

PROPOSED RESIDENTIAL DEVELOPMENT,
LAND OFF RIBBLESDALE VIEW,
CHATBURN

DESIGN & ACCESS STATEMENT

JUNE 2016



PREPARED BY RURAL SOLUTIONS FOR MR. R. ASSHETON

I.0 SITE APPROACH

I.1. The site lies to the North of Ribblesdale View and to the East of Sawley Road. It is currently a field in agricultural use.

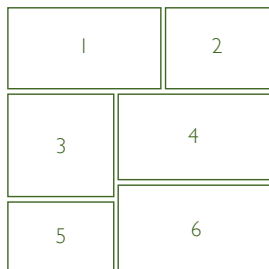
I.2. The outline proposal involves the construction of eighteen houses in a range of sizes and types. These include a series of bungalows as well as semi-detached and detached houses. Within the proposed development the houses are grouped around a new, public, green space. This creates an attractive focus and enables clear orientation throughout the site.

I.3. The main site approach from the roadside has a view through to the proposed public, open green space.

I.4. The houses are appropriately scaled and detailed so that they will be in keeping with their surroundings.

I.5. The proposals include a new footpath connecting Ribblesdale View to the development with landscaping either side.

I.6. Proposed community parking spaces are proposed to the southern boundary of the site, for use by local residents and to ease existing congestion on Ribblesdale View.



1. Site for proposed footpath connection
2. Site vehicle and pedestrian access from Ribblesdale View
3. Site access to the right of existing house
4. View of entrance into site
5. View of site from access point
6. View from South across site

2.0 PROPOSED SITE LAYOUT

2.1. The proposed layout has been designed to respond to the boundaries, landscaping and levels of the site. Bungalows have been included at the top end of the site so as to minimise the effect on the views to the North from the houses on Ribblesdale View. These are spaced out and set down so as to minimise their impact. The road layout is purposefully kept informal and in keeping with rural village planning. Changes in hard and soft surfacing are used to break-up and delineate the different areas and public, open green space is included around which many of the houses are grouped. The house types are varied, whilst the material palette is consistent throughout and based on the local vernacular. The proposals also include a community parking area to aid relief of congestion on Ribblesdale View.



1. Railway cutting
2. Existing bridge
3. Public open green space
4. Occasional farm vehicle access
5. Proposed bungalows
6. Community parking spaces
7. Proposed footpath connection with landscaping either side
8. Existing houses
9. Fields

VIEW OF MAIN PUBLIC OPEN SPACE WITH HOUSES OVERLOOKING



3.0 HOUSE DESIGN

3.1. Although submitted in outline, consideration has been given to the mix and design of the properties. The 18 houses are split between the following types: 4no. Elderly person bungalows, 6no. 2-bed dwellings; 6no. 3-bed dwellings and 2no. 4-bed dwellings.

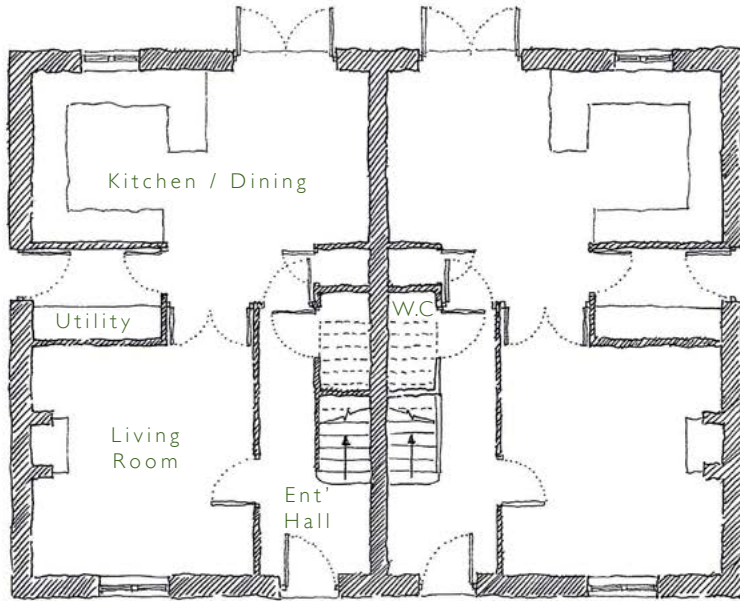
3.2. The proposed houses have been designed in a manner which draws on local, residential, vernacular features. These include the following:

- Stone surrounds to windows and doors
- Blue slate roofs
- Timber doors and windows
- Stone chimney stacks

3.3. Bungalows are included, where appropriate, in order to not impinge on the amenity of the houses on Ribblesdale View. In addition, Chatburn has a shortage of this type of accommodation and so additional units of this type would help to address this problem.



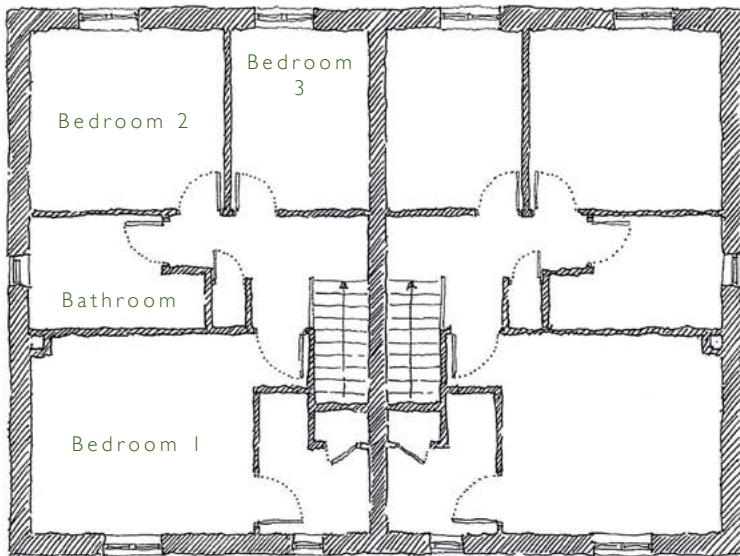
PROPOSED 3-BED HOUSES - INDICATIVE PLANS AND ELEVATIONS



