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PROPOSED NEW DWELLINGS
LAND AT
30 BEVERLEY DRIVE
CLITHEROE
DESIGN AND ACCESS STATEMENT

Job No. 5195

Rev 1.00_ April 2017

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr A Nester, as part of a full planning application for the erection of 3no new dwellings within the ownership of No. 30 Beverley Drive, Clitheroe.
- 1.2 This report is in support of the new dwellings which proposes a new access off Primrose Road and re-use of redundant and unusable residential curtilage land to the rear of the property.



2.0 EXISTING

- 2.1 The site is located and currently access off a cul-de-sac Beverley Drive within walking distance of Clitheroe Town Centre.
- 2.2 The proposed site boundaries Primrose Road with existing dwellings adjacent. The site is generally clear with some existing trees to the boundary which have been surveyed in the associated tree survey.
- 2.3 We gained a planning approval to demolish the existing house and replace with a new dwelling application number 3/2016/1199 which forms the top level of the site. This design scheme integrates with the existing house as well as the approved scheme.
- 2.4 The unused site is a steep gradient garden to the South, sloping down to Primrose road. The redundant and visually negative site make this proposal an opportunity to enhance the surrounding area as well as providing additional housing units to the local area.

VIEW FROM PRIMROSE ROAD LOOKING EAST



VIEW LOOKING WEST ALONG PRIMROSE ROAD



VIEW LOOKING SOUTH TOWARDS PRIMROSE ROAD



3.0 DESIGN PROPOSAL

- 3.1 The contemporary design responds directly to the site by utilising and evolving from the steep topography. The evolution of a 'rockery' connection to the existing site, anchors the design within the context replicating materials of an organic structure designed to reflect the site as shown the adjacent precedents images.
- 3.2 Natural stone and boulders are a direct reference to the organic nature of the concept as well as echoing existing surrounding materials. The two types of timber cladding provide a natural and blending design aesthetic. The green roof allows the dwellings to merge into the site significantly reducing visual impact from the higher level of Beverly Drive properties.
- 3.3 The design proposes 3no new three bedroom residential properties. All of the properties are accessed at ground level with the west and central units having hallways leading directly to first floor level where the main living spaces are located. The west dwelling has access to an external deck and garden at first floor level. The east unit is a more traditional two storey dwelling with living facilities at ground floor and access to an external garden area with bedrooms and first floor.
- 3.4 The contemporary design utilises the open southern aspects whilst respecting adjacent property privacy distances guidelines through design position, louvred windows and landscaping.
- 3.5 The existing site characteristics of a steeply sloping site and a poor visual impact provide a design opportunity to re-develop the land and enhance the surrounding area within a central town location.
- 3.6 The three storey scale of the proposal utilises the existing site height whilst not encroaching on the existing or proposed No.30 dwelling. Furthermore the proposed green flat roofs ensure that the proposal blends into the site from the higher level.
- 3.7 The external appearance is visually broken into three horizontal levels as well as linked vertically through stone vertical piers. The ground floor level is anchored to the site through natural random stone with natural timber cladding above and completed by burnt cedar cladding and dark grey powder coated aluminium profile fascias. Glazing elements perforate these bands ensuring aesthetic interest both internally and externally.
- 3.8 The proposal retains connections to the existing site through retaining a proportion of the external stone wall which is turned into the site providing the entrance to the lower areas. The remaining areas of sloping site to the perimeters will be replanted encompassing the new building.



4.0 ACCESS

- 4.1 The site proposes a new vehicular and pedestrian access off Primrose Road. The existing wall is proposed to be amended and continued into the site at a height of 1m to allow for visibility when leaving the site.
- 4.2 Primrose Road is currently a 20mph road and is generally straight at the location of the proposed site entrance with good visibility. A vision splay has been illustrated on the proposed site plan illustrating above recommended distances in both directions. This design is reflected in the adjacent property design layout.
- 4.3 6m radius splays are designed to both sides of the proposed site access with a pedestrian access point.
- 4.4 Each unit has two off street parking spaces one of which being a within a garage accessed off a shared driveway which we allow vehicles to enter and leave the site in a forward gear.
- 4.5 Each unit has a sheltered access at ground floor level.

5.0 FACILITIES

- 5.1 Covered bin storage is provided to each unit to the rear of the ground level.
- 5.2 Foul drainage is intended to be connected to the existing main sewer on Primrose Road. The new green roof system will allow surface water to be absorbed and attenuated on site. A permeable gravel driveway and garden areas will allow water to soakaway into the ground rather than rely on the mains surface water sewer.
- 5.3 The new dwellings will be constructed to the current building regulations to include high levels of insulation and efficiency of building. It will seek to achieve a minimum rating of Code 4 for The Code Sustainable Homes. The Code aims to create more sustainable homes and reduce carbon emissions.

As part of the building regulation requirements the scheme will be subject to a Standard Assessment Procedure (SAP) calculation which assesses the energy and environmental performance of the proposed building method of the dwellings to ensure it meets the current standards.

The new dwellings will be built in accordance with Building Regulation and be compliant with Approved Document Part M.

The proposal will seek to achieve a good standard of air tightness with maximum air permeability rate of $5\text{m}^3/\text{h.m}^2$ at 50 Pa to ensure the reduction of heat omission and reduction in running costs for occupants.

The dwellings will be installed with water efficient products such as reduced flush rate systems and appliances such as dishwashers and washing machines. Reduced run lengths of hot and cold water pipes from storage to tap/shower areas will minimise the amount of waste during the time the water goes from cold to hot.

