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Introduction

This Design and Access Statement has been prepared by Street Design Partnership
The Outline Approval for this site stated in Condition 5 that the reserved matters comprise:

Detailed plans indicating the design and external appearance of the buildings, facing materials, landscaping and boundary treatment, including a contoured site plan showing existing features, the proposed slab floor level and road level

This Design and Access Statement, in conjunction with the submitted drawings, provides information to discharge the reserved matters only.
The scheme has been developed in line with the approved outline scheme.

Site Location

The site is located in Sabden and is bounded by Watt Street, land backing onto Pendle Street East, land backing onto Whalley Road and the Falcon House commercial unit.

The site area is 0.812ha.



Outline Development Description and Reserved Matters Brief

- The Approved Outline Development Description:

Regeneration site to provide 44 dwellings (6 of which would be affordable), with access from Watt St. and associated parking. Retention and refurbishment of Falcon House to provide 557.4 sq.m. of class B1 business space.

The redline site for this reserved matters application is for the residential component of the outline approval only and comprises 44 dwellings (6 of which would be affordable).

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Site Analysis

Physical Site context

The site is a former employment site and is surrounded by a mix of employment and residential uses.

The Northern boundary of the site adjoins a wooded strip of land with a small stream. The immediate local built fabric context is predominantly terraced 2 storey stone fronted mill terraces.

The site is outside the conservation area.

The site does not lie in an area subject to flood risk as identified by the Environment Agency.

Access and Movement

The site is accessed from Watt Street with good visibility in both directions. As per the outline approval, vehicular access is maintained via gates to the Falcon House site.

Topography

The site slopes up gently by approximately 2m from the entrance boundary towards the eastern boundary, and 1m from the northern boundary towards the southern boundary.

Conservation Area

The site is excluded from the Sabden conservation area but adjoins it on Watt Street, the wooded area surrounding Sabden Brook, and is visible from Pendle Street East viewed over a currently undeveloped strip site. No.s 1-7, Pendle Street East also contains Buildings of Townscape Merit as identified in the Sabden Conservation Area Appraisal.

In consideration of views into and out of the conservation area, a conservation and context led approach to building massing, detail and materials will be required.

Area of Outstanding Natural Beauty

Sabden lies within the Forest of Bowland Area of Outstanding Natural Beauty. Sabden is a valley bottom settlement surrounded by hills offering unique views into the village. Development of a context-driven roofscape will ensure a coherent response to the site and the wider AONB.



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Opportunities and Constraints

- The site and context offer an opportunity to develop a high quality residential scheme in line with the outline approval and with design reference to the local context, the conservation area, the Forest of Bowland Area of Outstanding Natural Beauty and the wider context of Pennine Mill settlements.



- 1 Whalley Road indicating typical terrace elevations with stone cills and lintels.
- 2 Junction of Pendle Street East/ West and Watt Street indicating full stone window surrounds
- 3 No.s 1-7 Pendle Street East This Building of Townscape Merit is a former Church and School with characteristic tall windows.



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Design Principles

Amount and Type of Development

The proposals are for 44no dwellings (6 of which would be affordable).

Accommodation schedule:

Unit Ref / Type	GIFA	Quantity
Type A – 2bed 4person house	70sqm/ 753sqft	12
Type B – 2bed 4person wide frontage house	79sqm/ 850sqft	1
Type C – 3bed 5person house	85sqm/ 915sqft	11
Type D – 4bed 6person house	100sqm/ 1076sqft	1
Type E – 2bed 3person apartment	53sqm/ 570sqft	14
Type F – 3bed 5person house	97sqm/ 1044sqft	4
Type G – 4bed 6person house	112sqm/ 1206sqft	1
TOTAL		44



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Scale and Massing

Please refer to the proposal drawings.

