

An aerial photograph of a residential area in Sabden. A large, rectangular plot of land in the center is outlined with a red border. This plot contains several large, rectangular buildings with dark roofs, likely the former Victoria Mill. The surrounding area is filled with residential houses, streets, and some open land. The text 'FORMER VICTORIA MILL, WATT STREET, SABDEN' is overlaid in white on the left side of the image.

# FORMER VICTORIA MILL, WATT STREET, SABDEN

'Full Planning Application for the demolition of existing structures and removal of culvert to Saben Brook; development of 30 dwellings including reconstruction of former Marbill Office building as new dwellings; reconstruction of base of Mill chimney as an Ecology Tower'; and associated access and landscaping'

By DGL Associates on behalf of Skipton Properties Limited



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# 1 INTRODUCTION

This statement has been produced by DGL Associates Limited in support of a 'Full Planning Application for the demolition of existing structures and removal of culvert to Saben Brook; development of 30 dwellings including reconstruction of former Marbill Office building as new dwellings; reconstruction of base of Mill chimney as an Ecology Tower'; and associated access and landscaping' to Ribble Valley Borough Council.

The details in this document seek to set out the design philosophy engaged in the assessment of the site for a residential redevelopment, taking into consideration all constraints, opportunities, applicants brief, local needs and local vernacular, sustainability issues, travel, drainage, open space needs, ecology, existing and proposed landscape, topography and urban design excellence together with a plethora of other considerations outlined in this document in more detail. Particular emphasis has been given to the historical heritage of the site

## 1.1 THE TEAM

						
CLIENT	SCHEME DESIGN	PLANNING	ENGINEERS	LANDSCAPE ARCHITECTS	ARBORICULTURAL & ECOLOGICAL CONSULTANT	HERITAGE CONSULTANT
Skipton Properties	DGL Associates Ltd	Addison Planning	Paul Waite Associates	Golby + Luck	JCA Ltd	MB Heritage and Planning Ltd

## 1.2 THE SITE

### LOCATION

The application site has an area of 1.127 hectares (2.78 acres) and is located at the Former Victoria Mill, Watt Street, Sabden.

It lies approximately 4km north-west from the nearest town of Padiham, 6km south-east from Clitheroe, 12 km to the north-west from Burnley, 15km north-east from Blackburn and 25 km north-east from Preston. A56 to Manchester and A59 to Liverpool are within close proximity of the site.



Location Map

Location Grid Ref. **SD 77639 37300**

Easting = **377639** Northing = **437300**

Latitude = **53.831477** Longitude = **-2.3412268**

Postcode = **BB7 9ED**



## CONTEXT & SITE PHOTOGRAPHS

The site is located in a designated Sabden Conservation Area. It is currently vacant. There are a number of existing buildings and structures within the site including the 'Marbill office' building, the Mill building and the Mill chimney. There is also a culvert to Sabden Brook, which is in the whole formed by the existing Mill structure.

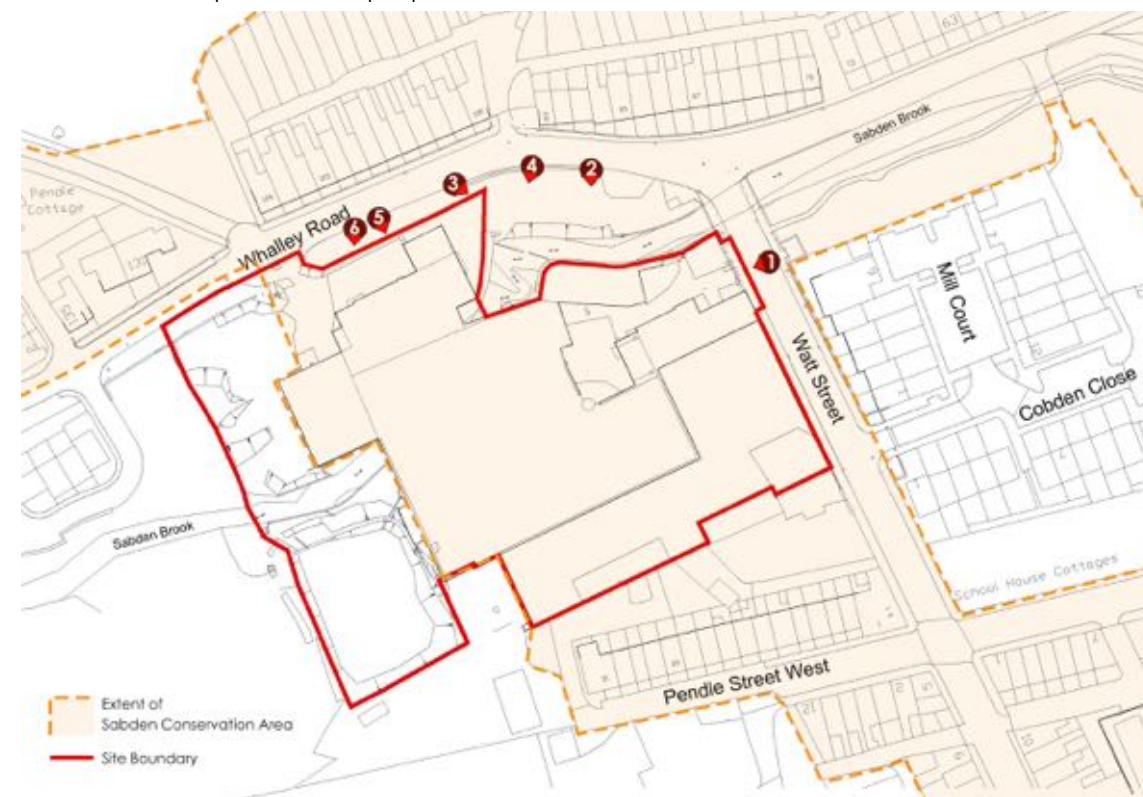
The site is bounded by Watt Street to the east, Whalley Road to the north and open land to the west. There is an open space and steelworks to the south. Terraced housing to Pendle Street West also backs onto the development site.

Sabden Brook runs through the site from east to west and splits it into two independent parts. Existing access to the part of the site north of Sabden Brook is provided off Whalley Road. Part of the site south from the Brook is accessed off Watt Street.

As opposed to Union Mill, located further south on Watt Street, all of the buildings within the site of a former Victoria Mill are unused and fallen into a state of disrepair. 'Sabden Conservation Area Appraisal (proposed)' prepared by The Conservation Studio in 2005 states: *'it is the mill workers' houses as opposed to the mills, that give the conservation area its special historic character and appearance'*.

