

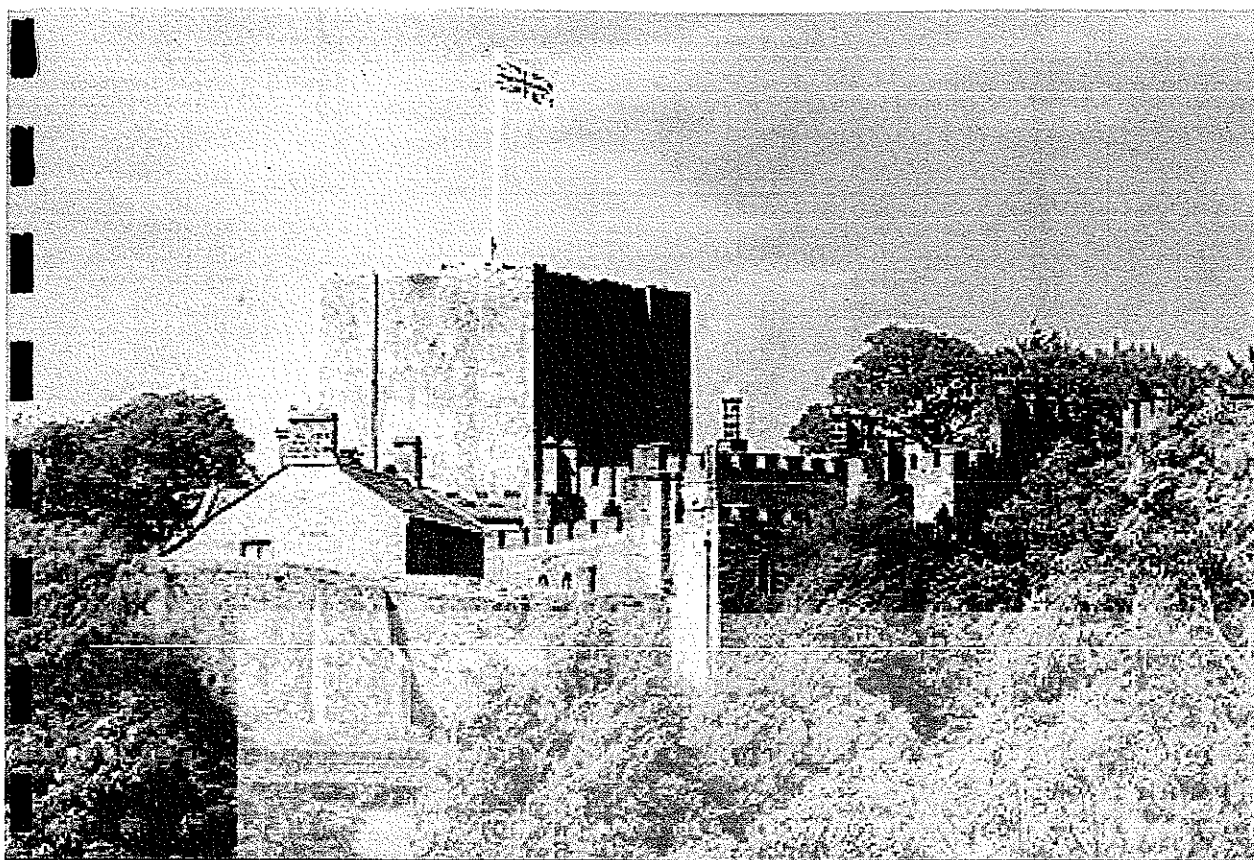
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Chapel Close Low Moor Clitheroe

Design & Access Statement - Part 2



320120629P



For More Information Contact

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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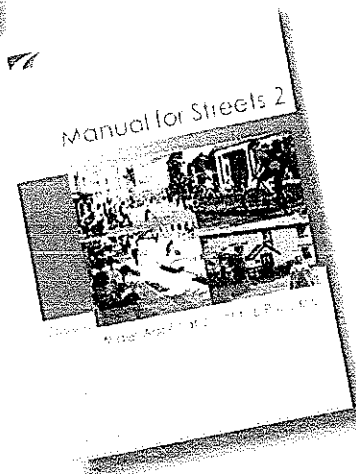
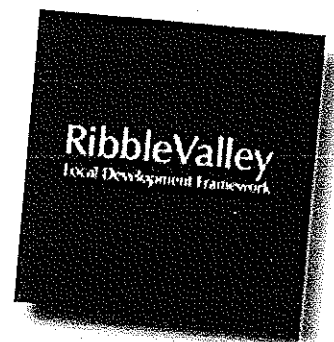
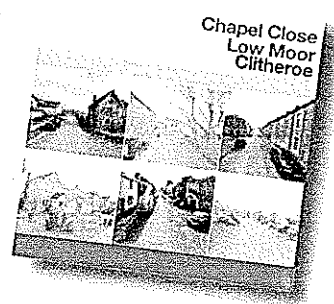
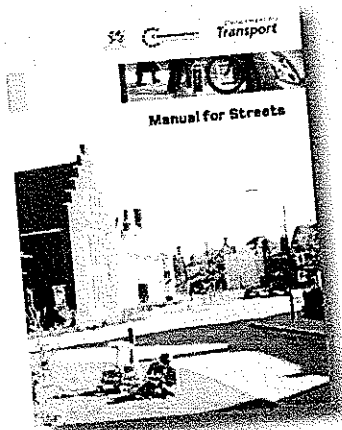
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Forward

This design and access statement forms part of a reserved matters application following outline approval (3/2011/0247). It demonstrates how the proposals set out within this application, closely follows those set out within the outline planning application.

1.0 Introduction

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Introduction



1.0 Introduction

1.1 The Site

Clitheroe is located in the heart of the Ribble Valley, Lancashire and is situated near the edge of the Forest of Bowland.

