

Design and Access Statement Rev A

Land Adjacent 14 Crumpax Avenue Longridge

Change of House Type Proposed detached 2 bed bungalow.

Planning History

The land historically was part of Crumpax Farm and was subject to a planning application 3/1997/0091 to create 7 No bungalows. The application left an area in front of these bungalows which was expected to be adopted when the cul-de-sac Crumpax Croft was adopted. LCC were not prepared to do this. For the last 12 years Mr Riding has fenced and maintained the land for the visual benefit of residents in the area until such time a solution could be found. In 2011 approval was granted for a detached bungalow under application 3/2011/0965 including discharge of Conditions approved under application 3/2012/0162

This application deals with a change of house type resulting in a slightly increased footprint and slightly lower ridge heights

Layout

The land is surrounded on three sides by roads and bounded on the other side by a low brick boundary wall to No 14 Crumpax Ave. The proposed bungalow is sited to virtually abut the boundary to No 14 but to have its parking and main entrance off Crumpax Croft. Being a very exposed plot the amenity area has been incorporated behind a fenced area adjacent to No 14 Crumpax enabling the remainder of the plot to be garden without the paraphernalia of sheds, washing lines and garages.

Scale

The single storey two bed bungalow is L shaped on plan and increased from 11.4m x 8.8m to 11.625 x 9.025 with a 4m x 5.4m cut-out reduced to 5.35 x 4.1m. The eaves is 2.3m high and the ridges have reduced from 3.9m to 3.79 and 4.2 to 4.19m. These changes have occurred following detailed design and increases to insulation and wall cladding thicknesses. The roof pitch has been slightly reduced to compensate. The property is highly suited to elderly residents with a double and single bedroom. The property is significantly lower than No 14 Crumpax and slightly lower than those on Crumpax Croft.

Appearance

The bungalow is designed to reflect the style of the existing with stone and rendered walls and a grey tiled roof including a roof overhang over French windows to the Lounge. This roof overhang has proved very popular for sitting out and helps to create a community spirit.

Landscaping

The plot currently contains two silver birches and a small shrubbery and otherwise is grassed with a small timber post and single rail fence to the roadsides and a low facing brick

wall to No 14 Crumpax. Apart from forming an opening to create two car spaces the boundaries will remain with an additional timber panel fence against the boundary to No14 to help create an amenity area. The existing trees will be retained and the proposed bungalow will have a paved path on all sides with the remainder of the land lawned.

Use

All 7 existing bungalows have proved very popular with the elderly being close to local amenities and transport networks. These amenities are also all accessible on relatively level footways. This type of property is highly sought after and meets the recently identified housing needs criteria.

Access

The proposal readily provides for two parking spaces and level access to both front and back doors. Parking is provided off the cul-de-sac Crumpax Croft ensuring safe access and egress without disruption to general traffic on Crumpax Ave.