

DESIGN & ACCESS STATEMENT

LAND AT BROAD MEADOW, CHIPPING
ON BEHALF OF MS J. SEED & MISS I.M. SEED

INTRODUCTION

Rural Solutions have been commissioned to submit a detailed planning application for four houses on land at Broad Meadow, Chipping, in Lancashire.

This Design and Access Statement explains the design rationale behind the scheme.



THE SITE

The site is situated to the West of the centre of Chipping, a village in the borough of Ribble Valley in Lancashire, within the Forest of Bowland Area of Outstanding Natural Beauty. It comprises of a triangle of land at the end of Broad Meadow, a lane off the main access road running through the village.

In terms of its surroundings agricultural land lies to the West and North of the site, separated by a dense tree line. Mature vegetation borders the Eastern boundary, sheltering the public footpath which runs adjacent to the site. Existing houses lie to the East, South and West of the site.

Much of the existing housing near the site is of poor quality design and construction. The proposals seek to improve the appearance of this part of Chipping by producing a high quality, sensitive development, using local, natural materials.

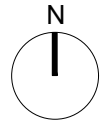


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1. Front elevation of existing property
2. View of existing house with adjoining garage
3. Public footpath access North of the site, which runs along the Eastern border
4. Existing neighbouring houses
5. Approach to the property and site from Broad Meadow
6. View of property in situ from rear field



SITE OPPORTUNITIES AND CONSTRAINTS



Constraint: Chipping is located within the Forest of Bowland Area of Outstanding Natural Beauty.

Opportunity: To retain, manage and augment the vegetation that provides a natural buffer to the site.

Constraint: Existing Public Right of Way runs along the Eastern boundary of the site.

Opportunity: To utilise the existing access road off Broad Meadow for the proposed dwellings.

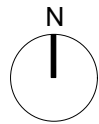
Opportunity: Site is situated close to the centre of the village and the facilities it has on offer, ensuring residents can easily access local services without needing to drive.

Opportunity: To improve the appearance of the village as viewed from the North-West, with appropriate landscaping to screen the building line.

Constraint: Existing neighbouring property looks onto the rear of the site. Proposed houses will have to be positioned carefully to ensure privacy.

Opportunity: To provide attractive new houses for Chipping which will reflect the local vernacular.

WIDER CONTEXT



Public footpath

St Bartholomew's Parish Church

Cobbled Corner Cafe

Village car park

The Sun Inn Public House

Chipping farm shop

St Mary's Roman Catholic Primary School

Chipping Village Hall

Chipping Congregational Church

Dobson's Brook

Church Raike road

The site

St Mary's Catholic Church

Broad Meadow

Brabin's Endowed School

Chipping Brook

Club Lane

Chipping Cricket Club

LOCAL VERNACULAR

The local vernacular building style of Chipping comprises of the following key elements:

- Coarse stone facades;
- Duo-pitched roofs;
- Grey slate roofs;
- Timber windows;
- Stone surrounds to windows and doors;
- Decorative stone quoins and corbels;
- Metal rainwater goods in a black finish; and
- Stone chimney stacks.

The proposed dwellings will draw on this vernacular language and features so as to link to this tradition and character.



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1. Stone property along Longridge Road with slate roof
2. Stone terraces along Club Lane
3. Stone property along Windy Street with stone surrounds, cills and chimney stacks
4. Detached stone building on Windy Street with stone corbels and quoins
5. Detached traditional stone property along Longridge Road with stone facade, surrounds, chimney stacks, quoins, corbels and slate roof
6. Detached property along Green Lane with metal rainwater goods and timber windows, stone lintels and cills



PRECEDENT IMAGES

Adjacent are images of dwellings and developments which are designed in a manner similar to the proposed dwellings. Whilst linking to the local vernacular character, the various designs exhibit contemporary elements and seek to provide light-filled, generous spaces with simple forms and restrained detailing.