Low Moor was built around 200 years ago for the workers of the Cotton Mill which was built by Jeremiah Garnet in 1900. The mill employed around 700 people in total, these workers were given housing built by Jeremiah in form of high density terraces. These dwellings still make up a large percentage of the properties located within Low Moor. However with a slump in the cotton trade in the early 1900's the mill was forced to close. The mill was one of the largest spinning and manufacturing mills in Lancashire.



Outline Application Parameters



1.2 The Context

The site is 1.88 Hectares (4.66 Acres)

The topography of the site is relatively flat throughout however, the land to the West of the site falls away at a steep gradient towards the area of Riverside (see proposed section on Page 24)

Local farms and associated fields about the site to the North and East. The newly developed dwellings along Meadowlands abuts the site to the South. The residential fringe is located to the South Riverside. Union Street Nelson Street Ribble Way, High Street and St Pauls Street (see images adjacent). This is a dense residential area and made up of mainly terraced houses with some semi detached and detached properties.

The majority of properties adjacent to the site and in Low Moor are constructed of reconstituted stone with a grey roof scape. They tend to be regimented and linear in form. Simple detailing and vertical emphasis to window openings is common within the vernacular of Low Moor.

The site is in a sustainable location with good public transport links Clitheroe bus station is located approximately 0.7 miles from the site. Many local amenities lie a short distance from the site in Clitheroe town centre

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Photographs



Photo taken facing South-East on St Pauls
Street in both present and early 1900's

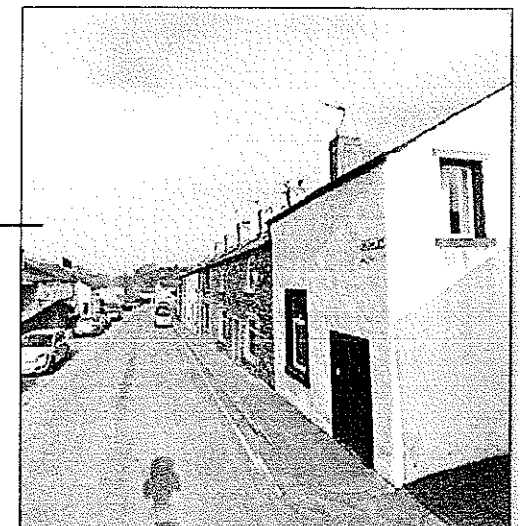
THOMAS GARNETT & SONS

LOW MOOR
CLITHEROE

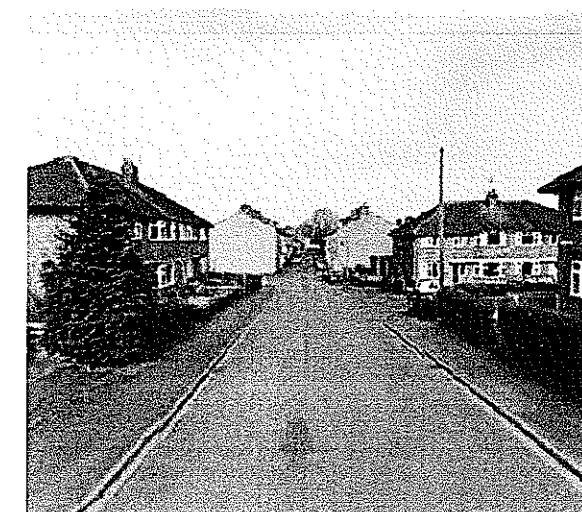
COTTON SPINNERS AND MANUFACTURERS.

Makers of India and China Shirts,
Muffs, Jeconettes, Ducks, Balloons,
Cloths, Bleaching and Printing Cloths.

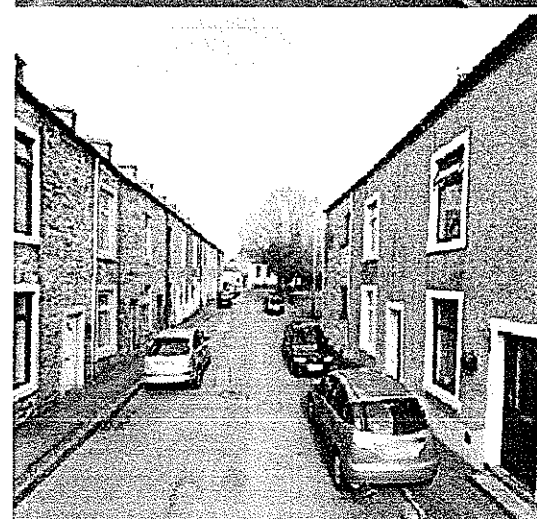
30,426 MULE SPINDLES
26,432 RING SPINDLES
10s to 60s TWIST 4s to 82s WET
1,277 LOOMS, 34 in. to 60 in.



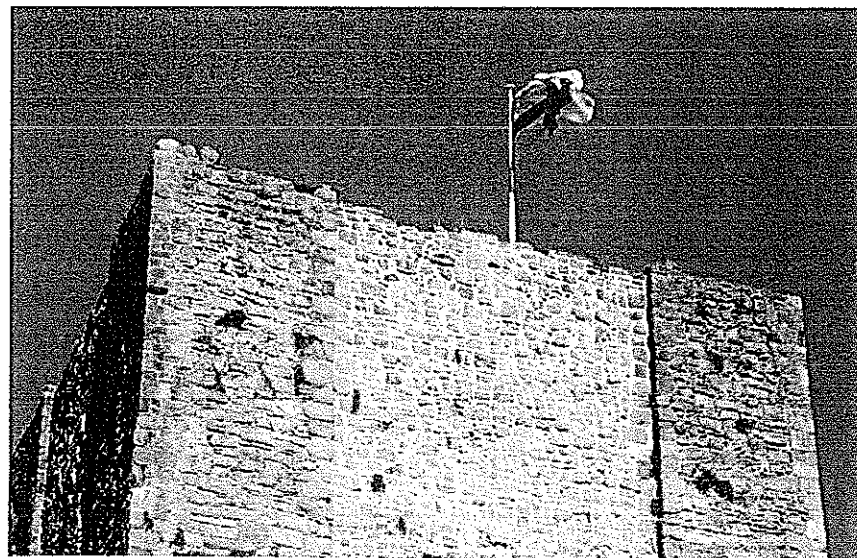
Outline Application Parameters



Photos taken around the site from the roads shown hatched above



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2.0 Amount Scale

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Reserved Matters Application Parameters

