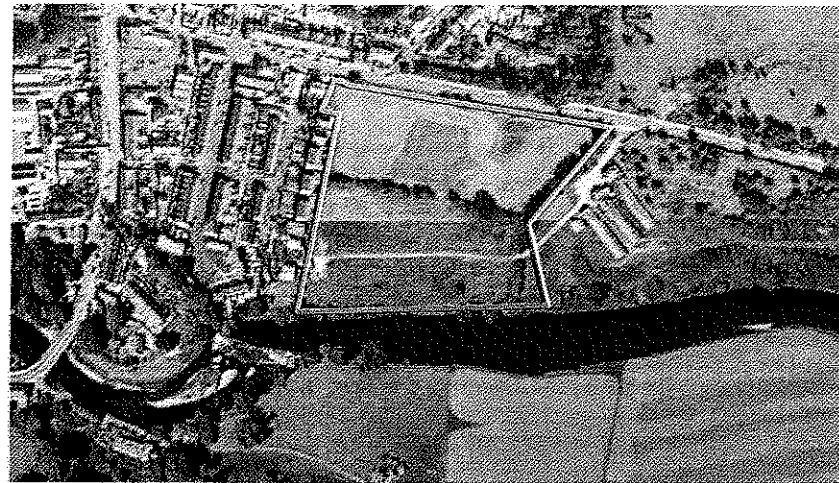


320120179P



**Outline Planning Application for the erection of 38 elderly persons' bungalows
and 40 retirement apartments, formation of car parking area for Whalley and
laying out of riverside open space**

Site at Accrington Road, Whalley, Lancashire

Design and Access Statement

Including Utilities Statement

16th February 2012

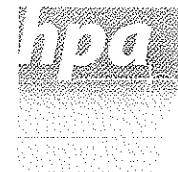
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Written by: R4R/v

Checked by: R4R/v

29 CASTLE HILL LANCASTER LA1 1YN

hpa



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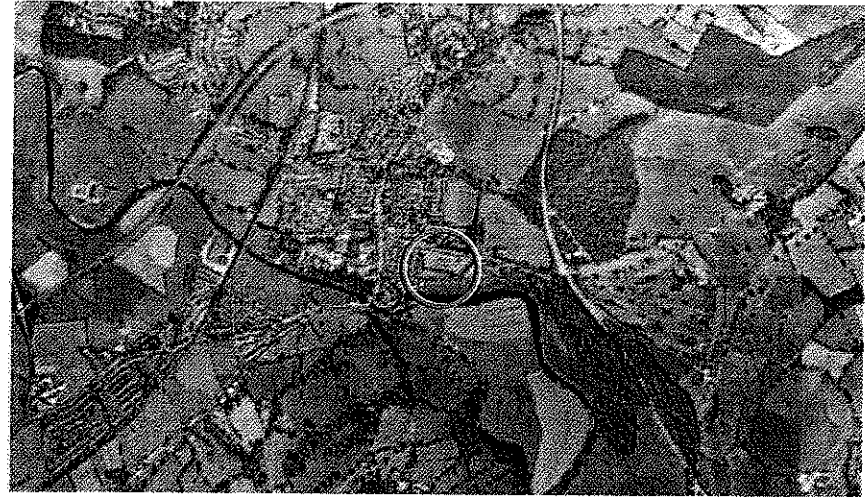
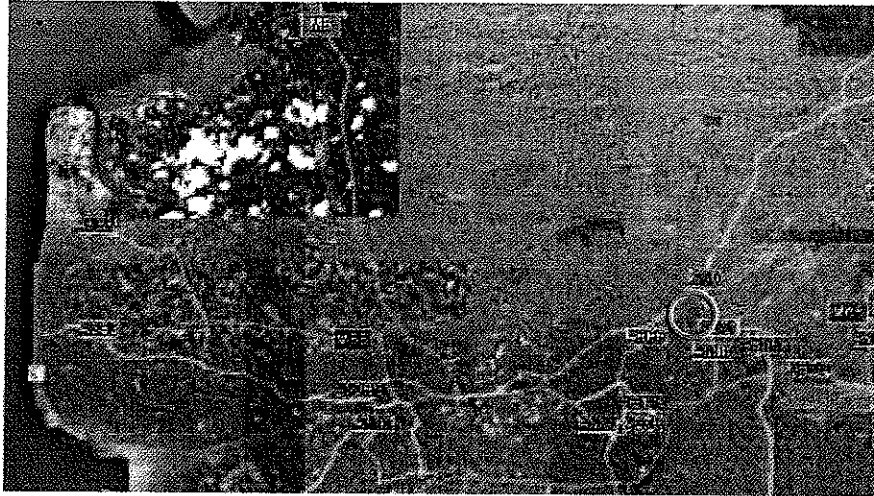
1.0	THE SITE AS EXISTING:
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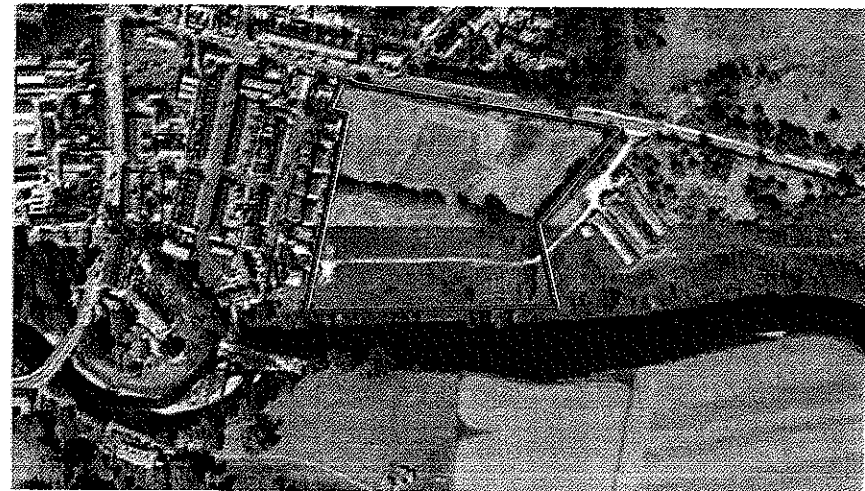
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1.0 The site as existing

