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**Proposed residential development schemes
totalling 113 dwellings (81 market and 32 affordable units)
at land (2 related sites) off Woone Lane, Clitheroe
plus related highway improvement scheme at
Primrose Road/Whalley Rd junction
By Beck Developments Ltd**

DESIGN & ACCESS STATEMENT – MEARLEY CROFT SCHEME



Introduction

The purpose of this document is to support the Mearley Croft part of the co-joined planning application being a full application for the erection of 32 affordable dwellings with access from Woone Lane. The proposal is intended to deliver the residential scheme contained within (Primrose) Area Policy A1, contained within the saved Local Plan. The site (and the residential proposal) is closely bonded with the broader intention to regenerate the adjacent woodland and water areas at Primrose Lodge for public open space and nature conservation area – the delivery of which is being jointly promoted by the Council and the applicants.

The requirement for a Design & Access Statement has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005).

The report has been formatted to confirm to the guidance notes of the CABI Design & Access Statement document. The report, while addressing the CABI recommendations for outline Planning Statements, will also expand upon certain design principles and aims, which will inform the design development of the scheme.

- Design Principles

- 1.1 Site Description
- 1.2 Constraints and Opportunities
- 1.3 Sustainable Development
- 1.4 Access
- 1.5 Layout & Scale
- 1.6 Design & Appearance
- 1.7 Landscape

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1.1 Site Description

The development site is located off Woone Lane (edged red) Clitheroe and has an area of 0.88 hectares. The site is a short walk from Clitheroe town centre and is bounded by Woone Lane and the rear aspects of numbers 59 – 97 Woone Lane to the northwest and Primrose Lodge to the southern boundary. To the east of the site is Mearley Brook.

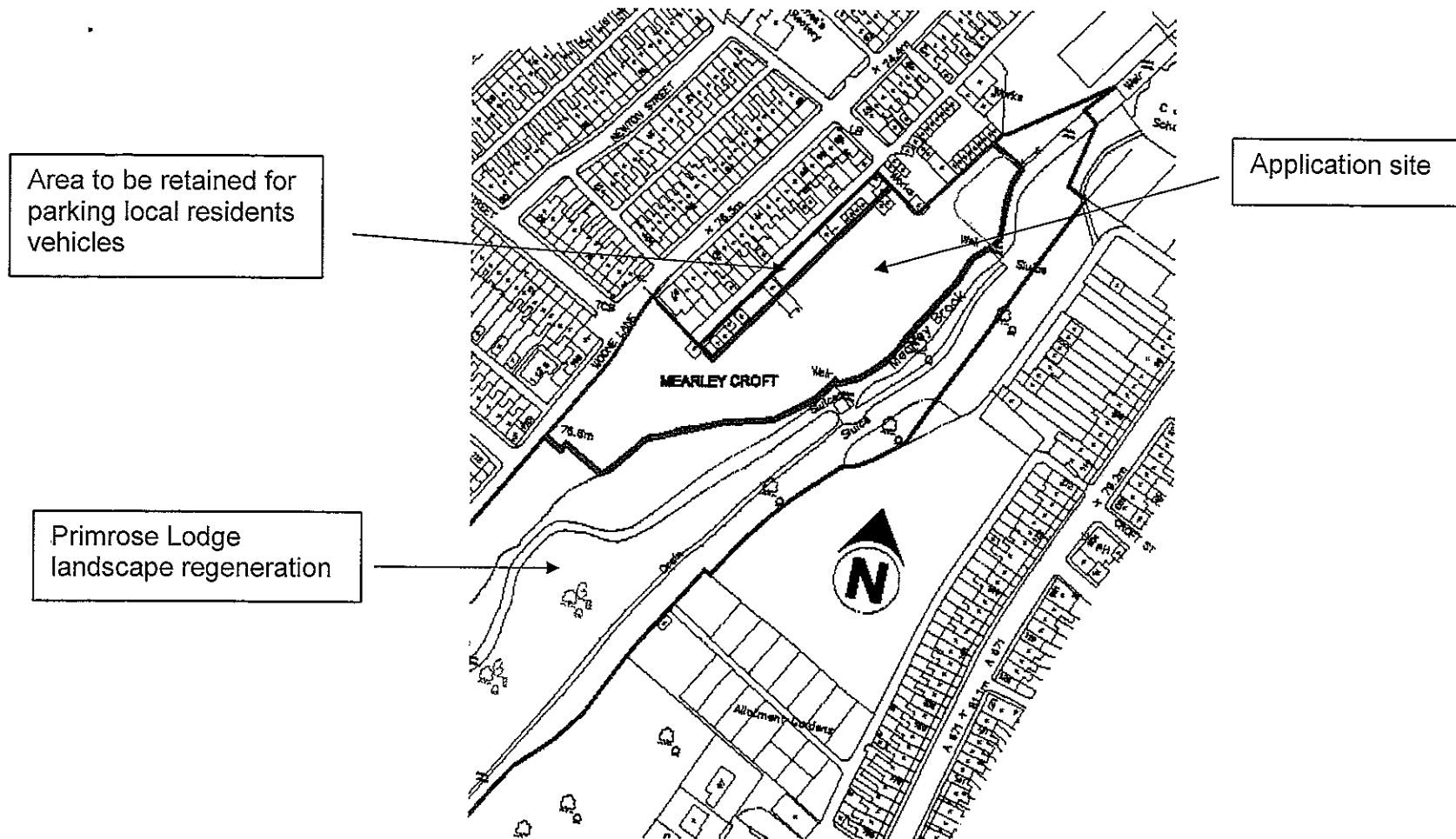
The land slopes from Woone Lane down to Mearley Brook. The site is presently overgrown and contains a number of trees most of which are self-seeded and of relatively recent origin.

