



INGLEMEAD
DESIGN AND ACCESS STATEMENT

November 2020

3202010157

Ivan Wilson Architect

1.0 CONTEXT

Inglemead is a large semi-detached two storey period property fronting Waddington Road, Clitheroe BB7 2HN. Inglemead is situated on the corner of Waddington Road and Hawthorne Place. It is at the southern end of Hawthorne Place, on its' western side.

At the southern end of Hawthorne Place the properties are characterised by two storey stone faced terrace houses. Many of these houses have rendered finish to rear elevations. Moving northwards along Hawthorne Place the house style gives way to newer developments, mainly semi-detached. There is a new additional 1980's cul-de-sac development which forms a "dog-leg" running to the west, which is predominantly formed of modern detached houses.

Inglemead is elevated from Waddington Road and Hawthorne Place by 1.1m. The property has a large rear garden with a high wall. A number of houses face the high stone garden wall which forms the eastern boundary of Inglemead's title. This garden wall is 3.1m (10.2 ft) in height across the majority part. The boundary wall also incorporates a series of outbuildings (bin store, wood store and external w/c) and its' height for this part is 3.7m (12.1 ft). The plot length is 55m and the wall is at a height in excess of 3.1m (10.2 ft) for over 67% of its' length. This garden wall affords privacy for Inglemead but it is also a significant liability as its' maintenance costs over the years will be considerable.

To the northern end of Inglemead is a rear ginnel or service lane. Inglemead has rights of access in perpetuity over this lane, as do the neighbouring properties. There is a single vehicular pre-fabricated garage, with asbestos sheet roof accessed via this road (see picture opposite). Adjacent to the garage is a large garden access gate. The rear garden wall is 2.5m height for its' length.



1st ed. OS 1:2500 map, c.1890.



Rear ginnel / Service lane

1.1 THE SITE

The site is a relatively level disused area of rear garden which rises slightly above the level of Hawthorne Place from east to west. The site is approximately 300mm (1ft) above the level of Hawthorne Place on its' eastern boundary. The site area is approximately 245 sqm or 2,600 sqft (0.06 acre).

A single pre-fabricated garage structure with low pitch asbestos sheet roof panels is situated at the rear of the garden site. This building is in poor repair and we propose that it will be safely demolished, following an asbestos "demolition" survey. There are two trees on the site and a copy of tree survey report is attached.



View of far north east end of private garden from first floor of Inglemead.



View along service lane towards Hawthorne Place.



Far north east end of private garden.

1.2 EXISTING PHOTOGRAPHS



Primary elevation of Inglemead from Waddington Road.



South east elevation showing height of existing stone boundary wall and access off service lane.



Far north east end of private garden.



Northern corner of private garden.