1.1 The site as existing – Site Location



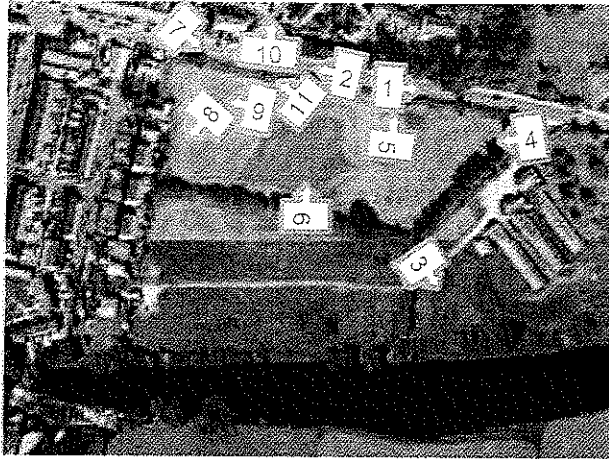
The site is located on the eastern side of Whalley in the Ribble Valley
The site sits on the Southern side of Accrington Road, which is the
main approach to Whalley from the East from the A671



Source: GoogleEarth

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1.2 The site as existing – Site Photographs



Key: Location of photographs.



1. Accrington Road looking East (away from Whalley)



2 Accrington Road looking West (towards Whalley)



3: The River Calder

1.2 The site as existing – Site Photographs (cont'd)



4 The site viewed from the public footpath to the East



5 The embankment to Accrington Road



6 Accrington Road from the site.



7: The site from Accrington Road

1.2 The site as existing – Site Photographs (cont'd)



8 Woodfield View boundary looking towards the river.



9 Woodfield View Boundary



10 Entrance to Sydney Avenue opposite



11: Accrington Road looking towards Whalley

2.0 Design Strategy

2.1 Design Strategy - Design Statement

This Planning Application is being submitted in Outline Form. Therefore the actual proposals for the layout of the site, and the design of the buildings are only indicative at this stage. Their main purpose is to establish the principle of development of this description and nature on this site. Should this application be successful, then further, and more developed design proposals will need to be submitted to the Local Authority for Reserved Matters Approval.

The proposal is specifically aimed at providing residential accommodation for the elderly, in response to identified local housing needs.

The following Design Concepts have been followed at this initial stage:

The site layout:

- To create a site layout which promotes pedestrian activity. To achieve this, the highways network is a 'loop route' around the site. This contains a footway on at least one side of the road at all times. There are pedestrian connections to the public footpaths to the East and South of the site, as well as to Accrington Road in the NW corner of the site.
- The circular road layout is also in accordance with suggested Highways layouts in 'The Manual for Streets'.
- The site has been designed to make the most of the existing hedgerow cover. This will be bolstered and improved as part of the proposals.
- The taller 2 storey buildings are located in the NE corner of the site, where significant level changes provide visual screening to 2 elevations.
- The connection to Accrington Road is a position best suited for Highways Safety.
- Nominal overlooking distances between dwellings are met throughout the site (and are often exceeded).
- A 16m screening and buffer zone is provided at the southern side of the site beside the River Calder.

