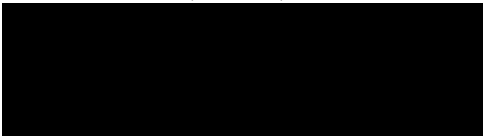


READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street,

Sabden, Lancs, BB7 9ED



DESIGN AND ACCESS STATEMENT
FOR THE PROPOSED CONSTRUCTION OF
4 NO DWELLINGS,
AT BARROW BRIDGE HOUSE,
CLUB STREET,
BARROW,
BB7 9AY

FOR MR S GILL

REF:- 161

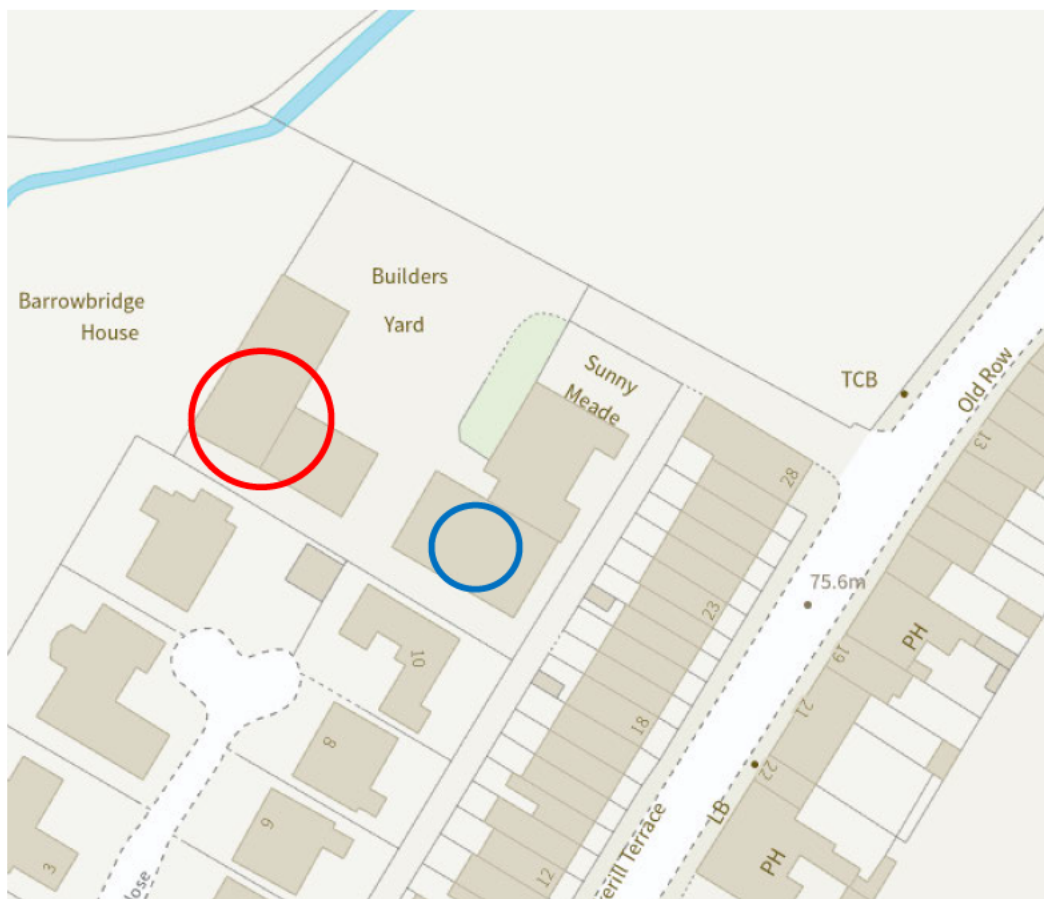
Date:- 20th November 2024

SITE DESCRIPTION

The application site is located within the village of Barrow. To the North East and North West of the site are open fields. Houses are present to the two other site boundaries, to the South West of the site is Brambles Close and to the South East Sunny Meade and 18 – 28 Cockerill Terrace. The site lies within the settlement boundary of Barrow.

The site is accessed via an unadopted side street off Whalley road. The site is currently occupied by Barrowbridge Construction Ltd, a building and civil engineering firm.

There are 2 no buildings located onsite; an office building with attached workshop used by Barrowbridge Construction and a separate dilapidated storage building which is rented out, this dilapidated storage building is attached to Sunny Meade.



Extract from Mario Lancashire Map, the office/ workshop is circled in red and the dilapidated storage building in blue.

THE PROPOSAL

Permission in principle was granted on the 4th January 2024 for residential development comprising of 4 dwellings. This application for technical detail consent seeks to agree the details of the proposed demolition of the 2 no buildings onsite and construction of 4 no dwellings.

AMOUNT, SCALE AND LAYOUT

The proposals involve the demolition of the existing office/ workshop building and dilapidated storage building. This will enable the construction of 4 no dwellings, each dwelling will be 1 ½ storeys with 3 no bedrooms, open plan living area, utility, WC, 2 no bathrooms, garage, garden and parking.

Each dwelling has 146 square meters of living accommodation with a garage extending to a further 25 square meters. Externally the houses are 7.1m to the ridge, which is slightly lower than the overall height of the adjacent Sunny Meade and considerably lower than the existing buildings; the storage building currently onsite is 9.2m high and the workshop 7.4m high.

USE

The development when complete will create 4 residential units with garages and associated garden and parking areas.

APPEARANCE

The demolition of the dilapidated storage building which is in a worsening condition will vastly improve the appearance of the site. The removal of the office and storage building, although not in a poor state of repair, will enable the construction of the proposed houses which will be more in keeping with the area. If the site is no longer run as a building/ civil engineering premises, the yard area and external views of the site will be improved by the general tidying up of the area.

The proposed dwellings will have slate roofs and rendered walls with natural stone quoins, the windows and doors will be upvc. The style of house and materials proposed is in keeping with dwellings found in the locality.

ACCESS

The access to the site will remain as existing; the proposed houses will reduce the amount of vehicle movements too and from the site, the vehicles will largely be cars rather than the wagons/ big vans that currently frequent the site. A turning head and adequate car parking has been provided within the site to provide 2 no spaces per dwelling as per the parking guidance as defined in the Joint Lancashire Structure Plan.

CONCLUSION

The proposed erection of 4 no dwellings on this site will vastly improve the appearance of the site to the neighbouring properties and when viewed from Whalley road along

Club street and to the rear of Cockerill terrace. This site being used for residential development will lead to environmental benefits for the community, and the houses and materials proposed will be in keeping with the surrounding housing stock.

Louise Read
MRICS