



Domestic:

DESIGN & ACCESS

PROJECT REFERENCE: D0211

PROJECT NAME: Beacon Cottage

PROJECT DESCRIPTION: Proposed side extension

PROJECT LOCATION: Beacon Cottage, Carr Lane, Balderstone, Blackburn BB2 7LN

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EXECUTIVE SUMMARY

- This statement has been produced in support of a householder planning application at Beacon Cottage.
- The proposal seeks to provide a side extension to the existing home to improve the overall flow and usability of the existing dwelling.
- Minor reconfiguration of the existing internal space is also proposed to enable access to the extension.
- The scale and massing of the proposal has been carefully explored and considered during the design development to respond to the surrounding context and limit impact upon neighbouring properties.

1.0 INTRODUCTION

This design and access statement has been produced in support of a householder application at Beacon Cottage, Carr Lane.

This statement is to be read in conjunction with the associated supporting documents including;

Application Form

PL-001 Location Plan

PL-002 Existing Block Plan

PL-003 Proposed Block Plan

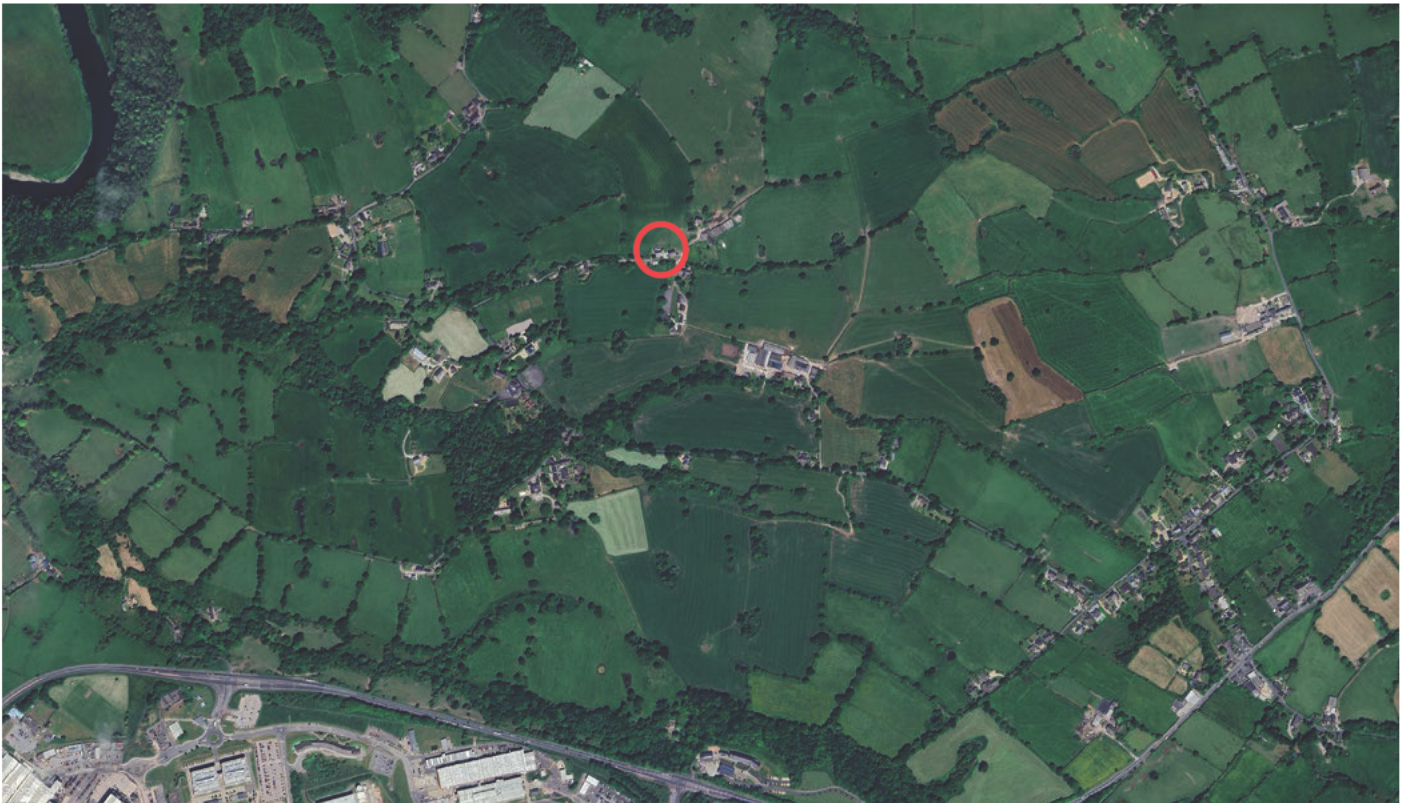
PL-004 Existing Floor Plans

PL-005 Existing Elevations

PL-006 Proposed Plans

PL-007 Proposed Elevations

2 THE LOCATION AND CONTEXT



Aerial View of Beacon Cottage (Source: Google Earth)

2.1 THE LOCATION

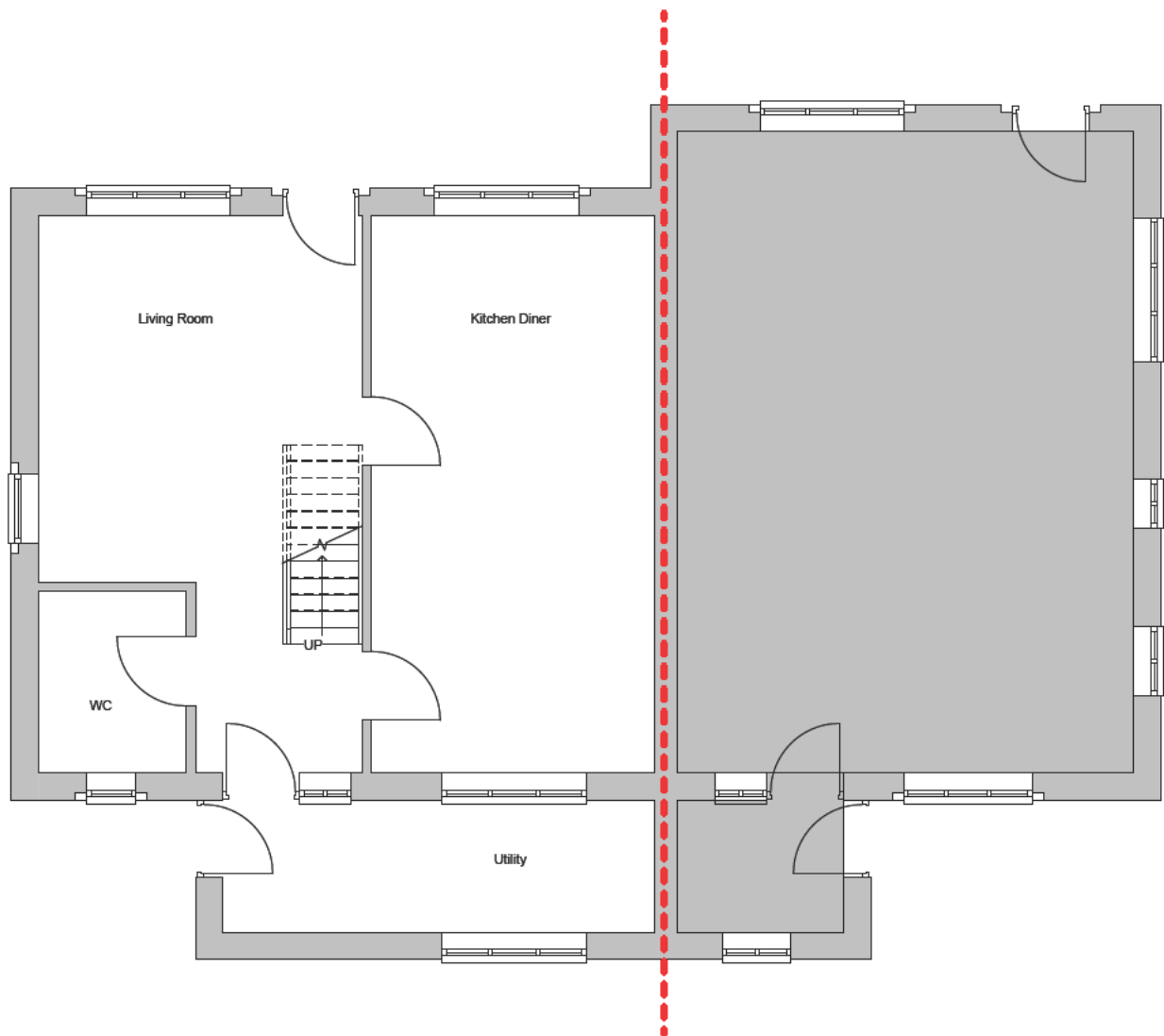
Beacon Cottage is located within Balderstone. The site is accessed directly off Carr Lane by a private front drive. The dwelling has various amenities including local shops, playgrounds, pubs, faith buildings, school all within a 10minute walking distance. In addition to this, a local primary school, church and farm shops are within a 10minute walk.