Amount & Scale

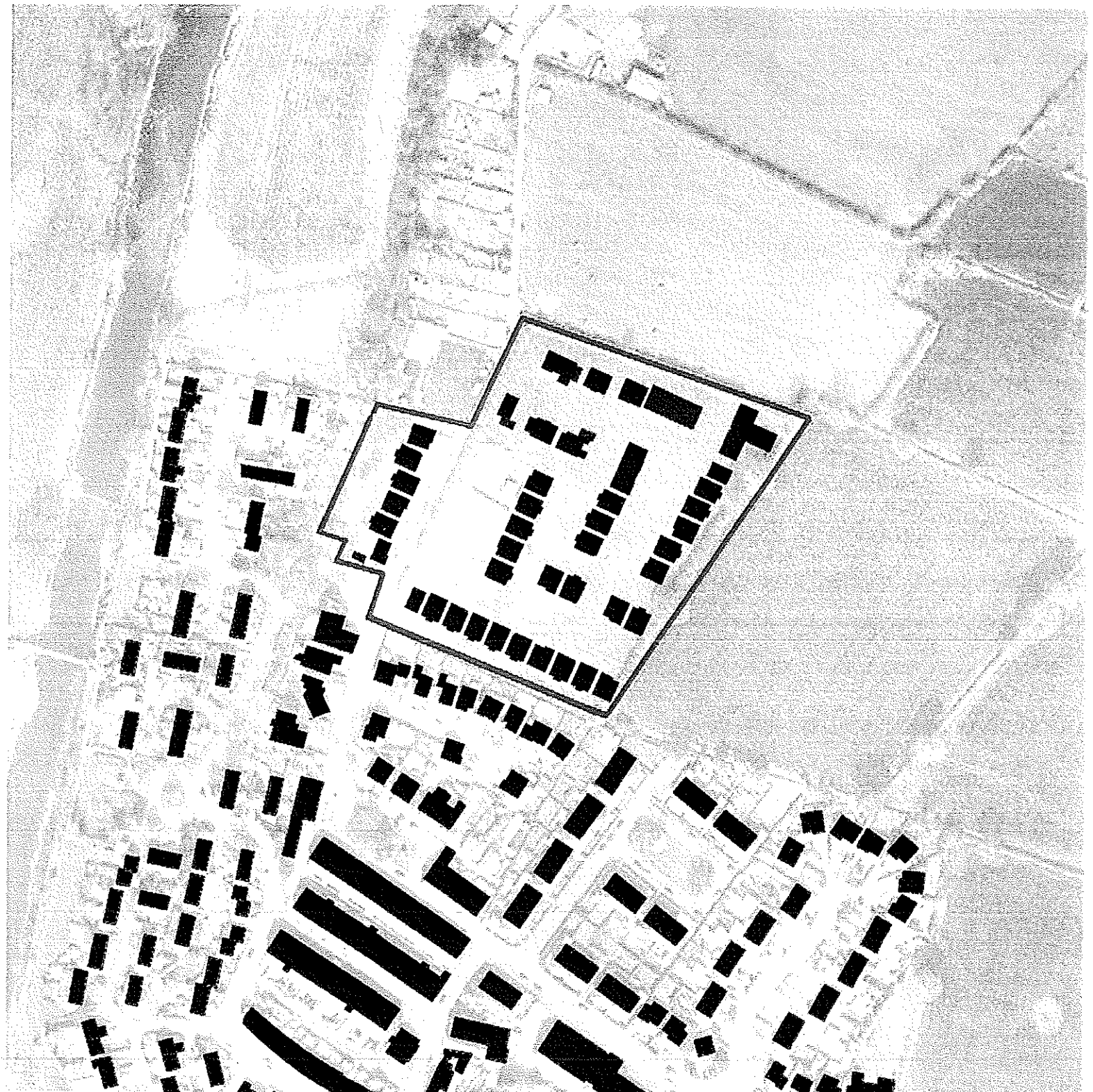
2.1 Amount and Scale

This chapter demonstrates that the mass, scale and amount of development is in accordance with the parameters set out within the outline application.

2.2 Scale

Type	Width	Depth	Height
Apartment	22.3	19.1	8.2
H	9.4	6	8.1
J	9.7	5.2	8.6
K	8.4	4.9	8.1
L	10.2	7.5	5.6
H811	8.7	5.3	7
PD48	9.4	7.8	8.4
PD49	8.6	8.6	8.2
PD410	9.3	8.6	8.2
A+			
E			
F			
G			

This table shows the approximate overall dimensions of the dwellings shown on the detailed layout.



2.3 Diagram showing storey heights

Outline Application Parameters

3.0 Amount & Scale

3.1 Analysis

This diagram clearly shows that the proposed density works within the sites context. The density of existing properties within Low Moor is relatively high with the majority of properties being terraced and semi-detached housing.