Much of the site is being used as chicken runs and former allotment, many of which contain temporary structures – some in poor condition. Much of this area has a run down appearance.



The applicant also controls a rectangular area of land to the northwest boundary (edged blue). This area has been used for car parking and garaging by local residents over the years and it is the applicants intention to leave that area unaffected by the application in order to safeguard parking for existing local residents.

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1.2 Constraints & Opportunities

Constraints

- The site is closely related to the intentions for the restoration and long term landscape management of the Primrose Lodge woodland / water areas and must compliment that proposal, through careful siting and design.
- Falling site levels impact upon highway layout and property siting.
- The access position from Woone Lane has been pre-determined.
- Adjacent Mearley Lodge and Mearley Brook compliment the scheme quality but at the same time impose design constraints through the need to respond to Environment Agency requirements in respect of any perceived flood risk and development (easement) set back from the watercourse.
- The site adjoins a high density traditional terraced housing area and should respond to its context.
- Given the site's longstanding development intention (Local Plan Area Policy A1) and its acknowledged excellent accessibility credentials, and early start date is preferred, especially for an affordable housing scheme. That time will almost certainly be in advance of a start on landscape regeneration works associated with the Lodge and its wooded perimeter (scheme presently being co-ordinated by the Council, aided by developer funding).
- The scheme must be commercially viable.

Opportunities

- The Council (and local residents) have long sought improvements to this part of Clitheroe (Local Plan Area Policy A1 and previous Primrose Development Brief). This is an opportunity to help deliver those aims.
- Most of the site is underused, and unattractive. Even the wooded areas are of poor unmanaged quality. This is an opportunity to address the present neglected state on a long term, well managed basis.
- Mearley Brook and Primrose Lodge (whilst imposing locational and level constraints) offer an opportunity for a high quality landscaped setting for a residential scheme in close proximity to the town centre.
- Excellent bonding with the existing built-up area, compiled with excellent access to key facilities, shops, jobs and public transport create a highly desirable and sustainable location for a new housing scheme.
- High accessibility also supports a sustainable housing option.
- Lancashire County Council has confirmed that the existing highway system can accommodate this limited 32 unit scheme without the need to undertake any off-site improvements. This benefit delivery timing and would bring forward a development start.

