



Design & Access Statement

Erection of 2 No. Detached Dwellings
Land at George Lane, Read

Introduction

This Statement has been prepared in respect a planning application for the erection of two detached dwellings at the land at George Lane, Read. It seeks to provide details as to the specific proposed design; for the benefit of readers and in order to satisfy the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004.

A full assessment of the site context and prevailing planning policies is included within the Planning Support Statement, which has also been submitted alongside the application. This Design & Access Statement makes reference to plans ref: 4322-02A and 4322-03 that have been prepared by Sunderland Peacock & Associates Ltd.

Use

The planning application seeks the use of a currently vacant and undesignated plot of land to the west of George Lane for the provision of residential accommodation. Residential developments have historically developed running along both the east and west of George Lane, which in turn connects to Whalley Road (A671) and the village centre to the south.

Amount

The rectangular plot of land off George Lane is measured at 0.25ha. In light of the scale of surrounding properties, it is seen appropriate for the planning application to propose the development of 2 no. two storey dwellinghouses, with individual driveways and spacious private amenity space to the front and rear.

Each dwellinghouse will provide four bedrooms, with a design that includes a double garage and garden room / conservatory.

Layout

In character of existing residential developments along George Lane, the two proposed dwellings have been sited with the principle elevation fronting the highway. Note has been taken of positioning of the adjacent dwelling to the north, named 'The Barn' both in order to maintain the line of development along the highway and to avoid any negative impact on neighbour amenity. The siting of the dwellings, set back from George Lane also provides over 40 metres between any perceived facing windows with Nos. 21 and 19 to the east.

Both dwellings will feature the same internal layout. The ground floor will provide a large open kitchen / dining room with immediate access to a utility area and WC. A living room and lounge / study will be accessible from the main hallway. The garden room / conservatory will feature to the rear and the garage will be reached via the back garden patio.

The first floor will feature all four bedrooms. Bedrooms 1 and 2 will benefit from ensuite bathroom facilities, whilst bedrooms 3 and 4 will have a shared family bathroom accessed from the landing. Bedroom 4 will be located above the ground floor double garage.

Scale

The proposed dwellings are both of the same scale, offering 271m² of living accommodation across both floors (153.3m² at ground and 117.4m² at first).

The principle dwelling will measure at 8350mm to ridge height and 5800mm to eaves. The height of the double garage of the northern dwelling reaches 6750mm to ridge height. However, since the plot slopes downwards towards Whalley Road; that of the southern property will be 750mm greater to make up for the difference in ground levels.

Landscaping

Only minimal landscape alterations are proposed through the design. Existing trees and hedges on the site are to be retained managed and maintained. Each property will feature a private outdoor amenity space by way of a large back garden and it is the intention to create a patio to the rear of each dwelling between the garden room / conservatory and double garage. The proposal will also involve the creation of a driveway from George Lane and front gardens will be planted so as to demark private space. Plot boundaries will be marked to the side and rear of the sites by 1.8m high close boarded timber fencing.

Appearance

Proposed dwellings will feature a gable roof, with the appearance intending to reflect the character of similar residential properties along George Lane. Brickwork will be of natural coursed stone, which will compliment the transition from urban to rural forms of development towards the edge of the village.

The proposed scale of the dwellings ensures that each unit will appear comfortably sited within their individual plot, providing a good level of amenity space for occupants.

Access

New access driveways will be created for each property from George Lane. Ample hardstanding is provided to the front of the double garages in order for vehicles to manoeuvre, with ingress / egress achievable in a forward gear.

The dwelling will be designed with reference to the legislation and requirements of the Disability Act 1995 and as amended by the Disability Act 2005 and the Building Regulation Approved Document M.