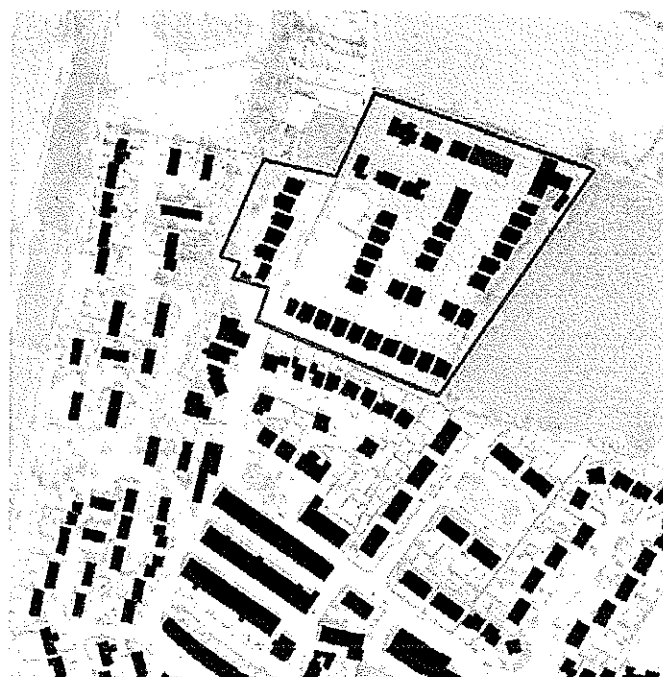


Figure 3.11

The gross site area is 1.88 Hectares the proposals are for 54 units this gives a gross total of 33 units per hectare.

After discussions with Sarah Westwood of Ribble Valley Borough Council and consulting the Affordable Housing Memorandum of Understanding (AHMU) the outcome was that the density of the proposals on the site should be around 70% market properties, with 30% affordable.

View of the existing access to the site (visible in the background) via Chapel Close with a typical example of the local vernacular.

3.2 Scale

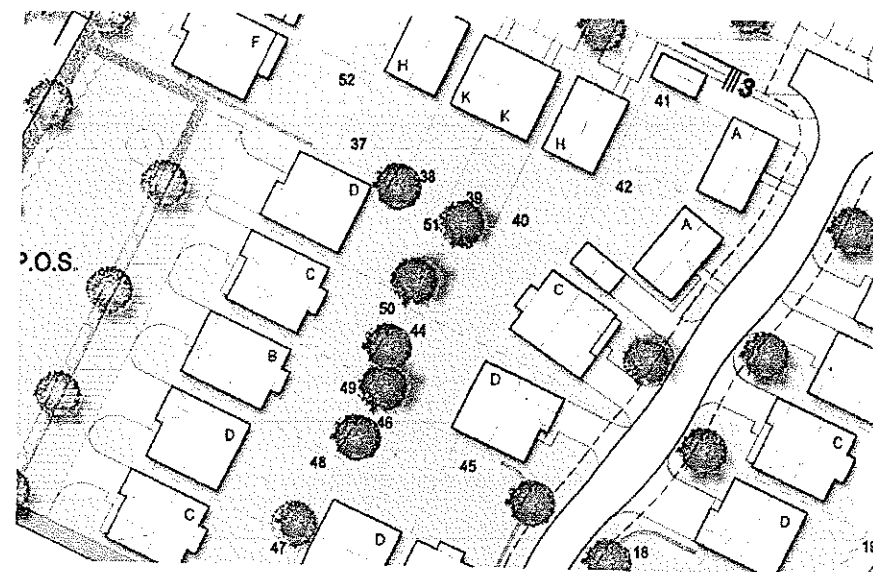
Residential properties in Low Moor are typically two storeys. The predominant form of residential buildings are traditional regimented terrace blocks with private rear yards which are accessed by a private back street. The terrace blocks usually abut the back of the footpath with no private amenity space to frontages. The scale and density of these areas usually means that there are no parking facilities and cars park on the street. Moving towards the North of Low Moor, in particular the streets immediately surrounding the site the general grain changes from terraced to detached and semi-detached properties.

This table shows the approximate overall dimensions of the dwellings shown on the master plan

Type	Width	Depth	Height
A	9.05	5.55	7.9
B	7.53	9.90	7.7
C	8.17	9.60	7.3
D	8.36	9.90	7.7
A+	9.55	5.55	7.9
E	13.0	10.00	7.9
F	9.50	8.00	7.9
G	10.00	6.75	7.8
H	9.05	6.25	7.9
J	5.40	8.90	7.7
K	4.67	8.54	7.7
L	7.58	10.00	5.7
M	(APARTMENTS)		
	22.3	18.83	8.1



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3.0 Layout

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Reserved Matters Application Parameters

Layout

3.1 Layout

The layout embraces and accords with the parameters set out in the outline application.

House Type Ref	Sales Name	House Type	No. of Beds	SQFT	No. of Plots	Total SQFT
PD Units						
S4911	The Conway	Detached	3	811	2	1622
PB45	The Finborough	Detached	4	1553	11	17083
PD46	The Downham	Detached	4	1294	10	12940
PD470	The Lynnham	Detached	4	1534	16	13340
					23	40355
RSL Scheme						
H		Detached	1	1023	1	1023
J		House	1	853	3	2559
K		House	1	771	3	2313
L		House	1	721	3	2163
(MAY)		Apartment	1	721	6	4326
					10	12374
		Total Plots			45	
		Gross Area (acres)			3.995	
		Easement Area (acres)			0.635	
		POS (acres)			0.263	
		Nett Area (acres)			3.098	
		Density (units/acre)			13.359	
Vendor Plots						
A		Detached	1	909	1	909
E		Detached	1	1650	1	1650
F		Detached	1	1550	2	2700
G		Detached	1	1550	1	1550
					5	6809
		Gross Area			0.627	

Existing trees to be removed

Existing trees to be retained

Please refer to Bowland Tree Consultancy Ltd tree survey report and tree protection plan. The tree protection plan highlights the trees and hedges which are to be retained and have protection in place.

