

# Millson Associates

Proposed Residential  
Development

Land at Church Raiké, Chipping

Design and Access Statement

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2017-02-17 Millson Associates Ltd - Land at Church Raiké, Chipping - Design and Access Statement

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## 1. INTRODUCTION

This Design & Access Statement accompanies a Reserved Matters application for the redevelopment of the site to create forty-one new family homes, with associated landscaping and access roads.

This statement has been prepared by Millson Associates Ltd on behalf of the applicants; Chipping Homes Ltd. who control the site.

Chipping Homes Ltd and Millson Associates are committed to the delivery of a well-designed site and bespoke dwellings which will complement their surroundings, are sustainable and contribute to the character and economy of the local community.

This statement is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.

The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) Design and Access Statements: How to Write, Read and Use Them, the Department for Communities and Local Government (DCLG), NPPF and PPG.



## 2.1 SITE LOCATION

The proposed development site is located in the rural village and civil parish of Chipping, which lies within the Ribble Valley and the Forest of Bowland Area of Outstanding Natural Beauty (Figure 2.1.1). The village is situated between the major Lancashire towns of Garstang, approximately 11.2 miles to the West, and Clitheroe, approximately 8.5 miles to the East. The City of Preston Lies approximately 12.9 miles to the South West and is accessible via car or public transport.

According to the last census, the parish of Chipping has a population of 1,043. Much of the village itself is a designated Conservation Area. However, the development site does not fall within the boundary of this.

The application site is located on the North Western edge of the village (Figure 2.1.2). The main means of access to the site is via a minor road named Church Raike. A modest development of houses abuts the southern boundary of the development site and is of a similar size to the proposed development.







Figure 2.4.1: View from the site looking east towards the development site.

### EXISTING SITE

The existing development site (Figure 2.4.1) is an undeveloped piece of land approximately 17,728sqm. It was previously maintained partially as a local cricket pitch, with the remaining portion given over to the recent planting of sapling trees, separated from the cricket pitch by natural hedgerow.

The site is relatively flat, with a slight gradient which falls across the site from East to West. There is a medium / high density residential development that abuts the southern boundary to the site. The proposed development will be of a lower scale with a greater provision of private amenity spaces.

The existing site is bounded on the North and East by a minor road called Church Raiké. This minor road runs along the Northern boundary of the site; providing vehicular access to the village centre. The proposed development site will be accessed off this road as agreed in the outline planning approval.

The South-Western and North-Western boundaries are lined with sapling trees and hedgerow planting (figure 2.4.2). The proposals will seek to retain this feature of the landscape to minimise any potential visual impact on the open countryside beyond that the development might have. Full details of this by TPM will accompany the application.



1. Stone boundary wall.



2. View towards North-Eastern corner of the site.



3. View to rear of homes neighbouring the site.



4. View to North-Western boundary of the Site.



5. View to South-Eastern boundary of the site.



6. View beyond existing development.



## 2.3 LOCAL VERNACULAR



The local vernacular of Chipping village is of a traditional rural style. The primary facing material used throughout the village is rough cut stone; interspersed with some render with a traditional style pitched roof, finished in natural slate. Cut stone surrounds define the architectural style of the elevations.

The majority of dwellings in the village are two storey in height. The addition of single storey elements juxtaposed with differing roof styles creates variety in the built form of the village.

Examples of a more contemporary style of dwelling can be found on the newly built residential development off Garstang Road. These houses make use of quality traditional building methods and materials but in a style that is respectful of the local vernacular of the village.







### 3.6 OPPORTUNITIES FOR DEVELOPMENT

Throughout the design process, the scheme has developed to follow a number of site constraints:-

- The existing site levels are higher than along Church Raike. The entrance road will therefore have to be cut into the site. However, this provides the opportunity to create a feature of the entrance on arrival to the site.
- The development must respect the existing dwellings and associated 'Space About Dwelling Standards' along the Southern boundary of the site which overlook the application site, by meeting or exceeding the requisite aspect distances set out under Planning Guidance.
- The development should account for a number of mature trees and their Root Protection Area's (RPA's) surrounding the site, as indicated within the Arboricultural Survey accompanying the application.
- The existing surrounding landscape including mature trees and hedgerow (and associated RPA's) constrain the site in terms of its layout. However, there is also opportunity to utilise this mature setting as a backdrop to the development.
- The development will take advantage of the long range views to the North by positioning approximately 25% of dwellings along this boundary.

Full consideration of planning policies relevant to the determination of the application can be found in the supporting Supplementary Planning Statement, prepared by HOW Planning, and submitted in support of the application.

In summary, the following policies have informed the design process;

#### 3.0.1.1 Planning Policy

- The National Planning Policy Framework (NPPF) is a material consideration in the determination of all planning applications. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

- The Planning and Compulsory Purchase Act 2004 - Section 38 (6) requires that planning applications must be determined in accordance with the Development Plan for the area unless material considerations indicate otherwise. The Development Plan for Ribbles Valley Borough Council currently comprises the following documents:

- Core Strategy 2008-2028 (adopted December 2014);

and

- The Lancashire Minerals and Waste Development Framework produced by Lancashire County Council.

#### Local Development Plan - Core Strategy

Although the Development Plan consists of the document listed above, only the Core Strategy is relevant to the determination of this application.

#### Key Statement EN2 - Landscape

Key Statement EN2 advises that as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

#### Policy DMG1 - General Considerations

Policy DMG1 advises that in determining planning applications, all developments must:

#### Design

1. Be of a high standard of building design which considers the 8 Building in Context principles (from the CABE/English Heritage Building on Context Toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

#### 3.0.1.2 Policy

4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.

5. The Code for Sustainable Homes and Lifetime Homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

#### Amenity

1. Not adversely affect the amenity of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and Secured by Design principles.
4. Consider air quality and mitigate adverse impacts where possible.

#### Policy DME1: Protecting Trees and Woodland

Policy DME1 states that where applications are likely to have a substantial effect on tree cover, the Council will require a detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These are to include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as diameter and crown spread. Full details of this are covered in the accompanying document produced by TPM.



#### 4.2 ASPIRATION

In line with their ethos of producing well-designed, well-constructed and sustainable homes, the design team aspire to deliver a scheme that will integrate cohesively into the existing fabric of Chipping village. Although the material quality of the housing that neighbours the site is very poor, the design team have given careful consideration to materiality and design detail to ensure that the vernacular of the existing village as a whole is maintained.

The proposed scheme respects the rural nature of the surrounding countryside. A robust and well considered planting scheme will be prepared as part of the proposals which would complement the site, character of the village and wider landscape setting, while providing the setting for a variety of activities to occur.

The development will provide a range of housing options from smaller, affordable apartments and homes to larger family homes to ensure that households with a variety of backgrounds are integrated within the community; providing a diverse and sustainable social structure. The design team intends to establish not just a sustainable development in terms of its social construct, but also in terms of its physical construction. We also aim to achieve at least 10% of the energy supply for the development through renewable or low carbon energy sources; or demonstrate that alternative measures will achieve at least 10% less energy consumption than similar developments constructed in line with current Building Regulations.



## 4.2 SCALE

The proposed dwellings are of a suitable scale for the area. The existing residential development adjacent to the site consists of predominantly two-storey “post-war” semi-detached and terraced dwellings, whilst the wider site context also features smaller Victorian terraced properties on Church Raike. There are also some 3 storey contemporary mews homes to the South East of the site, accessed via Kirklands. We have considered this existing variety in housing stock and appropriated the same throughout the proposed development.