In accordance with the scale and massing set out in the outline approval, the proposed houses are 2 storey with pitched roofs and gable fronts at strategic positions throughout the site. Apartments are arranged in 3 blocks at with the 2 northern blocks at 2½ storeys and the southern block at 2 storeys. The apartment blocks have pitched roofs with the 2 northern blocks having gable fronts and the southern block hipped to terrace with the adjoining housing terrace and to ensure a low impact on the amenity of the bowling club. The overall massing is compliant with the approved outline scheme

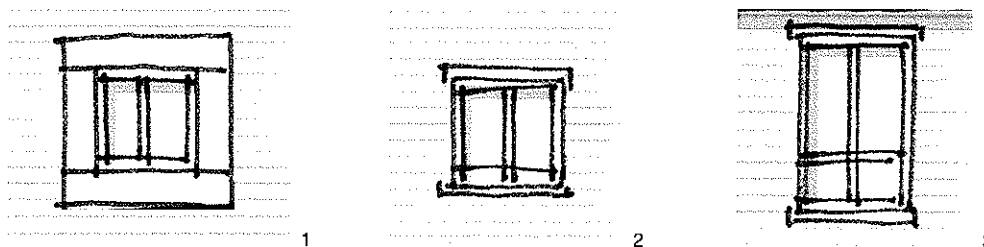
The roofscape is entirely pitched in response to the surrounding context and adjoining conservation area. Level changes are expressed in regular breaks and steps in the terraced roof to maintain the vertical emphasis and visual subdivision into smaller roof areas present in a traditional terrace. Unlike a traditional terrace, chimneys are not provided as they would serve no purpose in these modern well insulated timber frame houses. Whilst the traditional chimney does generate a vertical emphasis to dwellings, the multiple steps and level changes in the proposed roofscape also generate a vertical emphasis, thus avoiding the continuous horizontal rooflines often associated with new housing.

Appearance and Materials

The proposed dwellings will be clad in a locally complimentary reconstituted stone. Cills and lintels will be a cast reconstituted stone to all windows and full cast reconstituted stone surrounds to windows in key gateway or landmark positions. The Watt Street elevation and the elevation facing Whalley Road are the most prominent external elevations with views into and from the conservation area. Natural stone is proposed to these 2 elevations to ensure an accurate response to the conservation area and to create a coherent approach to new-build and the existing stone faced built form.

Windows are a thin profile white uPVC. The thinner profile gives the appearance and modulation of a thinner timber window, whilst retaining the low maintenance of uPVC for the end users.

A simple sheet glass and metal bracketed canopy is provided to all front doors.



1, Full Surrounds to key gateway windows

2 3, Cills and Lintels to all windows



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Facing Wall Materials Key Plan

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street design partnership
architecture urban design interiors



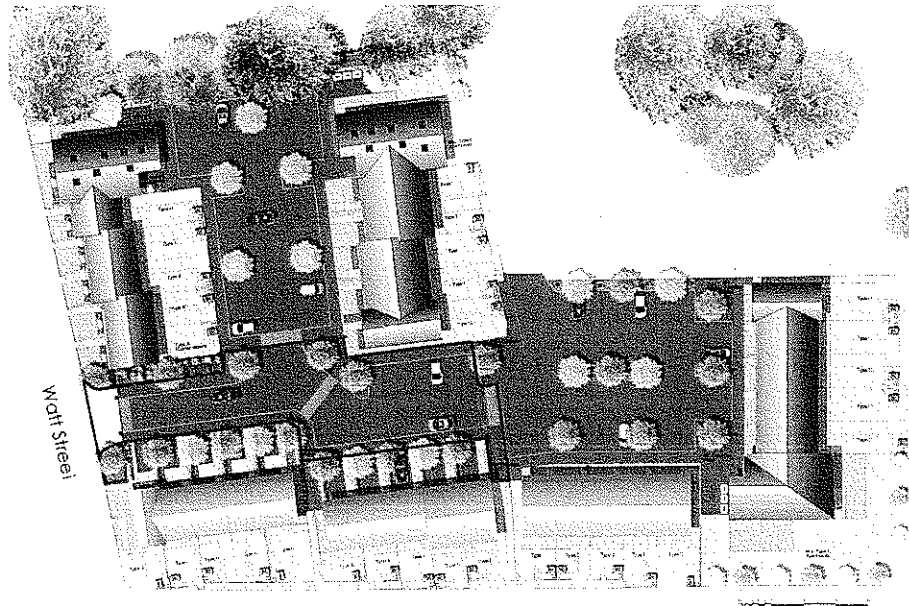
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Landscape

