



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

27 JUL 2011

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110599P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Colin	Surname:	Carefoot
Company name:	Walter Carefoot & Sons (Construction) Ltd				
Street address:	Blackpool Road		Telephone number:	Country Code	National Number
	off Derby Road				
Town/City:	Longridge		Mobile number:		
County:	Lancashire		Fax number:		
Country:	UK		Email address:		
Postcode:	PR3 3AL				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ross	Surname:	Erwin
Company name:	Damson Design Limited				
Street address:	Damson Design Limited		Telephone number:	Country Code	National Number
	The Stables				
	Paradise Wharf, Ducie Street		Mobile number:		
Town/City:	Manchester		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	M1 2JN		ross@damsondesign.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of a 2 storey building containing 4No 3 bed apartments together with associated car parking, amenity space and external works.

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	WALTER CAREFOOT & SONS LTD		
Street address:	BLACKPOOL ROAD		
	LONGRIDGE		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3AL		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	360062
Northing:	437234

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Mr Thorpe and the highways officer said the proposal was acceptable in principle subject to providing 4No car parking spaces and a satisfactory overshadowing study which demonstrates that the property at No 1 Windsor Avenue isn't put into excessive shade.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See Drawing No 11008-P102: Proposed Site Plan

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

A dedicated screened waste storage area is provided near the front of the new property close to the road where it can be easily collected as part of the roadside refuse collection service which operates in the area.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

The council will provide separate containers for the storage and collection of recyclable waste.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☒ No

Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

320110599 P

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Wet dash rendered walls painted off white to match new houses on Victoria Street

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Dark grey roofing slate to match new houses on Victoria Street

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Timber frames painted white

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Timber panelled door with fanlight

Boundary treatments - description:

Description of *existing* materials and finishes:

Steel Palisade fencing and timber panel fence with concrete posts

Description of *proposed* materials and finishes:

Close boarded timber fence to northern southern and western boundaries

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

Existing car park outside the site to be extended to provide 4No additional car parking spaces finished in bitmac with white line markings

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

security lighting to be fixed to the building

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11008-P100: Site Location Plan
11008-P101: Existing Site Plan
11008-P102: Proposed Site Plan
11008-P103: Proposed Floor Plans and Elevations
11008-P104: Proposed Drainage Plan
Design and Access Statement.
Overshadowing Report 22.07.11.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See Drawing No 11008-P104: Proposed Drainage Plan

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site. OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

The site currently forms part of Walter Carefoot & Sons (Construction) Ltd builders and haulage yard.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes			4		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

4

Market Housing - Existing

320110599P

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

493

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None. It is a residential development

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

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

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

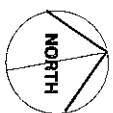
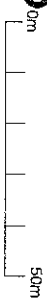
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:



320110599P

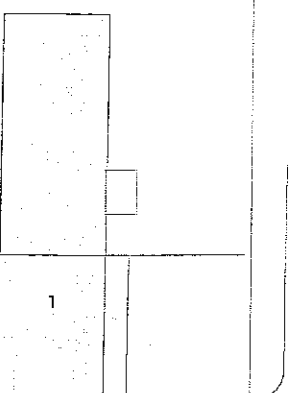


damson
DESIGN
architects and landscape designers

client: Carefoot PLC
project: Victoria Street, Apartments, Longridge
drawing: Site Location Plan
drawing no: 11008P/100
scale: as A1
date: 31.05.11

The Studios, Farnham Road, Basingstoke, Hants, RG24 0AB
Tel: 01251 272 8100
rds@damsondesign.com

320110599P



WINDSOR AVENUE

EXISTING HOUSES
TO BE RETAINED

EXISTING GARAGES
TO BE RETAINED

EXISTING HOUSES
TO BE RETAINED

THE SITE

EXISTING CAR PARKING

EXISTING
5NO APARTMENTS
(affordable)

EXISTING
SEMI DETACHED
HOUSES

VICTORIA STREET

EXISTING
SEMI DETACHED
HOUSES

EXISTING
TERRACED
HOUSES

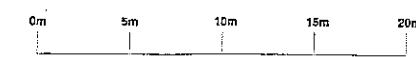
CAREFOOT PLC YARD

EXISTING BUILDING TO BE RETAINED

EXISTING HOUSES
TO BE RETAINED

CAREFOOT PLC YARD

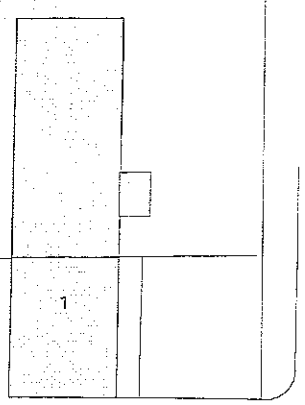
EXISTING BUILDING
TO BE RETAINED



client: Carefoot PLC
project: Victoria Street Apartments Longridge
drawing: Existing Site Plan
drawing no: 11008/P101
scale: A1 1:200
date: 27.05.11

The Stables, Paradise Wood, Dale Street, Manchester, M11 2JN
Tel: 0161 272 8100
ross@damsondesign.com

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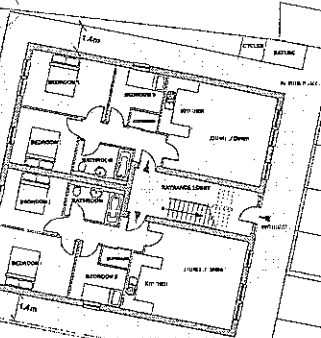


WINDSOR AVENUE

EXISTING HOUSES
TO BE RETAINED

EXISTING GARAGES
TO BE RETAINED

EXISTING HOUSES
TO BE RETAINED



PROPOSED
4 No 3 BED
APARTMENTS

EXISTING CAR PARKING

4 No ADDITIONAL
CAR PARKING
SPACES

EXISTING BUILDING TO BE RETAINED

EXISTING
3 No APARTMENTS
(affordable)

EXISTING
SEMI DETACHED
HOUSES

VICTORIA STREET

EXISTING
SEMI DETACHED
HOUSES

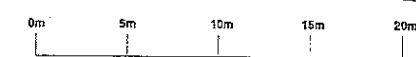
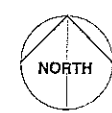
EXISTING
TERRACED
HOUSES

EXISTING HOUSES
TO BE RETAINED

CAREFOOT PLC YARD

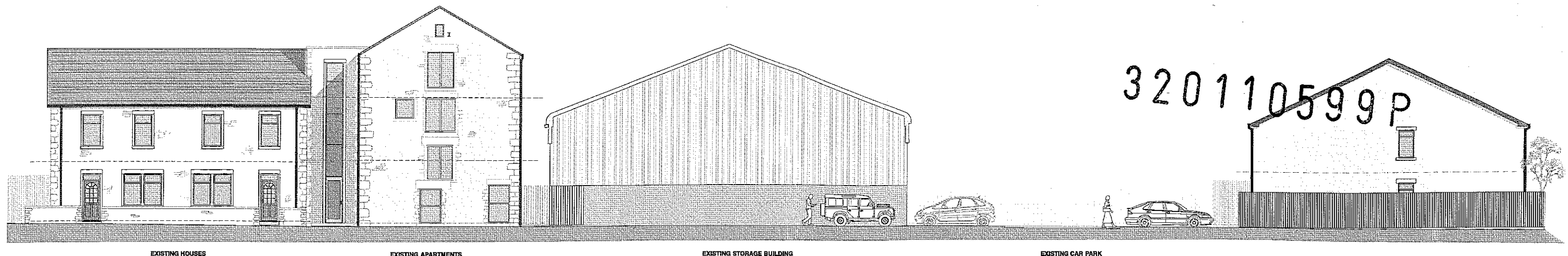
CAREFOOT PLC YARD

EXISTING BUILDING
TO BE RETAINED

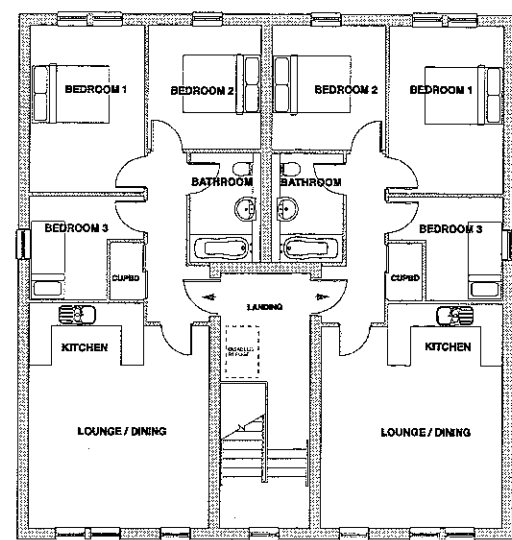


client: Carefoot PLC
project: Victoria Street Apartments Longridge
drawing: Proposed Site Plan
drawing no: 11008/P102
scale at A1: 1:200
date: 27.05.11

