

# Proposed new house in the grounds of Whinburn farmhouse, Bradley, Design and Access statement.

The purpose of this document is to outline some of the design principles and access proposals for the new house proposed within the grounds of Whinburn, Jacksons Lane, Bradley, BD20 9HG.

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## Proposed development intensity:

### Total Plot size:

The existing Whinburn farmhouse and multiple outbuildings sit on a plot size of approximately 0.17 hectares (approx.0.42 acres).

### Footprint of existing structures:

The farmhouse sits on a footprint of approximately 142 square metres, the workshop approximately 82 square metres, the garage approximately 60 square metres and the hen shelters approximately 78 square metres. Total footprint of all structures is approximately 362 square metres.

Some of the outbuildings are now redundant, specifically the workshop and the hen shelters.

### Proposed development:

The proposed development will require the removal of the existing workshop and hen shelters (totalling approximately 160 square metres) and construction of a new home for the existing resident of Whinburn, of approximately 99 square metres.

Therefore, this proposal lowers the structural intensity of the site.

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## Proposed development layout:

The proposal is for the new house to be located in the approximate location of the existing workshop and hen shelters. The new house will inherit the existing garage and vehicular access for its sole use. The old house will have its existing pedestrian access to the West of the plot widened, to enable vehicular access and use of a turnaround area to the south west of the house.

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## Proposed development scale:

The new house will have 1.5 stories on a footprint of approximately 99 square metres. The design incorporates room in roof techniques to keep roof height relatively low.

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## Proposed development landscaping:



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The existing site is already landscaped with mature gardens. Most of this remains with the new turnaround area for the old house being deliberately located such that it mostly only requires the reduction of turfed grass landscaping and no removal of trees.

The new house being located at the location of the existing workshop does not require the removal of any significant element of the existing landscaping or gardens. As one of the design principles is to optimise for the needs of the retired and disabled resident of Whinburn, there will be very minimal new gardens or landscaping with a very simple deck area to the rear and reuse of the existing paved area to the front with only minor repairs and alterations.

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#### Proposed development appearance:

The new house will have rendered walls with natural stone window surrounds and a blue slate roof (incorporating solar panels), in a similar style to Whinburn. Details of render and slates to be agreed with the local authority planning department.