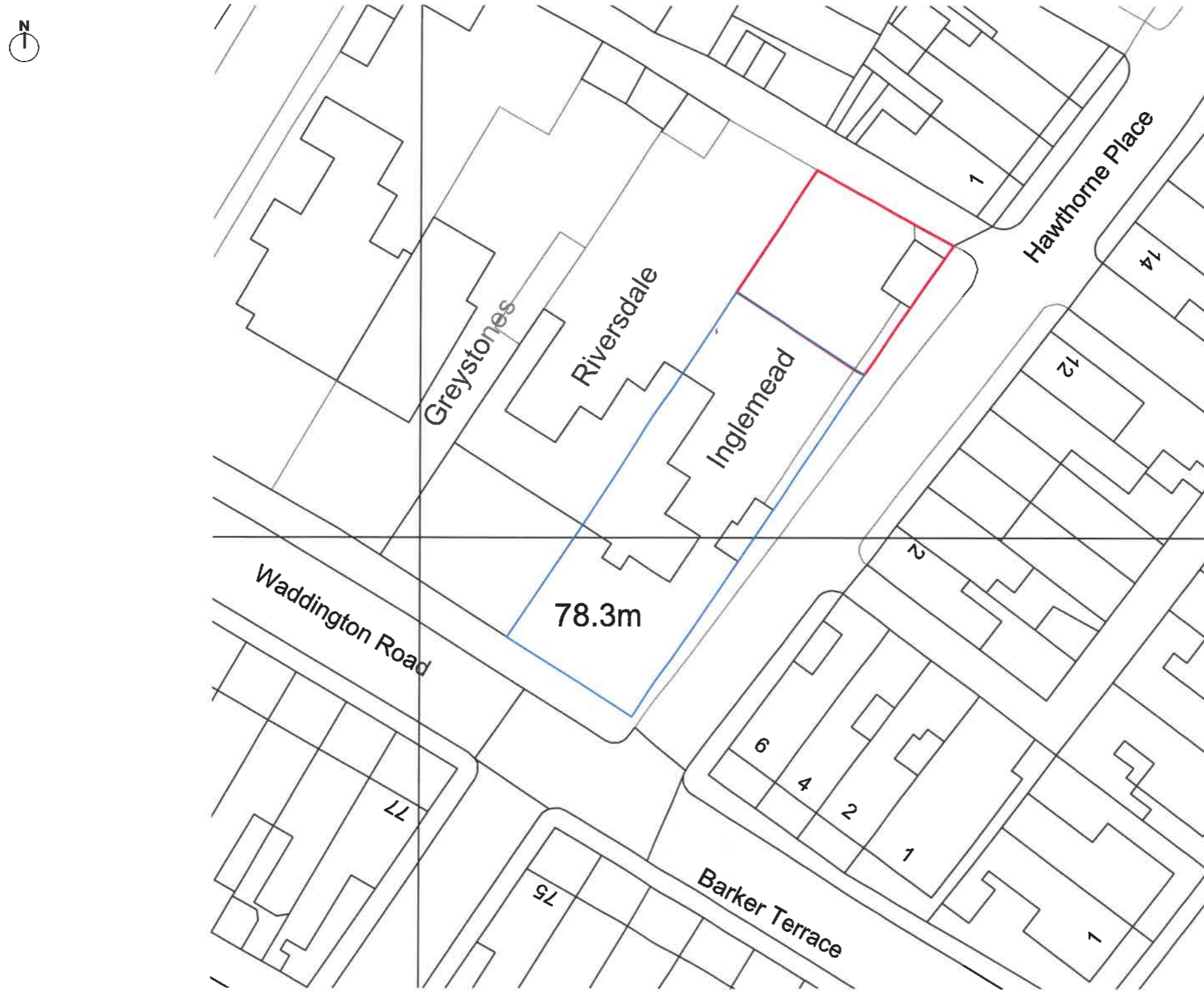


Far north east end of private garden.

