

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
14 April 2025

**DESIGN STATEMENT
FOR
LANDSCAPING WORKS AND SUMMER HOUSE PROPOSAL
AT
36 PAINTER WOOD, BILLINGTON, LANCASHIRE**

The site is occupied by a detached single-storey dwelling in a large sloping plot which has been the subject of recent planning approvals to extend and redevelop the property to improve the family accommodation.

This statement has been prepared to support the Householder planning application which relates to the landscaping works and summer house proposal at the front and rear of the property.

The works have already commenced and have halted as advised by the authority following correspondence received by the applicant dated 11 March 2025.

The details which are the subject of the application are included with this statement and the full extent of the works as commenced and proposed can be summarised as follows :-

- Extended front forecourt parking with landscaping
- New retaining walls and landscaped terracing at the rear
- New summer house at the rear
- New boundary treatments

The existing access off Painter Wood is to remain. The front forecourt is proposed to have a macadam finish and incorporate planted borders. This will provide improved car parking for the house as the existing garage is small and not very suitable.

There is a natural fall across the site from the rear to the highway boundary and reference to the topographical survey and site sections submitted here demonstrate this. This is an important aspect of the site which has been utilized in the design at the rear by virtue of creating a terraced arrangement of walls and plateau's. This is similar to the neighbouring property at No 34.

The proposed site plan and site sections demonstrate the arrangement and include the existing and as built site levels to assist the authority in their understanding of the works. The sections show how the landscaped terraces have cut into the land which is supported by the photographs included in this statement.

The upper plateau will incorporate the summer house which is shown on a separate sheet. The floor level of the summer house matches the level of the decking within the neighbouring garden at No 34 as shown on the proposed site plan. The walls as built are blockwork constructions but are to be faced in natural stone. The planter beds will incorporate a variety of suitable garden plants and will mature in time to

create a 'softening' of the overall appearance

The levels on all the boundaries will not be altered. The dwarf stone wall to the highway will be repaired. The boundary fencing to the rear and sides will remain as existing.

The summer house design demonstrates a simple structure incorporating glazed elements and vertical timber boarding with a membrane flat roof.

The extended house, landscaping and proposed summer house will have a unified architectural design language when fully completed.

The proposed site plan shows the approved extended foot print of the house. There will be a paved patio area between the rear face of the extended area and the first retaining wall.

The following photographs show the current on site conditions :-





