

DESIGN AND ACCESS STATEMENT

LAND AT THE BAY HORSE PUB, OSBALDESTON
ON BEHALF OF DANIEL THWAITES PLC

RURAL SOLUTIONS LTD

I.0 INTRODUCTION

I.1. Rural Solutions have been commissioned by Daniel Thwaites PLC to submit an outline planning application for a residential scheme on land adjacent to the Thwaites Bay Horse Inn at Osbaldeston.

I.2. This Design and Access Statement explains the approach taken by Rural Solutions in relation to the scheme.



Wider context aerial



Birdseye view



Osbaldeston aerial

2.0 THE SITE AND CONTEXT

2.1. Osbaldeston is a village located in the Ribble Valley district of Lancashire, about 5 miles northwest of Blackburn and 6 miles east of Preston, just off the A59. The village comprises of a number of services including a primary school, church, public house, car dealership and garage, petrol station as well as a number of working farms. The Fairfield and Hawkshaw Business Parks are in close proximity of the village. Also nearby are Osbaldeston Hall (Grade II Listed) and Osbaldeston Riding Centre. The village is near to the larger village of Mellor to the south east and also the large technology park of Samlesbury Aerodrome to the south west.

2.2. Osbaldeston is a rural roadside settlement comprising of some detached single storey housing and also more traditional vernacular architecture including detached and terraced two-storey stone dwellings too. It is a commuter village located conveniently by the main route of the A59 for those working in the surrounding business and technology parks, as well as large nearby towns of Blackburn and Preston.

2.3. The parish has a mixture of agricultural land and small areas of mixed deciduous woodland.

2.4. The site is located between the centre of the village and the car park and beer garden of the Bay Horse Inn, on the west side of Osbaldeston Lane.

2.5. The topography of the site is sloping and is surrounded by dense hedgerows and deciduous trees.

2.6. Due to the location of the site within the rural locality, the scheme needs to be integrated into the landscape and an attractive addition to the village. Images of the site to the right and below:



View of site from The Bay Horse Inn

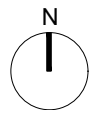


View of site from Osbaldeston Lane (looking South)



View of site from Osbaldeston Lane (looking North)