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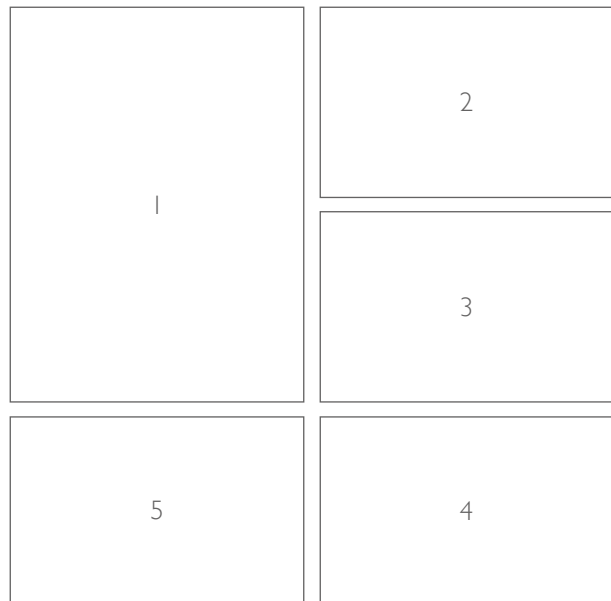


1. House in Blacksod Bay by Tierney Haines Architects
2. Bednarczyk House ++by Martin Hall and Kelly Bednarczyk
3. Furzey Hall Farm by Waugh Thistleton Architects
4. Morthoe House by McLean Quinlan Architects
5. Barn in Stow-on-the-Wold, Gloucestershire by McLean Quinlan Architects

MATERIAL PALETTE

The materials for the houses will draw on the character of the local vernacular within Chipping and its rural surroundings. The proposed houses will thereby be constructed from natural stone and slate, with timber and glass elements also being incorporated.

The design of the houses has sought to produce a contemporary translation of the local farmhouse form. The elevations therefore incorporate simple dark grey windows with minimal detailing. The secondary elements around the main body of the houses are expressed through the use of timber cladding so that a hierarchy of forms is established.



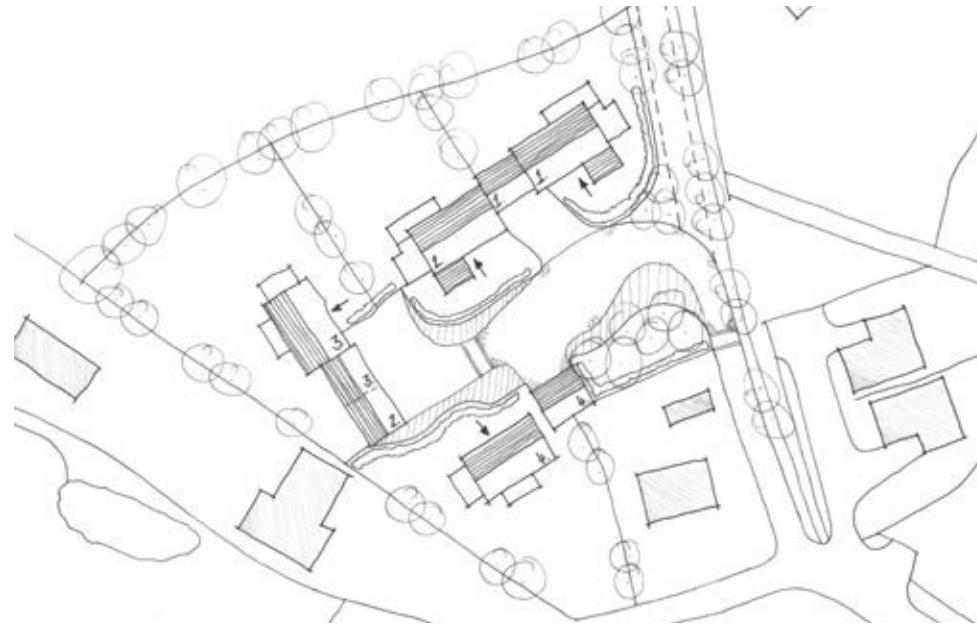
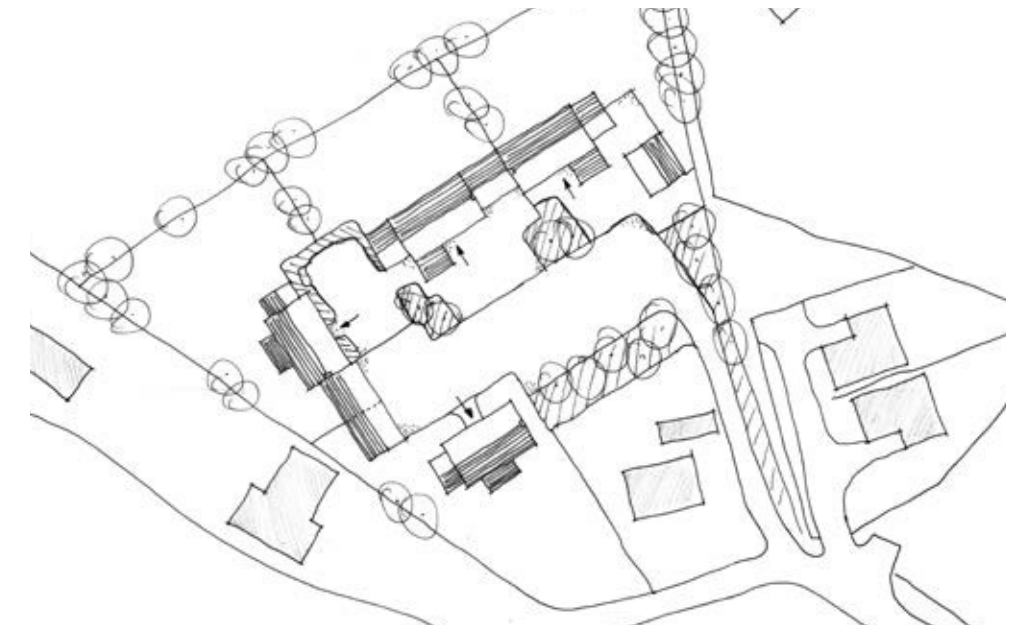
1. PPC dark grey aluminium doors and windows
2. Dark grey aluminium window frame with timber clad facade
3. Coarse stone for the facades
4. Timber cladding - Western red cedar
5. Grey slate roof