The scheme proposes to create 30 no. new dwellings that are in-keeping with the character of the area with some of them visually reflecting mill workers houses. It is also proposed that a number of existing buildings are reconstructed in the form resembling the original.

Please refer to 'Built Heritage Statement' prepared by MB Heritage & Planning Ltd that assesses the impact of the proposal on the historic environment of the site.



Location Plan



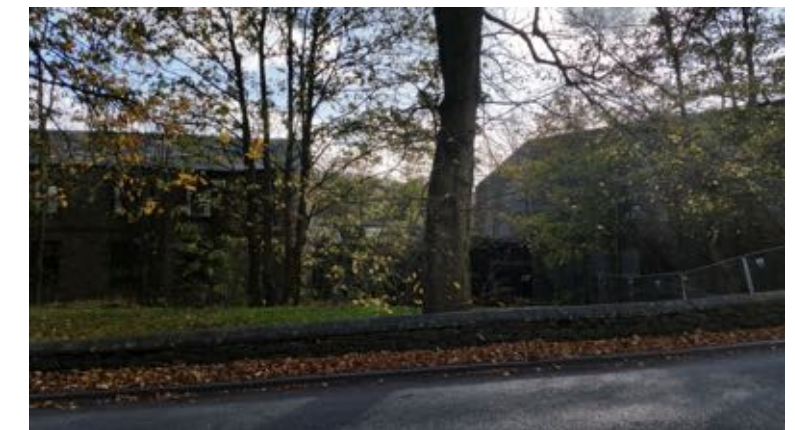
1. 'Marbill Office' building – east elevation  
/ Existing site entrance off Watt Street



2. 'Marbill Office' building – north elevation



3. 'Marbill Office' building – north-west elevation



4. View towards existing culvert to Sabden Brook



5. Victoria Mill – main building to Whalley Road frontage



6. Victoria Mill – main building to Whalley Road frontage





1. Whalley Road



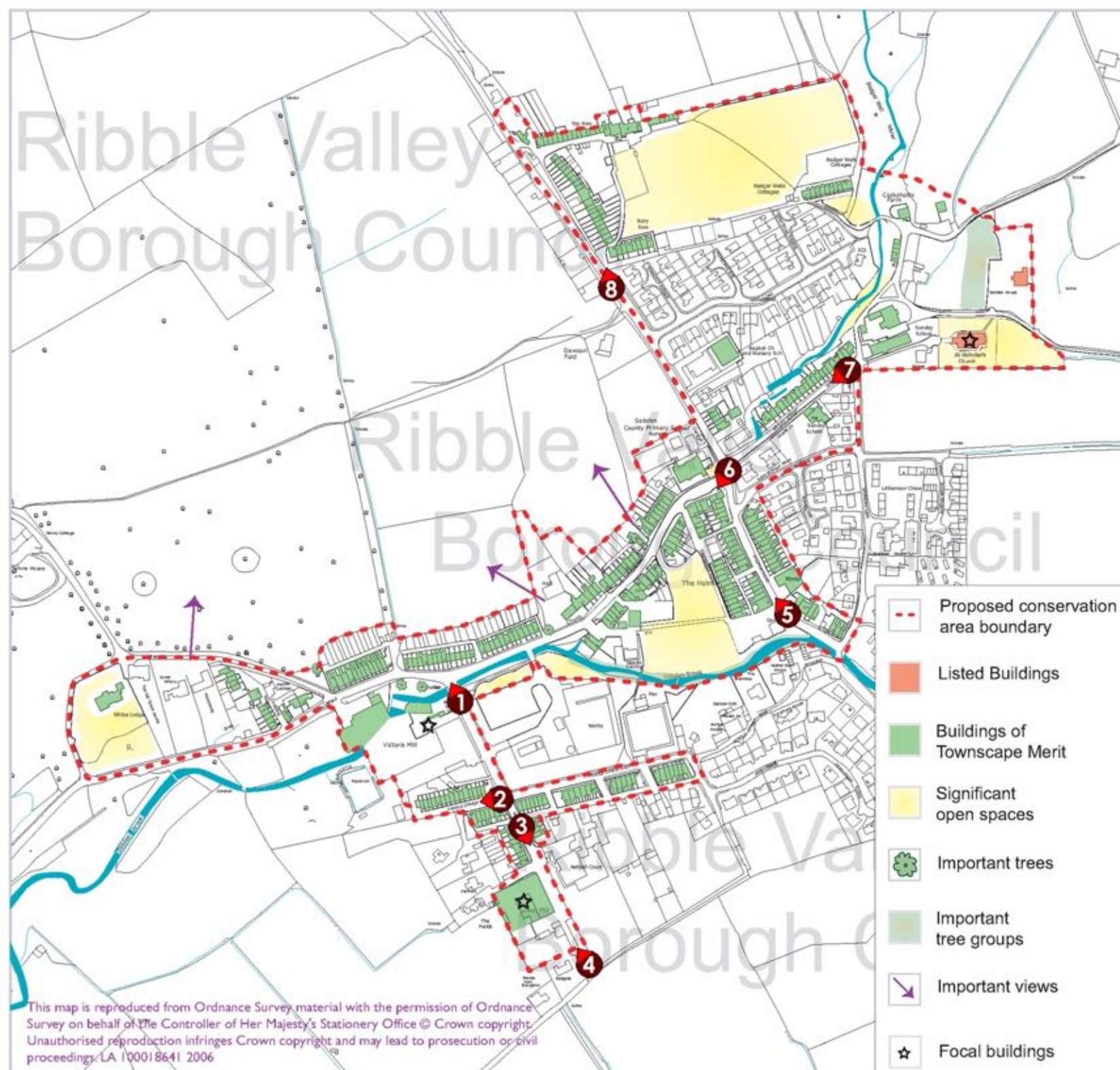
2. Pendle Street W



3. Watt Street



4. Union Mill



5. Padiham Road



6. Junction of Whalley Rd, Clitheroe Rd & Padiham Rd



7. Wesley Street



8. Clitheroe Road

Townscape Appraisal  
[Base image produced by The Conservation Studio for Ribble Valley Borough Council]