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1.3 Sustainable Development

The site is located within a well established residential area of Clitheroe and is an allocated housing site within the current statutory development plan. The site has excellent transport links and is a short walk into the centre of town.

The UK has set itself a target to reduce CO2 emissions by some 60% by 2050, with real progress to be achieved by 2020. Although these CO2 emissions include all emission sources, it is widely accepted that a share of this is achieved through residential development and the way people live, as CO2 emissions from the housing account for 27% of the UK's carbon footprint.

To tackle this and to ensure a greener future, policies and programmes have been set up at all levels to guide development towards significant reduction of CO2 emissions.

The adopted philosophy for this scheme is in line with PPS1 and building regulations approved document L1A (Oct 2011) and the government's commitment to sustainable development.

The development will also be constructed with 10% of the energy coming from regenerate sources.

1.4 Access

All footpaths within the development will be fully inclusive and accessible to all potential users. It is the intention that that approach will mean that road users show due respect to both pedestrians and cyclists. Beyond the site pedestrians and cyclists have good opportunities to visit the town centre, a short walk away, or access to the open countryside. The site is a five minute walk from Whalley Road where principal bus routes provide regular services to the town centre and, from Whalley Road, to the adjoining communities of Whalley and Barrow as well as further a field to other towns.

The main bus and rail interchange is located within Clitheroe town centre only ten minutes walk away.

The only point of vehicular access to the site is off Woone Lane, to which the site has approx 73m frontage. The access road creates a junction with Woone Lane adjacent to 1 Victoria Street, and has visibly splays of 2.4m x 43m.

The proposal also include a new 2m footpath to the frontage of the site to Woone Lane. The road has been designed after a meeting on site with Martin Nugent of LCC.

The site is accessible to both local and strategic highway networks with good connections to Preston M6 – Leeds M1 / A1 via the A59 which is the main distribution road adjacent to Clitheroe.

Access to the development will seek to conform with the requirement set out in the Disability Discrimination Act 1995. In order to achieve this, guidance will be gained from the documents below:

- BS8300: 2001 designs of buildings and their approaches to meet the needs of disabled people – code of practice.
- Approved document M of the building regulations published 2001.

Level access will be provided to all properties with accessible thresholds. It should be noted that all floors of the Primrose Mill conversion will be served by a lift allowing a barrier free access to all.

1.5 Layout & Scale

The site lies in an area bounded by Victorian terraced housing to the northwest and Mearley Brook to the east. The site also has a 70m frontage onto Woone Lane. With regard to the layout the southwest area of the site that fronts Woone Lane and runs down to the original lodge wall has been dictated by the topography of the site and also had a bearing on the access point onto Woone Lane.

The new estate road fall at 1:15 from Woone Lane down to plots 12 -14.

The layout has dwellings fronting Woone Lane (plots 1 – 7), these properties ensure that the new scheme has a close bond with the existing residential street scene of Woone Lane.

Plots 4 – 7 are split level dwellings which allows the design to fall 2.65m without the use of any retaining structures. The parking for these properties are also at the highest part, adjacent to 97 Woone Lane.

Plots 8 – 11 on the north side of the access road step down in line with the gradient of that section of that road. To the south of the road in this area is a small amount of parking for plots 12 – 14 and open land that slopes down from the new road down to the site boundary.

The remainder of the site is fairly level and has an approximate width of between 30m – 40m which dictates single side development. In this area we have kept the accessway tight against the northwest boundary with a 2.3m timber fence and a new hedge. This allows a row of housing fronting the road and having rear aspects over Mearley Brook (plots 12 – 26). Plots 27 – 32 have been designed at 90 degrees to plots 12 – 26, this gives closure to the scheme. With regard to scale this has been mainly dictated by the fact the scheme is 100% affordable housing and has been designed in accordance with local housing needs, in consultation with a local housing association.

