

Planning Application
for 10 Dwellings on
land accessed from
Clitheroe Road, Barrow

3201805007

PWL Architecture Ltd
31 Chapel Brow
Leyland
Preston
PR25 3NH
01772 467404

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Street Scene Along Access Road

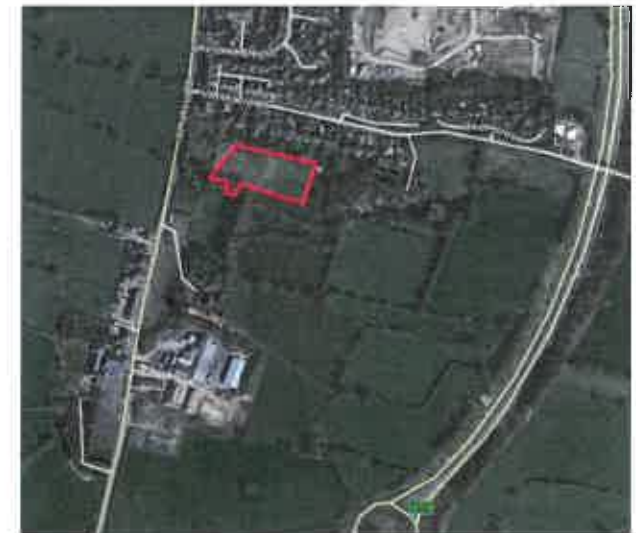
Design & Access Statement

Introduction

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Introduction – This planning application is for a residential development of 10 single storey houses on land accessed from Clitheroe Road, Barrow. The site is currently maintained grassland with no trees or buildings within the site. The application site slopes slightly to the south and is approximately 0.83ha.

Background – Pre-application discussions have taken place between PWA Planning and Ribble Valley Borough Council.



Site and Context Assessment

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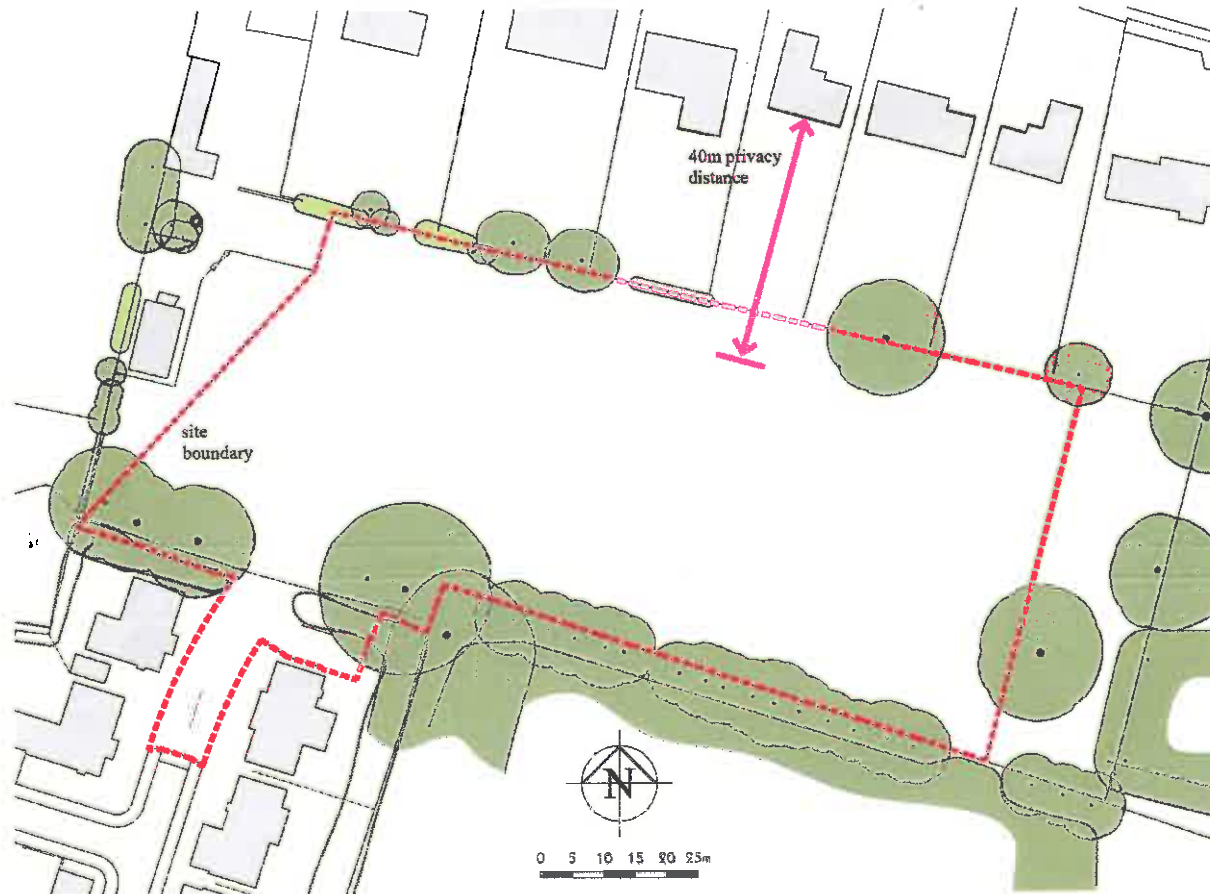
Existing Site Context – The site is bordered by 7 properties to the north. There are open fields to the east and south with a new development constructed by the applicant to the south. The site slopes slightly to the south.