All the properties have been set in generously sized plots appropriate to the proportions of the house they are associated with. Thus giving appropriate amounts of private amenity space for future inhabitants. The proposal is for dwellings of one and two-storey construction in varying configurations, being entirely human in scale & befitting the existing neighbouring development. The juxtaposition between the different house types creates interest and a choice of family homes to suit a variety of budgets.

The proposed number of homes has been reduced from 56 no. on the outline permission; to 41 no. for the reserved matters application in order to reduce development density further from the original proposals and provide greater private amenity space. The proposals will also be of a much lower density than the neighbouring development. (figure 4.2.1)

The applicant has been conscious of the site constraints. Finished floor levels have been combined with conservative ridge heights of; Chastleton 10.4m, Charlbury 8.5m, Spelsbury 8.4m, Kingham 8.5m, Finstock 8.7m, Stonesfield & Whichford 8.8m; in order to keep the built form of the site to a minimum.

## Accommodation Schedule

House Type	Abbr.	Variant	Type	Bedrooms	GIA m <sup>2</sup>	GIA ft <sup>2</sup>	Number	Site Totals m <sup>2</sup>	Site Totals ft <sup>2</sup>
Chastleton	CHS	B	Apartment	2	65	701	4	252	2708
Chastleton	CHS	A	Apartment	2	67	723	1	64	686
Chastleton	CHS	C	Apartment	2	70	757	4	282	3041
Charlbury	CHA		Detached	3	103	1110	5	515	5550
Spelsbury	SPL		Detached	3	105	1136	2	210	2272
Kingham	KIN		Detached	4	118	1269	11	1298	13959
Finstock	FIN		Detached	4	130	1404	6	780	8424
Stonesfield	STN	v1	Detached	5	157	1697	2	314	3394
Stonesfield	STN	v2	Detached	5	157	1697	1	157	1697
Stonesfield	STN	v3	Detached	5	157	1697	1	157	1697
Whichford	WCH	v1	Detached	5	157	1697	1	157	1697
Whichford	WCH	v2	Detached	5	157	1697	2	314	3394
Whichford	WCH	v3	Detached	5	157	1697	1	157	1697
							41	4657	50216

## 4.3 Amount

A total of 41 No. dwellings for the site (parcel 3) are proposed (45no. including parcel 4 of the outline permission), across a mix of 7No. dwelling types (Figure 4.3.1), with varying size & tenure. The original outline permission was granted for 56 no. units on parcel 3, however, we have reduced the number of units in order to provide greater amenity space than was originally proposed. Each dwelling type has a number of variants tailored to their individual situation to ensure that the development has a bespoke feel as opposed to being 'off the shelf'.

Planning policy dictates that an appropriate level of affordable housing be provided within proposals for residential developments in accordance with the current Strategic Housing Market Assessment.

Ribble Valley Borough Council have agreed an affordable housing provision of 20% of the total number of housing across parcel 3 and 4, in a similar style to the rest of the development and of a size commensurate with the local needs.

Of the 41No. proposed dwellings, 9 No. have been designated as two bedroom affordable units. Of the 9 no. units, there is 1 no. bungalow, 4 no. ground floor accessible apartments and 4 no. first floor apartments which can be adapted to provide accommodation for the less mobile.

The 9 no. affordable units represent the 20% affordable housing provision agreed by the council for parcel 3 & 4 combined. They also accommodate the required 15% provision for the over 55's.



The overall scheme design (Figure 4.4.1) responds directly to the character of the surrounding landscape, local area context, and to the opportunities and constraints presented by the landscape features within the site.

The layout configuration and density has been informed by the existing landscape in and around the site. A lower density of development is proposed throughout the site in contrast with the existing adjoining Kirklands development. Existing tree and hedgerow has been retained where possible to create natural landscaped 'buffer areas' that set back properties that bound the site from areas that require an especially sensitive approach; such as the Western Boundary and along Church Raike. These 'buffer areas' provide an instantly landscaped backdrop to the homes.

It is hoped that attractive long distance vistas will be created along Church Raike that maintain visual connections with the surrounding landscape, both built and natural; giving a sense of place. Parts of the development will be screened along Church Raike by existing natural hedgerow and trees. Where there is a natural break in this screening along the Northern boundary, several properties have been sensitively positioned along this boundary, creating an attractive visual connection between the site and the surrounding landscape.

Variety in the built form of the houses creates visual interest in the roof-scape and general massing of the development on what is a relatively flat site. This is further defined by contrasting material finishes with differing tones and textures.

