

DESIGN AND ACCESS STATEMENT



LAND AT BARROW BROOK, CLITHEROE.

OUR REF : MIDD/01

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1 INTRODUCTION

Aims and Vision

The aims for the applicant for this site are:

‘To provide for and meet the unmet demand for the provision of elderly person retirement bungalows in a pleasant and safe environment for the occupants, free from crime, in up to date sustainable housing to modern standards with flexible design, private amenity and individual parking provision.’

Report objectives

This report has been produced to set out the design principles adopted in the scheme. It is to be used as an aid to the Local Authority as a design tool to explain the design thinking behind the proposals. It is a written description of the proposals with illustrations and photographs where necessary to illustrate the points being made.

Limitations

This statement is produced to provide a written description and justification of the proposals only and is not intended for any other purpose. It should be read in conjunction with the plans and information supplied in the planning application and not read in isolation.

No part of this statement should be reproduced or used in any other document or circular without the prior approval of its authors as to the form and content in which it may occur, as the planning references used may not be appropriate

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Structure of the Report

This report is structured into the following sections:

Section 2 - describes the existing site

Section 3 - assesses the planning context

Section 4 – sets out the constraints and opportunities

Section 5 – describes the key design principles

Section 6 – describes the use and amount

Section 7 – describes scale

Section 8 – describes the layout

Section 9 – describes the appearance and sets out the design principles to be adopted.

Section 10 – deals with the access strategy

Section 11– gives our summary and conclusions.

A separate planning statement has been lodged with the application and this describes the planning policy and concept of the site. This should be read in conjunction with this design statement together with the submitted plans and other reports and information.

References .

This report has referenced and used the following publications in its preparation:

- Ribble Valley adopted Core Strategy
- Ribble Valley Housing and Economic Development DPD.
- Strategic Market Housing Assessment.
- Committee report Health and Housing Committee
- Pinders report
- National Planning Policy Framework
- National Planning Policy Guidance
- Manual for Streets 2
- Town and Country Planning Act 1990 (as amended).
- Technical Housing Standards—March 2015
- Building Regulations.
- SuDs technical standards.
- Lancashire County Council Parking Standards
- Secured by Design

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2. THE SITE

The Site

The site is wholly owned by the applicants, with rights of access through the adjacent Bloor Homes site to the immediate west which is under construction.. The Google map opposite shows the approximate position and extent of the application site, shown edged red.

The site has a roughly oblong shape and is roughly 1.01 hectares (2.5 acres) in area. It is relatively level with no significant features within it of any note.

The site has available access through the currently developing Bloor Homes site immediately adjacent to the west. Thus main access to the site is from the north from the A59 roundabout and junction arrangement.

