

Design & Access Statement

Wilkin Square

Clitheroe



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Note: To assist the understanding of drawings scale bars are provided for reference where possible

1 Background Information

1.1 Introduction

This Design and Access statement (DAS) has been prepared in support of a full planning application for the Wilkin Square site. It demonstrates that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within, and that a sustainable approach has been adopted.

It also demonstrates how the initial design concept has been approached and will be taken forward in order to create a high quality development.

1.2 Aim

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design, and includes the following information:

- Use - what buildings and spaces will be used for;
- Scale - the extent of development and size and height of buildings;
- Layout - how the buildings and public and private spaces will be arranged on the site and the relationship with its environs;
- Landscaping - how spaces will be treated to enhance the character of the development;
- Appearance - what the building and spaces will look like including building materials and architectural details;
- 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;
- Inclusive access - how everyone can access and move through the development equally regardless of age, disability, ethnicity or social grouping.



Existing Site

1.3 Design Brief

The site is currently a redundant car park with a perimeter steel fence, gates and trees on the southern boundary. Historic mapping shows that the site previously had terraced housing which was built during the second half of the C19th and demolished and replaced in the C20th by a sewing factory. This was demolished some years ago after production moved out of town.

The client's ambition is to see the site developed for housing, rather than continue as a redundant brownfield site. They see this as being an exemplar project, which has the following objectives:-

- to deliver a safe and high quality development;
- to create a vibrant space in which to live;
- to uphold high quality, sustainable and innovative design;

1.4 Planning Approach

This application seeks to obtain full planning consent for residential development.

The application description is as follows:

Erection of 10 no. Dwellings and Associated Works

1.5 Purpose of this Document

Applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) must be accompanied by a DAS. The National Planning Policy Guidance (NPPG) states that a DAS must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

This DAS explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

It includes an appraisal of the site including:

- an assessment of the site, immediate and wider surroundings in terms of physical, social and economic characteristics.

Details of the proposed scheme including:

- identifying opportunities, constraints and formulating design principles that will inform any subsequent detailed planning applications.
- the amount of development proposed
- access arrangements to the development which will ensure that all users will have equal and convenient access to buildings, spaces and the public transport network.



Early development options

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Site Details

2.1 Location

The site is located to the north east side of Wilkin Square and to the north of Bayley Fold to the south of Clitheroe town centre.

Clitheroe is the largest settlement town within the Ribble Valley. It is near the Forest of Bowland, and is often used as a base for tourists visiting the area. It has a population of nearly 15,000.

The site location is sustainable with good transport connections. There are hourly trains to Blackburn and Manchester Victoria and frequent bus services from Clitheroe Interchange to the surrounding Lancashire and Yorkshire settlements.

2.2 Site description

The brownfield site is located in the southern part of the Clitheroe Conservation Area and has approximately a 3m change in level across its width. It is accessed from the west via Highfield Road.

The site is currently used as an informal overspill car park for the surrounding facilities such as the mosque, school, visitors to the town and local residents.

Behind the site to the north east is St. Michael and St Johns RC Primary School, car park which is accessed via land within this application and owned by the applicant. It is not intended that this access would be altered. To the south are bungalows and two storey dwellings.

2.3 Applicant

The site has been owned by Lappet Manufacturing Company Limited based at Vale Mill Calder Vale, Garstang, Preston, PR3 1SP for many years.

2.4 The Proposed Development

It is intended that the site will provide a town house development comprising of 10 flats with on site parking.

2.5 Existing Vegetation

The site is currently tarmac with scrubland, self-seeded plants and leylandii hedge. The site is largely devoid of any significant tree cover or areas of ecological value.

