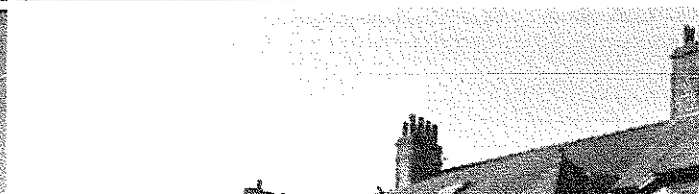
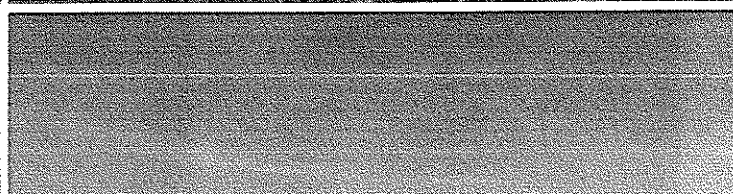
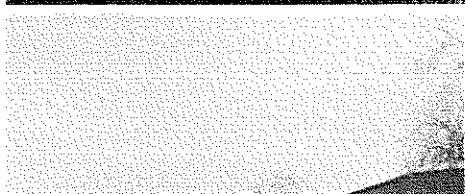
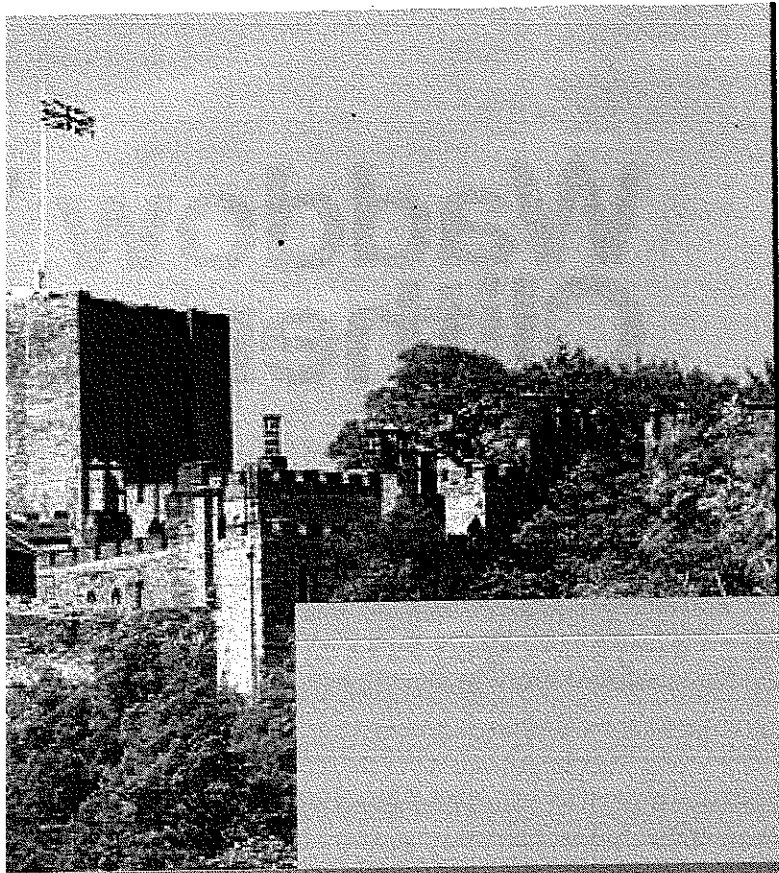


Waddow View Clitheroe

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Design & Access Statement





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Forward

This Design & Access Statement has been prepared on behalf of Huntroyd Estate in support of an Outline Planning Application for a residential development at land adjacent to Milton Avenue, Clitheroe.

This document aims to provide an analytical background and concept proposals to facilitate discussions with the Local Planning Authority. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006 for applications of this type to be accompanied by a Design and Access Statement.

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process which includes:

- Assessment
- Involvement
- Evaluation

- Use - what the land and buildings will be used for
- Amount - how much development can the site

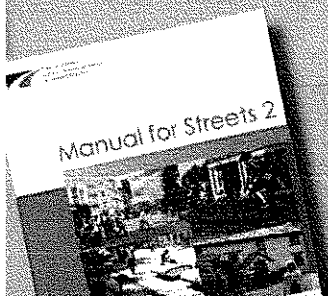
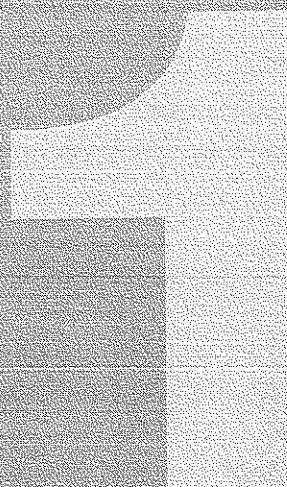
- **Layout** - How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.

Design

- **Appearance** - What the building's and spaces will look like, for example building materials and architectural details.
- **Landscaping** - How open spaces will be treated to enhance and protect the character of a place.
- **The access** - element of the statement must include two aspects of access to the development:
Vehicular and transport links - why the access points and routes have been chosen and how the site responds to road layout and public transport provision.
- **Inclusive access** - How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