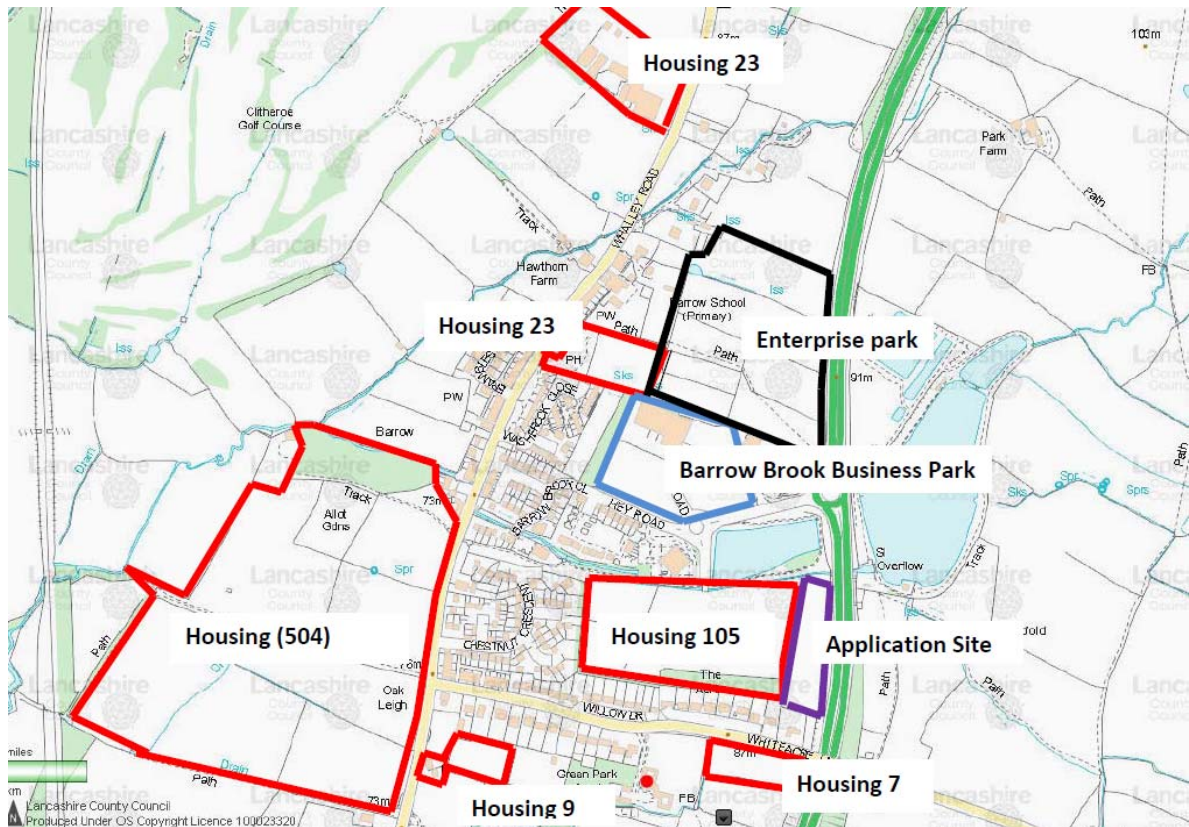
Site Context

The site lies to the east of the settlement of Barrow and adjacent to the A59, which runs along the site's eastern boundary in a north south direction, which gives access to the wider regional area, Clitheroe being about 4 kilometres to the north and Whalley being about 9 kilometres to the south. In the immediate surroundings of the site, there is new residential development to the immediate west being developed by Bloor Homes. To the west and south if this there are established residential areas. To the further west, on what are currently open fields, there is a large allocated residential site with planning permission for about 500 houses, that developed is yet to start. To the north there is more mixed commercial uses centred around the A59 junction where there are employment and service uses, planning permission having been granted for various development types, some of which are yet to be commenced.

The site therefore adjoins onto what is, or will become with all the various planning permissions granted, a substantial settlement of mixed use developments.

Topography.

The site is relatively level with only a small gradient from north to south but the site is set at a higher level than the adjacent A59, which passes through a small cut at this point. The development of the site will not therefore require cut and fill operations and so will not necessitate features such as retaining walls, fill or have steep gradients to follow.



3. THE PLANNING CONTEXT

The Planning Position Summary

A more detailed planning statement accompanies this application, which sets out the justification for the proposed development. This section provides the overarching planning policy framework as given below.

The adopted Ribble Valley Core Strategy sets out the development strategy for the area. This is given in Policy DS1. This states that the majority of new housing will be concentrated within an identified strategic site and three principle settlements. Other housing development is to be focused within Tier 1 settlements, which are considered to be the more sustainable of the 32 defined settlements. Barrow is identified as a Tier 1 sustainable settlement.

Policy DS1 of the Core Strategy also provides for a Strategic Employment Opportunity at the barrow Enterprise Site, which is located just north of this application site.

This general strategy is supported by Key Statement DMG2 of the Core Strategy. This states that development proposals in Tier 1 villages should consolidate, expand or round off development so that it is closely related to the main built up area.

No settlement boundaries are given in the Core Strategy. These are currently being brought forward by the Council in the form of the emerging Housing and Economic Development DPD. That document is currently subject to public consultation and as such, it could be subject to change and therefore when considering decisions on planning applications, it can be afforded very little weight. The settlement boundaries were previously shown in the District Wide Local Plan. That however has been replaced by the Core Strategy and accordingly, it also carries no weight when determining individual planning applications.

This site is well related to the settlement of Barrow in that it adjoins onto the main built area of Barrow and is therefore not distinct or separated from it. Visually, it is a part of the settlement and closely physically linked to the employment site and service roads of this area. Because of that, there is no requirement for new roads or infrastructure as all of that is already existing. The site is therefore part of the sustainable settlement area of Barrow, where there is easy access to local services for day-to day needs for which residents of the site would not be totally reliant upon the private car. The site is equally as accessible as the developing site immediately adjacent.

