



Land at Mearley Croft, Woone Lane, Clitheroe

Design and Access Statement

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7025/P/DAS

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1. INTRODUCTION

This Design and Access Statement (DAS) has been prepared to inform the planning application submitted by Beck Developments in respect of the proposal to erect 10 dwellings on land adjacent to Woone Lane, Clitheroe. Beck Developments is a recognised local housebuilder with experience in designing and delivering quality housing within Ribble Valley.

The DAS responds to the client brief in terms of the scheme's design and access components and also recognises the approach advocated by CABI and by general government guidance in terms of documentation accompanying planning applications.

The application site has already been accepted by the Council as a suitable housing location, being part of a linked residential scheme located off Woone Lane. That scheme envisaged 32 dwellings being erected on the present application site with a further 81 dwellings being constructed a short distance away on land to the west of the former Primrose Mill. In November 2012, outline planning permission was granted for the larger 81 unit scheme, whilst full planning permission was granted for the smaller (Mearley) 32 dwelling site.

Phasing conditions imposed within the Section 106 Agreement which accompanied the joint planning permission 3/2011/1064 required completion of the smaller scheme before the larger residential site could be commenced but site problems associated with ground conditions off Woone Lane have firstly delayed any commencement but now render the smaller scheme commercially unviable. That situation effectively prevents either scheme delivering much needed housing to the Borough.

Consequently, a fresh application is required in respect of the Mearley site to unlock the dilemma; now on an independent basis.

An amended S106 Agreement will also be required in due course to accompany the imminent Reserved Matters application for the 81 unit scheme, to allow early commencement as well as to respond to the revised scale of development.

This present application addresses the smaller of the two sites. It is a material consideration to any technical assessment that the poor ground conditions now restrict the area considered suitable for built development purely to the strip along the Woone Lane frontage, as a result of which the scale of development has been reduced from 32 units to the present 10.

This statement demonstrates how the design, layout and access to and around the site have been considered in the preparation of the application, with these elements informed by a suite of information produced by other consultants in support of the application. The supporting documents are as follows:-

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Section 2 of the DAS contains a description of the application site and surroundings, while the main elements of the proposed development are summarised in Section 3. Section 4 comprises a more detailed design analysis and Section 5 focuses upon access and sustainability.

**Location plan**

2. SITE CONTEXT

The application site comprises a smaller section (0.27ha) of the larger area .75ha which was granted full planning permission in 2012 for the erection of 32 dwellings of mixed scale and character. That change results from the necessity to concentrate development upon the more suitable load-bearing ground which runs along the Woone Lane frontage. That would leave the majority of the original development site stretching down to Mearley Brook as undeveloped land due to its steeper levels and poor load bearing capabilities.

The developers have no intention of undertaking any built scheme beyond that now proposed (because of the poorer ground conditions of the North Eastern part of the site) and therefore the new development scheme is a stand-alone proposal which offers the potential for a sustainable housing project, well integrated with the existing urban fabric, but with open complimentary views over the undeveloped area and beyond over the proposed Primrose environmental area.

Despite the open views to the south and East any new development must respond to the (long established) scale and density of the more traditional, terraced housing area along and to the north of Woone Lane. In particular, it must respond to the traditional 2/3 storey Victorian terrace (59-97 Woone Lane) immediately to the north-east and also to the gable ends of the terraced rows of houses across the road on Victoria Street and Primrose Street. Also relevant are the more recently constructed stone faced detached dwellings set back from the Woone Lane building line which comprise part of the ongoing Miller Homes scheme.

The site has a 70 m frontage to Woone Lane, which is defined by 1.5m stone wall, the wall continuing along the full length of Woone Lane where it adjoins Primrose Lodge.

The ground slopes from Woone Lane down to Mearley Brook, with an increasing gradient at the western end



3. PLANNING

The Government published the National Planning Policy Framework (**NPPF**) on 27th March 2012.

