

DESIGN & ACCESS STATEMENT

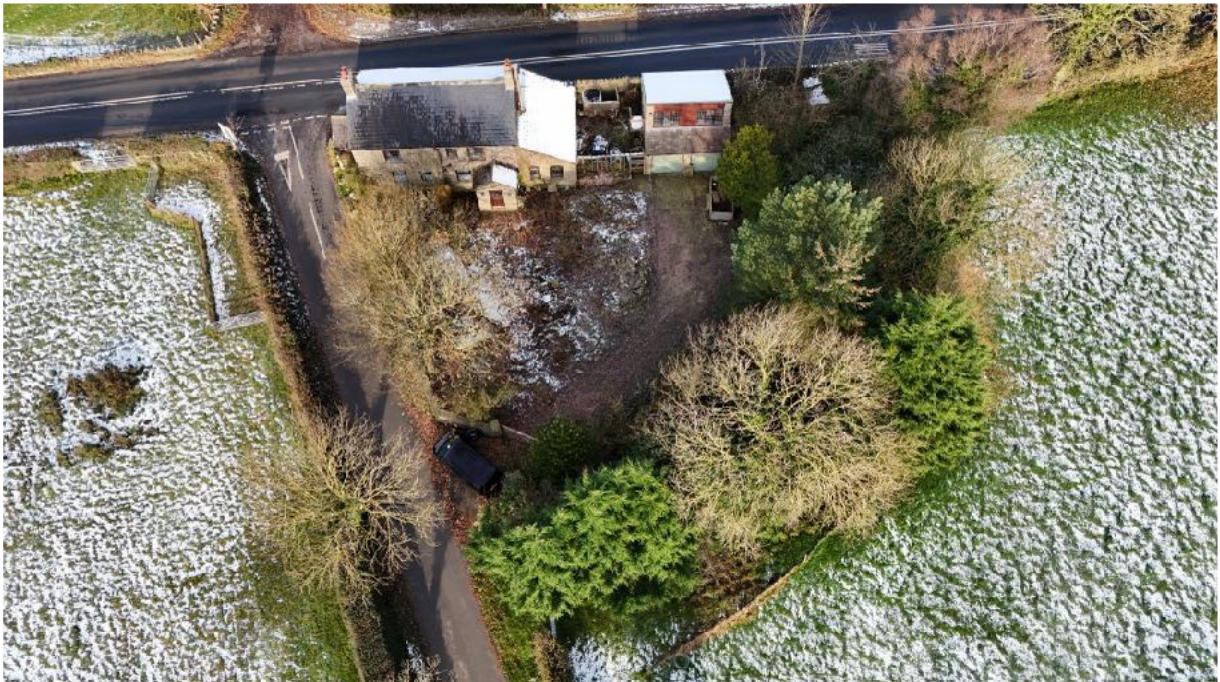
TO SUPPORT PLANNING APPLICATION

For

Full Planning Application

at

**Dilworth Cottage
Ward Green Lane
Longridge
PR3 2ZL**



On behalf of:

Mr John Barton

1.0 Introduction

Ogden Design Consultants has been commissioned by Mr John Barton (the applicant) to prepare a full planning application for the demolition of the existing dwelling and the erection of a new detached dwelling. This supporting statement provides the context for the planning application and describes the proposed development, and is submitted alongside the following: ♣ Application Forms and Certificates ♣ Planning Fee ♣ Location Plan ♣ Existing Floor Plan ♣ Proposed Floor Plan ♣ Elevations Plan ♣ This supporting statement also includes details of the following: ♣ Parking and Access Arrangements ♣ Tree and Bat surveys

2.0 The Site

The site is located on the junction of Ward Green Lane, and The B6243 Lower Road, Longridge, Preston, PR3 2ZL, GR SD 62796 37734, approximately 2.5km east of Longridge centre. The house is in a rural area, and is surrounded by open farmland. The site includes a traditional pre-1950's stone cottage. Dilworth Cottage, Longridge, is a pre-1950's traditional stone cottage, which is currently unoccupied, and has been empty for more than 12 months. It has a pitched roof, covered with slate roof tiles, and stone ridge tiles. A ground floor extension to the east gable has a single pitched roof covered with slate tiles. A store at the west gable, and pitch on the south wall have pitched roofs covered with slate tiles. Roof pitches face north, south, east, and west. Lead flashing is fitted at the base of chimneys, and where roof tiles abut stonework. Timber fascia boards are fitted at the eaves, end tiles at the verges are filled with cement. Walls are solid stone with no insulating cavity, window settings and sills are stone; window frames are UPVC, all glass is intact. Ridge tiles are fixed tightly, there are no damaged or missing ridge tiles. There are no damaged, slipped, or missing roof tiles. Roof tiles are tightly fitted, with no gaps between tiles. In general the walls are in good condition, with no missing mortar or cracks. Although the store at the west gable has been damaged which has exposed the cavities in concrete blockwork.

3.0 Proposal

The existing dwelling currently sits fronting lower road and Wards Green Lane. The Client wishes to demolish the existing dwelling and construct a new detached dwelling further back into the site to improve the visibility splay at the junction of Wards Green Lane and Lower Road which is understood to be safety concern for vehicles. The existing vehicle access will remain off Wards Green Lane. We proposed to fell various trees as per the Tree Report attached with the Application. The existing garage/workshop will remain.

4.0 Design

The new dwelling proposed is to create 239m² of floorspace over 3 floors. The new dwelling will be constructed with materials that are in-keeping with the area such as slates, coursed stone and UPVC windows and doors. The dwelling will be built to at least a minimum Part L1A Building Regulations where applicable but will also look to employ additional strategies in

terms of renewable heating, hot water and power generation and sustainable design:

- Air Source Heat Pump (ASHP)
- The selected use of locally sourced materials and construction methods is intended for this project to minimise environmental impact
- EV charging points are to be provided within the residents parking area