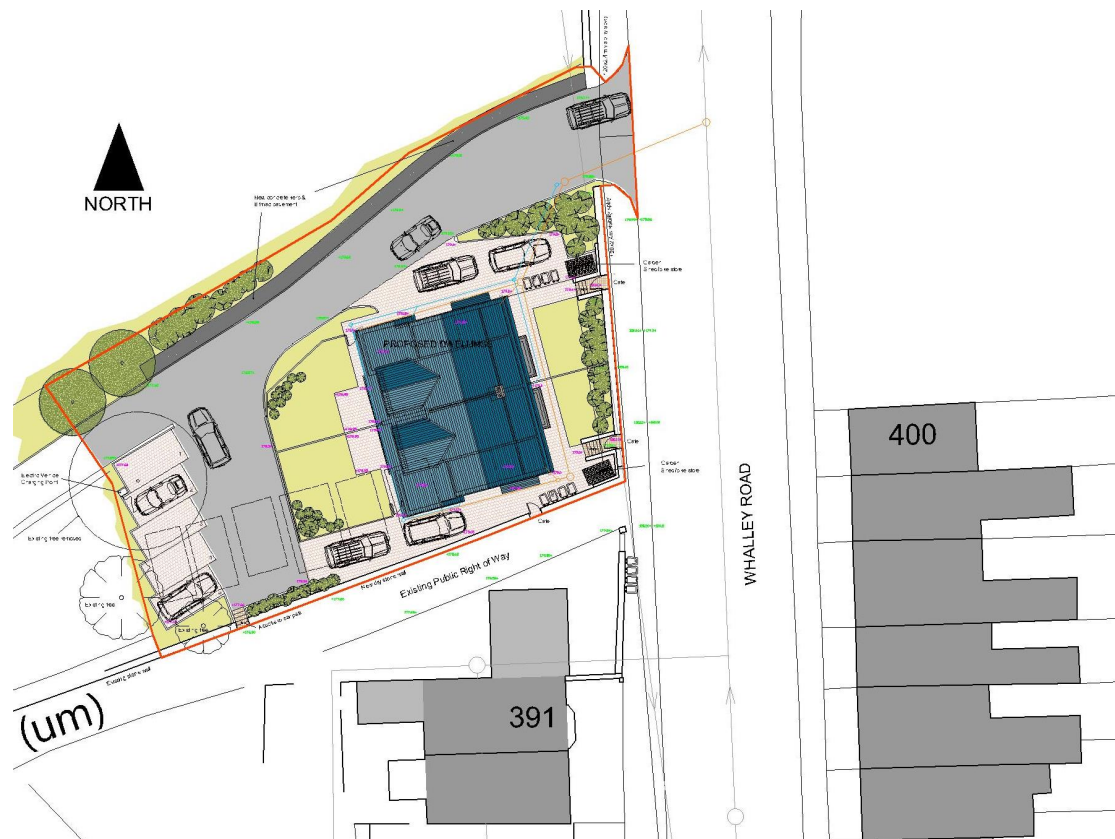

DESIGN & ACCESS STATEMENT

The development of a two semidetached three-bedroom dwellings on land adjacent to 391 Whalley Road Shuttleworth Ramsbottom

Statement prepared by Peel Design Partnership Ltd on behalf of
Mr S. Mort

April 2022



CONTENTS:

Introduction

History

Existing Use

Amount of Development

Layout

Scale

Landscape

Appearance

INTRODUCTION:

This Design and Access Statement has been prepared by Peel Design Partnership Ltd on behalf of Mr S. Mort to accompany the planning application with respect to the construction of two three-bedroom semi-detached dwellings, with associated parking, following the demolition and removal from site of six existing garages. The proposed property is to be located adjacent to 391 Whalley Road with gardens to the front and rear. In addition to the on-site domestic parking the proposal includes five further parking spaces for residents of Whalley Road.

HISTORY:

Over time the site area has become used by local residents for ad hoc parking of private vehicles, also six stand-alone garages currently occupying an area of the site positioned at right angles and away from the road behind an area of hardstanding. To the rear of the existing garages is a small plot of land previously used as a small holding, which is not part of the application site. The road to the north of the site is a private road having been constructed to facilitate the construction of the Bury-Rawtenstall Bypass. To the south out with the site is the Public Right of Way ref 110 RAM. Historic maps indicate that the application site was previously used as a Refuse Tip, this is no longer annotated on maps after 1976.

EXISTING USE:

The proposed Whalley Road development site area is 0.25 acres (996m²). This site currently accommodates six stand-alone garages and hardstanding used for parking. The site is approximately one meter lower than Whalley Road and is accessed via an existing private road leading onto Leaches Road.

