

4.2 Appearance

The proposed layout contains units that are one storey, two storeys and two ½ storey in height, which have been designed with the ethos of a modern version of traditional suburban architecture and reflects similar housing designs in the immediate vicinity of the site. The designs provide good quality detailing using stone facades providing a vibrant place to live, below are typical examples for detailing to the properties.



Ashdown



Ashdown Render (Alternative)



Buttermere



Chatham



Churchill



Cleveland



Garth



Garth Render (Alternative)



Maidstone



Oakhurst



Welland



Winster



Windermere



Semi Detached Bungalow

4.3 Materials Palette

The existing properties in the surrounding area have been constructed out of a varied palette of materials with the primary material being reconstituted stone, grey concrete tile and some render.

The proposed dwellings are to be constructed out of traditional sustainable materials to compliment the surrounding properties.

Care has been taken to ensure that the design features dwellings that provide visual interest as well as proposing various focal buildings throughout the development.

The material palette will consist of:

Reconstituted Stone:

Reconstituted Stone will be the main material used throughout each house type on site.

Grey Concrete Roof Tiles:

Grey roof tiles are to be used on each house type.

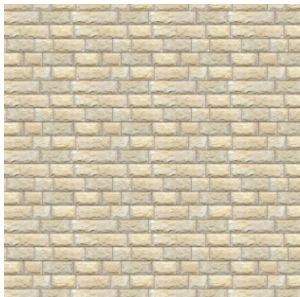
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This will be used as a decorative feature on a number of house types within the site.

The fascia's will be grey PVC, with white PVC windows and the gutters to be black PVC.

All the materials proposed have been selected not only for their aesthetic merit but also for their sustainability and ease of maintenance.

Stone



Grey Concrete Tiles



Render



4.4 Amount

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

CHATBURN ROAD, CLITHEROE

Schedule of Accommodation			
Gar	'Garth' 4 bed detached	1297 sq.ft	3
Mai	'Maidstone' 4 bed detached	1232 sq.ft.	4
Cha	'Chatam' 4 bed detached	1100 sq.ft	4
Chu	'Churchill' 3 bed semi	1085 sq.ft	10
Cle	'Cleveland' 4 bed detached	1120 sq.ft	4
Ash	'Ashdown' 3 bed semi	966 sq.ft	1
Oak	'Oakhurst' 3 bed detached	900 sq.ft	4
Win	'Windermere' 3 bed semi	803 sq.ft	6
Wel	'Welland' 3 bed detached	855 sq.ft	1
Wins	'Winstor' 3 bed semi	840 sq.ft	7
2b	'2 bed mews' lifetime	710 sq.ft	12
Bun	'3 bed Bungalow' semi	973 sq.ft	4
Total		57,080	60
Site Area = 4.96 acres (2.01 HA)			
Undevelopable = 1.06 acres			
Nett Developable = 3.89 acres			
Density = 14,272 sq.ft/a			



The gross area for the site is approximately 2.01 Hectares (4.96 acres) and the proposal is for 60 units.

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Win	'Windermere' 3 bed semi	803 sq.ft	6
Wel	'Welland' 3 bed detached	855 sq.ft	1
Wins	'Winster' 3 bed semi	840 sq.ft	7
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4.4 Scale

Residential properties within the vicinity of the site and Clitheroe in general are predominantly two storeys, though there is an element of 2.5 storey properties located within recent developments to the West of the site. The housing in the surrounding areas comprise mostly of detached and semi-detached properties with private garden spaces.

The proposed dwellings on the site will reflect the existing scale of the surrounding area with a mix of detached and semi-detached style dwellings.

The site itself is relatively level, rising slightly from the northern boundary with very little level difference across the site, therefore there will be no dominant properties on the site.

The street scenes on the following page demonstrates the scale of housing for on the site.



Streetscene A-A



Streetscene B-B



Streetscene C-C

Proposed streetscenes through the site

5.0 Access

5.1 Access for All

The site is located in a sustainable location close to public transport links. The site is well connected by bus routes and close to Clitheroe town centre, being approximately 1 mile to the South. There is also a wealth of local amenities nearby, which includes schools, pubs, local stores and recreational green spaces.

The site is also in close proximity to Clitheroe railway station providing a regular timetable to Manchester, with the journey taking approximately over 1 hour to reach.

The proposed development addresses a number of principles and policies with regards to access:

- The ability to access the site by car, foot and cycle to a range of local services and facilities to meet basic needs.
- Readily accessible link to the existing public footpath network.
- Access to local good quality public open space which enjoys a high standard of security and access.
- A thriving neighbourhood within easy reach and walking distance.
- The creation of homes which are adaptable and are able to respond to changing social and economic conditions.

5.2 Public Transport

The site benefits from good access both in and out of Clitheroe via regular bus services (approximately 6 minutes away), that pass the site with nearest bus stops located on Chatburn Road. These bus stops provide regular journeys to Clitheroe town centre as well as other bus stops further out of the site area providing journeys to Preston, Blackburn and other local conservations.

5.3 Education

There are several schools within proximity to the site, which include Clitheroe Royal Grammar School, Pendle Primary, Clitheroe Brookside Primary, St Michael's and St John's Primary and Moorland Nursery School.

5.4 Secured by Design

The following principles have been considered at this stage.

- Vehicular and pedestrian routes have been designed so that they are visually open, direct and well used. A careful choice of materials and boundary treatments will clearly define private and public spaces.
- Vehicular, pedestrian and cycle are kept together and not segregated. These are well overlooked and not isolated.
- Open space and amenity areas have been designed so that they are well overlooked, with due regard to natural surveillance.
- Cars can be parked in locked garages or on a hard standing within the dwelling boundary.

Chatburn Road,
Clitheroe



Property Services

