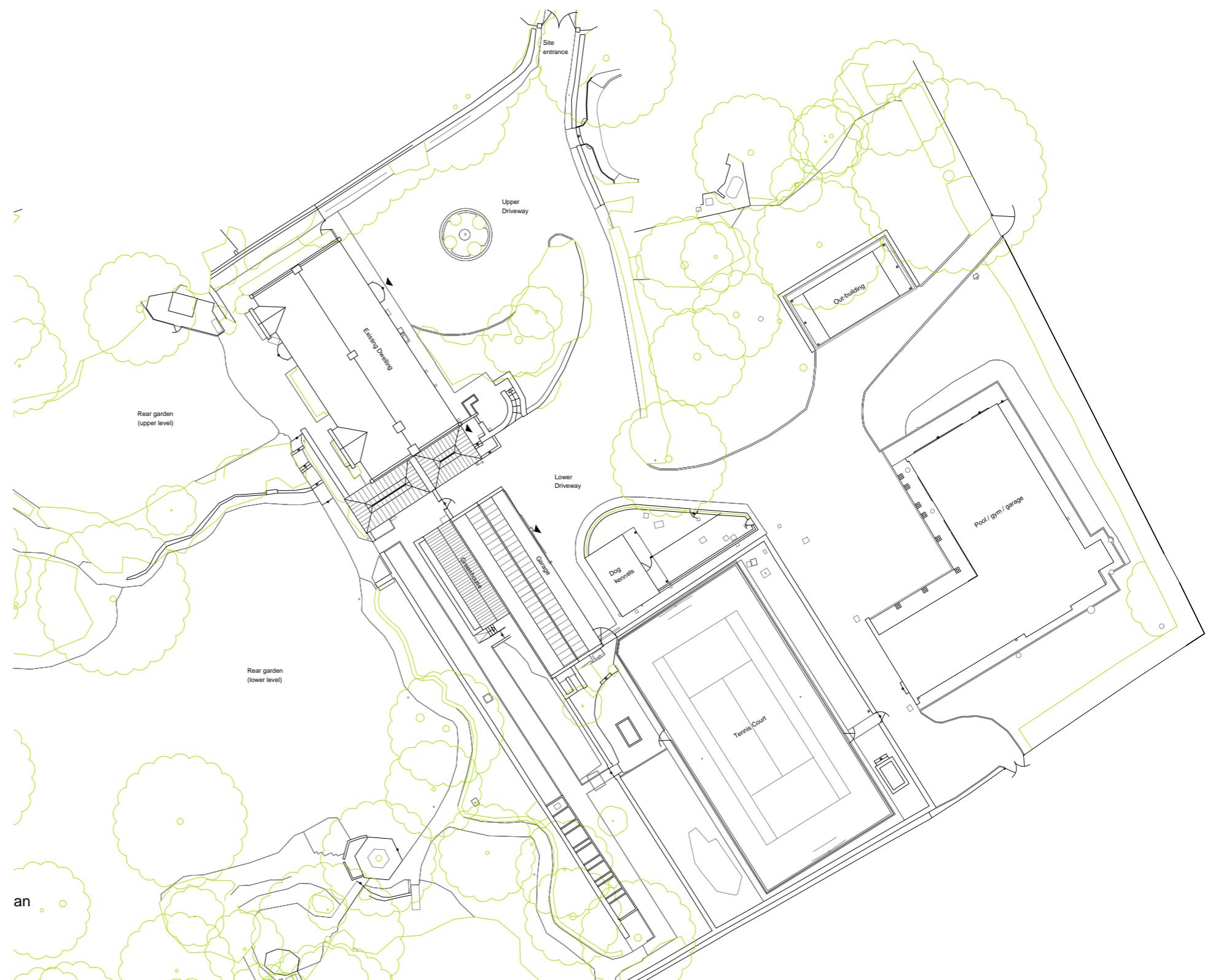
The rest of the building is revealed when travelling towards the lower driveway.

The rear garden is deep and includes an upper and lower level, of which the lower level is not accessible from the existing house. The proposal needs to improve the connection both visually and physically to the rear garden, with direct access from primary living spaces, without affecting the rest of the house.

