DESIGN AND ACCESS STATEMENT

Proposed demolition of existing detached bungalow and erection of a two-storey detached dwelling at:

Markhor,

Eaves Hall Lane,

West Bradford

BB7 3JG

Job No. 7125

Version: 1.3 - PLANNING ISSUE

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1.0 INTRODUCTION

1.1 OVERVIEW

This Design and Access Statement has been produced in support of a new application for planning approval for the proposed erection of a replacement dwelling at Markhor, Eaves Hall Lane, West Bradford. It is to be read in conjunction with the drawings, forms and documents submitted alongside the application.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will demonstrate how the proposals deliver a high quality design which is appropriate for the setting and use as a functional home. The design approach has been guided by Ribble Valley Council Core Strategy policy DMG1.

2.0 UNDERSTANDING THE SITE

2.1 SITE LOCATION

Markhor,

Eaves Hall Lane,

West Bradford

BB7 3JG

PL01: Location Plan showing location of Markhor, Eaves Hall Lane, West Bradford

3.0 SITE/BUILDING DESCRIPTION

3.1 The application site contains an existing large dwelling located within a series of large one, 1½ and two storey dwelling houses of varying heights and design, each with generous landscaped gardens, rural in character. The plot area is approximately 0.21Ha., it lies to north east of Eaves Hall Lane on the outskirts of the village of West Bradford, but outside the settlement boundary. The front elevation of the existing building faces south west onto Eaves Hall Lane and the adjacent Eaves Hall service area, which includes their Kitchens and bin collection areas where noise can be an issue.

The existing property is a bungalow but with a raised roof (of a scale that could accommodate space within the roof as a dormer bungalow); it has rendered walls and a tiled roof. The dwelling and has been subject to various piecemeal extensions over the years that have contributed to its poor internal room configuration and unattractive appearance. The bungalow was built prior to the utilisation of Eaves Hall in its current form as a function venue, now the dwelling relates uncomfortably to the adjacent service elevation and delivery point. Considering this, the dwelling would benefit from reconfiguration.

It has been determined that the works required to refurbish and modernise the property would be so significant that the logical solution is to replace it with a dwelling that meets modern construction standards, energy efficiency and living requirements and allow for habitable rooms to be set back, away from the Eaves Hall service areas. Markhor is located within the Forest of Bowland AONB where high quality design & landscaping will be required.

Access to the site is directly off Eaves Hall Lane, parking is in front of the building.

PL02: View of the front south west facing elevation of the building.

PL03: View of the rear north east facing elevation of the building.

4.0 DEVELOPMENT PROPOSALS

4.1 PROCESS

Early sketch design feasibility work assessed the potential to meet the Client's brief by extending and adapting the existing bungalow. It became apparent that retaining the existing building was not feasible in terms of creating the accommodation required in a usable and energy efficient manner and relating this to the rest of the site to make best use of views, natural light and external amenity areas.

The Client's brief included the following:

- a double garage
- utility rooms
- an open plan family living kitchen area opening out into front and rear gardens
- an accessible ground floor ensuite bedroom and separate WC
- a lounge opening out onto a rear facing terrace
- three first floor bedrooms with the master bedroom having an ensuite and dressing room and wardrobe space
- a separate exercise room with glazing to the rear and a shower area

The design approach was to re-orientate the proposed dwelling on a northwest to southeast axis to maximise the potential for views out into the front and rear garden areas. The proposed dwelling front façade follows the same building line of the existing bungalow and the north west gable of the proposed garage is on the same building line. Principal habitable rooms have been set to the back of the building to distance them from the Eaves Hall service areas, with the spaces less impacted by noise (garage and utilities) positioned at the front of the property.

The sloping topography of the site provided opportunity to step the proposed dwelling down to integrate the floor levels with existing ground levels. This allowed to keep down the height and scale of the proposed dwelling and to add interest to the elevational treatment.
The overall depth of the proposed dwelling is significantly less than the existing bungalow and careful consideration was given to ensuring there would be no adverse impact on neighbouring properties. The proposed kitchen and dining area is located to the south eastern end of the building with the exercise room above this within the roof void. This gable - with a blank façade, lines through with the existing garage and utility room of Highfield, which is situated to the south of Markhor. The proposed sections drawing enclosed with this application illustrates the proposed dwelling will not adversely impact on natural light on Highfield, which is separated by a mature tall evergreen hedgerow. The main habitable space at Highfield is set further back and into the rear / east garden, away from the proposed dwelling.