1.0 Introduction

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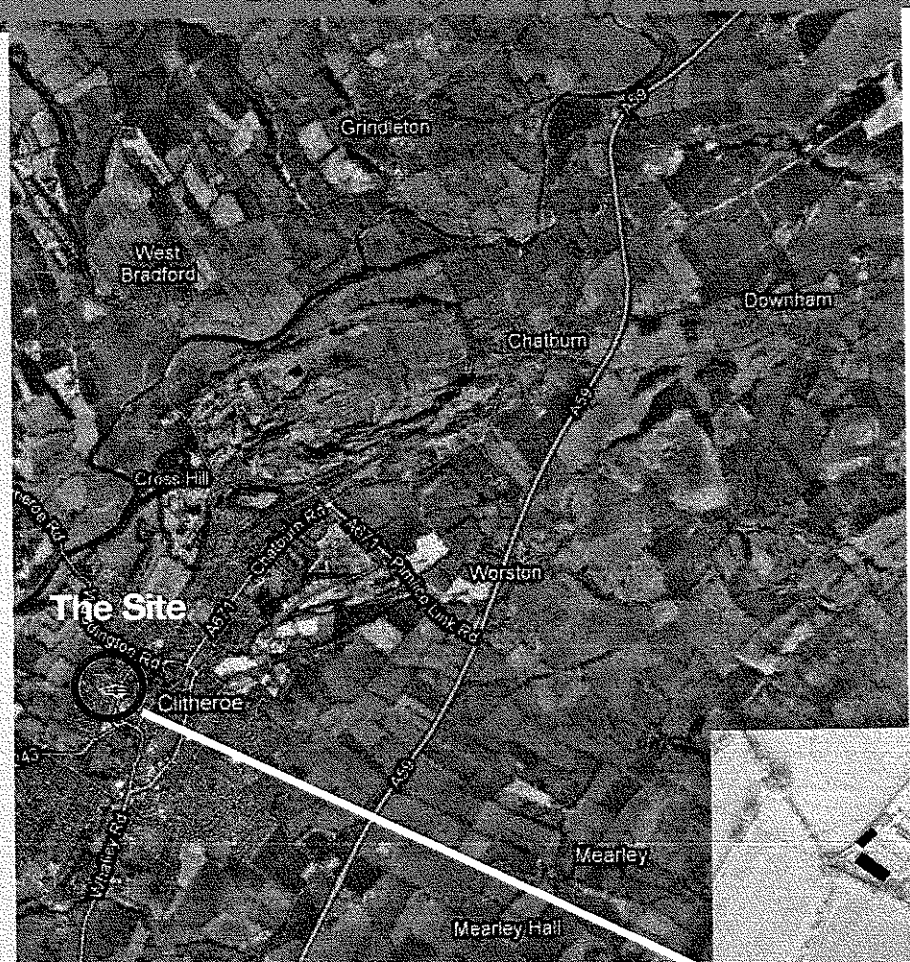
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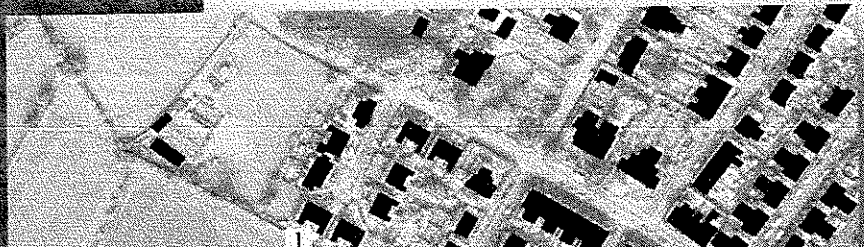
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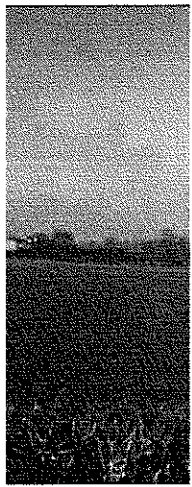


1.3 Planning History

This site has previously been discussed for a housing scheme by Bellway Homes in 1999. Whilst development plan representations were made there is no information about an application on the RVBC website when doing an application search. Either because the application has not yet been put on the online system or it was never made.



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1.4 The Context

The site is 1.23 Hectares (3.03 Acres)

The dominant element of the local topography is Waddington Road B6478 which runs North to South and provides access to the site via Milton Ave.

To the West of the site is agricultural land. To the North Milton Cowper, Brungerley Chester and Park avenues. Eastham Street and Hawthorne Place all residential areas. This is a dense residential area and made up of mainly terraced houses with some semi detached

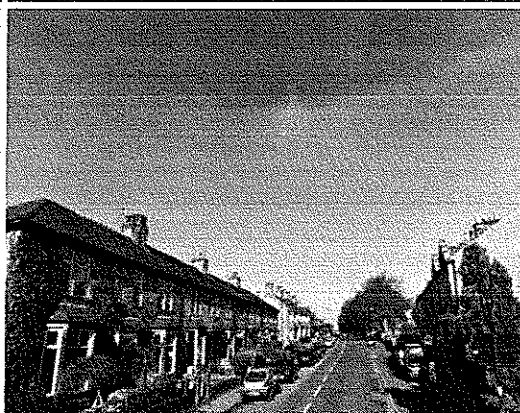
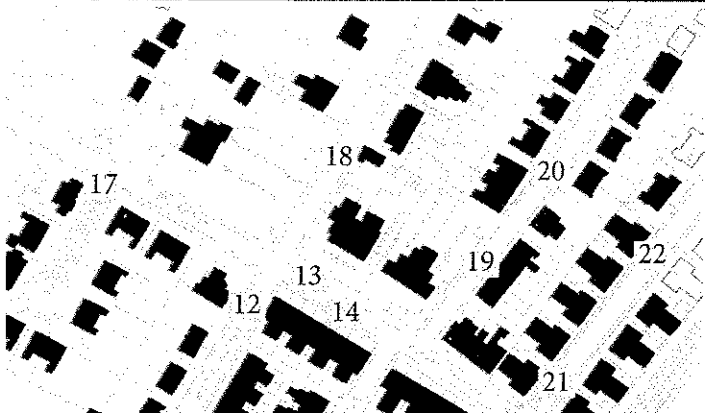
The South of the site a mixture of residential and

graphs

Swindon



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2.0 The process

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2.0 The process

2.1 Assessment

The proposals have been subject to detailed analysis of the sites constraints and opportunities. Figure 2.1.1 shows the site within its context and highlights physical characteristics and constraints.

2.2 Involvement

From the beginning and throughout the design process various groups of people have been involved in the evolution of the proposals

- Huntroyde Estate
- MCK Associates Ltd
- Dickman Associates Ltd planning consultants
- Development Transport Planning Consultancy
- Bowland Tree Consultancy
- Bowland Ecology
- Trevor Dawson Co
- Betts Associates

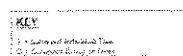
2.3 Trees

A tree survey has been prepared in support of this application and the proposals have been informed accordingly. Figure 2.3.1. None of the trees are within the site boundary.