The materials:

In all cases, it is proposed that either natural or reconstituted stone will be used for walling, with some render and timber provided to break up the elevations in appropriate locations. The roofs will be natural slate. These materials will complement those on the existing neighbouring buildings.

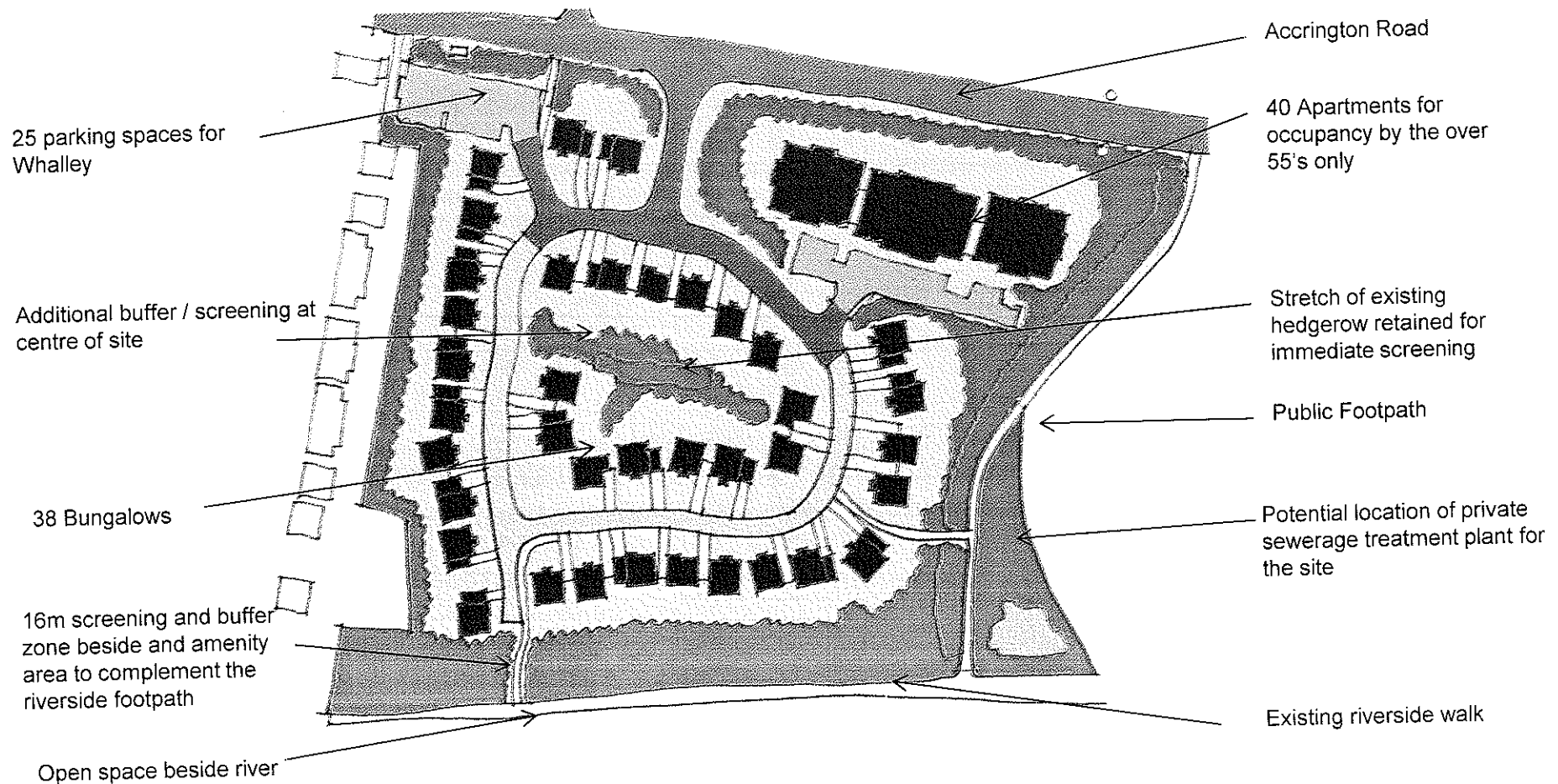
The buildings:

Indicative elevations for the bungalows and the apartment building are included within sections 2.3 & 2.4 of this document.