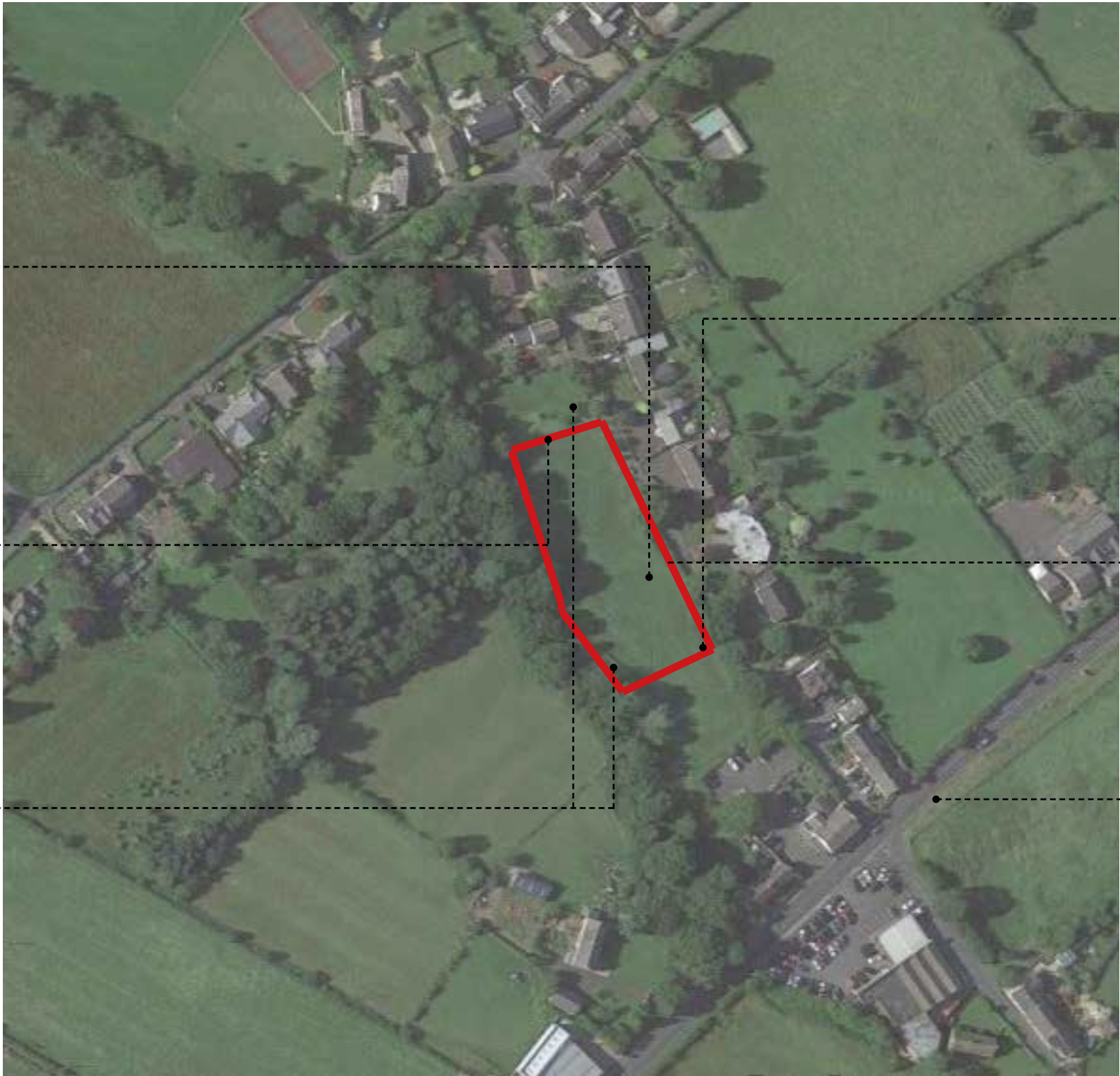
3.0 SITE OPPORTUNITIES AND CONSTRAINTS



Opportunity: To increase the provision of housing within the village, providing family homes to meet local demand.

Opportunity: Provide a natural buffer around the site to reduce the site's impact on the surrounding fields, landscape and houses.

Constraint: Existing trees will limit the extent of the development.

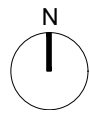


Opportunity: Enhancement of existing biodiversity on the site.

Constraint: Site access will be limited to two previously approved access points off Osbaldeston Lane. These accesses already exist.

Opportunity: The site is located close to the A59, providing easy access to the local area by car and bus (there is a bus stop by The Bay Horse Inn).

4.0 WIDER CONTEXT



Key

- 1. St Mary's Roman Catholic Primary School
- 2. St Mary's Catholic Church
- 3. Bay Horse Inn
- 4. Car dealer and MOT Garage
- 5. Fairfield Business Park
- 6. Petrol Station
- 7. A59, Longsight Road
- 8. Smalley Fold Farm
- 9. Hawkshaw Business Park
- 10. Mellor Brook Community Centre
- 11. Fieldens Arms
- 12. The Traders Arms
- 13. Mellor Village Hall
- 14. Mellor Library
- 15. Mellor Pharmacy
- 16. The Parish Church of St Mary the Virgin
- 17. Mellor St Mary CE Primary School
- 18. ATM
- 19. Osbaldeston Riding Centre
- 20. St Leonards Church
- 21. Balderstone St Leonards CE Primary School
- 22. River Ribble
- 23. Haulage Yards
- 24. Samlesbury Aerodrome Technology Park
- 25. New Thwaites site at Mellor Brook



5.0 LOCAL VERNACULAR

5.1. There are a variety of of house types in Osbaldeston, including two-storey traditional detached and terraced rough coursed grit-stone dwellings. In addition, there are also several single storey houses, mainly along Osbaldeston Lane, usually rendered and painted white. Some have been extended with dormer windows.