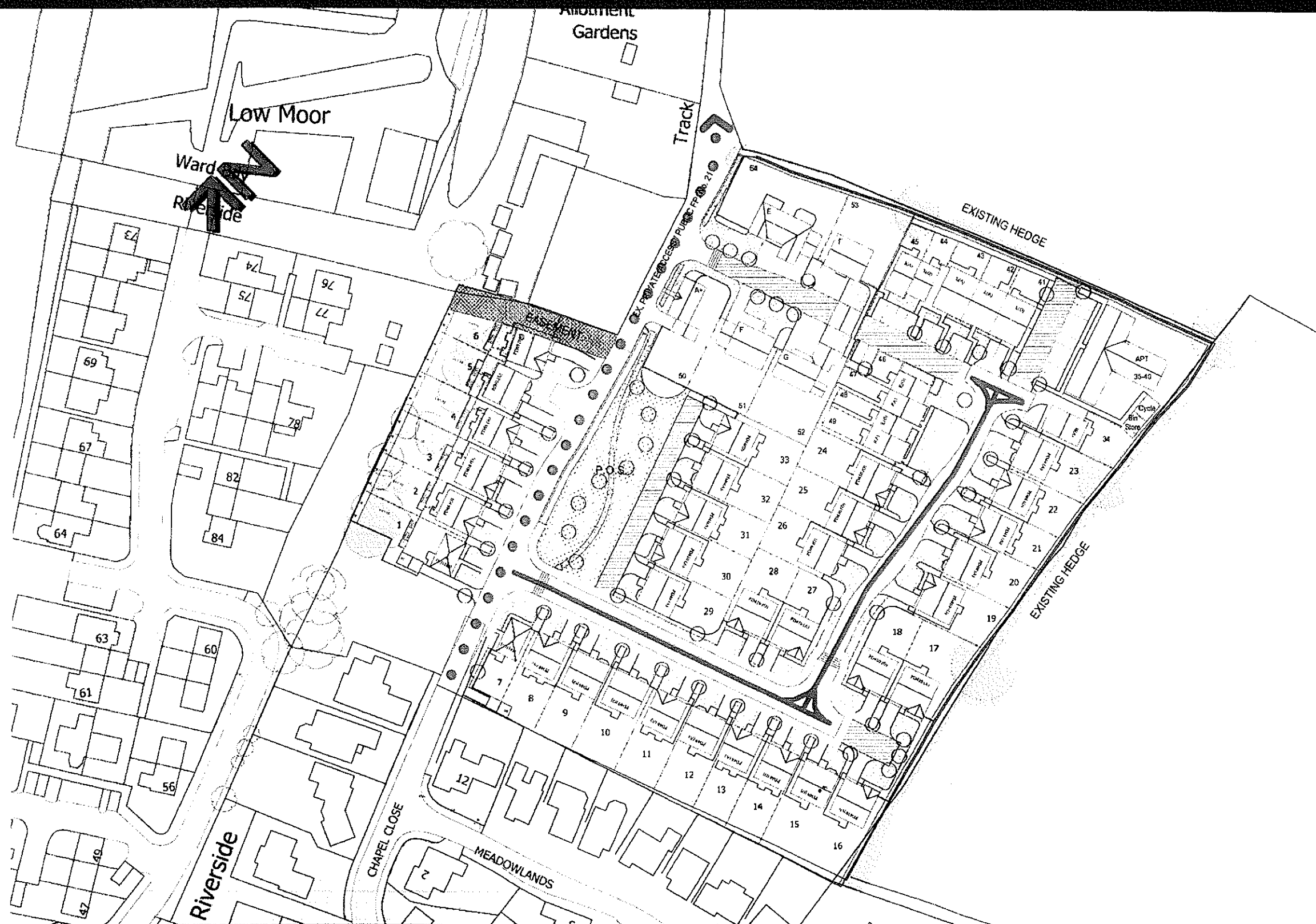
Proposed landscaping. Refer to PDP landscaping
C-820-01

1 8in Screen wall

1 8m Close boarded fence

1.8m plot divisional fencing

1.2m high metal railings with self closing gates to open space areas.