The exercise room has a pair of double glazed inward opening doors at the rear with a glazed Juliette balustrade preventing access out or any overlooking of Highfield. The cantilevered balcony off the master bedroom is located further away from the southern boundary and 1.5m high obscure glazed visibility screens will prevent any overlooking of Highfield and of Cranbrook.

The existing bungalow has a tiled roof and a mixture of painted render, exposed concrete block and stone external walls. There are brown coloured uPVC window frames and fascia boards and guttering. The proposed dwelling will be built using quality materials which are shown in the enclosed External Materials Information document. These will include natural blue slate, stone, zinc / metal sheet cladding and window frames and K-rend. The design approach is to create a contemporary building that is respectful of its rural location by integrating traditional forms and materials with contemporary detailing and articulation.

4.2 USE

The existing detached bungalow has four bedrooms, a kitchen / dining area, a lounge, a conservatory, a bathroom and utility room. Although the existing generous roof space can accommodate some additional floor area, this would not meet the brief or provide the layout or quality of accommodation that is required. The existing building is tired and is considered not to be of any architectural merit.

The proposed dwelling would be designed as a detached dormer bungalow and provide four bedrooms. The spatial accommodation would be spread over two floor levels, with the first floor being within the roof space. The new dwelling would integrate and respond to the rest of the site better than the existing bungalow and it would enhance the appearance of this within its setting.

4.3 AMOUNT

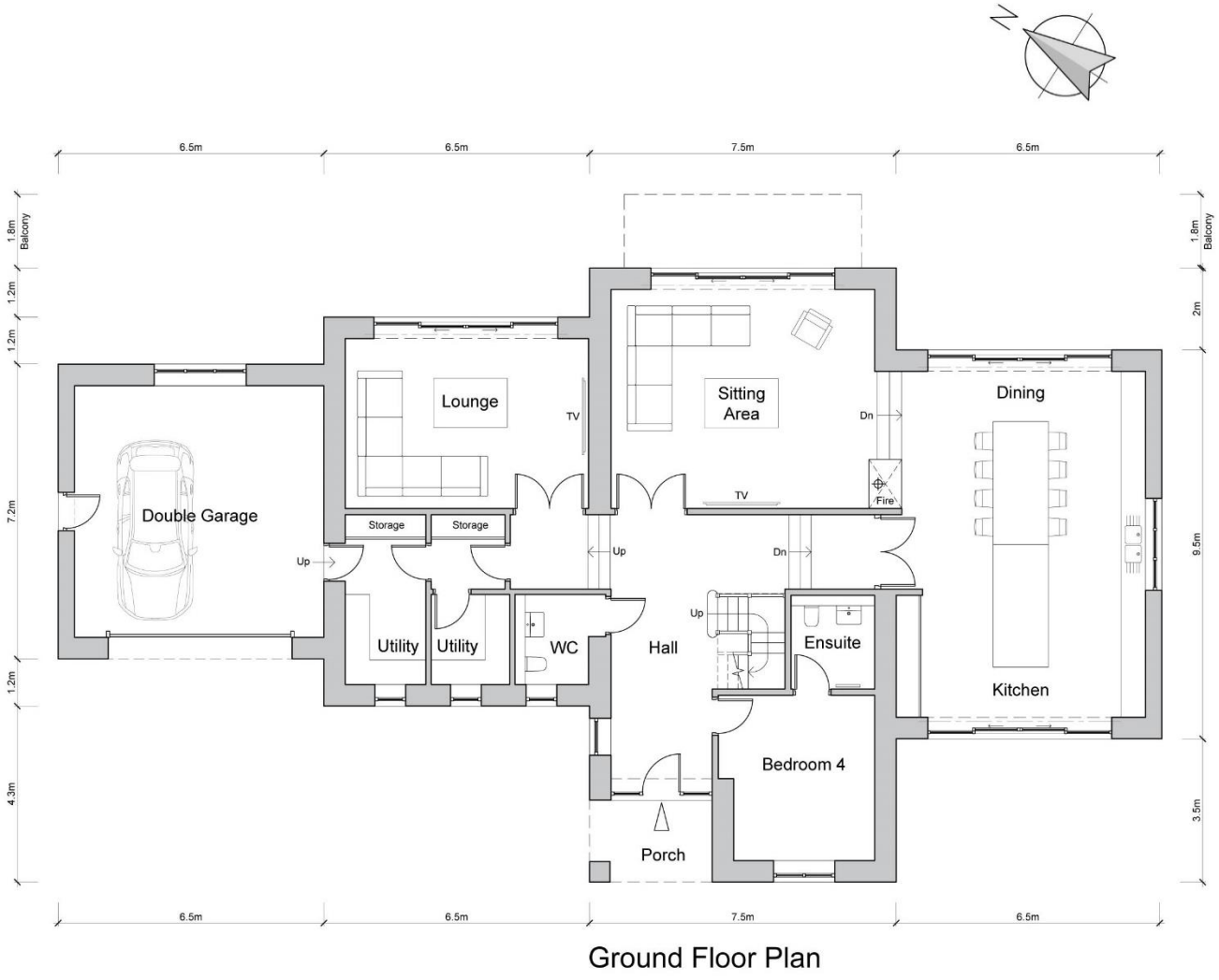
The external footprint of the existing bungalow is approximately 237m² and the proposed dwelling would have an external footprint of approx. 277m². The area of the proposed double garage equates to this increase of approx. 17% from that of the existing bungalow.