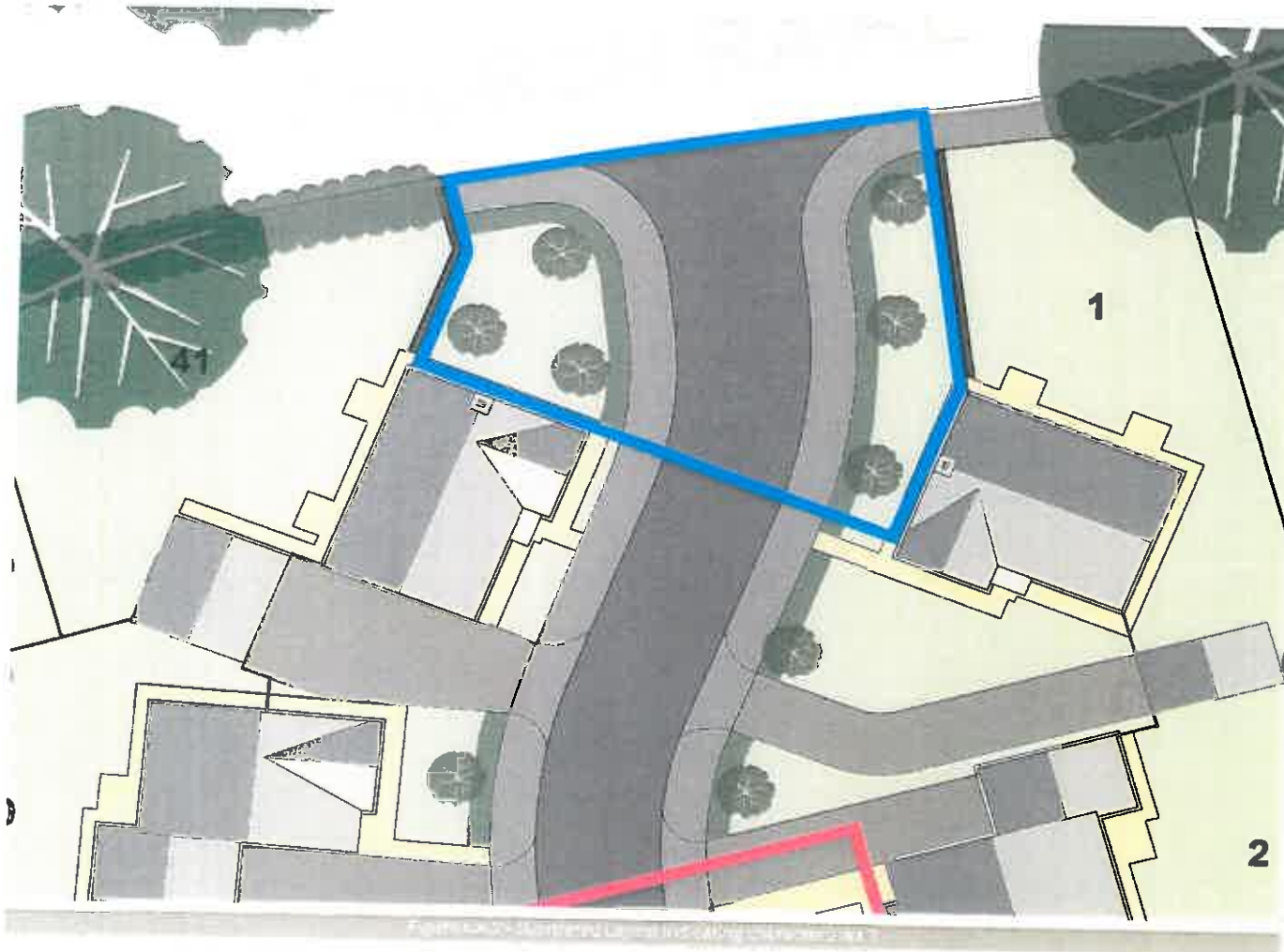




### 4.4.2 LAYOUT

All the homes are situated in generously sized plots, providing desirable amounts private amenity space, befitting the rural character of the area. Reserved Matters Condition 1 requires recreation and public open space to be provided within the site and pre-application discussions have highlighted the need for a Local Equipped Area for Play to cater for older children. However, pre-application discussions with the council confirmed that providing a financial contribution to the existing play area a short distance from the site would be more appropriate. This contribution can then be used to enhance and maintain the existing facilities for the benefit of everyone in the village.

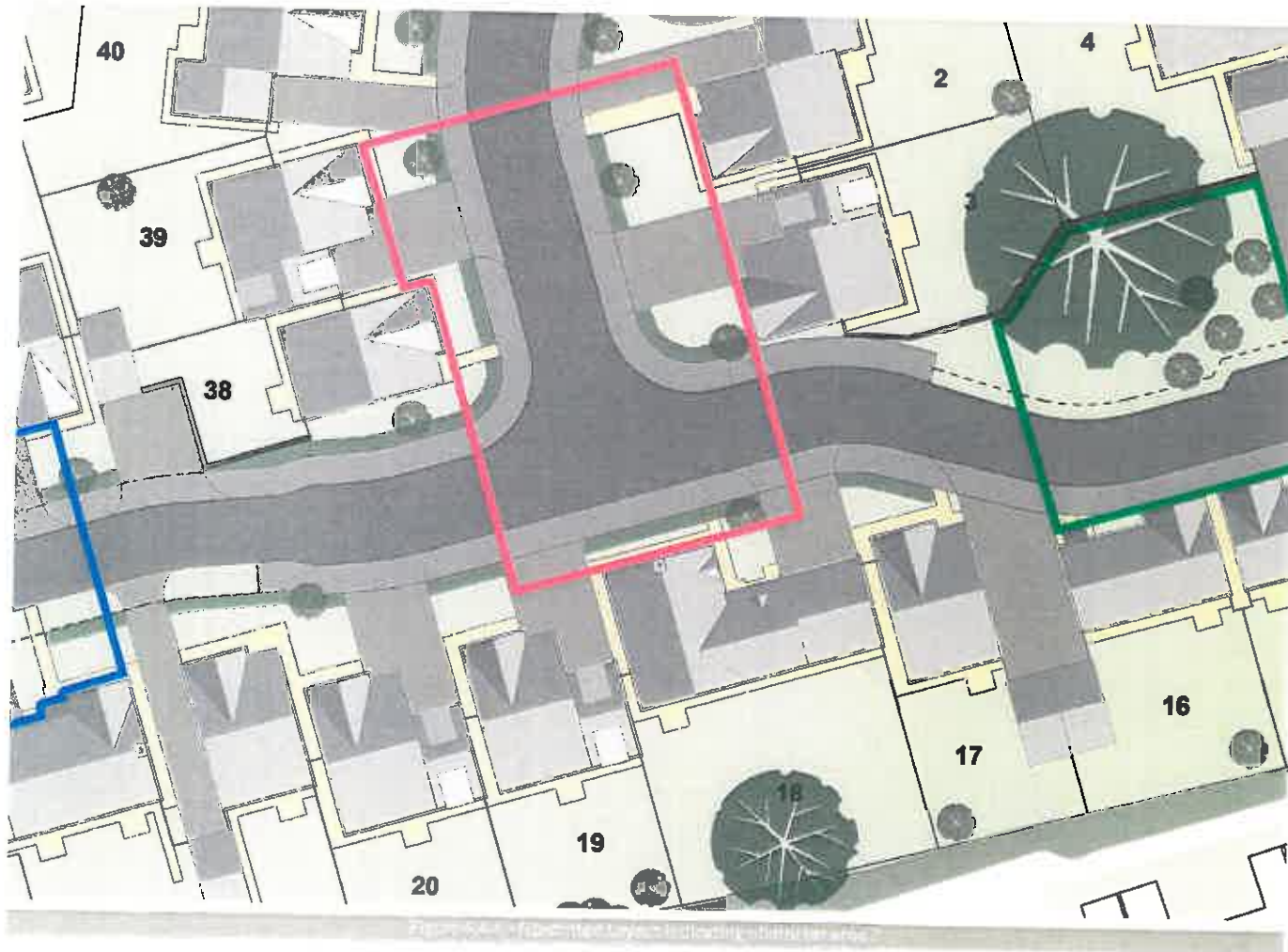
There are eight character areas proposed across the site (Figure 4.4.2) helping to create a development which will fit comfortably into the surrounding area and which will enhance legibility and a sense of place within different parts of the development. The character areas are informed by their location within the scheme and from the features they contain or areas they adjoin.



