



J C Building Design Limited

23 Gordon Street, Bacup, OL13 8DH

01706 872797

07824 871086

enquires@jcbuildingdesign.co.uk

www.jcbuildingdesign.co.uk

Company Reg: 10808730

Design and Access Statement

Date: June 2023

Site Address

Land Of Pendle Avenue,
Bacup,
Rossendale,
OL13 9DW.

Prepared by

Jordan Walker,
J C Building Design LTD.

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1.0 Introduction

- 1.1 J C Building Design Ltd. has been instructed to prepare and submit a pre-planning application for the development of a single dwelling on vacant land adjacent to no.9 Pendle Avenue, Bacup.
- 1.2 This design and access statement is a supporting document for a permission in principle application regarding the construction of a dwelling. This statement describes the proposed works as well as demonstrating the suitability of the proposal.
- 1.3 This Statement should be read in conjunction with the accompanying drawings, Location Plans, existing and proposed site plan, JCBD-22-304 - 1. Rev02.

2.0 Existing Site Description

- 2.1 The site address is Land of Pendle Avenue, Bacup, Rossendale, OL13 9DW. The site is approximately 600 metres to the North / North East of Bacup town centre.
- 2.2 The site is approximately 0.168 Acres or 681.83 sq.m. in area and has an approximate perimeter of 110.87m. in size, clearly defined, edged in red, on the accompanying Location Plans, existing and proposed site plan, JCBD-22-304 - 1. Rev02.
- 2.3 The site is currently vacant with excessive vegetation growth, very much overgrown.
- 2.4 A search of Rossendale Council's planning applications has concluded that there have been no recent applications for the current site.
- 2.5 The search of historical maps dating back to 1844 and forward to 1988, indicates the land to be undeveloped previously.

3.0 Surrounding Area

- 3.1 The surrounding area consists of a variety of bungalows, town houses and a row of terrace houses to the rear of the site.
- 3.2 The surrounding properties to the left, right and front of the site are of pitched stone construction with smooth grey concrete tile roof finishes. The terraced row to the rear appears to be constructed Rossendale stone and slate roof finishes.

4.0 Trees and Hedges

- 4.1 Please see 'Pendle Ave RTS 08032023 002' Page 8 for our proposed works.

5.0 Scope of Works

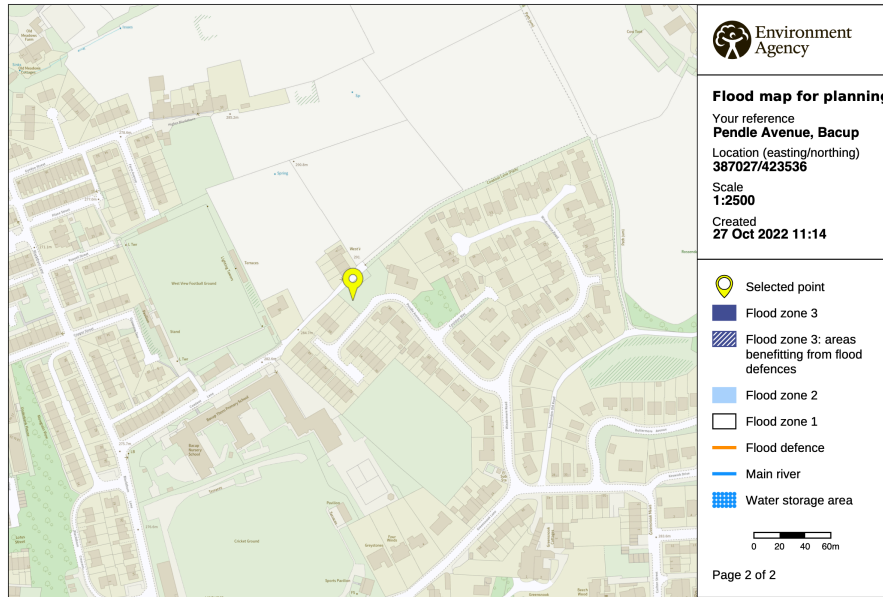
- 5.1 The scale of the design has been considered as to not look overcrowded on the proposed site, as well as taking into consideration the surrounding dwellings and not to overshadow them.
- 5.2 The proposed dwelling is to have a maximum eaves height of 5 meters from DPC. This has been designed so that the proposals do not look over dominant when in comparison to the surrounding dwellings.
- 5.3 Taking the scale of the design into consideration we have allowed for sufficient off-street parking for the proposed dwelling using a permeable block paved driveway, which is in keeping with the surrounding area.
- 5.4 There is an existing dropped kerb in place to the front perimeter of the site that we have proposed to use to access the dwelling driveway, that leads directly onto the highway, Pendle Avenue. Using the existing dropped kerb as access is an attempt to minimize any disruption to the existing highway.
- 5.5 The proposed construction will be of coursed pitched outer walling stone to all elevations, in keeping with the surrounding area. All proposed openings are to be white in colour and UPVC in material, although there is a variety of colours of openings in the surrounding area, white UPVC is the most common. Smooth grey concrete tiles are to be used as roof finishes, in keeping with the surrounding area.
- 5.6 The dwelling would benefit from a spacious private garden area to the rear, enclosed for privacy.
- 5.7 The feasibility of installing a grey water system including surface water harvesting will be investigated.

6.0 Highway Considerations

- 6.1 There should be no highway concerns for the proposal as we have allowed for sufficient off street, private parking. There is also an existing dropped kerb that we will use to access the proposed site off Pendle Avenue.
- 6.2 The level of additional traffic generated by the development of the site would be limited and, in the wider context of the surrounding highway network, would have no adverse impact on its capacity. This development will not lead to an unacceptable level of increased traffic generation on Pendle Avenue which would cause undue congestion of the highway network, either adjacent to or further away from the site, and would not have a detrimental impact on road safety.

7.0 Flooding

7.1 Using the Environment Agency website, there are no suggestions of flooding implications for this site.



8.0 Access

- 8.1 This application is in a sustainable location as the access to the proposed dwellings will be directly of Pendle Avenue and using the existing dropped kerb to access the proposed driveways.
- 8.2 There are excellent transport links to the local area for both public and private vehicles.

9.0 Conclusion

- 9.1 The proposed design for the site will have a positive impact on the surrounding area by the removal of an area of currently unused wasteland, with a high-quality design taking into account all materials used on the surrounding properties.
- 9.2 The property will preserve the character of the area and allow the benefit to maintain the trees within the site, therefore replacing an existing, untidy, overgrown site.
- 9.3 This scheme makes a positive contribution to the built environment and the provision of much needed dwellings in the area. The minor nature of the development along with its reflection of surrounding property types will serve to, and lessen its impact, upon the general nature of the area. The proposal reflects the nature of its built environment in terms of the positioning of the buildings on the site and the materials used in their construction.

10.0 Site Images



Image 2



Image 6



Image 1



Image 3



Image 4