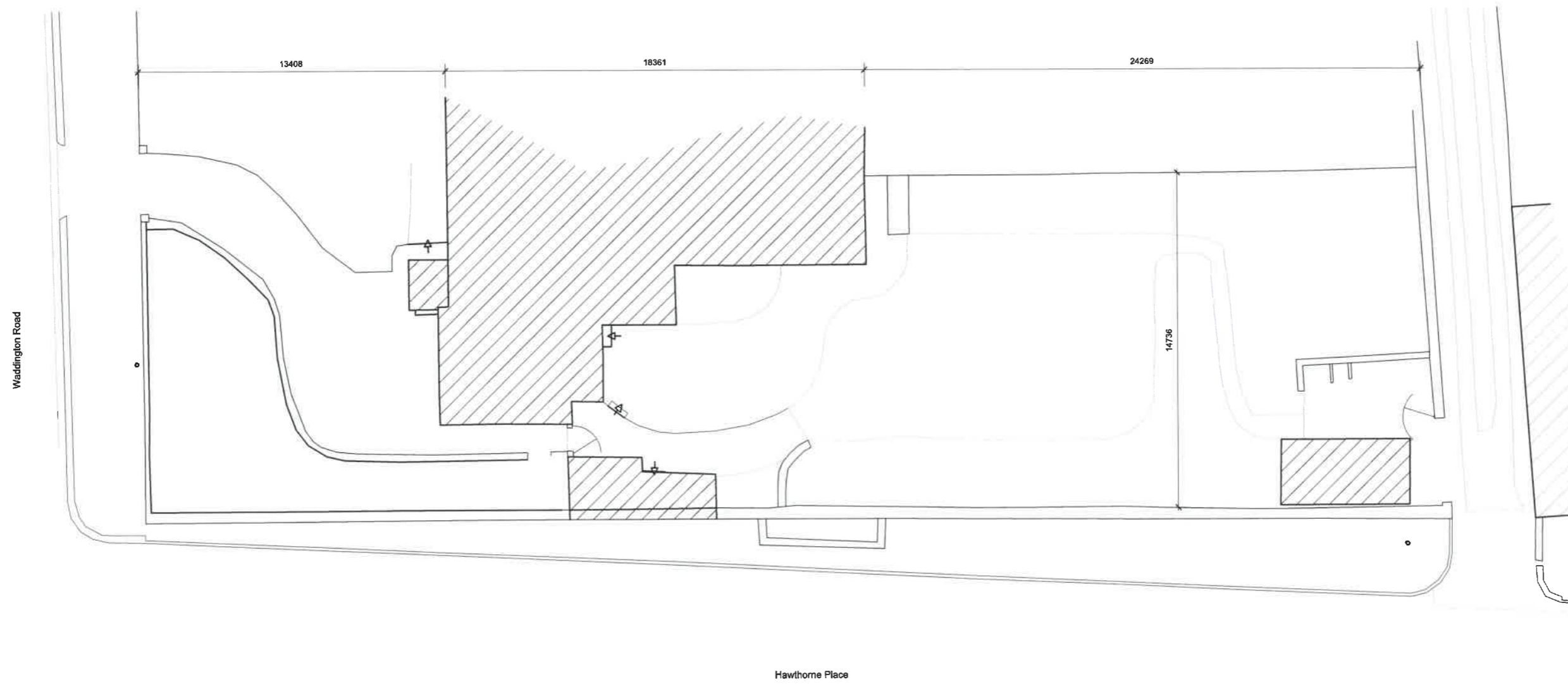


Access off service lane.

1.3 LOCATION PLAN



1.4 EXISTING SITE PLAN



1.5 EXISTING ELEVATIONS



2.0 USE

The proposal is for a detached dwelling accessed from Hawthorne Place, Clitheroe, a residential street in an established residential area.

The existing property has an extensive garden which stretches out towards the north east. The elongated garden is bounded by a 3.5m high stone boundary wall - providing excellent levels of privacy.

The proposal makes use of the far north east end of the garden to erect a single storey, two bedroom dwelling. The compact building utilises the significant height of the existing boundary wall to conceal its self from view.



2.1 DESIGN APPROACH

The proposal's design approach takes inspiration from the local vernacular of neighbouring single storey garages and outbuildings along the service lane.