In considering scale, recognition was paid to the 2013 planning approval for Markhor (Ref: 3/2013/0934) 'Remodelling of existing dwelling incorporating erection of extensions, replacement roof with increased roof height and associated external alterations to provide additional living accommodation' which has an approx. gross internal floor area (GIFA) of 410m². In comparison, the current application proposal is of a similar height and has a smaller approx. GIFA of 400m².

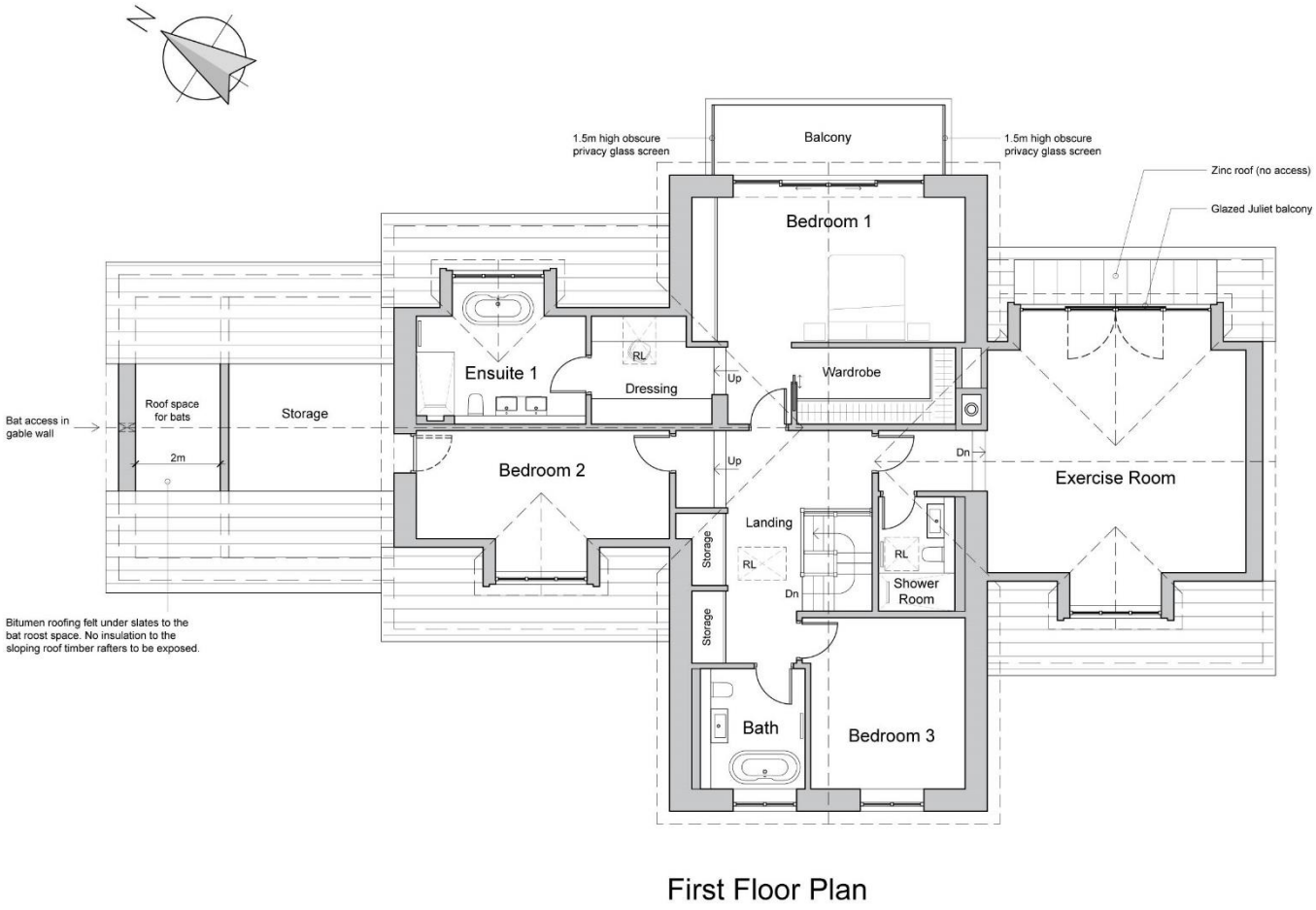
The proposed size of the proposed dwelling is considered appropriate and will fulfil the spatial brief and is sympathetic to the setting.