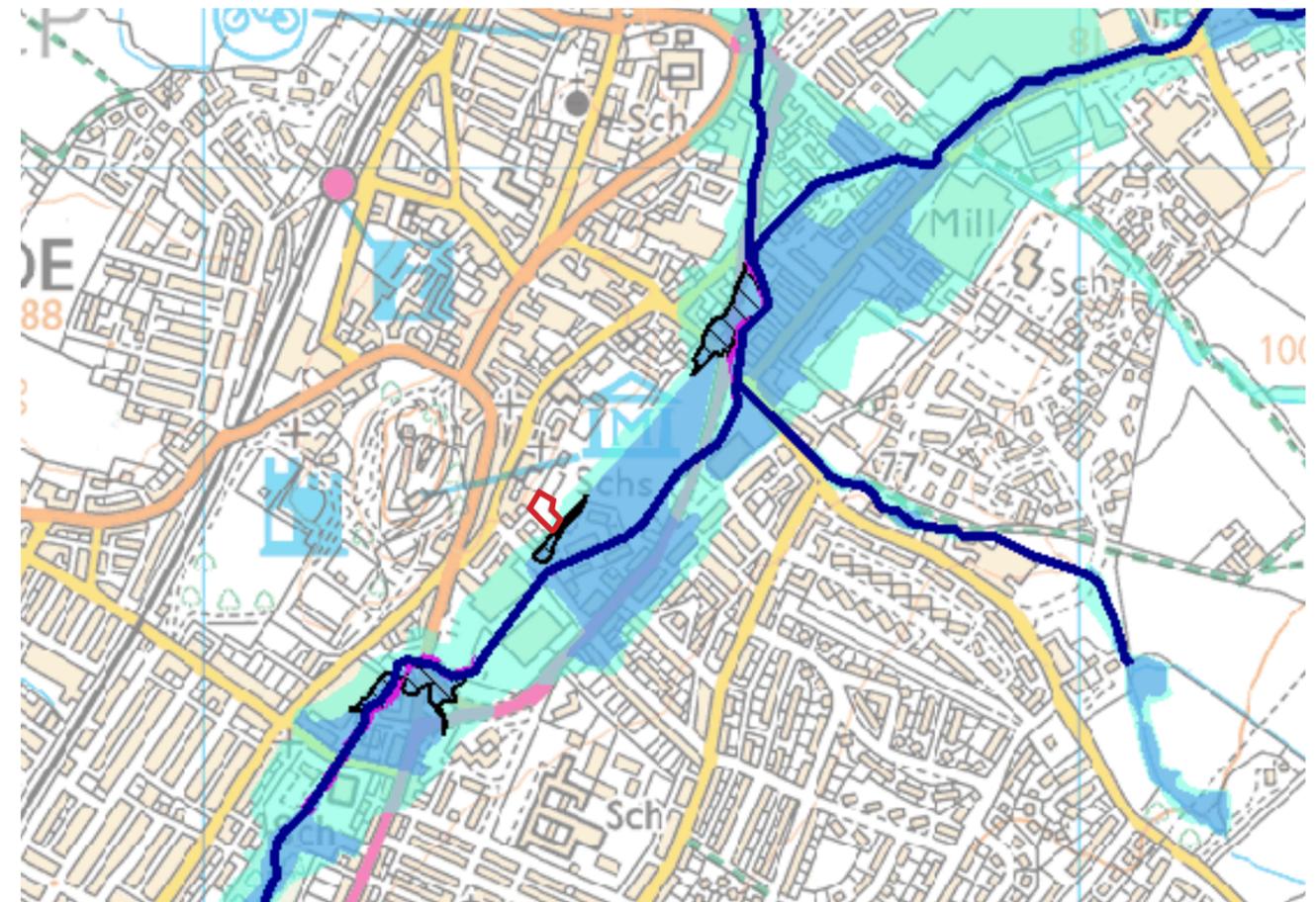
2.6 Site Constraints and Opportunities

The site area is just over 1320sqm and has approximately a 3m change in levels across its width. The proposed building levels have been set out so that each building has level access from the highway apart from the building to the south of the site which has been raised so as to minimise any risk of flooring.

2.7 Flooding

The site is just within zone 2 flood risk area, a Level 2 Flood Risk Assessment (FRA) accompanies the application. RVBC have advised that a sequential test is not required.

