



397.09 – Gaw Hill Lane – New Build Dwelling

Alternative Plot Design to Application 2019/0980/FUL

Existing Site

The site was previously used as a feed storage and distributor which is no longer a viable and sustainable use for the site. A number of planning applications have been previously submitted to change the use of the site to residential. Planning permission was granted in 2020 for the “Demolition of existing farm buildings and erection of 7 detached dwellings”. The site is set within a rural and secluded location in the Aughton area. The site gently slopes down to the West and although the previous proposal included for a mid-point level change on the site, the area has since been levelled flat. The access road has now also been installed.

Brief

Plot 1 (shown) has been extended to include an empty parcel of land between this plot and the existing Marbelton Kennels. Our client owns both Plot 1 and this parcel of land and wishes to develop the scheme in an alternative fashion to the approved scheme.

In order to greatly improve the acoustic separation of the plot, and to make better use of the combined plots area, the house type, layout and style has been amended. This Design and Access Statement is set to accompany the revised planning application for this section of the land.

Ecological and Flood Risk Appraisal

The previous ecological appraisal of the site determined that there are very few constraints within the site. There are no protected species present or within the immediate area.

The site is within a Flood Zone 1 and is therefore suitable for all types of development.

Existing drainage on site is suitable to connect to as required for the foul sewerage, whilst surface water will be dealt with using the SUDS drainage hierarchy.



Acoustic Considerations

The existing buildings immediately adjacent to the entrance of the site are currently occupied by Marbelton Kennels who breed Marbelton Boxers. These kennels are of a substantial size and the previous planning application made reference to the required acoustic wall which has been designed to reduce the noise of barking on the new development. The plot closest to the kennels is likely deemed unsuitable to develop as an individual plot due to the noise levels in this area.

Local Amenities

The site features desirable 4 and 5 bed dwellings, and the target purchaser will own at least one vehicle, however convenience shops are accessible within a 15 minute walk, a post office within 10 minutes, and Ormskirk town centre in 30 minutes.

Design Ideas

The approved designs for the previous application feature strong gable forms, a combination of render and cladding, and slate roofs. The local area features domestic properties with a mixture of slate, tile, render and brick materials. It is also common for farm buildings in the area to include metal cladding.

In addition to the rural properties in the immediate area, there is influence from the affluent Granville Park area.



Design Response

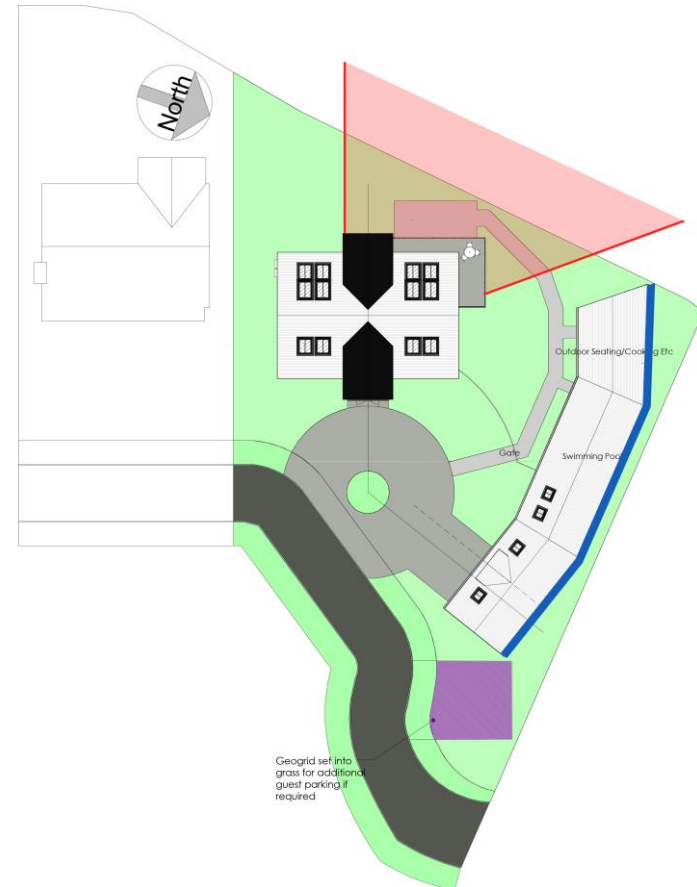
The redesign of the plot takes into account the additional parcel of land in order to better utilise the available space.

- The ridge height of the dwelling has been set to match the existing approved A1 design at 8976mm. This is below the 10350mm of the existing storage buildings.
- Dwelling House Ground Floor External Area – 168.0m²
- Outbuilding External Area (not including covered terrace) – 132.6m²

The close proximity to the neighbouring kennels is a concern due to the noise. An acoustic report has been carried out which has specified a 3000mm acoustic barrier on the boundary. In order to further improve the effects of this barrier, the proposed outbuilding has been designed to run alongside the boundary (shown in blue). The outbuilding encloses this part of the site, making use of the additional plot of land without exposing residents to unnecessary incoming noise. The location of the outbuilding does not affect the atmosphere of the overall development. This addition also complies with the 'Building For Life 12' (2018) criteria as per the previous application.

The main dwelling and outbuilding use strong gable forms and retain the same front-back pitched roof as the previously approved designs. There is an additional central feature which seeks to draw the user in, forming a clear and obvious front entrance. The glazed gable of this feature takes advantage of the wonderful views to the front and rear (shown in red) of the site and improves security by overlooking the main incoming road.

As part of the original application, visitors are expected to park on the road. This will have little impact on the functionality or beauty of the development however by also allowing for off road parking via the use of geo-grid set within the lawn (shown in purple), visitors will have a further choice of parking.



The proposal features the following materials inspired by the local area:

- White render to the main walls.
- Horizontal Cedar cladding to feature areas
- The central gable feature is to be clad in black/dark grey metal cladding.
- The roof is to be slate, with sections of slate PV on the outbuilding facing South.



Volume

As demonstrated within the previous Design and Access Statement, there is substantial 'left over volume' from the removed storage buildings. The addition of the outbuilding and the larger footprint of the dwelling will have negligible impact on the openness of the greenbelt. The overall development provides a sustainable and desirable use and reduces the overall volume of buildings. The affluent character of the development means that the dwellings are also likely to be well maintained which will prevent the area falling into disrepair.

Layout and Character

The road and position of the main dwelling has not been adjusted from the approved scheme.

At the front of the property, a feeling of enclosure is created by the outbuilding forming a safe, comfortable, and overlooked area which heightens the quality of the plot. This layout will encourage the regular use of the front space, encouraging a sense of community.

Tree and shrubbery planting seeks to soften the boundary between the public and private space to the rear.

The proposed fences to the rear and side of the site are to remain.

- 1800mm Cedar Fence to Sides
- 1200mm Cedar Fence to Rear