The house should feel more connected with the rear garden, and should incorporate a wow-factor space visible from the rear which feels part of the garden.

The existing outbuildings including the dog kennels, pool / gym, garage and tennis court will be unaffected by the proposed development.

As the existing garage is within a detached outbuilding, there is no internal access between the house and the garage, which limits the practicality for everyday use.



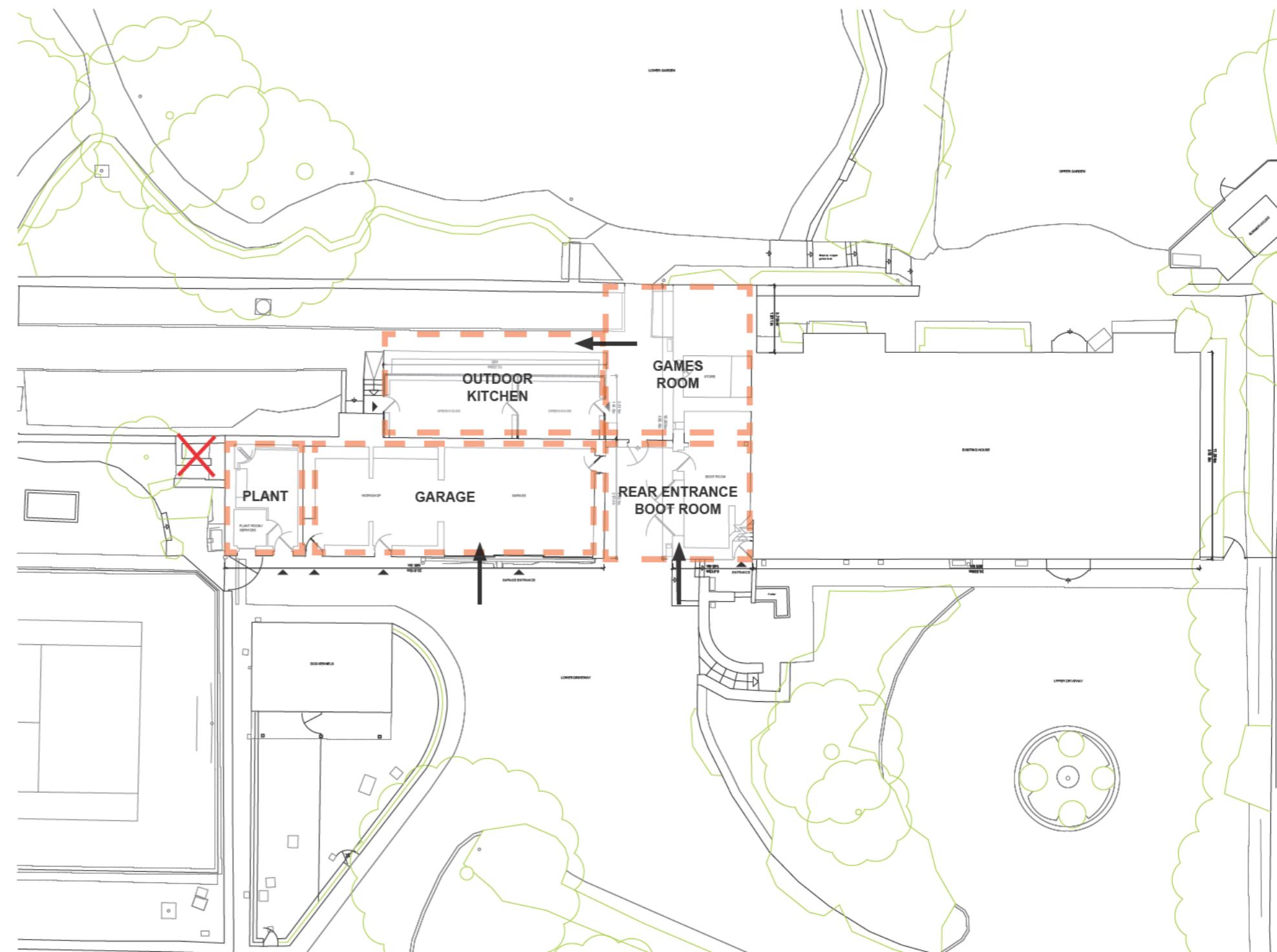
PROPOSED DESIGN STRATEGY - LOWER GROUND FLOOR

The best location for the 'dirty entrance' is between the existing house and the garage, which will provide the required internal connection, and a stairwell will connect the garage level to ground floor above.

