

The background of the entire page is a detailed architectural floor plan. It features various rooms, corridors, and structural elements. Several key areas are highlighted with thick blue lines, including a central hallway, a staircase, and several rooms. The plan also shows furniture like tables and chairs, and technical symbols such as door swings and window placements.

# Design and Access Statement

Proposed Residential Development at Church Raiké, Chipping

09-1441 Rev A



This application has been prepared by Croft  
Goode Architects on behalf of Liverpool  
Housing Trust

**Application**

This statement accompanies the pre-application for the development of land for residential use at Church Raike, Chipping. It should be read in conjunction with the following drawings:

- 09-1441-L01 Location Plan
- 09-1441-P01 Existing Site Sections
- 09-1441-P02 Existing Site Section
- 09-1441-P03 Proposed Site Sections
- 09-1441-P04 Proposed Site Sections
- 09-1441-P05 Proposed Site Layout
- 09-1441-P06 Plot 1-6 Proposed Floor Plans and Elevations
- 09-1441-P07 Plot 7 Proposed Floor Plans and Elevations



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## The Site

The site occupies a small area of open green space on the north eastern side of Church Raike at the northern end of Chipping. The site is currently vacant and bounded to the roadside by a high hedgerow. Sat atop a steep embankment, it overlooks rolling countryside to the north. At the foot of the embankment are a number of large industrial units, which are low enough for the surrounding countryside to be viewed beyond them. Nearby housing is clad in a single material, which is either rough hewn sandstone or light pebble dash render. The former council housing, which site elevated above and opposite the site, is finished in the latter in a buff or light brown colour. Slate tiles are the predominant roofing material, with some houses, notably those nearest the site, featuring red clay tiles. White uPVC window frames are found largely, though the neighbouring terrace following from no.14 Church Raike has timber stained window frames.

Existing housing is grouped in a mix of terraced and semi-detached arrangements.

## Recent History

This application is the resubmission of application No. 3/2011/1003 which was originally submitted to the Ribble Valley Council (RVC) in November 2011, and then withdrawn by our clients Liverpool Housing Trust upon 4th May 2012. The application was withdrawn to allow time to address issues identified during that application period when United Utilities (UU) objected to the proposals who commented that a “large diameter water main crosses the site”. At the time that the application was withdrawn there had been considerable negotiations and discussion with the Council regarding the design of the scheme, ecological and wildlife issues, the tenure of the units and highways issues. The main design principles and submitted supporting reports had been agreed by this point, but given the need for considerable work to survey the site to establish the exact nature of the drainage issues it was agreed with the Council that the best way would be to re-visit the designs once the drainage situation had been fully established. This resubmitted scheme reflects not only the findings of the survey, but also includes for site meetings with UU who have subsequently agreed that they will not object to this new solution based on the re-design and survey. The new scheme has also been the subject of further negotiations and discussions with RVC s Planning Officer Graeme Thorpe who has accepted that the revised layout solution now presented is a workable solution



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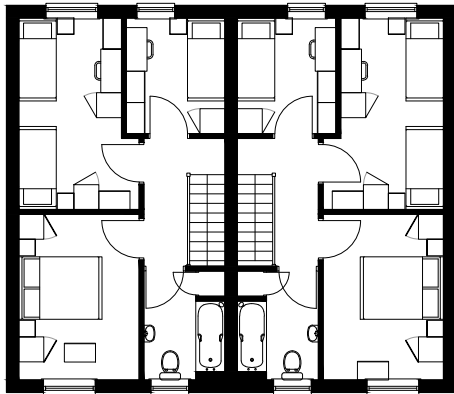
- 1 Aerial view of the site.
- 2 View north along Church Raike.
- 3 View north along Church Raike with the site on the right hand side.
- 4 14 Church Raike and the south eastern boundary of the site.
- 5 View south along Church Raike with the site on the left hand side.
- 6 View north across the site with the hedgerow visible to the left.

