



# Design and Access Statement

11-1767 -DA01

Proposed Residential Development at  
Petre Wood Farm, Langho



Prepared by Croft Goode Ltd. on behalf of Great Places Housing Association.

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## Contents

1.0 - Application Introduction

2.0 - The Existing Site

3.0 - Design Statement

4.0 - Access Statement

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## 1.0 Application Introduction

### 1.1 Background

This statement is to accompany the Planning Application for the residential development of land at Petre Wood Farm, Langho on behalf of Great Places Housing Association. It should be read in conjunction with the following drawings:

11-1767-SS01	Existing Site Sections
11-1767-L01	Location Plan
11-1767-P01	Proposed Site Layout
11-1767-P02	Proposed Perspectives
11-1767-P03	Proposed House Type A1
11-1767-P04	Proposed House Type B1
11-1767-P05	Proposed House Type C1
11-1767-P06	Proposed House Type C2
11-1767-P07	Proposed House Type D1
11-1767-P08	Proposed Site Sections

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## 2.0 The Existing Site

### 2.1 Site Plan

The following image highlights the site in question:



### 2.2 Existing Site

The proposed scheme will form a second phase of a housing development, of which phase one was completed in 2009. The site is located between Whalley Road and the A59 in the Lancashire village of Langho. The brownfield site was formerly commercial and industrial farm land.

The residential development scheme will occupy a 6,707m<sup>2</sup> (1.6 acre) plot of land on which 25 new dwellings will be built. The house types consist primarily of semi-detached properties, with two three house terraces and one detached house. They have been designed of an arts and crafts style. There will be five 2B4P houses, six 3B5P houses, thirteen 3B6P houses and one 4B8P houses

The surrounding context to the south along Petre Wood Close is made up of three storey apartment blocks, and two storey family homes off Petre Wood Crescent. East of the site are detached family homes with a mix of more unique bungalows, industrial buildings and semi-detached/detached houses making up the Whalley Road street scene.

### 2.3 Consultations / Meetings

An Initial scoping/pre-planning meeting was held at Ribble Valley Borough Councils offices on Monday 26th March 2012. Where the development for 25 no. houses would be proposed with a Full Planning Application in due course by the Applicant/Agent. An existing Outline Approved Application Ref: 3/2009/1011/P was discussed.

A follow up pre-planning consultation was discussed with Planning Officer Colin Sharp on the 6th November 2011. Where the proposed elevations, current layout and house types were discussed. The public footpath officer Mr David Hewitt was also present at this meeting, providing the applicant/agent with advice on the proposed footpath diversion through the development.

A Public Consultation event was held at the local Billington and Langho Community Centre on the 22nd November 2012. The proposals were well received by the community. It was noted however that the proposals now show a two storey housing proposal, which is different to the Outline Approved Scheme showing bungalows and two storey housing. It was confirmed by the Consultation team that this is a new application that seeks to satisfy up to date housing needs surveys for family homes.



## 2.3 Site Images



Existing view of Petre Wood Close to the south.



View of the existing access road, to be opened up into the new development site.



View of existing apartments overlooking the development site (facing north east)



View of the existing northern boundary and existing oak tree.



View down to the existing Petre Wood Crescent from the existing oak tree.



View facing north towards Pendle Hill from the northern boundary of the development site.

## 3.0 Design Statement

### 3.1 Design Brief

In developing the brief the following objectives were established

- To provide new homes constructed to the latest standards of high insulation and energy efficiency.
- To provide a high quality and attractive residential development.
- To create new homes for affordable needs, designed to current design standards and environmental standards. Offering a variety of accommodation to satisfy local housing needs.
- To benefit the visual amenity of the surrounding area by creating an interesting range of buildings that reflect yet uplift the local styles, whilst providing modern accommodation within.
- To address the parking issues that currently exist in the area by providing off street parking for the residents of the proposed scheme, creating safe and efficient vehicular access.
- To maintain the privacy of the surrounding existing houses, whilst achieving privacy for the tenants of the proposed development.

### 3.2 Design Concept

The design has been informed by site analysis, appraisal of the existing buildings, an appreciation of the site and its context. The design and positioning of buildings has resulted from site constraints such as the position of access to the site and the density of the accommodation.