The best location for the plant room would be adjacent to the garage, which would then keep the garage, plant and dog kennels as a service zone.

The oil tank will be removed and relocated adjacent to the pool building and hidden from view. The existing greenhouse will be removed and replaced by an enclosed outdoor kitchen area, with roof terrace above.

A games room has been accommodated to the rear with external access to the side.



PROPOSED DESIGN STRATEGY - GROUND FLOOR

The open plan kitchen dining living space will be within the new extension. To integrate seamlessly with the existing layout of the house, and ensure the open plan space flows between the old and new, the open plan space needs to be as close as possible to the existing house. Therefore, the open plan space has been orientated perpendicular to the existing house, changing the house layout into a T-shape.

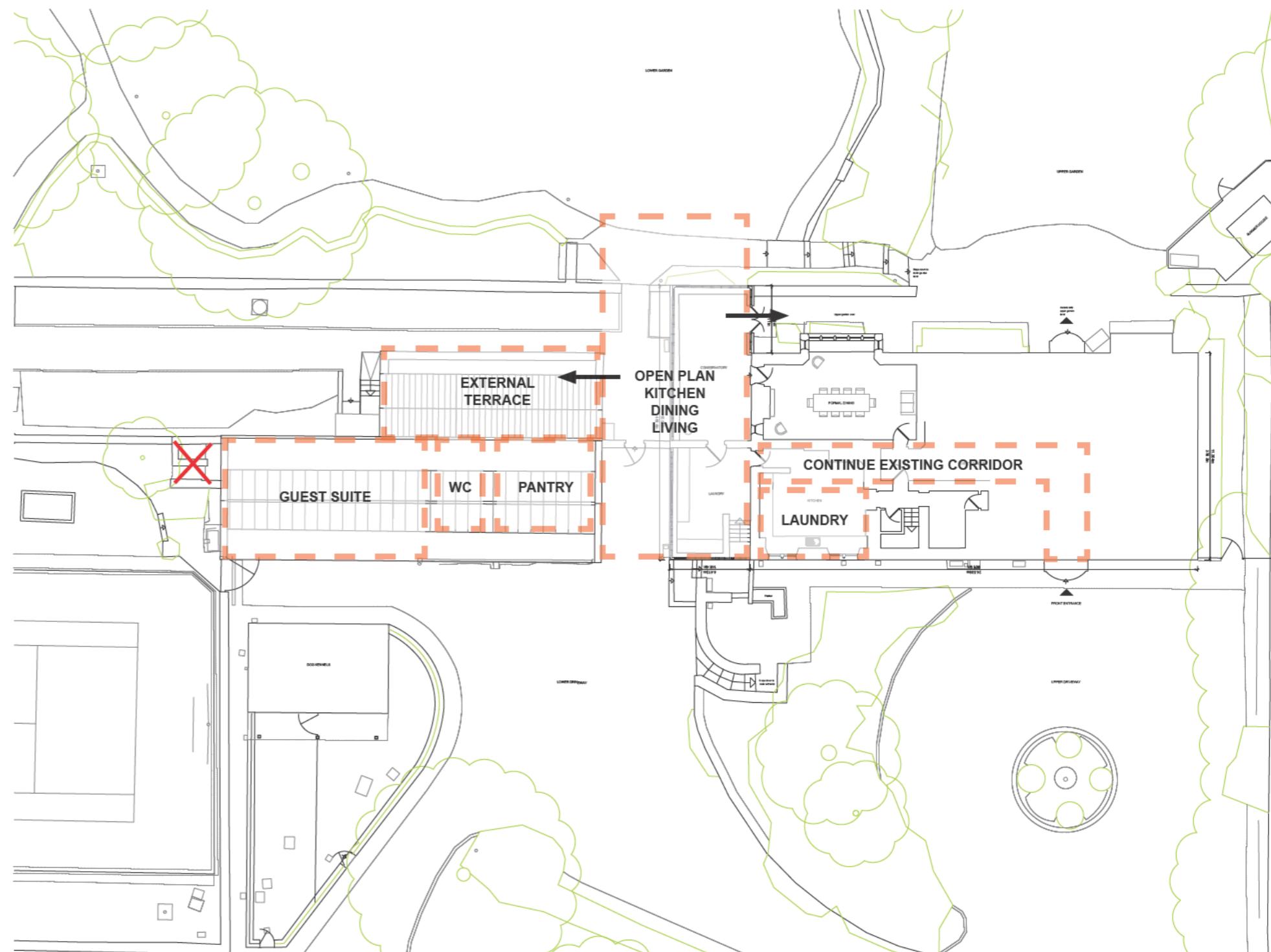
The open plan therefore connects directly with the existing house, and the existing garage building.