5.2. Despite the mix of housing styles, the local traditional two-storey detached and terraced house types offer a consitent pallette of materials:

- Facades are largely constructed out of rough coarsed gritstone, with quoins, dressed sills, lintels and mullions.
- Roofs are largely constructed from gritstone slate or grey welsh slate.
- Boundary walls for the properties often comprise of low gritstone dry stone walls amongst mixed hedgerows which are more com-mon. Windows are either sash style or casement generally painted white.
- Timber doors in a variety of finishes.
- Windows and doors are finished with either stone surrounds and mullions or stone cills and lintels.
- Stone dentiles along the top of the facades or rise and fall brack-ets support black cast iron or uPVC gutters.
- Chimney stacks constructed from local stone to match the facades are common on the more traditional house types.



The Bay Horse Inn



Figure 1



Figure 2



Figure 3



Figure 4

Figures 1-4 are examples of the local vernacular found within Osbaldeston and the surrounding area.

6.0 MATERIALITY

6.1. The materials will be chosen to match those found within the local vernacular, in order to help the proposed houses fit within the existing character of Osbaldeston and the surrounding area.

6.2. The indicative house designs included in this application reflect the vernacular form of the area. It is the intention that the proposed houses are constructed out of a similiar palette of materials to those traditionally found in Osbaldeston.



- 1. Black aluminium guttering, dentiles and quoins.
- 2. Housing with typical features and materials
- 3. Gritstone cladding, Lancashire
- 4. Sandstone paving slabs
- 5. Sash window with stone window surrounds
- 6. Slate roof tiles with metal guttering and rough coursed stone facade

7.0 DESIGN DEVELOPMENT

7.1. In order to produce the final design for the site, the scheme as developed based upon a series of key ideas shown in the diagrams to the right.

7.2. Plot layouts and scale

The four plots folllow the existing plot structure and size of the those opposite the site east of Obaldeston Lane. The levels of each plot will follow the contours of the land.

7.3 Access Routes

A new driveway running parallel to Osbaldeston Lane will provide private vehicular access to the four proposed dwellings and will also serve as a public pedestrian route. Currently there is no public pedestrian route along Osbaldeston Lane. Footpaths will join the private driveway forming a footpath runningthe length of the site from the Bay Horse Inn car park to the northernmost extent of the ownership boundary. Villagers and the public will be able to walk to and from the bus stop on the A59 without walking on a highway, currently not possible.

7.4 New Hedgerows

The four plots will be delineated by the mixed double hedgerows providing visual screening between the plots. Importantly these hedgerows will act as wildlife corridors to and from the existing woodland to the west of the site. A new hedgerow to the south of proposed plot 4 will provide a natural barrier between the development and the 'buffer' field between it and the Bay Horse Inn.

7.5 New Tree planting

In addition to the young existing trees located at the north of the site, more trees will be planted to provide visual screening and more wildlife habitats between the house adjacent to the north boundary of the site.