### Layout and amount

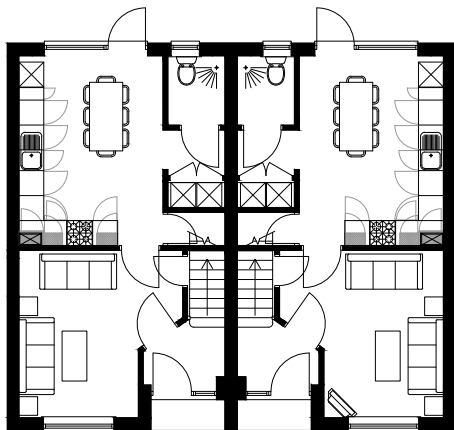
The development proposes a total of seven houses, comprising six for social rent, arranged as three semi-detached units, one detached large four bedroom house for private sale. The properties have been arranged all facing onto Church Raiké. There is a shared parking area for the six affordable houses to the south east at a level of 200%, and the detached dwelling has a double garage and separate driveway. The houses have been planned in such a way that seeks to take best advantage of the countryside views to the rear of the development. The existing hedgerow will be retained as much as possible to maintain the quality of the village setting, and there are proposed pathways leading to the front doors of the houses which are arranged to address the street frontage positively. The three bedroom/five person social rent houses each have a total internal area of 84.5m<sup>2</sup> The detached for sale houses each have a total internal area 194m<sup>2</sup>.



**Social Rent House Floor Plan**




Proposed First Floor Plan



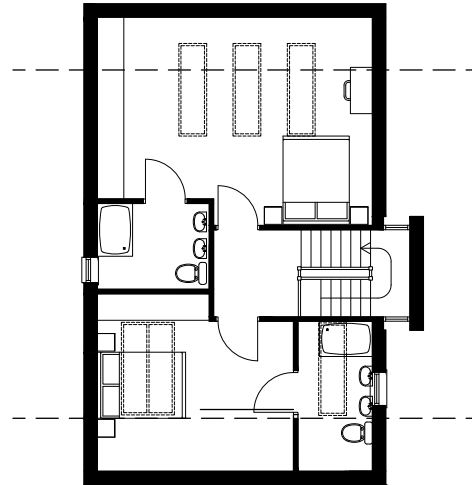
Proposed Ground Floor Plan

3b5p

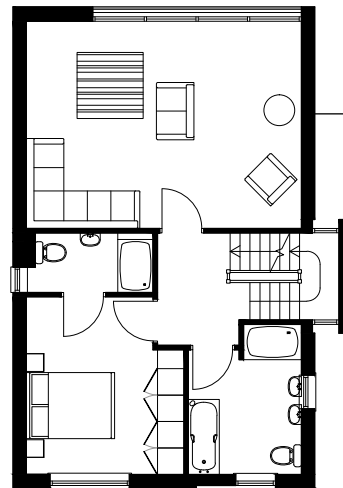
Internal Floor Area: 84.5m<sup>2</sup>

 indicated on site plan

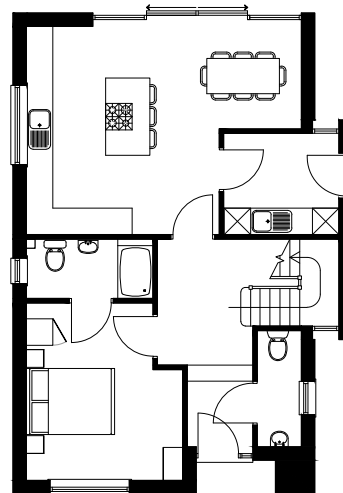
**Private House Floor Plan**



Second Floor Plan




First Floor Plan



Ground Floor Plan

4b8p Private House

Internal Floor Area: 194m<sup>2</sup>

 indicated on site plan



Front Elevation



Rear Elevation



Gable Elevation



Front Elevation Perspective - Not to Scale



Rear Elevation Perspective - Not to Scale

### Social Rent House Elevations



Front Elevation



Gable Elevation



Rear Elevation



Gable Elevation

### Private House Elevations



**Scale**

The proposed socially rented units are two storey and of a similar scale to nearby terraced housing. The proposed roof pitch of the smaller units will also seek to match existing. The detached unit for sale is larger, being two and a half storeys in height. .

