

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No.

320070535P

Date received

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

SPACE NEW LIVING

SOUTHERN GATE, 729 PRINCESS ROAD,

MANCHESTER

Postcode M20 2LT

Tel.No: 0161 447 5000

Question 1a

Name and Address of Agent

FISH ASSOCIATES LTD

216 ST GEORGES ROAD

BOLTON

Postcode BL1 2PH

Tel.No: 01204 532244

(Contact's Name STEPHEN FISH)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

MITCHELL STREET,
CLITHEROE

Question 3

Accurate description of the proposed development (including site area if known)

PROPOSED TWO-STOREY BLOCK OF APARTMENTS
(TOTAL - 16 UNITS)

DIRECTOR OF
DEVELOPMENT

31 MAY 2007

FOR THE
ATTENTION OF

Please state yes in
the appropriate box

Question 4

Type of application

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☐ YES
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout

Scale

Access

Appearance

Landscaping

☐
☐
☐
☐
☐

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

Layout

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☐
☐
☐
☐
☐

e. Continuation of Temporary Permission

Please give reference number of previous permission ☐

f. Modification or removal of a Condition

Please give the number of the planning permission and the relevant condition ☐

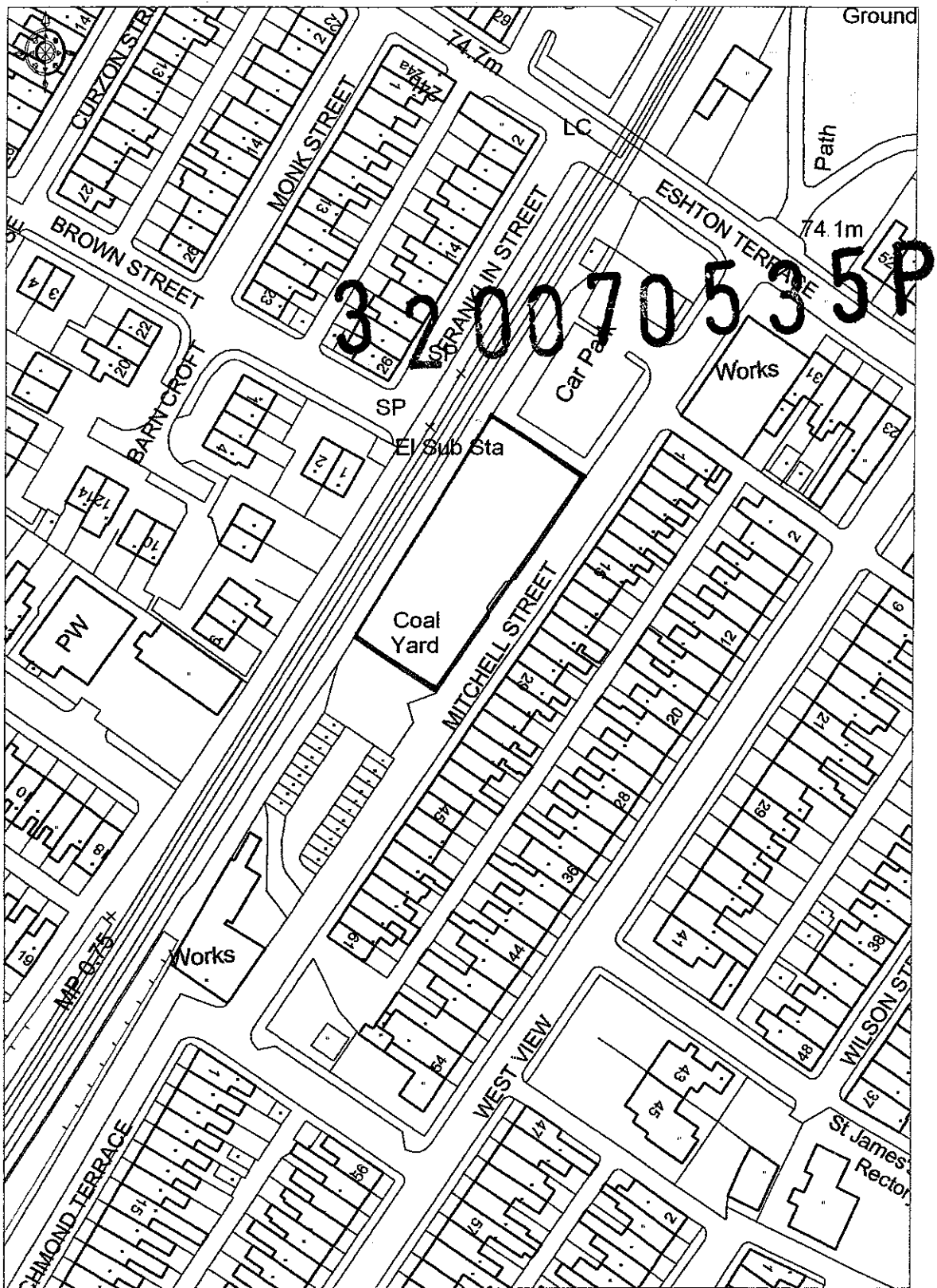
Question 5 AccessPlease state
Yes or NoPlease state
Yes or NoDoes the proposal involve a new vehicular access? ☐ **NO**an altered vehicular access? ☐ **NO**a new pedestrian access? ☐ **NO**an altered pedestrian access? ☐ **NO**