The NPPF replaces the previous planning policy guidance notes (PPG's) and planning policy statements (PPS'S) and is a key part of the Coalition's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF gives a clear direction of travel under the Coalition government and is identified by the planning inspectorate (PINS) as being of critical importance to the determination of planning applications as well as appeals.

The NPPF provides the following key messages that are of relevance to the planning application proposals;

- The planning system should plan for prosperity (an economic role) contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- The planning system should plan for people (a social role) supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- The planning system should plan for places (an environmental role) contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. A positive planning system is essential because, without growth, a sustainable future cannot be achieved.

The document introduces a presumption in favour of sustainable development

Local Plans should be prepared on the basis that objectively assessed development needs are met, and the development proposals that accord with these plans should be promptly approved;

Where particular policies are out of date or silent or unclear on a particular development, approval should be granted subject to paragraph 14.

In relation to residential development, the document sets out the Government's key housing objective, which is to significantly increase the delivery of new homes to allow everyone to have the opportunity to live in high quality, well designed homes, which they can afford. To achieve this, the government will;

- Significantly increase the supply of housing;
- Deliver a wide choice of high quality homes that people want and need;
- Widen opportunities for home ownership; and
- Create sustainable inclusive and mixed communities in all areas, including through regeneration and renewal of areas of poor housing.

For a more detailed look into planning policy and how they relate to the proposed scheme please refer to the Planning Supporting Statement that accompanies this application.

4 DESIGN ANALYSIS

The analysis recognises that previous detailed consideration has already been given to the scheme's development potential, as well as to an appropriate design response, through the grant of detailed planning permission 3/2011/1064. That scheme proposed 32 dwellings of mixed scale and character and with a similar higher density approach, including shared parking areas, single access from Woone Lane, the use of retaining walls to address falling site levels and through the amenity benefits gained by potential to overlook existing adjacent wooded areas.

Of particular note is the close relationship to existing residential areas to the north, as well as convenient access on foot or by cycle into Clitheroe town centre.

