

Design & Access Statement

# Replacement dwelling to Oak Lea, Osbaldeston Lane, Osbaldeston.

Leehand Ltd

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# Introduction

Rural Solutions Ltd. have been commissioned by Leehand Ltd to assist with the submission of an application for the erection of a replacement dwelling at Oak Lea, Osbaldeston Lane, Osbaldeston.

The site currently comprises a single storey dwelling with garage and associated outbuilding.

The proposal seeks a replacement dwelling on the site

It is proposed that the new property will be a traditionally styled 2 storey dwelling.

This document outlines the design and associated landscaping for the proposed scheme.



# Site location

## Site location key

1. The Site (Oak Lea)
2. Osbaldston
3. Mellor



# The site

The site is currently accessed from Osbaldeston Lane and turning onto a tarmac access drive with cobbled apron.

The 74sqm property and 33sqm garage and outbuildings are set on a site of approx 2,429sqm /0.62acres







The land is level and generally open with a hedgerow to the north-west and south-west boundaries and post and rail timber fences to the North-East and south-east boundaries



1. Site access off Osbaldeston Lane.
2. Site entrance off Osbaldeston Lane.
3. Front Elevation viewed from garden area.
4. Rear Elevation viewed from garage.
5. Gable elevation viewed from driveway .
6. Front and side garden viewed from Osbaldeston Lane.

# Site considerations

There are a number of key features and constraints within and around the site which should be considered as part of the design process.

-  The Site (indicative)
-  Osbaldston Lane
-  Unmade path / track
-  Existing site access and circulation
-  Existing mature trees and their root protection areas
-  Pond



# Site plan as existing

scale 1:1250

## Key

1. Existing access off Osbaldston Lane
2. Oak Lea - Single storey Bungalow
3. School House Farm - 2 storey Dwelling
4. Sharples Farm - 2 storey Dwelling
5. Tennis Courts
6. Slaters House & Slaters house cottage - 2 storey
7. Ancillary Building to Slaters House- single storey
8. Tover House - 2 storey dwelling
9. Proctors Fold, terraced cottages - 2 Storey
10. Merryfields - 2 storey dwelling





# Proposed Site - Wider Context.

scale 1:1250

## Key

1. Existing access off Osbaldston Lane
2. Oak Lea - Single storey Bungalow
3. School House Farm - 2 storey Dwelling
4. Sharples Farm - 2 storey Dwelling
5. Tennis Courts
6. Slaters House & Slaters house cottage - 2 storey
7. Ancillary Building to Slaters House- single storey
8. Tower House - 2 storey dwelling
9. Proctors Fold, terraced cottages - 2 Storey
10. Merryfields - 2 storey dwelling



# Proposed site plan

scale 1:500

Refer to drawing **5015-000-02** for full details

## Key

1. Existing access off Osbaldston Lane retained
2. New 2 storey dwelling
3. Detached Garage
4. Trees to frontage retained
5. New soft landscaping to dwelling curtilage



# Proposed Hard & Soft Landscaping

scale 1:500

Refer to drawing 5015-000-02 for full details



01 Permeable driveway surfacing



02 Native species hedgerow boundary planting



03 Stone paving patios with soft landscaping



# Architectural precedents

Adjacent are images of dwellings which have helped to inform the design of the proposed dwelling. The house is designed to respond to the existing dwelling in the vicinity through the use of complementary materials and key design features.



# Material palette

The design of the proposed house has taken inspiration from its location and setting, through the incorporation of local stone and timber, leading to a design which is sensitive to the context.

Constructed from stone with timber door frames and stone heads and cills, the elevations incorporate glazed openings that make the most of the views, whilst creating light-filled spaces.