Does there exist any public right of way within the application site?

☐ **NO****Question 6 Trees**Please state
Yes or NoDo you intend to prune or fell any trees as part of the proposed development?
If yes, please show the tree(s) on the plan and describe the works proposed.☐ **NO****Question 7 Existing Uses**Describe the existing, or if vacant,
the last uses of the site**VACANT (PREVIOUSLY COAL YARD)****Question 8 Additional Information**Please state
Yes or Noa. Is the application for shopping, office, industrial, or other commercial use? If so, please
complete a Planning Application (Part2), form P1A☐ **NO**b. Is the application for or associated with the winning and working of minerals or waste
disposal? If so, please complete a Planning Application (Part3), form P1M☐ **NO****Question 9 Drainage / Water Supply**a. How will surface water be dealt with? **MAIN DRAINS**b. How will sewage be dealt with? **MAIN SEWERS**c. How will water be supplied? **MAIN WATER SUPPLY****Question 10 Materials**If building works are proposed please describe all
external materials (e.g. brick walls, colour, make and
type and show them on your plan)**EXTERNAL WALLS - ARTIFICIAL STONE****ROOF - ARTIFICIAL SLATE****WINDOWS - STONE HEADS AND CILLS****- STAINED/PAINTED TIMBER WINDOWS****Question 11 Plans**Please list the drawings and plans submitted with this
application form (5 sets are required):**504/PL/03 REV G****504/PL/04 REV C****1:1250 LOCATION PLAN****DIRECTOR OF
DEVELOPMENT****31 MAY 2007****FOR THE
ATTENTION OF****Question 12**Please read and then sign the following statement
DeclarationI wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of **£4240.00**Signed Francis Kist FISH ASSOCIATES LTD - AGENTS (Applicant/Agent) Date **30.05.07**
FOR SPACE NEW LIVING LTD**Question 13**Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate AI certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Francis Kist FISH ASSOCIATES LTD - AGENTS (Applicant/Agent) Date **30.05.07**
FOR SPACE NEW LIVING LTD



Ordnance
Survey

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This map was created with Promap

Design and Access Statement

Mitchell Street

Clitheroe



Report by Fish Associates Ltd –

Architects and designers, issued as a supplemental document to
full planning permission

May 2007

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- 2 Historical site context and existing buildings**
- 3 Description of proposals**
- 4 Access statement**

1 The statement

This planning statement has been prepared to satisfy the justification requirements set out in the Ribble Valley Borough Council Districtwide Local plan, the Ribble Valley Borough Council Interim SPG - Housing and with reference to RPG13 'Regional planning guidance for the North West'.

The proposals involve the redevelopment of a brownfield site located just south of the centre of Clitheroe for the provision of affordable housing. The proposals aim to produce an inclusive environment for its inhabitants and future users consisting of a two-storey apartment building providing in total 16 residential units.