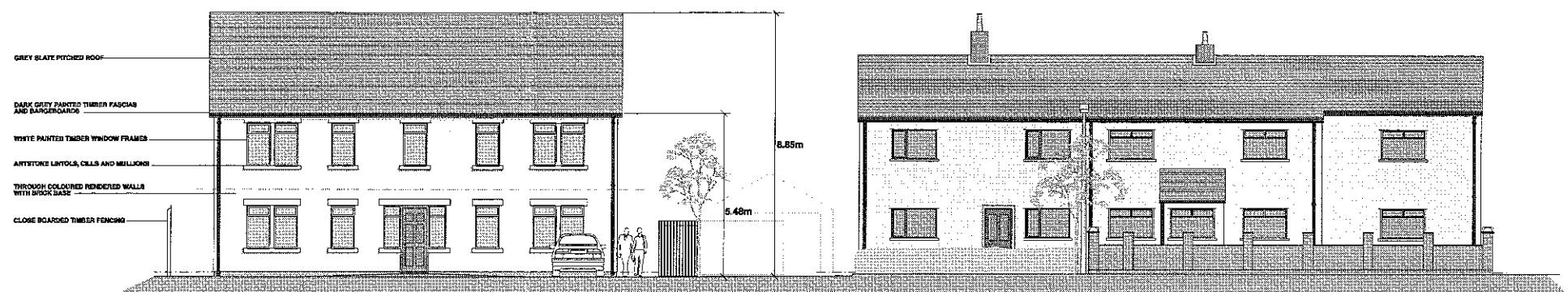
The Studios, Paradise Wharf, Ducle Street, Manchester, M1 2JN
Tel: 0161 272 8100
ross@damsondesign.com



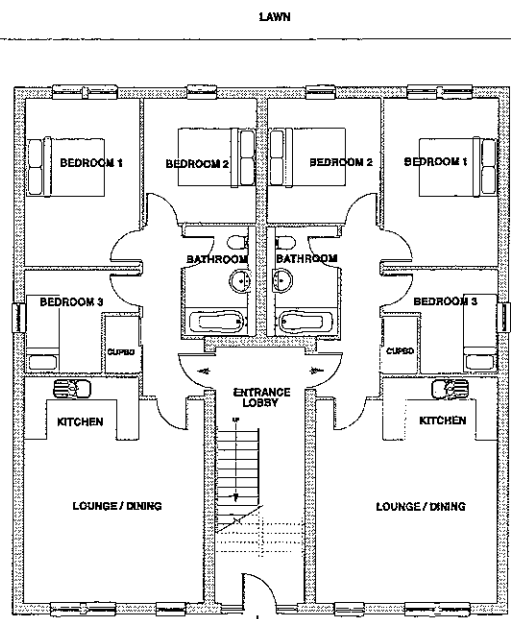
**SIDE (NORTH) ELEVATION
TO VICTORIA STREET
AND WINDSOR AVENUE**



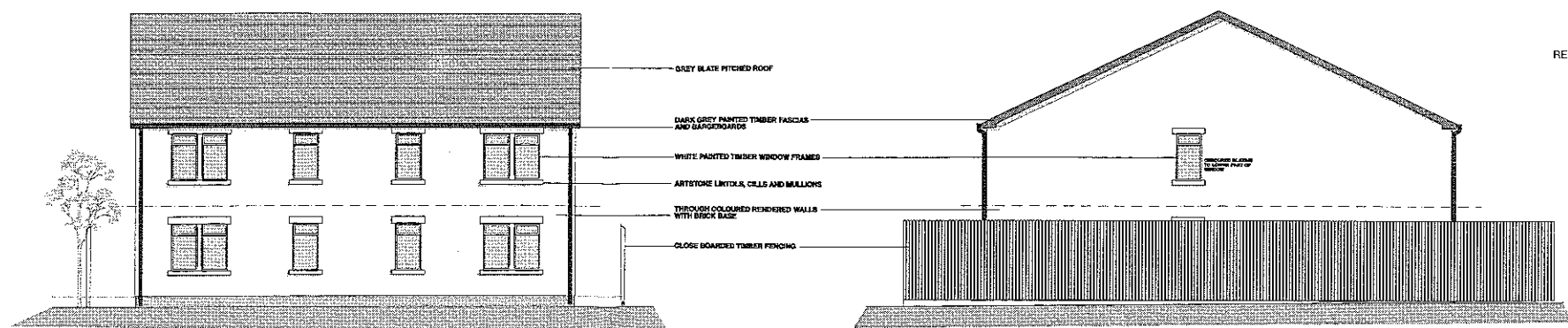
FIRST FLOOR PLAN



**FRONT (EAST) ELEVATION
TO CAR PARK**



GROUND FLOOR PLAN



REAR (WEST) ELEVATION

**SIDE (SOUTH) ELEVATION
TO CAREFOOT'S YARD**

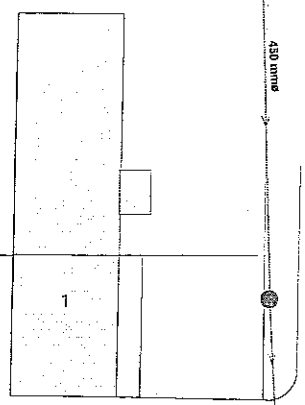
REV A: EAVES AND RIDGE HEIGHTS ADDED TO ELEVATION. 28/07/11



client: Carefoot PLC
project: 4No 3 Bed Apartments
Victoria Street Longridge
drawing: Preliminary Plans
drawing no: 11008/P103A
scale at A1: 1:100
date: 31.05.11

The Stables, Paradise Wharf, Ducie Street, Manchester M1 2JN
Tel: 0161 272 8100
ross@damsondesign.com

320110599P



WINDSOR AVENUE

EXISTING HOUSES TO BE RETAINED

EXISTING GARAGES TO BE RETAINED

EXISTING HOUSES TO BE RETAINED

VICTORIA STREET

EXISTING 5 NO APARTMENTS (affordable)

EXISTING SEMI DETACHED HOUSES

EXISTING SEMI DETACHED HOUSES

EXISTING TERRACED HOUSES

EXISTING HOUSES TO BE RETAINED

PROPOSED 4 NO 3 BED APARTMENTS

EXISTING CAR PARKING

4 NO ADDITIONAL CAR PARKING SPACES

EXISTING BUILDING TO BE RETAINED

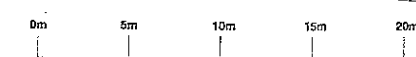
CAREFOOT PLC YARD

EXISTING BUILDING TO BE RETAINED

KEY:

CAREFOOT PLC YARD

- EXISTING COMBINED SEWER
- EXISTING FOUL SEWER
- PROPOSED SURFACE WATER SEWER
- PROPOSED FOUL SEWER



client: Carefoot PLC
 project: Victoria Street Apartments Longridge
 drawing: Proposed Drainage Plan
 drawing no: 11008/P104
 scale at A1: 1:200
 date: 27.07.11

The Stables, Paradise Wharf, Duke Street, Manchester, M1 2JN
 Tel: 0161 272 6100
 ross@damsondesign.com

Damson Design Ltd

Design & Access Statement

Victoria Street Longridge

320110599P

**Proposed Residential Redevelopment,
Off Victoria Street, Longridge**

Design and Access Statement

On Behalf Of

Walter Carefoot & Sons Ltd



July 2011

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- 4. Appendices**
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 - B. Site Photographs**
 - C. Site Photographs**

320110599P

Damson Design Ltd

Design & Access Statement

Victoria Street, Longridge

1.0 Background

- 1.01 The site of the proposed residential development lies on the western outskirts of Longridge and currently forms a small corner of the works yard of construction and haulage company Carefoot Plc. which is accessed from Blackpool Road.
- 1.02 The site is bounded on its northern side by the driveway and house No1 Windsor Avenue with No 3 adjoining. The Carefoot Plc works yard lies to the south of the site and provides the only current means of access to it. Immediately east of the site is a surface car park which was recently constructed as part of the residential development fronting Victoria Street, also by Carefoot PLC. A large storage building remains adjacent to the surface car park. Land to the west of the site is not owned by the applicant.
- 1.03 The proposal is to develop this small corner site for residential use hence completing the residential frontage to Victoria Street and linking it with the properties on Windsor Avenue. The proposal greatly improving the aspect of the existing residential properties on both Victoria Street and Windsor Avenue.

2.0 Design Component

2.1 Use

2.1.1 The application site forms part of the Carefoot Plc works yard but is located in what is essentially an established residential area. The neighbourhood is located very close to the centre of Longridge and is very well served by all the usual facilities associated with a provincial town of this size.

2.1.2 The site is within easy walking distance of Longridge centre and several bus stops are located nearby on Derby Road making it a very accessible location.