The FRA has indicated that the minimum floor level of any unit is 75.57 AOD, the ground floor of the lowest unit is set at 75.8 AOD



Extract from EA Flood Map

2.7 Internal Views of the Site



Views of the site

2.8 External Views of the Site



3 Statutory and public involvement

3.1 Pre-application discussions - presentation to RVBC

A pre-application request was made and a meeting was held on site between Charles Stanton of Stanton Andrews Architects and Rachel Horton, RVBC Pre-Application Advise Officer.

Three potential schemes were presented for consideration and the comments raised at the initial meeting are as follows:

- Impact upon Neighbouring Local Uses - Due to the three-storey nature of the proposals, consideration will need to be given to overlooking/distance between glazing.
- Parking - Concern over the loss of parking for the mosque...
- Visual Amenity/ External Appearance - the general design and appearance should 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...

In response to the comments raised, the following items were reviewed and amended where necessary.

Site sections have been provided that show that the distance between the new dwellings and the rear of the properties facing Highfield road is approximately 31m, this is far in excess of the 21m as advised in RVBC Supplementary planning guidance.

...windows to habitable rooms at first floor level should be a minimum of 21metres from any such facing windows in neighbouring houses...

The car parking to the mosque has been replanned and the fifteen spaces remain unchanged. Each flat has its own on site parking bay and a visitor bay has been provided. It should be noted that the site is highly accessible, within the town centre and that none of the surrounding dwellings has off street parking.

To reflect the importance of the visual amenity of the dwellings and the desire to ensure the development is deemed appropriate to the local historic townscape, a local terraced format of housing type has been developed.



Three arrangements proposed at pre-application stage

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The Design Concept

4.1 The Concept

The concept as presented has been developed to reflect the local terraced format of housing types with the additional contemporary features to provide apartment accommodation. This appears as a logical development of the existing site as it will make a positive contribution to local character and distinctiveness.

The massing has been developed and articulated as a series of gables, reducing the apparent scale of the development as well as addressing the 3m change in level between properties across the site.

4.2 Site Layout

There are 5 units, with two flats in each, they are at right angles to Wilkin Square with a pair of parking bays in front of each unit. To provide level access each unit is stepped 600mm down the slope. This allows a level/gently sloping access from the highway and parking.

To the rear of the site facing the school car park, there is a modest rear garden for storage of bikes, refuse etc.

4.3 Building Layout

The units are accessed via a communal entrance that allows access to two flats, one at ground and the other at first floor. It also allows access to the rear garden. The stair has a maximum riser height of 170mm.

The ground floor flat is one bedroom with a kitchen/dining/lounge that connects to the rear garden.

The first floor flat is two storeys with a separate lounge from the kitchen/dining. The kitchen/dining has its own private terrace that alternately faces to the front and rear so as to avoid overlooking between units. The upper storey has two bedrooms.



The Development

4.4 Amount

The ten flats have an efficient internal arrangement, and a gross internal floor area of 540 sqm.

Flats 1 - 5	43sqm	1 bed
Flats 6 - 10	65sqm	2 beds

There is also communal circulation of 12 sqm/floor/pair of flats.

4.5 Scale

The scale of the development is three storey, with accommodation within the loft space.