This site therefore is physically and visually connected to Barrow such that it is within the settlement of Barrow and so locationally, its development accords with the thrust of the settlement strategy of the Core Strategy.

In addition to the general locational compliance of the site, the proposals are for elderly bungalows and the policy stance for that is set out opposite.

The Demand for Elderly Person bungalows

There is a clear need for older people's dwellings and bungalows in particular in the Ribble Valley area. The applicant has provided a separate independent report from Pinders, that looks at the demand requirement for elderly persons bungalows in this area. That concludes that such demand is evident.

Further to that, the Council has a clear objective to meet that demand in its housing policies. A report to the Health and Housing Committee in September 2015 highlights that the Council's housing waiting list had, at that time, 445 households registered for elderly bungalow accommodation. That report goes on to state:

'Developers are reluctant to provide bungalows on sites as they deliver less units per m3 than the equivalent of apartment type accommodation. However, evidence from the SHMA and housing waiting list confirm the need for bungalow accommodation.'

This is in reference to the lack of the deliverability of elderly bungalows in 2014, when only three sites had bungalows secured on them in the Borough.

It is further accepted that the number of elderly persons in the population has markedly increased and that this is forecast to rise significantly over the next five years.

A previous Council report to the Health and Housing Committee in August 2013, points out that the accommodation on the market for older people is limited and the tenure choice is very restricted and that owner occupiers find themselves in the situation where for accommodation the only housing option is renting housing association sheltered when realistically the household would prefer to continue to be in home ownership.

It is the case therefore, that because of the lack of sites coming forward and housing on the ground not being built, the development plan strategy of provision of elderly bungalows on all large housing sites has not led to a fulfilment of the demand or need for this type of accommodation. That strategy is therefore ineffective as it is reliant on housing sites coming forward. This site is not reliant on other developments and as an unrestrained site, is available to come forward now.

The need for development to be sustainable runs through both national and local planning policy. There is a social dimension to achieving sustainable development. The provision of new homes for older, local people, including the affordable element, would be a social benefit. Being within a defined settlement with easy access to local services, the proposals here would fulfil the requirements in policy for the achievement of sustainable development.

To ensure the development proposed fulfils the objective of providing for elderly local people, the applicant has put forward Heads of Terms for a 106 agreement placing legal controls on marketing, occupancy and retention of the bungalows for future occupancy by elderly persons.

4. CONSTRAINTS AND OPPORTUNITIES

The above assessment of the site and its context has identified a number of constraints and opportunities to the development proposals. These are as described below and as illustrated on the diagram opposite. These constraints and opportunities have informed the development of the design proposals