#### 4.4 LAYOUT

##### CA1 - Figure 4.4.3

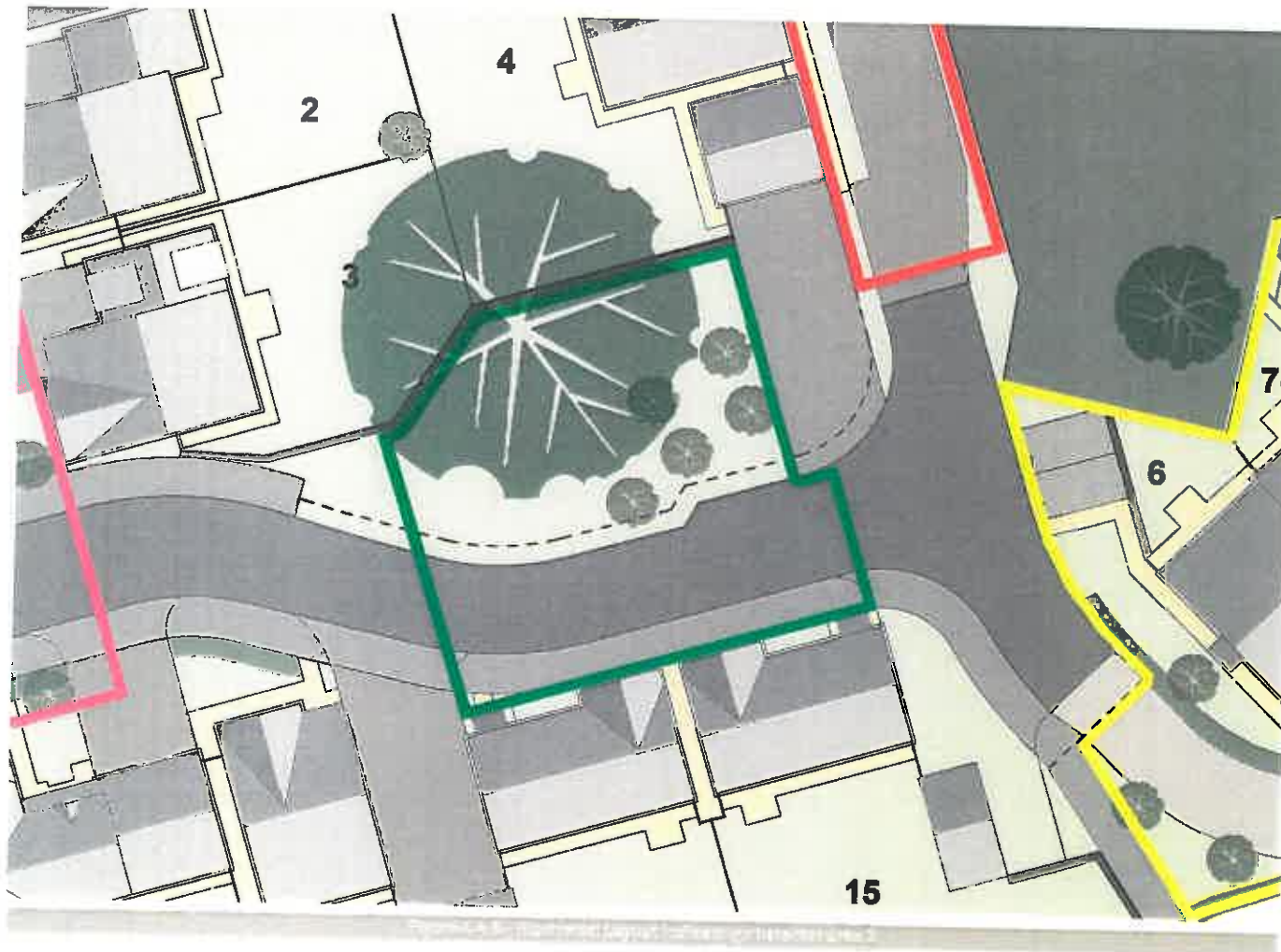
On entering the site, the proposed adopted road cuts into the site to accommodate the change in land levels. Feature walls to the outer boundary of plots 1 and 41 frame the entrance area. Plots 1 and 41 have a dual aspect with views out onto the site entrance space; creating a sense of arrival. Moving beyond this area, the configuration of the homes allows for an opening up of the street-scene, creating a transitional space leading to the second Character Area.



CA2 - Figure 4.4.4

CA2 - Figure 4.4.4

On approaching the second Character Area, plot 18 is set further forward than the rest of the houses due to the large RPA belonging to the tree to the rear. This subtle move creates a strong focal point as the access road diverges.



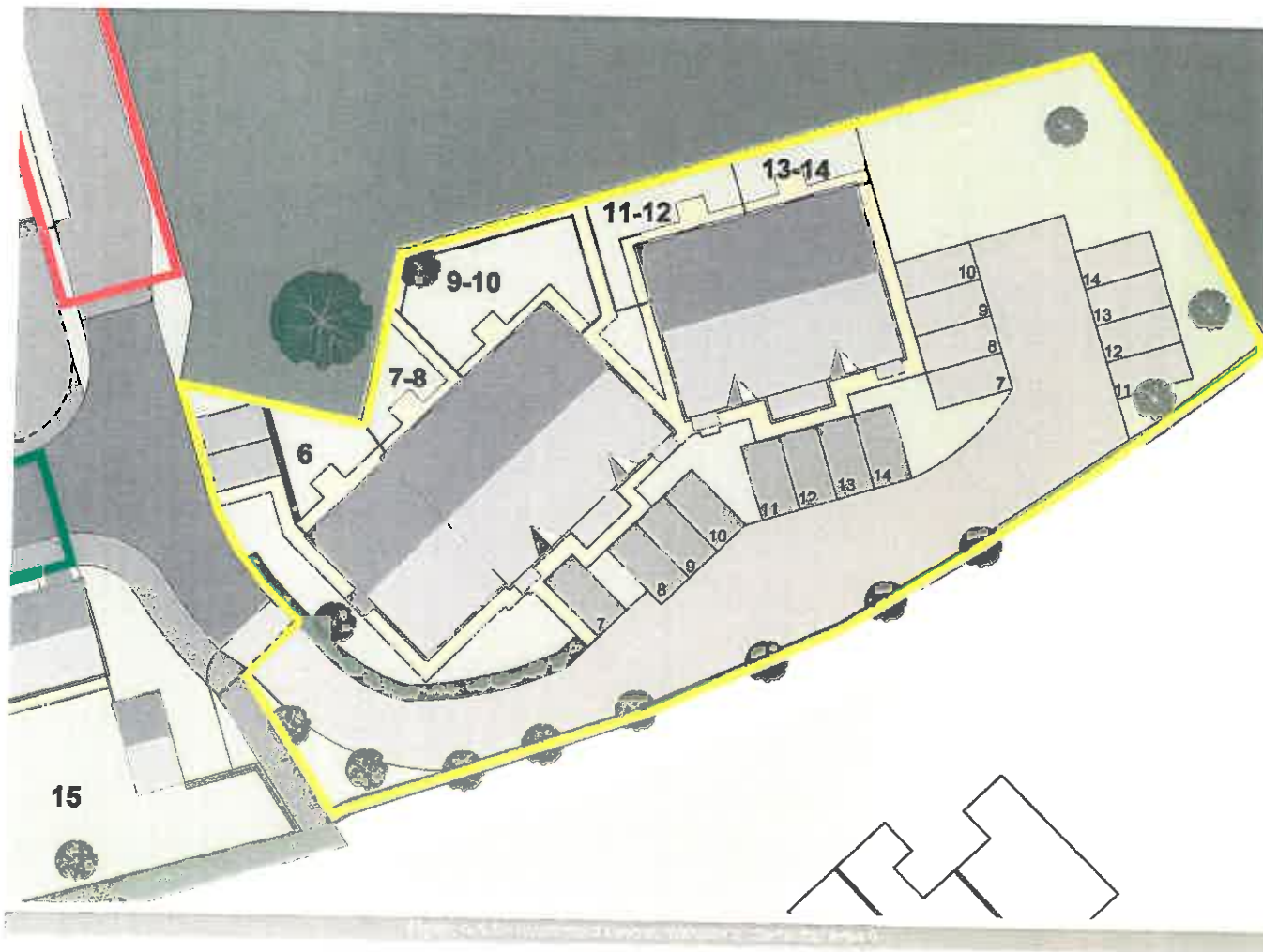
#### 4.4.5 LAYOUT

##### CA3 - Figure 4.4.5

Plots 15 and 16 are set closer to the road edge than most plots and a shallow depth. This is a design decision with a dual purpose. Firstly, the proximity of the houses to the public realm, combined with wide frontages and a shallow depth creates an intimate streetscape.

