

ADDENDUM DESIGN & ACCESS STATEMENT

Proposed Residential Development of 233 dwellings at Land off Whalley Road, Barrow.

Submitted to Ribble Valley Borough Council on behalf of Taylor Wimpey UK Ltd and Barratt Homes Ltd.

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BALDWIN

DESIGN

CONSULTANCY

Taylor
Wimpey


BARRATT
HOMES

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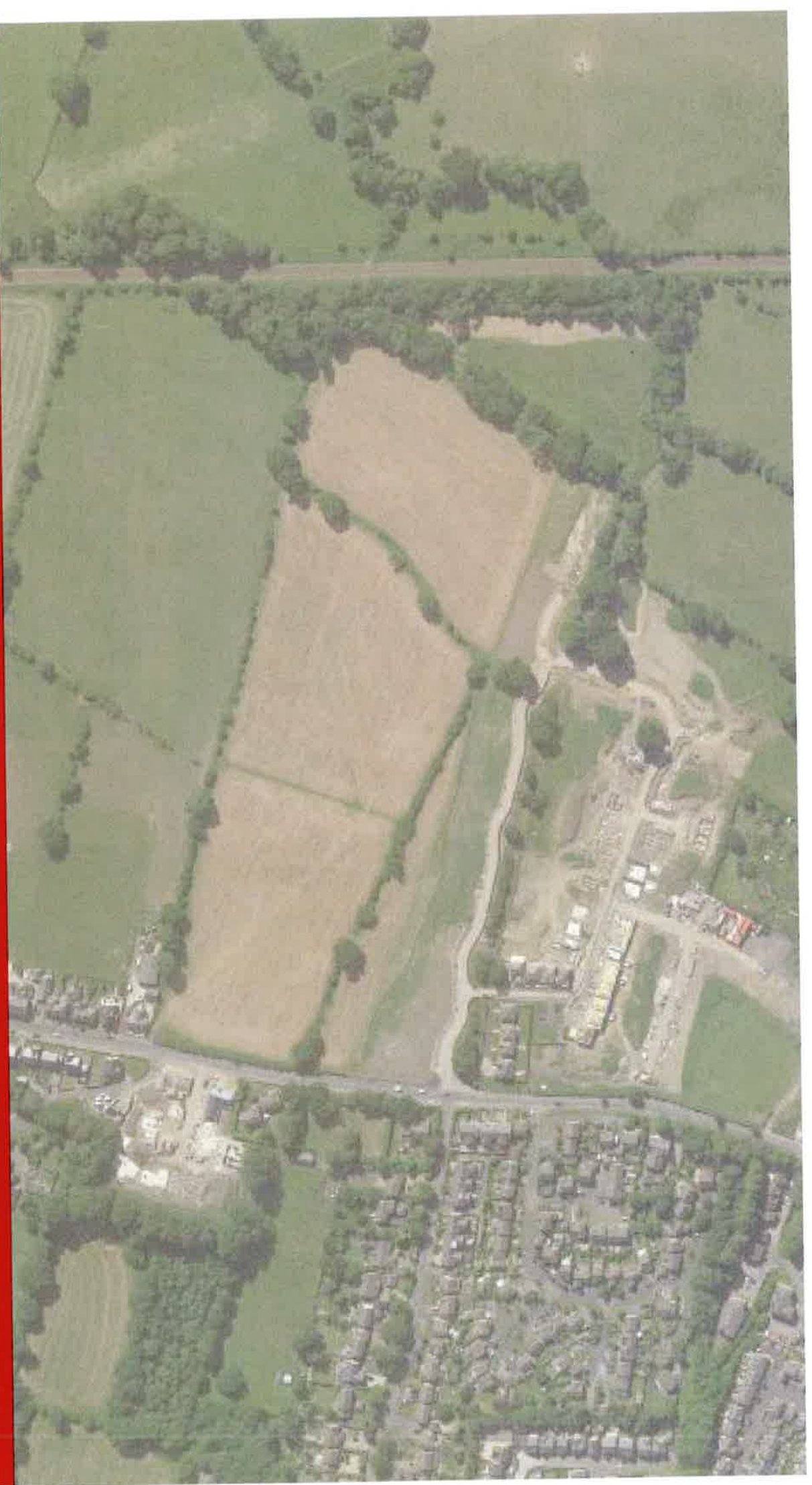
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1.0 - BACKGROUND

1 BACKGROUND

1.1 - Introduction

This Addendum Design and Access Statement (DAS) has been prepared by Baldwin Design Consultancy Limited on behalf of Taylor Wimpey UK Ltd and Barratt Homes Ltd to support the application for a residential development located at land off Whalley Road, Barrow.