2.3.1 Tree Survey Report

2.4 Use

The site lies within the urban boundary and is unallocated



- Residential
- Employment

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Opportunities



SECRET



3.0 Amount Scale

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3

& Scale

3.0 Amount

3.1 Analysis

This diagram clearly shows that the proposed density works within the sites context. The density of existing properties within Clitheroe and adjacent to the site is relatively high with the majority of properties being terraced housing.

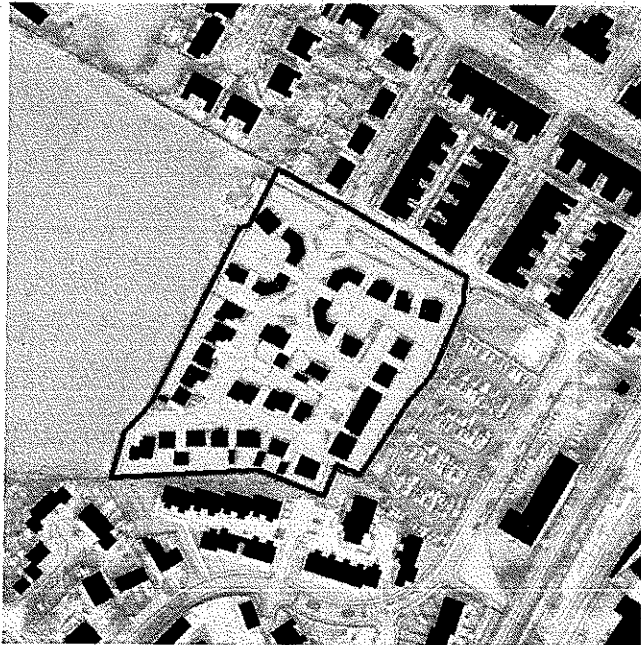


Figure 3.11

3.2 Scale

Properties in the surrounding area are predominantly two storey. All blocks will be two storey with 2.5 storey blocks in key locations if required to terminate important vistas. Proposed typical sizes would be and not limited to; 9.6m wide 11.2m deep and 8.3m high



View of Milton Avenue a typical example of the vernacular in Clitheroe the site visible in background. The cross section below is typical of Clitheroe and allows for high density.

Lesley Lund

From: dtpc [alan@dtpc.uk.com]
Sent: 01 November 2011 12:14
To: Lesley Lund
Subject: FW: Milton Avenue ref. no. 1044A
Attachments: DTPC site acc A3 Milton 500.pdf

Lesley

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Keeps bouncing to louise can you help?

Regards,
Alan Davies
01706 872323 new land line

From: dtpc [mailto:alan@dtpc.uk.com]
Sent: 01 November 2011 09:37
To: 'Louise.Blatchford@ribblevalley.gov.uk'
Cc: 'john.staples@inghamandyorke.co.uk'; 'stadplan@btinternet.com'; 'Matt King'
Subject: RE: Milton Avenue ref. no. 1044A [Filed 01 Nov 2011 09:36]

Louise

Please find detailed plan of the site access route.

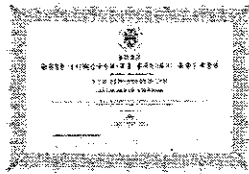
Regards,
Alan Davies
01706 872323 new land line

From: Matt King [mailto:m.king@mckassociates.co.uk]
Sent: 01 November 2011 09:09
To: Louise.Blatchford@ribblevalley.gov.uk
Cc: john.staples@inghamandyorke.co.uk; stadplan@btinternet.com; alan@dtpc.uk.com
Subject: Milton Avenue ref. no. 1044A

mck associates limited

burnaby villa, 48 watling street road fulwood preston lancashire pr2 8bp tel 01772 774510 fax 01772 774511

www.mckassociates.co.uk



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----- Original Message -----

From: Louise Blatchford

To: stadplan

Cc: Lesley Lund

Sent: Friday, October 28, 2011 3:05 PM

Subject: Outline planning application - land off Milton Avenue, Clitheroe

Dear Jane

RE: Outline application for residential development

AT: Land off Milton Avenue, Clitheroe

Thank you for your application which we received on Tuesday 25th October 2011. The application has been vetted and we will require the following information before it can be validated:

- The Town and Country Planning (Development Management Order) (England) Order 2010 says that for an application for outline planning permission where scale is a reserved matter, 'the application for outline planning permission shall state the upper and lower limit for the height, width and length of each building included in the development proposed'. Please can you clarify if the typical sizes detailed in the design and access statement are the upper limits or the lower limits. If they are the upper limits then please can you provide the lower limits or vice versa.

- I notice that access is a matter being applied for at outline stage - is there a detailed drawing showing the proposed access details?

Once the above information has been received the application can be validated. Please quote ref. no. 1044A in any reply.