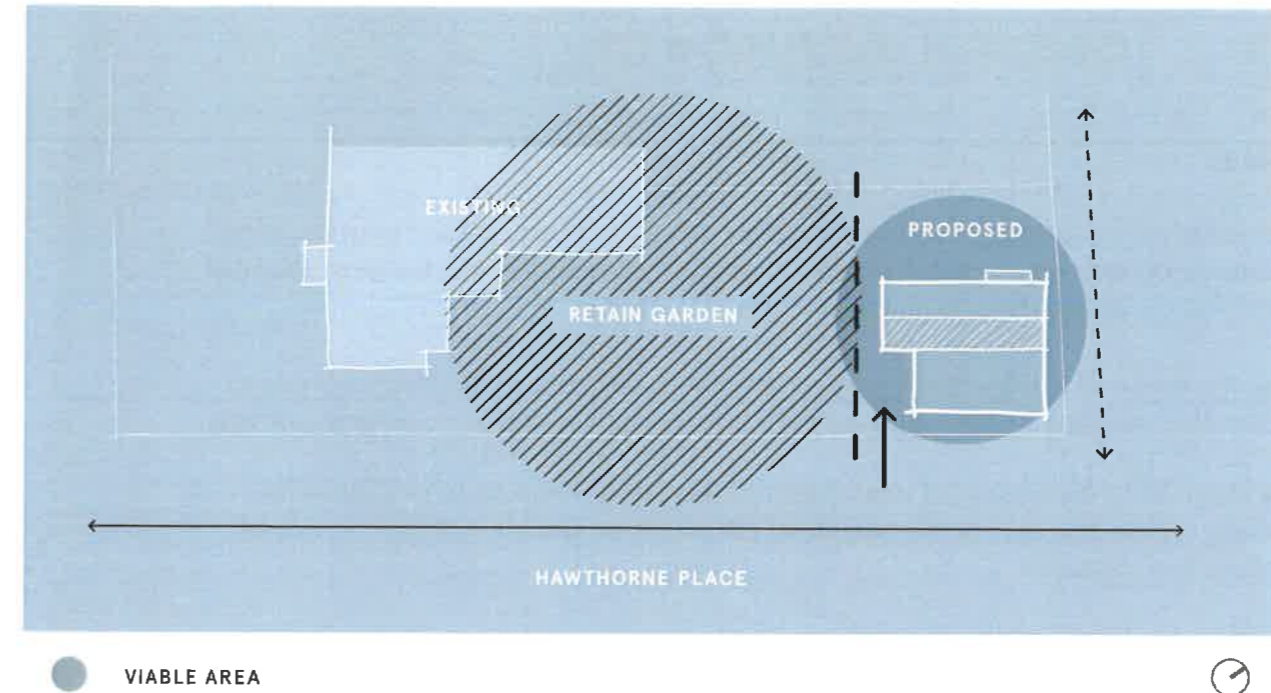
LAYOUT

The location of the proposed new dwelling is laid out to utilise the far north east corner of the plot. The simple pitched form is set back from Hawthorne place by introducing a flat, sedum roof over the narrower part of the proposal where the bedrooms are situated. This allows for an open plan contemporary living space with a vaulted ceiling throughout plus south facing roof windows to capture daylight without compromising on privacy or overlooking.

The proposed layout creates a private and secluded dwelling behind the tall existing stone garden walls. The proposal is intended to create a private outlook for the dwelling but also creates an orientation which affords privacy for Inglemead and other neighbouring properties. We have considered as many as twenty layout options and have looked at both bungalow and two storey options.

MATERIALITY

The siting and locality of the proposal lends itself to a restricted material pallet - similar to the highlighted precedent opposite. A combination of locally sourced vertical timber battens are proposed alongside narrow band facing stone to wrap the structure. Standing seam sheet metal is proposed over the pitched roof, with a natural and eco friendly sedum roof to insulate the flat roof.



2.1 DESIGN APPROACH

SCALE

The scale of the proposal is considerably small than any other neighbouring domestic property and much closer in scale to the single storey garages and outbuildings along the service lane.

Both the scale of the footprint and elevations have been minimised in order to ensure the massing and proportions are subservient to the surrounding context.

The majority of the proposal would appear barely noticeable to pedestrians passing by the site due to the relatively tall stone boundary wall which would conceal the structure.

This proposal also addresses the pre-application comments from the Planning Officer Adam Birkett dated 2nd September 2020 which states that a single storey dwelling is preferred in this location. (Copy attached with the application.)

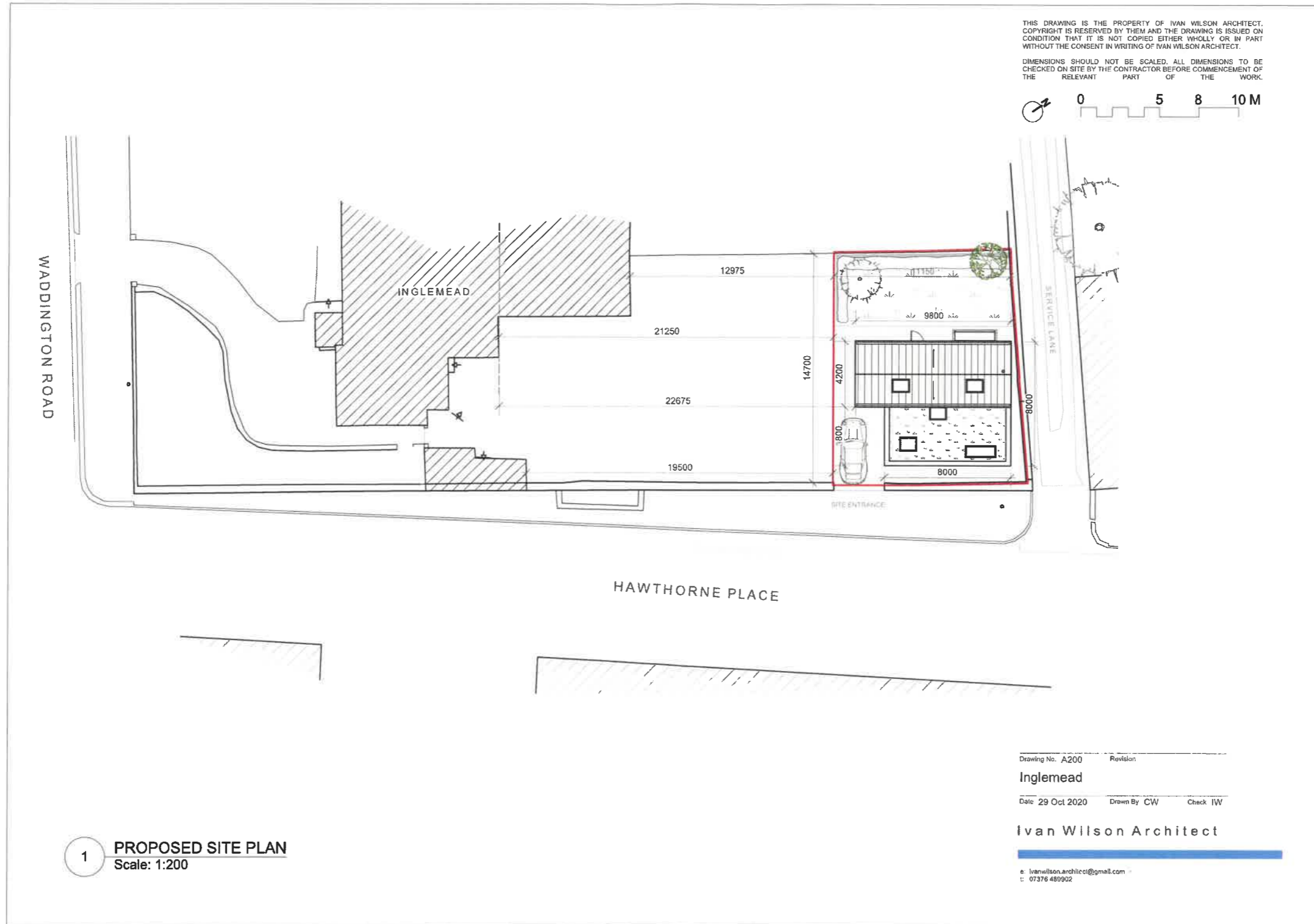
ACCESS

There is one car space provided for the dwelling which is accessed directly off Hawthorne Place via a small opening. Disabled access via this main entrance will be provided.