DESIGN DEVELOPMENT

In order to produce the final design for the site the proposals went through a series of indicative design stages. Adjacent are the key sketches from these stages.

The design concept for the scheme was based on a contemporary reinterpretation of local farmyard forms. The proposed houses are carefully arranged so that they group informally around a 'yard'. The surfacing of the yard incorporates elements of cobbles, resin-bound gravel and planting to break up the area and provide an attractive focal setting for the development.

Car ports are included, in stone and slate, so as to visually remove vehicles largely from the yard and therefore ensure that they do not dominate the external setting. Each house orientates towards a generous garden area and steps down in scale in an informal, asymmetric pattern. The design thus provides a contemporary residential scheme, building not only on local materials and vernacular forms but also on the pattern of local farmsteads, as is appropriate for its peripheral location in the village.



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1. Stage 1 - Initial sketch site layout
2. Stage 2 - Development of site layout
3. Stage 3 - Further development of site layout
4. Stage 4 - Final site layout with hard and soft landscaping shown
5. Sketch perspective showing view of approach into the site from Broad Meadow



SITE PLAN_AS PROPOSED

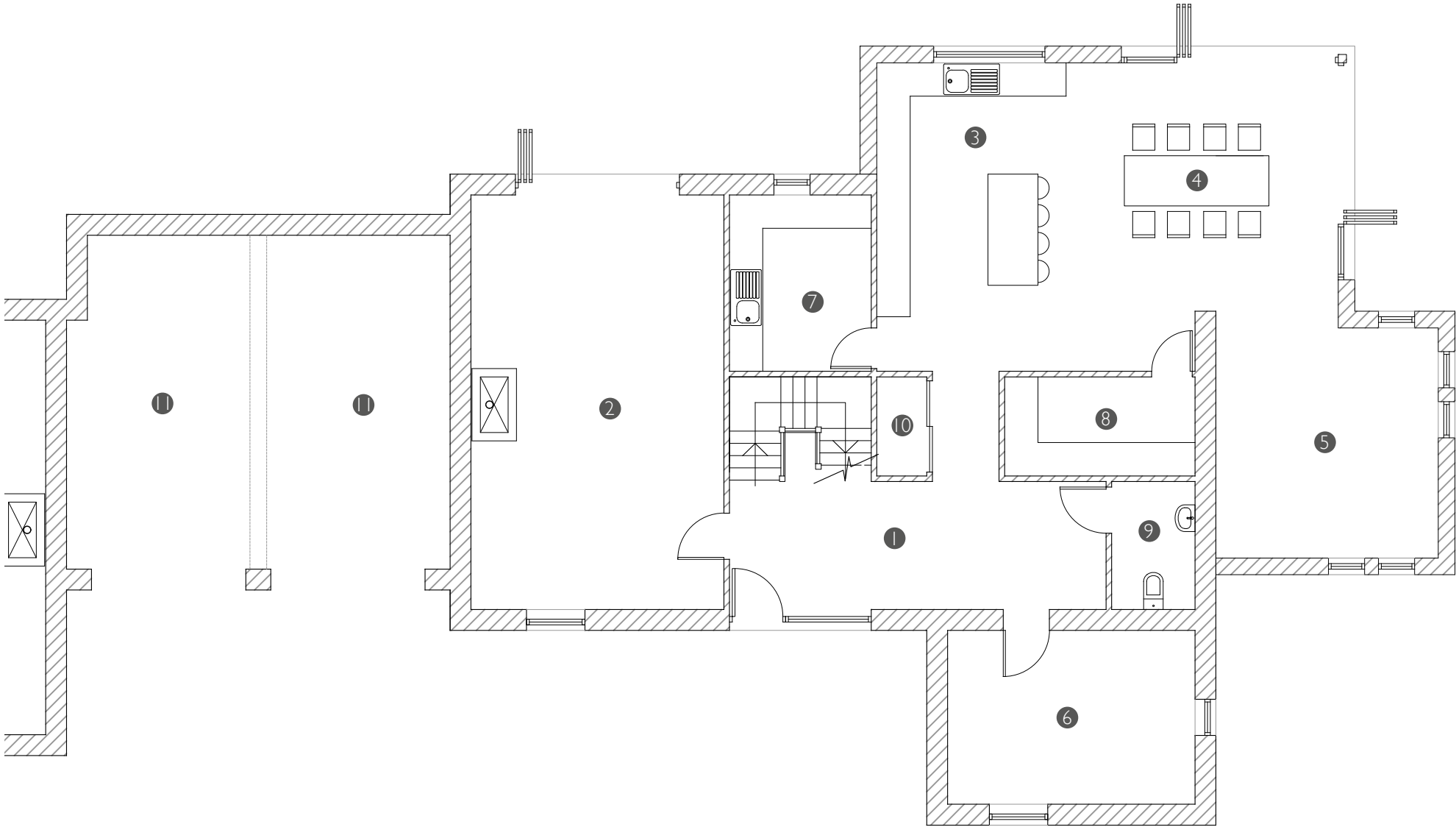
Key

- 1. Existing property
- 2. Field
- 3. Field access track
- 4. Proposed access
- 5. Proposed house
- 6. Proposed carport
- 7. Proposed yard
- 8. Proposed planted buffer
- 9. Proposed bin store
- 10. Neighbouring property

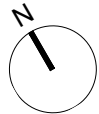


Key

- 1. Entrance Hall
- 2. Living room
- 3. Kitchen
- 4. Dining
- 5. Sun room / Snug
- 6. Study
- 7. Utility
- 8. Pantry
- 9. W.C.
- 10. Cloaks
- 11. Carport