Outline Application Parameters

Sketch book

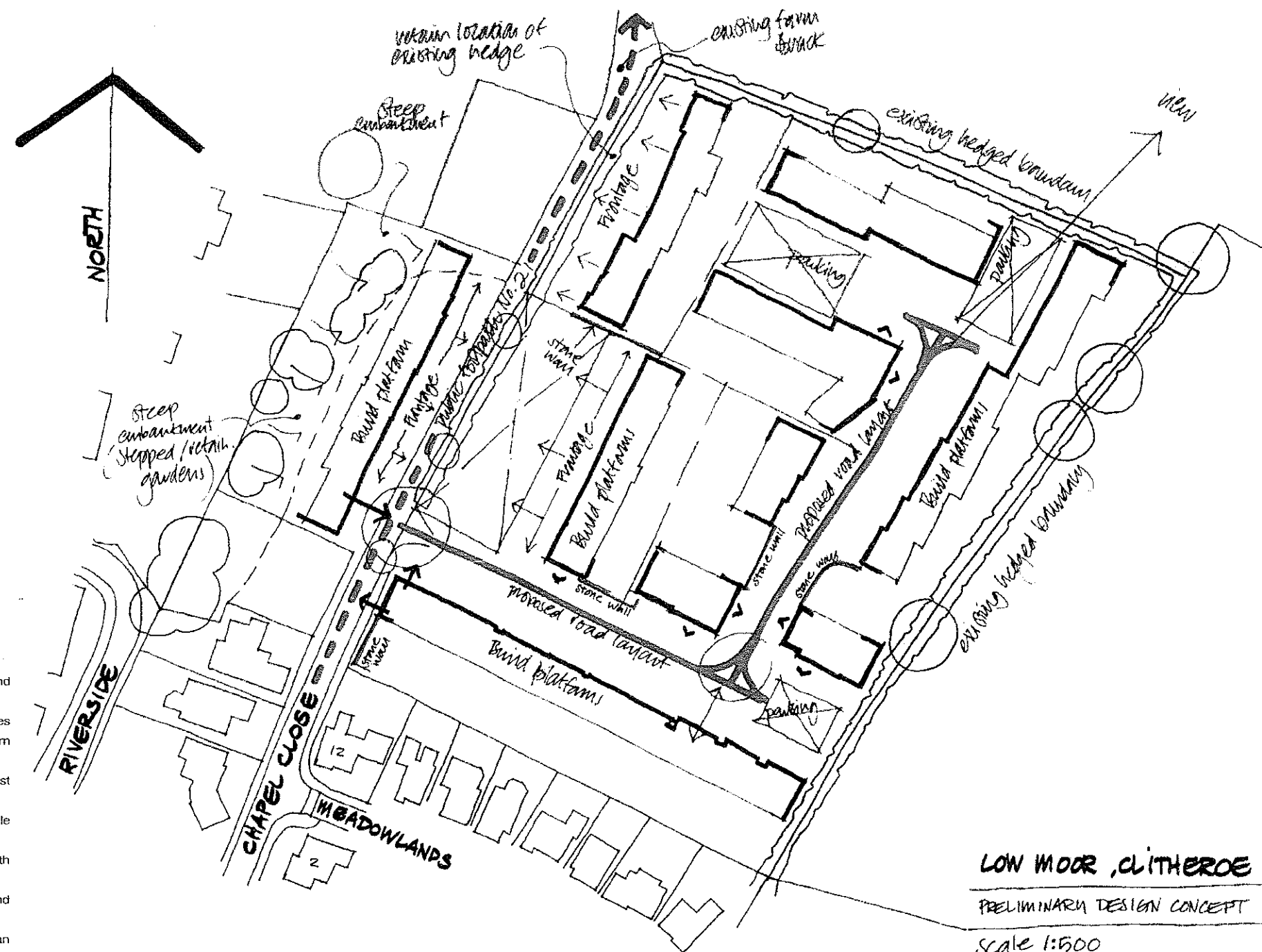
4.2 Response

- Roads and associated turning heads have been designed to make sure adequate space is allowed for refuse collection throughout the site
- The Public Open Space (P.O.S) has been located along the private access / public footpath to create a break in the street scene retaining the feeling of openness
- Particular attention has been taken to make sure the dwellings relate to the surrounding context e.g reconstituted stone combined with render will predominate within the elevational treatment.
- Where properties abut existing houses particular attention has been paid to the Ribble Valley Design requirements
- We have considered important vistas both in and out of the site. In particular the approach/exit route from Chapel Close.
- Secure by Design principles have been applied this includes the use of well overlooked routes and parking areas.

4.0 Layout

4.1 Considerations

- Layout must retain existing private access and incorporate Public Footpath No 21
- Retain the vast majority of existing hedges bounding both the North West and Eastern boundaries
- Make most efficient use of the land whilst complying with Environment Agency regulations
- Respect the interface distances within the Ribble Valley design requirements.
- Existing trees to be retained where possible with additional planting throughout the site
- Well designed street termination and vistas in and out of the site.
- Well designed layout shortening pedestrian travel distances where possible.
- Secured by design principles applied to layout



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4.0 Design

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Reserved Matters Application Parameters