Secondly, the positioning of these units ensures the requisite overlooking distances to the existing houses behind. Thus, these properties have quality rear garden space, while the frontages 'pinch down' the streetscape. This is counterbalanced by the retention of a Grade B1 mature tree and surrounding greenspace with robust screening as a backdrop to help define the space.

A bench will be located under this tree as detailed on the proposals by TPM, making use of the incidental open space surrounding it ; creating an attractive and peaceful resting space.



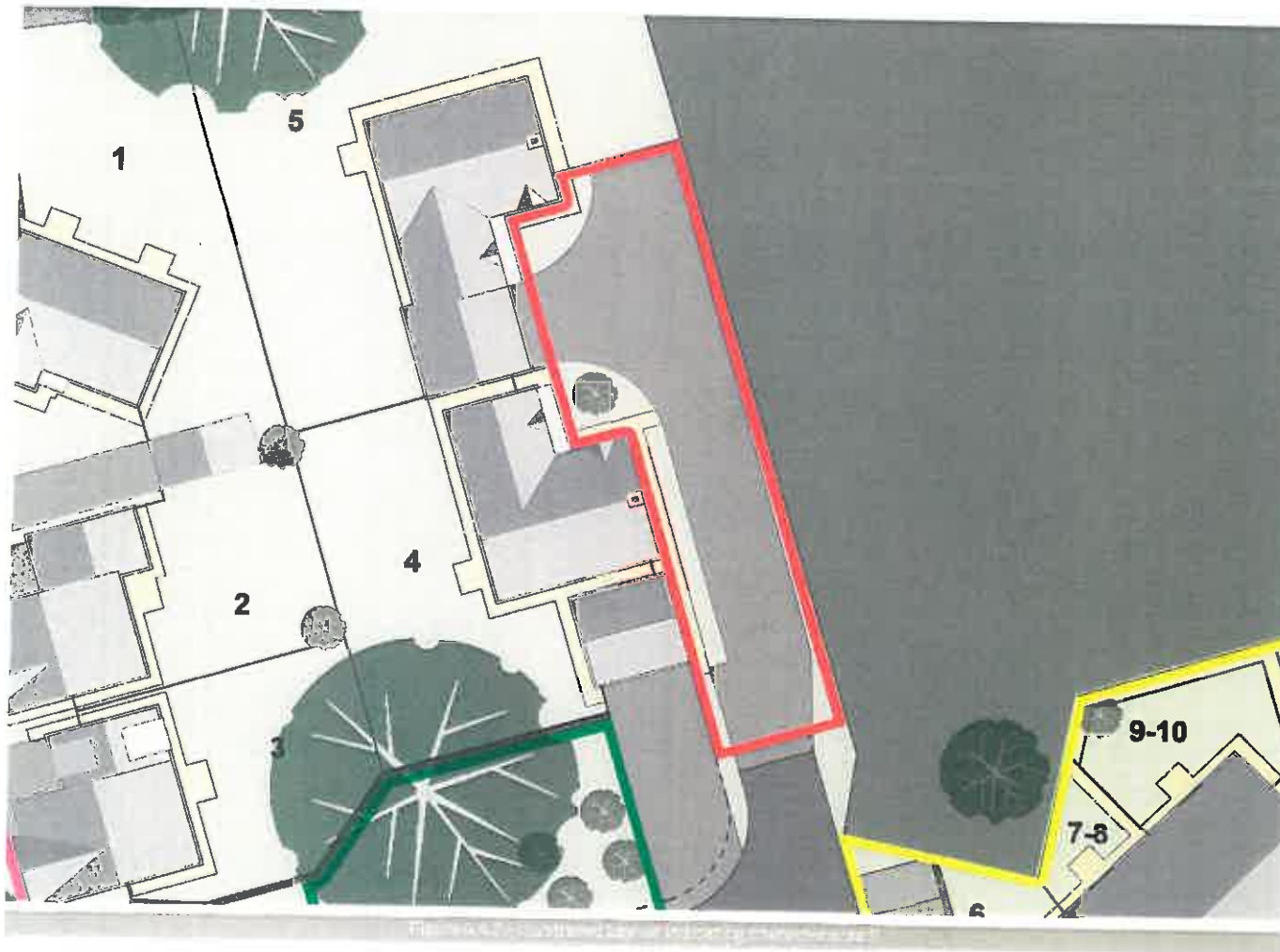
#### CA4 - LAYOUT

CA4 - Figure 4.4.6

Character area four is nested into the South-Eastern tip of the site. It comprises the affordable accommodation of the site which consists of 1 no bungalow, 4 no ground floor accessible apartments and 4 no. first floor apartments. The 9 no. affordable units represent the 20% affordable provision agreed by the council (covering parcel 3 & 4). They also accommodate the required 15% provision for the over 55's.

The approach to the apartments is dual aspect, overlooking the new footpath link to the existing Kirklands development; ensuring increased permeability and natural surveillance.

The form of the development blocks is in-keeping with the neighbouring existing development to the South. The blocks are situated in a landscape setting. Over time, the existing sapling trees beyond the boundary will grow to maturity and provide a naturally landscaped backdrop to the apartments. Parking for the apartments is tucked out of view to the rear with a nominal number to the apartment frontages.



