

DESIGN AND ACCESS STATEMENT



Whinny Brow Hothersall Lane
Hothersall Preston PR3 2XB

Replacement Dwelling

This proposal to replace the existing 1950s style bungalow is borne out of the need to bring the building up to today's energy standards. It is also to construct a more deserving building for this setting which commands one of the most amazing views in the Ribble Valley and is what drew this client to buy the property.

The property has previously been granted permission 17/07/2009 ref 3/2009/0467. This permission allowed substantial extension and re-roofing with dormers which this proposal reflects.

1. **Layout:** The replacement dwelling overlooks a magnificent view and is sited precisely on the footings of the original 1950s bungalow. This is necessitated by the proximity of a steeply falling garden to the South of the property. To the North the property takes an extended footprint to create a larger double garage with rooms in the roof. The whole roof of the proposed bungalow is raised slightly by creating larger roof overhangs to enable rooms in the roof to command the magnificent views. The internal layout is completely altered to place the day to day living spaces such that they enjoy the views over the River Ribble.
2. **Scale:** The total volume of the existing property including garage is 934 cubic metres. The proposed volume is 1439.7 cubic metres and increase of 505.7 cubic metres; a 54% increase on the original house. The scheme approved under application 3/2009/0467 was 1285 cubic metres. The existing bungalow main roof ridge is 6.45m high above outside ground, the proposed ridge is 6.99m high; an increase in height of just 540mm. By keeping the ridge height raise to minimum this helps to reduce the impact of the volume increase which mainly takes place over the existing garage and to the rear. The scale of the roof is broken up by introducing the dormer, the turret and the internal terrace roof glazing.
3. **Landscaping:** Landscaping is little effected with just a few garden shrubs moved and part of a lawn sacrificed to create an additional car space. Otherwise no hedging or trees are affected.
4. **Appearance:** The scheme is designed to put a more impressive stamp in such a deserving location. Its source is in the 'Voysey vein' with large roof overhangs and the feature entrance turret using chunky timber frames and roof supports. By its nature the timber ground floor raises the whole building out of the ground. This is dealt with by providing large stone plinths to the main entrance and internal terrace. The use of through coloured render contrasting with natural stone heads and cills and natural slate roof are all a chosen palette of materials which continue the Voysey theme.
5. **Use:** The replacement dwelling continues a use which has existed on this site since the 50s. Another use of the building is as a bat roost (see bat reports).

This proposal is not for a wholesale demolition and destruction of a bat roost. Along with the current financial climate is the intention of the applicant to construct this replacement dwelling as a phased project over ten years. By rebuilding the garage first, including rooms and roof space above, a new bat roost can be created and occupied before work starts on the original house and bat roost. This is reflected in the bat reports and is well respected by the applicant. A condition to this effect is perfectly acceptable.

6. **Access:** The existing access is unaffected by this application other than to provide an additional car space and improved turning space.