7.6 Parking

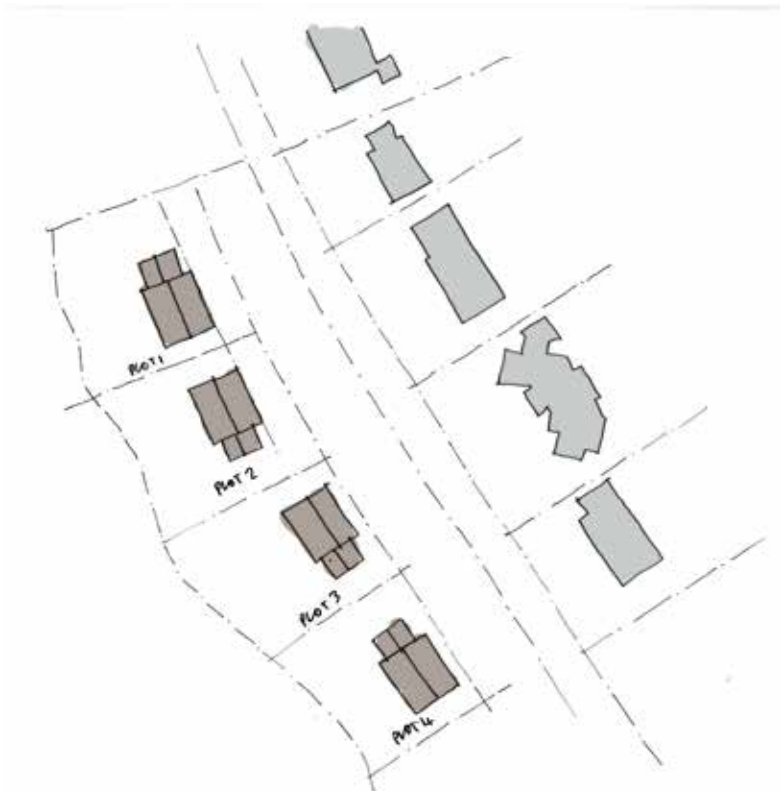
Each of the four proposed dwellings has a one car sized garage and a driveway for two cars.

7.7 Houses

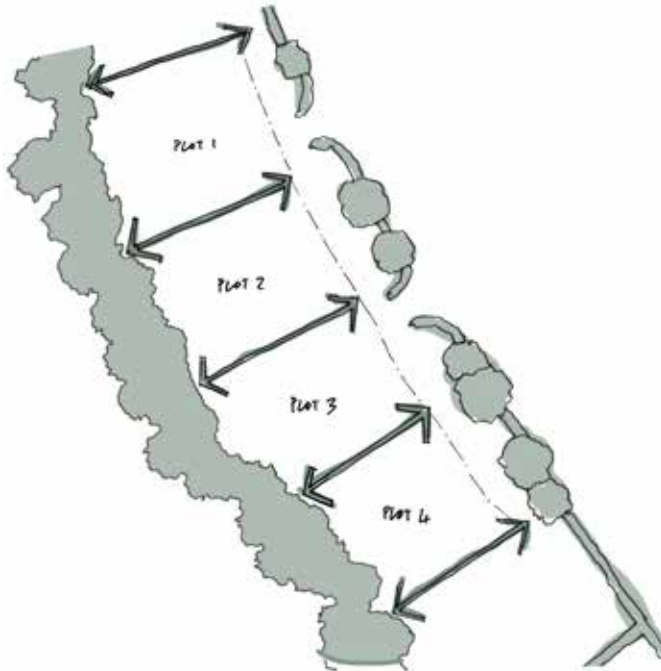
Proposed are 4no. two storey 5 bedroom houses with integral garages. The position of the houses is slightly irregular to provide some visual interest, preventing the appearance of a regimented row of new houses.