Indicative Layout:

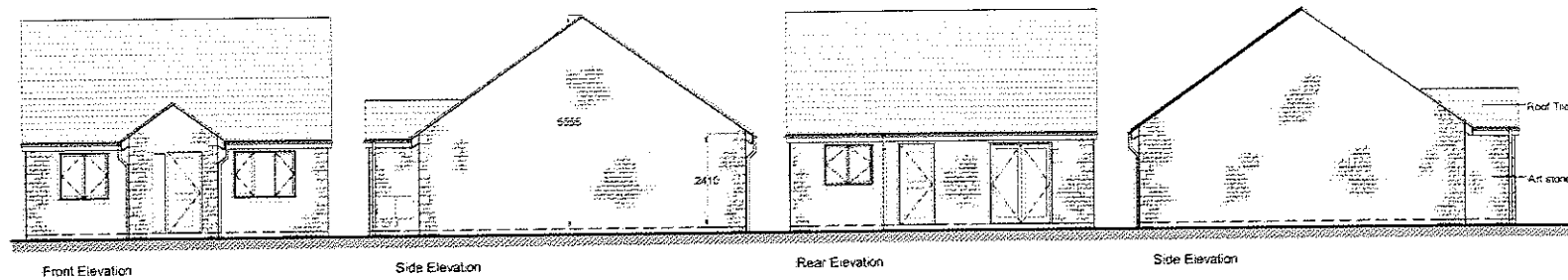
An indicative layout of the site is included on the following page:

2.2. Design Strategy - Indicative Site Layout

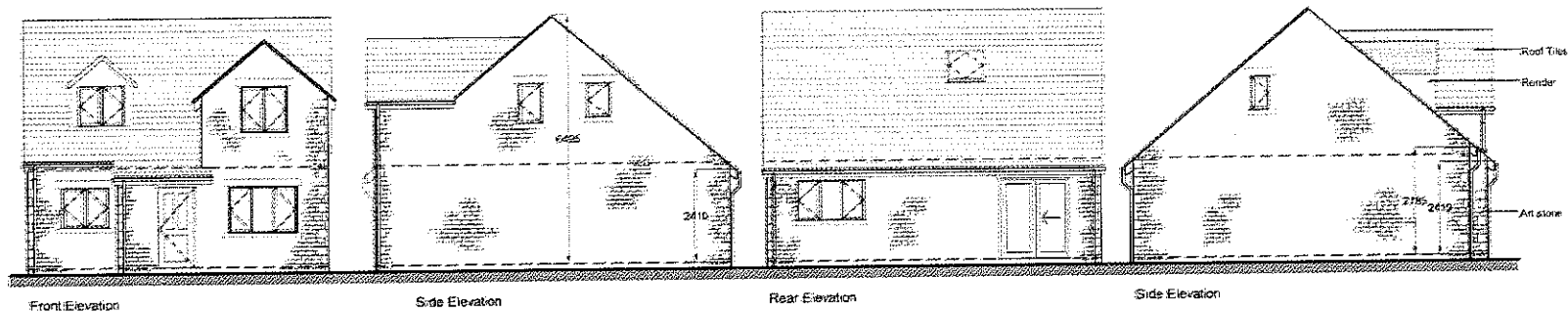


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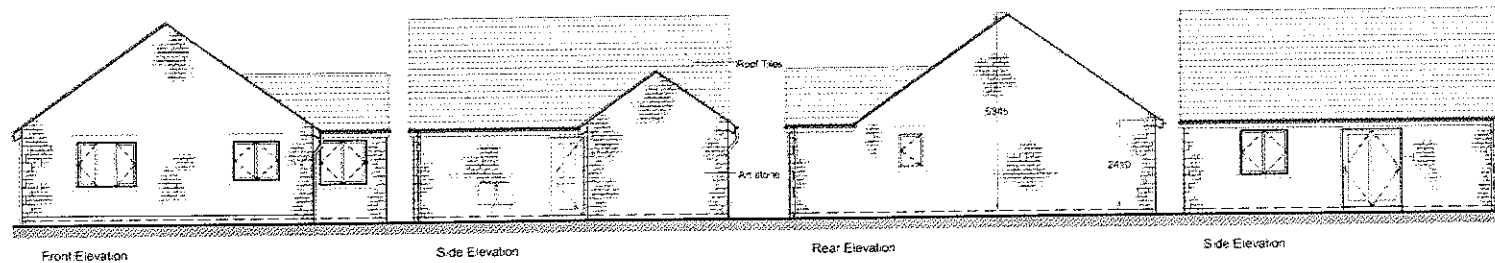
2.3 Design Strategy - Indicative Elevations for the Bungalows:



Extract from Drawing 1637-050: Bungalow Type A Elevations

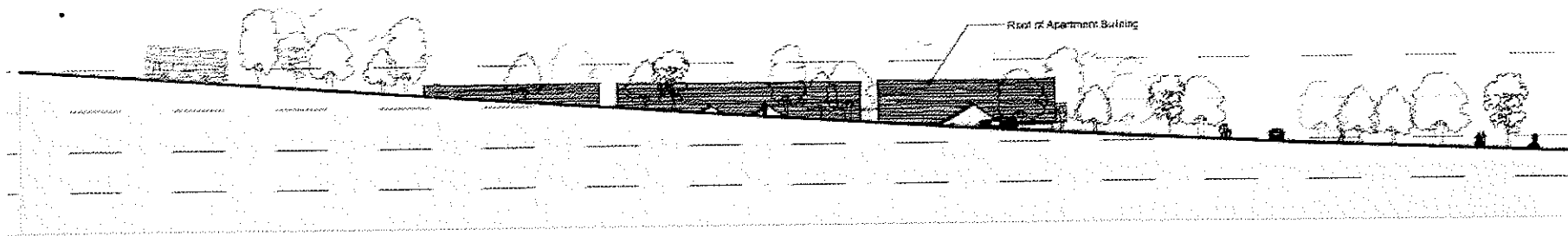


Extract from Drawing 1637-051: Bungalow Type B Elevations



Extract from Drawing 1637-052: Bungalow Type C Elevations

2.4 Design Strategy - Indicative Sketches for Apartment Building:



Elevation of Apartment Building from Accrington Road



Sketch Elevation of the Front (South) of the Apartment Building

- The apartment building is designed to contain 40no apartments of between 525 – 600 sq ft. The footprint is based upon other built examples of this genre of building
- The building has been designed as a row of two storey buildings, which are linked. The linear nature of the plan and massing has been influenced by a row of existing buildings on King Street in the centre of Whalley
- The building is located in the NE corner of the application site, where there is a significant level change between the site and Accrington Road. This relationship is demonstrated in the drawing at the top of this page
- It is envisaged that the materials will be reconstituted stone with a natural slate roof

3.0 Access Strategy

(Including Lifetime Homes Compliance)

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3.1 Access Strategy - Access Statement

Access has been a key consideration of the Outline Scheme Design

The site:

The main vehicular access from Accrington Road will have short section of gradient greater than 1:20 but no greater than 1:12 (which is within adoptable road design standards), as there is a significant level difference between the road and the site. However, from the first road junction within the site the remainder of the site is to be designed to be level (no steeper than 1:20 gradient – which is deemed to be level by the Building Regulations), and this is demonstrated within the proposed site sections on drawing 1637-041.

The pedestrian connection from the North-West corner of the site to Accrington Road is also possible within a maximum gradient of 1:20

The apartments:

The exact design for these units is not yet known, although it is proposed that this building is presented as an apartment block specially adapted for use by elderly residents. This building, by its very nature, will be fully accessible and will comply with the Lifetime Homes criteria. Full details of this building will be presented at Reserved Matters Stage.

The dwellings:

To this stage the proposed layouts of the bungalows are being provided for information purposes only. However, by their very nature as single-storey buildings, they are relatively straightforward to design to a high level of Accessibility. The proposals will comply with Approved Document Part M of the Building Regulations. They are also designed to comply with Lifetime Homes.

"The Lifetime Homes Standard seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households. This offers the occupants more choice over where they live and which visitors they can accommodate for any given time scale. It is therefore an expression of Inclusive Design."

Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations." source: www.lifetimehomes.org.uk

A preliminary Lifetime Homes Assessment of the proposed bungalows is provided overleaf:

A Lifetime Homes Assessment for the bungalows is as follows:

This concludes that compliance with Lifetime Homes is achievable with the initial designs for the bungalows.

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4.0 Technical Issues

4.1 Technical Issues - Summary

Planning Statement & Affordability

A Planning Statement is provided by Janet Dixon Town Planners Ltd. A draft Section 106 Agreement is included within the Planning Statement

Highway Issues

Pre-application consultation has already been by both HPA and RBVC with Lancashire County Highways. A Transport Assessment by PSA is included as part of the application. A summary of the Highways Strategy (design concept etc) is included in the following section of this document

Flood Risk Assessment

This has been carried out due to the size of the application area and accompanies this application. The report has been prepared by PSA Design Ltd

Please note that the levels of site are being altered. This is discussed in more detail within the FRA

Tree Issues

A key consideration in the design of this scheme has been to retain the mature trees, and hedgerow (where possible) within the site to provide instant screening and visual amenity benefits. Further details are provided within the Tree Survey which accompanies the application

Landscape & Screening Strategy

As this is an Outline Application, and Layout is not requested as a Reserved Matter, it is not possible to provide exact Landscaping Proposals at this stage. However, a Landscaping Strategy is provided within the Design and Access Statement to show how landscaping can be integrated in the proposed site layout to provide screening and to bolster the existing vegetation on the site

Visual Impact Assessment:

A Visual Impact Assessment accompanies the application.