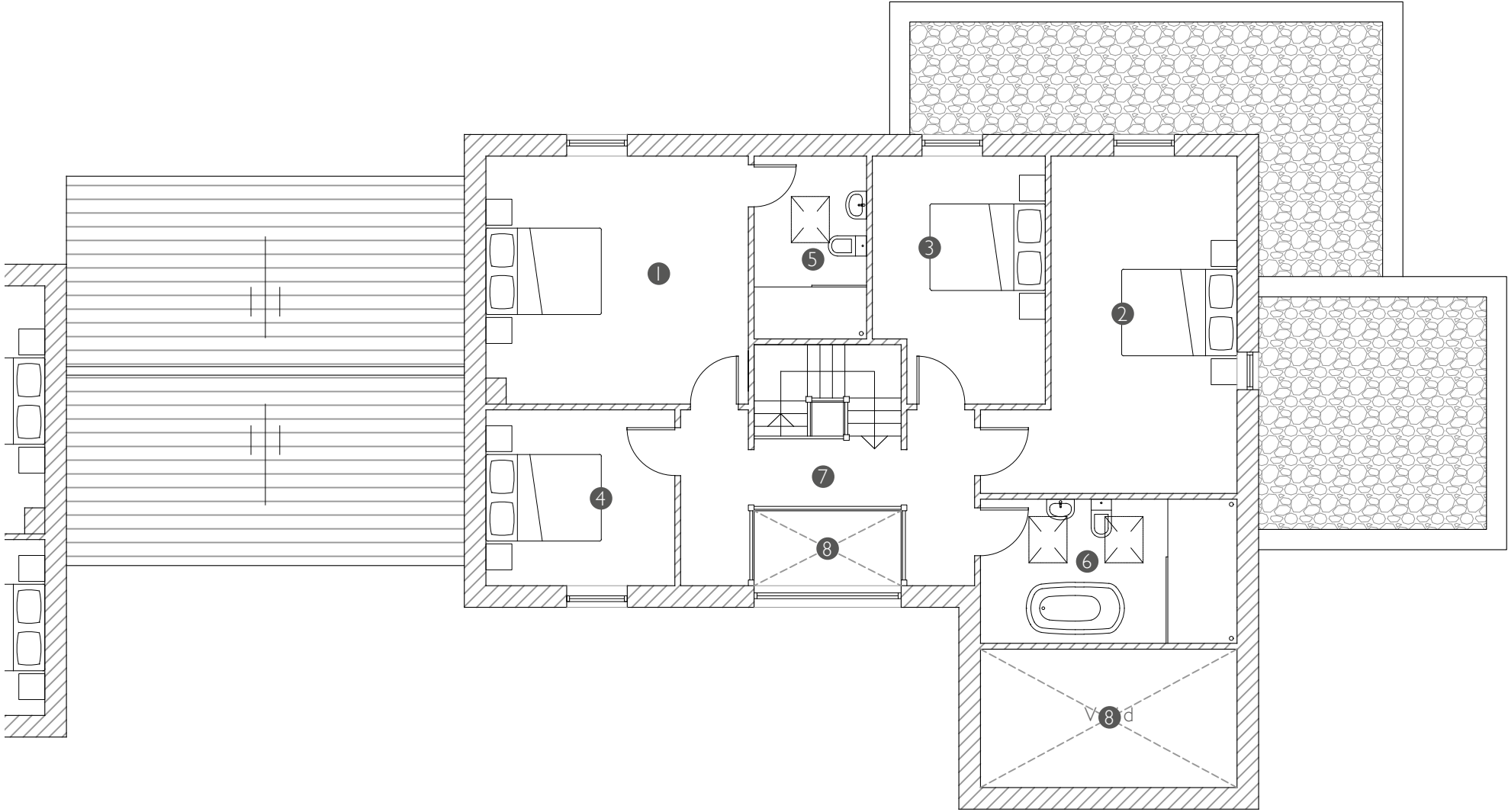
Ground Floor Plan



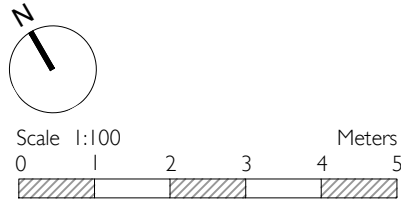
Scale 1:100 Meters
0 1 2 3 4 5