AMOUNT OF DEVELOPMENT:

This application is for two semi-detached three-bedroom dwellings on three levels, with associated parking for two vehicles for each property to the rear, with external mounted Electric Vehicle Charging points. Vehicle access to the properties is via the existing private access road. Pedestrian access to the properties is also proposed directly off Whalley Road via a gate and steps.

Main entrance to the properties is on the North and South elevations. The ground floor comprises an entrance lobby with separate hallway off which is the ASHP plantroom, Utility area with WC and stairs leading the upper levels. Also on this level is the open plan kitchen, dining room with separate lounge with feature bay window. There is direct access to the rear patio area and garden via "French" doors. The First Floor includes a landing leading to a Study, family Bathroom and two double bedrooms one to the front of the property and one to the rear with an access to a balcony via "French" doors.

The Second floor "Master-suite" is within the roof space of the property with a dormer roof towards the rear and comprises a double bedroom with ensuite and walk-in wardrobe.

In addition to the access road and domestic parking for the two properties the proposal includes five additional managed private parking spaces for the residents of Whalley Road, with stand-alone Electric Vehicle Charging facilities for two vehicles.

The Gross footprint of the two semi detached properties is 140m² (70m² each)

The total volume measurements:

Ground Floor	388m ³
First Floor	353m ³
Second Floor/Roof in Dormers	263m ³
<u>Total Volume</u>	<u>1004m³ (502m³ each)</u>

LAYOUT:

The proposal is to provide two high quality, high specification, thermally efficient dwellings on what is essentially a piece of land abandoned after being used as former refuse tip and later an access facility for a construction site.

When considering the positioning of the proposed dwellings on site we have factored in the ground levels which has allowed us to keep the ridge line of the proposed property lower than that of the existing adjacent property. The building layout has been configured so all habitable rooms of the property face to the front of the dwelling, towards Whalley Road or to the rear and are more than 22m away from any windows of number 400 Whalley Road.

We have indicated on the proposal that the existing access road has visibility splays of 2.4mx120m as required for a road speed of 40mph.

Private pedestrian access to the properties is provided directly off Whalley Road via a gated pathway with steps leading down to the main entrances to the properties.

Access to the parking area is off the Public Right of Way via new stone steps and also by way of the new pavement proposed on the existing private access road.

SCALE:

The two semi-detached properties proposed for this site are of a similar scale and proportion to that of the adjacent properties. When compared to 391 Whalley Road the proposed new dwellings have a difference in overall height by 2.4m, this in part is due to the difference in the ground levels and in the overall height of the individual properties. The proposed dwellings have individual footprints of 70m² which is comparable with the adjacent properties. The proposed new dwellings will be built from local natural stone with slate roofing tiles all to match adjacent properties. The proportions and overall appearance of the proposed new dwellings will again respect the patterns and appearance of the adjacent properties, by incorporating visual references into its design, such as stone mullions, sills, and lintels, including a feature bay window detailed in stone similar to the adjacent property. Window proportions and spacing have all taken visual references from the adjacent properties.

LANDSCAPE:

The proposed new dwellings sit neatly on the site with good access for pedestrians and vehicle for both the new residents and existing residents of Walley Road who would use the parking families. The hard landscaping materials proposed have been chosen to compliment the stone building and provide a serviceable surface for vehicles and general access. New and repaired stone walls around the site perimeter will all match the existing. Soft landscaping at the perimeter will include a small number of new shrubs and trees as indicated. Shrubs and lawned areas are proposed for the domestic curtilage of the properties. The roadway from Whalley Road into the site will be improved and resurface with new Bitmac with a new pavement on the north side of the road for safe pedestrian access.

APPEARANCE:

The design of the proposed new dwellings has been developed to fit into the street scene of Whalley Road, given the level of matching stone detailing and the overall scale of the proposed new properties we feel the development in time will blend into the street scene without any cognizance that the properties were not part of the original street scene. The new dwellings will have split faced coursed natural stone facing Whalley Road, they will appear to be two storey properties with, not unlike the adjacent properties, rooms within the roof, they will have similar proportioned window openings with similar stone lintels and sills, with feature stone mullions pediments and corbels all matching adjacent properties. All proposed roofing materials will be natural slate and match that of its neighbours.

The only difference with the proposed properties which will not necessarily be noticed is that they will be constructed using high levels of insulation to the walls, roof, and floors, and will incorporate an "A" rated energy efficient heating system utilizing an Air Sourced Heat Pump. Electric Car Charging facilities will be located on each property, and they will have all the latest in Hi-tech equipment and facilities as necessary for a property of this calibre and the demands of 21st century living.



385 Whalley Road



391 Whalley Road



400 to 396 Whalley Road



400 to 385 Whalley Road



The Rear of 385 to 391 Whalley Road