4.6 Appearance

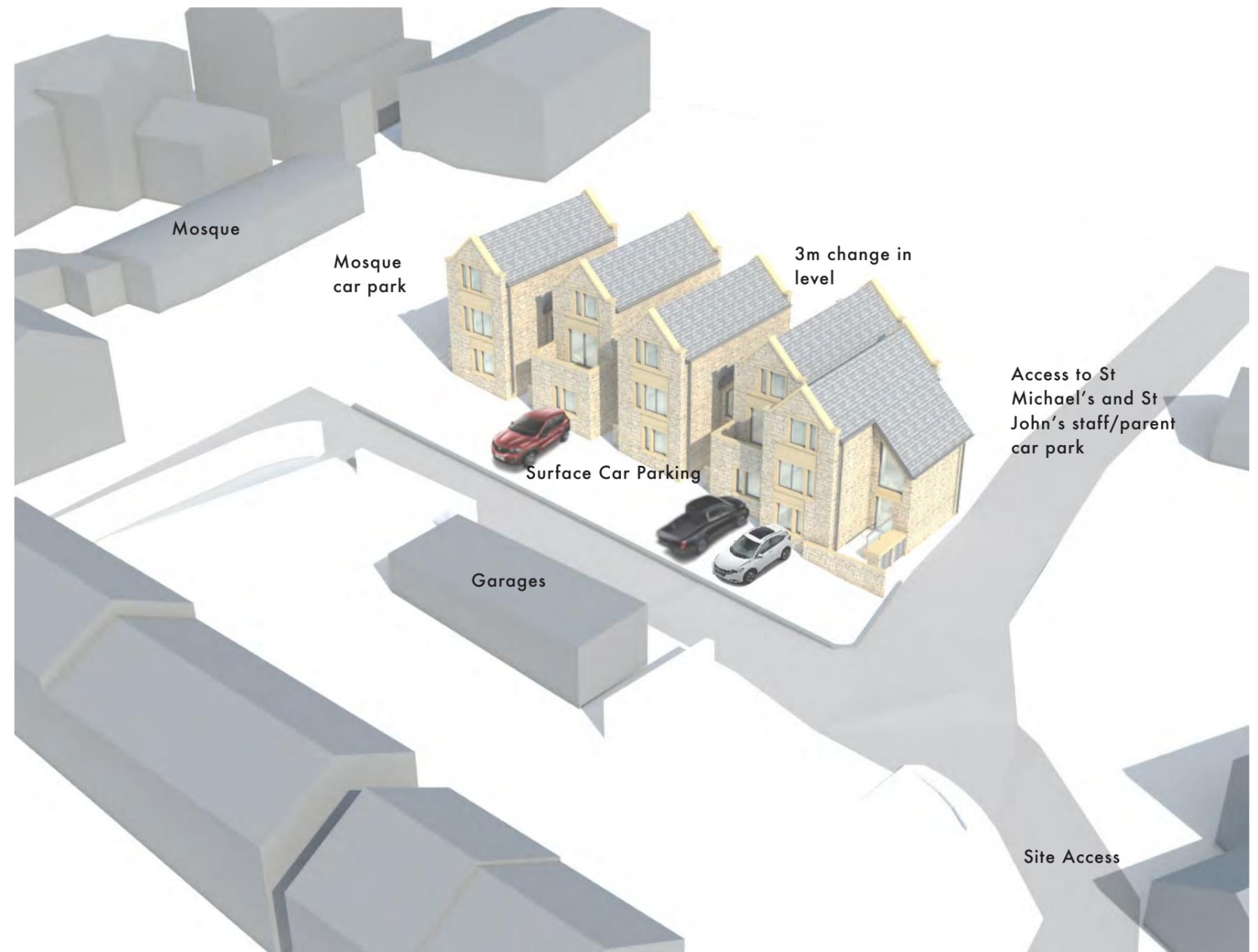
Given the prevalence of stone, render and black slate within the area, the nearby new developments and within Clitheroe itself it seems appropriate that the main building material be stone and black slates for the roof.

The use of stone copings, terraces, circulation outrigger, aluminium window frames and articulation in materials will be seen as a contemporary interpretation of the local tradition.

4.7 Access and parking

The existing access into the site is to be retained off Wilkin Square. It is not known at this stage whether the existing cobbles are to be retained or whether the road would become adopted or become one-way as suggested at pre-app.

Car parking requirements of 15 spaces (5/one bed and 2/two bed) was mooted. We believe this is excessive for this development in this location and that the 11 spaces provided are more than adequate. The Parking Standards, which are set as maxima suggest that residential developments which are highly accessible (Table G score 35 - 48) can reduce baseline provision by 15 - 35 %. A 35% reduction would reduce the maximum to be provided to below 10 spaces.



Aerial view of the development

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Summary

It is the aspiration of the applicant that the proposal creates a modest but sympathetic addition to the housing stock in Clitheroe.

The design has undergone pre-application discussions and the design amended to respond to the comments raised.

A design has been developed that provides housing types that are in short supply locally whilst developing a modern interpretation of the local vernacular. Further consideration has been given to site topography, access and location.



The proposed houses from the top of the road

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