

Graeme Thorpe

From: David Bailey [David.Bailey@leahough.co.uk]
Sent: 09 August 2013 10:43
To: Graeme Thorpe
Subject: St Paul's Terrace
Attachments: T1 at Edisford Rd Clitheroe.jpg; T1- Justification.pdf; Edisford Road_Site Layout Aug 8 Rev.pdf

Graeme

Further to our last meeting, please find attached a brief note that sets out our position in relation to the RPA for T1. Also attached is a plan and photo referenced within the note.

The plan shows the revised layout, with the garages for plots 6 and 7 pulled further away from the RPAs of the trees in the adjoining landownership.

The layout reflects a 16.2m RPA for T1.

We have sought to bring Plot 1 as far as possible from T1, without compromising the layout and also the Lime Tree that is near the boundary with St Paul's Terrace.

I look forward to your thoughts.

Regards

David Bailey

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 Survey Valuation Design Planning Sales.

Land off Edisford Road, Clitheroe

Addendum- Design and Access Statement

Following discussion with the Local Planning Authority, the indicative layout for the scheme has been revised to reflect comments received regarding the design.

The three indicative plots to the east of the site, closest to the existing Church, have been amended to reduce their overall scale and impact on the adjacent structures. To this end, it is proposed to incorporate dorma-style accommodation at this part of the site.

The indicative house types shown on the revised site layout shows three dorma-bungalows, of approximately 710 square feet footprint.

The approximate eaves height would be c2600mm.
 The approximate ridge height would be c6500mm.

The full two storey buildings would likely remain at the dimensions outlined in the original Design and Access Statement:

Eaves height	5m – 6m
Ridge height	7.7m- 9m
Building widths	8m- 12m (excluding garages)
Building lengths	9.5m -12m

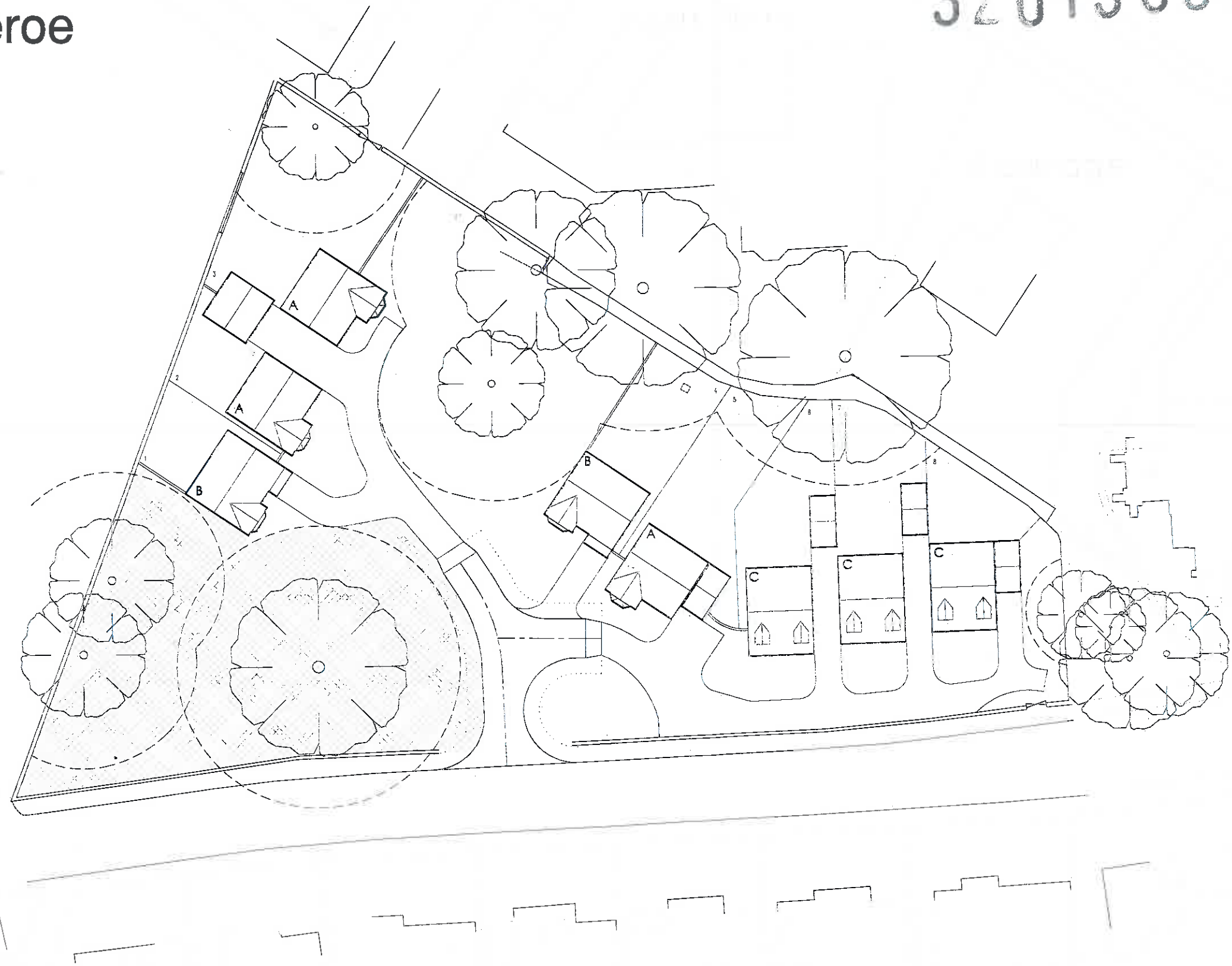
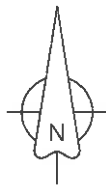
AMENDED PLANS RECEIVED
 DATE 19/08/13