The massing to Woone Lane has been designed at 2/3 storey dwellings. which is consistent with the existing massing of the street scene of Woone Lane, although the relative site levels will result in the existing Woone Lane terrace being more prominent than the new dwellings.

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The rear elevation of plots 4 – 7 are 3 storey, this is due to the fact that these plots are split level.

The massing for the remainder of the site varies from single storey bungalows to a three storey apartment block.

Due to the topography of the site plots 12 – 14 are split level and as a consequence the front elevation is two storey and the rear three storey.

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1.6 Design & Appearance

The development site is only bounded by housing on its northwest boundary and mainly consists of Victorian stone houses in the form of long terraces.

The appearance of the existing housing is mainly buff coloured stone and painted stone walls and slate roofs.

Stone windows are still sash timber windows painted white. However, a high number of properties have had replacement UPVC windows.

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1.7 Landscaping

The landscaping features for this development has been assessed within the context of the larger scope of Primrose Lodge which has been informed, to date, by the detailed site approvals undertaken by TEP, on behalf of the Council.

With regard to the existing trees please refer to the "Arboricultural Implications Assessment" carried out by TEP.

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DESIGN & ACCESS STATEMENT – PRIMROSE VILLAGE PHASE 2



Introduction

The purpose of this document is to support the Primrose Village Phase 2 part of the co-joined planning application being an outline application for 81 market houses, the affordable component of which would be accommodated, in advance, on the linked Mearley Croft scheme.

The requirement for a Design & Access Statement has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005).

The report has been formatted to confirm to the guidance notes of the CABE Design & Access Statement document. The report, while addressing the CABE recommendations for outline Planning Statements, will also expand upon certain design principles and aims, which will inform the design development of the scheme.

- Design Principles

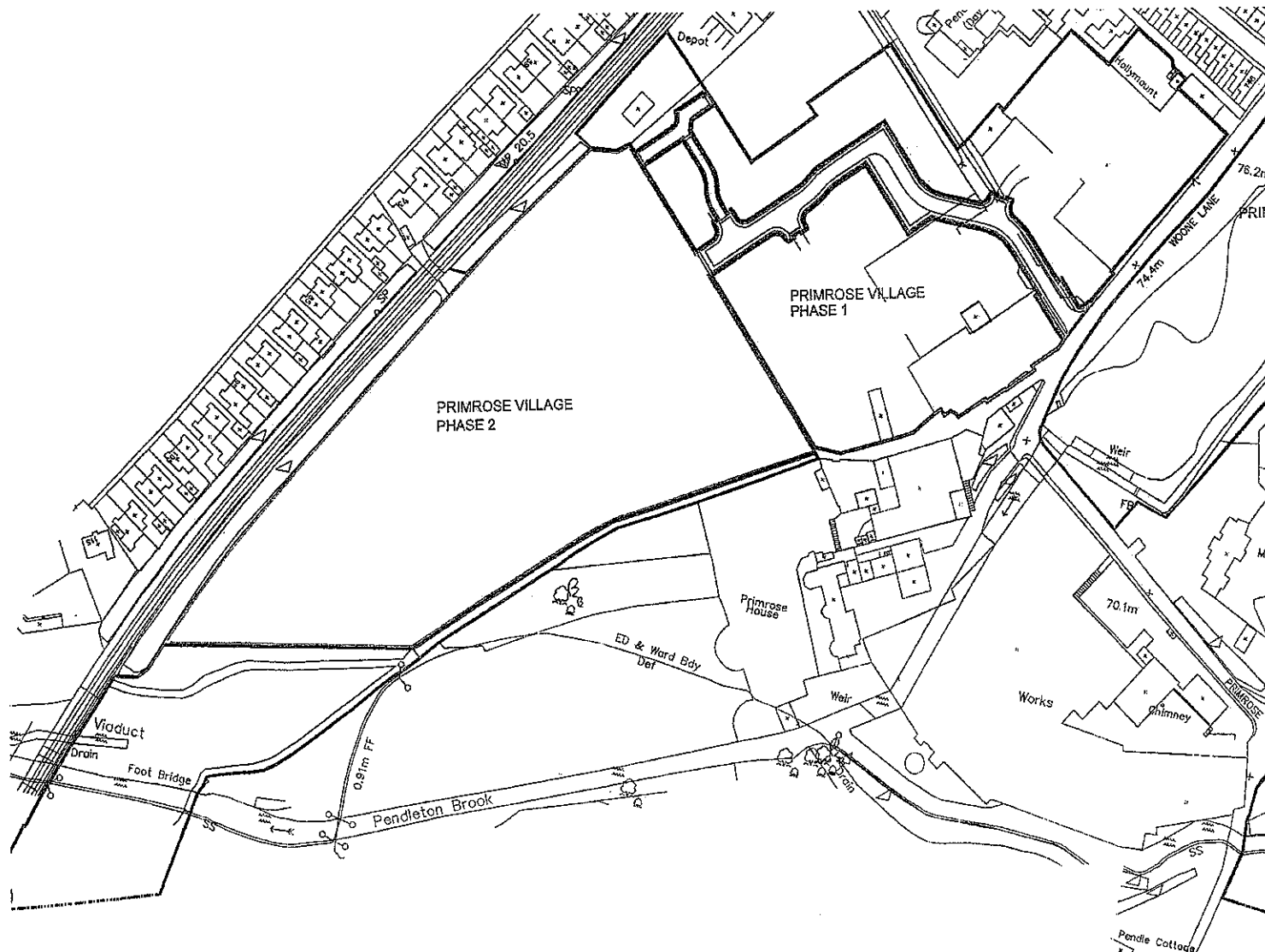
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1.1 Site Description