4.4 LAYOUT

The proposed scheme submitted with this planning application represents the outcome of numerous design development review stages. The design and setting of the proposed dwelling was amended after producing site layout plans that showed adjacent properties. This was to ensure the proposed building would not affect natural light to, or amenity of existing properties. Earlier design options showed the proposed dwelling situated further into the site (north-eastwards).



PL04: Ground Floor Plan extract. NTS



PL05: Ground Floor Plan extract. NTS

4.5 SCALE

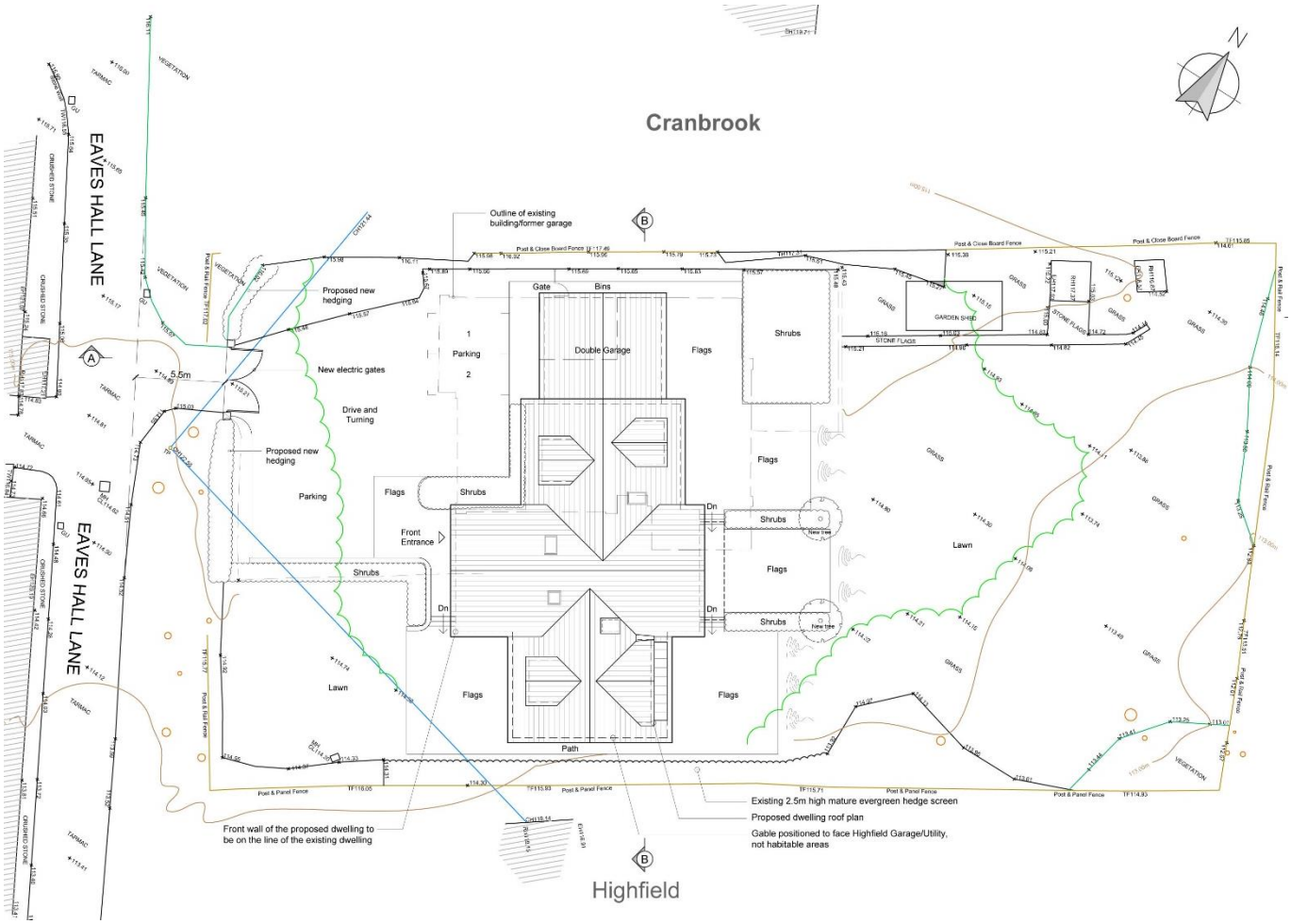
The scale of the proposed development is considered to be appropriate with the context of the site. The proposed building has been set down into the site (as shown on the proposed elevation drawing) to follow the topography of the site, which slopes from the north west down to the south east sides. The proposed dwelling will appear to be single and 1½ storeys in height, with the first floor level making use of the roof space.