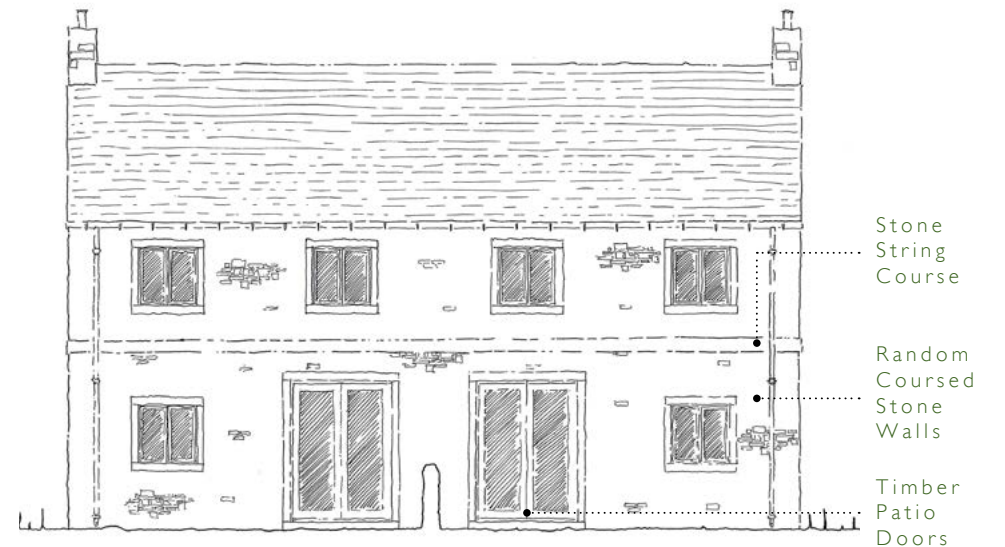
Ground Floor Plan



Front Elevation

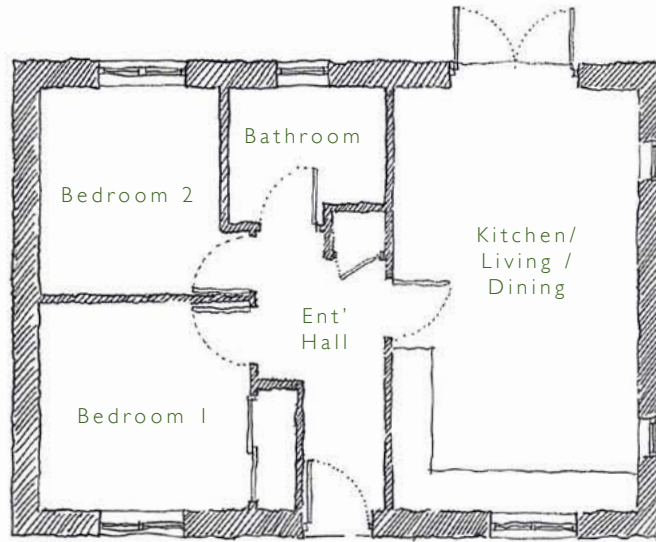


First Floor Plan

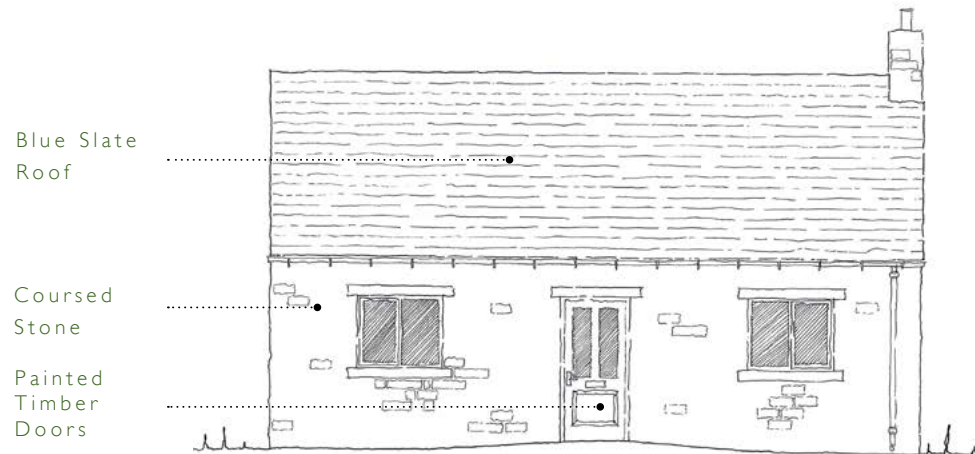


Rear Elevation

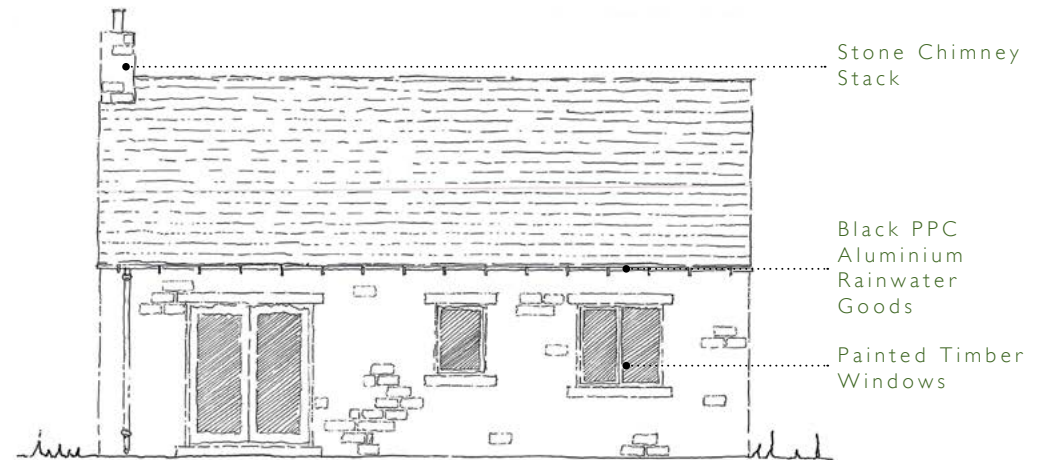
PROPOSED BUNGALOWS - INDICATIVE PLANS AND ELEVATIONS



