

Design & Access Statement

320160092P

Land at Mill Cottage Mellor Brook

Client

Leehand Properties

Scheme

Proposed housing development

Site

Land at Mill Cottage
Victoria Terrace
Mellor Brook
Blackburn
BB2 7PL

Date

September 2012

report prepared by:

Campbell Driver Partnership Ltd
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR

1.1 GENERAL

This statement accompanies a submission to Ribbles Valley Council for full planning permission for the residential development described. It should be read in conjunction with the following drawings:

- 11.138.01 Existing Site Plan
- 11.138.03B Proposed Site Plan
- 11.138.04C House Type A
- 11.138.05C House Type B
- 11.138.06B Overall Site Layout
- 11.138.09 Proposed Site Section
- 11.138.10 Packhorse Garage
- 11.138.11 Stream Crossing
- 11.138.12 Location Plan

and the following documents prepared by the members of the design team:

- Extended Phase 1 Habitat Survey
- Planning Statement

1.2 DESIGN TEAM

The planning stage design team comprises:-

- Campbell Driver Partnership Ltd (Architects)
- JWPC Ltd (Planning Consultants)
- Cameron S Crook & Associates (Ecologist)

1.3 SITE LOCATION

The site is located within the village boundary of Mellor Brook, on the south side of Mellor Brow, to the south west of Victoria Terrace and opposite the backs of houses in Bosburn Drive.

The site forms a natural infill site, being flanked by residential/commercial properties to 3 sides.

To the north is land (indicated in blue) subject to current approval 3/2010/0180 which establishes upgraded residential access to the wider site.

1.4 CONTEXTUAL ASSESSMENT

The site characteristics and levels, plus the arrangements of the intended access and proposed scheme to regenerate the former garage for smaller residential units, argue for a limited number of good quality family dwellings, rather than a higher density solution.



Aerial View of Site (outlined in red) & Surrounds
(Courtesy of Google Earth)

1.5 USE

1.5.1 Existing

The site currently falls within the boundaries of Mill Cottage. It is relatively inaccessible and overgrown, with a combination of self seed species, rough grassland, scrub and general vegetation – as outlined in the Phase 1 report.

There is a natural gradient falling from west to east, with a small stream running north south through the site. This is generally unapproachable due to the overgrown nature of the adjacent banks.

The site has no other intended use.

1.5.2 Proposed

This application proposes the construction of 3 new detached residential properties of high standard building design and landscape quality.

To facilitate the development it is intended to implement junction improvements to the existing access to Victoria Terrace from Mellor Brow. These proposed works are in line with existing permission 3/2010/0180. This will result in some alterations to the existing Commercial Property (Pack Horse Garage) along Mellor Brow. (3/2010/0180 allows the demolition of this commercial property).

The new access road will run branch off Victoria Terrace, running parallel to it via a new bridge over the stream, providing vehicular and pedestrian access to the properties.

General improvement works to the stream will be undertaken to enable public access

1.6 AMOUNT

The application is for the erection of 3 no. two and three storey detached family dwellings within this 0.4 hectare site.

1.6.1 Schedule of Properties

2 no: Type A

- 5 bed
- 3 storeys
- 211.0m² GIFA
- 103.8m² footprint

1 no: Type B

- 5 bed
- 2 storeys (split level)
- 192.8m² GIFA
- 147.0m² footprint

1.7 LAYOUT

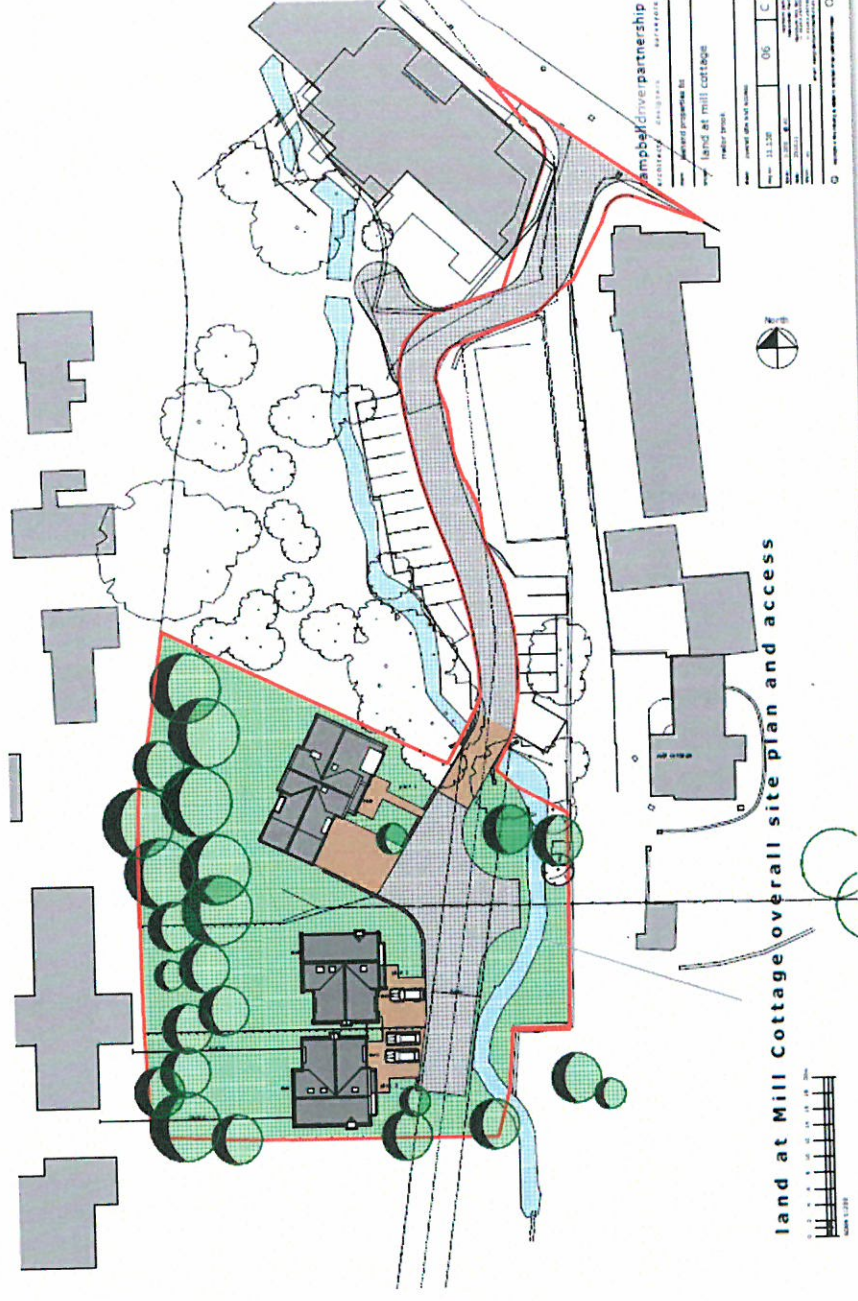
As outlined in 1.4.2, the existing access from Mellor Brook will be utilised to reach the northern boundary of the site. Improvements deemed acceptable within existing permission 3/2010/0180 will be undertaken to achieve adequate site lines.

The new access road branches off Victoria Terrace, extending the road previously approved in permission 3/2010/0180.

The proposed locations have been chosen to minimise impact on existing dwellings. They demonstrate the required privacy distances from existing neighbouring properties.

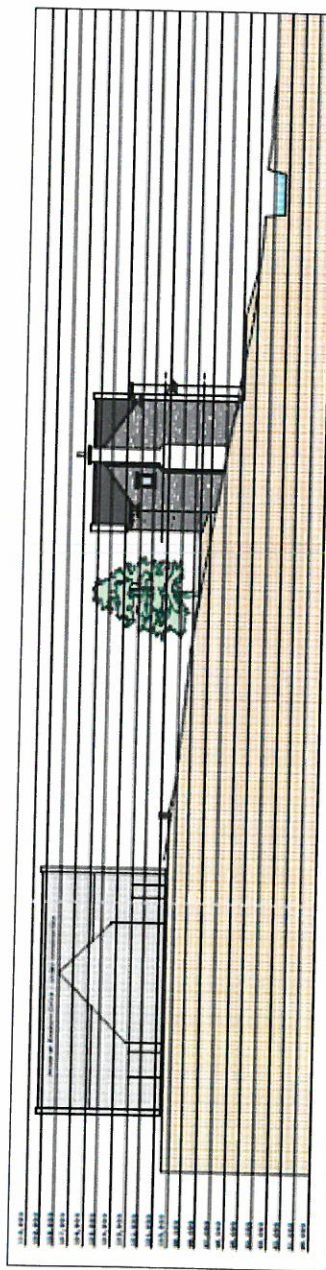
The properties nestle into the centre of this site, with areas of existing semi-mature woodland to the north and south of the properties retained to provide screening. New planting will be undertaken along the western boundaries, provide additional screening for the properties within Bosburn Drive.

Property alignment takes advantage of the natural slope of the land, with the front elevations oriented away from Mill Cottage and towards the stream, providing an attractive vista for the site.



Proposed properties provide a comfortable extension to existing permission 3/2010/1080

1.8 SCALE

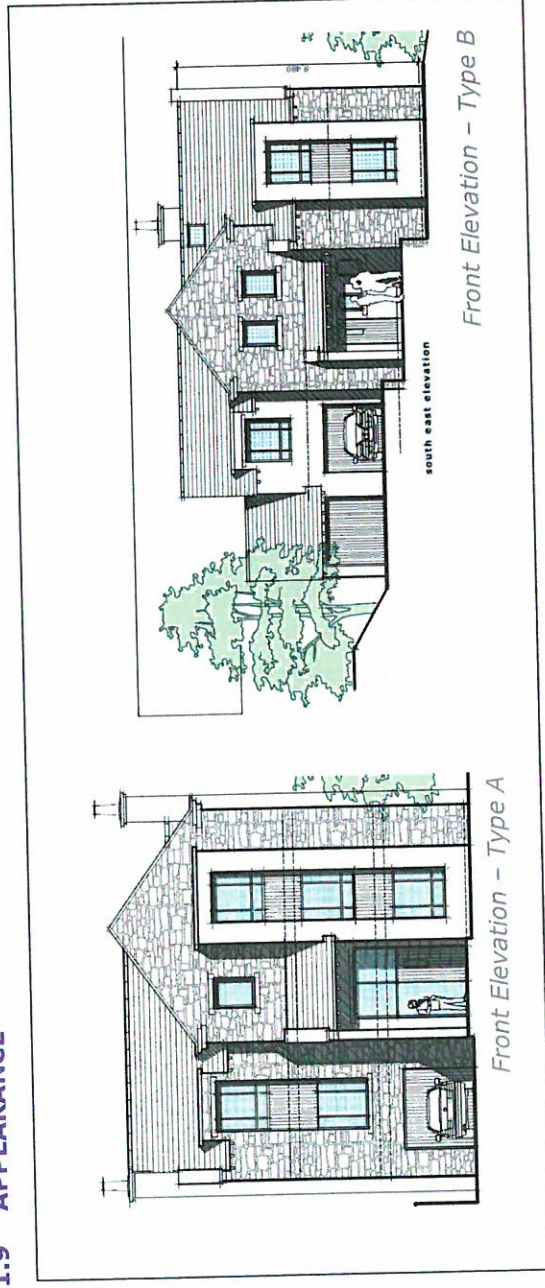


East/West Section through the site, showing the new properties have scale in keeping with those on Bosburn Drive

Property massing is in line with adjacent properties on Bosburn Drive, with ridge lines significantly below these properties.

The mix of 2 and 3 storey design with split levels takes advantage of the sloping nature of the site, ensuring the new properties do not dominate the site and sit comfortably within their surrounds.

1.9 APPEARANCE



1.9.1 Dwellings

Properties use a palette of common colours and textures, familiar within the immediate surrounds.

A combination of traditional and modern materials are detailed in a contemporary way to establish an identity for the site whilst respecting and adopting elements of the local vernacular.

Walls will be primarily natural random course stone. Limited areas of white render will be broken with sections of timber cladding within reveals. Roofs will be natural blue slate.

1.9.2 Landscaping

In line with the recommendations of the Phase 1 Habitat Survey, the development will maximise retention of mature vegetation, with only essential felling undertaken to enable construction.

New planting of native species will mitigate against any minor loss of habitat, with proprietary nesting boxes added to properties and mature trees.

As part of the previous application for the adjacent residential redevelopment site, discussions were had with the Council and Environment Agency to agree detailed treatment of the stream and its adjacent banks. Similar treatment is proposed for the lengths within/adjacent to this application site.'

1.10 ACCESS

1.10.1 General

Access for vehicles and pedestrians will be via a single access point through Victoria Terrace.

The new access routes will be adequate for the accommodation and turning of refuse vehicles.

Car parking provision will be off road within the boundaries of each property. Bicycle Storage will be accommodated within the garages of each property.

All gardens will be accessible from the road.

1.10.2 Inclusive Access

The dwellings will be designed with reference to the legislation and requirements of the Disability and Equality Act 2010 and Building Regulations Approved Document M.

Access routes will be designed to mitigate against the natural slope of the site and maximise inclusive pedestrian access.