In response to the adjacent conservation area, the existing stone boundary walls on Watt Street and facing onto Pendle Street East will be retained and lowered where necessary to create 800mm h (nom) front garden wall and retained at full height - 2000mm h (nom) for rear garden walls. The existing gable wall to the industrial building will be lowered to match the rear garden wall facing Pendle Street East (2000mm h nom). Stone arising from the removal of the top of the wall will be used to infill any gaps in the otherwise continuous Watt Street and Pendle Street East walls at a height to match existing.

Openings in front garden walls only will be created for painted metal gates. Once within the site a series of reconstituted stone low walls and piers define the entrance square, and in conjunction with the enhanced frontages, create a sense of arrival and place.

Extensive tree planting softens the use of hard materials and visually subdivides the internal spaces into residential squares and courtyards. Planting is native where possible as proposed, and 3no. (nom) adoptable trees are proposed for the adoptable areas.



Adoptable Area inc 3no trees



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Sustainability

The proposed houses seek to attain Code for Sustainable Homes Level 3* through use of high performance building fabric to ensure minimal energy use in occupation. Surface water run-off will be attenuated. The landscape proposals seek to maximise the use of adoptable native species to increase the biodiversity of the site. This fabric-first approach ensures the minimum possible energy use in occupation for the Code Standards required of the scheme. This is in lieu of a minimum renewable energy target which would, for a given Code standard, result in a reduced fabric performance, and corresponding increased energy use.

Secured by Design

The proposals will seek to gain Secured by Design accreditation. Consultation with the Police Architectural Liaison Officer will ensure a compliant scheme.

Refuse and Recycling

All dwellings include provision within the kitchen area for internal recycling containers. Externally, refuse and recycling bins (3no. 140L bins) are stored at the rear of the houses with gated and secure access to collection points. Apartments have external storage for up to 3no. 1100L bins per block.

Design Principles Summary

The design, materials and landscape proposals are a context and conservation response to the site and surroundings, whilst delivering the housing element of the approved outline scheme. As shown above, and on the accompanying drawings, the proposals represent the extent of viable development for this site.



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Consultation

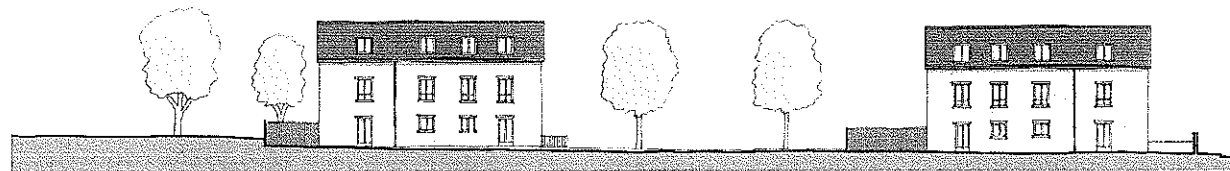
The following consultation has been undertaken for this reserved matters application:

Ribble Valley Council Development Control Pre-Application Consultations

10th Nov 2011 Email and phone discussions between Graeme Thorpe, Ribble Valley Development Control and Paul Carr, Street Design.

9th Dec 2011 Highways and Adoption meeting between Peter Finch, Lancaster County Council and Paul Sumner, Bluetree and Seb Price Street Design

19th Jan 2012 Meeting between Graeme Thorpe, Ribble Valley Development Control and Richard Harrison, Bluetree, Paul Carr, Street Design and Seb Price, Street Design. Email comments received from Graeme Thorpe and Adrian Dowd, Ribble Valley Conservation Officer.



Elevation facing Sabden Brook