Site Context Plan



## 1.3 CONSTRAINTS & OPPORTUNITIES

### CONSTRAINTS

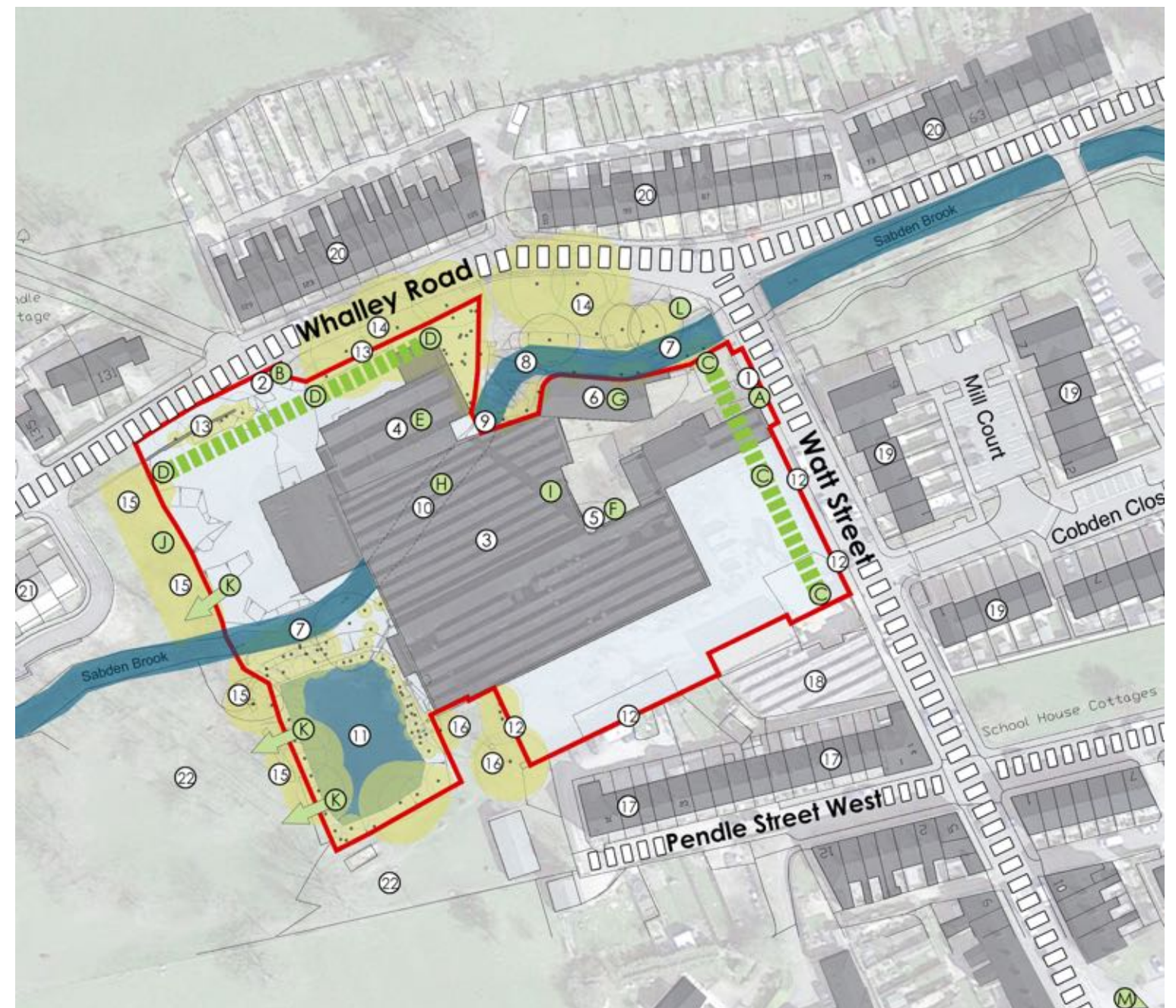
1. Existing Site Entrance off Watt Street (Potential New Site Entrance)
2. Existing Site Entrance off Whalley Road (Potential New Site Entrance)
3. Existing Victoria Mill main building
4. Existing Victoria Mill associated structures
5. Existing Mill Chimney
6. Existing Marbill Office building
7. Sabden Brook
8. The Weir / Fish Ladder constructed recently by Ribble Rivers Trust
9. Existing culvert opening to Sabden Brook
10. Sabden Brook running under Victoria Mill structures
11. Existing Pond
12. Existing high stone wall to Watt Street frontage and southern boundary
13. Existing retaining wall to Whalley Road
14. Existing tree belt north of the site / Sabden Brook
15. Existing trees within open space along the western site boundary
16. Existing trees to the south of the site
17. Existing terraced houses to Pendle Street West backing onto the development site
18. Existing works premises
19. Recent housing development served off Watt Street
20. Existing terraced houses/cottages along Whalley Road
21. Recent housing development served off Whalley Road
22. Open Space to the west and south-west from the development site

### OPPORTUNITIES

- A. Potential New Site Entrance off Watt Street
- B. Potential New Site Entrance off Whalley Road
- C. New active frontage to Watt Street
- D. New active frontage to Whalley Road
- E. New building resembling Victoria Mill main building
- F. Feature chimney relocated within the site to resemble the existing
- G. Reconstruction of the existing Marbil Office building
- H. Opening up of Sabden Brook watercourse and providing views over
- I. Retention of trees to the north screening the site and providing mature frontage
- J. Retention of trees to the west screening the site
- K. Maximise views over Open Space to the west
- L. Bus stops in close proximity
- M. St Mary's RC Primary School

The scheme will provide a much needed 3- and 4-bedroom houses in Sabden village. The proposed development presents a sensitive approach and provides a good opportunity to preserve and enhance this currently derelict site of historical importance. It has various heritage and ecological benefits.

The application site is conveniently located in close proximity to Sabden village centre with local shops, schools, churches and Post Office all within a walking distance. It currently contains a number of existing buildings and structures including Victoria Mill, Mill chimney and Marbill Office that are in a state of disrepair. If the site is not redeveloped those buildings will deteriorate further and continue to have an adverse impact on appearance of that area of Sabden.



Constraints & Opportunities Plan



## 2 PLANNING

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### 2.1 PLANNING HISTORY

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The principle of redeveloping this site has been established previously but regeneration of the site has never progressed due to the viability of the scheme which received planning permission.

In 2008 Planning Permission was obtained (3/2008/0621/P) for a mixed use development comprising erection of general industrial unit (B2), 28no. houses and conversion/extension of mill building into 22no. apartments. The Permission was not viable and lapsed.

