



Design and Access Statement Addendum
Pendle Garage, Clitheroe Road, Barrow. BB7 9AQ



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Issue 1

Foreword

The following Design and Access Statement addendum has been written to be read in conjunction with the Design and access statement submitted with which meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 1th August 2006.

Application

The document supports the previous Application for a 100% affordable housing development at the site of the former Pendle Garage, Clitheroe Road, Barrow.

The revised application is for full planning approval for the development of 28 residential units for Bowsall Limited with a mix of unit sizes that reflect the local housing needs of the area agreed with Ribble Valley Housing Officers Rachel Stott and Great Places Housing Group and include:

- 14No. 2 bed 4 person houses
- 14No. 3 bed 5 person houses

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Architectural information	JDA
Design And Access Statement	JDA
Arboriculture/Ecology Studies	RSK
Tree Survey	Bowland Tree Consultancy
Noise assessment	Sol Acoustics
CfSH Pre assessment	Element
Flood risk assessment and modelling	RSK

Access

The proposals look to amend the existing access points as the existing were thought not to be suitable and this has been discussed with the Highways Authority who have no objections to the new junction being used for residential use.



Clitheroe Road

Previous Assessment

Pre application Meeting 17th July 2012

The scheme was tabled at Ribble Valley Borough Council to the case Officer Graeme Thorpe, Martin Nugent of LCC Highways, Dave Hewitt of RVBC Tree Officer, Phil Dagnall of Forward Planning, Rachael Stott of RVBC Housing and the design team. From the meeting the following points were raised.

It was noted that the scheme had increased in size with the addition of land at the rear of the site and that the scheme was now market led with only 30% affordable allocation.

Rachael Stott was disappointed that the scheme was no longer 100% affordable. She was happy that we had incorporated provision for a number of bungalows with some 2 and 3 bed houses.

Martin Nugent was broadly happy with the scheme

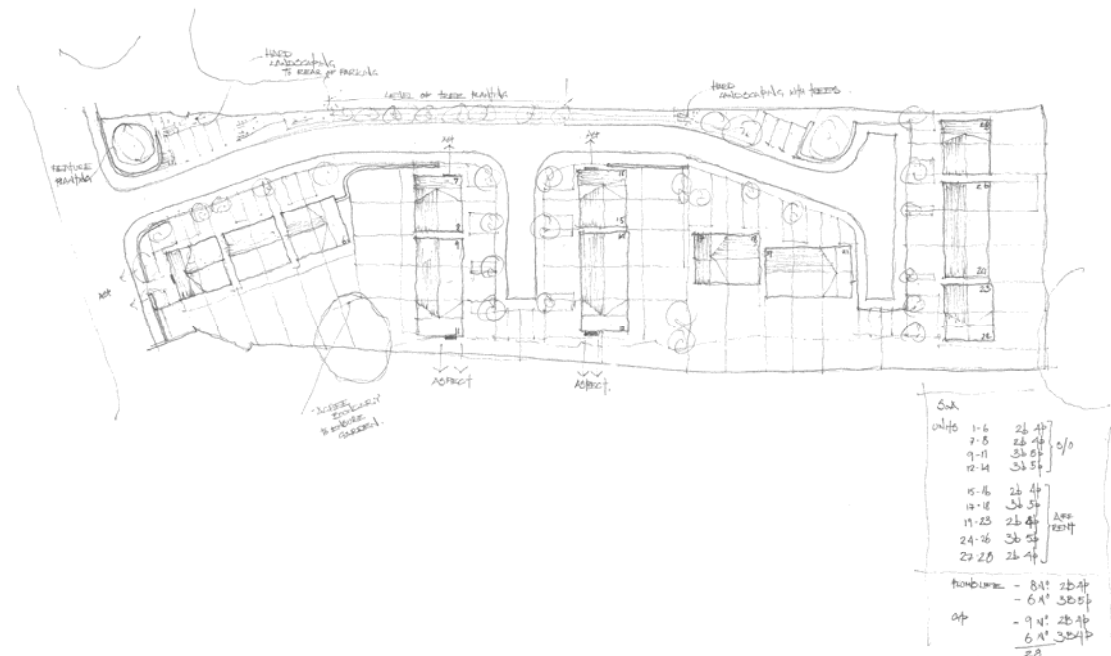
Dave Hewitt was happy that a tree survey had already been instructed and that the findings had been incorporated into the design. He was confident that the site had little bio diversity.