The development site is located off Woone Lane (edged red) and includes the highway link through phase 1 back to Woone Lane and has an area of 2.78 hectares. The total (red edged) site area of 2.78 hectares includes the aforementioned link roads through Phase 1. The actual residential development area contained within the intended development site itself is 2.48 hectares. The site is a short walk from Clitheroe town centre and is bounded by the railway line to the west and Primrose Village phase 1 development to the northeast.

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1.2 Constraints & Opportunities

Constraints

- The western boundary of the site runs parallel with the railway line, with the south eastern boundary being footpath 17 whose retention as a countryside link is important.
- The site has a United Utilities drain running from the northeast boundary across the site down through the southwest boundary. This drain has a 13m easement.
- The access point from phase one has been pre-determined.
- The site is being part of the wider Primrose Village concept, is related to the intentions for the restoration and long term landscape management of the Primrose Lodge woodland / water areas and must compliment that proposal, through careful siting and design of its properties and by convenient highway and footpath infrastructure.
- The urban fringe location calls for high quality design.
- A start on development must follow from continued progress on the Phase 1 scheme and would follow completion of the Mearley Croft affordable scheme and Whalley Road junction improvements.
- The scheme must be commercially viable.

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Opportunities

- Excellent bonding with the existing built-up area, coupled with excellent access to key facilities, shops, jobs and public transport create a highly desirable and sustainable location for a new housing scheme.
- High accessibility also supports a sustainable housing option.
- Ability to plug into the existing public footpath network and the improved footpath intentions.
- The ability to utilise the open area to the southwest boundary down to Pendleton Brook.
- Benefits from the longer term regeneration of the wider Primrose Lodge (and “Primrose Village”) project.

1.3 Sustainable Development

The site is located close to the established Primrose residential area and adjacent to the developing Primrose Phase 1 scheme. The site has close public transport links and is a short walk into the centre of town. This will be further enhanced by the intended new footpath link through the Primrose Lodge landscape regeneration site.