In 2012 Planning Permission was obtained (3/2011/0129/P) the demolition of part of Victoria Mill and conversion of former Spinning Mill into 22no. apartments, conversion of former office building into 3no. townhouses, erection of 4no. affordable elderly care bungalows, 23no. other affordable dwellings, 18no. dwellings and the creation of a new pond. The permission was not viable and lapsed.

In November 2014 the Council resolved to grant Planning Permission (3/2014/0188) for the part demolition of existing mill and provision of 37 no. New-build houses, 2 no. Dwellings in a converted retained mill building and associated hard and soft landscaping and demolition of chimney. The resolution to grant Permission as subject to a S106 Agreement. The S106 Agreement was never completed as the proposed scheme was unviable. The Council subsequently classed the Application as undetermined.

The Planning History shows that the regeneration of the site has stalled due to unviable proposals. Full details are set out in the Planning Statement.



## 2.2 PRE-APPLICATION – INITIAL RESPONSE

A Pre-Application has been submitted to Ribble Valley Borough Council. Number of consultations with Mr Stephen Kilmartin and a Parish Council meeting have taken place. The initial Pre-Application response was received from Mr Stephen Kilmartin on 22nd October 2017. Main points raised in the response were as follows:

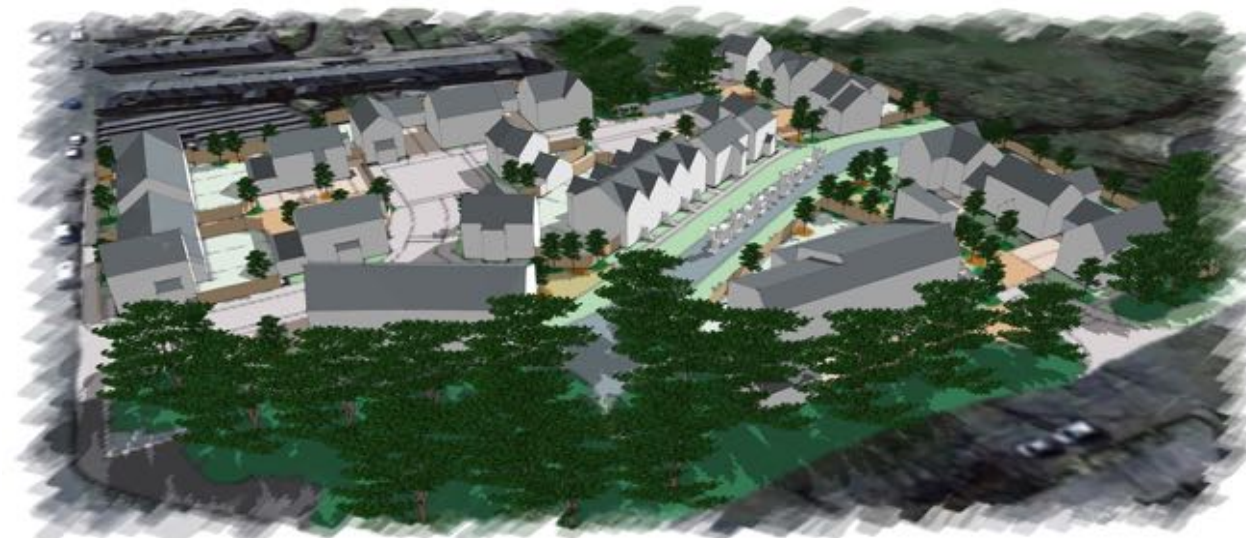
1. The majority of the site lies within a designated Sabden Conservation Area therefore engaging a presumption in favour of the conservation and enhancement of heritage assets and their settings.
2. Chimney is considered an important asset; its demolition and reconstruction at a height of 4m adjacent to the site entrance is considered to have an adverse impact. Further mitigation measures are sought.
3. A number of observations / suggestions made by LPA already incorporated into the proposal; the elevational language considered to respond positively to the character of the defined Sabden Conservation Area.
4. Concerns regarding end-form to the right of Plot 32 and flat roof over garage to Plot 30. Reconsideration of those elements and further details are sought.
5. Extensive chimney detailing and 'vent' detail incorporated as requested during the consultation. It is perceived as greatly assisting in animating and articulating the overall roofscape.
6. Second floor gable detailing to Plots 19-20 & 25-26 seen as a welcome addition providing visual depth and relief.
7. Inclusion of eaves detailing (corbel stones) seen as a welcome addition.
8. Waste management needs to be further considered. Further details are sought.
9. Boundary treatment to be further considered – non-standard, appropriately animated and landscaped boundary treatment to public realm is encouraged.
10. Further details in relation to hard & soft landscaping to be considered.

The response concluded that the redevelopment of the site for residential purposes may be considered acceptable based on its regeneration merits. Nevertheless, further robust demonstration of how the proposal conserves and enhances Sabden Conservation Area, its heritage assets and setting needs to be presented.

The comments received from Mr Stephen Kilmartin along with comments received from the Public during the Public Consultation event described on the following page were taken into consideration to help shape the development of the scheme and resulted in the final Pre-Application submission on 29<sup>th</sup> January 2018.



View from the east – Site Entrance off Watt Street  
(as per Pre-Application / Public Consultation stage)



View from the north – Site Entrance off Whalley Road  
(as per Pre-Application / Public Consultation stage)



View from the west  
(as per Pre-Application / Public Consultation stage)



View from the south  
(as per Pre-Application / Public Consultation stage)



## Key

- ① Site entrance off Watt Street (29 properties)
- ② Proposed new cottages to Watt Street
- ③ 'Public Art' featuring the re-assembled top of the works chimney stack
- ④ Existing office block building to be rebuild on the same footprint
- ⑤ Arrival courtyard
- ⑥ Existing chimney stack to be demolished and rebuild at site entrance
- ⑦ Central square
- ⑧ Termination of the adoptable highway
- ⑨ New dwellings maximising the views to the west
- ⑩ New development fronting onto the brook
- ⑪ 'Pocket Parks' public space
- ⑫ Site entrance off Whalley Road (6 properties)
- ⑬ New mill form building fronting onto Whalley Road on a similar footprint to the existing
- ⑭ Sabden Brook enters the site from under Watt Street road
- ⑮ Existing tree belt north of the site / Sabden Brook
- ⑯ Recent works carried out to the watercourse by Ribble Rivers Trust
- ⑰ Sabden Brook watercourse opened up
- ⑱ Sabden Brook exits the site
- ⑲ Existing adjacent greenspace & trees
- ⑳ Recent new housing development served off Whalley Road
- ㉑ Existing houses on Whalley Road
- ㉒ Existing recent housing development
- ㉓ Existing works premises
- ㉔ Existing housing on Pendle Street West



Site Layout  
(as per Pre-Application / Public Consultation stage)



## 2.3 PUBLIC CONSULTATION

A 'Public Consultation' drop in event was held on 17<sup>th</sup> October from 15:30 to 19:30 at St Mary's Church Hall, Whalley Road, Sabden (approx. 100m to the north-east from the development site) with wide catchment area of local invitees.