2.1.3 The proposal is to provide family accommodation for the rental sector in the form of 4No 3 bed apartments with associated amenity space. In February 2010 planning consent was granted under application No 3/2009/0646 for 11 No dwelling units to be constructed on the site immediately adjacent, also formally part of the Carefoot PLC yard. These include 3 bed terraced houses, 3 bed semi-detached houses and 2 bed apartments, including affordable units. These properties have now been constructed to a high standard and are fully occupied. The proposed development is intended to add to the type of accommodation existing in the area to offer a greater choice for tenants.

2.2 Amount

- 2.2.1 The application site measures 493 sq m in area. It forms a small corner of the Carefoot PLC yard which is no longer required by the company for its current use.
- 2.2.2 The proposed new 2 storey building comprises 4No, 3 bed apartments each with a gross internal floor area of 76.3 sq m. The total gross internal floor area of the building over 2 floors is 353 sq m. There is approximately 102 sq m of private rear garden area associated with the development.
- 2.2.3 There is an existing private surface car park immediately in front of the site. This has 14 No car parking spaces including 1No to disabled standard. This car park was constructed as part of the 2010 development but is not used very often by tenants, in spite of all the properties being occupied. There is no on street car parking in the area as all properties at this end of Victoria Street and Windsor Avenue have their own driveway. It is proposed to include 4No additional car parking spaces as an extension to the existing car park. This will provide 1No space per proposed apartment in accordance with the Highways Officer's requirements.

2.3 Layout

- 2.3.1 The proposed building occupies a corner plot at the junction of Victoria Street and Windsor Avenue. It serves to complete the street frontage with a quality residential development.
- 2.3.2 The building, which is almost square in plan, is aligned with its gable parallel to Victoria Street, and its primary, front elevation facing east towards a small surface car park. Paved footpaths down either side of the property lead to a private rear lawned garden and amenity area.
- 2.3.3 To the front elevation there is a generous paved footpath connecting the property to the car park and the footpaths of Victoria Street and Windsor Avenue. The southern boundary with the Carefoot PLC yard and the northern boundary with No 1 Windsor Avenue have high close boarded timber fences offering maximum privacy. The western boundary has an established hedge and mature trees which will be retained.
- 2.3.4 There are dedicated screened refuse and cycle storage areas near the front of the property adjacent the northern boundary. This enables refuse to be collected at kerb side in the same manner as it is from the other properties on Victoria Street and Windsor Avenue.
- 2.3.5 The entrance to the property is centrally located on the east elevation facing the car park. This leads to an entrance lobby which provides access to the 2No ground floor apartments. There is also a stair leading to a first floor landing and access to 2No first floor apartments.
- 2.3.6 Internally each apartment has a hallway leading to a large open plan lounge / dining area with a corner fitted kitchen. There are also 2 double bedrooms, a single bedroom, a family bathroom and storage cupboard off the hallway. Bedrooms are located towards the rear of the property with the reception areas at the front

2.4 Scale.

- 2.4.1 Longridge is a good example of a Lancashire industrial town with a conservation area at its heart. Much of the town is characterized by long terraces of mill workers houses dating back to mid to late 19th century.
- 2.4.2 The eastern end of Victoria Street follows this pattern with small terraced properties, without front gardens, lining both sides of the street. The recently constructed terraced and semi-detached properties on Victoria Street have continued this theme.
- 2.4.3 The proposed residential building has been designed to match the scale of the existing terraced properties both in height and pattern and proportion of the fenestration. This is considered preferable to picking up on the proportions of the poorer quality semi-detached properties immediately adjacent on Windsor Avenue.
- 2.4.4 This matching of scales will help to visually tie the proposed development in to the recently completed residential properties on Victoria Street.
- 2.4.5 An overshadowing report has been prepared and included as part of this application to demonstrate that the proposed development is not of a sufficient scale as to adversely effect the amenity of the adjacent property at No 1 Windsor Avenue.

2.5 Landscaping.

- 2.5.1 The opportunities for soft landscaping are limited on this small corner plot, but the apartments will benefit from an enclosed, secure, private garden area to the rear. This garden will have a lawned area which will be screened to the west by the retention of existing trees on that boundary.
- 2.5.2 The extension to the existing car park will be surfaced, edged and marked out in the same manner as the existing.

2.6 Appearance.

- 2.6.1 The development has been designed specifically to closely reflect the character of the neighbouring dwellings on Victoria Street in terms of its scale, style and materials so that it will fit into and enhance the existing streetscape.
- 2.6.2 The majority of the terraced properties on the street have wet dashed or pebble dashed elevations with grey slate roofs. The new building will follow this pattern. Windows to the existing dwellings generally have white painted timber frames with stone lintols and cills, which in some cases have been painted to highlight them. The new building will also have white painted timber frames in a matching traditional pattern but lintols and cills are in Artstone. Fascias and bargeboards will be timber painted dark grey and rainwater goods will be black in keeping with the norm for the area.

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3.0 Access Component.

- 3.0.1 The development site is located on the western edge of Longridge within easy walking distance of the town centre. The abuts and will be accessed from Victoria Street, at its junction with Windsor Avenue, which forms part of a network of narrow side streets serving residential properties in the area. The main road in this part of the town is Derby Road which runs north / south at the east end of Victoria Street.
- 3.0.2 The recently completed residential development on Victoria Street comprises 8No houses and 3No apartments with which were provided 18No car parking spaces, including 10No spaces immediately in front of the site of the proposed apartments. Even though all the units are occupied, the 10 No car parking spaces in front of the application site are seldom used. The original houses at this end of Victoria Street and on Windsor Avenue have their own driveways and so there is no on street car parking and no pressure on car parking in the area. It is proposed however provide 4No additional car parking spaces, 1No per unit, for use by the tenants of the new apartments.
- 3.0.4 Pedestrian and cycle access to the site is also gained from Victoria Street with entrances to properties clearly marked and identifiable. Cycle parking provision is available to the side of the building. Cycle Route 90 runs through the town of Longridge.
- 3.0.5 There are several bus stops within easy walking distance of the development site mainly on Derby Road and Kestor Lane, making the site very accessible to persons using public transport.

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Damson Design Ltd

Design & Access Statement

Victoria Street Longridge

**Proposed Residential Redevelopment,
Off Victoria Street, Longridge**

Design and Access Statement

On Behalf Of

Walter Carefoot & Sons Ltd



July 2011

Damson Design Ltd

Design & Development

Victoria Street, Longridge

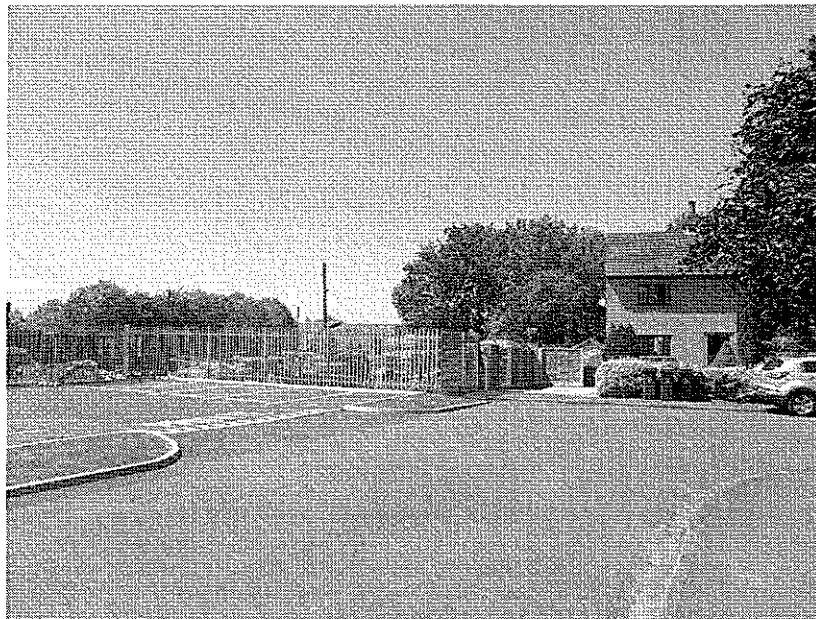
APPENDIX A

SITE PHOTOGRAPHS

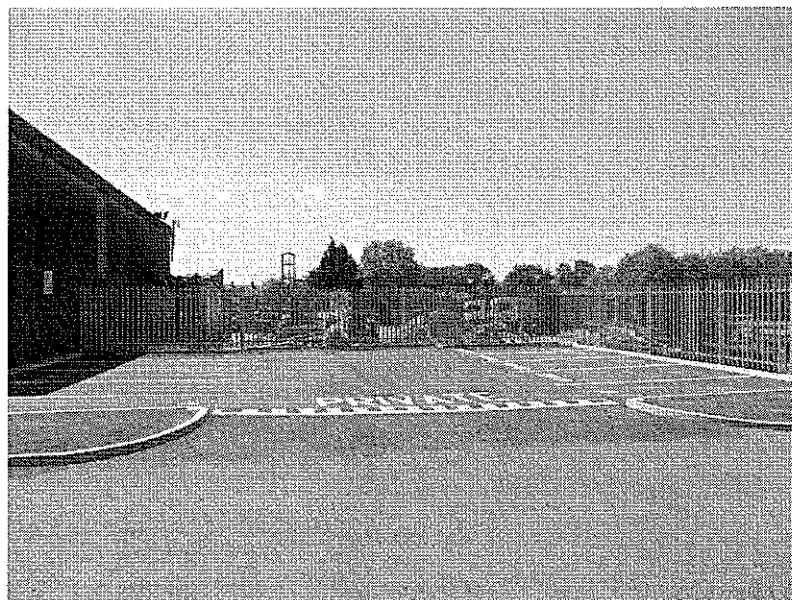
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Daniel L. S. 1-1