This application seeks to build upon the initial conceptual design laid out in the approved Outline Planning Approval (Ref: 3/2012/0630/P) for 504 residential units, and the subsequent Reserved Matters consent for 225 residential Units.

The purpose of this document is to explain and illustrate the evolution of the design process from the reserved matters consent and, where necessary, justify any changes that have been made to this full application.

This addendum document seeks to build upon the previously submitted DAS, and as such will address the following design principals and concepts only as an addendum to the previously submitted information:

- Design Principles
- Layout and Access
- Use and Ammount
- Landscape



Aerial view of existing site with application area outlined in red



2.0 - DESIGN DEVELOPMENT

2 DESIGN DEVELOPMENT

A masterplan approved within the Outline consent informed the design of the site layout during the Reserved Matters application. The images below aim to demonstrate the similarities and changes that have now been applied to the Full application layout, enabling to bring the development forward.

2.1 - Current Approved Scheme



KEY

Site Boundary —

Design Principles of Current Approved Scheme

- Dwellings to the site entrance were set back from the existing road to create a generous green buffer.
- Residential parcels were designed to retain the majority of the site's key landscape features. Roads were aligned to ensure that the majority of the mature trees were not affected.
- Areas of interconnected public open space were used through the centre of the site providing pedestrian links within the site core.
- Outwardly faced dwellings along the sites' boundaries offered short to medium range views into the site. Dwellings here, were predominately made up of detached houses served off private drives to ensure density was kept to a minimum.
- Homes for the elderly were provided in accordance with the Council's planning policies at the time. These were presented as bungalows and were located in various parts of the site layout.

2.2 - Proposed Site Layout and Changes



KEY

Site Boundary —

Proposed Developed Site Layout Retaining Principles and Revisions

- Road infrastructure has been reduced to improve the overall appearance of the site layout. The layout continues to be permeable, maintaining vehicular connections to Whalley Road and the new link road. Where road has been removed, it has been replaced with development, giving an approved outlook to the development streets.
- Development form has been maintained throughout the majority of the scheme. Low density development continues to provide a softer outlook to the site's periphery.
- The central green corridor remains to be an integral part of the site's identity. As well providing sense of place, it also allows connectivity between this phase of the development and the site to the North. Within the green corridor, the layout now replaces the proposed LAP with a Trim-Trial feature which was at the request of the Parish Council.
- Retained landscape features such as trees, hedges and ditches continue to inform the pattern of development and are often used to describe key character areas within the site. The introduction of a new attenuation pond has been added to the western side of the site to maintain the natural environment and to promote sustainable urban drainage.
- The existing public right of way running along the southern boundary has been respected and its alignment continues to be fronted by development ensuring passive surveillance.
- Homes for the elderly have been increased in accordance with the Section 106, which now requires a total of 7.5% from the site total to be suitable for the elderly. These are allocated within the affordable housing mix in the form of bungalows.



3.0 - THE SCHEME

3 THE SCHEME

3.1 - Visual Amenity

In accordance with the Design and Access Statement, the outline masterplan and the current reserved matters scheme, the visual amenity of the development has been retained. The mix for the scheme shown to the right, consists of primarily detached houses, with the exception of the affordable housing provision. With this in mind, the layout has been designed to provide visual aspecting to all plots. Dual aspected plots provide active elevations to corner locations.

The street scenes are further improved visually through the use of proposed and retained landscaping elements and interlinked areas of Public Open Space served by good pedestrian permeability.

3.2 - Ownership

Following the Outline Approval the development site has been divided between Taylor Wimpey and David Wilson Homes. A Taylor Wimpey proposal of 113 plots on the Northern half and David Wilson Homes proposal of 120 plots on the Southern half. The split boundary boeiding predominantly along the centre line of the estate road.



3.3 - Accommodation Schedules

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Goodford (PA34)	2 St	3 Bed Semi	16	866	13856
Edenale (PT36)	2 St	3 Bed Det	7	931	6517
Amerstham (PD30)	2 St	3 Bed Det	8	990	7920
Baxton (NB31)	2.5 St	3 Bed Semi TH	22	1292	28424
Lydford (PA21)	2 St	4 Bed Det	9	1099	9891
Cobham (PD40)	2 St	4 Bed Det	11	1259	13849
Manford (NA44)	2 St	4 Bed Det	6	1365	8110

Affordables	Bed No.	Type	No.	Sqft	Total Sqft
Burglow	1	1 Bed	8	545	4360
Asenford (NA20)	2	2 Bed Means	10	771	7710
AA31 (PA34)	2	3 Bed Semi	16	910	14560

Taylor Wimpey Accommodation Schedule

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Types 30	2	3 Bed / Means	9	790	7110
Marston	3	3 Bed / Means	20	898	17960
Chapley	4	Detached	8	645	5160
Chapley	4	Detached	7	5680	39760
Whitton	4	Detached	9	1220	10980
Whitton	4	Detached	14	1309	18326
Whitton	4	Detached	12	1517	18204
Affordables	1	Means	30	540	16200
Types 50	2	2 Bed / Means	23	750	17250
Types 52	3	3 Bed / Means	3	825	2475
		Total	138		138176

David Wilson Homes Accommodation Schedule

3 THE SCHEME

3.4 - Materials

The use of high quality materials will give longevity to the development helping to maintain an attractive appearance. It is considered that this will encourage people to take pride in their properties.