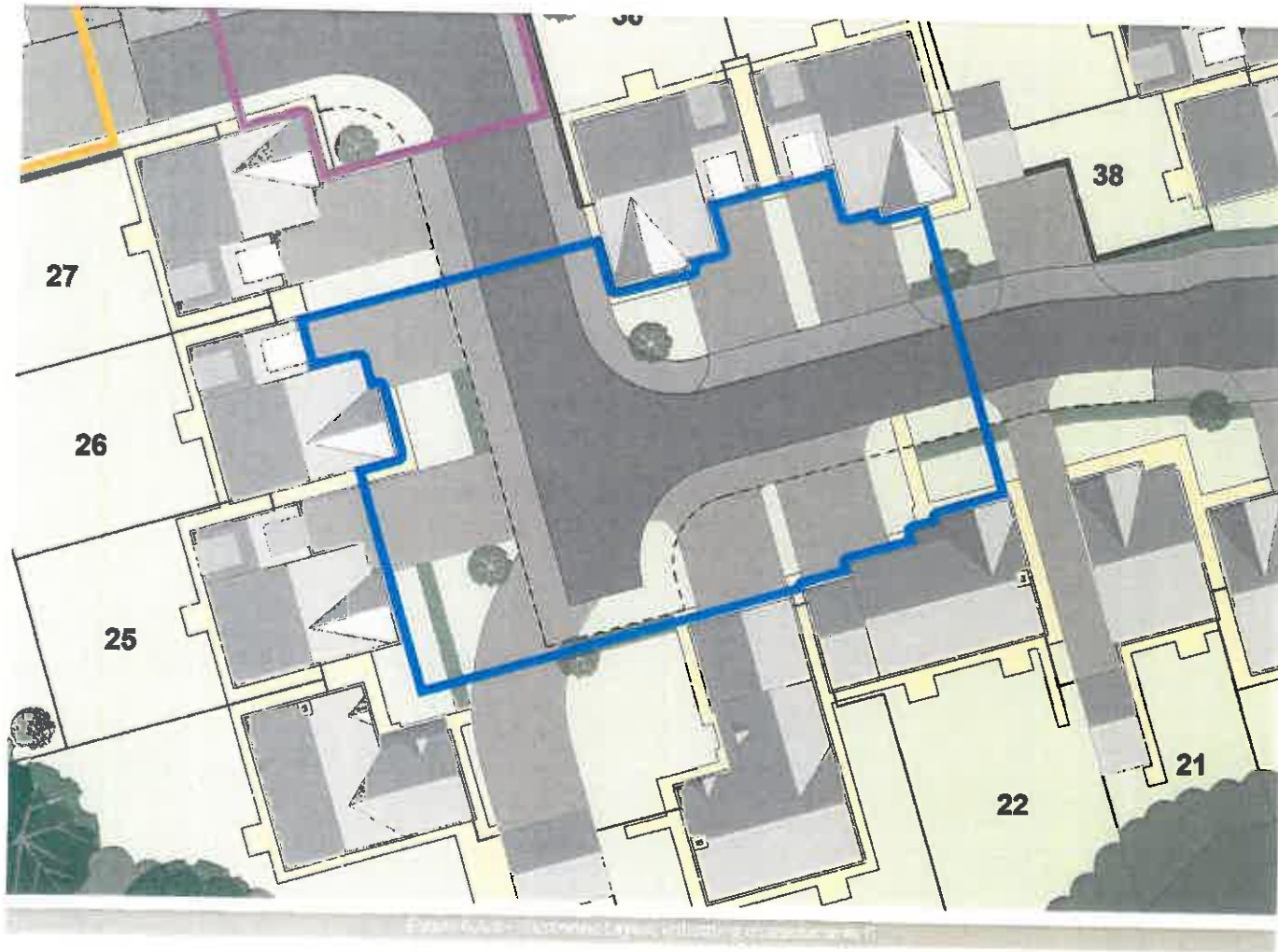
## LAYOUT

## CA5 - Figure 4.4.7

As you approach Character area 5; turning off the adopted road, the Grade B1 mature tree to Character Area 3 acts as an arrival marker.

Plots 4 and 5 are set back from the boundary, facing the existing newly planted woodland area. The two plots are a mirror of each other with minor variations bespoke to their setting, creating a courtyard area facing out onto a well treed landscape.

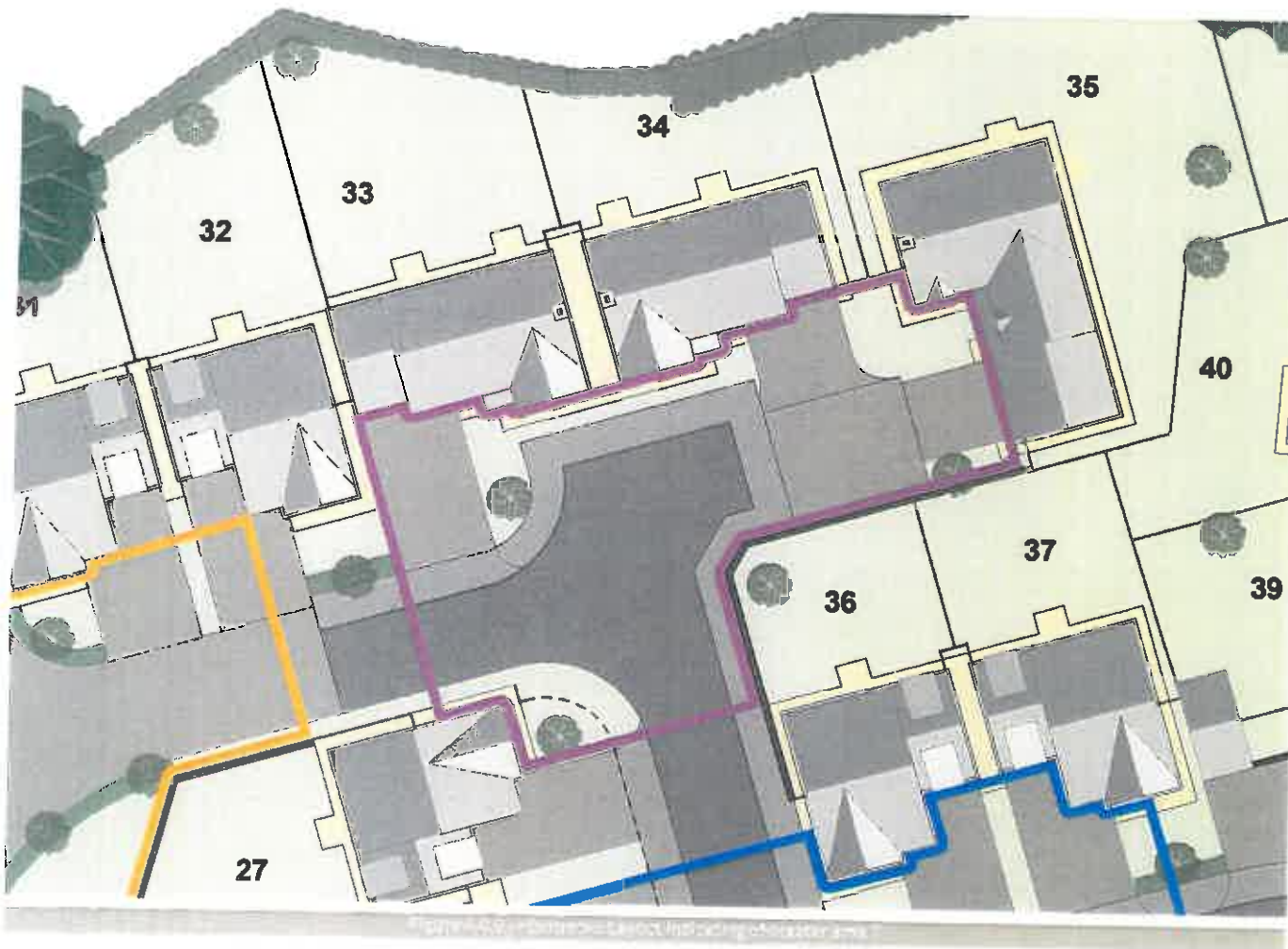
This space is emphasised by the garage to plot 4 which acts as a visual 'pinch point' before opening out into the courtyard area. Plot 5 has the benefit of being situated on the boundary of Church Raik. As such, this house has additional windows to the gable to take advantage of the long ranging views to the North.



## 4.4 LAYOUT

CA6 - Figure 4.4.8

After leaving Character Area two, the eye is immediately drawn to the twin plots of 25 and 26; acting as a focal point drawing you on through the development to Character Area six. There is a pinch point between plots 21 and 38 before opening out again into CA 6 where the houses are arranged in a way that is reminiscent of a village square. These properties are set furthest back from the road edge to increase the sense of arrival after travelling through the 'Pinch Point'. As such an architectural 'interval' is created before carrying on to the site 'terminus' in Character Area 8.



## 4 = LAYOUT

CA7 - Figure 4.4.9

The smallest of the character areas is formed to the north of the development. A visual pinch point between plots 27 and 36 draws the eye to plots 33 and 34 which mirror each, acting as a focal point and arrival marker into Character Area seven.

On arrival, the area opens to the east to reveal a multi aspect property on plot 35. Robust screening defines the rear and side boundary of plot 36 & 27. Combined, these features create an intimate courtyard area.