7.8 Surfaces

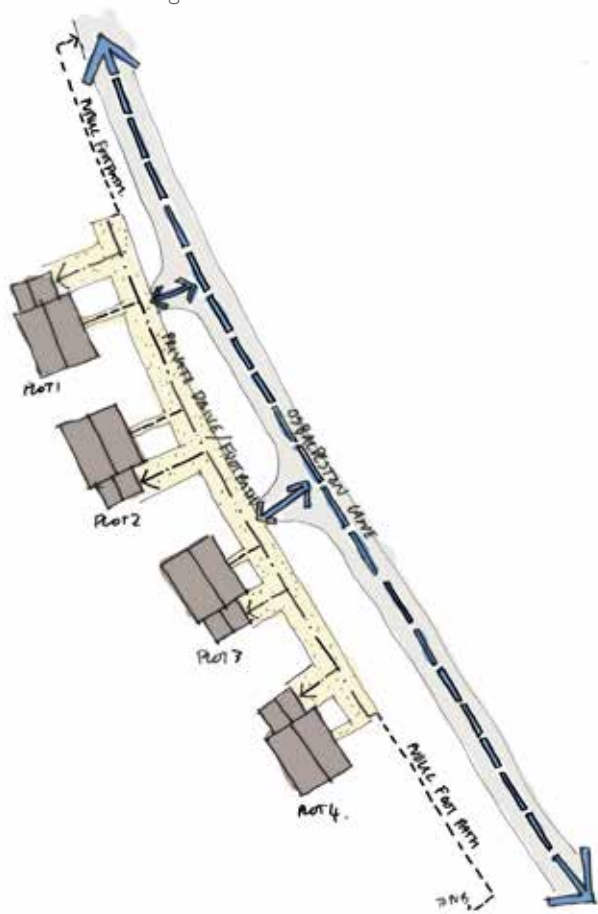
A resin bound gravel will form the surface of the private driveway. The new previously approved entrances off Obaldeston Lane will be tarmac. Rumble strips with gritstone setts will be used at the entrances to help slow down vehicles entering the shared vehicular/public pedestrian route.



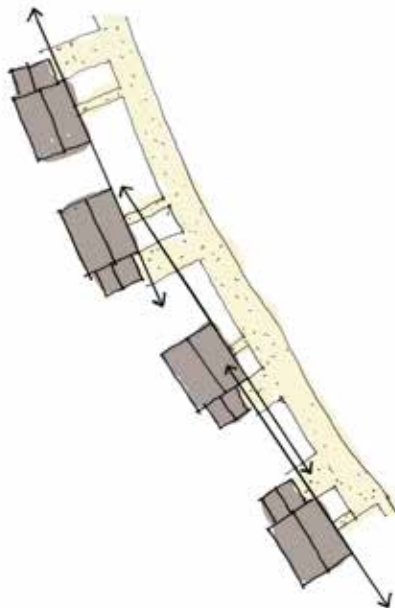
Plot Layouts; scale and arrangement to match existing.



Wildlife Corridor to define the proposed dwelling plots.



Private Access road provides vehicular access for residents and a public access route for pedestrians.



Building alignment and positioned proposed dwellings slightly offset to create visual interest.

8.0 INDICATIVE SITE PLAN_AS PROPOSED

Schedule of accommodation

- Plot 1 - 5 bed house
- Plot 2 - 5 bed house
- Plot 3 - 5 bed house
- Plot 4 - 5 bed house

The gross floor area of each house is 247 m2

Key

- A - Existing properties
- B - Existing site entrance(s)
- C - Access lane
- D - Proposed driveways
- E- Bin collection stores
- F - Private gardens
- G - Existing Horse Chestnut Tree retained
- H - Existing Oak Tree retained



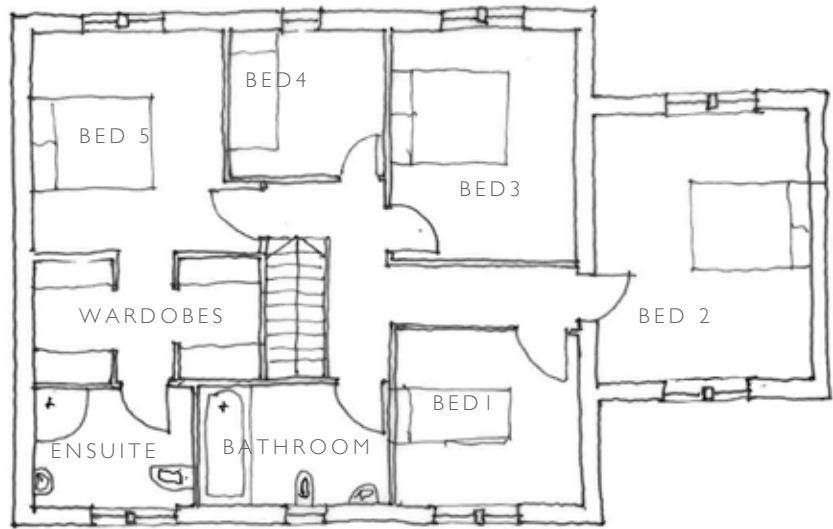
9.0 5 BED DETACHED_INDICATIVE PLANS AND ELEVATIONS

