



View looking North down Chapel Brow.



View looking South up Chapel Brow.



Viewing looking West down Town Lane.



View looking East up Town Lane.

Design Consideration

3.0

Site Photographs

3.2

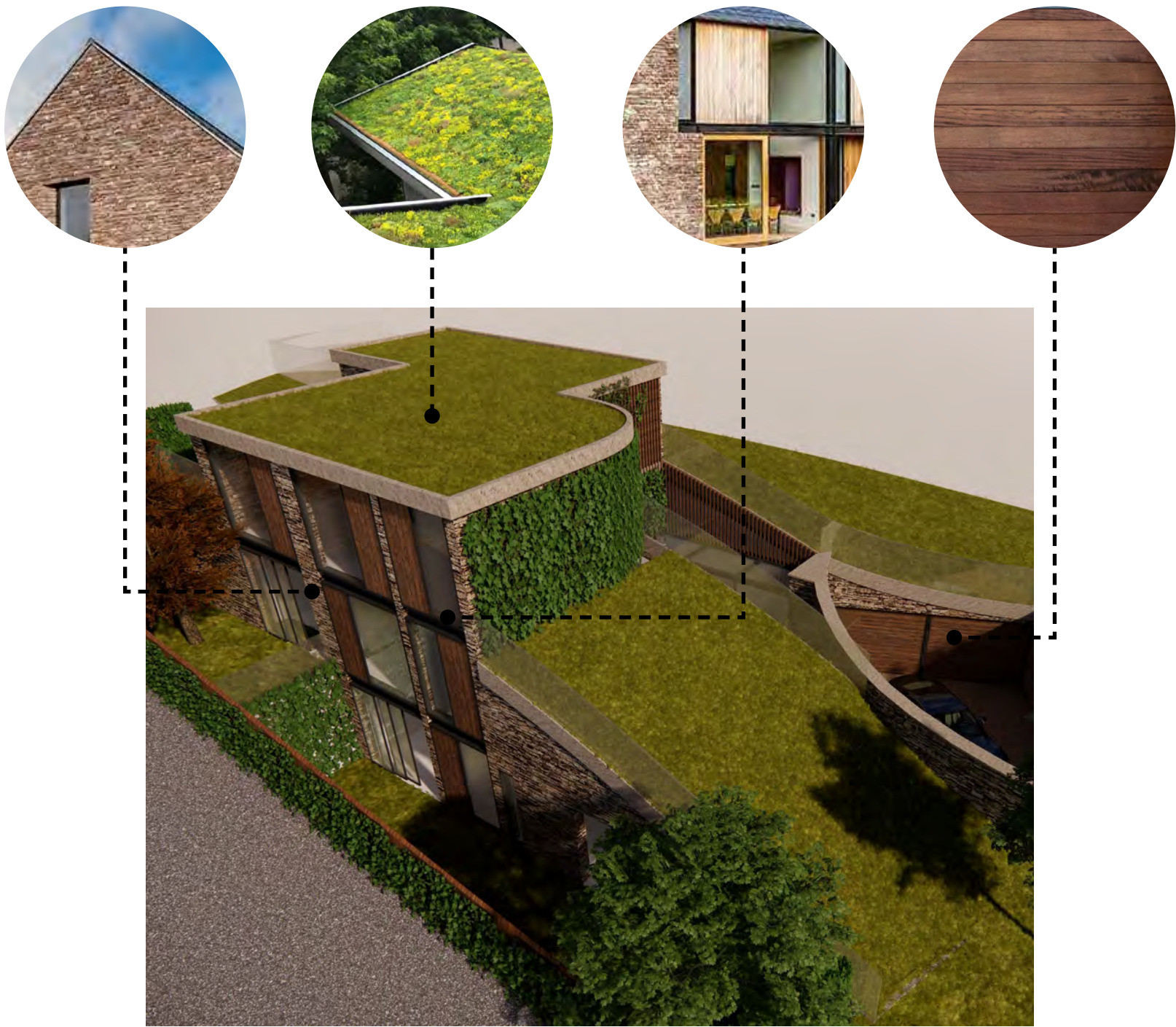
Materials

Building materials have been carefully selected for this proposed development taking into account established materials typically found close to the application site. The proposed materials have been selected to create a modern dwelling, which reflects and complements the local buildings whilst adding a contemporary modern twist to the design.