details

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Key



High Density

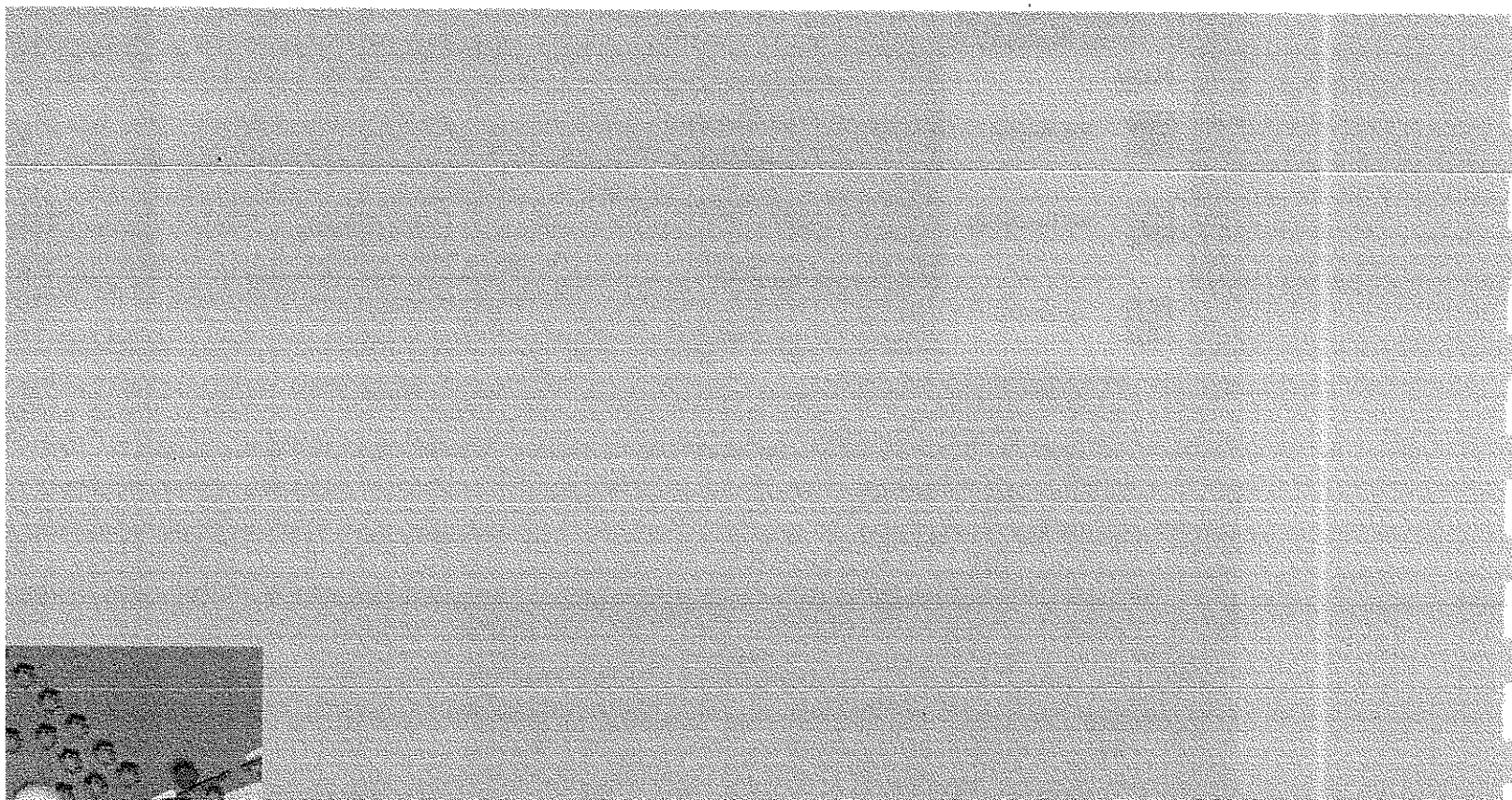


Medium Density



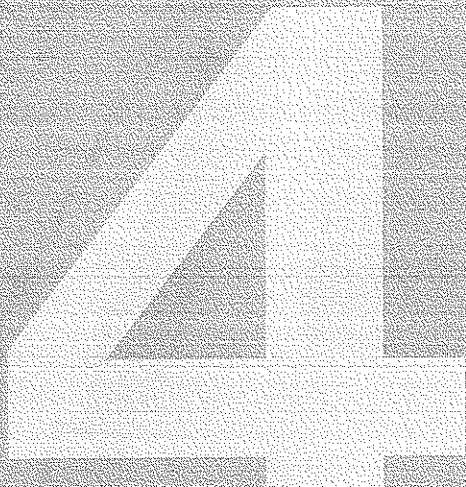
Low Density





4.0 Layout

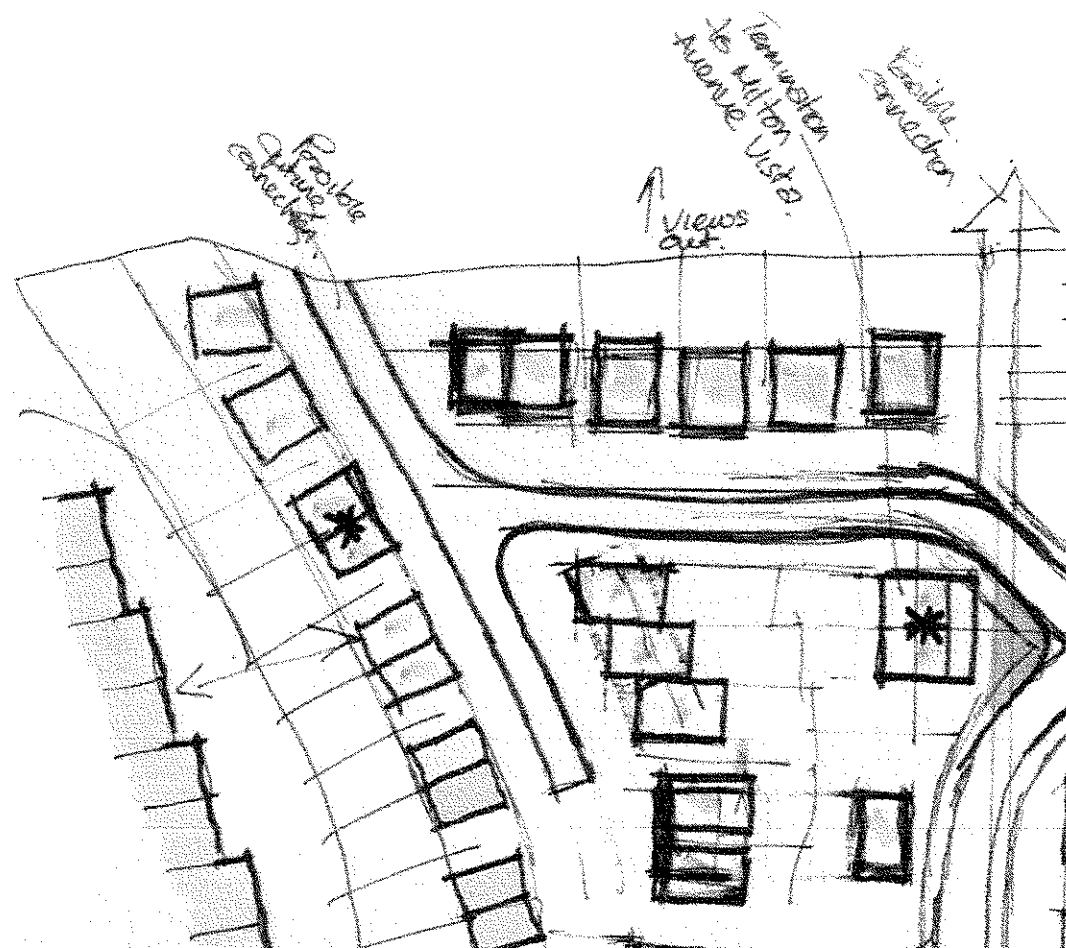
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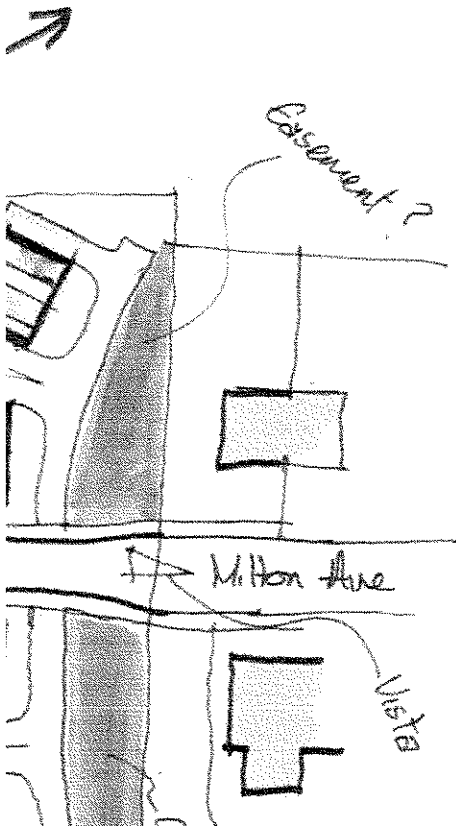
Possible future access to adjacent
land

