



RIBBLE VALLEY
BOROUGH COUNCIL

22 NOV 2011

For office use only

Application No: 320110971P

Date received

Fee paid £

Receipt No:

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

Application for approval of reserved matters following outline approval.

Article 5, Town and Country Planning (Development Management Procedure) (England) Order 2010

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:	Richard	Surname:	Harrison
Company name:	Bluetree Civils & Construction				
Street address:	6th Floor		Telephone number:	Country Code	National Number
	8 Exchange Quay				
	Salford		Mobile number:		
Town/City:	Manchester		Fax number:		
County:			Email address:		
Country:					
Postcode:	M5 3EJ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Russell	Surname:	Lowe
Company name:	Street Design Partnership				
Street address:	16 Brewery Yard		Telephone number:	Country Code	National Number
	Deva Centre				
			Mobile number:		
Town/City:	Salford		Fax number:		
County:	Manchester		Email address:		
Country:	England				
Postcode:	M3 7BB				
				russellowe@street-design.net	

3. Site Address Details

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

Description:

House:		Suffix:	
House name:	COBDEN MILL		
Street address:	WATT STREET		
	SABDEN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9DZ		

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

Easting:	377773
Northing:	437295

4. 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:	Mr	First name:	Graeme
		Surname:	Thorpe
Reference:			
Date (DD/MM/YYYY):	10/11/2011	(Must be pre-application submission)	
Details of the pre-application advice received:			
Email discussions between Graeme Thorpe and Paul Carr, Street Design			

5. Development Description

Please indicate all those reserved matters for which approval is being sought:

☐ Access ☒ Appearance ☒ Landscaping ☐ Layout ☐ Scale

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and if so, confirm that an environmental statement was submitted to the planning authority at that time.

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 557.2 sq.m of B1 business space.

Reference number: 3/2010/0001 Date of application decision: 8 Mar 2001

Please provide a description of the reserved matters for which you are seeking consent:

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.

Has the development already started? ☐ Yes ☒ No

6. 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

Supporting Information

Please provide the following information:

320110971P

Please list (with reference numbers) all relevant drawings that were approved as part of the original decision:

3906 - 35 rev C

3906 - 36 rev A

Please list all drawing numbers submitted with this application for approval:

6131_P01_Location Plan

6131_P02_Existing Site topo survey

6131_P03A Site Unit Key Plan

6131_P04A Site Boundary Key Plan

6131_P05 House Type Plans

6131_P06_Apartment Type Plans

6131_P07_Street Scenes

6131_P07_Street Scenes - Coloured

6131_P08_Street Scenes

6131_P08_Street Scenes - Coloured

6131_P09_Street Scenes

6131_P09_Street Scenes - Coloured

264_02A_Planting Plan

264_01A_Landscape Proposals

If applicable, please state the reasons for any changes to the original drawings:

8. 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

9. Declaration

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

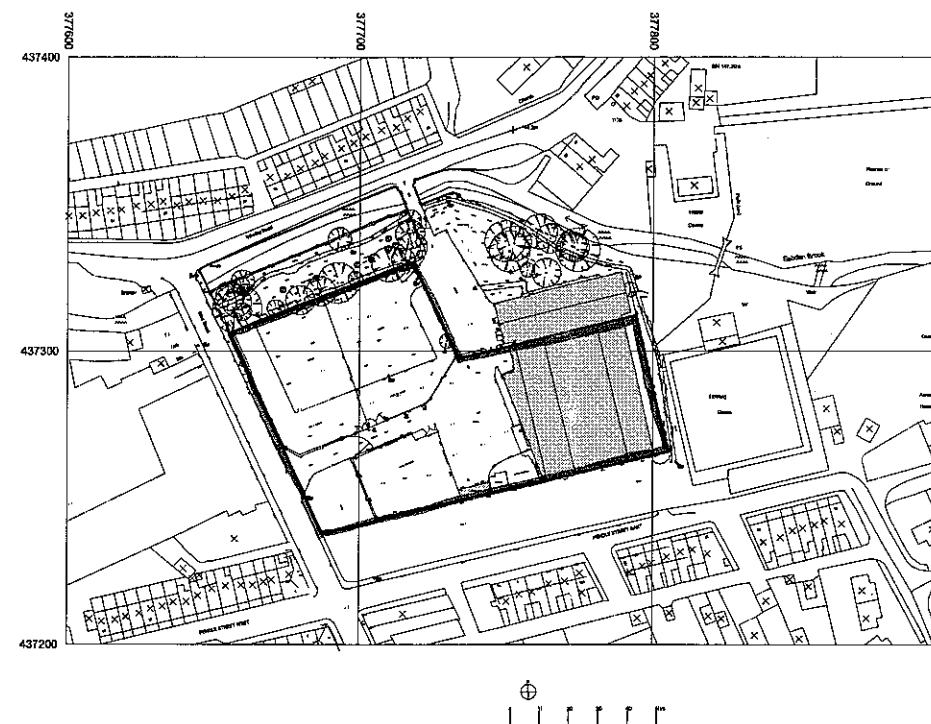


Date

21/11/2011

Conservation Design and Management Regulations 2007
Designation Commission
Street Design Partnership is acting as the agent for the Council in relation to the proposed development. It is not responsible for the design or construction of the development and is not providing any guarantee or warranty in relation to the design or construction of the development. The Council is responsible for the design and construction of the development and for any damage or loss resulting from the design or construction of the development. The Council is also responsible for the management and maintenance of the development and for any damage or loss resulting from the management and maintenance of the development.