Further to conversation with the new planner, Stephen Kilmartin there was a suggestion that the scheme should go 100% affordable and that there were some concerns regarding the existing layout

- The scheme has therefore been developed in collaboration with the planner to provide a suitable scheme for both the local authority and the Housing provider, Great Places Housing Group. The RP has provided details of a mixed tenure based on the current need in the local area .

- A simple road layout that now acts as a buffer between the new housing and the industrial estate.
- A robust boundary to Clitheroe Road



- Single aspect unit to the existing street frontage that addresses both Clitheroe Road and the entrance to the new scheme
- A Contextual and contemporary scheme that responds to the site and the surrounding area.

Evaluation

With all of the above consideration, the proposals have been developed in collaboration with our client, and consultants to balance the economic viability of producing a high quality development of 100% Affordable Housing with the various constraints that have been highlighted.

Use

C3 Dwelling

Amount

The developable area of the site is 0.71 hectares.

Following the design development process, the revised layout has been completed to show a total of 28 units which equates to a site density of 40 units per hectare, lying within the previously suggested norm of 30 - 50 per hectare, the ideal for efficient land use.

The dwellings have been arranged to the south of the site serviced by a road to the North. Within the vicinity of the neighbouring industrial units, the houses have been turned perpendicular to the site access road to reduce the impact of the industrial units.

Bowsall Limited in tandem with Great Places Housing Group have identified a need for the following unit mix:

14No. 2 bed 4 person houses

14No. 3 bed 5 person houses



Scale

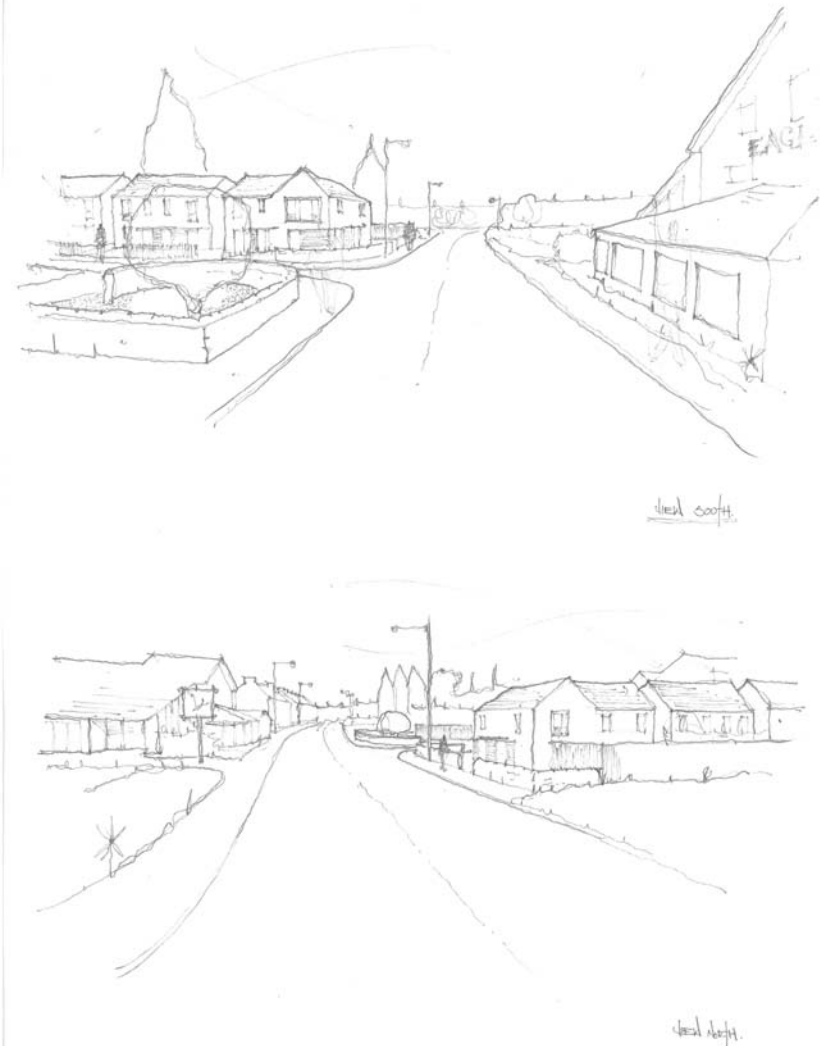
The surrounding context is in the main made up of two storey dwellings with few examples of larger buildings in the area.