Design & Access Statement Victoria Street, Longridge



VIEW OF THE SITE FROM VICTORIA STREET
WITH No1 WINDSOR AVENUE ADJACENT



VIEW OF EMPTY CAR PARK IN FRONT OF THE SITE

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Damson Design Ltd

Design & Access Statement

Victoria Street Longridge

**Proposed Residential Redevelopment,
Off Victoria Street, Longridge**

Design and Access Statement

On Behalf Of

Walter Carefoot & Sons Ltd



July 2011

Damson Design Ltd

Design & Access Statement

Victoria Street, Longridge

APPENDIX B

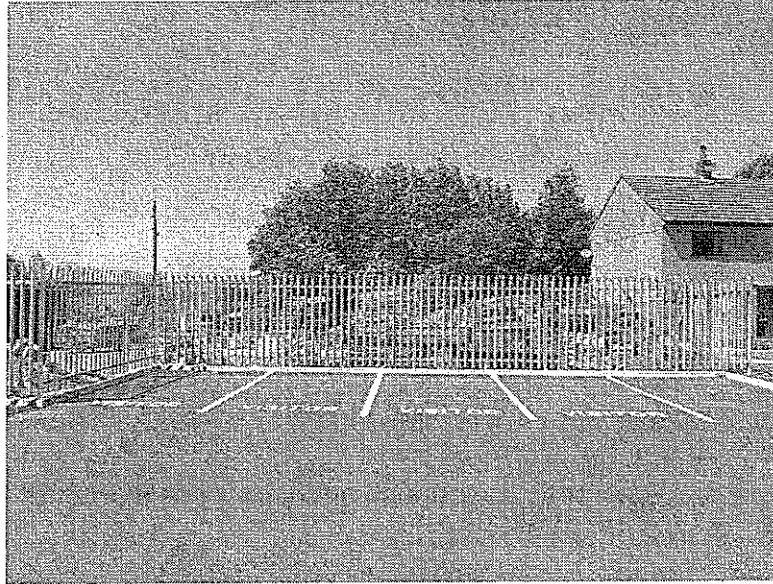
SITE PHOTOGRAPHS

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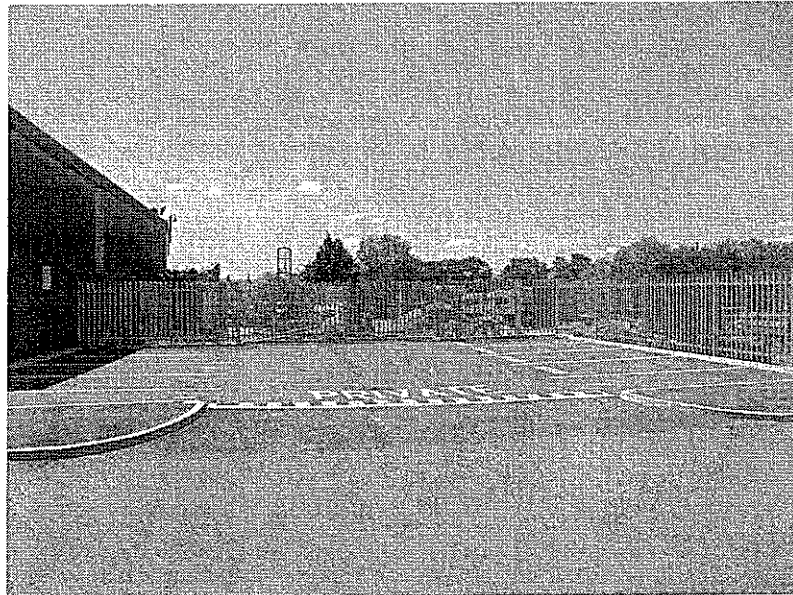
Damson Design Ltd

Design & Access Statement

Victoria Street, Longridge



THE SITE VIEWED FROM THE CAR PARK



CAREFOOT PLC YARD BEYOND THE CAR PARK
WITH THE SITE TO THE LEFT

320110599P

Damson Design Ltd

Design and Access Statement

Victoria Street Longridge

**Proposed Residential Redevelopment,
Off Victoria Street, Longridge**

Design and Access Statement

On Behalf Of

Walter Carefoot & Sons Ltd


damson
limited
July 2011

Durston Design Ltd

Design & Construction Statement

Victoria School, Lymington

APPENDIX C

SITE PHOTOGRAPHS

320110599P

Danson Developments Ltd

Design & Access Statement

Victoria Street Longridge



RECENTLY COMPLETED PROPERTIES ADJACENT ON VICTORIA STREET



PROPOSED APARTMENTS
VICTORIA STREET, LONGRIDGE

OVERSHADOWING
REPORT
3291134/22.07.11

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1.00 INTRODUCTION

Description

1.01 Walter Carefoot & Sons (Construction) Ltd have instructed me to prepare a shadow analysis study to assess the likely impact of the proposed development of four three-bed apartments at Victoria Street, Longridge on number 1 Windsor Avenue and neighbouring dwellings.

1.02 This assessment has been undertaken by the Capital Projects & Regeneration design consultancy, which is part of Blackpool Council

1.03 The result drawings which are attached at the rear, illustrate the results for the assessment

Proposals

1.04 The proposals include the construction of a two-storey building to provide four three-bed apartments.

Guidance

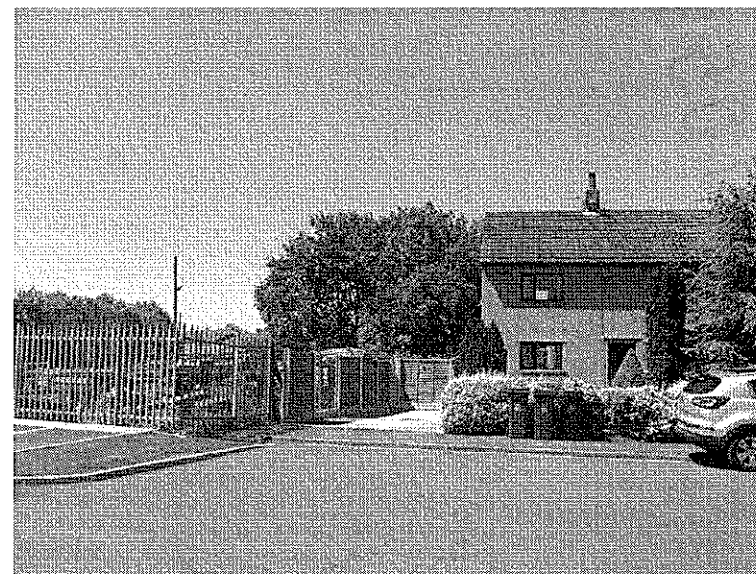
1.05 The Building Research Establishment (BRE) guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' has been used for the overshadowing assessment. The guidelines it contains are widely recognised as being the acceptable criteria for assessing natural light and are usually adopted by developers and local authorities.

1.06 Note that the guidance given is purely advisory. Different criteria may be used taking into consideration site layout constraints.

Methodology

1.07 As with daylight and sunlight analysis of overshadowing is undertaken in comparison with sunlight received on the 21st March. If as a result of any new development, any existing space does not meet with BRE Guidance, and the area that can receive some sun on 21st March is less than 0.8 times its former value then the loss of sunlight is likely to be noticeable.

1.08 The assessments for daylight, sunlight and overshadowing have been undertaken for impact against the worst affected window in the South-East corner, front elevation of number 1 Windsor Avenue.



Front Elevation of proposed development site and number 1 Windsor Avenue

2.00 RESULTS

Daylight

- 2.01 The daylight criteria given within the BRE guidelines indicates that a window may be adversely affected if either:
- the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;
 - or
 - the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value
- 2.02 An assessment identified a vertical sky component of 38% for the worst-affected window, 0.95 times its former value. Therefore, according to the BRE criteria, enough skylight should still be reaching the window of the affected building.

Sunlight

- 2.03 The sunlight criteria given within the BRE guidelines indicates that a window may be adversely affected if a point at the centre of the window receives in the year less than one quarter of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.8 times its former sunlight hours during either period.
- 2.04 An assessment identified an existing sunlight availability indicator of 46% annually and 13% between 21 September and 21 March. Allowing for the proposed apartments reduces this to 39% annually and 6% between 21 September and 21 March. Whilst within the BRE guidelines annually the annual probable sunlight hours between 21 September and 21 March is 0.46 times its former sunlight hours during this period.