Heritage Statement:

A Heritage Assessment accompanies the application.

Utilities Statement

This is provided as a section of the Design and Access Statement.

Ecology

A survey has been carried out by Envirotech, and is included as part of the application. This concludes: *"There was however no conclusive evidence of any specifically protected species regularly occurring on the site. . . . enhancement of the site through landscaping, tree planting and a riparian buffer zone will result in significant ecological improvement of the site"*

Contamination Report

A Phase 1 Desktop Study accompanies the application

Waste & Recycling Strategy

A central storage area containing all the bins and recycling containers serves the apartment building. This is located in an accessible position for the refuse collection wagons. The remaining houses on the site have capacity to store all their bins and recycling boxes in their back gardens

Lifetime Homes Compliance Statement:

This is provided as a section of the Design and Access Statement

Sustainability

The proposed dwellings will all be built to comply with Code For Sustainable Homes Level 3

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4.2 Technical Issues - Highways Strategy (Including Rights of Way)

The Highways Strategy is as follows (a diagram is also provided overleaf)

A more comprehensive Transport Assessment has been prepared by PSA and is included as part of the application:

Site Access:

- This is taken direct from Accrington Road, which is very wide (circa 9m) and straight as it passes the site. The centreline of the proposed access is approx 32m away from that of Sydney Avenue opposite.
- The proposed access lies where the existing 30mph zone starts. It is proposed that the 30mph zone is relocated 100m to the East of it's existing position.
- The site access has been subject to a pre-application discussion with Martin Nugent at Lancashire Highways, who was in principle with the new access being placed in any location on the Accrington Road boundary of the site.

Road Layout inside the site:

- Following the mandatory level stretch of the road by the junction there is a steady slope down to the main level of the site. From here, the road layout is circular which facilitates travel around the site, and reduces the need for vehicles making 3 point turns within the site, which we believe is beneficial for Highways Safety. The circular route features traffic calming by means of narrowing and changes in surface finish.
- The circular route also provides a pedestrian route around the site, and connects into the existing footpath by the river.

Pedestrian Access:

- There is a continuous footway around the road network around the site.
- A 1:20 gradient level connection from the site footways to the footway on Accrington Road can be achieved via the proposed footway link through the parking area in the North-West corner of the site.

Whalley Parking:

Our client is aware of the recent issues of parking within the centre of Whalley which is 200m away. A parking area containing 25 spaces is being proposed to relieve some of this pressure.

New Bus Shelter:

The existing Westbound Bus stop on Accrington Road has no shelter, and there is no space on the pavement for one at this position. The applicant is willing to relocate the Bus Stop 95m to the East, where a shelter can be erected.

Public Rights of Way

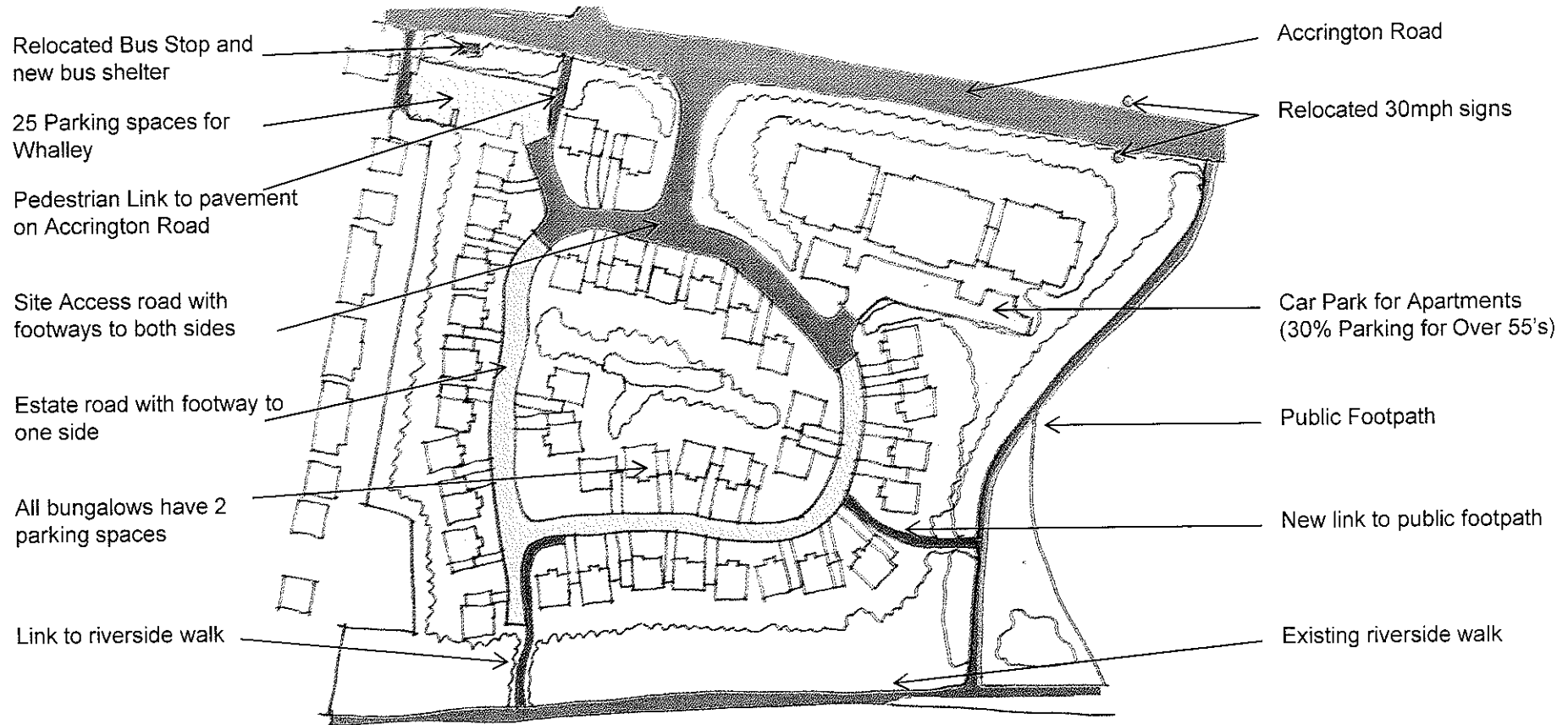
There are no changes to the existing Public Rights of Way to the South and East of the site.