Interface distances with properties
on Cambridge Court



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Considerations 4.1



Green buffer between development
and existing houses

Vista at the head of Milton Avenue

Creation of sense of arrival

Dual aspect blocks on corners

Views in and out of the
development

12930-1-64E



5.0 Design

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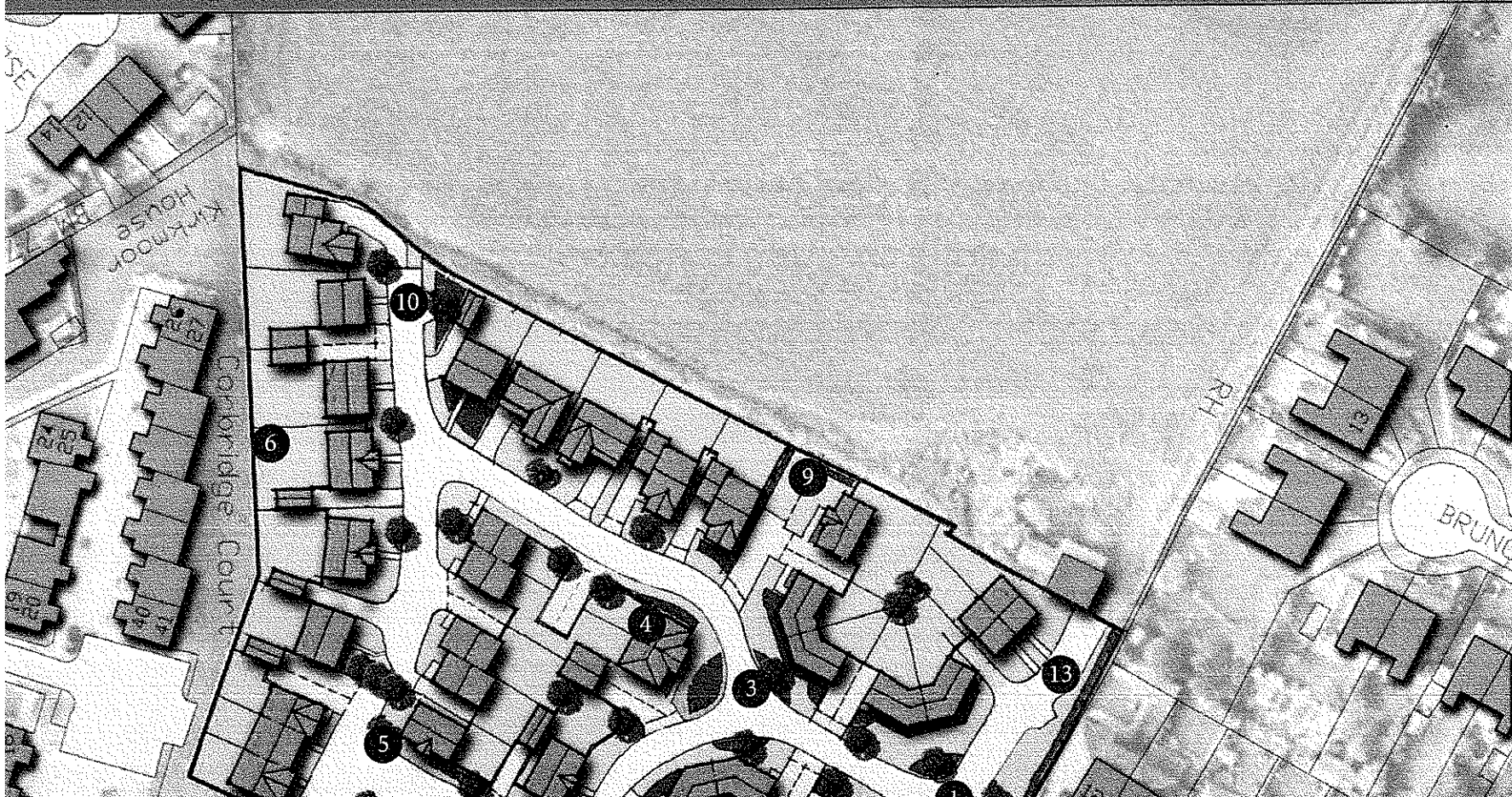