Proposed cladding materials have been chosen to enhance the aesthetics of the local area and provide the development with a modern/ contemporary touch, whilst reflecting the character of the surrounding architecture, the proposed materials are listed below:

- Random course facing stone Facing stone
- Green Sedum roof
- Timber doors
- Anthracite window frames

In terms of the buildings environmental sustainability, the proposed dwelling has been designed using a ‘fabric first’ approach, looking to improve the thermal envelope of the building to ensure the proposed development will achieve a 15% improvement over Part L of the current Building Regulations.





Design Consideration

3.0

Access

3.4

The proposal is for a new vehicular and pedestrian access to be created which will connect the proposed dwelling with Chapel Brow to the north east of the site with a shared driveway. The existing boundary wall will be repaired using materials and construction methods to match the existing wall as part of the proposed development.

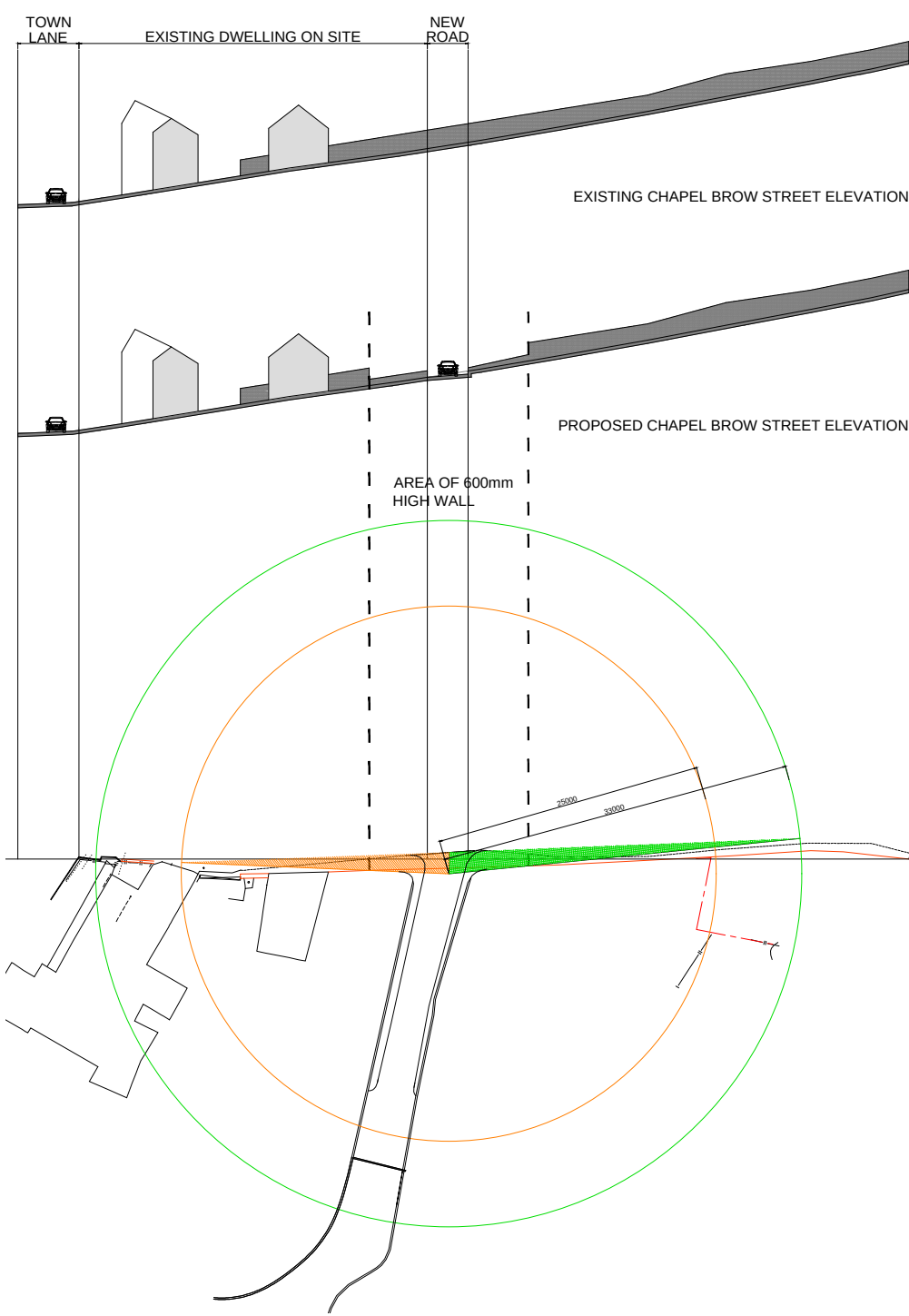
This proposed access onto the shared driveway is as per permission granted Ref - HPK/2022/0536.