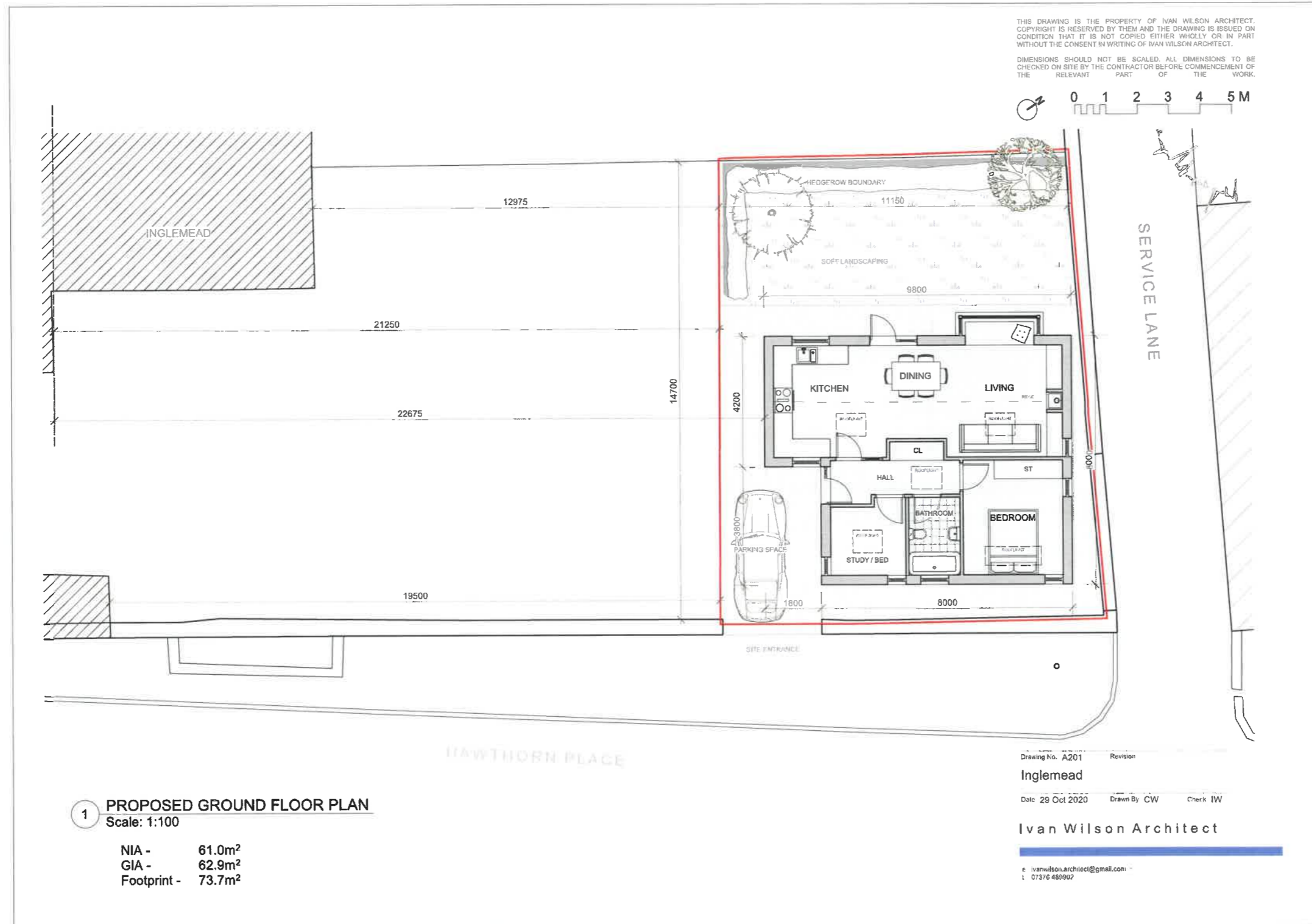
Other properties access arrangements are shown in the photograph opposite.



2.2 PROPOSED SITE PLAN



2.3 PROPOSED GROUND FLOOR PLAN



2.4 PROPOSED ELEVATIONS



2.4 PROPOSED ELEVATIONS

1 PROPOSED SOUTH WEST ELEVATION
Scale: 1:100

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DIMENSIONS SHOULD NOT BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF THE RELEVANT PART OF THE WORK.

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2 PROPOSED NORTH EAST ELEVATION
Scale: 1:100

PROPOSED MATERIALS

WALLS - Locally sourced vertical timber battens, with shadow gap plinth detailing, and stone.

ROOF - Pitched: Grey standing-seam sheet metal. Flat: Sedum roof.

WINDOWS & DOORS - Colour coated, thermally broken aluminium.

RWG - Concealed coated aluminium profiled gutters and round section downpipes.

Drawing No. A210 Revision

Inglemead

Date: 4 Nov 2020 Drawn By: CW Check: IW

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2.5 PROPOSED VISUAL



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