1. Bradstone old quarried slates - Lichen green
2. Random coursed stone
3. Black half round gutter on rise & fall brackets with circular down pipes
4. Casement windows - White - with stone surrounds
5. Timber doors painted in Farrow & Ball - French Gray
6. Traditional vertical timber side hung garage doors

# Proposed front (Northwest) elevation



Front (Northwest) Elevation

## Material palette

1. Stone to match local vernacular
2. Bradstone old quarried slates - Lichen green
3. Casement windows - White
4. Stone surrounds to openings
5. Black half round gutter on rise & fall brackets with circular down pipes

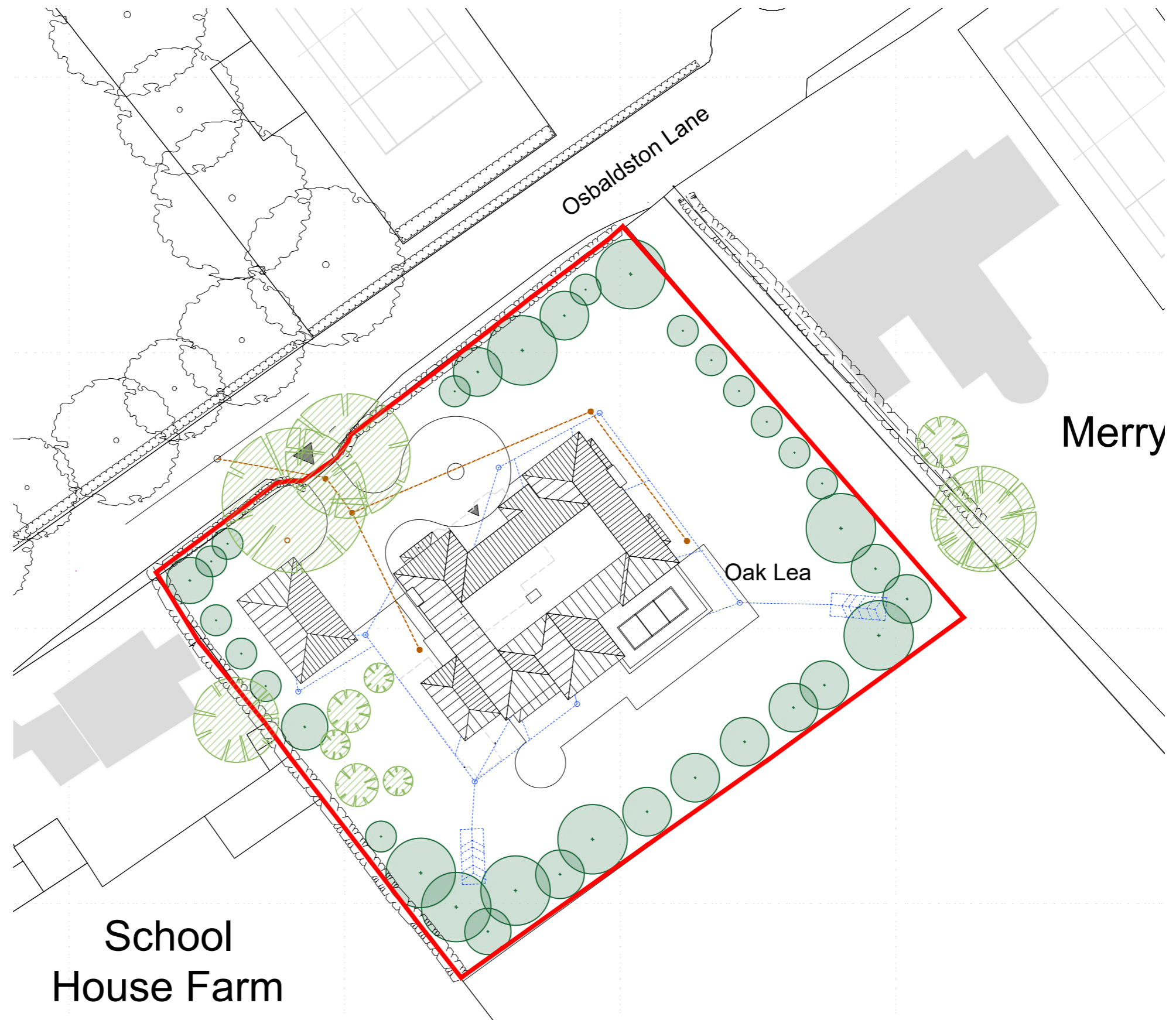
6. Timber doors painted in Farrow & Ball - French Gray
7. Scraped render finish- colour TBC
8. Traditional vertical timber side hung garage doors
9. Stone porch feature

# Drainage strategy

scale 1:250

## Drainage Key:

- Proposed Surface water drainage
- Proposed Surface water soakaway (to be reviewed and specified by engineer)
- Proposed foul water drainage, taken to public sewer (assumed position)





# We are rural