Present were Skipton Properties representatives, a Planning Consultant, an Engineer and DGL Associates to explain the proposals to the attendees and to answer any questions raised from design, planning, engineering, marketing and construction operation perspectives.

Written responses were received from residents. Comments and concerns raised as follows:

- The majority of responses received indicated that residents were happy to see a derelict site being redeveloped and perceive the proposal as a welcome addition to Sabden.
- Positive comments in relation to the retention/reconstruction of Marbill Office building – it is seen as a good way to preserve the original industrial look of the site from the main road.
- Mixed response regarding rebuilding of the existing chimney as a 'Public Art' feature, but generally considered a good way to keep the narrative between the new development and the historical use of the site.
- Already existing issue with parking was raised, nevertheless the residents indicated that a min. 2 no. parking spaces per dwelling was adequate.
- The residents appreciated the high quality of proposed development including additional features in form of chimneys, use of natural stone and inclusion of 'Public Spaces'.

Please refer to the Statement of Community Involvement prepared by Addison Planning for further details on the outcomes of the Public Consultation.



Riverfront  
(as per Pre-Application / Public Consultation stage)



Mill Building  
(as per Pre-Application / Public Consultation stage)



Street Scene to Wait Street  
(as per Pre-Application / Public Consultation stage)



Marbill office  
(as per Pre-Application / Public Consultation stage)



## 2.4 PRE-APPLICATION – FINAL RESPONSE

The final Pre-Application advice was based on the Site Layout illustrated with further details on floor plans and elevational treatment also provided. A final formal written response was received from the Case Officer, Mr Stephen Kilmartin on 13th March 2018. Main points raised in the response were as follows:

1. The introduction of the 'Ecology Chimney' is a welcome addition, but further mitigation measures towards the demolition of the existing chimney might be required.
2. Boundary treatment details to be provided.
3. Design for garages to Plots 1-5 to be provided.
4. 'Public Access Spaces' detail design to be provided.
5. Material details (external walls, roofing & window framing) to be provided.
6. All fenestration to front elevations should benefit from transom detailing and full surrounds. Side and front elevations should also benefit from those features if visible from public spaces.
7. Some plot specific comments have been made.

The points above have been addressed as follows:

- Re 1. According to suggestion the 'Ecology Chimney' will be constructed of stone reclaimed from the existing chimney to keep the narrative between the new development and the previous uses of the site. Chimney to Plot 20 that is visible from Watt Street and is a focal point upon entering the site has been redesigned to resemble the existing chimney and further mitigate its loss.
- Re 2. Boundary Treatment has been considered throughout the design process and is described in more detail on the following pages. Presence of close boarded fencing will be limited to plot frontages within the site and set back where possible. Non-standard fencing will be utilised to boundaries with public realm and extensive landscaping proposed to animate the street scene.
- Re 3. Garages to Plots 1-5 have been designed to provide additional feature to the development and will be constructed of materials that are in-keeping with the rest of the development.
- Re 4. Detail design of 'Public Access Spaces' ('Pocket Parks') will be provided by Golby + Luck Landscape Architects.
- Re 5. All dwellings will be constructed of natural stone (random) and have mock slate roof. Dark framing to the windows is being considered.
- Re 6. Transom detailing and full surrounds added to all front elevations. Additionally, Plots 18, 19, 20 & 28-30 benefit from transom detailing and full surrounds to all side and rear elevations.
- Re 7. Window arrangement to Plots 5, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24 & 26 have been amended to accommodate comments made by the Officer. As suggested chimneys have been added to Plots 12, 15 & 25 and the porch to Plot 27 redesigned.

Following consideration of the final comments the proposal has been revised and is described in more detail on the following pages.



Site Layout (as per Final Pre-Application stage)



## 3 DESIGN

### 3.1 USE

The proposal is for a residential redevelopment of a brownfield site. It is located within a well-established predominantly residential area of Sabden. The site has previous Planning Permissions no. 3/2008/0622 and 3/2011/0129 for a residential development. It is therefore established that residential development on this site is acceptable in principle.

### 3.2 AMOUNT

The red edge application for residential development extends to an approximate gross area of 1.127 hectares (2.78 acres) and 0.986 hectares (2.43 acres) net area. The proposal is to provide 30 dwellings including 3, 4 & 5 bedroom detached & semi-detached houses along with a number of cottages to the Watt Street frontage. Based on net developable area this results in the overall density of 30.4 units/ha with 33.09 units/ha for the part accessed off Watt Street and 22.98 units/ha for the part accessed off Whalley Road. The following mix is proposed:

3 Bed properties – 18 no.

4 Bed properties – 11 no.

5 Bed properties – 1 no.

Total properties – 30 no.

The proposal adds to the mix of residential accommodation available in this location.

### 3.3 SCALE

The existing residential areas in close proximity at Whalley Road and Pendle Street are predominantly two storey terraced houses / cottages. There are a number of detached houses at 'The Whins'. Bungalows with room in the roof are also present in other parts of Sabden and on the outskirts. Larger terraced, semi-detached and detached 2.5- & 3-storey houses are also present on Padiham Road.

The majority of the proposed dwellings are 2-storeys cottages, semi-detached and detached houses. Plots 13-14 & 16,17 & 21 that are further within the site are 2.5-storeys terraced / semi-detached houses with room in the roof. The reconstructed Marbill Office building & Mill building would also be 2.5 storeys with room in the roof to ensure their original scale is reflected.

The whole development is considered entirely appropriate in scale & befitting the neighbouring residential area as well as the character of Sabden Conservation Area.



Diagram of heights and accommodation



### 3.4 LANDSCAPING & BOUNDARY TREATMENT

Landscaping has been considered throughout the design process and is integral part of the proposal. Illustrative landscaping has been indicated on the Site Layout.

There are a number of existing mature trees of varying quality along the northern and western boundaries as well as in the south-western corner of the site. The boundary planting will be retained where possible to reduce the visual impact of the development and give it a mature character. The trees in the south-western corner of the site will be removed to accommodate the development and a number of new trees will be planted within the site as a compensatory measure.