Nature Conservation and Ecology – The site is not designated as having any wildlife / ecology value. The site is a maintained grassed area and as such is of extremely low value for wildlife. An ecology report accompanies this application.

Existing Trees – There are existing trees on the periphery of the site with most outside the boundary. Tree report accompanies this application.

Utilities – Public utilities are available in the Phase 2 development and can be connected to the development.

Social & Economic Context – There is a good range of local services and facilities close to the site. These include Barrow Primary School (0.85km from the site), a general (Co-Operative) store (1km from the site), a church, a pub, a mobile library, several take-aways / restaurants and many businesses providing local employment opportunities. Bus services run along Clitheroe Road at frequent intervals providing direct connections to Clitheroe and Whalley (every 15 minutes) and other destinations such as Preston, Blackburn and Skipton (intervals of 30 to 60 minutes). More extensive shopping, facilities and public transport (including rail)



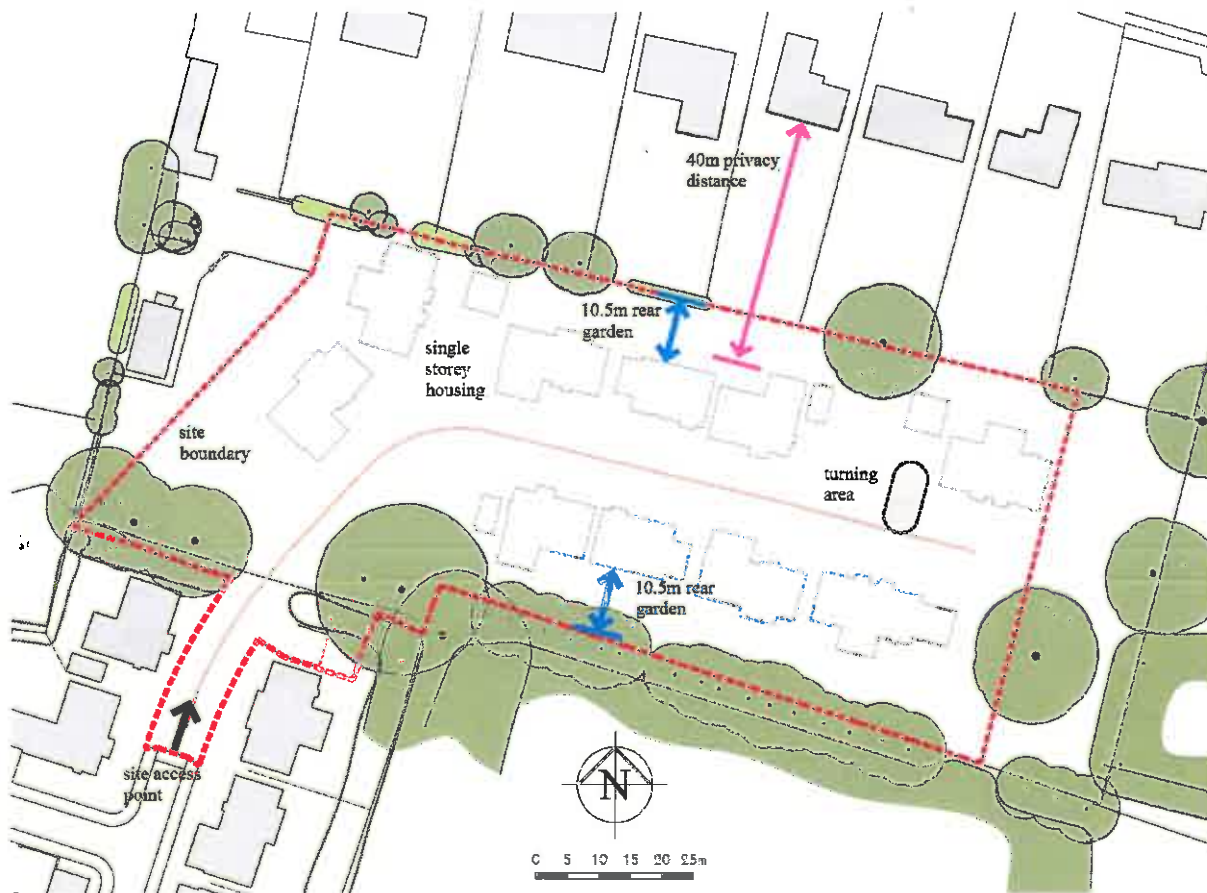
Evaluation and Response to Context

Evaluation and Response to Context

Assessment / Design Constraints – Particular concern should be given to the loss of privacy to existing properties and adequate interface distances should be allowed for. Adequate parking provision should be provided with a turning area available within the site. All existing trees on the perimeter of the site should be retained where possible.