Stepped ground and roof levels fragment the massing of the proposed dwelling and minimise the scale and visual impact. Markhor is surrounded by large mature trees that define the south west (frontage) and mainly the woodland setting to the north east side of this site. The height of these tall trees sets a sense of scale for the context of the proposed development which is subservient to these and sympathetic to other properties along Eaves Hall Lane.

4.6 LANDSCAPING

The proposed development works with the existing garden and hard landscaped areas. The proposed scheme shows how new terraces will blend with lawns and low-level stone clad garden walls and planted borders will softly help the transition between ground and floor levels. New hedging will be planted either site of the proposed new entrance gates / posts to strengthen the natural boundary off Eaves Hall Lane.

The commissioned tree survey report has concluded that the proposed development will not impact adversely on any existing trees and can be built without encroaching on any root protection areas.



PL06: Proposed Site Plan. NTS

4.7 APPEARANCE

The proposed development reflects existing traditional built forms and building lines to integrate within the context of its setting. A limited palette of carefully selected natural materials would be used to finish the exterior of the building and to construct new hard landscaped areas.

South West Elevation

South East Elevation

North East Elevation

North West Elevation

PL07: Proposed Elevations. NTS

4.8 ACCESS

The existing vehicular and pedestrian access to the site off Eaves Hall Lane will be retained. New stone gate posts and metal gates will be built as part of the proposed development to replace tired and broken ones, whilst still providing for the same access. The proposed dwelling will be designed and built to meet current Building Regulations which require the ground floor entrance level to be accessible.

The proposed development will provide ample off-street parking for at least 3 cars to meet Highway's standards for dwellings with 4 or more bedrooms, with a drive with turning space to allow vehicles to enter and leave in a forward gear.

4.9 SUSTAINABILITY

The proposals are to meet the energy efficiency requirements of Ribble Valley Council Building Control by undertaking a 'fabric first' approach, providing a high level of thermal insulation. The masonry construction will give the buildings a good amount of thermal mass, reducing the energy required for heating and cooling due to temperature fluctuations.

Possible locations for photovoltaic panels have been indicated to the south east roof pitch and will be installed as a renewable source of electricity.

The stone is to be locally sourced, reducing travel and demand for new materials. Window frames are to be made from aluminium, a recyclable resource that reduces waste at the end of the products lifecycle.

Bat access to the roof space has been included as part of the proposed design to promote biodiversity and provide habitats for the local bat population.

5.0 CONCLUSION

5.1 The proposed development has been carefully designed as a modern dwelling with traditional materials. It is considered that the proposal is an acceptable design response in terms of its sustainability, appearance, form, size and positioning. The proposal dwelling is in keeping with the surrounding area and will sit comfortably within its setting.

We trust the Council will be supportive of the proposals for the reasons set out above.