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Rev:		revision:		date:	
client:	project:	revision:	drawn:	checked:	date:
	Cosden Mill, Sudben				
project no:	drawing no:	revision:	drawn:	checked:	date:
6131	P01		SP	PC	15.11.11

street design partnership
architecture urban design interiors



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Cobden Mill, Sabden. Reserved Matters Application
Design and Access Statement - November 2011



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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 with affordable, shared ownership and open market sale tenures.



Site Analysis

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

The site is outside the conservation area.

Access and Movement

Topography

Opportunities and Constraints

5

Design Principles

Amount and Type of Development

The proposals are for 44no dwellings.

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 (with 1 st floor ensuite)	97sqm/ 1044sqft	4
Type G – 4bed 6person house (with 1 st floor ensuite)	112sqm/ 1206sqft	1
TOTAL		44



Scale and Massing

Please refer to the proposal drawings.

The proposed houses are 2 storey with pitched roofs and gable fronts at strategic positions throughout the site. Apartments are arranged in 3 blocks. The 2 northern blocks are 2 storey and terraced with the houses. The south-eastern block is 3 storey with a parapet roof to ensure overall massing compliance with the approved outline scheme.

Appearance

The proposed dwellings will use a locally complimentary reconstituted stone for visible frontages and side elevations. White render will be used for rear elevations. Increased reconstituted stone detailing such as frames and lintels will be used on the Watt Street frontage and the entrance square to formalise a streetscape language of modulation and repetition and create a sense of arrival on entering the site.

Landscape

The landscape proposals provide a high quality environment within a mill settlement context whilst providing sufficient parking for all units. A series of low walls and piers define the entrance square, and in conjunction with the enhanced frontages, create a sense of arrival and place within the site.

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 native species to increase the bio-diversity of the site.

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.



Access

Vehicular and Pedestrian Access

Vehicular and pedestrian access is from Watt Street with separate pedestrian pavement and vehicular carriageway. The gradient is kept below 1:12 for the entrance. The entrance is not gated.

Access is shown maintained to Falcon House.

Car parking

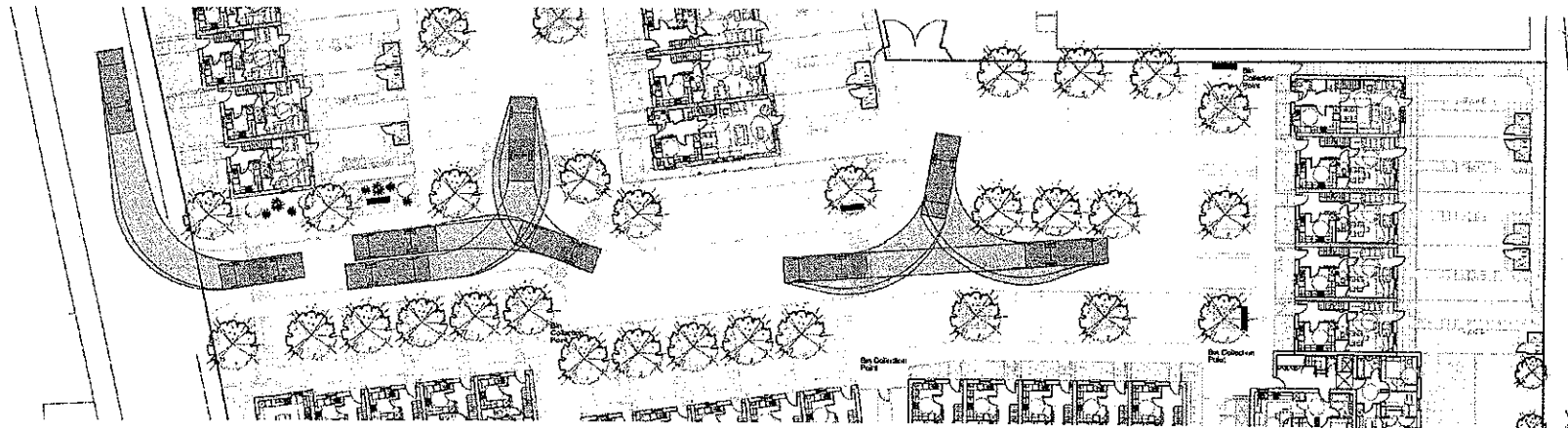
A combination of in-curtilage and courtyard bay parking is provided giving 63no. spaces.

Inclusive Access

All approaches to houses provide level or ramped access and sufficient clear opening door widths. No ramps exceed 1:12 and external door widths are over 900 c/o.

Emergency Services

Emergency services can access the front of all dwellings from the courtyards and carriageways. The tracking plan below shows a refuse vehicle, typically larger than emergency services vehicles.



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.