Sustainability / Access Audit:

This is included in the PSA Transport Assessment. The result is 20 which places the site as 'Medium Accessibility'.

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4.2 Technical Issues - (cont'd) Highways Strategy (including Rights of Way)



Not to scale

4.3 Technical Issues - Landscape & Screening Strategy:

The screening strategy is as follows:

The site is currently Agricultural Land which is predominantly open, and it is appreciated that development will be visible from some view points around the locality. This is covered in further detail within the Visual Impact Assessment which accompanies this application.

However, a Landscaping Strategy is proposed which provides screening to lessen the impact of the site when viewed from various viewpoints within the locality

As this is an Outline Application, the exact type, quantity and species of the planting is not yet known. However, a strategy is being provided to show how planting can be used provide screening to the proposals. The strategy is as follows:

- A 16m wide screening band is provided to the Southern Boundary of the site by the River Calder. Existing open space between the footpath and the river would be maintained.
- The hedgerow along the footpath to the East of the site is retained and bolstered
- Some of the existing hedgerow in the centre of the application site is retained as screening between the proposed dwellings
- Screening is adding to the boundaries to Accrington Road, the West and the East

A diagram of the strategy is provided on the following page of this document

Photographs opposite:

Top. River Calder

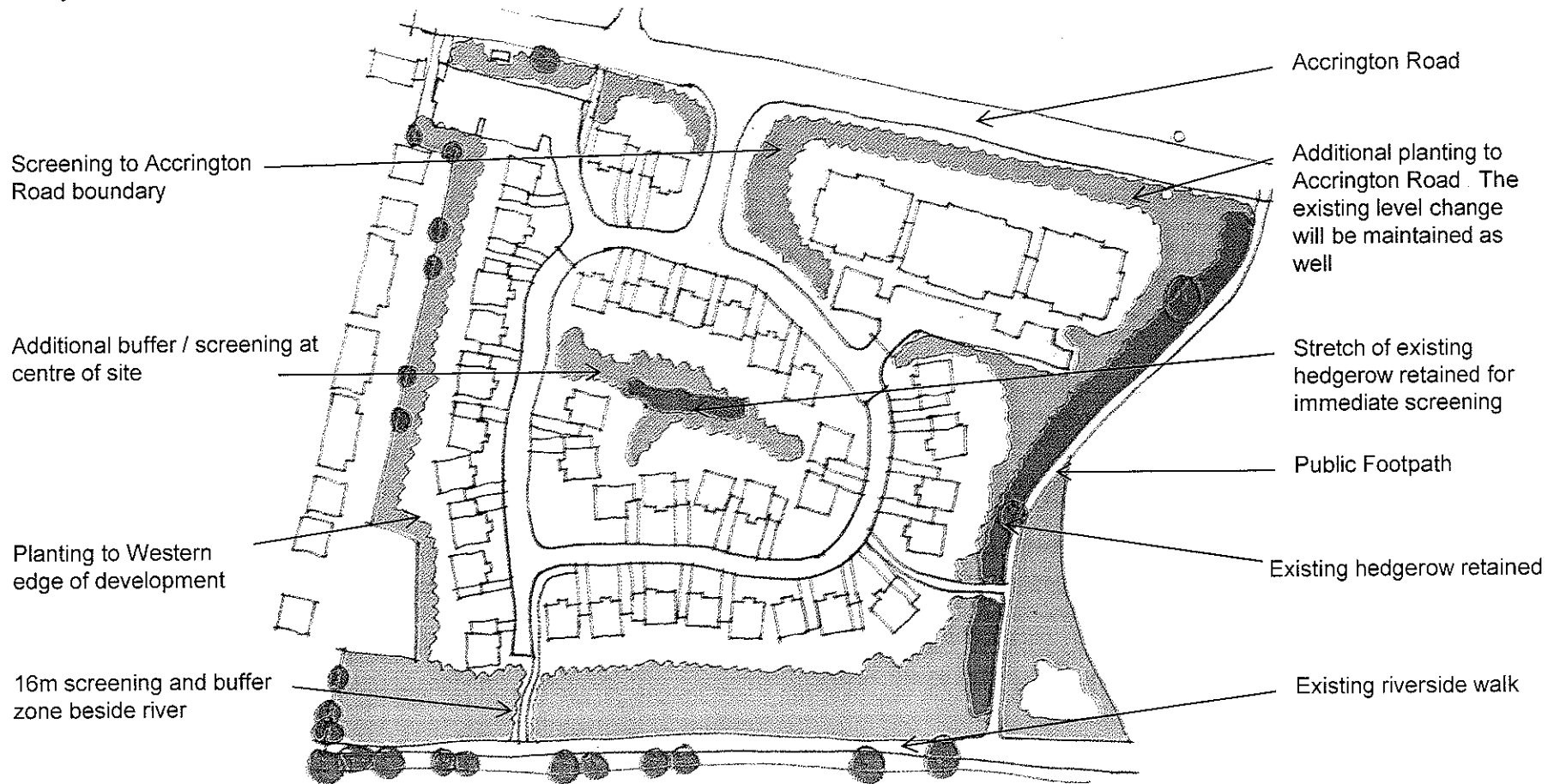
Middle Hedgerow on Eastern Boundary providing screening

Bottom View of site from NE corner showing hedgerow at centre of site



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4.3 Technical Issues - (cont'd) Landscape & Screening Strategy



Light Green = Additional Planting
Dark Green = Existing hedgerow and trees

Not to scale

4.4 Technical Issues - Utilities Statement:

1.0 Introduction:

The following assessment forms part of the above Planning Application to Ribble Valley Borough Council. A Utilities Statement is required for all major new housing developments