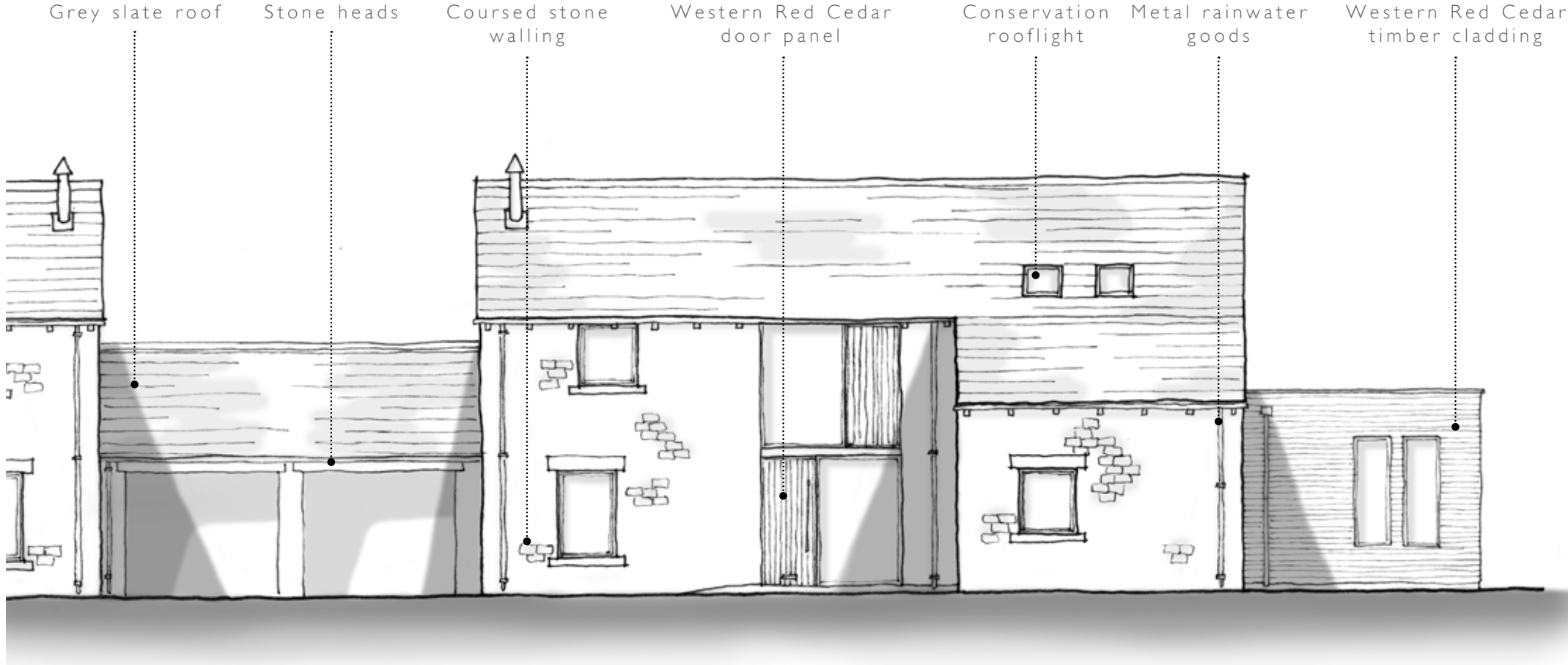
Key

- 1. Master Bedroom
- 2. Bedroom 2
- 3. Bedroom 3
- 4. Bedroom 4
- 5. En-Suite
- 6. Bathroom
- 7. Landing
- 8. Void