Layout

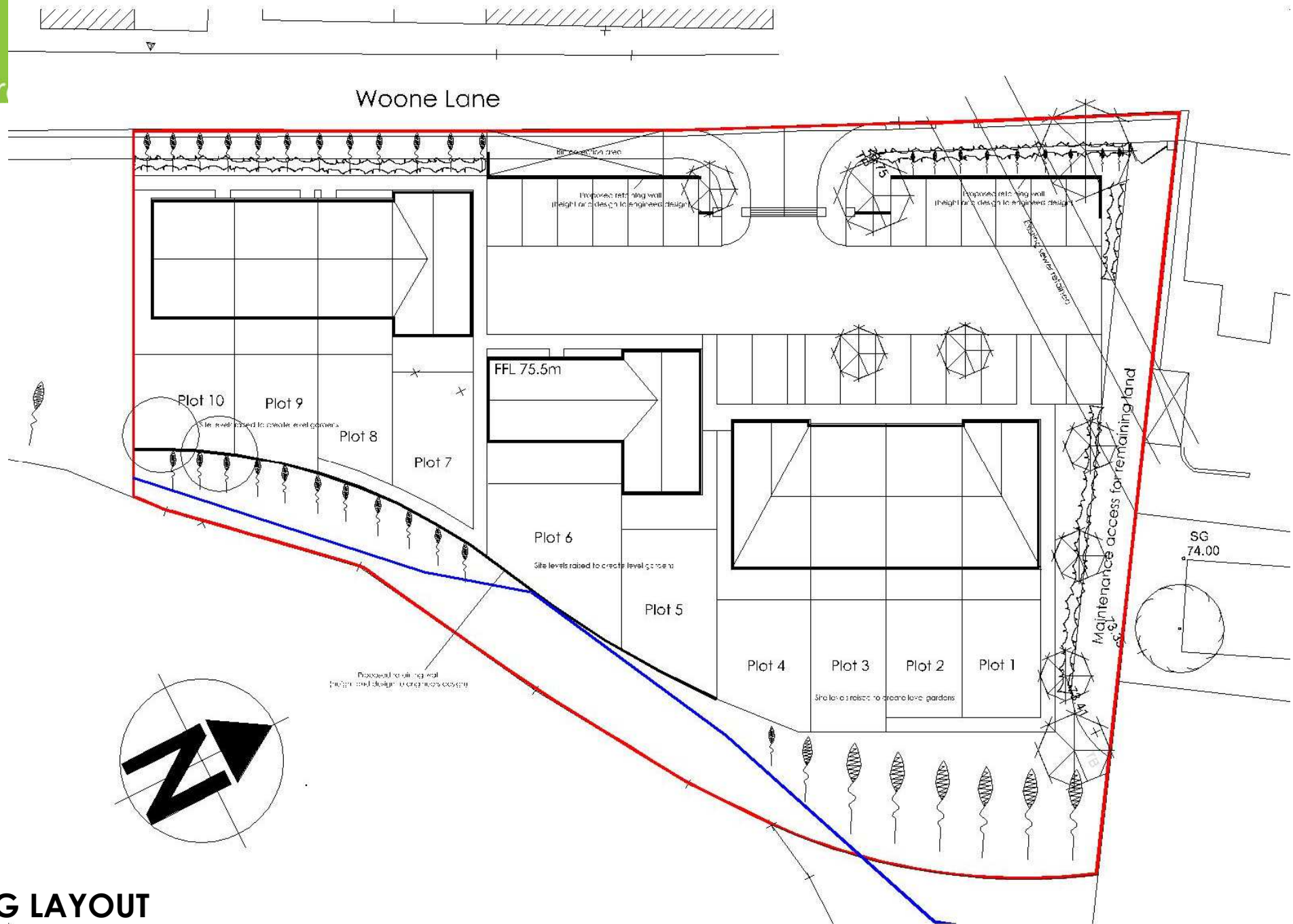
The new layout must respond to a reduced site but the client's development brief has similarly been to maximise development and to integrate the new proposal with the scale and character of nearby terrace dwellings, whilst not compromise matters of landscape or nature conservation importance for the adjacent Primrose Lodge amenity area.

The layout also responds, inevitably to

- 1 site topography
- 2 available access onto Woone Lane
- 3 existing sewer crossing the site
- 4 proximity to Mearley Brook
- 5 requirement to provide maintenance access to the open land, to the south and east

As a result, the preferred design solution proposes a layout which:-

- 1 adopts a single access point off Woone Lane in a similar position to that approved by the extant detailed planning permission but being slightly resited (4.5m)
- 2 fronts all dwellings onto Woone Lane, with rear elevations overlooking the open space to the south proposes varying building lines, as with the extant planning permission
- 3 adopts terraced cottage style of development consistent with local character
- 4 incorporates shared parking areas, served by the single access which leads from the public highway. The parking courts respond to site levels and respect both pedestrian and pedestrian access requirements, as well as offering good surveillance potential. The intended levels will minimise any visual impact of parked cars when viewed from Woone Lane
- 5 the eastern part of the development site will be regraded and retained to create usable rear gardens, clear of watercourse of obstruction and flood risk
- 6 all plots have external access to rear gardens for cycle and bin storage. However a separate in collection area has also been added to the design of the Woone Lane frontage
- 7 maintenance access for the retained land to the north east is provided for within the layout.



PLANNING LAYOUT



Existing properties opposite the site looking West



Existing properties opposite the site looking East



View from site frontage looking East down Woone Lane

Scale

The majority of existing terraced properties which adjoin the development site are 2/3 storey in scale, with some responding to the falling levels. The present approved 32 unit proposal envisaged a mixture of two and three story properties with ridge heights varying from 8 m to 10.8 m. The new proposal envisages a maximum ridge height of 8.7 m, the effect of which would be further reduced when seen from Woone Lane as a result of the falling levels.