**Appearance and materials**

There is an overall feel about the design that is rooted in the language of the surrounding housing. A prominent characteristic of the local area is the use of the stone as a facing material. This will likewise characterise the proposed development. As previously mentioned the design looks to take best advantage of the views north over the countryside, thus generously proportioned windows and large expanses of glazing face in this direction. The roofing material will be a slate to match that of existing housing or a similar approved material.

**Boundary treatments**

There are no front boundary walls as the houses front straight on to the proposed pavement. Rear boundaries will be 1.8m high timber fencing with timber entrance gates.

**Access**

The front entrances will be accessed straight off the proposed pavement. Proposed adoptable paving will be a minimum 2m in width. Other pathways around the buildings will be a minimum 1m wide with level access at all entrance points.

The socially rented houses will have two car parking spaces each arranged in a parking court accessed from Church Raikē. The "for-sale" house will have a double garage and driveway adjacent to 14 Church Raikē.

## Consultation

A local housing needs surgery was carried out on 1st December 2010 by representatives from Ribble Valley Housing and Croft Goode Architects. The purpose of this consultation event was to assess the need for housing in the local area. It was discussed with the local authority that should this need be proven then, together with the fulfilments of other development control requirements, an application would be viewed favourably. Draft versions of the application drawings were displayed to give an idea of the nature of the proposed development. Attendees were asked to feed back on the proposals as they stood. Over three quarters of attendees felt the site was suitable for development, with the remainder expressing concerns about its distance from the village. Among a number of positive observations were how the development opened up the pleasing views beyond; the well considered internal layouts of the houses; how the development improved the outlook for existing housing and how it might help sustain local infrastructure, schools and businesses. There were also concerns raised regarding the affect of the development on the village, such as the increase in traffic and the location of the scheme so close to an area of outstanding natural beauty. In addition to the feedback from the consultation, a survey carried out in March 2006 identified a need for 49 units of accommodation to be delivered before the same date in 2011. This need has so far been unmet.

## Pre-Application Discussions.

As described earlier, this re-submission follows a period where the scheme has been re-designed and discussed with RVC and UU to ensure that issues identified by UU during the original November 2011 application have been successfully investigated and addressed. A number of surveys were carried out to establish the size and location of the pipe UU were concerned about, as well as details of the associated manholes etc. Based on these findings the scheme was redesigned involving the removal of 1 property from the original application design. The car park location was changed and the arrangement of the affordable units altered to that of 3 sets of semi-detached units facing Church Raike rather than the previous two terraces. The proposals also include for the creation of level patio areas to the rear of the affordable units and direct pathway access to the front doors. The easement area for both the raw water main and an adjacent surface water sewer found running next to it fall within the side garden area of the property for sale and the shared car park allowing full future access to UU if necessary. There was a meeting on 4th September 2012 between our client's engineer John Spencer from Sutcliffes of Liverpool and UU. They agreed the arrangement shown upon the submitted scheme in principle. UU said they would not object to the resubmission based on the layout as presented provided details are dealt with in relation to retaining the "location" gate for the identified potable water mains, any planting within the agreed easement area is to a scheme agreed with UU, and that all fencing near to the easement area will need to be demountable for access purpose.

There have been subsequent discussions with RVC Planning to agree that the revised design meets with their approval. This has taken place mainly through email correspondence with their Officer Graeme Thorpe who responded in an email of 25th September 2012 to advise that the retention of the existing hedgerow would be welcomed, the separating distance between the new affordable properties and the existing houses opposite would be acceptable given the difference in level between the development site and the properties opposite. Comments have also been received regarding the preference for a more traditional approach to the elevations of the proposed units and these have been reflected in the designs submitted where bays and timber features have been replaced with simpler stone heads and cills, and dormer windows have now been replaced by rooflights. The height of the property for sale has also been reduced considerably by altering the roof-space accommodation to mean this is now a "true" 2 ½ storey building.

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