This allows the open plan space to be located central to the house as the primary focal living space and project into the rear garden. It creates a central architectural external feature to both the front and rear elevations, and it allows the space to connect both visually and physically to rear garden, at both the upper and lower levels.

The existing corridor of the house will continue and connect through to the open plan space, with the existing kitchen now becoming a designated laundry room.

Houses of this scale and era typically have large feature pantries, therefore a pantry has been included to the rear of the kitchen.

A guest suite has been included to the far South of the property which benefits from views of the garden, and an element of privacy from the rest of the property.



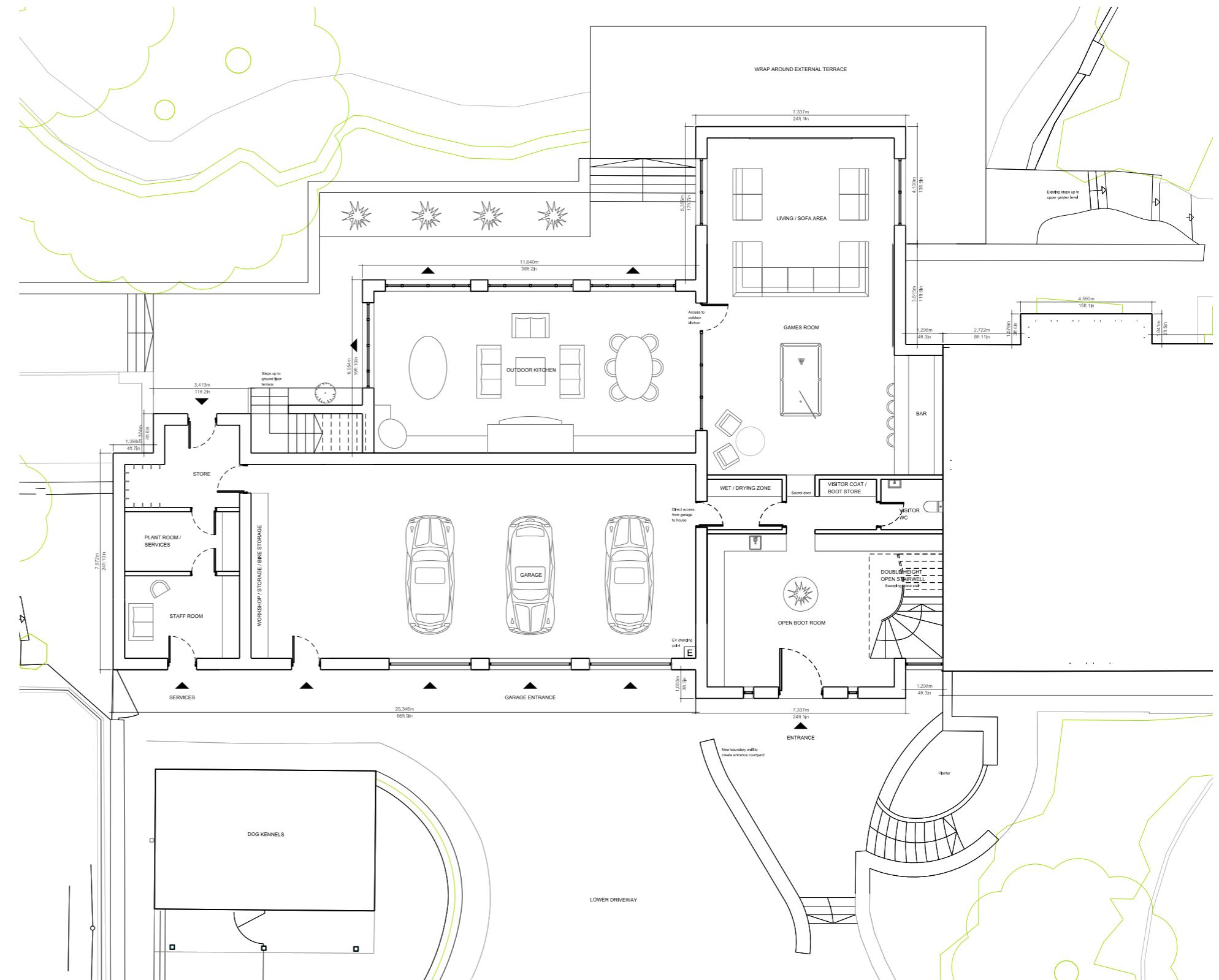
PROPOSED LOWER GROUND FLOOR PLAN

The 'dirty entrance' is now at garage level and enters directly into a large boot room. A visitor WC, and coat / boot area has been included, and a drying zone for wet coats and boots located behind.