#### 4.4 LAYOUT

##### CA8 - Figure 4.4.10

Arrival into Character Area 8 is framed by a pinch point between plots 27 and 32 before opening out into a 'Private Open Courtyard' area which serves 5 plots (28-32). The built form wraps around the area to create a sense of privacy and enclosure while acting as a terminus to the site. Plots 28 & 29 have been carefully orientated to avoid overlooking to neighbouring plots to the West.



#### 4.5 LANDSCAPE

The site was originally brought forward as part of a larger masterplan for the redevelopment of the Mill site in Chipping and was subject to both a landscape and visual assessment and various ecological and arboricultural reports which were ultimately examined at public inquiry

Following approval of this scheme and the granting of planning permission steps were taken to confirm the location and condition of trees on site and a detailed scheme for housing was planned around this seeking to minimise the impact of development. The layout that has emerged has retained all of the principal mature trees within and around the site with only sections of hedgerow and young woodland lost to development.

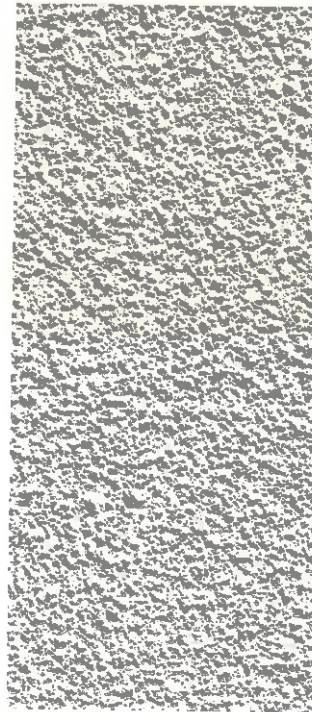
The landscape planting proposals (figure 4.5.1) have sought to plant new trees to replace those lost and to create a suitable setting for the new residential properties.

Access into the proposal site is via Church Raiké and level changes have required some minor retaining works to the access road and around properties. Care has been taken to avoid the root protection zones of trees to be retained and the walls will be faced with local stone to give a the appearance of a dry stone wall in keeping with the boundaries prevalent throughout the area.

Hard landscaping will be a combination of concrete block and flag paving to create a quality environment which complements the local vernacular materials found in the village and the surrounding landscape. A bench has been positioned under the Grade B1 mature tree to create an informal seating area and incidental open space for the enjoyment of the residents.

**Millson** Associates





## 4.7 MATERIALITY

The material choices for the scheme are intended to be not only sympathetic to the village of Chipping, but also complimentary.

A combination of reconstituted stone and render with natural slate roofs is proposed for the façades which form the perimeter of the site along Church Raikie to create a scheme which is cohesive with the existing built fabric.

A thin leading edge concrete roof tile is proposed to properties with an inward aspect to the site, in the hope of creating diversity in the architecture of the site.

Traditional materials are proposed throughout but using contemporary building methods to create classic yet contemporary homes.

A combination of hard and soft landscaped boundary treatments are proposed to give a varied street-scene and a sense that the site has developed freely and organically.



Bus Route 4 - Chipping - Broughton - Preston



Bus Route 5 - Chipping - Longridge - Clitheroe

Bus stops near Church Raiké, Chipping

Bus stop	Road name	Services
Bramble School (44)	Longridge Road	35 4 5
Stn Inn (44)	Longridge Road	35 4 5
Kirkwode Estate (44)	Malt Kiln Brow	15 4 5
Church Raiké (44)	Talbot Street	



Bus Route 35 - Chipping - Longridge - Blackburn

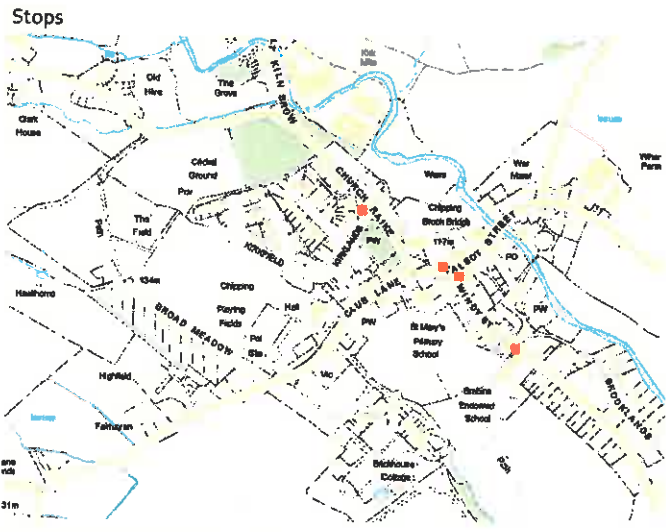


Figure 4.8.1: Local Green Space

4.8 SUSTAINABLE DEVELOPMENT

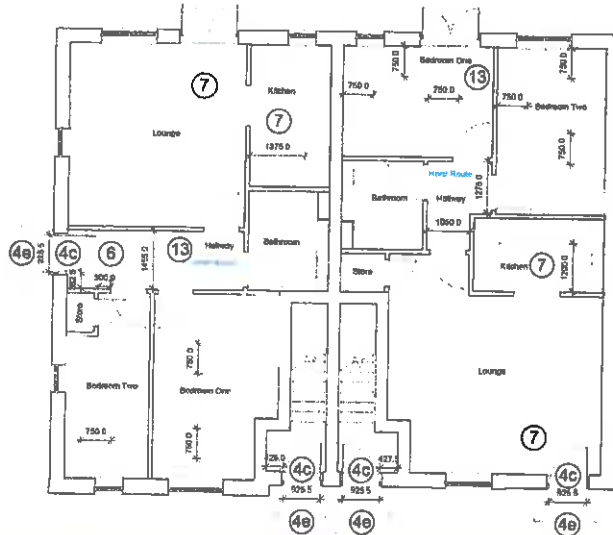
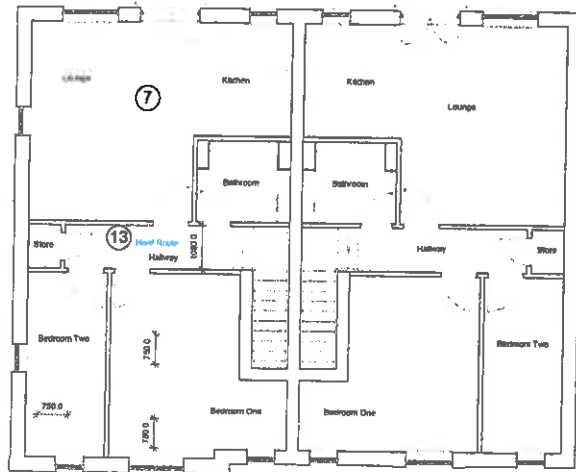
The overriding objective of local and national plan policies is to promote and deliver sustainable forms of development. This aim is shared by the applicant and is reflected in the proposed development. The NPPF (paragraph 7) states that there are three dimensions to sustainable development – economic, social and environmental. The three roles are mutually dependent and should not be taken in isolation.

The proposed development will have a positive impact on the local economy by providing much needed housing; thereby boosting the population. Economic growth can secure higher social and environmental benefits.