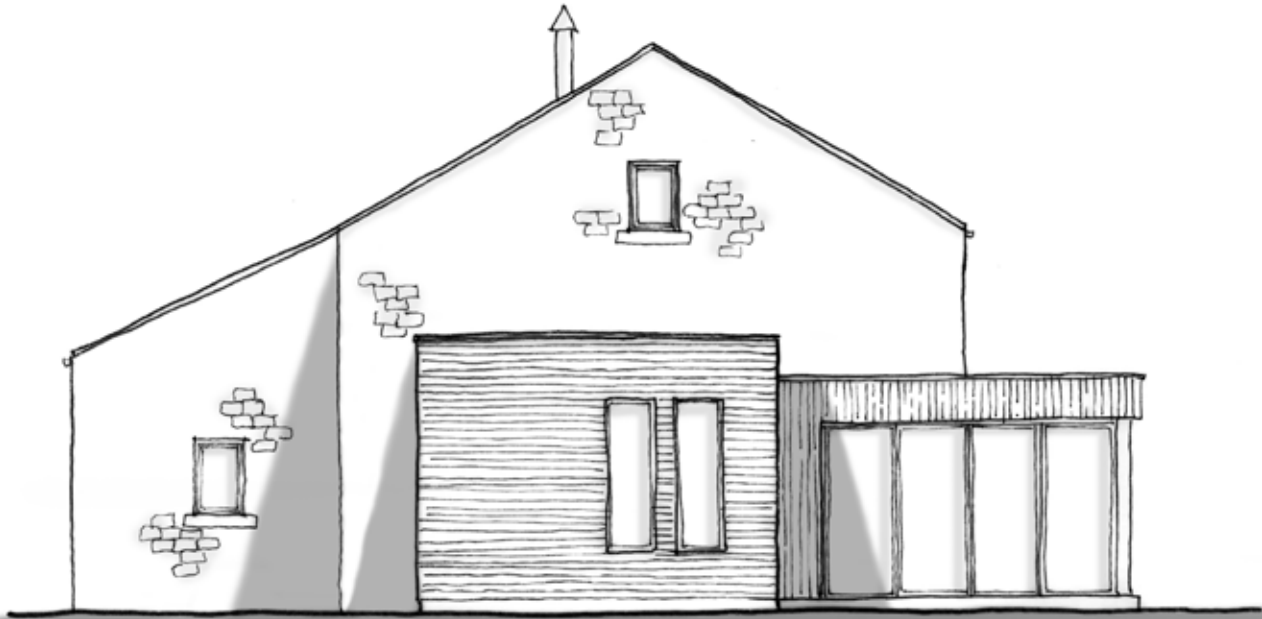


First Floor Plan



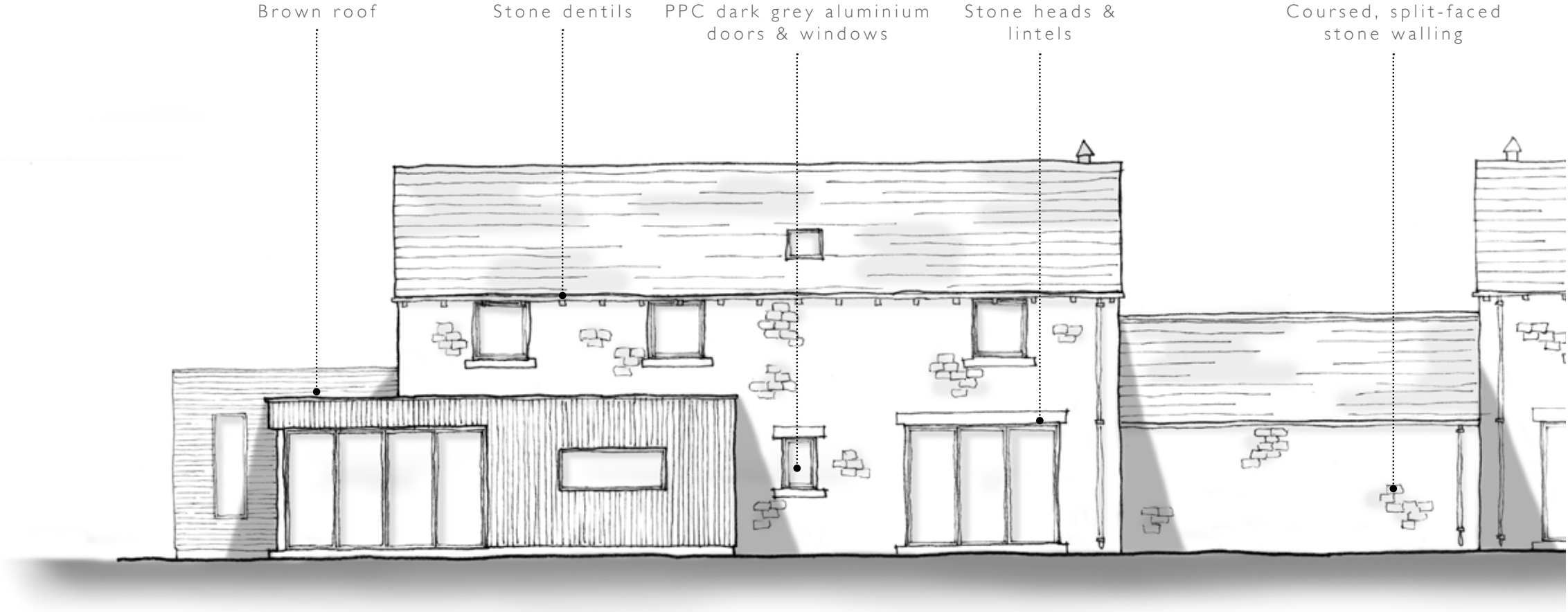


South East Elevation

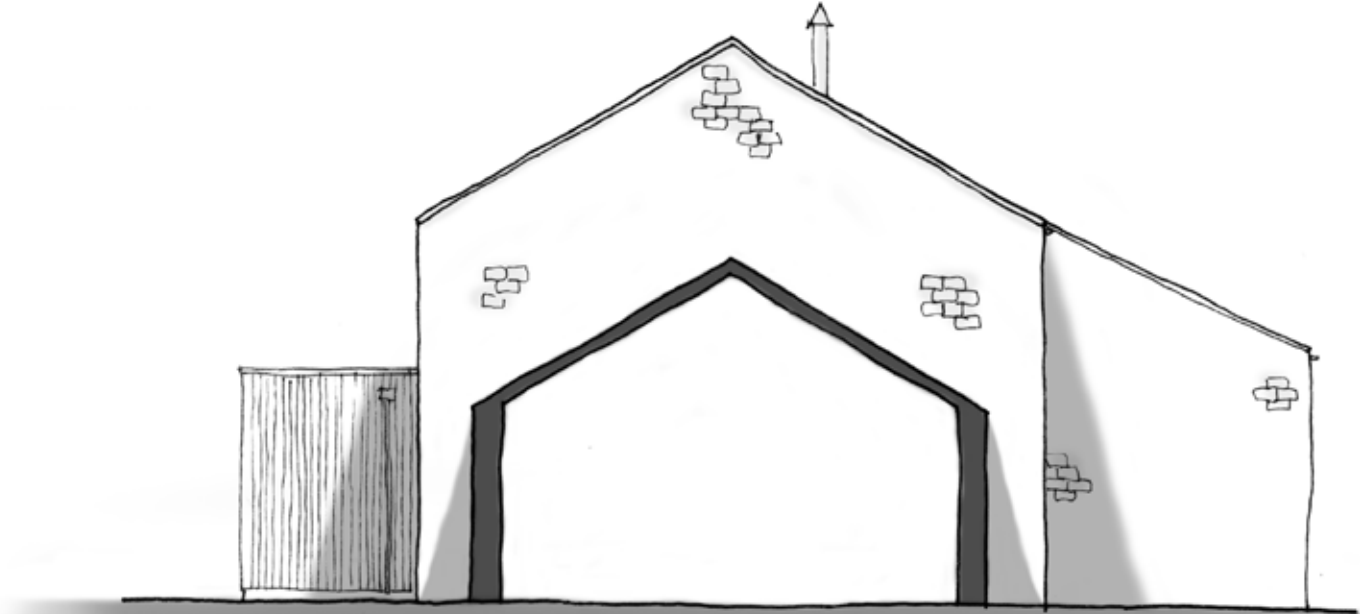


North East Elevation





North West Elevation



South West Sectional Elevation

Scale 1:100
0 1 2 3 4 5
Meters



Hedgerow with post and rail fence



Cobblestone paving



Soft landscaping to enhance the setting



Stone paving with surrounding soft landscaping



Resin-bound gravel surfacing



Cobbled rumble strip to entrance of the site

ECOLOGICAL ENHANCEMENTS

The proposal includes the following ecological measures and enhancements:

- Existing trees to be retained and managed
- New planting to enhance the site boundaries
- Private residential gardens separated by new tree planting.

Adjacent is a plan of the site which demonstrates the proposed ecological enhancements listed above.