Overshadowing

- 2.05 The overshadowing criteria for garden and amenity spaces within the BRE guidelines indicates that no more than two-fifths and preferably no more than a quarter should be prevented by buildings from receiving any sun at all on 21 March. If as a result of new development an existing garden or amenity area does not meet these guidelines and the area which can receive some sun on 21

March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

- 2.06 An assessment identified that the existing front garden area receives sun between approximately 6.40am and 12noon on 21 March and that this will remain unchanged as a result of the proposed apartments.

3.00 CONCLUSION

- 3.01 The daylight, sunlight and overshadowing assessments and illustrations demonstrate that the proposed apartments will have negligible impact on the existing number 1 Windsor Avenue and neighbouring dwellings and no mitigation measures are deemed necessary.
- 3.02 The proposed development meets the majority of the BRE criteria with the exception of sunlight between 21 September and 21 March. However, the reduced amount of sunlight between these dates is still within the minimum criteria set for an existing dwelling.
- 3.03 It should be noted that the BRE criteria, which this proposed development has been measured against, are advisory only. The development meets the criterion used in rights-to-light cases although this is a minimum standard.
- 3.04 In my opinion, I conclude that the overall impact from the proposed development is reasonable with regard to daylight, sunlight and overshadowing.

Paul McCullough

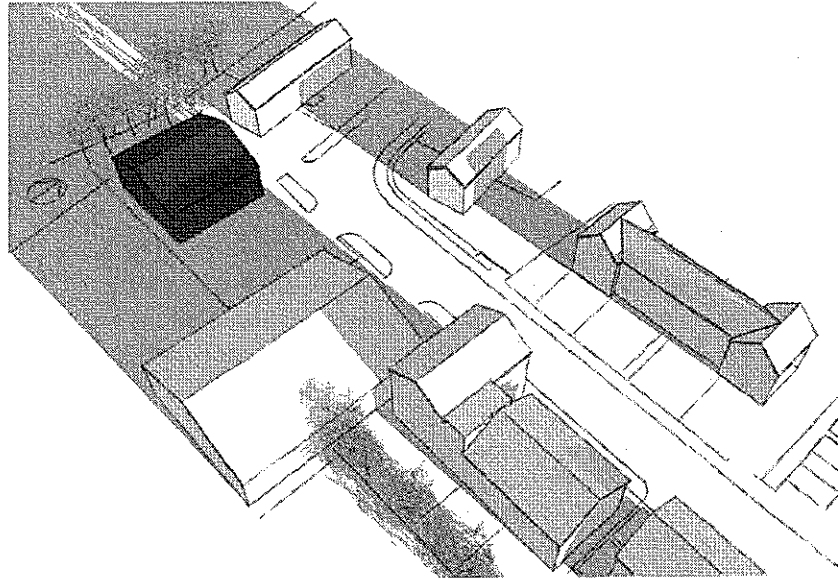
Paul McCullough RIBA
Senior Architect
Design Consultancy Manager

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OVERSHADOWING STUDY

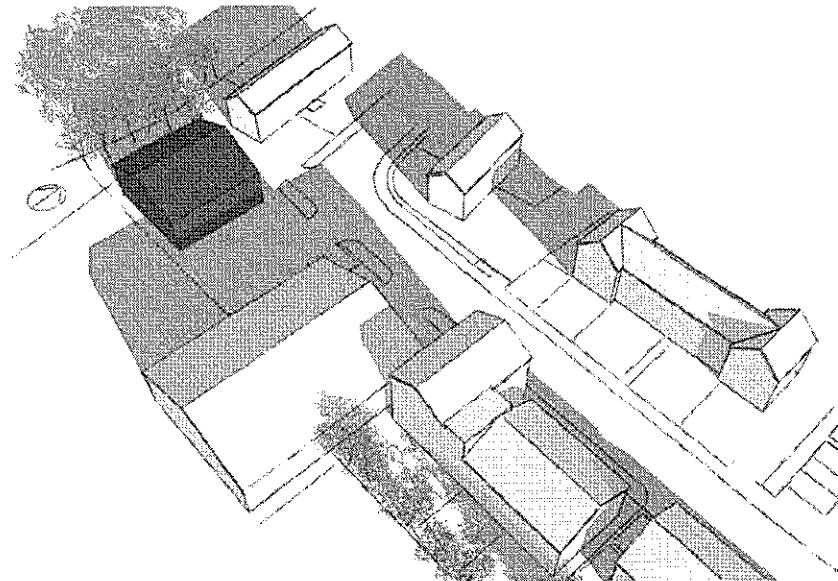
PROPOSED APARTMENTS VICTORIA STREET, LONGRIDGE

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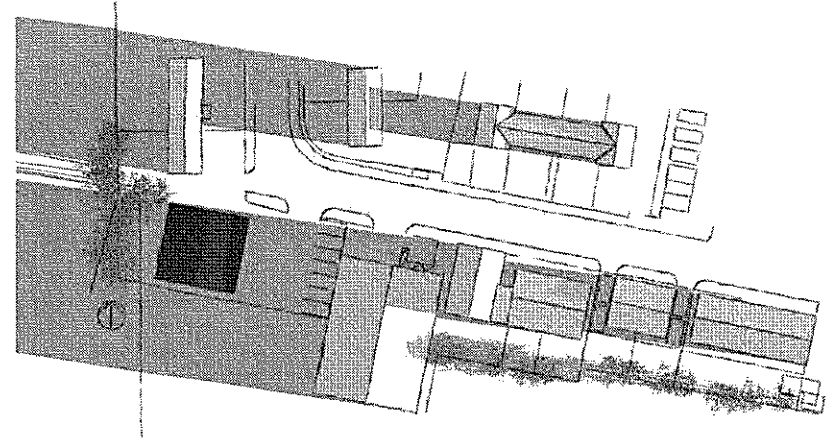


3D Perspective

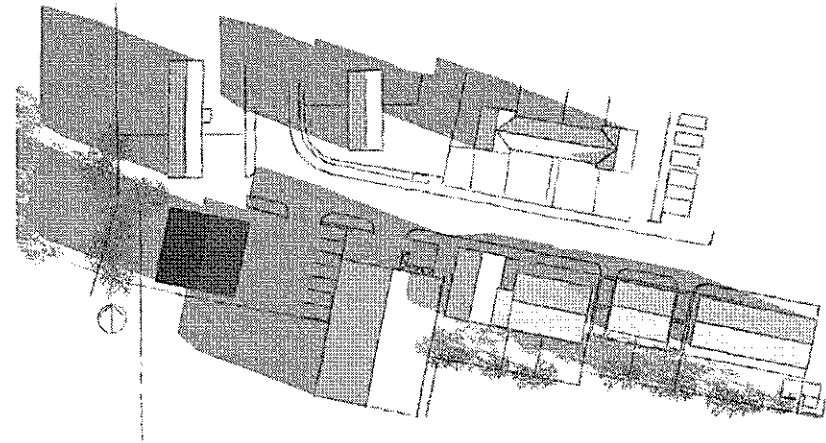
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3D Perspective



Plan



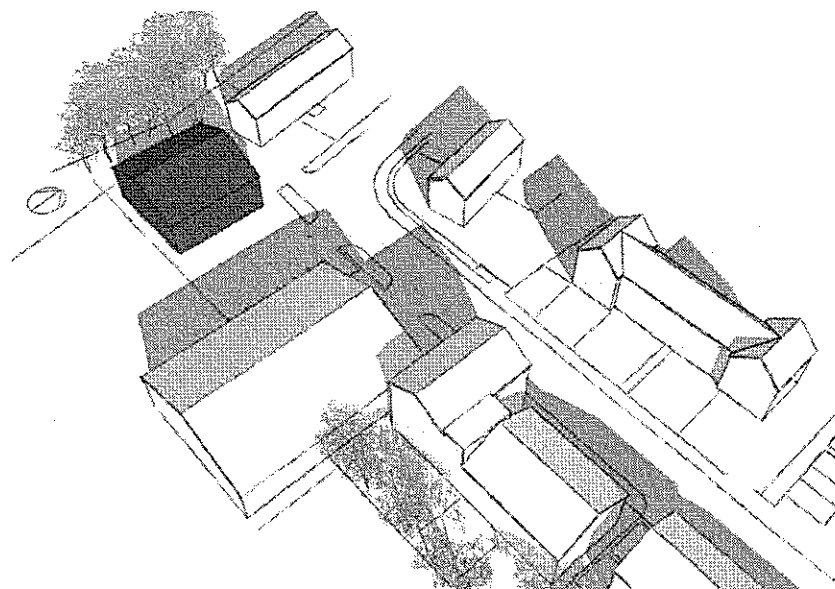
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OVERSHADOWING STUDY