5.0 Layout

5.1 Layout narration

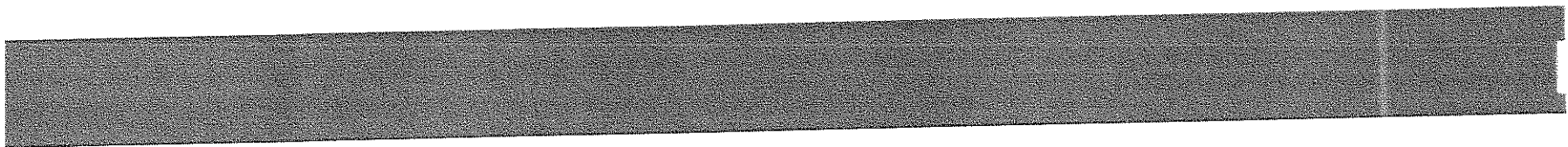
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- ① Impact arrival and nodal point. Blocks carefully positioned around the site entrance. Careful consideration given to landscaping and creation of sense of arrival.
 - ② Blocks set back overlooking a carefully landscaped area, existing hedge retained. No frontage parking and side drives used to reduce car dominance in this important area.
 - ③ Secondary nodal point with clear routes allowing users to navigate and orientate themselves easily around the site.
 - ④ Carefully positioned block forming good street termination at the head of the important approach vista from Milton Avenue.
 - ⑤ Small court well overlooked, defensible and safe place. Dominance of car reduced.
 - ⑥ Possible pedestrian link into adjacent site.
 - ⑦ Possible link into adjacent site.
 - ⑧ Existing natural screening retained between development and the site.
 - ⑨ Important views into and out of the site.
 - ⑩ Access to farm land retained.

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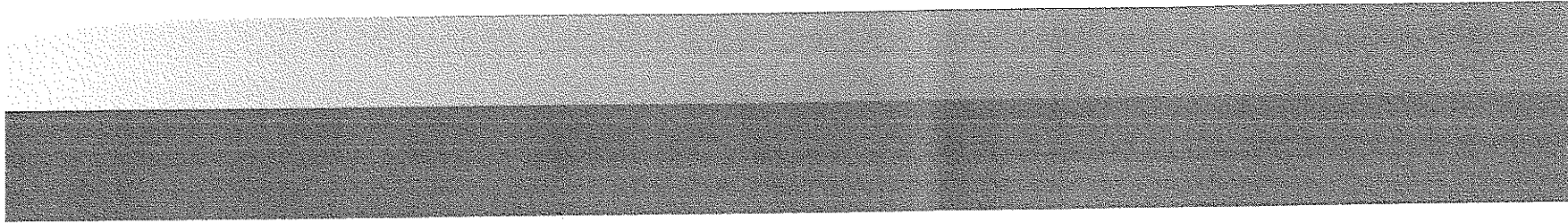


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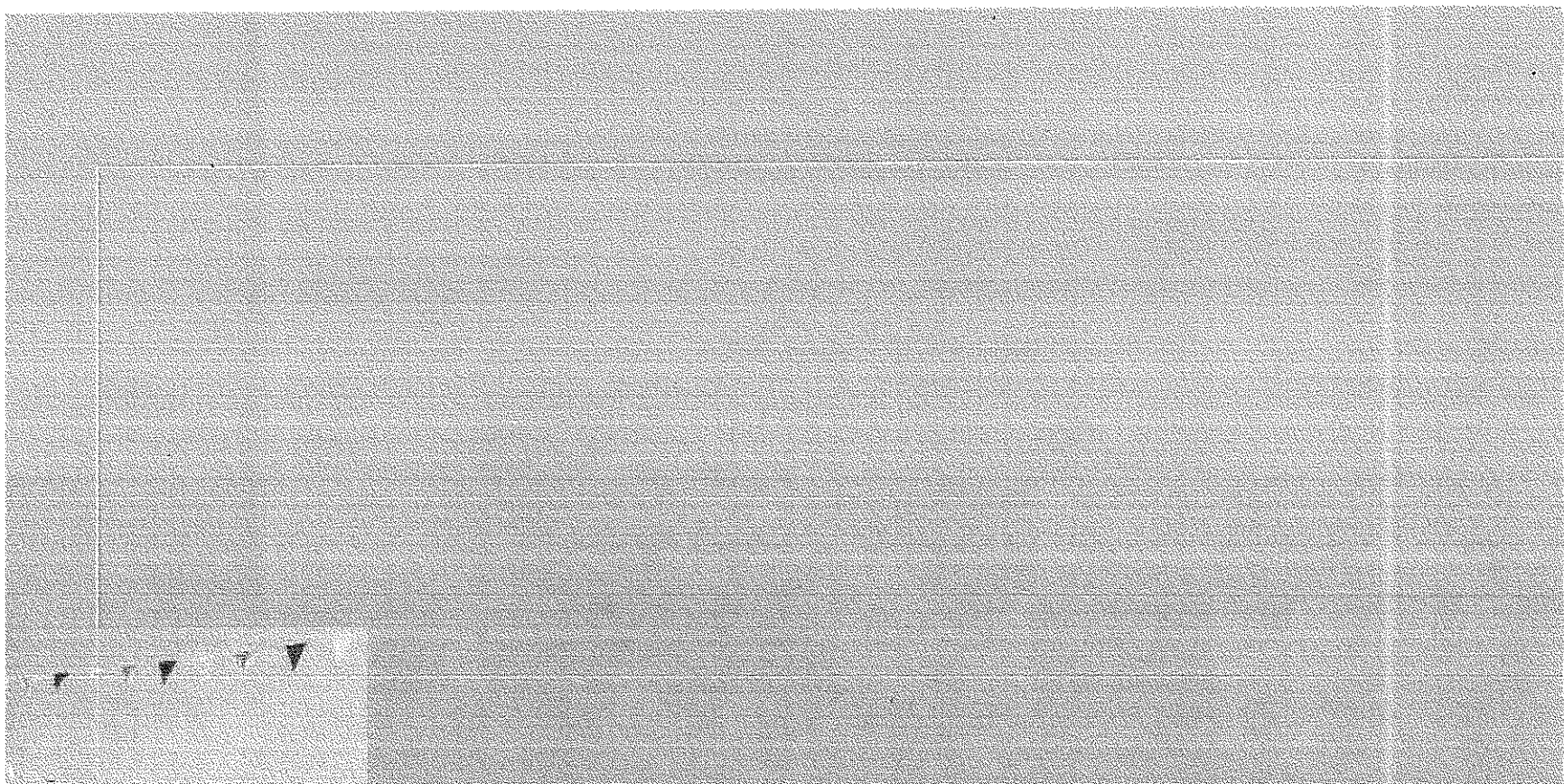
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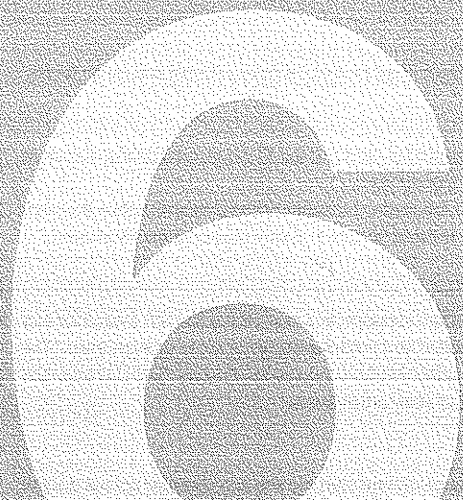


