

Design & Access Statement  
&  
Planning Statement

*for*

The demolition of existing derelict outbuildings and erection  
of 1 no. 3 bed bungalow.

*at*

Land off Herschel Avenue,  
Burnley,  
BB12 0LN.

Client  
Mr D Lord

Date  
December 2023

REV A  
January 2023

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## 1.00 | General

This design and access statement accompanies a full planning application submitted to Burnley Borough Council for approval of:

The demolition of existing derelict outbuildings and erection of 1 no. 3 bed bungalow.

This statement should be read in conjunction with the following supporting documents.

CDP drawings:

23.183\_00\_001\_A proposed site layout.

23.183\_00\_002\_A proposed plan and elevations.

23.183\_00\_003\_A existing site plan.

## 2.00 | Site

### 2.1 Site Location

The site is located within the curtilage of Wellfield Farm and Barn off Herschel Avenue.

### 2.2 Site History

The site has not been subject to any planning applications since 01.01.2000 however the adjacent site of Wellfield Farm was the subject of an application for the conversion of a dwelling and attached games room into 2 dwellings in 2018.

## 3.00 | Use

### 3.1 Existing Use

The site is currently used for residential purposes (C3(a)) of the existing Wellfield Farm and Barn.

### 3.2 Proposed Use

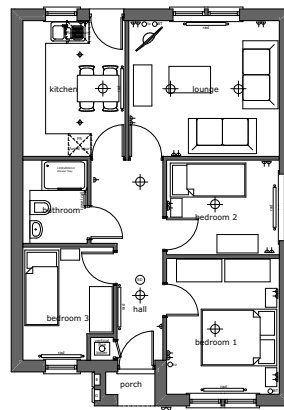
The site is proposed to retain the existing use class of C3(a) for the retained properties with the new 3 bed bungalow also forming use class C3(a)



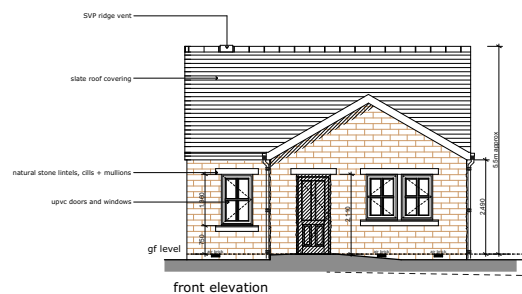
NOT TO SCALE

## 4.00 | layout

The proposed layout is based around a central core corridor from which all rooms branch off from. The principal bedroom is towards the front of the property with the remaining bedrooms opposite and adjacent. A single bathroom is central to the property with the lounge and kitchen/ dining to the rear. An additional rear door is within the kitchen.



FLOOR PLAN



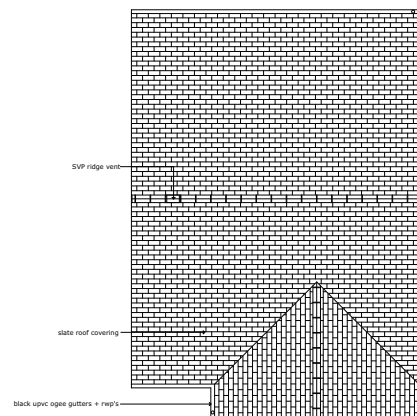
front elevation



right side elevation

## 5.00 | Appearance

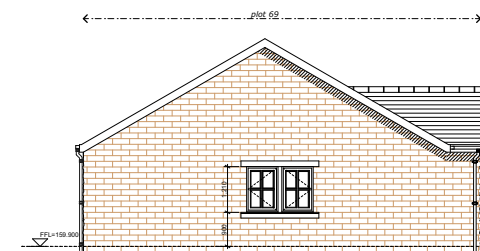
The appearance of the building is similar to that of properties traditionally built throughout Burnley with coursed stone walling and natural stone heads, cills and mullions to all windows and doors. The roof features a slate covering with black upvc guttering.



ROOF PLAN



rear elevation



left side elevation

## 6.00 | public right of way

Public right of way route FP1201205 runs across the southern end of the site and along the main drive terminating at Ightenhill Park Lane. The proposed development should not require the closing or diverting of the public right of way as the existing access road is to remain as it currently is and no works are proposed across the public right of way route. During construction fencing will be in place that ensures the site is secure while still allowing the public right of way to remain accessible. Should route FP1201205 require closing for maintenance or due to works that are required on site a separate application for temporary closure will be submitted.

## 7.00 | refuse and recycling

The proposed property will feature a timber bin shelter adjacent to the property. This will provide space for 1x 240l general waste bin, 1x 240l paper and cardboard recycling, 1x 240l plastic recycling and 1x 240l garden waste. The bins are intended to be collected by local authority bin collection with the bins positioned at the end of Herschel Avenue on the relevant collection days.



## 8.00 | Scale

The proposed bungalow is of a smaller scale to that of Wellfield Farm and Barn so as to not dominate the aesthetics of the route down Herschel Avenue. The scale is also reminiscent of the neighbouring bungalows on Westwood Road.

## 9.00 | Landscaping

The proposed landscaping and external works consist of the erection of a new boundary wall/ fence around the bungalow as well dividing the land into two parcels. The bungalow demise consists of 2no. car parking spaces and hard landscaping paths and patios around the property. The remaining and will be within the Wellfield Farm demise and include new hard landscaping to form paths, patios, 6no. car parking spaces and 2x turning heads.

## 10.00 | Access

Vehicular access to the site will be from the existing road from Ightenhill Park Lane with pedestrian access both from the same route as well as the existing established public footpath to the east of the site.

## 11.00 | Planning Policy

The following national planning policies have been identified as being relevant to this application:

- 2. Achieving Sustainable Development
- 5. Delivering a Sufficient Supply of Homes
- 6. Building a Strong, Competitive Economy
- 8. Promoting Healthy and Safe Communities
- 11. Making Effective Use of Land
- 12. Achieving Well-designed Places

The following local planning policies have been identified as being relevant to this application:

- SP1: Achieving Sustainable Development
- SP2: Housing Requirement 2012-2032
- SP5: Development Quality and Sustainability
- HS3: Housing Density and Mix
- HS4: Housing Developments
- IC3: Car Parking Standards

## 12.00 | Summary

The proposed development will have a positive impact on its immediate surroundings through the removal of poor condition outbuildings and the replacement with the new property and the associated landscaping. The proposed development is also not within greenbelt land or under any national or local planning policy restrictions.