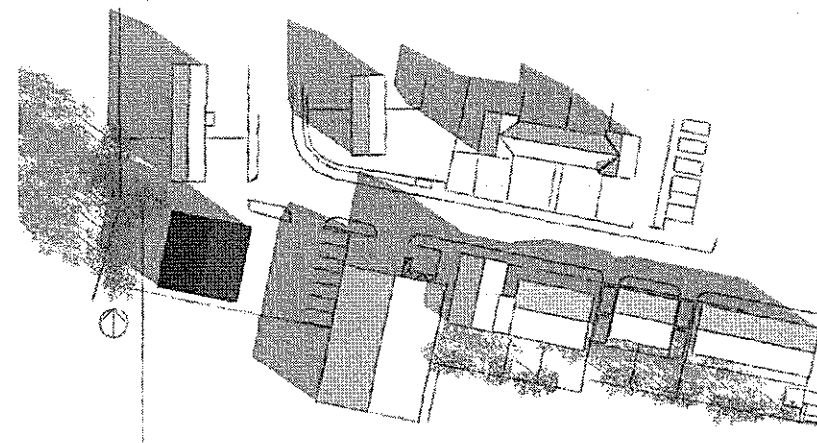
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PROPOSED APARTMENT
VICTORIA STREET, LONGRIDGE

09:00

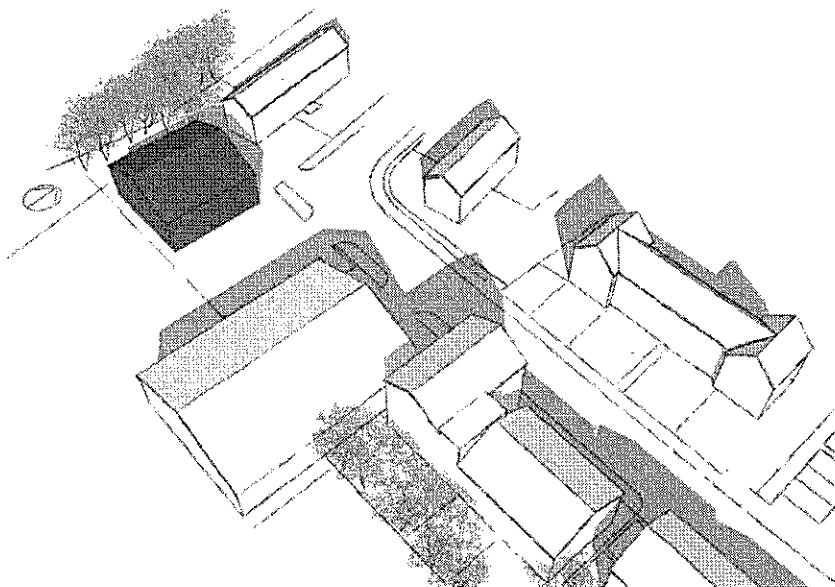


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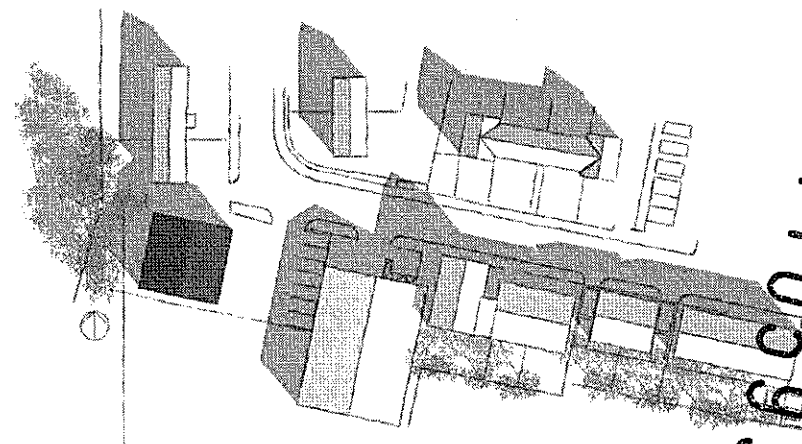


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3D Perspective



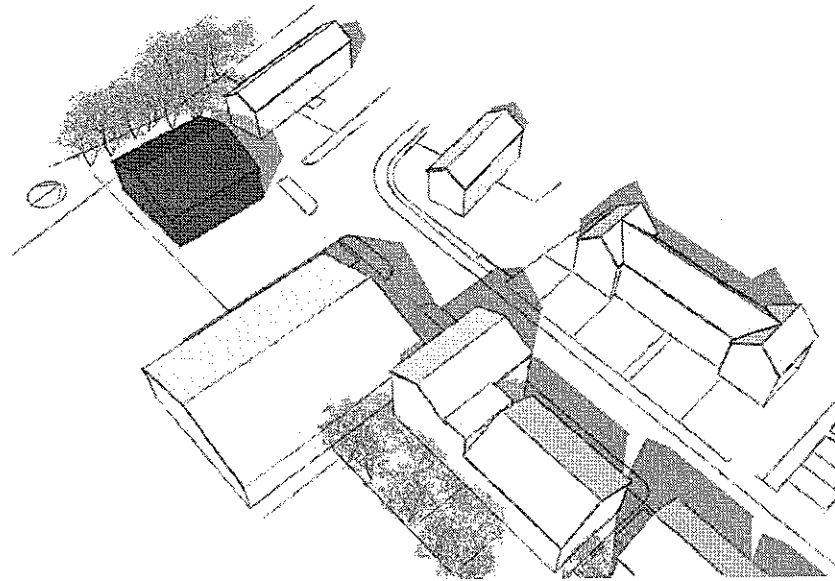
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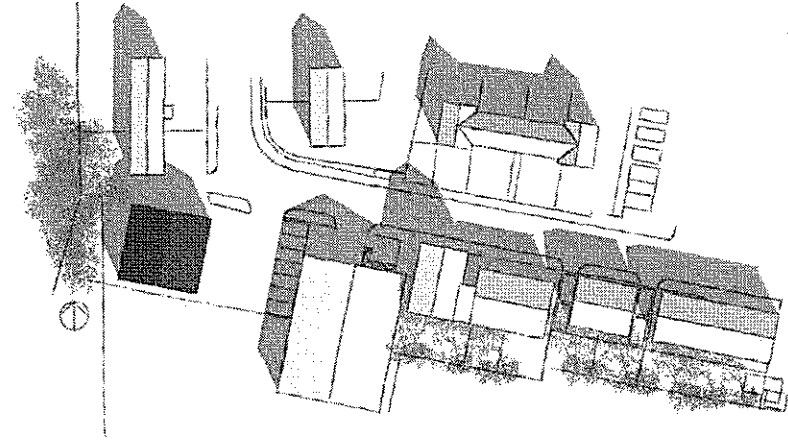
OVERSHADOWING STUDY

PROPOSED APARTMENTS VICTORIA STREET, LONGRIDGE

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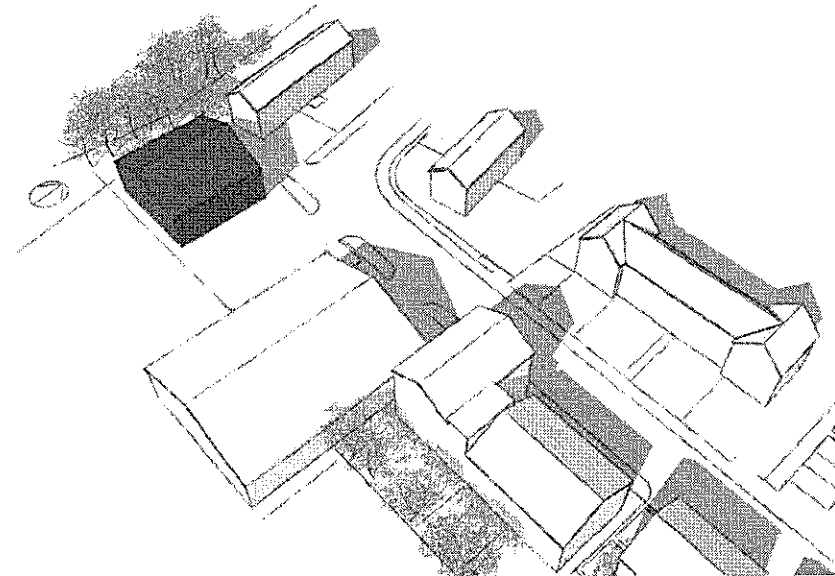