The buildings will be detailed according to their position and aspect on the site with features being added on key focal points and vistas. Additional windows will be added where sight lines exist or to break up exposed blank walls.



Forterra Cheshire Red Multi



Forterra Kirken Arden

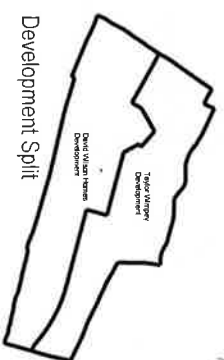


Russell Grampian Slate Grey Roof Tiles

MATERIALS PLAN

- Legend TW Development
- Indicates plots with Ipsstock Alderley Mixture or Ipsstock Grampian Red for the facing brick
 - Indicates plots with Ipsstock Mixture Sandstone
 - Indicates plots with Forticrete Anstone Black Old Weathered (split masonry)

- Legend DMH Development
- Indicates plots with Forterra Kirken Arden Red
 - Indicates plots with Forterra Cheshire Red Multi
 - Indicates plots with Forticrete Anstone Black Old Weathered (split masonry)



3 THE SCHEME

3.5 - Noise Mitigation Measures

Following an acoustic report on the scheme, the following noise mitigation measures are proposed to the first row of plots along Whalley Road to screen from traffic noise.

- Any bedroom or living room fronting on to Whalley road to have double glazed windows with a sound insulation performance of 29dB and acoustic trickle ventilation with a sound insulation performance of 42dB.

An acoustic fence is proposed to the Northernmost property along Whalley Road to screen the garden from road traffic noise.

3.6 - Boundary Treatments

The following boundary treatments have been proposed as indicated on the Boundary Treatment Plan

- 1.2m high bow top metal fencing is proposed to surround the attenuation pond, allowing for a safe boundary to the pond whilst not distracting from the natural views from the overlooking windows.
- All boundary walling to stone plots to be in matching stone, maximum height of 1.8m.
- 1.8m high brick walling to match plots with crease tile.
- 1.8m high feather edge boarded plot divisional fencing and close boarded fencing to plot frontages

Legend

- Indicates 1.8 metre high brick screen wall with crease tile.
- Indicates 1.8m high stone wall.
- Indicates 1.8m High Close Boarded Fence
- Indicates 1.8m High Feather Edge Fencing
- Indicates 1.8m High Acoustic Fence
- Indicates 1.2m Bow Top Fencing
- Indicates Timber Gate Position
- Line to delineate application site boundary.



Typical 1.8m stone walling



Typical 1.8m brick wall



Typical 1.2m metal bow top fencing



Typical 1.8m close boarded fencing



Typical 1.8m acoustic fence



Proposed acoustic air vent to houses facing Whalley Road



Extract of Boundary Treatment plan BTP-02

3

THE SCHEME

3.7 - Landscaping

The site's proposed trees and landscaped verges running along the primary estate roads will give the development a sense of maturity, whilst restoring the site's landscape inheritance and to ensure natural habitat is preserved and enhanced where possible. All buildings and roads are set outside the existing root protection line to continue the longevity of these features.

At request of the Parish Council, Trim trail equipment installation along the main pedestrian pathways through the public open space has been preferred over Local areas of Play providing sympathetic play areas within mature landscaping.

A varied mix of shrub planting has been specified to the plot frontages with hedging between adjacent driveways and along the boundaries of public open space.

A natural environment to the western boundary of the site has been maintained by the inclusion of a fenced attenuation pond, part surrounded by a screen of willow/over seeding. This will be overlooked by a block of single storey housing for the elderly and will provide a calming and peaceful environment to the residents.

The Public right of way to the Southern boundary of the site has been maintained and increased to 2m wide with a tarmac finish with timber edging surface treatment proposed to all areas within the site boundary.



Carpinus Betulus - Hedging to POS boundary



Example of Proposed Trim Trail Equipment located along the Public Open Space



Position of new tree planting



Area of Category A protected trees



Area of Category C protected trees



Area of Category B protected trees



Extract of Landscaping Plan