2 Site context and existing buildings

Currently vacant, the site is on level ground which drops away at the rear where the railway line is located on the North West boundary of the site.

The land uses surrounding the site vary in type, on Mitchell Street a row of terraced housing faces the site whilst to the rear a railway track leads to the train station, which is just a short walk away. To the north east of the site is a pay and display car park which is used by the public visiting the number of small businesses and shops in the area. Located mainly on Eshton Terrace (the road adjoining Mitchell Street) these shops serve local needs, whilst beyond this is a vast open space of parkland with a children's play area. Surrounding buildings are of varying size and type, with a mechanic's garage situated at the bottom end of Mitchell Street and a carpet shop located at the junction with Eshton Terrace. To the south west of the proposed building, and on the opposite side of the railway, are a number of new dwellings all faced with artificial stone.

3 Description of Proposals

Through the use of appropriate massing and scale to the surrounding buildings the proposed development will reinforce the existing streetscape with the building filling the gap currently experienced with the derelict site.

Proposed fenestration to the apartments includes French doors with associated Juliet balconies which provide a consistent pattern of openings alternating with the smaller casement window openings. External walls of artificial stone respect the local character whilst a contemporary approach to the overall design of the building produce a modern development in keeping with its surroundings.

Bin storage is located to the sides of the proposed building providing adequate amounts of waste disposal space whilst also being accessible and discreet.

Through renewal and enhancement of the existing landscape a holistic approach incorporating new landscaping and parking into the site aims to respond sympathetically and sensitively to the character of the area.

New fences will establish the boundaries of the site, whilst encouraging a balance of communal and private spaces.

Materials

The palette of proposed building materials to Mitchell Street include external walls of artificial stone, stone heads and cills, timber casement windows (painted / stained – colour to be confirmed) and pitched artificial slate roofs.

Vernacular features such as exposed rafters and parapets off set from the ridgeline are used to give the development its own identity whilst respecting the local character.

Vehicular access and car parking

Vehicular access is gained off Mitchell Street, with off road parking provided to the front edge of the site. A total of sixteen car parking spaces are provided, two of which are for the provision of disabled drivers.

Visitors to the proposed development are able to park within the neighbouring car park reducing on-road parking.

Landscaping

The boundary to Mitchell Street provides a public edge to the development, with a number of trees and planting beds proposed to break up the parking provision and soften the development to the surrounding area.

New paving proposed to the building access and ingress points provide level access which will also serve drying areas to the rear of ground floor units.

Boundary fencing located around the site and separating the ground floor units helps define the site boundaries and building curtilages whilst simultaneously improving security.

4. Access Statement

Statement of Intent

Whilst physical limitations of the existing buildings and site may impose on what Space New Living Ltd are able to achieve, it is their intention to fully comply with current regulations and good practice. Space New Living Ltd wishes to make all areas of the development as accessible as possible, in line with local planning policy and the obligations imposed on them and future occupants under the Disability Discrimination act.

Guidance and Legislation

The design of the scheme with regard to access has been developed with reference to Part B (Fire safety), Part K (Protection from falling, collision and impact) and Part M (Access and use of buildings) of the Approved Documents along with reference to the Disability Discrimination Act.

Specific access issues with the proposal

Residential unit entrance doors, accessible W.C doors and doors into ground floor habitable rooms will be provided with door openings that fulfil the current requirements for clear opening dimensions.

Interior circulation routes are designed to have a minimum 900mm unobstructed width with this dimension being increased where possible.

The communal stairways to the apartments will have 170mm maximum risers with 250 minimum going and handrails 900mm above nosing line distinguished from the background by colour or contrast.

Entrance level WCs aim to satisfy the requirements set out in the Approved Document to Part M of the Building Regulations (2004), with doors that open outwards providing a clear unimpeded access space for wheelchair users.

The décor throughout the dwellings is to be designed to visually contrast the floors and walls, the walls and ceilings, walls and door surrounds and to distinguish skirtings from walls.

Dropped kerbs will be provided to the two disabled parking bays and also to access leading up to the communal apartment unit entrances.