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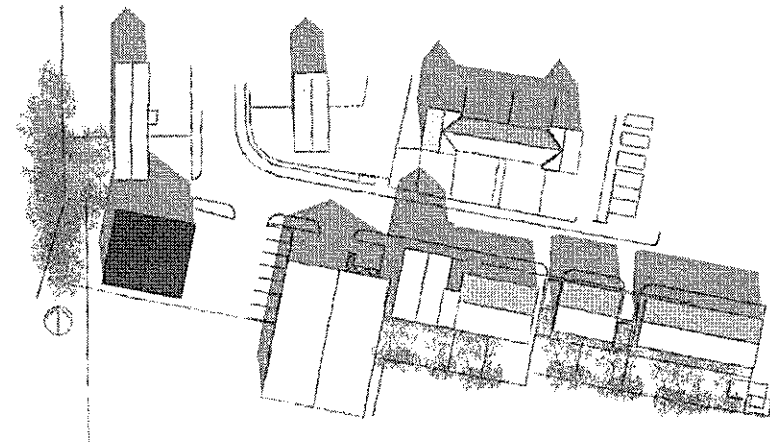


Plan

12:00



3D Perspective



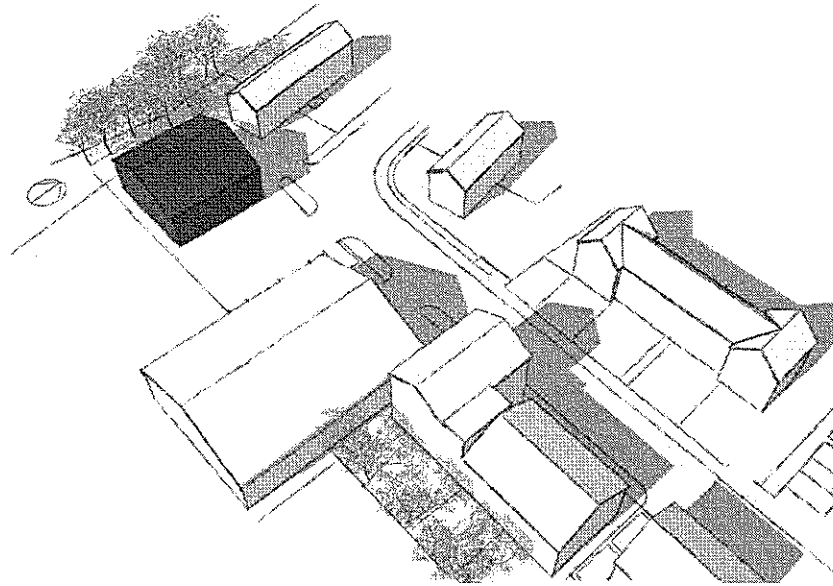
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OVERSHADOWING STUDY

AN OVERSHADOWING STUDY OF THE PROPOSED APARTMENT BUILDING AT 320/110599P, VICTORIA STREET, LONGRIDGE. THE STUDY WAS COMPLETED ON 22.07.11. THE STUDY WAS COMPLETED BY CPJ CONSULTANTS PTY LTD. THE STUDY WAS COMPLETED BY CPJ CONSULTANTS PTY LTD. THE STUDY WAS COMPLETED BY CPJ CONSULTANTS PTY LTD.

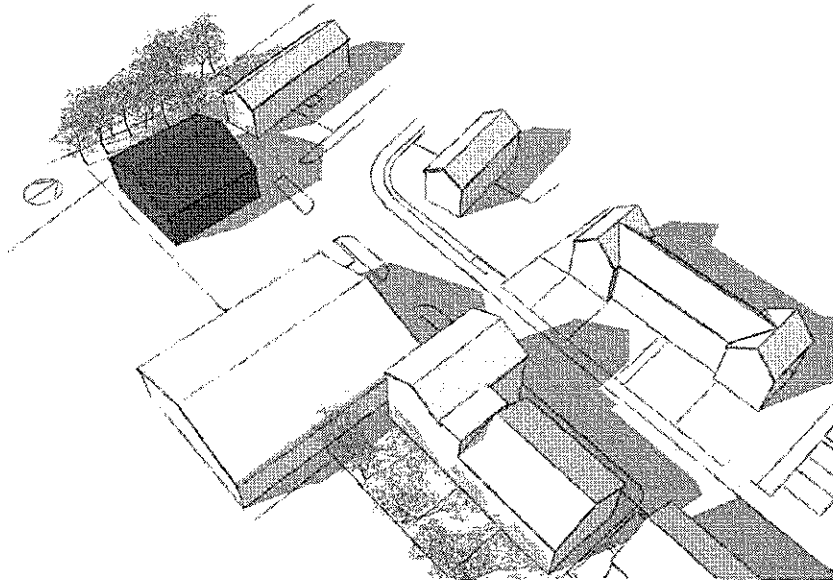
PROPOSED APARTMENT BUILDING VICTORIA STREET, LONGRIDGE

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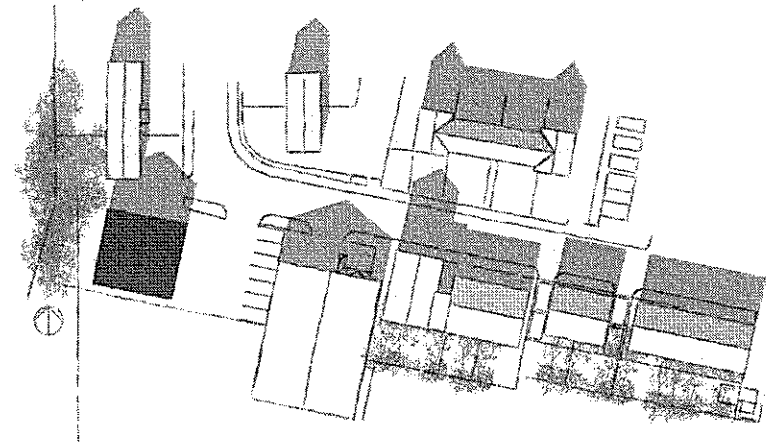
3D Perspective

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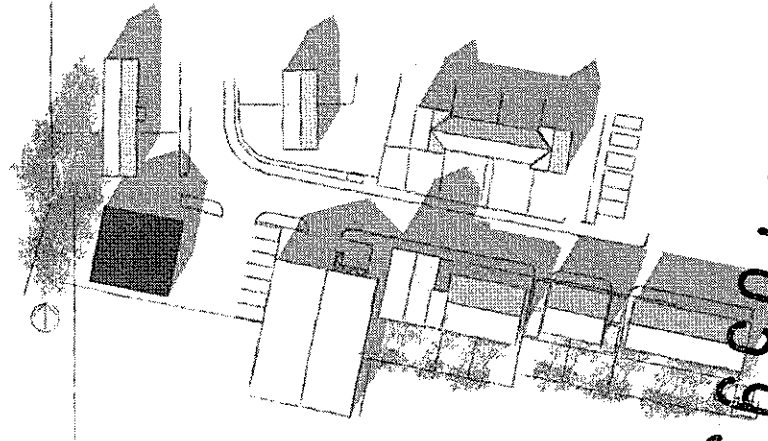


3D Perspective

Plan



Plan

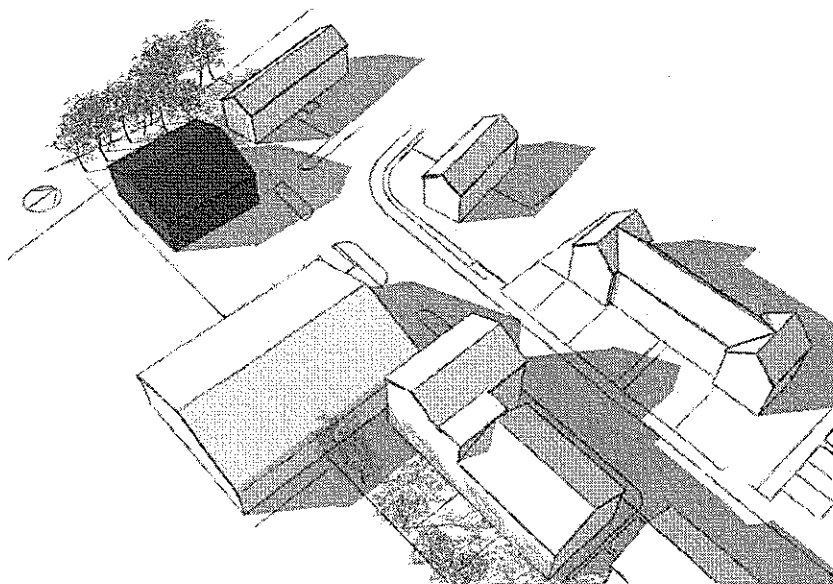


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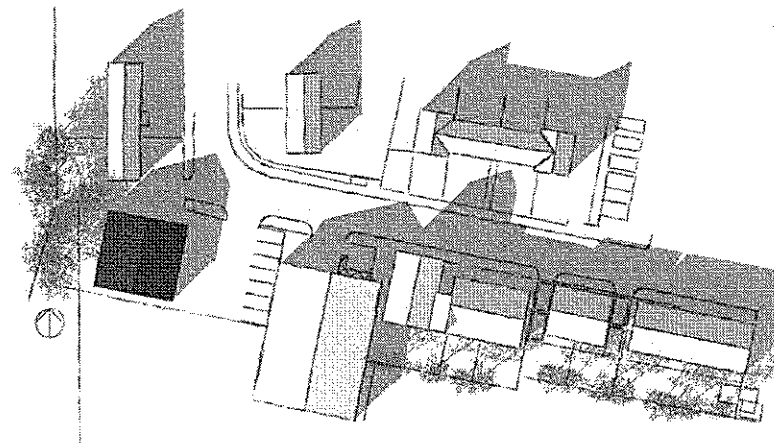
OVERSHADOWING STUDY