The material palette seeks to create a simple, elegant and modern interpretation of the semi-detached properties existing to the south of the site. A red/multi brick is the predominant material, with a contrasting off white through colour render. The roofing will be covered with thin leading edge dark grey concrete tiles. This palette is in keeping with the surrounding context.



View of plots 24 & 25, front elevation.



View of plots 13 - 15, front elevation.



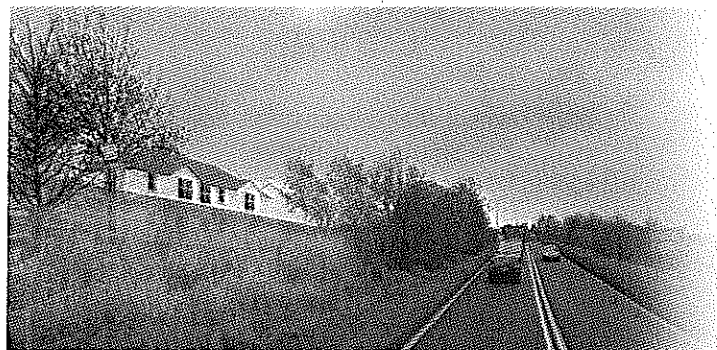
View of plot 6, front and rear elevations.

The roofs of the dwellings are designed sensitively to match existing features of the local vernacular. A mixture of feature gables and eaves to road roofs, blend into the street scene and creates an attractive articulated roof scape. A modest roof pitch assists with minimising the height of the dwellings, and fits in with the surrounding context.

1800mm high timber fencing provides screening and secure gardens, a brick masonry low wall and railing will outline the informal front gardens and perimeter to the parking bays. The principles of Secured By Design will be employed to provide defensible space whilst also enhancing the street scape along the new access road. Sensitive external boundary treatment has also been considered to the rear of plots 13-15 adjacent to A59. Details to be confirmed / agreed with the L.A.

It is intended that the quality of construction and space standards of the scheme will be such that it will achieve the standards associated to the Home and Communities Agency. These standards will achieve Code For Sustainable Homes Level 3. The design of the new dwellings also addresses the Housing Quality Indicators required by the Housing Association.

Ensuring that level access is provided throughout, with sufficient spacing standards through and around furniture etc. These standards also include for the achievement of a Secure by Design award., and the detailed scheme will be the subject of consultation with the Architectural Liaison officer to ensure all the relevant security measures are included within the design proposals.



View of the rear of plots 13-15 from the A59.

Wheeled refuse bin storage areas will be provided to each plot in at the end of the parking bays and will be screened by an 1800mm high close boarded fence and gate arrangement that will ensure that they are well hidden from view. Collections are made on an alternate weekly basis with separate wheeled bins and boxes provided for non recyclable and recyclable garden waste. Each plot will also be provided with a shed for additional storage space.

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Typical elevational perspective of the proposed elevations (plots 12-7)



## 4.0 Access Statement

### 4.1 Local Transport and Pedestrian Access

The application site is accessible by a variety of means;

Wilpshire, os Old Railway Station (On Whalley New Road) is less than 2.5miles from the site, accessible by foot, bus or car.

### 4.2 Car Access

Access onto the site is primarily accessed via Longsight Road from Whalley Road to the south. This leads onto Petre Crescent and Close. Each property has provision for the parking of two cars per property.

On street parking is very common on roads surrounding the site. All properties along Petre Close/Crescent have 100% off street parking provision, therefore this new site has the provision of 200% parking, so that no further parking issues occur.

### 4.3 Pedestrian Access

There are pedestrian routes to and from the site off Edge Grove and Birchfield Road which provide access to local facilities.

### 4.4 Bus Routes

Regular bus routes run along Whalley Road every few minutes to Clitheroe and Blackburn, with the journey taking under twenty minutes. This connects the site to the wider area through Lancashire (subject to Bus Timetable).

### 4.5 Local Amenities

The site sits within a rural setting and is well provided by local amenities and shops in nearby Langho, as well as immediate facilities along Whalley Road to the south.

### 4.6 Disabled & Inclusive Access

The site and houses are to be designed and arranged to comply with Approved Document M of the Building Regulations with inclusive accessibility for all in mind. Pedestrian entrance to the buildings will be designed with level access approach to minimum 1000mm width doorways. Internal circulation – clear opening widths to doors, internal circulation space will all houses will be designed to meet and exceed Part M.