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6.0 Access

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6.0 Access

6.1 Access for all

The site is exceptionally well located to public transport minimising the need for movements by car. The site lies immediately adjacent the main rail way and bus interchange and the town centre.

Walk

It is within a 2/3 minute walk of the bus/rail interchange connecting it via a linked trip to the NW, locally the 5 min walk encompasses most of the town centre including the market area and Booths supermarket.

The 10 minute walk covers the whole of the town centre and the edge of centre employment zones.

There are 9 schools within a 3km walk distance from nursery primary and senior levels

Cycle

The 5km cycle distance encompasses the whole of the Clitheroe area giving access to schools, leisure and employment opportunities.

The national route network lies to the north and south of the area and within the 5km distance connection can be made to route 90 and 91 giving access to the wider area.

Bus

National criteria says a 2/3 min 200m distance to a bus stop with high frequency bus services is a highly accessible location and normally occurs in a city or large town. The site is similarly located to the bus station which connects the town to the rural hinterland and Preston, Blackburn, Burnley and other urban areas.

Rail

As the rail station is a similar distance (200m) from the site and connects across the NW

6.2 Public Transport

Train services in and out of Clitheroe are hourly trains to Blackburn & Manchester Victoria from the railway station that are operated by Northern Rail.

Bus services in and around Clitheroe are also frequent bus services to the surrounding Lancashire & Yorkshire settlements. Transdev is the most prominent operator, mainly operating interurban services to other towns in Lancashire, Greater Manchester & West Yorkshire. Other operators include Stagecoach in Lancashire.