2.0 Nature of Application:

The Planning Application is an Outline Application, and only requests Reserved Matters Approval on Access and Scale of the Development. If this application is successful, there will still need to be a further "Reserved Matters Approval" to assess the issues of design and layout before work can commence on site. This presents another opportunity for the Local Planning Authority to add / alter planning conditions, when the design is at a more advanced stage.

All the house types in the current application are indicative at this stage, and are by no means finalised, therefore precise drainage and electrical demands have not yet been calculated. As part of general new supply enquiries, Utility Suppliers often demand precise details of loadings etc before they will process an enquiry at this stage of the development of a scheme.

3.0 Services Available:

- 3.1 Introduction:** The site is located adjacent to an existing residential area within Whalley. The site is also located adjacent to Accrington Road, which is one of the key roads in the area providing the major access into Whalley from the East.
- 3.2 Electrical Supply:** We understand that a major electrical supply borders the site within Accrington Road.
- 3.3 Drainage:** Mains sewerage is available nearby Sydney Avenue or Woodfield View.
- 3.4 Potable Water Supply:** We understand that a potable water supply exists within Accrington Road.
- 3.5 Gas Mains:** We understand that a mains runs in Accrington Road.
- 3.6 Telecoms:** We understand that the major Telecoms run along Accrington Road.

4.0 Summary: Key major services exist in the locality

4.5. Technical Issues - Supporting Information

Planning Statement by Janet Dixon Town Planners Ltd

Ecology Study by Envirotech

Tree Survey Report by PDP Associates

Phase 1 Contamination Desktop Study by Thomas Consulting

Traffic Impact Assessment by PSA Design Ltd

Flood Risk Assessment and Drainage Strategy by PSA Design Ltd

Heritage Statement by Chris O'Flaherty

Visual Impact Assessment by PDP Associates

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