PROPOSED APARTMENTS VICTORIA STREET, LONGRIDGE

15:00

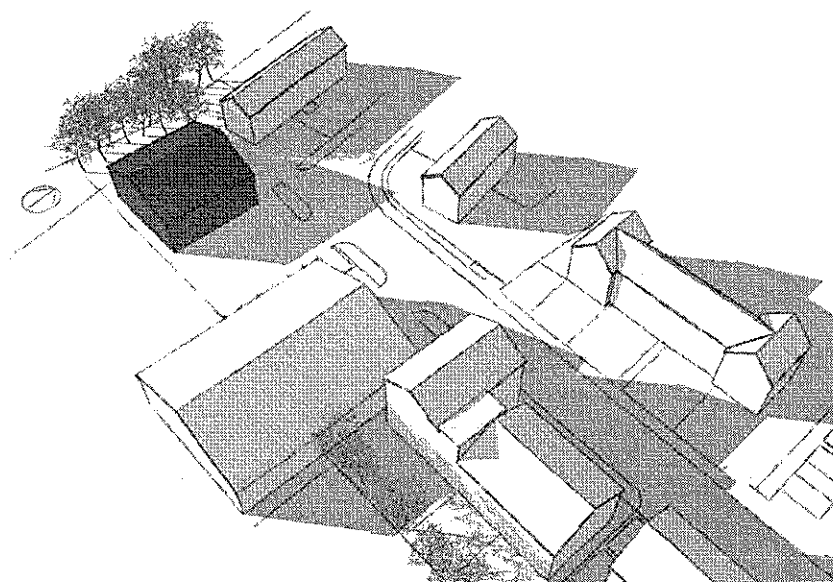


3D Perspective

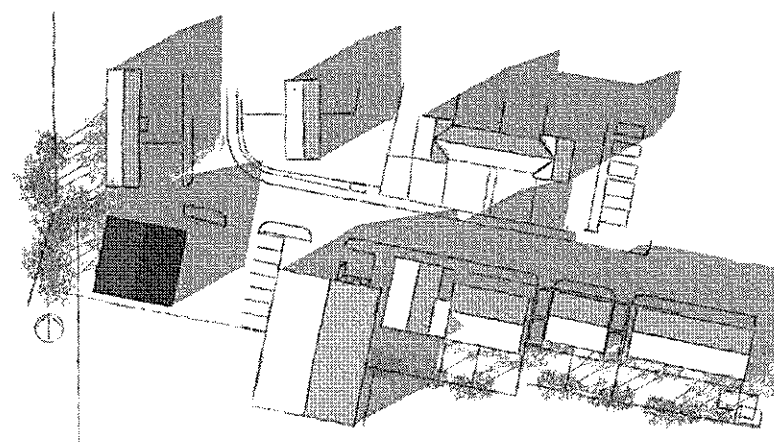


Plan

16:00



3D Perspective



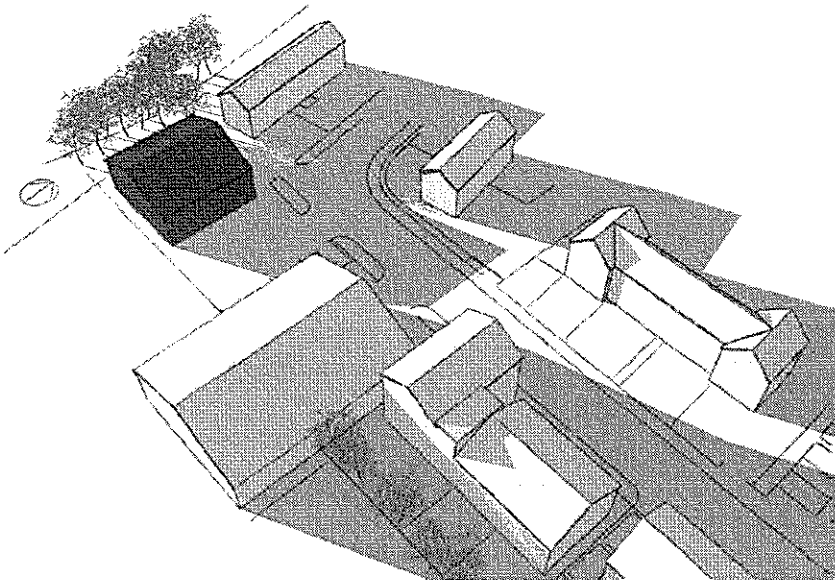
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OVERSHADOWING STUDY

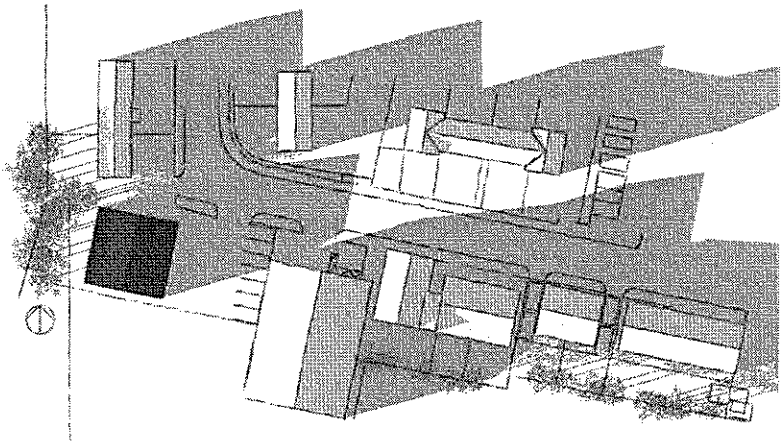
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PROPOSED APARTMENT
VICTORIA STREET, LONGRIDGE

17:00

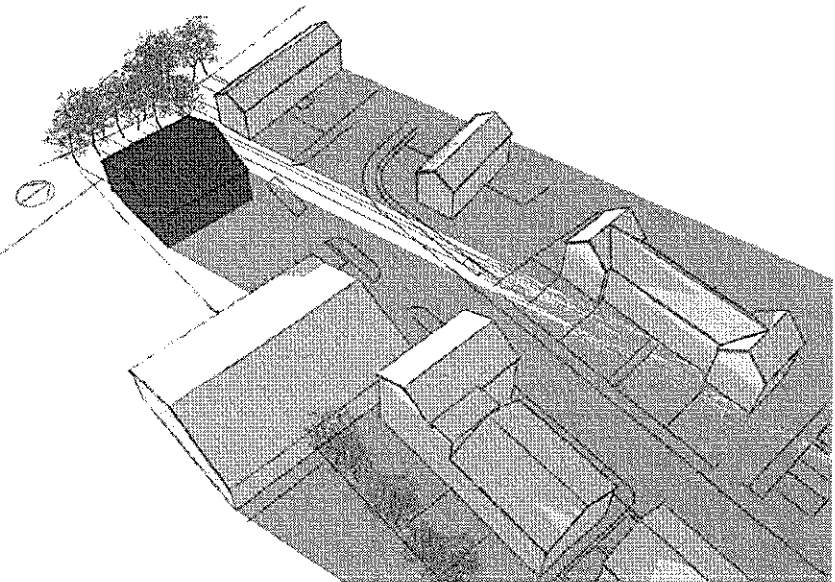


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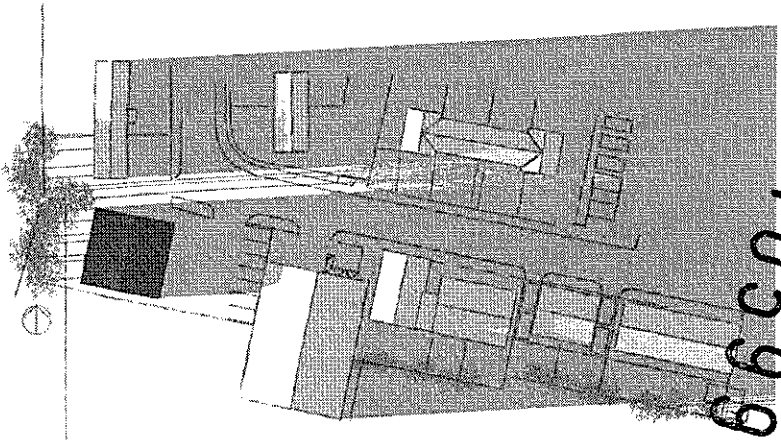


Plan

18:00



3D Perspective



Plan

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