Approved elevations Woone Lane



FRONT ELEVATION

Proposed elevations Woone Lane



Existing houses on Woone Lane



Proposed front elevation plots 5 and 6

Appearance

The existing houses along Woone Lane are mainly two-storey Victorian stone built terraced houses, with a number having been overpainted or rendered. The houses are traditional in form and have pitched slate roofs, with door and window openings being defined with smooth stone surrounds.

The design of the proposed houses will draw on the design cues of these existing dwellings and will focus on the traditional form of architecture. The majority of the roofs are shown running front to back; however, all three blocks will have a gable designed to give the front elevation three-dimensional character and also to reflect the gable ends of the terraces opposite.

The external walls will be buff artificial stone under a grey coloured, slate effect roof.

All 10 dwellings will have black UPVC windows with smooth buff stone surrounds to match the nearby terraced houses. These windows will have a more contemporary feel as they have non-standard casement design which provides a more modern twist to the traditional form of design without creating any design conflict. The stone detail will also be used on the chimneys and entrance door surrounds. External joinery, eaves and soffits will be painted black. It is also proposed that the front door will also be finished in black.



Site frontage looking East up Woone Lane

Indicative landscape planting shown on the scheme layout drawing responds to the existing features immediately adjacent to the site. This varies from the smaller detailing of the hedges to the front gardens of some of the existing terraced properties but, more specifically, to the wider well wooded character of the extensive Primrose Lodge amenity area.

5 ACCESS AND SUSTAINABILITY

Existing highway access;

The western boundary of the site has a 70 m frontage to Woone Lane. This is currently defined by stone wall and with no footway (the footway terminating adjacent to number 97). However, there is a footway on the north western side of the Lane.

Proposed highway access

The existing approved layout for 32 dwellings includes one access point from Woone Lane, this having been agreed with the Highway Authority, Lancashire County Council. That access extended into the larger development site, linking to a series of parking areas and to vehicular turning facilities.

The newly proposed access adopts a similar solution but a slightly modified the access position (by moving it 4.5 m).

Parking provision remains at 200% and is in the form of a parking court situated in front of plots 1-6. All plots have front and rear pedestrian access taken from the parking court via, in some cases, a common pathway.

Proposed pedestrian access

The proposed layout incorporates a new 2 m wide foot way around the radius of the new access point and extends to join the existing footway in front of number 97 Woone Lane. Individual plot access will conform to the guidance and requirements set out in building regulation AD part M and associated legislation.

A more detailed analysis and explanation of highway and transport matters is contained within the Transport Assessment which accompanies the planning application.

Sustainability

The site is located within a well established residential area of Clitheroe, within easy walking and cycling distance of Clitheroe town centre, with its extensive range of shops, local services and employment opportunities. The town centre also has a convenient public transport bus/rail interchange, with further local bus services providing closer facilities to serve the application development.

In design and development terms, the proposal responds to government and local council aspirations to reduce CO2 emissions. The adopted philosophy for this scheme is in line with NPPF aims and with building regulation codes.

6. CONCLUSION

The application proposes the erection of 10 cottage style dwellings in an accessible, established residential area. The principle of such development has already been established through the grant of full planning permission 3/2011/1064 but the present proposal is for a small scheme which responds to site ground conditions.

The proposal nevertheless embodies many of the design intentions of the original proposal and it is therefore not anticipated that the broad approach to development will raise any material design concerns. Rather, it is a question of ensuring that, in reducing development site coverage, the new scheme does not conflict with the character of the established townscape, nor will it create accessibility difficulties for existing road users and pedestrians, nor for users of the new development.

Finally, it is fully recognised that central and local government policies encourage effective use of existing, unused, land lying within settlement boundaries and in a sustainable locations. The new application responds to those objectives and will hopefully offer 10 smaller properties to address identified local housing needs.