New planting will be used within the site to separate main footways from private footpaths and parking bays.

Railings have been utilised in combination with low stone walls to denote a physical boundary between private residential areas and the Public Access Spaces. This will further emphasize the industrial character of the development.

Where private residential curtilage addresses public realm appropriate robust screening and security needed to be provided. In such instances a 1.8m high stone wall is proposed. A landscaping margin has been accounted for to soften the overall appearance of the development.

To visually extend the gardens and open up the views over Sabden Brook railing panels are proposed within stone walls to Plots 15, 20, 27 & 28-30. This solution provides a visual relief within the development and resembles the utilitarian & industrial history of the site.

During the course of Pre-Application consultation Mr Stephen Kilmartin suggested that the LPA promotes use of 'green screens' within the Borough. Further to this recommendation the western boundary will benefit from 'green screen' fencing on its entire length to tie in with the existing vegetation.

For further information on landscaping please see a detailed soft & hard landscaping scheme prepared by Golby + Luck Landscape Architects that forms part of this submission.



Boundary Treatment Plan



### 3.5 APPEARANCE

The site lies within Sabden Conservation Area that benefits from special architectural and historical interest.

The local vernacular is illustrated on the photographs. There are a number of recurrent features as follows:

- Prevalent use of local stone as a facing material
- Predominantly slate roofs of shallow pitch
- Stone surrounds to the front elevation windows
- Chimney stacks (as a formal and/or functional feature)
- Small, projecting gable-fronted porches
- Low stone walls to frontages

Other features present in the area are:

- Fenestration of mixed type
- Weatherboard detail around windows to cottages / terraced houses at Pendle Street
- Render is generally not recommended, but its occasional use is present in the vicinity
- Mixed colour and style of rainwater goods

The proposed external appearance is designed to match the local historic vernacular. The use of good quality natural stone to the elevations is enhanced with contrasting stone cills & heads. All windows to front elevations benefit from full stone surrounds and transom detailing. Where side and rear elevations are extensively visible from public realm same approach has been applied.

Roofs are designed to be shallow pitch in a varied arrangement to form a visual relief in the streetscape. The use of high quality mock slate tiles with thin leading edge reflects the character of the area.

Extensive use of chimneys both as formal and functional features is proposed throughout the development to visually tie the scheme with the surroundings and help it to blend within the existing Sabden landscape.

Additional feature in form of projecting porches has been proposed to a number of houses, particularly to Watt Street frontage.



Terraced houses on Whalley Road



Terraced houses on Pendle Street East



Terraced houses on Clitheroe Road



Terraced houses on Padiham Road



### 3.6 LAYOUT & DESIGN

The layout has been carefully considered following the site assessment, review of the constraints & opportunities and the pre-application comments received. It has been informed and takes account of all consultants' reports. Parish Council and neighbours have also been involved in the consultation process from early stages to help shape the development of the proposal.

The scheme proposes 30 no. dwellings on at the Former Victoria Mill in Sabden. Sabden Brook runs across the site from east to west and splits it into two independent parts. A 4m easement is required either side of the watercourse by the Environmental Agency and has been indicated on the Site Layout. This reflects the prior approvals and gives the overall 8m easement for access to the Brook.

The proposal embraces the natural features that are present within the site including the mature trees along the north-east and western boundaries as well as Sabden Brook. The scheme has been designed to maximise overlooking and surveillance of the ecologically enhanced areas along the Sabden Brook division and open spaces to the west and south-west from the site.

Site access is taken from Whalley Road for the part north of the Brook and from Watt Street for the part south of the Brook. Both access points have been formed by reshaping the existing access to the Former Victoria Mill.

The site lies in Sabden Conservation Area therefore particular attention was given to adhere to 'Sabden Conservation Area Management Guidance' in terms of urban grain, materials and special features. To preserve and enhance the existing and create the narrative between the new development and the historical use and heritage of the site it is proposed that:

- Marbill offices will be rebuilt in its entirety with its public elevation to the north reconstructed as close to the original as possible and converted into 3 dwellings
- Main Mill building will be rebuilt on a similar footprint with features resembling original and converted into 3 dwellings
- Base of existing chimney will be reconstructed adjacent to Sabden Brook as an 'Ecology Chimney' providing opportunity for a new bat roost

The site can be broken down into parts as follows:

Accessed off Watt Street

1. Watt Street frontage & Site Entrance (Plots 1 – 6)
2. Central part of the development (Plots 7-11 & 16-24)
3. Courtyard around Adoptable turninghead (Plots 12 – 15 & 18)
4. River front (Plots 15 – 22)

5. Accessed off Whalley Road (Plots 25-30)



Site Layout (Final Planning Application submission)



## 1. WATT STREET FRONTAGE & SITE ENTRANCE (PLOTS 1 – 6)

Watt Street frontage is created by Plots 1-6 and Plots 22-24. New site entrance is provided between Plot 6 & Plot 24 and gradually slopes up towards Plot 20 that serves as an immediate focal point upon arrival into the site. There is a pedestrian link between Plot 4 & Plot 5 that provides access to a courtyard formed by garages to Plots 1-7.

This part of the site fronts directly onto the existing Highway (Watt Street) therefore particular attention was paid to ensure that its visual appearance resembles the surroundings and local vernacular.

Plots 1-4 are traditional terraced stone cottages. They have been designed to reflect late 18<sup>th</sup> and 19<sup>th</sup> century terraced houses which were built as homes for mill workers and are typical for Sabden Conservation Area. Plots 1 & 4 benefit from small projecting porches that are also present in the immediate vicinity. Being located at either end of the terrace they provide a sense of symmetry.

Plot 5 has been designed to act as a continuation of the cottages. It benefits from a projecting porch and eaves detailing in form of corbel stones that are also a feature of Plots 1-4 therefore helping to tie the street scene together.

Being located on a corner Plot 6 is a dual-aspect dwelling. It projects slightly forward to provide some depth to the street scene and having more vertical emphasis it acts as a visual stop. Together with Plots 22-24 it visually frames the entrance to the site.

The existing office building is considered an important heritage asset. It is a well-recognised building within Sabden community therefore it is proposed to be reconstructed as 'Marbill Office building' and its name plate incorporated into the design as a permanent feature. It will be rebuilt on the same footprint with its northern elevation resembling the original as close as possible. It will be converted into 3 dwellings (Plots 22-24). New windows will be added to the east and south elevations to accommodate the building's new use.