The UK has set itself a target to reduce CO2 emissions by some 60% by 2050, with real progress to be achieved by 2020. Although these CO2 emissions include all emission sources, it is widely accepted that a share of this is achieved through residential development and the way people live, as CO2 emissions from the housing account for 27% of the UK's carbon footprint.

To tackle this and to ensure a greener future, policies and programmes have been set up at all levels to guide development towards significant reduction of CO2 emissions.

The adopted philosophy for this scheme is in line with PPS1 and building regulations approved document L1A (Oct 2011) and the government's commitment to sustainable development.

The development will also be constructed with 10% of the energy coming from regenerate sources.

1.4 Access

All footpaths within the development will be fully inclusive and accessible to all potential users. It is the intention that that approach will mean that road users show due respect to both pedestrians and cyclists. Beyond the site pedestrians and cyclists have good opportunities to visit the town centre, a short walk away, or immediate access to the open countryside. The site is a five minute walk from Whalley Road where principal bus routes provide regular services to the town centre and, from Whalley Road, to the adjoining communities of Whalley and Barrow as well as further a field to other towns.

The main bus and rail interchange is located within Clitheroe town centre only fifteen minutes walk away.

The only point of vehicular access to the site is to connect into the accessway from phase 1 on the northeast boundary

With regard to the wider highway issues, it is acknowledged that the Whalley/Primrose Road junction would require improvement to serve the 81 additional houses. Martin Nugent, of Lancashire County Council has advised on the junction requirements – which are in turn, reflected in the Transport Report (SBA).

For further details please refer to the TA N01951.1

The site is accessible to both local and strategic highway networks with good connections to Preston M6 – Leeds M1 / A1 via the A59 which is the main distribution road adjacent to Clitheroe.

Access to the development will conform with the requirement set out in the Disability Discrimination Act 1995. In order to achieve this, guidance will be gained from the documents below:

- BS8300: 2001 designs of buildings and their approaches to meet the needs of disabled people – code of practice.
- Approved document M of the building regulations published 2001.

Level access will be provided to all properties with accessible thresholds. It should be noted that all floors of the Primrose Mill conversion will be served by a lift allowing a barrier free access to all.

1.5 Layout & Scale

The access part to the site is fixed from Phase 1 on the northeast boundary of the site. We have continued this accessing into the site for approximately 40m on the same line as Phase 1 and have designed houses either side to continue the strong street scene to the main accessway for both Phases.

The design off the road then forms a junction, this allows closure to the street scene and allows the road to follow the drain easement to maximise the site.

The majority of the housing to the west of the main accessway for Phase 2 are side-on to the access, this is mainly due to the space between the easement and the site boundary.

To the eastern part of the site we have a courtyard of housing served off the main estate road.

Again the middle part of the site forms a cul-de-sac arrangement with a footpath link to the existing public footpath network. This also allows the properties either side to run parallel with the rack, this gives the opportunity to open the scheme to this boundary.

The southwest area of the site is closed off with a cul-de-sac arrangement off the main estate road, this gives a strong street scene and closure to this area of the development allows properties to have rear aspects overlooking the open land down to the Brook.

With regards to the scale, there is a 50% mix of detached and terrace/townhouse dwellings with 28 dwellings having 2 5 storey and the remainder at 2 storey.

1.6 Design & Appearance



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The site is bound by housing on the other side of the railway line to the western boundary. However, the housing built on Phase 1 will be of greater relevance to this site.

The design and appearance will follow that of Phase 1 in scale and materials, however the density will be reduced given the site's location in an urban fringe setting.

Being an outline application it is anticipated that the detailed design and appearance of the dwellings would be addressed at Reserved Matters stage.

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1.7 Landscaping

The landscaping features for this development have also been assessed within the context of the larger scope of Primrose Lodge which has been informed, to date, by the detailed site approvals undertaken by TEP, on behalf of the Council.

With regards to the landscape context for the site please refer the landscape site assessment carried out by TEP.