2.2 CONTEXT

The existing dwelling is a semi-detached two storey house and is accessed via the driveway on the Western side. The entrance is on the front elevation of the property and has no direct cover. The dwelling is over 2m higher than the road and has a large area for parking, including a large gargae and large garden. The dwelling also benefits from a small area currently used for grazing animals.

The ground floor consists of 4 rooms, starting with an entrance lobby/utility which leads into the core of the home. This living space is straight ahead alongside the stairs. The kitchen/dining room to the right. The WC is located directly to the left.

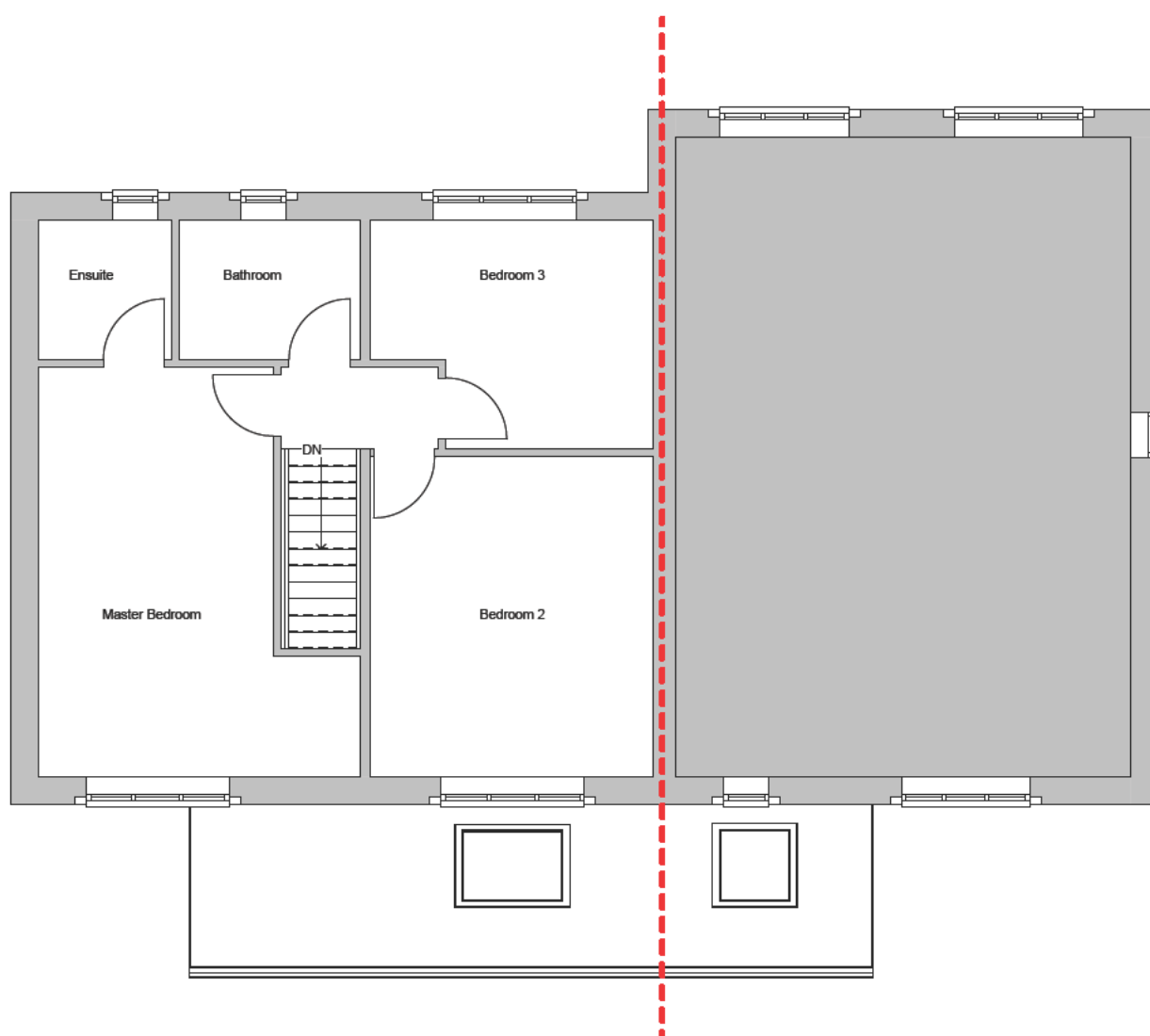
The garden is currently in a well maintained manner with a small patio and large lawned area.