Watt Street slopes down gradually from south to north and the street scene has been designed to accommodate that. Currently there is an existing high stone wall separating Watt Street from the development site. The scheme proposes it is rebuilt as a low stone wall reflective of boundary treatment on the opposite side of the road, Whalley Road & Pendle Street to separate the front gardens from the public realm. A number of new trees are proposed to provide a lively frontage to the development.





## 2. CENTRAL PART OF THE DEVELOPMENT (PLOTS 7-11 & 16-24)

This central section of the main development road is bound by houses on Plots 7-10, 19 & 20 as well as 'Marbill Office building' (Plots 22-24) providing a character of 'public square' to that area of the site. Use of different road categories and surface treatment further emphasize that impression. This section of the site also benefits from a number of 'Public Access Spaces'.

In one of the 'Public Access Spaces' towards the Brook, the base of the existing chimney is proposed to be reconstructed as an 'Ecology Chimney' providing opportunity for a new bat roost as well as ground foraging animals accessing from the Brook side. This will provide a feature to the development as well as help to mitigate the loss of the existing chimney. It also provides access to a footpath along Sabden Brook serving as a pedestrian access to Plots 16-18 & 21.

The main road leads gently farther into the development. Plot 7 is a dual-aspect dwelling ensuring active street scene is provided. Being gable fronted Plot 8 also benefits from a centrally located chimney and acts as a focal point.

Between rear garden of Plot 7 & frontage of Plot 8 access to a Shared Drive serving Plots 1-7 is provided. The drive is bound by a combination of stone walls to rear gardens of Plot 5 & 7 and a double garage to Plots 6-7 to the north. To the south and east it is bound by stone walls that encompass rear gardens to Plots 2-4 and garages to Plot 1-5 that have been designed specifically for this site. A pedestrian link is provided to Watt Street ensuring the courtyard is permeable and access for residents is not restricted.





The road turns around Plot 19 that benefits from dual-aspect design. The arrangement of the road together with use of different surface creates a 'Public Square' feature.

A straight section of the main development road leads further into the site. A pair of semi-detached houses further in the distance on Plots 13-14 act as a focal point. They benefit from a gable feature at second floor level that further enhances that effect.

Plots 8-11 front onto the main road. These plots back onto a residential development at Pendle Street West therefore interface distances have been carefully considered. Garages to these plots have been set back and parking provided on the driveways to the side of the houses to ensure that the street scene is not disturbed by vehicles parked to the front of dwellings.

1.8m high stone walls are proposed to rear garden of Plots 17-19 where private residential curtilage fronts directly onto public realm. This ensures industrial character of the development is promoted whilst providing security. Landscape margins have been accounted for to help soften and animate this part of immediate street scene.





### 3. COURTYARD AROUND ADOPTABLE TURNINGHEAD (PLOTS 12 – 15 & 18)

The main development road concludes with an appropriate turninghead to adoptable standards. It is surrounded by houses to the north-east, south and west as well as a 'Public Access Space' overlooking Sabden Brook to the north providing another formal space within the development.

Plot 12 & 15 are 2-storey 4 Bedroom houses with ground floor accommodation whilst Plots 13-14 are 2.5-storeys semi-detached 3 Bedroom houses. Plots 12-15 are arranged symmetrically and create a street scene on their own. They back onto open space to the west and have been designed to encourage overlooking. They benefit from large windows to the rear elevations as well as roof windows.

The 'Public Access Space' opens up towards Sabden Brook and encourages overlooking of the natural landscape whilst providing a visual connection with Whalley Road. Appropriate boundary treatment has been employed to ensure private residential areas are visually and physically separated from public realm.

Plot 18 has been fully designed specifically for this site. It has two front elevations to gently lead towards Sabden Brook walk whilst keeping an active street scene to the courtyard.





#### 4. RIVER FRONT (PLOTS 15 – 24)

The river frontage is a very interesting part of the development. Within the scheme we are looking to embrace this space and retain a traditional character of the proposal and Sabden Conservation Area whilst providing a contemporary touch. It is the most central part of the development and will not be generally visible from beyond the site.

Garages to those dwellings are accessed off the main development road. Pedestrian access is provided by a footpath along Sabden Brook.

The scheme has been designed with inclusiveness in mind. The walk along Sabden Brook gives an opportunity for a 'private circular route' through and provides access to areas that were previously inaccessible.

Appropriate boundary treatment has been considered to separate the site from areas where access is not promoted. A combination of low stone walls and railings has been utilised to keep the industrial character of the development. In addition, where rear gardens front onto Sabden Brook railing panels have been used within 1.8m high stone walls to visually extend the gardens and promote overlooking of natural areas.

The 'Ecology Chimney' forms an important part of this street scene. It is located on a higher level therefore it is visible not only from the whole river front walk, but also from the part of the development across Sabden Brook.





## 5. ACCESSED OFF WHALLEY ROAD (PLOTS 25-30)

The second part of the development is accessed off Whalley Road via a 4.8m wide Adoptable Highway. It is independent from the part of the development off Watt Street, but some visual connections are established. Plots 25-27 are accessed off a Shared Drive to the south whilst Plots 28-30 are served by a Shared Drive to the east. Due to a difference in levels the houses are set below Whalley Road level therefore even though they are slightly bigger in scale than cottages across the road they will not appear overbearing within the street scene.

The frontage to Whalley Road is created by Plot 25 along with Plots 28-30. To provide and active street scene Plot 25 is a dual-aspect house with a rich side elevation facing Whalley Road and benefits from feature windows, chimney and a decorative porch – all visible from street level. Plots 28-30 are designed to follow a similar footprint as currently existing Mill building and resemble it in terms of massing. The roof to that building is steeper to the front to reflect the existing northern lights. A tower-like structure to the right of Plot 28 has also been designed to resemble the currently existing form whilst visually framing the site entrance. Other original features like large garage door, window proportions and stone quoins detailing have also been incorporated.

This area of the site, particularly Plots 25-27, has been designed with character of 'The Whins' in mind. 'The Whins', located right across Whalley Road, contains a number of large Victorian dwellings with oversized gardens therefore presents a development of lower density. Plots 25-27 are larger 2-storey, 4 Bedroom family homes with spacious rear gardens. They also benefit from additional decorative features in form of grander porches and functional chimneys.

