

DESIGN AND ACCESS STATEMENT

Proposed Dwelling at Hoole Cottage, Wigan Lane, Chorley, PR7 4BY

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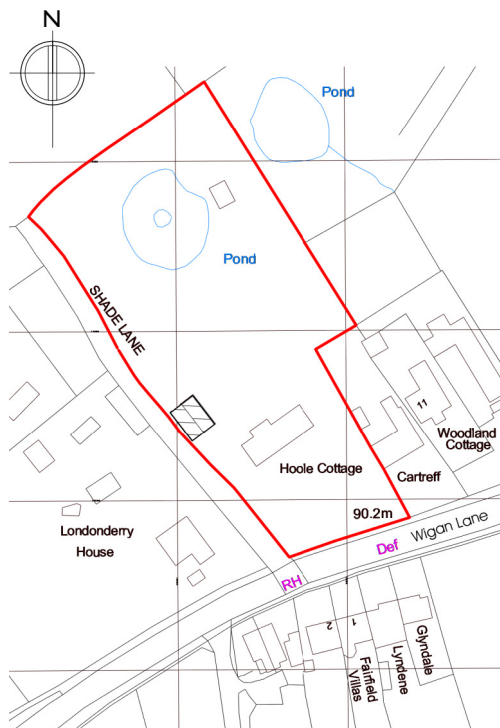
1. Introduction

- 1.1. This Design and Access statement is for a proposed single dwelling at Hoole Cottage, Wigan Lane.

2. Site and Surroundings

Site Location

- 2.1. The land proposed for the dwelling is at the east side of the land boundary of Hoole Cottage and immediately adjacent to a private access road known as Shade Lane.



Site Description

- 2.2. The site is residential garden land at present, fronted by hedgerow and trees. The immediate area surrounding the site is residential with playing fields to the north west of the site.
- 2.3. The land is generally level. Access to Hoole Cottage is via a vehicular access on to Wigan Lane at the south west corner of the site. Hoole Cottage currently has a single two storey dwelling and a substantial garage/store to the north west of it.

Site Context

- 2.4. The immediate area is generally residential in character and exhibits a wide range and style of dwellings that are mostly set back by some way from Wigan Road.

3. Proposed Development

- 3.1. The development comprises the demolition of the existing substantial garage and the erection of a single storey two-bedroom dwelling on its footprint.

Layout

- 3.2. The proposed single storey two-bedroom dwelling has a footprint of 130m². Access to the dwelling will be from what will become the shared drive of Hoole Cottage.
- 3.3. A ICF based construction system is proposed with a SIPs roof in order to provide a highly energy efficient building. This coupled with sustainable facade materials and on-site sustainable power, through Solar PV and air source heat pumps will mean that the dwelling will be highly sustainable and carbon neutral.

Scale

- 3.4. The intention is to create a dwelling that has little visual impact. For this reason, a single storey dwelling is proposed with only a slightly higher ridge than that of the existing Garage. Taking into consideration the existing garage footprint of 85m². The proposed dwelling does not create any significant harm.
- 3.5. The scale of the proposed dwelling will have a negligible impact on the surrounding dwellings and street scene. From the streetscene of Wigan Lane the dwelling is set back some 46m and is subservient to Hoole Cottage. The existing 1.8m high fencing along Shade Lane will also be renewed to screen the building. Trees and vegetation will remain to further screen the dwelling.
- 3.6. With the dwelling being single storey and behind a 1.8m boundary fence there is no impact on the privacy of existing dwellings.

Appearance

- 3.7. The materials of the dwelling are rural in nature to identify the dwelling as ancillary to Hoole Cottage and also provide a sustainable building envelope. Timber cladding is proposed to the elevations with a concealed gutter and standing seam grey roofing.
- 3.8. Pitched roofs have been proposed with clearstory windows to permit light into the building without affecting privacy of both the existing and proposed inhabitants.

Landscaping

- 3.9. Largely the existing landscaping to the boundaries will be left untouched with the exception of a tree T1 that will be removed.
- 3.10. The current 1800mm boundary fence will be repaired/replaced as required and a new timber feather lap fence is proposed to enclose the boundary of the new dwelling.
- 3.11. The paving around the dwelling will fall into existing grassed areas and the existing driveway will be extended in gravel as per the existing to ensure that all surface areas are permeable

Access

- 3.12. Vehicular access will be gained from the shared access at Hoole Cottage that is located at the south west corner of the property onto Wigan Lane.
- 3.13. Two parking bays are proposed and a gated entrance to the dwelling. The shared access will be used to manoeuvre vehicles so that they can exit the site onto Wigan lane in forward gear. A charging point for electric vehicles will be provided adjacent to the parking.

4. Summary

- 4.1. The intent is to create a modest, highly sustainable dwelling that has minimal additional impact to adjoining owners and the openness of the site and surrounding land.
- 4.2. The amenity space of Hoole Cottage is unaffected as it is a significant size.

- 4.3. The materials chosen for the project are rural in nature and sustainable.
- 4.4. Parking meets the required guidance, with little impact on highways.



1. South Elevation of Hoole Cottage with the existing Garage pictured to the left



2. North elevation of Garage with the rear of Hoole Cottage in the background