With this in mind the application looks to respond in a contextual way with the development being two storey housing which address the new access road street and immediate neighbours.

An aspect unit been located to the lower area of the site on Clitheroe Road which looks to address the existing street frontage whilst providing a gateway to the site.

The two storey housing units are located to follow the natural gradient of the site which rises to the East. This allows the houses to gradually match rise up the site and sit with a little more prominence against the existing industrial building.

It is felt that this mix of scales appropriately handled along the new road works extremely well in addressing the level and neighbour constraints on the site.





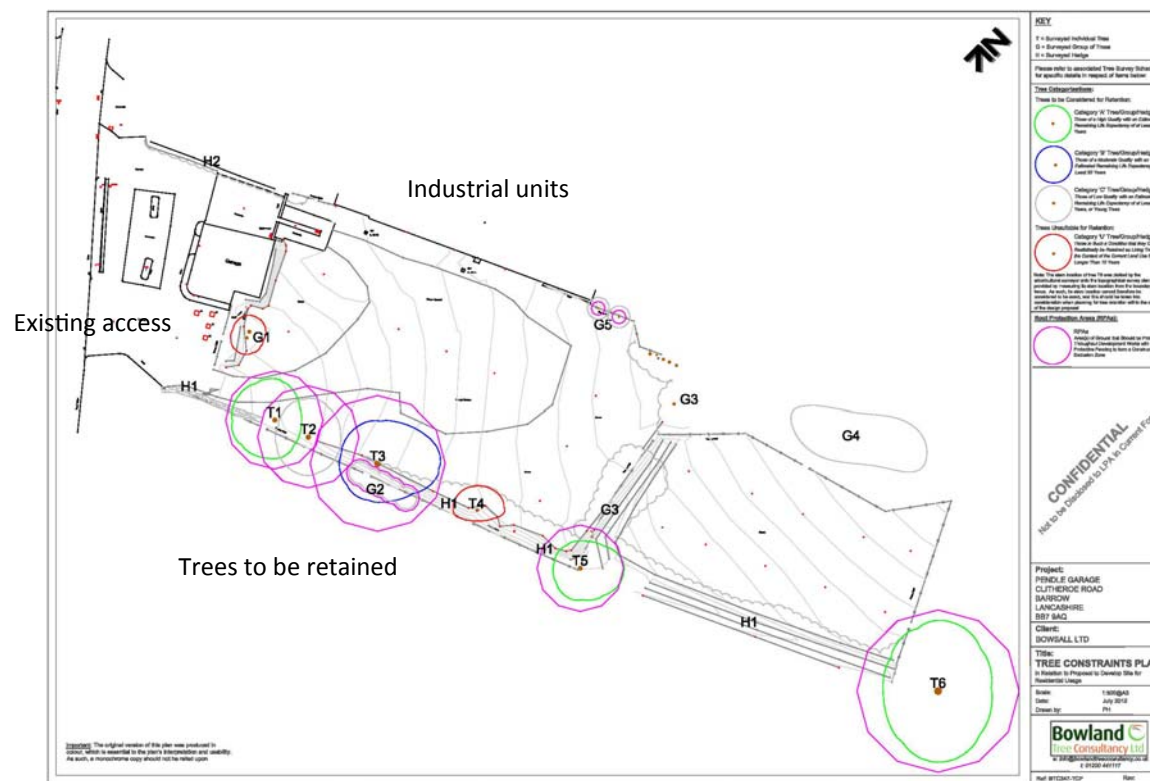
Street elevation through the new road

Layout

Constraints, Opportunities and Approach

The exploration of the site has highlighted numerous constraints and opportunities that have informed the approach to the layout and which include.

- Suitable access from Clitheroe Road
- Existing industrial units to the north
- Tree survey
- Existing site levels
- Site services
- Consideration of existing habitat and improvements to current areas of scrubland
- Generation of quality affordable housing development that will provide needed new homes for local people.



Site constraints and opportunities

Response

The proposed layout opposite shows the application scheme that maximises the opportunities whilst working within the constraints that are placed upon the site.