There is a 'Public Access Space' leading south towards Sabden Brook. The site is visually permeable and allows views towards the proposed 'Ecology Chimney' and the other part of the development across the Brook. Appropriate boundary treatment has been utilised to physically denote boundaries between public realm and private residents' areas.





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### 3.7 ACCESS & PARKING

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The site is split into two independent parts by Sabden Brook. Two new access points are proposed – off Watt Street and off Whalley Road.

A new 5.5m wide Adoptable Highway leads into the part of the development off Watt Street. It narrows down to 4.8m past a 'Public Square' feature. Pedestrian access is provided via a 2m wide footpath either side of the road that narrows down to 1m in some locations. Vehicular access to Plots 8-11, 14-15 & 18-24 is provided directly off the Adoptable Highway whilst Plots 1-7, 12-13 & 16-17 benefit from shared surface arrangement.

Access to Plots 25-30 is provided by a 4.8m wide Adoptable Highway off Whalley Road that serves two Shared Drives - for Plots 25-27 & 28-30. Additionally, a 2m wide footpath serves as a pedestrian access for residents as well as providing access to Public Spaces ('Pocket Parks') within that part of the development.

All Shared Access areas have been designed to enable accessing and egressing the site in a forward gear. Both new access points will have a suitable radii, road markings and 2.4 x 43m visibility splays as required. Please see External Works Layout prepared by Paul Waite Associates Engineers for details.

Parking has been provided at a minimum rate of 200% with each 3-bedroom house benefiting from min. 1 no. parking space on a driveway and 1no. garage space and each 4-bedroom house benefiting from min. 2 no. spaces on a driveway and 1no. garage space to satisfy the needs of future residents and avoid the need for parking on the road. All parking spaces within garages are min. 3m x 6m internally. Parking runs have been separated with landscaping wherever possible with plot specific allocation noted on the submitted layout for clarity.

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### 3.8 QUALITY

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The proposals are a carefully thought-out design solutions using good quality materials, based on sound design principles that will transform a vacant space into a high quality residential development providing much needed residential accommodation.

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### 3.9 SUSTAINABILITY

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The proposal is sited in close proximity to local amenities in Sabden town centre. It is well served by the public transport bus network. The proposal will be designed to meet or exceed the requirements of the Building Regulations in terms of energy efficiency, drainage and water usage. Low flush toilets, low energy lights and electrical fittings are measures that have been considered.

Building materials will be sourced locally where possible. Stone reclaimed from demolition of existing buildings will be used. Careful site control will be utilised to minimise waste.

Each house will be provided with a safe and secure cycle storage within the garage. Space for a variety of waste bins to facilitate recycling is provided for.



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### 3.10 ECOLOGY

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Extensive ecological surveys have been carried out since August 2017 through to April 2018 (with further surveys for Great Crested Newts on going).

The surveys conclude that the site contains habitats of moderate ecological value and specifically assesses protected species and makes recommendations which have been considered and incorporated into the proposed plans.

**Birds:** The proposals include bird boxes integrated into the fabric of some of the proposed new buildings on the site and the proposed landscaping scheme will encourage new habitat for birds.

**Bats:** The surveys carried out found 5 separate roosting locations in the summer; and that bats do not use the existing structures on the site to hibernate over the winter period.

**Otter and water vole:** The surveys found that the site has low potential for supporting water vole as no evidence of their presence was found. The site surveys found a moderate potential for supporting otter as two spraints were discovered on one of the three surveys conducted in and around Victoria Mill.

These were only discovered in late February 2018, and no other evidence of otters have been discovered along Sabden Brook or the mill pond from October 2017 to February 2018. This suggests the site is only occasionally used by otters, possibly on the edge of their territory as suggested by a record of an otter dating from 2011, 1700m downstream of the site.

White-clawed crayfish: Crayfish surveys were carried out 27/10/2017 - 28/10/2017 and found that the site has low potential for supporting white clawed crayfish as no evidence of their presence was found.

Amphibians: The pond was identified as a potential breeding habitat for great crested newts. Accordingly, absence/presence surveys are being carried out during the correct season of mid-March to mid-June. Two full surveys have been carried out so far and no GCN were caught or identified, nor has any evidence of breeding GCN been found. A minimum of two further surveys are scheduled to take place during the survey season.

As part of the proposed plans, significant ecological enhancements are proposed including:

- The removal of the culvert and the opening up of the Brook
- Bird boxes integrated into proposed buildings and comprehensive landscaping scheme to enhance habitat for birds.
- The creation of an ecology tower to support re-located bat roosts and provide new habitat for bats and birds.
- Bat boxes integrated into proposed buildings and comprehensive landscaping scheme to enhance habitat for bats.
- As part of the ecology tower the creation of a buffer zone with the brook to include new planting and faunal box scheme to enhance habitat for Otters.



## 4 CONCLUSION

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- This is a Full Planning Application for 30 no. dwellings at the site of a Former Victoria Mill in Sabden, accessed off Watt Street and Whalley Road.
- Constraints and Opportunities have been identified and addressed / embraced throughout the design process.
- The scheme proposes to efficiently redevelop a derelict brownfield site to provide a high quality residential accommodation.
- A number of consultations with the public, Parish Council and the LPA has taken place. All comments have been considered and helped to shape the proposal in its current form.
- 'Marbill Office building' and Main Mill building are proposed to be reconstructed to keep the narrative between the new development and historical heritage of the site.
- 'Ecology Chimney', constructed of stone reclaimed from the existing chimney, has been incorporated into the design.
- Boundary Treatment has been carefully considered to be in-keeping with Sabden Conservation Area and resemble the industrial history of the site.
- The scheme proposes a mix of 3, 4 & 5 bedroom dwellings that are much needed in Sabden village and would add to the choice of homes available in the locality.
- A detailed Landscaping Scheme prepared by Golby + Luck Landscape Architects demonstrates that high quality soft & hard landscaping has been thought of throughout the design process including both existing and new trees, hedgerow and shrub planting.
- Parking provision has been duly considered taking into consideration comments from the neighbours and LPA requirements. The scheme has been developed with this in mind.
- The scale of the development is befitting and reflective of Sabden Conservation area and the immediate surroundings. It is entirely human in scale.
- The design is in-keeping with the local vernacular of Sabden Conservation Area and the immediate surroundings.
- The scheme provides various heritage and ecological benefits.
- The Layout has been well considered in terms of its overall design and security for living and will provide a safe and pleasant place to live for all future residents. It sits well within the existing neighbourhood setting and provides high quality homes in a sought after area.