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Edisford Road
Clitheroe

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Accommodation Schedule South

Code	Particulars	Units	Approx. Floor Area	Plot
A	Single Garage	4	1432sqft	1
B	Integral Single Garage	4	1282sqft	2
C	Single Garage	2	1140sqft	3
TOTAL				6

Baldwin Design
Consultancy Ltd

- Revision:
- A Scheme amended to show 9 units
 - B Scheme amended to show new orientations in relation to trees
 - C T1 retained 8 number dwellings shown
 - D Design updated to planners comments Dormer bungalows incorporated
 - E Plots 6-8 moved forward further away from existing trees
 - F Hatched area added

Project Title:
Residential Redevelopment

Address:
Edisford Road,
Clitheroe

Drawing:
Proposed Site Layout

Drawing No:
ER-P-01

Drawn:
JL

Date:
03/05/11

Scale:
1:500

Paper Size:
A3

Team Ref: 17 Oxford Close, Colwyn, Warrington, Cheshire, WA3 9NP Tel: 01942 719513 e-mail: graham.baldwin@baldwin.co.uk

EDISFORD ROAD, Clitheroe

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Elevated view into site looking North East
Revision A

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View into site looking North West
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Pedestrian view looking North East from Edisford Road
Revision A

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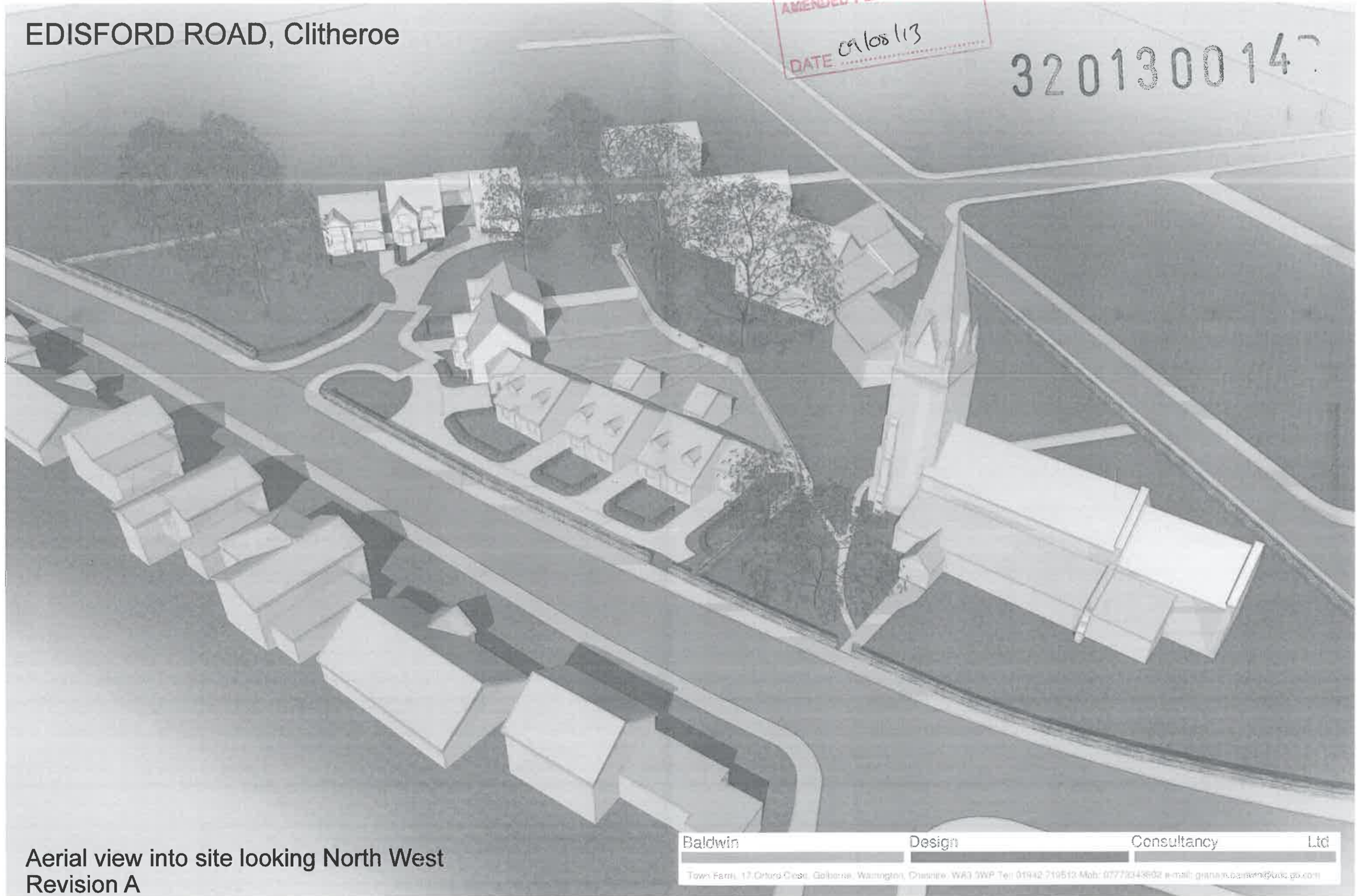