Materials

Chimney - stone
Roof tiles - gristone tiles
Guttering - PPC black aluminium
Facade - rough coursed gritstone with stone quoins and dentiles
Windows - timber in a white finish with stone surrounds, lintels and sills
Doors - painted timber with stone surrounds



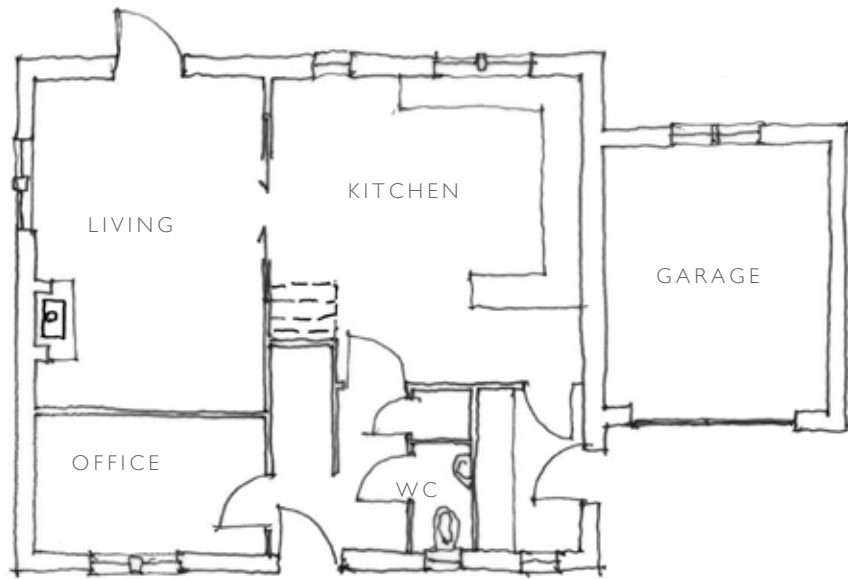
Front Elevation



First Floor Plan



Rear Elevation



Ground Floor Plan



Resin-bound gravel driveways with gritstone rumble strip



Proposed double Hawthorn hedgerow between plots



Existing Beech Hedgerow on boundary between Osbaldeston Lane and the site



Asphalt for vehicular access



Existing trees to be retained, more to be planted to the north of the site.