Existing Ground Floor plan

2.2 CONTEXT

The first floor begins with a small landing that access 4 rooms. The master bedroom is the first bedroom on the left handside and is of a good size but has no aspirational views (front facing). The second bedroom is to the right and faces across the road. The final bedroom is to the right and faces north over the fields. The family bathroom is directly at the top of the stairs. The master bedroom also benefits from a small ensuite.



Existing First Floor plan



Existing Front and Side Elevations



Existing Rear Elevation

Beacon Cottage has a fairly simplistic form which has then been added to over time. The dwelling consists of local grey/buff stone walls with buff sandstone window surrounds and a slate roof. The house benefits from large windows to the front and rear. However, only 1 window is on the western elevation which is the primary approach to the property. This significantly affects the initial impression of the dwelling.

A small stone extension to the front elevation with matching materials was constructed at a later date to provide a utility and porch.

3 Design

3.1 Design Brief

This application is for a side extension, with minor internal reconfiguration.

The design brief is to consider internal reconfiguration and extend the property to create a larger family home.

The initial design brief was to explore the following works:

- Provision of an improved Western facade
- Sun room to maximise western light and the views to the north
- Better connect the existing living spaces with the outdoor environment
- Improve the amount of light entering the current dwelling

3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

These options explored a variety of configurations for the extension and internal layout. Each layout considered how best to utilise the space available to create a modern "forever home" whilst limiting significant structural work.

Throughout the design development stage careful consideration was given to limiting impact upon the adjoining properties. Another key consideration was connecting the extension and the existing property with the outdoor environment.

3.3 Planning History

The most recent applications on the property are visible on the planning directory.

In addition to this, there are a handful of recent applications within the local proximity in the last 10 years that share similarities:

Application 3/2013/0564

Beacon Cottage

Proposed erection of a porch utility - APPROVED

Application 3/2013/0565

Bowford Cottage

Proposed erection of a porch utility - APPROVED

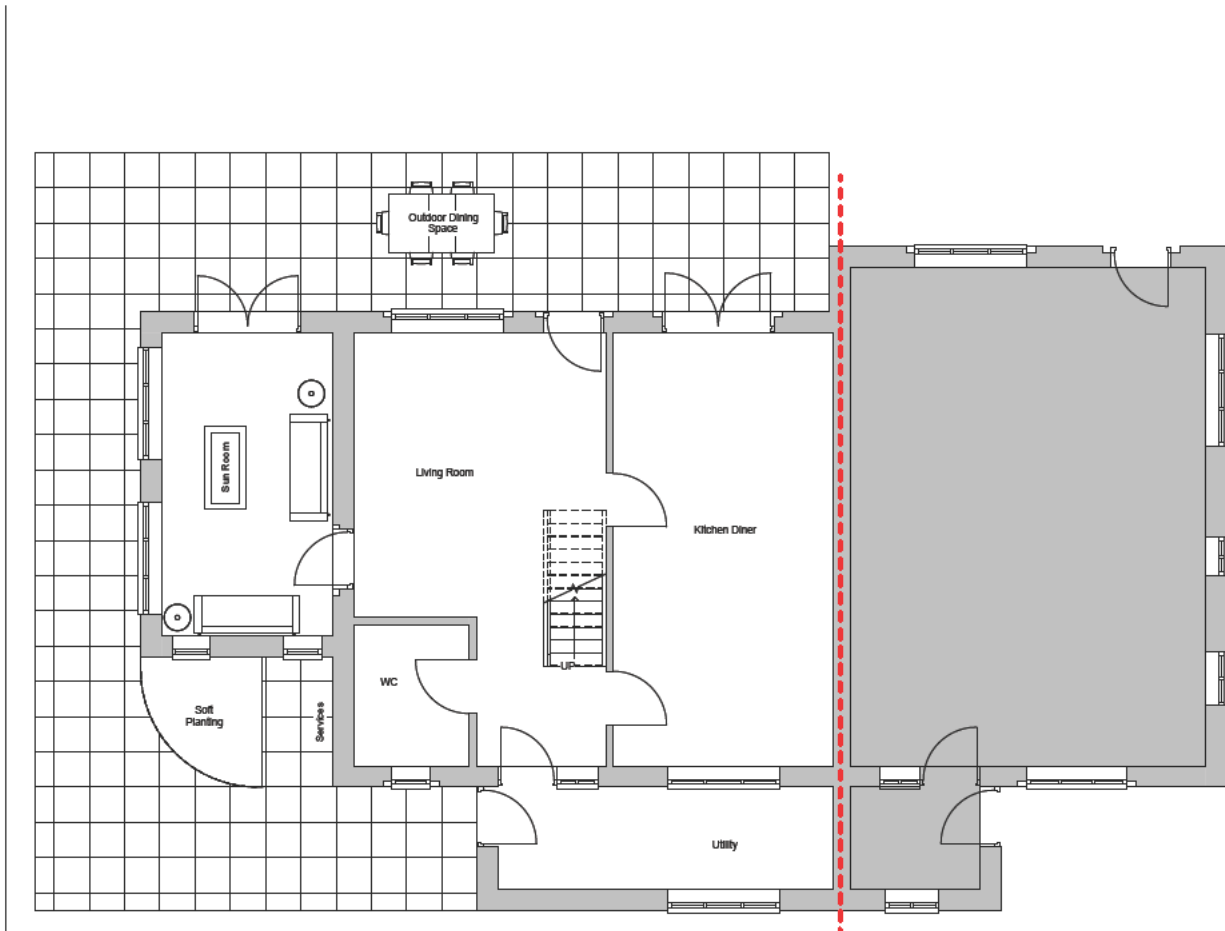
3.3 Design Proposal

Following this initial development, the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space.

The proposal seeks to make the following internal and external modifications to the property;

Ground Floor:

- Creation of a subservient side extension to improve the arrangement of the ground floor plan and provide a focal living space.
- Additional emphasis placed on the connection between the proposed extension and the outdoor patio space.
- Crucially create a space within the dwelling that benefits from South Westerly sun which the property completely lacks.



Proposed Ground Floor Plan

3.4 Use

The building will remain as use class C3 - Dwellinghouse.