Development works will considerably improve the immediate built environment surrounding the site. Although the development would lead to the loss of some Local Green Space, the existing Kirklands development is unsightly and has a negative visual impact on the aspect of the village as you approach from Church Raiké. Hedgerows and mature trees along the boundary have been considered; much of which will be retained and enhanced by the introduction of a well considered planting scheme.

The proposal would fulfil an important social role, by enabling the recreation and leisure facilities proposed on Malt Kiln brow which will be beneficial to local residents as well as the economy.

The site itself is in an highly sustainable location. The centre of the village is within easy walking and cycling distance. Public transport is easily accessible; providing access to the Towns of Blackburn & Clitheroe and the City of Preston (figure 4.8.1)



#### LTH Compliance Notes

- 1a. Not Applicable - Site will not have Non-Communal Parking.
- 1b. Site will Provide Communal Parking with at least 3300mm x 4800mm Space and 1200mm Minimum Access Route to the Entrance (Not Shown on Drawing).
2. The Carpark will be designed so that the distance from the Carpark to the Entrance of the Apartments, is kept to a minimum and be as level as possible (Not Shown on Drawing).
3. The Approach to the Entrance of the Apartments will be Level or Gently Sloping.
- 4a. The Entrance to the Apartments will be Illuminated;
- 4b. have Level Access over the Threshold;
- 4c. have Clear Opening Widths and Nibs;
- 4d. have Adequate Weather Protection;
- 4e. and have a Level External Landing.
- 5a. Not Applicable - Dwelling Does not Have Communal Stairs.
- 5b. Not Applicable - Dwelling Does not Have a Communal Lift.
6. All Corridors within Dwellings are at least 1050mm wide and Clear Opening Spaces of all Doors are 775mm or More.
7. There is Space for a 1500mm x 1500mm Wheelchair Turning Circle in the Lounge. There is also at Least 1200mm Clear Space Infront of all Kitchen Units.
8. The Ground Floor Apartments have Entrance Level Living Spaces; the First Floor Apartments do not. However - the Private Stairs to these Apartments are 'Easy Going' with 250mm Goings, 164.5mm Rise and 900mm in Width.
9. Not Applicable - Dwelling does not incorporate Two or More Stories.
10. Ground Floor Apartments have Entrance Level Accessible WC - Please see Criterion 8 Notes for Reference to First Floor Apartments.
11. Walls in all Bathrooms will be Capable of Firm Fixing and Support for Adaptations such as Grab Rails.
12. Not Applicable - Dwelling does not incorporate Two or More Stories.
13. All Main Bedrooms have the Future Ability to Support a Ceiling Hoist to the Bathroom, with a Hoist Route that does not pass through a habitable space.
14. Ground Floor Apartments have Entrance Level Accessible WC - Please see Criterion 8 Notes for Reference to First Floor Apartments.
15. All Lounge Window Cills are Between 800mm and 850mm from FFL on all Elevations
16. All Service Controls will be Within a Height Band of 450mm to 1200mm Throughout all Apartments

#### 4.9 LIFETIME HOMES

The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts, including Habinteg Housing Association and the Joseph Rowntree Foundation. The group was formed because of concerns about how inaccessible and inconvenient many homes were for large sections of the population. Lifetime Homes was developed to ensure that homes are accessible and inclusive.

Lifetime Homes are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage.

The design team have applied these standards to the apartments and bungalow. By meeting the Lifetime Homes Standard (figure 4.9.1), the design team have ensured that all of Part M of the Building Regulations are met.

Because of their thoughtful design, and adherence to the principles of Lifetime Homes; the proposed accessible homes feel more spacious; a feature which is important in larger scale developments.

## 5.1 ACCESSIBILITY

Redevelopment of the site for new housing adheres to the Principles of Good Access and sustainable travel options.

Parking has been provided across the site at a rate of 200%; semi-detached dwellings employ parking spaces either in runs to the front of the property or as drives to the side, whilst detached properties employ driveways to the front leading to integral or detached garages.

Existing off-road pedestrian and cycle movement will be maintained through the site by connecting new footpaths within the site to existing Public Rights of Way which lead through the neighbouring residential areas.

There will be one main access road with a width of 5.5m with a series of shared and private driveways to minimise the need for parking on the roadside. It will have wide road verges of up to 2m, and or incidental green space alongside them to accommodate tree planting. Scott Hughes have designed the road layout in accordance with details approved by Lancashire County Council; ensuring maximum vehicular manoeuvrability and accessibility through the site.

Level access will be provided to all properties to comply with Part 'M' of the Building Regulations with alternative access arrangements provided where necessary. Layouts for all footpaths and door entrances to individual properties are indicated on the Site Plan.

## 5.2 REFUSE STORAGE & COLLECTION

Design guidance has been followed from Ribble Valley Borough Council when considering the location and suitability of refuse storage and collection. The proposed highway has been designed to allow for sufficient space for a refuse collection vehicle to enter and leave forward facing.

Ribble Valley Borough Council has four options for refuse storage/disposal;

- Burgundy bins are provided for general household waste and are collected every two weeks.
- Blue bins are used for glass and plastic recyclable waste and are collected every two weeks.
- White sacks are used for paper recyclable waste and are collected every two weeks.
- Green bins are provided for garden waste and are collected every two weeks.

All houses will have space allocated to the side or rear of the property to allow for adequate storage of refuse containers. Information regarding bin storage locations can be found on drawing 2205-CHP-MA-00-00-M3-A-0001 - Proposed Site Plan. There will also be easy access provided between the front and rear of all properties so that refuse does not need to be stored to the front of the property. All houses are set back from the roadside with driveway or parking facilities where the refuse can be stored on collection day so as not to impede pedestrians using the footpaths.

## 5.3 CRIME PREVENTION

Crime prevention and providing a safe community is always considered when designing a new proposal. This particular proposal has considered the prevention of crime and follows the principles of Secured by Design. The primary measures taken to help prevent crime and anti-social behaviour are;

Providing a design that allows for maximum natural surveillance of the publicly accessible areas. All publicly accessible areas are overlooked by at least one property. The majority of the site is overlooked by several properties.

Clear ownership boundaries reduce the risk of unmaintained areas which is proven to attract anti-social behaviour.

In addition, all rear gardens are sufficiently secured with screening to an appropriate height, with lockable rear access gates.

There is further potential to provide screening in the form of quality landscaping to act as both a visual & physical deterrent to criminals accessing areas of the development.

This, along with effective home security and following guidelines & recommendations set out in good practice advisories will provide for a safe and secure environment for all.

### 3.0 CONCLUSION

In summation, the scheme proposal has been designed to comply fully with local and national planning policy guidance. Chipping Homes Ltd. believes that;

- Constraints & Opportunities have been identified & addressed throughout.
- Parking provision is in accordance with the maximum requirements set out by the Planning Authority.
- Materials are respectful of the local vernacular and the style of dwellings proposed.
- The layout has been well considered in terms of design & security and strives to provide a desirable and pleasant place to live for all future residents.
- The scheme is an efficient use of the land and is in a sustainable area with excellent transportation links to a number of local towns & cities.

The above points as well as the accompanying supporting documents demonstrate that the proposals have considered; with the highest regards the quality of the design, the appropriateness of the site location and the positive nature of the development on the local community. On this basis, we would respectfully request that the proposals are supported by Ribble Valley Borough Council, and that they consider that planning permission should be granted for the development.