Proposed landscaping to screen the site from neighbouring properties and public footpath

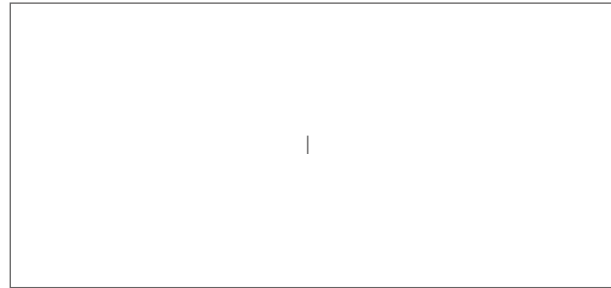
Private residential gardens separated by new landscaping

Hedgerow and trees planted to enhance the boundary of the site



SITE ACCESS

Vehicle access to the site will be via Broad Meadow, a residential street which runs off Club Lane, East of the site. The property is located at the end of Broad Meadow and it is proposed to use the existing access lane for the new dwellings. Pedestrians are also able to access the site from Broad Meadow, as well as from the public footpath off Church Raike, North of the site.



1. Proposed entrance to the site from Broad Meadow
2. View of public footpath which is accessed off Church Raike and runs from the North of the site, along the Eastern border

REFUSE ARRANGEMENT

Suitable refuse arrangements have been incorporated into the proposed scheme. The household waste will be stored in a designated area close to the entrance of the site, shown on the adjacent plan.

The collection point will be sufficient in size to fit the household bins of the proposed dwellings, providing residents with a fixed area to store their bins ready for collection. Moving the refuse point away from the front of the houses, ensures that the bins do not detract from the vernacular appearance of the dwellings.

The location of the collection point at the front of the site, means refuse vehicles only have to drive a short way to access them. Both the site layout and Broad Meadow provide sufficient space for refuse vehicles to turn without difficulty.



1. Example of timber bin enclosure to disguise the bins ready for collection
2. Site plan showing location of proposed bin collection point



RURAL SOLUTIONS

2018