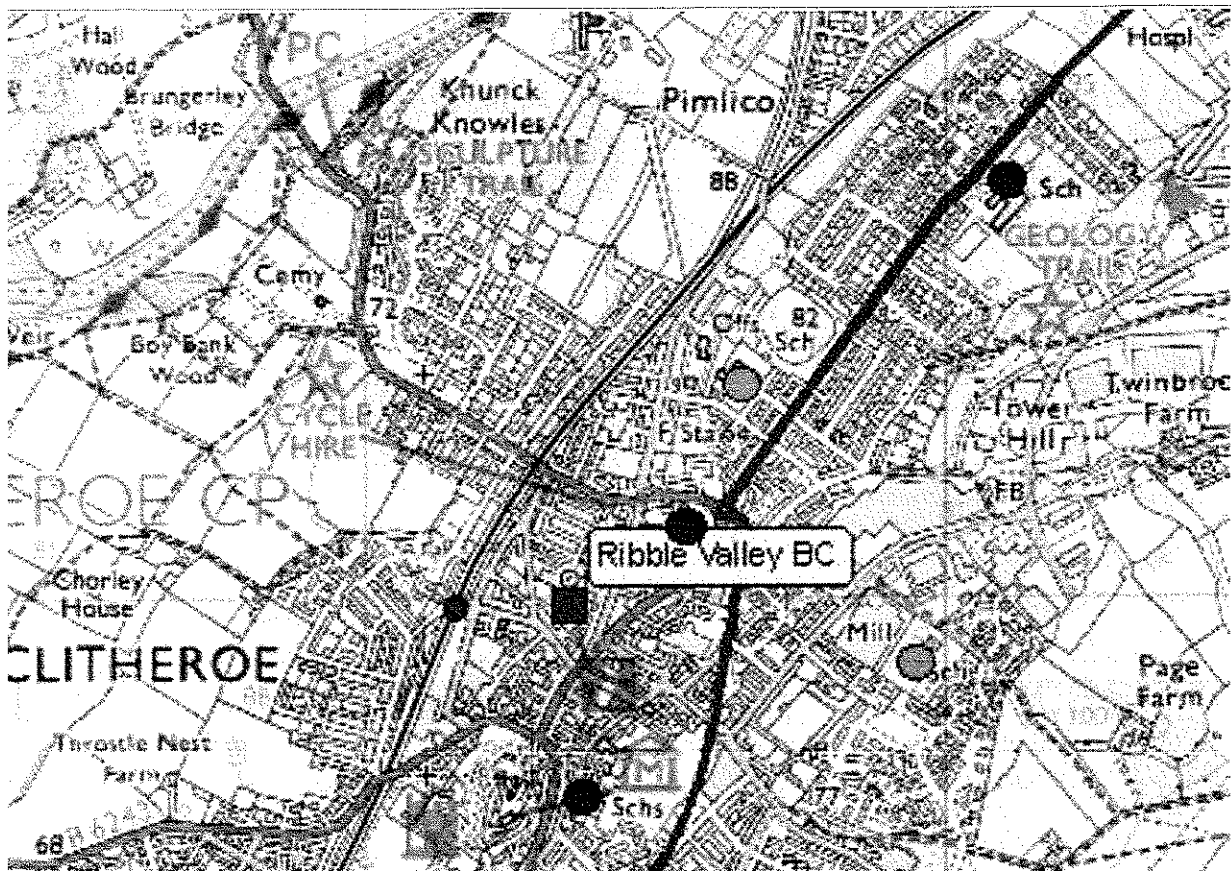
6.3 Education

The four main secondary schools in the town are Clitheroe Royal Grammar School, Ribblesdale High Technology College, Moorland School and Bowland High (which has a specialist status in performing arts). In nearby Hurst Green there is Stonyhurst College, a co-educational Jesuit independent school next to the village of Hurst Green. There are several primary schools in the town. These are St James's Church of England Primary School, Stonyhurst College Junior School, St Michael and John's Roman Catholic Primary School, Pendle Primary School, Edisford Primary School and Brookside Primary School. Nearby is Stonyhurst Saint Mary's Hall, the junior department of the above-mentioned Stonyhurst College at Hurst Green.

Summary

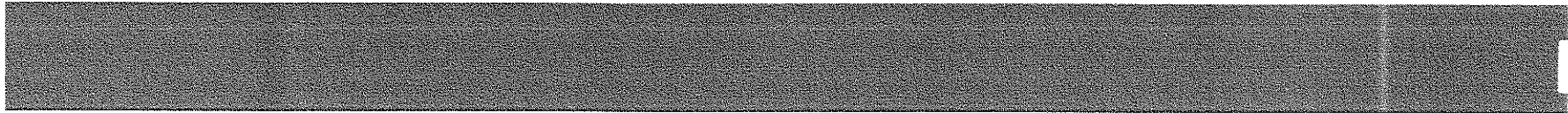
The highly accessible location of the site in relation to a wide range of attractions and non-car modes ensures that it is well placed to meet national, regional and local policy on sustainable development.

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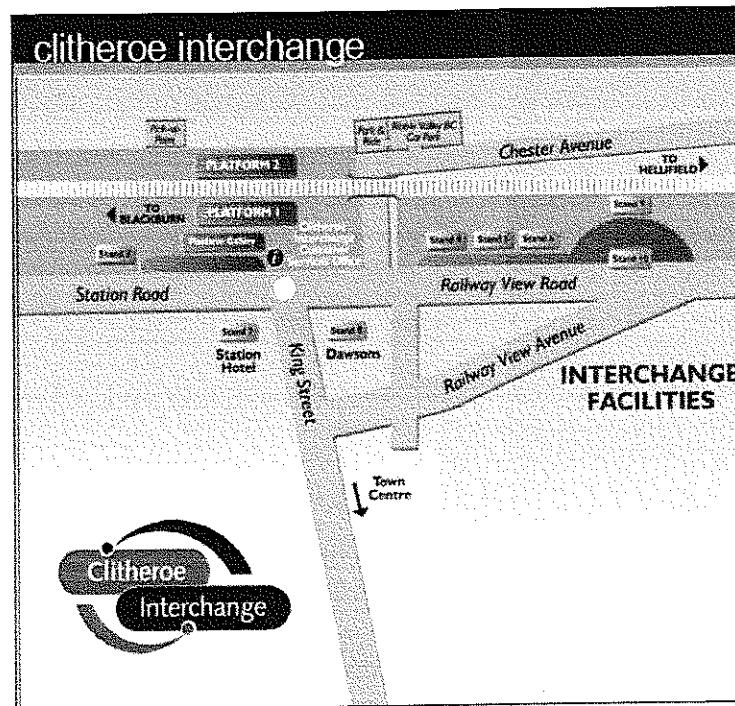
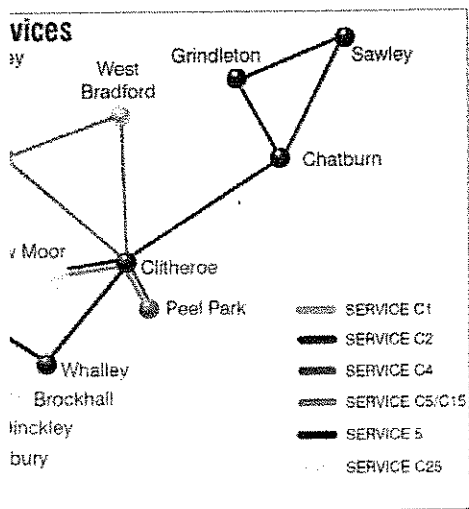


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Platform 1		
Trains to Blackburn, Manchester etc.		
Platform 2		
General Seasonal Service to Hellfield, Settle, Accrington and Carnforth		
Stand	Service	Destination
1	70, P70	Pendle Witch Hopper Downham, Barmy and Nelson
	71	Pendle Witch Hopper, Salsden and Barmy
	B10, B11	Rowland, Transit, Dunlop Bridge, Salsden (connect at Salsden onto B1 for Tossie and Settle)
	B12	Chipping and Garsington (summer only)
	C1	Peel Park Circular
	C4	Peel Park Circular
4	260	Barnoldswick and Skipton
	X80	Skipton
	C2	Chatburn, Sawley and Grindleton
	C5, C15	Waddington and West Bradford Circular
		Rail replacement bus services
5	5	Whalley, Rotherham and Longridge
	C25	Rowland Leisure Centre, Whalley, Brockhall, Wapshire and Blackburn
	260, X80	Whalley, Mellor Brook and Preston
	231, 241	Whalley & Accrington
6	21, 22, 23	Whalley, Salsden, Barmy, Nelson and Clon
	28, 29	Whalley and Clon
	225	Blackburn and Bolton
7		Distree Station Hotel
	B10	Rowland, Transit, Dunlop Bridge, Salsden (connect at Salsden onto B1 for Tossie and Settle)
	C1, C2	Hennah and Low Moor
	C25	Rowland Leisure Centre, Whalley, Brockhall, Wapshire and Blackburn
8		Opposite Station Hotel Salsden stop only
9		Seasonal Service School Services
10		

Walking/Cycling Distances

Bus Station