In overview the layout looks at the following:

- Retaining privacy distances within the site
- Access road runs to the North along the boundary line with the industrial units to provide a buffer between the two different uses
- Road has been softened with and more simple layout and turning courts
- Road takes for full turning of refuse vehicles
- 28 residential units with suitable mix of Houses.
- The units benefit from 53 parking spaces across the site to front of properties with amenity to rear
- Ecological features enhanced with retained trees supplemented by high quality landscaping



Proposed site plan



Typical Elevations

The dwellings themselves look to balance a contemporary design with contextual materials and form.

All of the units combine reconstituted stone in two colours picking up on the surrounding buildings albeit in a more contemporary composition.

Windows and doors are UpVc with suggested stone surrounds again picking up on the local vernacular. However, where appropriate, this surround has been taken into a more contemporary form to the frontages of the houses to ensure the scheme delivers a level of design quality that is required.

With boundaries to the front of the main streets, the scheme will deliver a sense of place and security for residents and visitors alike.

KEY BUILDING ELEMENTS

Concrete tile roofs

Reconstituted Stone walls

Stone window surrounds

UPVC windows

UPVC patio doors

Coloured composite entrance doors

Landscaping

Jennings Design and Bowsall understand that the public realm is of paramount importance to ensuring a quality and sustainable development.

Hard and soft landscaping will be fully considered and the proposals will benefit from a quality landscaping design designed by a fully qualified Landscape Architect.

In addition to this a buffer zone on the boundary between the residential and the industrial using feature trees and low maintenance landscaping.

With this in mind, we refer the reader to the associated landscaping proposals by Firewall.

Access

Bowsall Limited, and Jennings Design Associates are fully committed to a policy of equality, inclusion and accessibility.

All stakeholders recognise the value that the entire community have to offer.

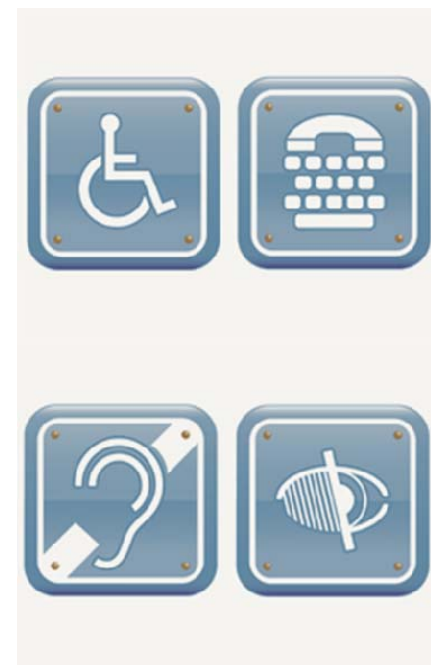
This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

Through the preparation of this Access Statement, the following design guidance has been followed:-

Approved Document M	BS 8300 (2001)	Planning and Access for the Disabled
People: Good Practice Guide CDPM 2003	Disability Discrimination October 1995	

Key access issues of Design and Planning Stage will include:

Local Amenities	Approach to the site	Public Transport links
Vehicular Approach	Pedestrian Appraisal	Parking
Entrance	Internal Environment	Private amenity space



Other considerations for future design

The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure the following best practice:

Environmental Design

CSH level 3 to be achieved on all units and we refer the reader to the associated Pre-Assessment as carried out by Element.

Secured By Design

Affordable housing to be fully Secured by Design compliant

Building for Life

With a sustainable location and appropriate design for Affordable Housing the scheme will score highly on Building for Life Assessments which are required for Housing Quality Indicator scoring.

We refer the reader to the informal Building For Life Assessment which we have carried out with a view to having this formalised by Ribble Valley



The UK Passive House Organisation



Conclusion

The proposal, is the result on an inclusive approach to design which has attempted to address the difficult constraints of the site, and the aspirations of the Clients and Local Authority.

The Design Team have consulted closely with the council to develop the scheme into its current form scale and use.

We believe that the current proposal has developed into a successful spatial and built environment that brings an important site currently vacant back into a sustainable use.

We trust that the design process and ultimately the proposal meets with the aspirations of the local authority which will result in the application favourably received and determined.

Should the reader wish to discuss any of the above please do not hesitate to contact us.



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