Floor Plan

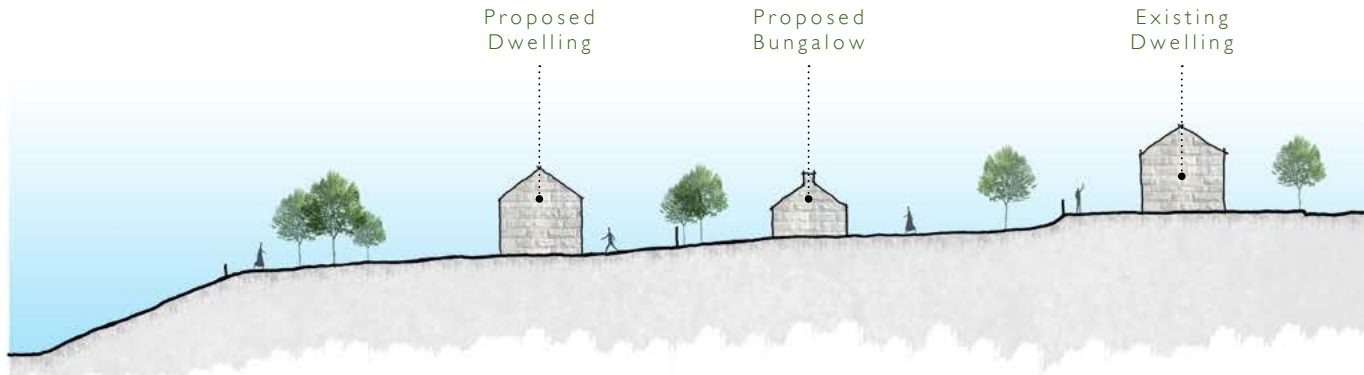


Front Elevation



Rear Elevation

PROPOSED SITE SECTIONS - NOT TO SCALE



Section AA



Section BB



4.0 LANDSCAPING

4.1. The application is submitted in outline, with full details of landscaping reserved. The proposed plan however, sets out an indicative landscaping scheme.

4.2. It is proposed to provide soft landscaping to the front and rear of the proposed properties to create generous garden space. In addition, the driveways would have a buff-coloured, porous surfacing.

4.3. Buff-coloured shared-access drives, cobbled courtyards and transition strips are incorporated to provide a more varied hard landscaping.

4.4. The hedge boundaries, where existing, will be preserved.

4.5. New planting is proposed to the new footpath connection. In addition low-level planting is proposed to the on the East boundary to provide a landscape buffer to the fields beyond and the Southern boundary between the parking area and the houses on Ribblesdale View.

4.6. Further details of the proposed planting and boundary treatments will be provided at the next stage.



5.0 - REFUSE COLLECTION & RECYCLING

5.1. Refuse and recycling collection would be via refuse vehicle accessing the site from Ribblesdale View. The road layout has been designed to enable full access by refuse vehicles.

5.2. Appropriately modest and well-detailed enclosures will be provided to accommodate the bins for each house.

6.0 - ACCESS

6.1. Vehicle and pedestrian access to the properties is straightforward, via Ribblesdale View.

6.2. The properties have been designed to conform with Part M of the Building Regulations.

6.3. A network of footpaths gives good permeability through the development and pedestrian access to the individual houses is straightforward.

6.4. Allowance for community parking has been made in the design, in order to help alleviate existing congestion on Ribblesdale View



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2

3

1. View east along Ribblesdale View
2. View west along Ribblesdale View
3. Proposed main site access