Constraints

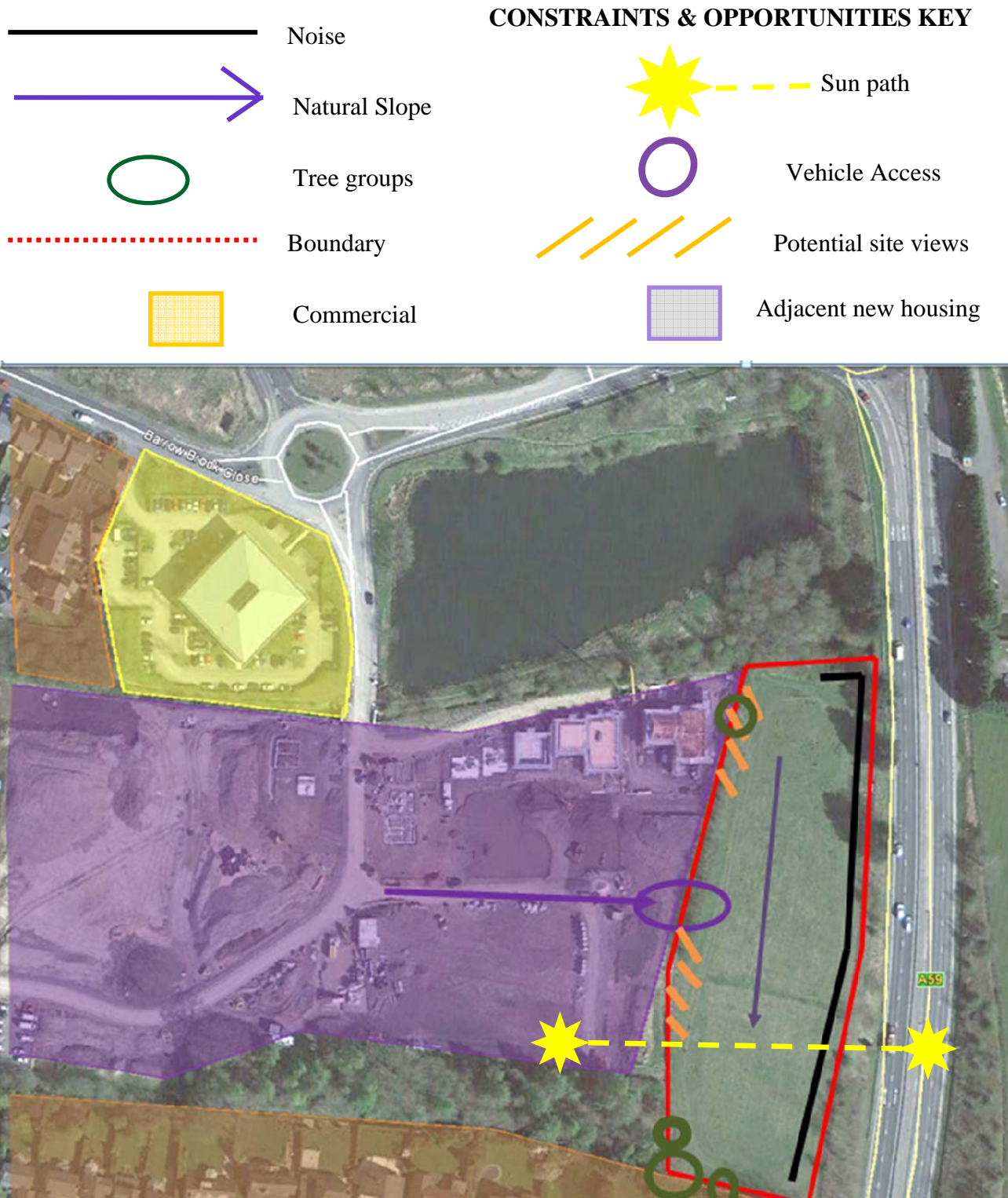
- Retention of any existing, trees hedgerows or important landscape features or identified ecological interest.
- Regard to be paid to the existing built environment of Barrow.
- Regard to be had to the existing new housing to the west
- The topography of the site which gives exposure to the A59
- Ensuring regard is had to the settlement edge location of the site in terms of avoiding a ‘hard edge’.

Opportunities

- Fulfilling an unmet demand for market housing and elderly bungalows.
- The creation of an integrated social and sustainable living environment.
- Contribution to the rural economy of Barrow.
- Reuse of existing access network avoiding the need for the creation of new road links.
- Enhancing local biodiversity and habitat creation through creation of landscape boundaries as part of an integrated landscape approach.
- To create a strong identity to the area by reflecting local vernacular and integration into the surrounding built environment.
- Rounding off of the settlement.

Summary

- There is little physical restraint to development of the Site.
- Access will require to be taken through the developing adjacent housing site to the west.
- There are no conflicting adjacent uses.
- There are no site features to be retained.
- There are no gradient issues to be resolved



5. DESIGN

THE EXISTING TOWNSCAPE

The existing buildings that influence the application site are principally those on the new Bloor Homes development to the immediately adjacent west and through which access to the site will be taken. Those properties are, in the majority, of modern style, two storey with a mixture of brick, render and concrete tile roof finishes. They are mostly detached properties with some terraces however there are some ‘affordable’ homes provided in flatted development along the northern boundary. All the properties have private gardens and off street parking, most are provided with garages.

This suburban feel to the townscape is also to be found further afield in Barrow. There is further new residential development at Barrow Brook Close to the north and development along Whitebrook Road to the south is equally of a modern detached style, mostly finished in brick.

Therefore there are no heritage influences or other vernacular style that would particularly influence the design of development on the site. That proposed, continues the modern style and approach already adopted on adjacent existing developments.

Detached housing on Whitebrook Road



KEY DEVELOPMENT PRINCIPLES

These can be summarised as follows :-

- To provide high quality elderly housing in a safe environment
- To create a hierarchy of connectivity and permeability.
- Create clearly defined public and private realms
- To meet designing out crime requirements.
- To include a high amount of ‘green space’.
- To reduce the dominance of the private car.
- To create a high quality suburban space.

6. USE AND AMOUNT

QUANTUM OF DEVELOPMENT/AMOUNT

The Planning application is made in outline and the plans submitted provide the details of the quantum of development which are as follows:

- Site area – 1.1. hectares.
- Gross floor area – 2840m2

- Garage space - 19
- Car parking spaces - 32
- Green space - 163m2
- Tree removed - 3
- New tree planting - 53
- Amount of road surface - 135m2
- Amount of private driveway - 320m2

The breakdown of the house type provision is as follows:

- House Type 1 - 6 no. detached elderly persons 2 bed bungalows.
- House type 2 - 14 no. semi-detached 1 bed elderly persons bungalows.
- House Type 3 - 9 no 2 bed flatted affordable apartments.
- Garages - 19 no. single detached.



Recent new properties on adjacent housing site.



7. SCALE

BUILDING DIMENSIONS

The proposed elderly bungalows are detached and semi-detached and so are arranged individually rather than in groups. The affordable flats are a single block. The bungalows all have a similar footprint. The two bedroom bungalows are 9.5 metres in depth by 8.5 metres in width, with a ridge height of some 5.22 metres. The single bed bungalows are 8.1 metres in depth by 6.75 metres in width, with a ridge height of some 4.9 metres. The proposed garages are 6 metres by 3 metres with an eaves height of 2.4 metres and a ridge height of some 4.5 metres.

The affordable apartments are in a single block of roughly 13metres by 11 metres with a projecting wing of some 5 metres by 8 metres. It will have an eaves height of 7.75 metres and an overall ridge height of some 10.6 metres.

8. LAYOUT

STREET LAYOUT

The proposed development has a very simple street layout, comprising one central spine road with private drive access off it. This simple hierarchy is designed to encourage walking and reflects the function of the site as a residential estate.

The street layout is therefore designed to create a 'safe' pedestrian friendly environment. The use of surface materials will allow easy directional flow throughout. Given the limited scale of the development, there is no need for a hierarchy of roads in the site.

The road hierarchy is therefore very simple as follows:

- Access way.
- Private drives.

It is important for a development of this nature that the pedestrians are given priority but also that movement of car users, refuse collection and emergency vehicles are provided for.

The detailed street design should not be over engineered with the principle being that the streets are attractive and easy to move through.

STREET FRONTAGES

The development design is deliberately low density. This means that the street frontages are of an open nature, with a dominance of open space and garden areas.

The private garden frontages distinguishes the plots from the public areas. Those frontages are designed to be 'open plan' so that the street scene will not be dominated by fencing or other means of enclosure but where any boundary walling is required for definition, this will be low level and in keeping with the local vernacular.

HOUSING PLOT ARRANGEMENT

The bungalow plots are arranged to face directly onto the access road from which they can be directly and individually accessed. Thus they are sited gable onto each other but with staggering, where appropriate, to provide variation. There is a good degree of separation between them to provide for garaging and where this is not provided due to site constraints, separation distance is reduced but sufficient to allow for through rear access to be gained. There is no continuous built up frontage, which reflects the desire to achieve a low density scheme, graded towards the settlement edge.

The affordable apartments are sited at the northern end of the site. This is to line through and continue the siting of those properties on the adjacent Bloor Homes site that are already built, providing a continuation of built form.

DENSITY

The proposals provide for a total of 29 units inclusive of the elderly bungalows and the affordable apartments. The overall site area is some 1.01 hectares This provides a site density of 25.7 dwellings to the hectare or 10.70 dwellings to the acre. This is a relatively low figure, reflecting the high degree of openness in the site to reflect its settlement location and the provision of bungalows in the most part of it, which reflects the objective to achieve elderly person units. This is reflective of the planning objective of providing for elderly person bungalows in the Borough.



9. APPEARANCE

GENERAL ARRANGEMENT

The proposed development generally follows the existing contours of the land, which is gently sloping north to south, without any need for step changes in levels.

The spacing and layout reflects that of the new, more modern development adjacent to the site. This means open plan frontages with direct access. The affordable apartments will have communal parking and amenity areas.

The layout design avoids long stretches of road frontage, thereby aiding the juxtaposition of building and visual interest to the development.

The proposals being, in effect, nearly all single storey, the development will not dominate the wider surroundings, which is predominantly two storey. To the surrounding area therefore any available views would not be interrupted.

The site is raised above the level of the adjacent A59, with an embankment between the site and that carriageway. That embankment contains landscaping, that mostly screens the site from the east. The appearance of development on the site from the A59 will be mostly screened, as especially as it is single storey.

Externally, the buildings will be finished in natural slate with stone detailing to the walls and render, in a mixture to provide visual interest. The garage design and materials will match those of the bungalows. The affordable apartments building will also be constructed to match.

MATERIALS AND FINISHES

The nearby existing properties in this locality are modern in their use of materials. This application proposes the use of traditional materials to the external finishes of the buildings. These are to be :

- natural slate to the roofs;
- coursed stone for the walls or render;
- stone quoins;
- stone heads and cills;
- high quality UPVC windows

These finishes will also be used on the garages, which will have timber up and over doors.



Stone Cill and casement



Stone Quoins

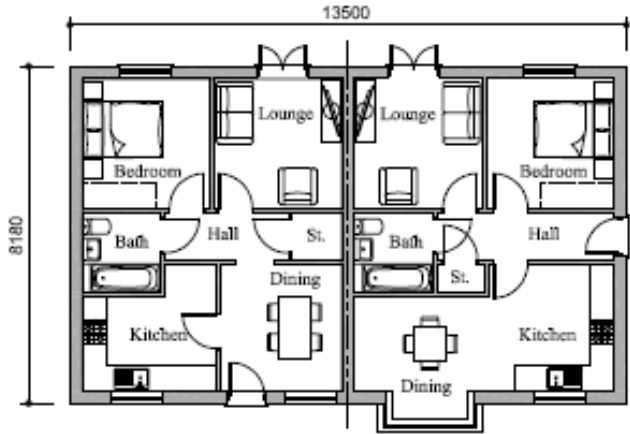


Natural Slate Roof Covering

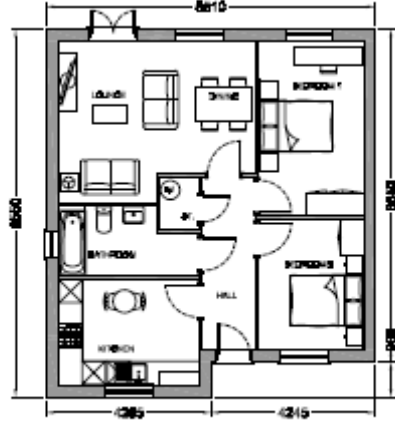


Front Elevation

One bedroom bungalow elevations and floor plans



Ground Floor Plan



Ground Floor Plan



Front Elevation

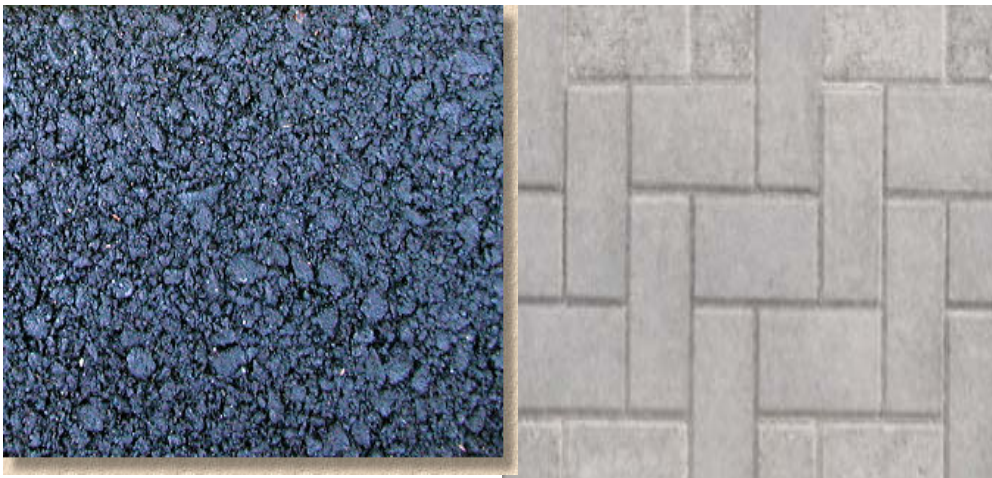
Two bedroom bungalow elevations and floor plans

SURFACE TREATMENT

In the public areas these are primarily the surfaces for the roadway and the private drives.

The roadway will be laid to a black tarmacadum surface with concrete kerb edgings, as per a standard constructed road.

The driveway areas will be self draining pavers of a natural or grey colour to distinguish them from the public roadway and providing a suitable surface for shared pedestrian and vehicular use.



Tarmac surface

Grey driveway pavers

BOUNDARY TREATMENTS

The boundary treatments will add to the identity of the development. The lengths and heights of walls to boundaries will be limited to encourage community living. It is not envisaged that there will be a need for retaining structures in the development.

The frontages of the development will be ‘open plan’ and here front boundaries to properties will be discouraged.

Within the development, boundaries will comprise low walls of render, brick or stone interspersed with planting. High fences and blank walls facing public spaces will not be used.

Along the eastern and northern edge of the site a noise barrier has to be erected to reduce noise on the site to acceptable residential levels from noise generated by the A59. A ‘green’ noise barrier will be used that will present a pleasant view to the site occupiers and to the surroundings.



Example of the use of a green noise barrier

10. ACCESS AND MOVEMENT

PARKING TREATMENT

The general provision for parking within the site is by the use of privately owned driveways and garages. The affordable apart-ments however have a communal parking area.

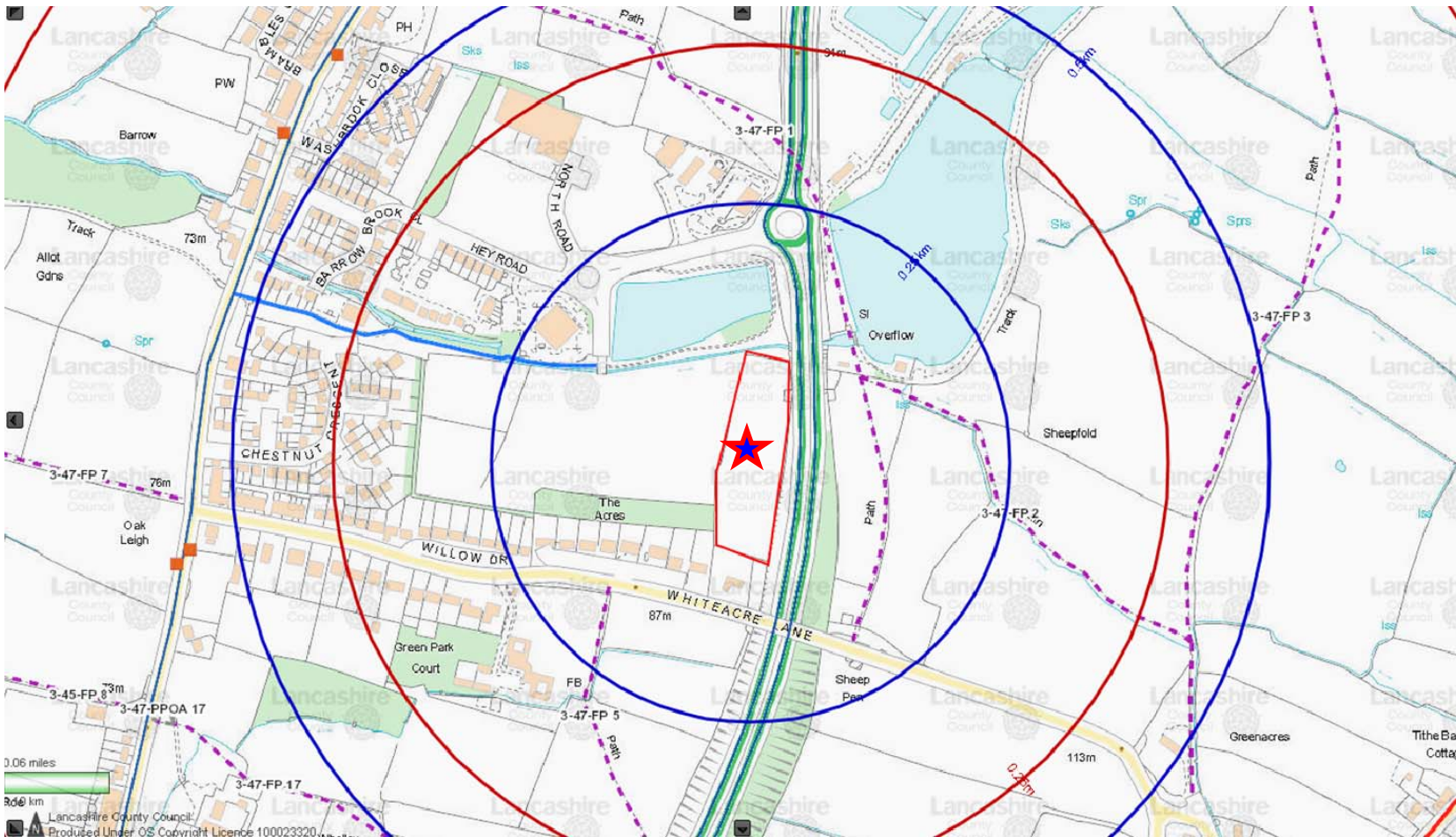
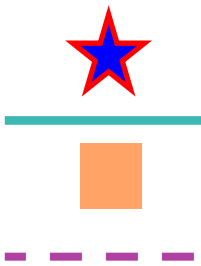
KEY

Application Site

Bus Routes

Bus Stops

Public Footpaths



The car parking is provided to meet minimum standards, that is to say there is a minimum of two on site car parking spaces for the two bedroom bungalows and at least one, or more, garage or parking space for the one bedroom bungalows. The communal parking area for the affordable apartments are on the basis of 2 spaces per unit, including dedicated disabled parking.

The layout provided with this application shows that the required car parking can be accommodated without compromising the design.

WALKING AND PUBLIC TRANSPORT

The application site is well related to the existing settlement and is in a sustainable location. It is well linked to the settlement by foot which also provide direct links to nearby bus stops, which are located on Whalley Road, some 500m to the west of the site.

ACCESS DESIGN

There is only one arrival point at the site by car and that will be from the new road access through the adjacent Bloor Homes development to the immediate west. . The internal roadway of the site will incorporate common best practice approaches to the reduction of traffic speeds. The main junction types in the site will be private drive junctions. Their alignment and change of surface materials will help to reduce traffic speeds and create a more pedestrian friendly environment.

11. SUMMARY AND CONCLUDING REMARKS

What this design statement has shown is that the development of this site for low density, high quality elderly housing is appropriate to this location.

The application site is part of the existing settlement of Barrow, which is recognised in the Development Plan as being a sustainable settlement. The site immediately adjoins a large new housing site to the west and by the A59 to the east. The site therefore ‘rounds off’ the settlement on this side, the A59 forming the physical limit of the settlement. The specialist reports accompanying this application set out that there is no physical restraint to the site coming forward and being immediately available for development.

In planning policy terms, a separate planning policy statement accompanies the application. This points out that in relation to the Council’s housing settlement strategy, there is an unfulfilled demand and need for the provision of elderly person bungalows in the Borough. Providing housing for the elderly has been a priority of the Council for many years and this site is a significant contribution to that recognised need.

For a reliable picture of the amount of demand and need for elderly bungalows in the locality, the application is accompanied by a report from Pinders that provides that assessment. This shows that there is already a significant shortfall in age related housing within this area and that this shortfall is forecast to worsen because of the projected increase of elderly residents in the area; increased demand for independent living and demand for choice of the type and location of age restricted accommodation.

The site will provide for those elderly with minimal or low care needs who are likely to be accommodated in age restricted housing, such as that proposed.

There is a high level of elderly persons in the Ribble Valley area living alone in their own homes. Whilst the reasons for this can be complex, this scheme provides that age restricted portion of the population a housing choice that doesn't exist at present. It is recognised that such provision can have positive impacts on the range and choice available to the existing housing market. Whilst it is recognised that some provision is made for this in the development plan, the numbers provided for are not going to meet the projected need and demand for age restricted housing in the area.

Aerial View of the site



As well as providing a significant element of affordable elderly bungalows, which is a benefit of the scheme, the application proposes, by a section 106 limitation, that the elderly bungalows are first offered to people with a local connection. Only if not so taken up after a specified period, will the bungalows be placed on the general open market.

In sustainable terms, the application site is not in open countryside and is part of the existing settlement of Barrow, an identified sustainable settlement, where there is adequate public transport and infrastructure to serve the development. In the economic dimension, economic activity of the development and spending of residents would contribute to the local economy. Socially, the development fulfils an identified housing need and demand. Environmentally, the application site is not restrained in landscape or ecology terms and in terms of moving to a low carbon economy, the location of the site in an identified sustainable settlement would mean that residents would not have to be overly reliant on the private car.

Locationally, Barrow is a settlement suitable for rounding off of the built up area, as provided for in Key Statement DS1 of the Core Strategy. The development of the site in the manner proposed would not therefore undermine the Council’s spatial strategy.