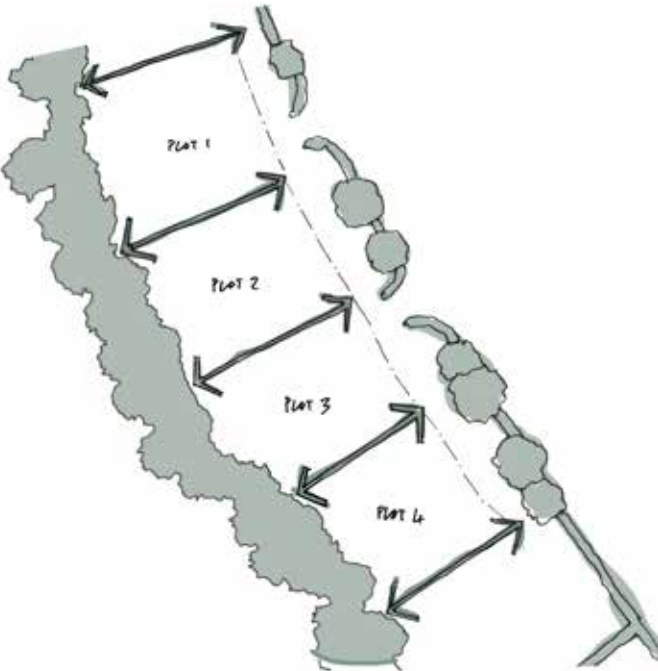
11.0 ECOLOGICAL ENHANCEMENTS

- 11.1. The proposal includes the following ecological measures and enhancements:
- Planting of new trees along the boundaries of the site. This extra planting will be of native species and will enhance the ecology of the site and minimise the scheme's impact within the rural landscape.
 - The trees will help to screen the site from surrounding fields and enhance its countryside setting.
 - Planting will be used to screen the individual bin stores.
 - Private residential gardens separated by new tree planting.
 - Hedgerow planted along the boundarie of plots act as wildlife corridors.
 - Provision of four bird boxes into the development.

11.2. Adjacent is a plan of the site which shows the location of the proposed ecological enhancements mentioned above.

Proposed planting of trees to screen the site, helping to minimise its visual impact within the landscape and on the neighbouring existing houses.

Private residential gardens will be screened and separated by new hedgerows.



Wildlife corridors define the house plots.

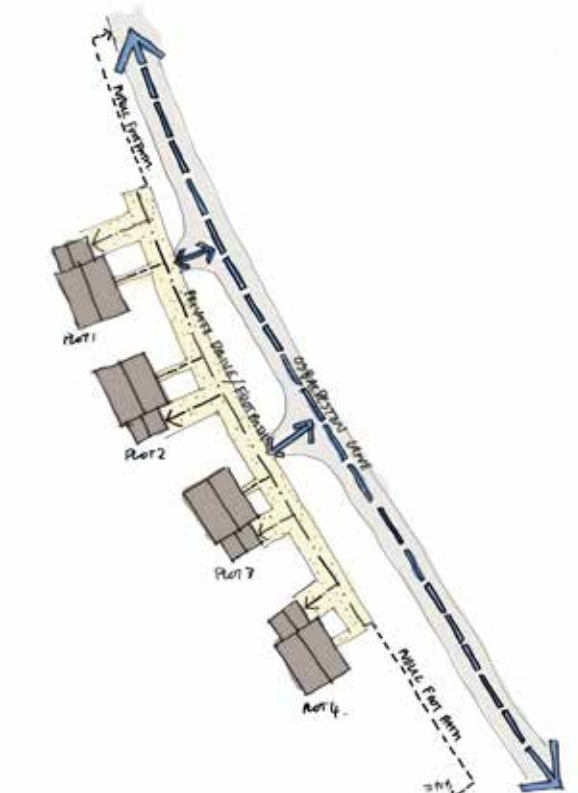


I2.0 SITE ACCESS

- I2.1. The site is easily accessible from the A59.
- I2.2 The proposed scheme uses the two existing access points from Osbaldeston Lane.
- I2.3 A proposed private vehicular driveway and footpaths will also provide a public pedestrian route adjacent to the highway where there currently is no separate pedestrian route.