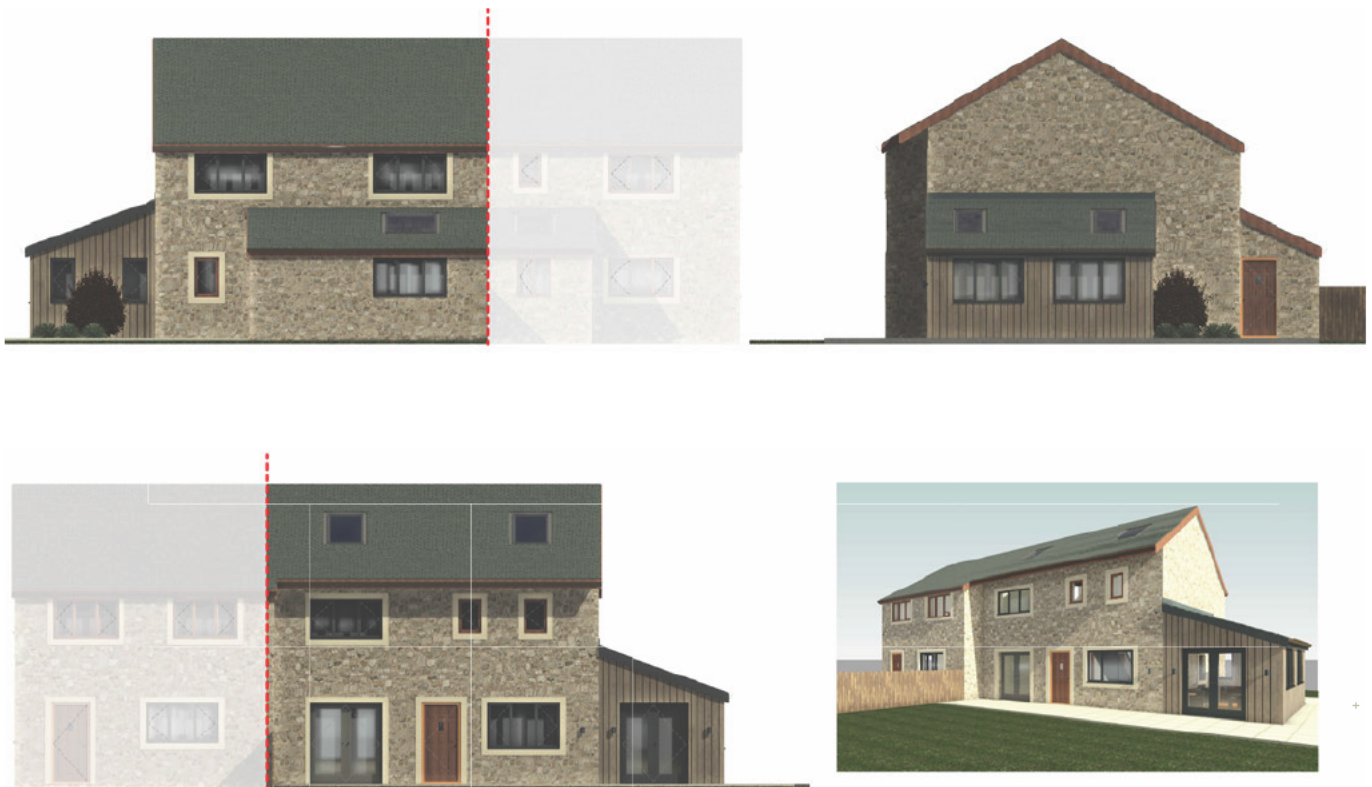
3.5 Scale

There will be a minor increase of scale to the front elevation of the dwelling from the side extension but will be shielded from the road due to the level difference. The extension will only be visible if you approach the dwelling up the private drive. Little to none of the extension will be visible from public points.

3.6 Appearance

There will be minor changes to the appearance of the primary elevation of the property as a result of the side extension. However, this has been carefully considered to respond to the streetscape and local area by matching the characteristics of nearby properties and the properties existing form and material palette.

The design has been considered to reflect existing element of the dwelling and rural/woodland nature whilst also added a much needed modern uplift.



Proposed Indicative Elevations

3.7 Landscaping

There will be amendments made to the landscaping of the property with an overall gain. Designated areas for soft planting will be introduced where hardstanding/tarmac was.

The garden is proposed to be enhanced with a new connection from the Kitchen Living Diner to the new focal outdoor patio. The improved outdoor connectivity will prove to be a significant upgrade in lifestyle for the clients.

4 Access & Highways

There will be no modifications to the existing entrance to the site from the highway.

5 Biodiversity

There will be no negative impact to the biodiversity of the site as a result of the proposals.

6 Drainage & Flooding

6.1 Drainage

An updated internal drainage layout will be required but will discharge as per the existing drainage arrangements.

6.2 Flooding

The site sits within a flood zone 1 from rivers and small watercourses and has a low probability of flooding. The proposals will not negatively impact the current situation.

7 Conclusion

- The applicant wishes to adapt and extend the existing building to provide improved living and accommodation spaces to create a more spacious family home and meet modern living requirements.
- The scale and appearance of the proposed side extension has been carefully considered to respond to the existing building and its setting.
- A strong emphasis has been placed on minimising impact to neighbouring properties.
- The proposals will have a positive impact on the amenity usability of the existing site in the long term.
- Highway safety would not be compromised by the proposals
- The proposals would not contravene any local or national planning policy guidelines.
- Together with the subservient extension, the delicate material palette and massing towards the publicly viewed areas, the proposed extension will modernize and improve the the existing dwellings facade and layout.

A horizontal bar chart with 'Age Group' on the y-axis and 'Percentage' on the x-axis. The bars are color-coded by gender: blue for Male and pink for Female. The data is as follows:

Age Group	Male (%)	Female (%)
18-24	~65	~75
25-34	~70	~75
35-44	~55	~65
45-54	~45	~60
55-64	~35	~55
65+	~25	~45

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