

DESIGN & ACCESS STATEMENT

Construction of single storey outbuilding

The Door, Higher Lakewood, Rakewood Road, Littleborough, OL15 0AZ

Site

The application relates to a proposed outbuilding to be built on the land to the north east of 'The Door' which forms part of the residential development of Higher Lakewood. Access to the site is via a driveway from Rakewood Road. Situated within the Green Belt, the outbuilding has been sympathetically designed and located to have minimal effect upon the openness and visual amenities of the area due to the proximity of the existing barn, striking a balance between the protection and pragmatic use of land. The dwelling is set in a 76 acre parkland estate, previously a land fill site, which leaves a very substantial area for the enjoyment of the householders and their neighbours within the development and preservation of the surrounding natural environment. The construction would not result in any significant harm to the character or appearance of the surrounding countryside.

Proposal

This Planning Application is for the proposed erection of a new 12m x 4m free-standing single storey outbuilding to be built within the private curtilage of the dwelling. The outbuilding has an internal floorspace of under 42m², and is proposed to be clad in FSC certified red western cedar which will silver in colour to blend into the natural landscape. This is in proportion to the householder's adjoining land which is 3,593m² and therefore of a sufficient size to accommodate a separate building without restricting the usefulness, openness or quality of the space. The structure will be 2.5m high at the front (east side) and 2.442m at the rear (west side) and would be built within Permitted Development rules under normal circumstances. There will be a 400mm overhang to the front (east side) of the studio where LED spotlights will be incorporated to facilitate access, and avoid unnecessary light pollution.

The five houses within the residential development will remain unaffected by the proposed outbuilding, one side of which will be used for storage of gardening equipment, and the other as a workshop by the client, which will be incidental to the enjoyment of the dwelling. The site is physically well-related to the existing development and would create additional space for the family's enjoyment, as well as a practical use of the space. Storage space is needed for tools and equipment required for the upkeep of the house and grounds which cannot be housed in the dwelling's garden.

The outbuilding will be located in an elevated position, over 30m from the house, 5m from the north side boundary and 4m from the west side boundary fence, and will not be visible from any public land or path. The proposed garden room will not impinge on the neighbouring residential buildings or local surroundings. Any neighbours' view of the outbuilding will be obscured from view by the existing barn which is owned by The Farmhouse to the north-west of The Door. There will be no increase in traffic and parking, noise or light disturbance for neighbours. No shrubs or trees will be removed or damaged by the construction of the outbuilding.

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External materials

Foundations: Groundscrew pile foundations, typically 1000mm in depth.

Structure: Timber framed structure - 217mm thick from outer cladding to internal wall.

Double insulated - 75mm rockwool insulation; 25mm Kingspan.

Cladding: Western red cedar cladding on all external walls.

Roof: Anthracite grey 145mm pre-insulated steel

Lighting: 6 LED spotlights in overhang

Doors: Aluminium double glazed doors / windows, anthracite grey frames.

Site amenities

Electrical connections will run from the main dwelling's supply. Rubbish and recycling will be disposed of in existing bins. Existing vehicular and pedestrian access will be completely unaffected by the proposal.

Conclusion

Construction of the outbuilding is intended to be non-detrimental to the green belt area and local neighbourhood, and is designed to be a contemporary statement which is not obtrusive to the existing house or surrounding residential buildings on the newly built close.

Proposed location of the outbuilding (to the front right of existing barn):



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View from proposed outbuilding:



Photos showing lack of visibility of site location from any public land:



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Proposed design:

