

Buildings & Land at Lodematic
Primrose Works
Primrose Road
Clitheroe
BB7 1BS

Design & Access Statement



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Preface

This Design & Access Statement has been prepared on behalf of Lodematic Limited in support of a full planning application for the proposed conversion and new build scheme for residential use with associated car parking and at Primrose Mill, Primrose Road, Clitheroe, Lancashire, BB71BS.

This document aims to provide an analytical background and concept proposals to facilitate discussions with the Local Planning Authority. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006 for applications of this type to be accompanied by a Design and Access Statement.

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- o Assessment

- o Involvement

- o Evaluation

- o Use What the land and buildings will be used for.

- o Amount How much development can the site accommodate?

- o Scale How big the buildings and spaces will be, specifically their height, width and length.

- o Layout How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.

- o Appearance What the building and spaces will look like, for example building materials, architectural details and its context within the existing buildings and development surrounding the site.

- o Landscaping How open spaces will be treated to enhance and protect the character of a place

- o The Access Element of the statement must include two aspects of access to the development: Vehicular and transport links - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

- o Inclusive Access How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

1.0 Introduction

1.1 The Site

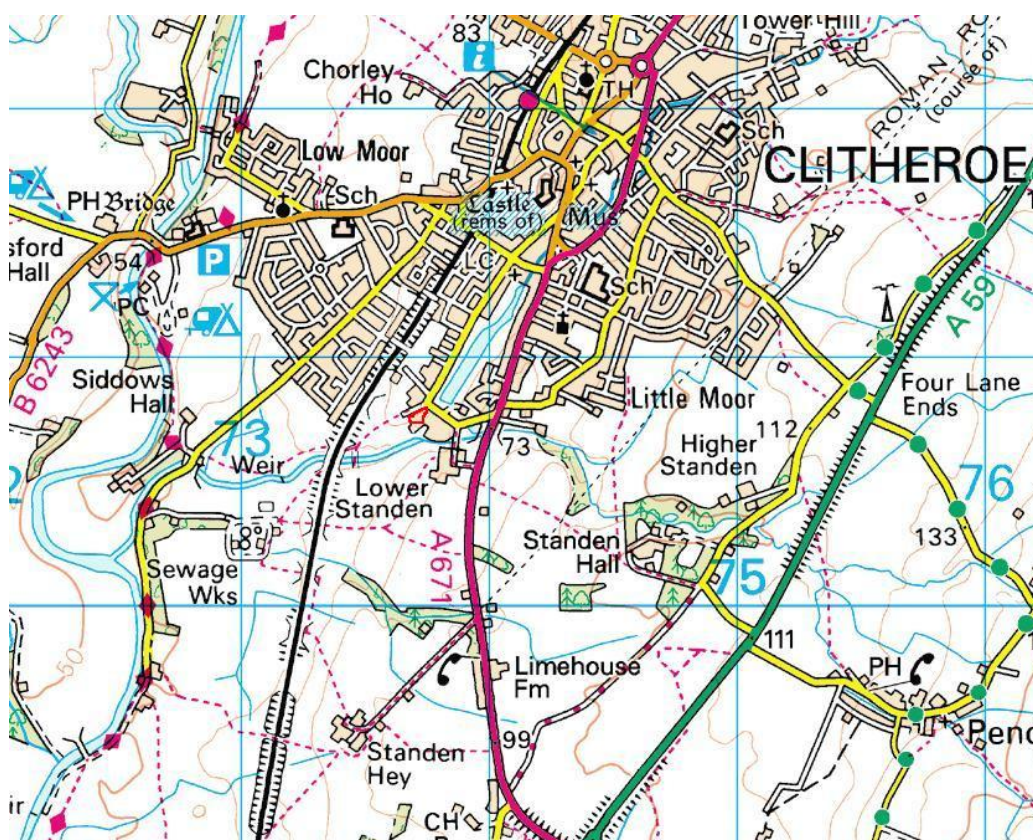
The site comprises a three storey former mill building with smaller ancillary workshop buildings currently owned and operated by Lodematic (Components) Ltd. The site is used for the manufacture of hydraulic components.

The site is located north west and adjacent to Primrose Mill Business Park, a series of former mill buildings located off Primrose Road and are predominantly used for various light industrial and retail purposes.

The site is located approximately 1km south west of Clitheroe Town Centre. OS grid reference SD 73714,40751. Access to the site is provided via a junction with Primrose Road and Woone Lane.

The main mill building overlooks a communal car park used by the adjacent building users and tenants of Primrose Mill.

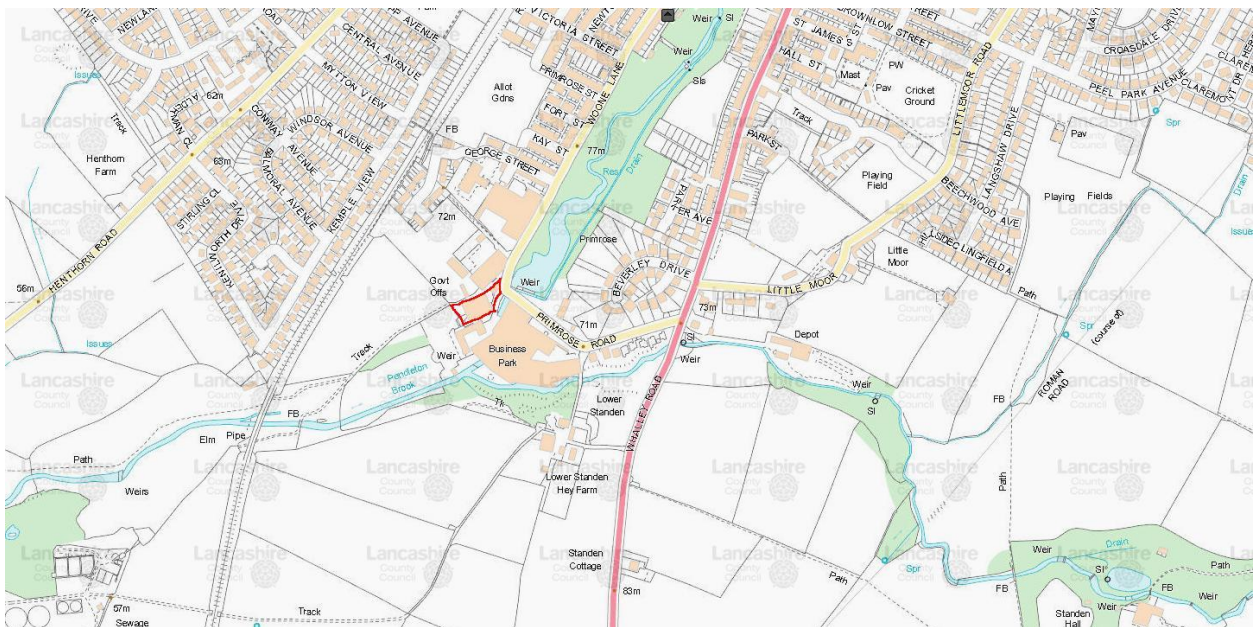
To the north of the site is an extensive residential development by Miller Homes of 2 bed Apartments and 3 / 4 bedroom houses. To the south west of the site is an existing detached private residence (Primrose House)



Location of site edged in red



Location of site edged in red



1.2 The Context

The site comprises of a complex of functional industrial buildings, accompanied by hard standings and small pockets of unmanaged landscaping and covers approximately 0.26 Hectares (0.66 acre).

To the north of the site is a new large scale residential development at Montgomerie Gardens off Woone Lane.

To the south, immediately adjacent to the site is the Primrose Mill Business Park, a series of former mill buildings accessed off Primrose Road and used for various light industrial uses and retail.

To the south west of the site lies the Grade II listed Primrose House, a private residential property.

To the east is the site access road, Primrose Road which leads to the A671 Whalley Road, a main route into Clitheroe Town Centre and provides a connection to the A59 trunk road.

The vacant site was previously occupied by Lodematic (Components Limited).

The site sits on a sloping site with the existing mill building retained being split level.

The buildings on the site are not listed nor identified in any document as a heritage asset though, the retained building is of heritage interest (Refer to the Heritage Assessments for more information).

1.3 Photographs



Rear elevation to existing mill building



View of workshop building at upper level



View of access road to site with new housing development adjacent



View of Primrose Mill Business Park to south of existing building



View of Primrose Mill Business Park to south of existing building



View of Primrose Mill Business Park to south of existing building



View along Primrose Road leading to site.



View of derelict cottage to rear of site.



View of steps to eastern side of existing mill



View of infill building between mill building and workshops.

2.0 The Process

2.1 Assessment

The proposals have been subject to detailed analysis of the site's constraints and opportunities. The figure below shows the site within its context and highlights physical characteristics and constraints.



KEY: Magenta: Residential Blue : Employment

2.2 Involvement

From the beginning and throughout the design process various groups of people have been involved in the evolution of the proposals.

2.2.1 Planning

A separate planning statement has been prepared, a copy of which is included with the planning application.

2.2.2 Highways

A transport statement has been prepared and accompanies this application

2.2.3 Trees

A Tree Statement is prepared by Bowland Tree Consultancy Limited.

2.2.4 Ecology

A Bat, Barn Owl & Breeding Bird Survey & assessment has been prepared by Ribble Ecology Ltd accompanies this application.

2.2.5 Noise

A Noise Assessment Report has been prepared by Miller Goodall Environmental Services to accompany the application.

2.2.6 Heritage

A Heritage Impact Statement has been prepared by Stephen Haigh Buildings Archaeologist to accompany the application.

2.3 Use

The site is situated approximately 1 km from the centre of Clitheroe and is in close proximity to a new residential development directly to the north of the site. It proposed to retain and convert the main three storey building and demolish the remaining structure on the site. This will allow the construction of a new two storey apartment block and the formation of access, parking, bin / cycle store and new landscaping.

The site at present is owned and operated by Lodematic (Components) Limited.

2.4 Evaluation

The process stage has allowed us to prepare a robust proposal that works within its context and constraints, whilst maximising the site's potential. Wherever possible the design has retained the existing building / structures to provide accommodation or boundary features.

The design intends to convert the main mill building, whose exterior has potentially interesting historical features. Existing modern openings will be blocked up and the original opening sizes restored. New window fenestration comprising of small pane glazing will enhance the heritage of the building and improve its historical significance.

The demolition of the buildings to the north of the site will allow the main building to be viewed as a whole.

The proposed new apartment block is to be located to the west of the site and is designed to be subordinate and sympathetic to the retained main building.

Consideration has been made to the setting of the Grade II listed, Primrose House located to the south west of the site. The original design for the new apartment block has been amended at the design stage to minimise the impact upon the listed structure. The new design has detrimental impact on the listed building.

The conversion of the building to residential use will also reduce the amount of heavy goods vehicles using Primrose Road / Woone Lane and lead to an improved noise environment for the future residents of the adjacent Montgomerie Gardens development.

3.0 Design

3.1 Site Opportunities & Concepts

Urban Form

The proposed development respects the existing character of the area, retaining the main building and removing the poorer buildings on the site. The orientation, position and scale of the new block should respond positively to the surrounding area and have minimum impact on the listed building to the south west of the site.

The properties should also respect the position of the existing Primrose Mill Business Park, the new housing development to the north and the listed building to the south west.

The conversion of the existing mill building will protect a heritage asset for the forthcoming future.

The existing stone external walls to the workshop should be retained and integrated into the development forming the boundary walls to the site.

A new landscaping scheme should be prepared for the site as the existing trees are of poor retention value.

Movement

There are no public footpaths running through the site nor is there any evidence that there are any desire / trespass routes through the site. Due to the small size and enclosed nature of the site there is no requirement to provide any permeability through the site.

Green Spaces

It is a small site; therefore there is no requirement to provide any public open space. There will be a landscape scheme prepared for the site.

3.2 Public Realm & Green Network

Consideration has been made to the design of the new building to the west of the site. The new building will appear subservient to the retained building and would have impact on the listed Primrose House.

Existing “green” areas have been retained and additional planting / landscaping provided around the site.

3.3 Site Topography

Consideration has been made of the site topography. The parking to the site has been limited to the higher level ensuring separation of the residential use from the commercial use of Primrose Mill Business Park. The difference in levels allows an amount of privacy to be maintained between the two uses.

3.4 Existing Trees & Hedges

Consideration has been given to the existing trees on the site. The existing trees on the site have been identified as having a poor retention value and are to be removed and replaced with new trees and landscaping. Refer to the tree report for further information.

A full tree survey accompanies this application.

3.5 Considerations

- Retention of any important heritage assets on the site.
- Separation of residential use from commercial use on Primrose Mill Business Centre..
- Improvements to access onto the site and improved parking.
- Demolition of unsafe structures on the site
- Use of existing features / buildings wherever possible on the site.
- Minimise the impact of any new development on the adjacent listed structure.
- Retention of “green” areas.

3.6 Response

- Existing three storey mill building to be converted into residential units.
- Access and parking located away from adjacent commercial activities.
- Additional parking formed for dwellings. New cycle / bin storage area provided.
- Structures with little or no heritage value to be demolished.
- Wherever possible existing walls forming the workshops to be retained and lowered to form the new boundary walls to the site.
- New building designed to have no impact on listed structure. (Note: Further modifications have been carried out to minimise impact following consultation with owners.)
- Landscaping around the site to be enhanced.

4.0 Appearance & Landscape

4.1 Landscaping

The existing stone walls forming the single storey workshops are to be retained and taken down to a suitable height to form the new boundary walls to the site. This will enhance the appearance of the site and identify the former use of the site as a mill.

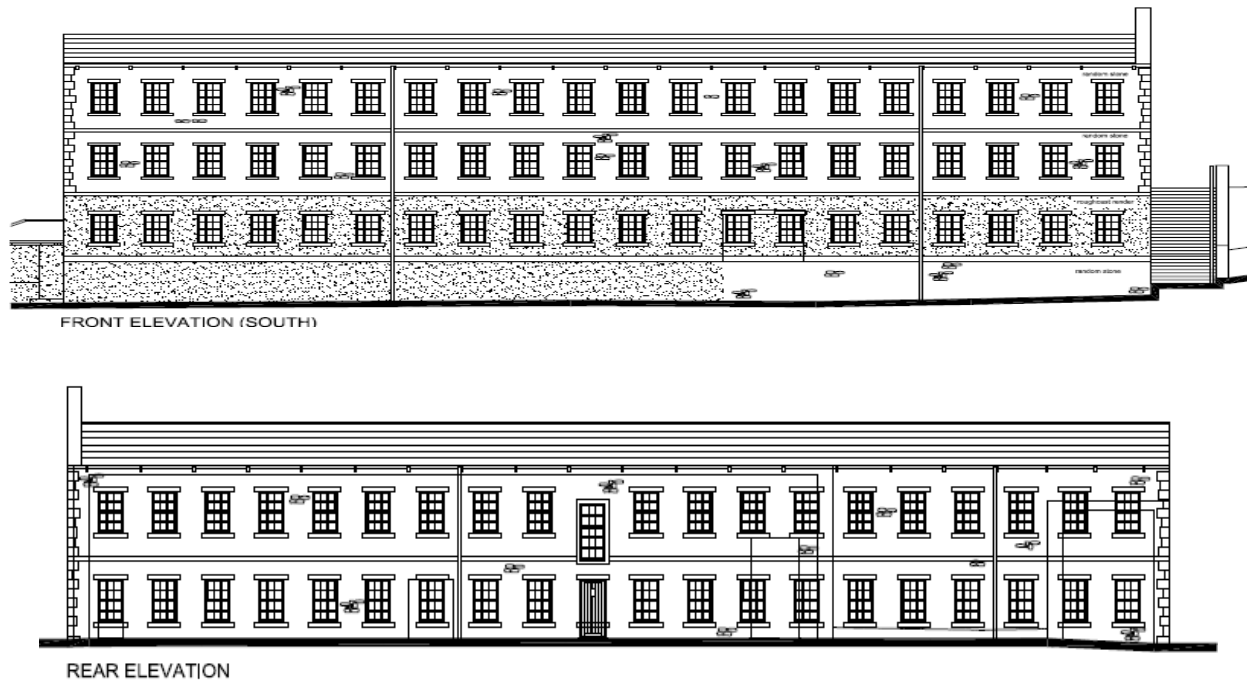
New landscaping will ensure the ecology of the site is maintained and enhanced, poor quality trees and landscaping will be replaced with an improved landscaping scheme.

Refer to detailed landscaping design.

4.2 Appearance

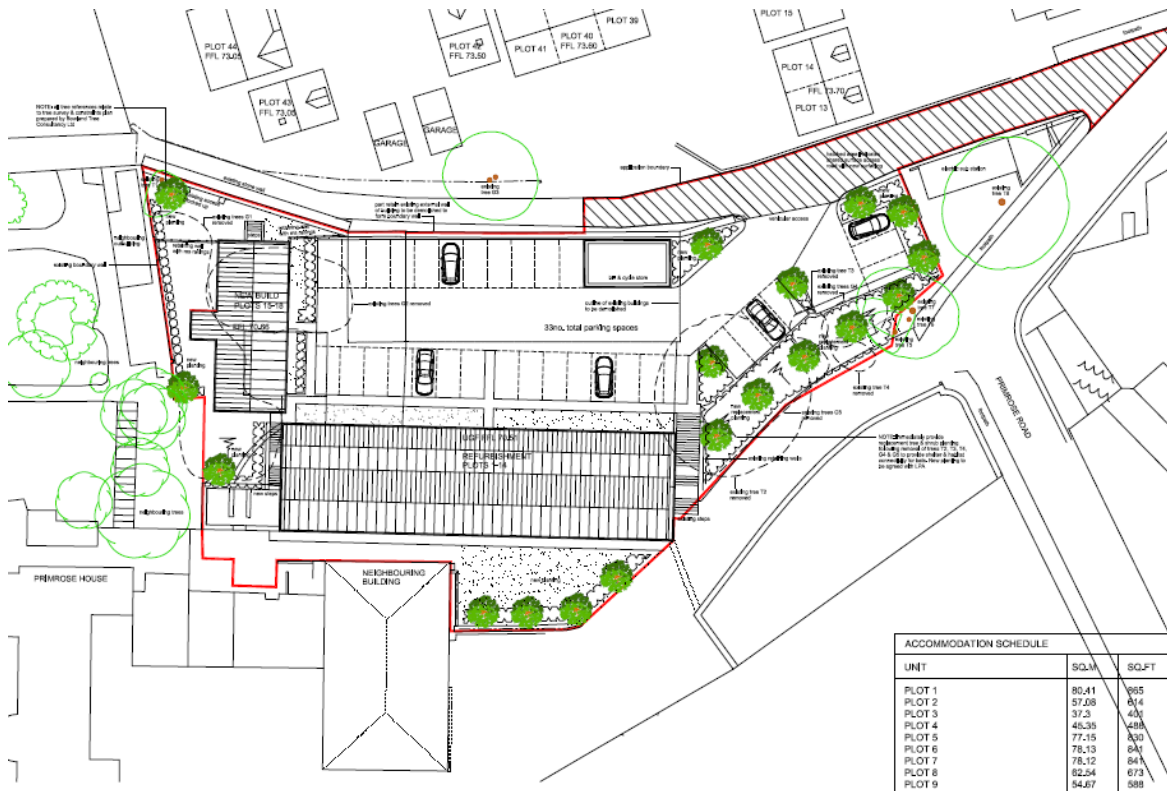
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The proposed new apartment block is to be located to the west of the site and is designed to be subordinate and sympathetic to the retained main building.



4.3 Amount

The illustration below shows the site layout proposed for the site.



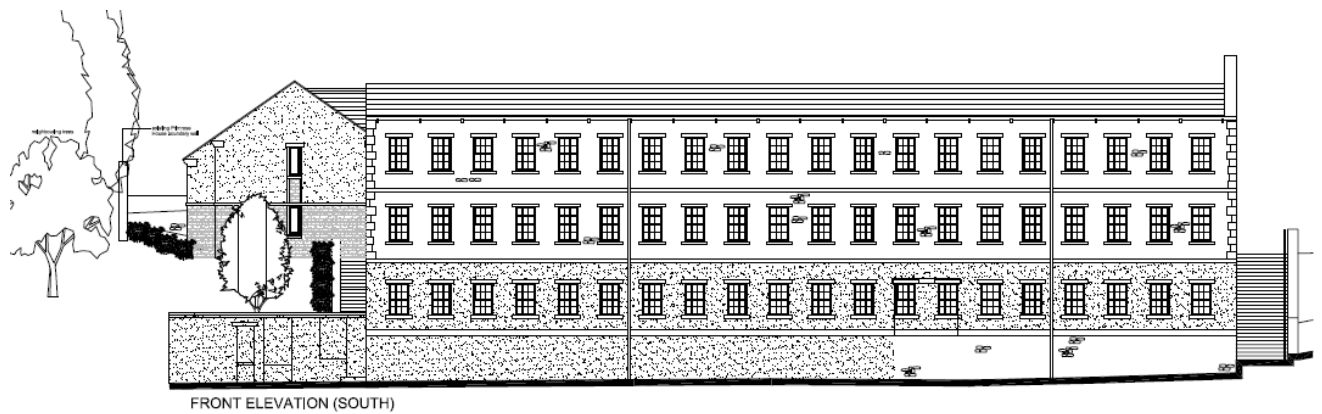
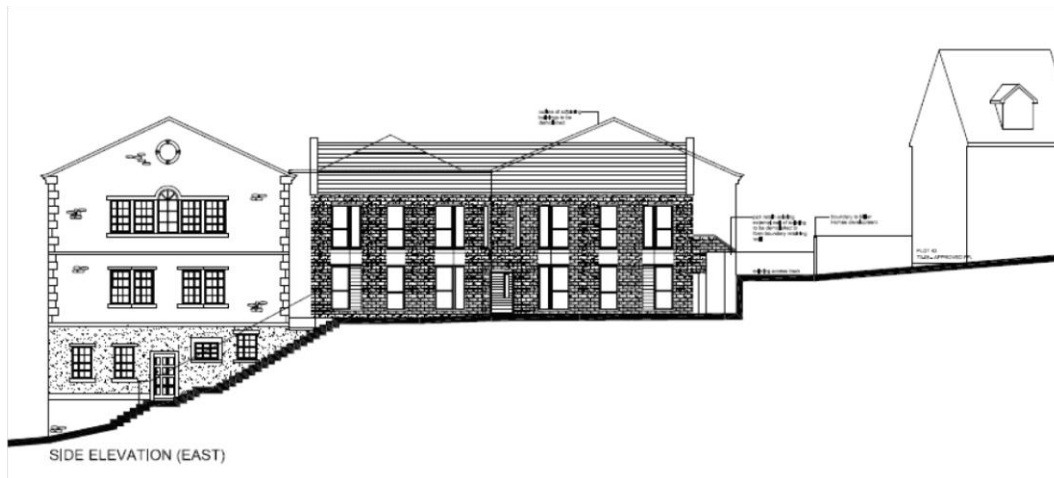
SCHEDULE

PLOT 1	80.41	865
PLOT 2	57.08	614
PLOT 3	37.3	401
PLOT 4	5.35	488
PLOT 5	77.15	830
PLOT 6	78.13	841
PLOT 7	78.12	841
PLOT 8	62.54	673
PLOT 9	54.67	588
PLOT 10	37.31	401
PLOT 11	70.35	757
PLOT 12	62.83	676
PLOT 13	62.83	676
PLOT 14	116.87	1258
PLOT 15	52.40	564
PLOT 16	52.40	564
PLOT 17	55.80	600
PLOT 18	55.80	600
TOTAL	1137.34	12237

4.4 Scale

The scale of the new building is subservient and sympathetic to the existing building and the adjacent buildings.

The sections below demonstrate the scale and setting of the new and existing buildings.



5.0 Access

5.1 Access for All

The site is well located in for access by sustainable transport, walking, cycling and public transport. The site is located approximately 1 km form Clitheroe Town Centre where there is a wide range of shops, supermarkets and services available. The development is also well located for access to public transport services and schools in the area.

5.2 Public Transport

The nearest bus stop is located on Whalley Road approximately 0.45 km (6 minute walk) from the site.

Clitheroe railway station is 1.5km (20 minute walk / 7 minute cycle) from the site.

5.3 Education

There are a number of primary schools in close proximity to the site, these include St. Michael & St. John's Catholic Primary School; St. James C of E Primary School, Brookside Primary School and Pendle County Primary School. There are also a range of nursery schools within the area.

The nearest secondary schools are Clitheroe Royal Grammar School and Ribblesdale School.

5.4 Services

There are a number of convenience stores in close proximity of the site including a "Londis" store (0.5km / 7 minute walk), Newsagents (0.68km / 9 minute walk), Sainsbury's store (0.9km / 12 minute walk/ 4 minute cycle) and the town centre shops (1.2km / 16 minute walk / 6 minute cycle)

5.5 Secure by Design

The new development shall create a safe and accessible environment where crime and disorder or fear of crime does not undermine quality of life or community cohesion.

Consideration has been given to designing the whole development in accordance with Secured by Design (SBD). SBD supports one of the Government's key planning objectives - the creation of secure, quality places where people wish to live and work. The scheme has yet to be issued to the ALO at Lancashire Constabulary, but the principles identified by SBD have been incorporated into the design of the scheme wherever possible.

6.0 Sustainability

6.1 Energy Efficiency

The new dwellings formed within the refurbished mill and the new build block will be designed to have high standards of energy efficiency by limiting the heat loss across the building envelope, in order to minimise the overall energy demand in line with the requirements of the current Building Regulations 2013 Approved Document Part L1A & L1B and Part F – Ventilation, ensuring good levels of heat retention and ventilation are achieved

6.2 Water Management and Weather Resilience

The site is situated in an area of low probability of annual flooding as detailed on the environment agency flood map. New site drainage design will aim to avoid, reduce and delay the discharge of rainfall to public sewers and watercourses. This will protect the watercourses and reduce the risk of local flooding, pollution and other environmental damage.

6.3 Waste Management

The development will make adequate provision for the internal and external storage of non-recyclable and recyclable household waste. Bin stores are to be provided within close proximity of the apartments and provide adequate waste storage space.

6.4 Construction Waste

A Site Waste Management Plan (SWMP) will be developed and implemented during the construction phase of the proposed project. The plan will comply with the requirements of the SWMP regulations 2008 and DEFRA's guidance on Site Waste Management Plans.

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