Design

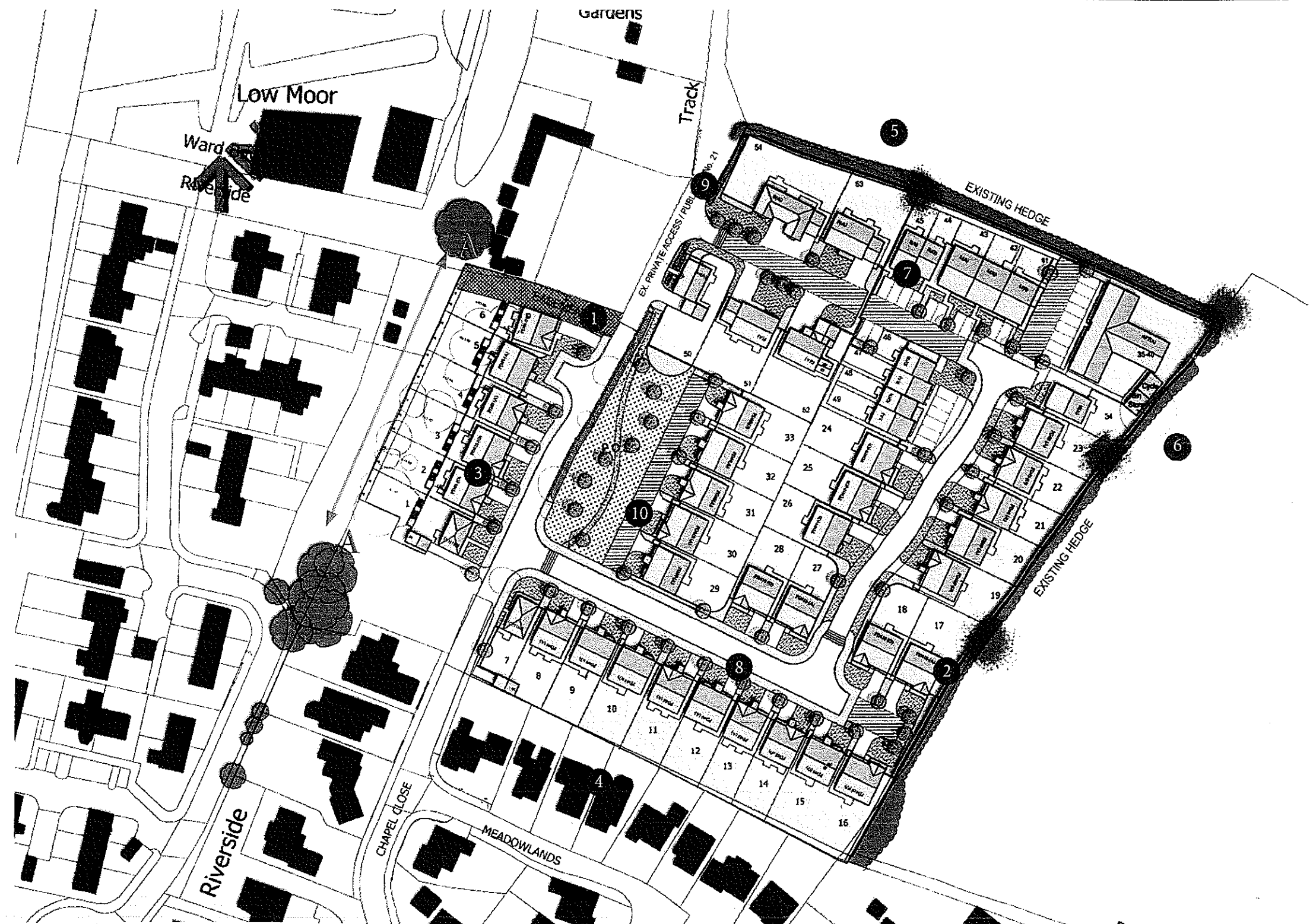
4.1 Design

House type size and siting closely reflects those set out under the outline planning permission.

The principles are in accordance with those set out under the outline permission and annotated as such.



Proposed Cross Section A-A

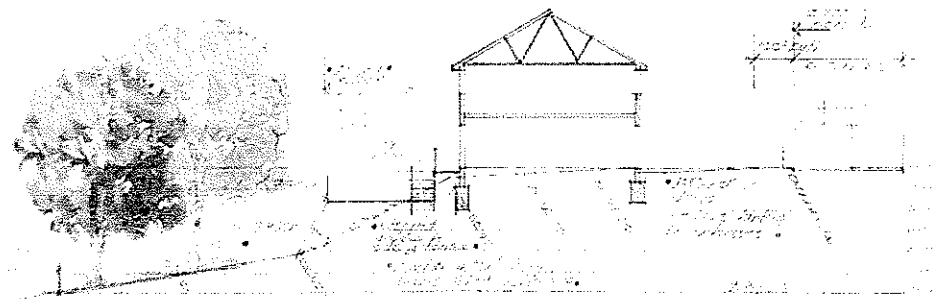


Outline Application Parameters

5.0 Design

5.1 Layout narration

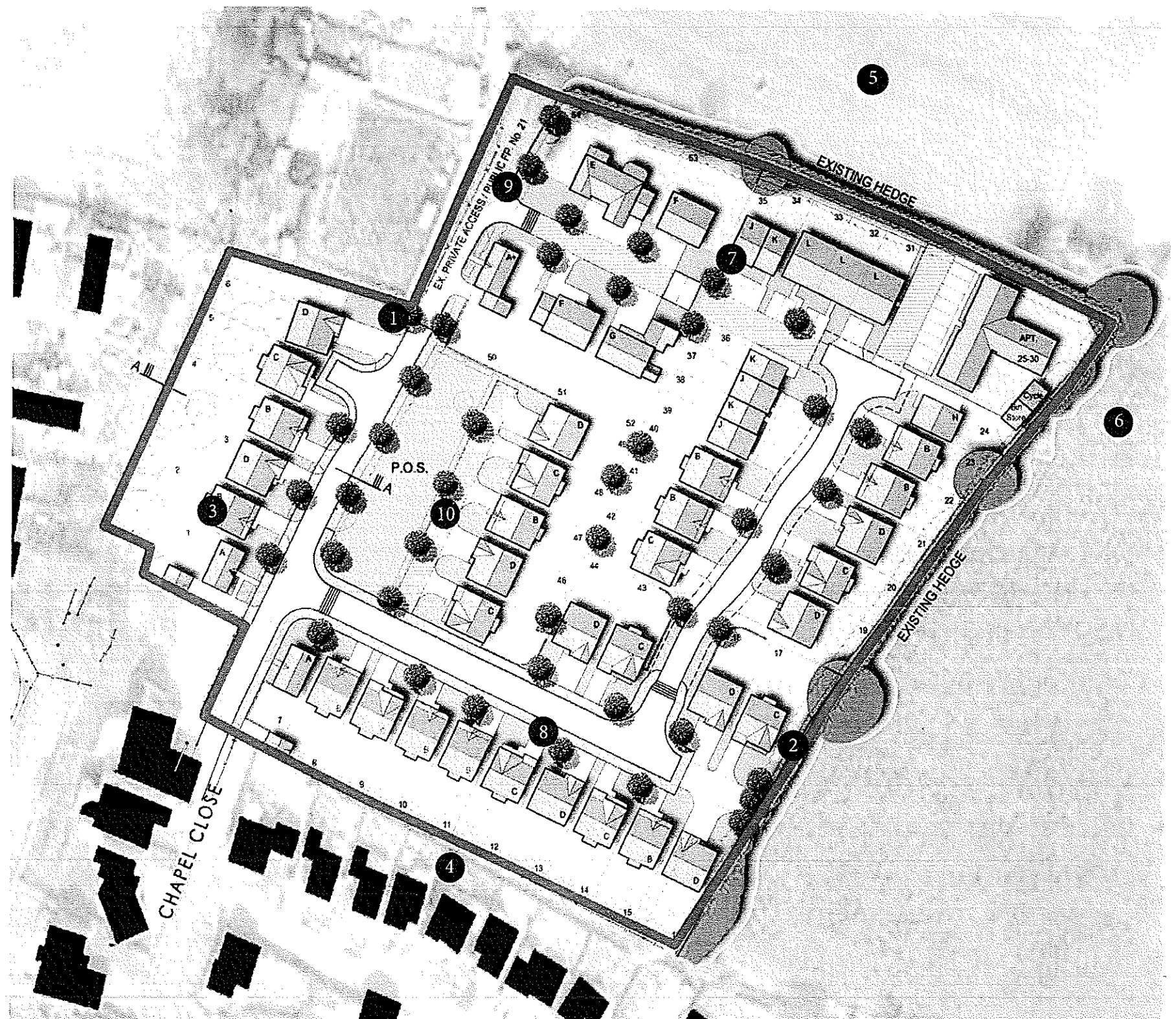
- 1 Incorporate private access / Private Footpath No 21
- 2 Nodal point with clear routes allowing users to navigate and orientate themselves easily around the site.
- 3 Dwellings positioned to form good street termination at the head of the street
- 4 Interface distances carefully considered between proposed blocks and existing dwellings.
- 5 Important views into and out of the site
- 6 Existing natural screening retained between development and the site.
- 7 Court area well overlooked defensible and safe place
- 8 Dwellings positioned to form good street termination at the head of the street
- 9 Blocks set back from private access / existing public footpath route to retain privacy for dwellings
- 10 No frontage parking and side drives used to reduce dominance of cars from street scene along Public Open Space