Involvement / Pre-Application – Pre-application enquiries have been made with Ribble Valley Borough Council to discuss the principles of the development.

Evaluation – The access point and site dimensions lend themselves to a cul-de-sac residential layout with 10.5m back gardens where possible taking advantage of the views across open countryside.



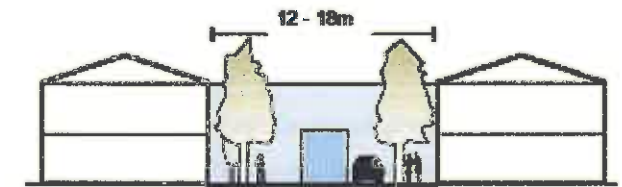
Design Proposals

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Use – The proposed use is residential. Given the location of the site and adjoining properties it was thought to be unsuitable for other uses.

Amount – The development consists of 10 single storey 2 and 3 bed detached dwellings with a mixture of surface parking and garages. The density of development is 12 dwellings / hectare based upon the gross area of the site.

Layout – The new layout incorporates 10 dwellings arranged around a cul-de-sac layout. The majority of the houses back onto the site perimeter affording open rear aspects. The interface distance between properties has been designed in accordance with the recommendations of Manual for Streets which stipulates between 12-18m with 2 storey housing in residential streets (see diagram below)



Residential street

Manual for Streets Interface Distances

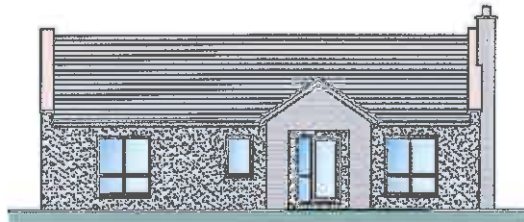
Road Design and Parking – A new access road and a turning area will be created within the site. Parking has been provided at a ratio of at least 300% for all the properties.

Scale and Massing – All the proposed dwellings are single storey with pitched roofs.

Appearance and Materials – Following analysis of the architectural features of houses within the area we have incorporated some of the design features into our proposals. All the houses will be of traditional design and appearance and will be constructed in stone and render. The roofs will be constructed in artificial slate.



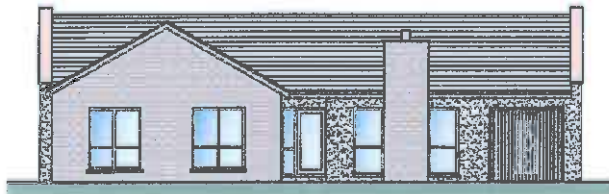
Design Proposals, Sustainable Design and Conclusion



Front Elevation



Front Elevation



Front Elevation

Elevations of approved house types on Phase 2

House Types – The house types are as previously approved on Phase 2.

Landscaping – A tree report and ecology report accompany this application. Any mature planting will be retained where possible and new landscaping will reflect the residential nature of the proposal.

Refuse Collection – All properties have adequate space within their gardens for storage of waste and recycling bins.

Access – There are no issues relating to levels due to the site having only a slight gradient. As the client is keen for the dwellings to be fully inclusive the following will be incorporated into the design:

- Dropped kerbs will be provided at the site entrance and between the parking and footpath entrances.
- Access routes to the dwelling and the patios to the rear will have a firm and even surface with a maximum 1:20 gradient. The access route to the front door will be a minimum of 1.2m wide.
- The front door and access to the external garden area will have a minimum clear opening of 850mm and a level threshold.
- WC will be provided at ground level, the door will have a minimum clear opening of 850mm.
- A minimum clear width of 900mm will be maintained to passageways.
- Switches and socket outlets will be positioned at appropriate heights between 450mm and 1200mm above the finished floor level.

In addition to the above the development will be fully compliant with Part M (Disabled Access) of the building regulations.

Secured by Design – Although the scheme has not been formally submitted to Secured by Design we are familiar with their requirements and have incorporated their design principles into the layout.

Sustainable Design

Sustainability – The site is in a sustainable location within the current residential area. There are bus routes running along Clitheroe Road and the site is within 1km of local amenities and schools.

Energy Conservation – The properties will be designed to meet the current building regulations with regards to thermal efficiency and energy consumption. The construction process will source local materials and suppliers which will reduce transport emissions both to and from the site.

Conclusion

The proposed housing scheme has been carefully considered. The proposal is for a residential development of 10 houses which represents a suitable use for the area. The scheme proposed is for a development sympathetic to the properties in the surrounding area. The positioning of the houses respects the privacy requirements of the houses on Whiteacre Lane. Close attention has been paid to landscaping, external works and the appearance of the houses in order to achieve a development which sits comfortably within its immediate surrounding area.