Access routes to the village



Site Access; vehicular and pedestrain routes



Junction on the A59 opposite The Bay Horse Inn



Osbaldeston Lane by Bay Horse Lane and A59 junction



Osbaldeston Lane

13.0 REFUSE ARRANGEMENT

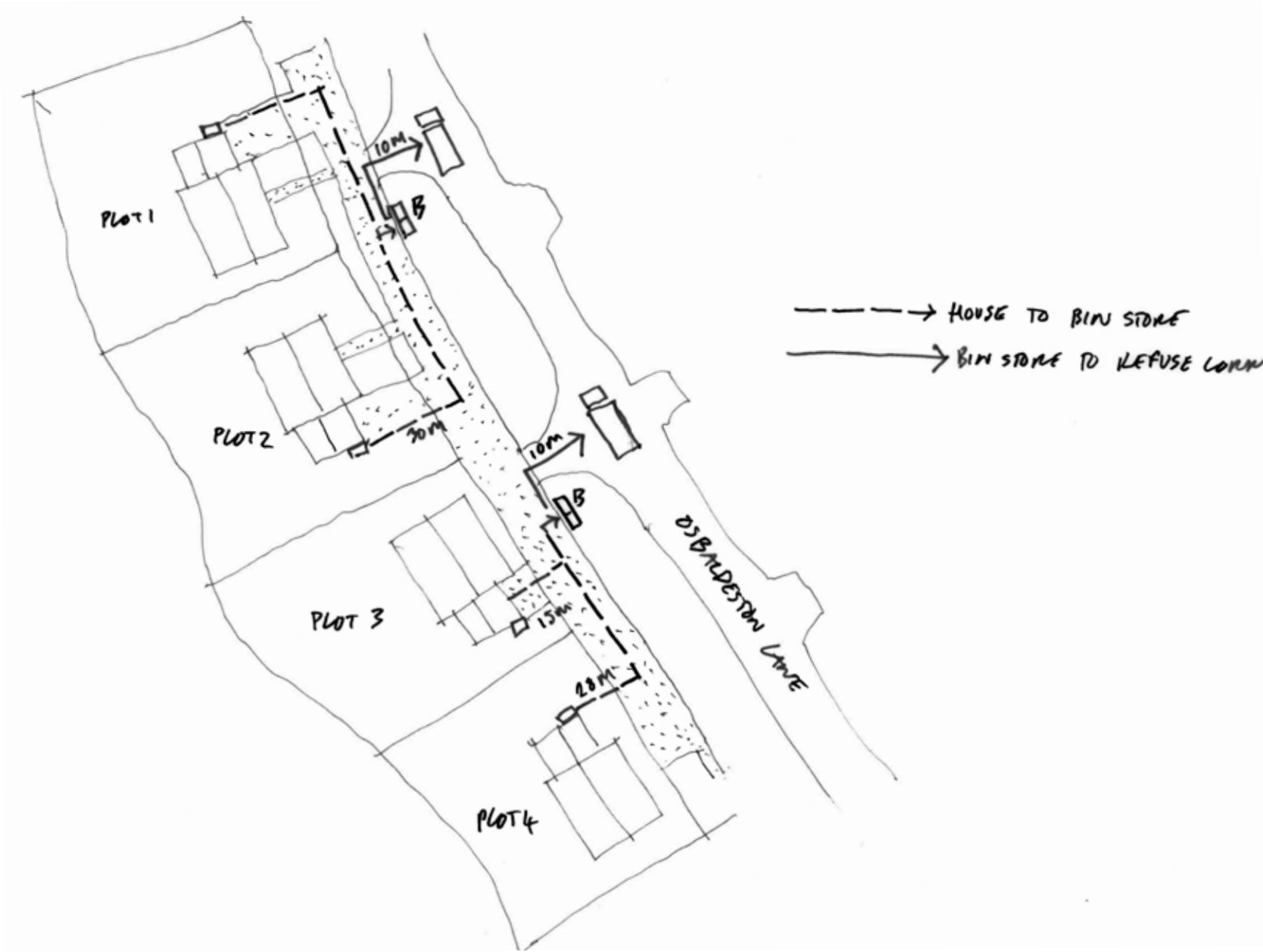
13.1. Suitable refuse arrangements will be incorporated into the proposed scheme. Household waste will be stored in designated bin stores. It is anticipated that the refuse wagons will remain parked on Osbaldeston lane and the bins brought from collection points to the wagon.

13.2. Household waste will be stored in timber-clad bin stores close to the individual dwellings. These will provide residents with a designated place to store their bins ready for collection. The cladding will help to disguise them, ensuring they do not detract from the appearance of the dwellings or setting within the landscape. It is also proposed to screen the stores with planting to minimise their impact.

13.3. Refuse vehicles will collect waste from the site from Osbaldeston Lane, refuse will be collected from the bin stores and carried to the lorry waiting in Osbaldeston Lane.

13.4 Max distance from a proposed household to a communal bin collection store: 30m

13.5 Max distance from a communal bin collection store to a refuse wagon: 10m



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