PROPOSED SITE SECTION A-A

STRATEGIC LAND GROUP LTD

mck associates limited



Reserved Matters Application Parameters

Street Scenes

4.2 Street Scenes

Materials Schedule

Facing Stone:	Marshall's, Cromwell fine faced pitched weathered
Roof Tiles:	Russells Galloway Slate Grey
Windows:	White uPVC
Rainwater Goods:	Black uPVC
Cladding Boards:	White uPVC



Section A-A



Section B-B

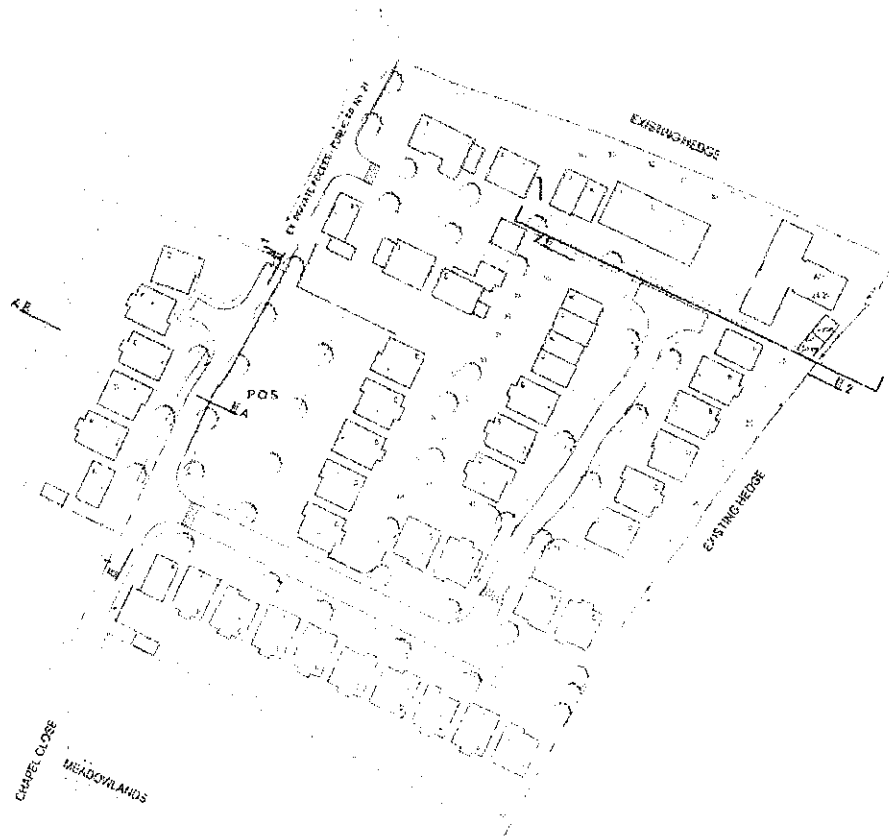


Section C-C



Outline Application Parameters

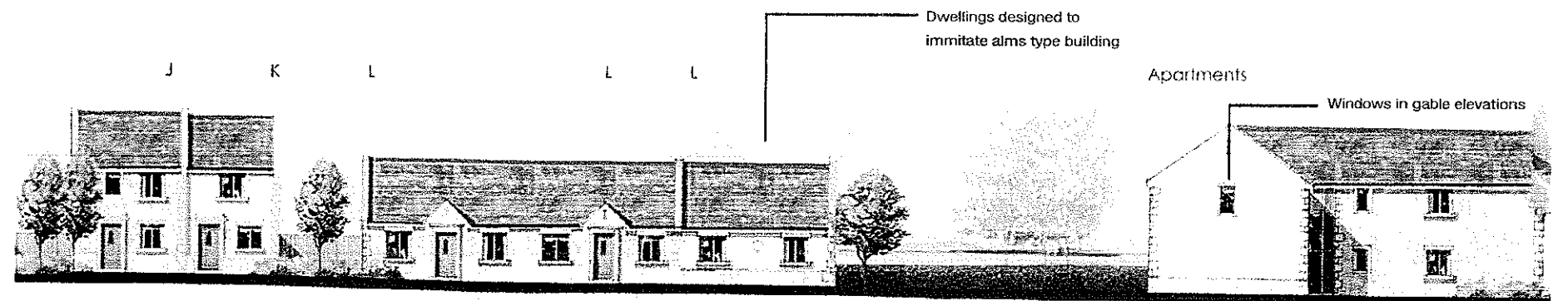
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Typical Street Scene



Typical Street Scene



Street Scene 1.1