

Design and Access statement for the proposed development of six apartments at Pimlico Road Clitheroe

Rev. A: 12/03/18

1.00 Proposal.

The proposed development is for the construction of six apartments in a block adjacent to Pimlico Road Clitheroe. The ground floor will be single bedroomed with four two bedroomed apartments to the first and second floors and a three bedroomed apartment in the roof area. The ground floor will be a disabled access apartment with wet room fully accessible. The site consists currently of land and a former coachhouse adjoining Pimlico Road. The coachhouse has recently been granted planning permission for two dwellings. The site is shielded from Pimlico Road by a boundary wall and tree planting. The site lies in an area which has received previous residential use.

2.00 Site

The site lies adjacent to Pimlico Road and has access to the site via an existing gateway. The site has parking area sufficient for the development in accordance with the Councils policies and will incorporate disabled access and parking within the development, to include 2 no. marked disabled parking spaces.

The site has an existing right of access and use over the lane leading from Pimlico Road to the site entrance.

3.00 Materials and Design

The materials to be used in the construction are coursed local stone for the external wall faces with a slated pitched roof. Windows and doors will be in pvcU or aluminium with a white or ivory finish with coloured finish to the doors in compliance with DDA recommendations. It instead that there is a need for housing of this type in the Borough and that there is a shortfall in the provision of affordable and disabled property. The development incorporates lift access to all floors and all flats comply with DDA standards.

The bulk of the block is mitigated by its position adjoining a remaining wall and the ridge height is designed to complement the adjoining buildings to this side of Pimlico Road which are at a higher land level than the site as indicated on the sections.

Entrance to the block will be through a controlled entrance system complying with the recommendations of Lancashire Constabulary in respect of secure by design proposals .

4.00 Sustainability and Transport

The proposal will incorporate high insulation levels and have individual heating and water heating to each apartment. All materials will be accessed from sustainable or local sources where possible.

The parking areas are proposed to be in permeable material to comply with SUDS regulations with sustainable surface water drainage. The parking will include 12 parking bays to include 2 no. disabled parking spaces. The proposal will include provision for a secure bicycle store for ten bicycles. The property is close to local bus routes.

Refuse collection and storage will be incorporated and linked to the Local Authority refuse collection regime with facilities for recycling.

5.00 Landscaping

Part of the wall will be removed for access however the stone steps up the site will be retained along with a small section of the wall as a buttress. The land in front of the apartments will be levelled and graded for access from the road and new parking. Finish to be permeable paving surface. The proposal will incorporate the existing screening of trees behind the boundary wall and new shrubs will be added to the front parking bays to provide further shielding from Pimlico Road. Replacement trees to be native species with root protection, planted to arboricultural specialist specification. Internal landscaping to delineate the parking and pedestrian areas will be included. Shade tolerant shrubs will be provided around the perimeter of the development. Additional screening is provided by the existing trees on the perimeter of the full development.