Street scene facing onto Edisford Road
Revision A

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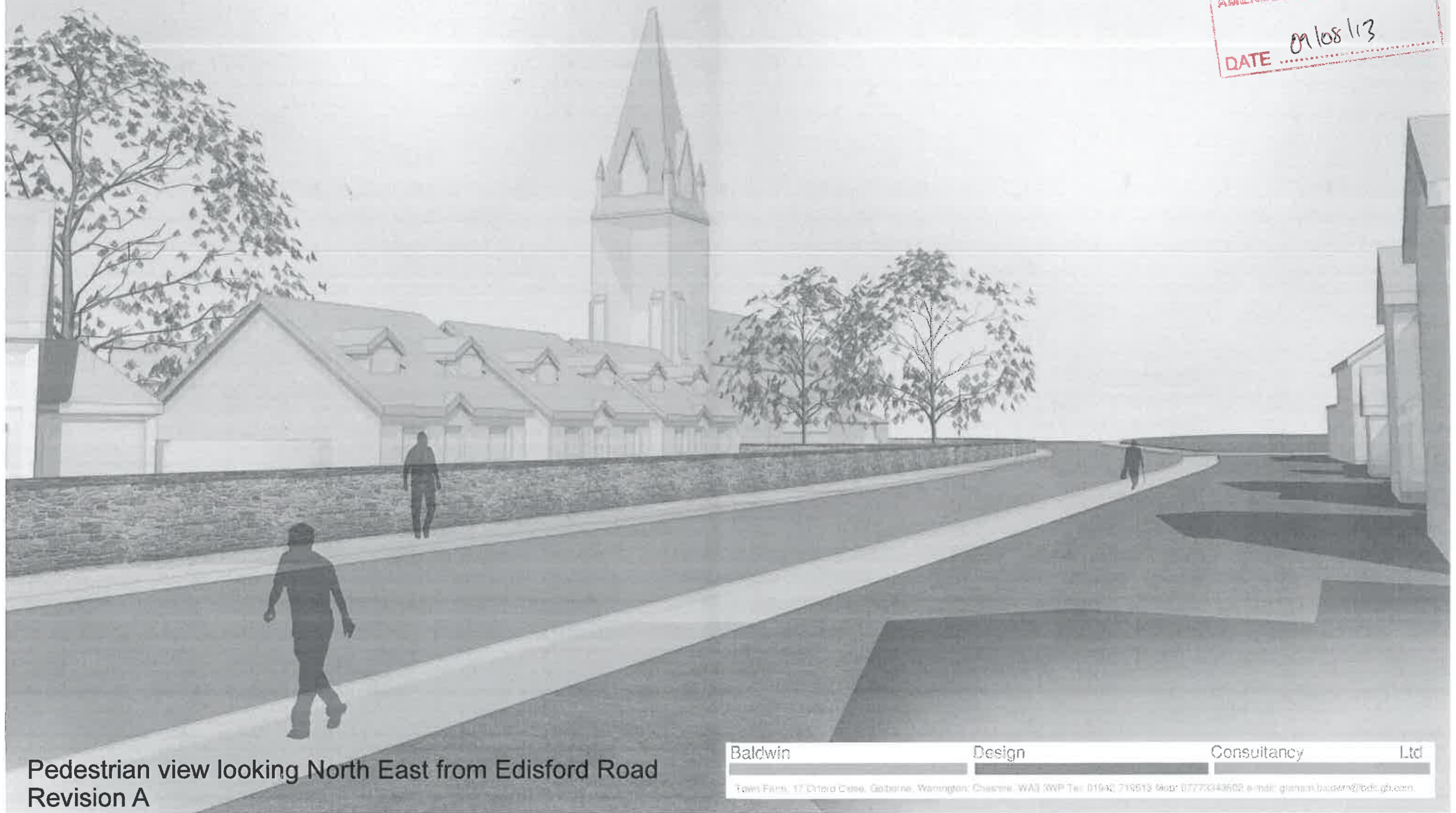
Aerial view into site looking North West
Revision A

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Pedestrian view looking North East from Edisford Road
Revision A