An integral double garage is proposed as part of the development, providing secure parking for two cars.

Access to the dwelling and site will comply with part M of the current Building Regulations.

Internal arrangements within the dwelling will be fully compliant with part M of the current Building Regulations. Means of escape will be in accordance with the Building Regulations for dwellings.

There will be perimeter fencing around the site and together with the main gates will provide a secure area within.



Design Consideration

3.0

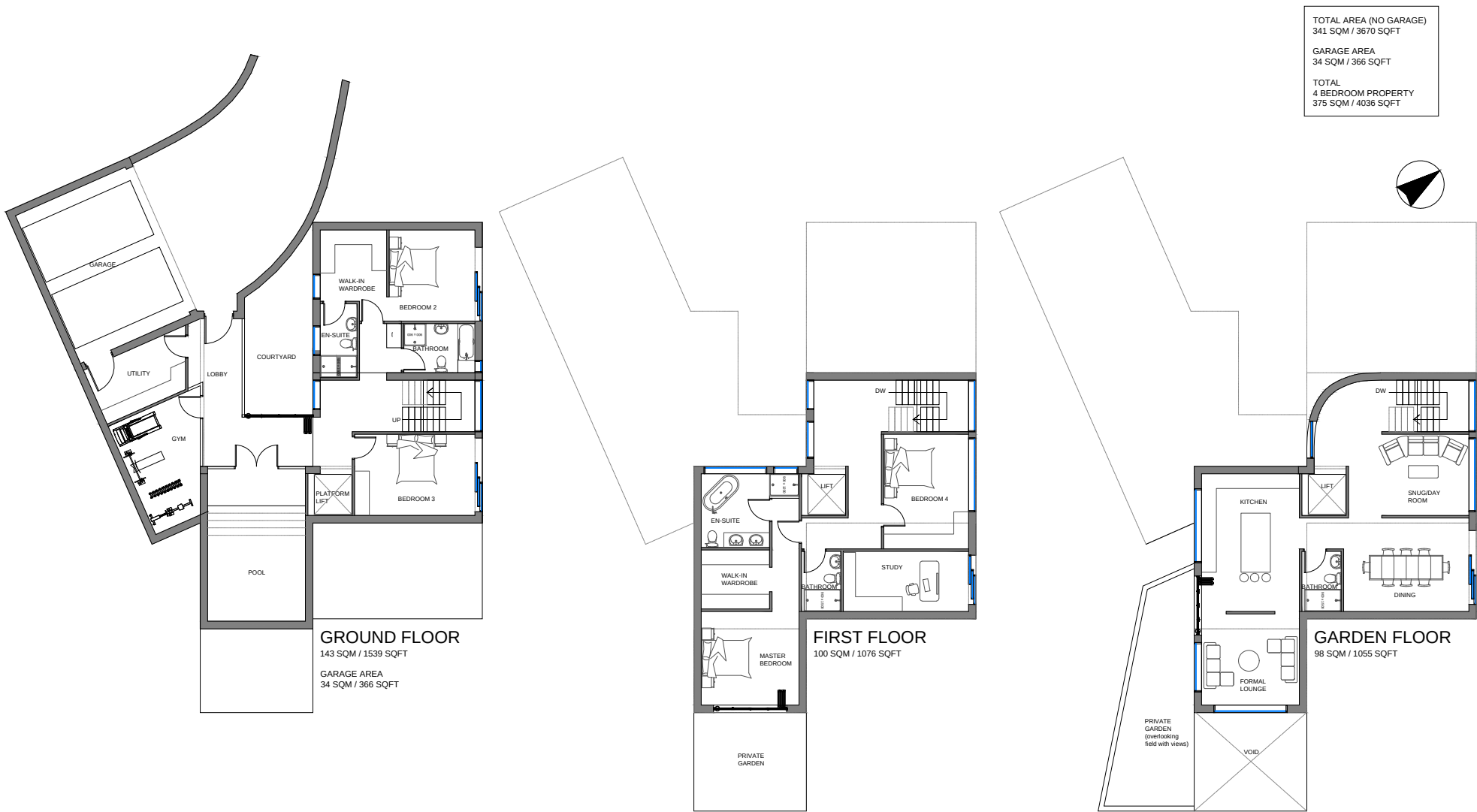
Access

3.5

The Visibility Splay study conducting by SCP installed an ATC on Chapel Brow. This visibility Splay proposal has been approved on the scheme (HPK/2022/0536) and will be for the shared access driveway for this scheme.

The visual renders also show the gradual change of height on the existing dry stone wall and we also intend to reuse all of the dry stone walls that are being cleared to make the new driveway to the entrance gate.

The historic dry stone wall, is of great significance and therefore will be repaired and restored wherever possible and any stone wall removed to make way for the driveway will be relocated and reused in any part of the new stone wall along the driveway.



Design Consideration

3.0

Layout

3.6

The sloping topography played a significant role in the three storey house comprising of all the bedrooms on the first 2 floors and all the living spaces on the top garden floor.

The proposed layout has largely been dictated by existing boundary constraints and the topography of the application site. At the driveway level there is an integral double garage and the main entrance into the house. The main entrance leads into the upper floor of the dwelling, which provides bedrooms, a bathroom, en suites and a utility room.

The upper most level of the proposed dwelling provides an open plan living area containing a kitchen, snug / day room and a dining room. The open plan living area ensures natural light will flood the rooms with full height windows and glazed doors. The ground floor also provides a gym and swimming pool. The proposed layout provides a modern family dwelling with open plan living and easy access to a substantial garden, whilst maintaining the amenity of adjacent properties.