Direct access has been incorporated from the garage, which will allow everyday use. The garage includes space for 3 cars, and a storage / workshop area with bike storage. The plant / services room has been located at the end of the garage, with ease of access to the front and rear gardens.

The entrance includes a traditional stone sweeping stair to access the ground floor level, positioned adjacent to the existing house, and will therefore read externally within the linking element.

A games room has been located to the rear, with a glazed door to access the enclosed outdoor kitchen leading onto the rear garden. The existing levels allow natural light to enter the lower ground level despite being partly subterranean.



PROPOSED GROUND FLOOR PLAN

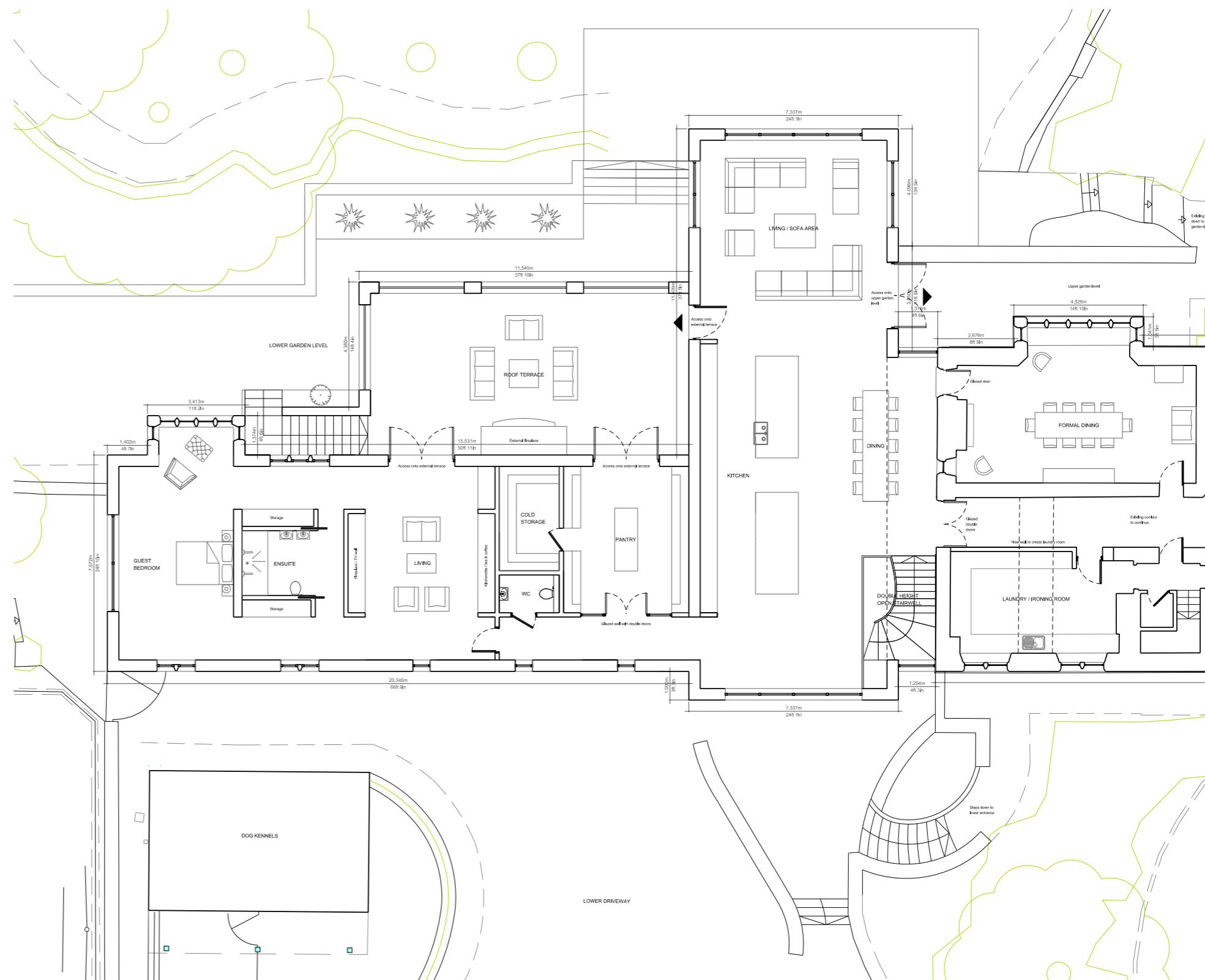
The traditional stone sweeping stair provides access up from the lower ground floor level into the open plan kitchen dining living space.

The roof terrace provides an outdoor seating area with direct access to the open plan, benefiting from South light and views across the garden. Access has also been incorporated from the open plan space to the upper garden level linking across to the living room on the North side of the property.

The existing kitchen will be reduced in size and become a separate laundry room. The existing corridor will continue through to the open plan space, accessed via glazed double doors, and the formal dining room will now link directly to the kitchen.

A pantry has been included to the rear of the kitchen with a glazed wall, a WC, and storage room.

The guest suite has been located to the South end of the property and includes a guest bedroom, small living area with kitchenette, and ensuite.



PROPOSED ELEVATIONS

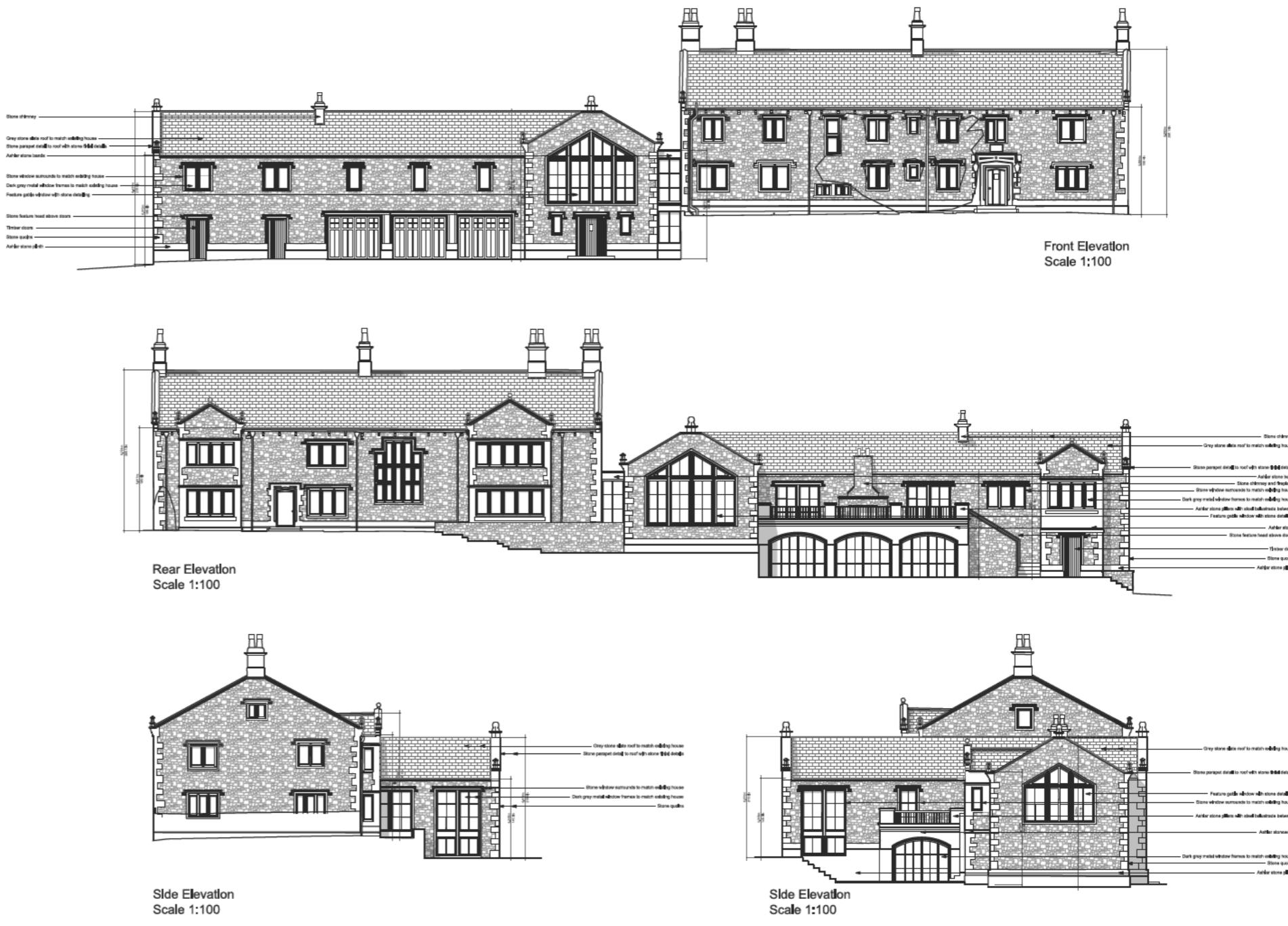
The proposed elevations have been designed to create a high-quality, yet traditional addition to the existing property. The character, and importance of the existing dwelling has been retained, with the additions remaining subordinate yet complementary.

The following features of the existing property have been incorporated within the proposal:

- Grey stone slate roof
- Natural random stonework
- Feature stone quoins
- Ashlar stonework
- Stone plinths
- Stone window surrounds
- Timber traditional doors
- Dark grey metal windows
- Stone chimneys
- Projecting gables
- Stone parapet roof detail with stone finial details
- Regular window fenestration mirrored on all floors

To ensure the existing house, and the new element remain legible, the extension will be linked via a flat roof element, with glazing to both levels, and ashlar stone bands. This link will be visible from both the front and rear elevations and provides an element of separation from the existing house and the extension.

The gable orientation of the open plan space with a feature traditional gable window to both elevations creates a central focal point to the property whilst maintaining the key characteristics of the existing dwelling.



ACCESS, PARKING & REFUSE TREES

The existing access, parking and refuse will not be impacted by the development,

The proposed scheme includes cycle storage and an electric vehicle charging point within the garage.

The proposed works do not impact the existing trees, and the extent of the proposals fall outside of the Root Protection Areas.

CONCLUSION

This Planning Statement has been prepared on behalf of the applicants, for their property White Hill.

The applicants have lived at White Hill with their children for nearly 20 years. They now wish to make improvements to allow the continued enjoyment of their property for themselves and their children, who are now in their teens and early 20's.

The proposal is focussed on the replacement of 2 existing conservatories, and a garage building which are no longer meeting their accommodation requirements, in order to create spaces suitable for contemporary living which reflect the rest of the property.

The proposal has been designed to improve the functionality of the internal layout; the overall architectural experience; and the connection to the garden.

The completed scheme would improve the existing property to create 1 outstanding family home, and an exceptional example of a rural property, designed for contemporary living, whilst reflecting the character of the existing property.

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail or to arrange a meeting.



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