The views are primarily North and South. Additional garden space is created to the North by excavating a section of the slope to create a two level garden space.

The main residential entrance is off the driveway with stairs and an elevator connecting to all the 3 floors.



Design Consideration

3.0

Design

3.7

The design ethos from the start was to present a scheme which not only fits effortlessly onto the site terrain within its vernacular but at the same provide all the modern amenities and luxuries for a beautiful home.

The aesthetics has been very much been adopted from the surrounding context, from the stone walls to the roof finishing.

Privacy distances have been respected.

Generous luxury space standards including large areas of landscaping all around.

2 Garage parking with viability to park on the driveway as well.



Conclusion

4.0

This statement has been prepared by Howard and Seddon Architects on behalf of Miss Francesca Duffy, for the proposed construction of a detached dwelling with associated external works on land to the rear of 44-46 Town Lane, Charlesworth, fronting / access from Chapel Brow.

The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living whilst being sympathetic with the surrounding area through the use of traditional materials.

There would be no adverse consequences for the residential amenities of neighbouring dwellings, either from overshadowing or loss of privacy. The proposed dwelling will be built into the ground, utilising the topography of the land to ensure that it will not have a detrimental impact on adjacent properties.

The proposed dwelling will provide a practical and attractive family home, which through good design and the use of high quality materials, will be long lasting, sustainable and low in environmental impact. While the chosen styling of the new dwelling is modern and contemporary, the proposed cladding materials are traditional and in-keeping with the sites setting. The construction method will be highly advanced, ensuring the quality and sustainability of the new dwelling can be maximised, through the use of technically advanced fabrication methods and high quality materials.

The proposal is considered appropriate in scale and character for the site and its setting.



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