

Land off Church Raike, Chipping

Parcel 4

Design and Access Statement

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1.0 Application Site

1.1 Location

The site is located in Chipping, Lancashire, approximately 13 miles north east of Preston. Predominantly rectangular in shape, the land measures 2.15 acres (0.87 hectares). The site is currently vacant grassland, bounded by Chipping Brook to the North, Malt-Kiln Brow to the east, Church Raike to the south and existing trees and hedgerows to the west.

The existing site is challenging in its topography, sloping up from Church Raike and Malt-Kiln Brow to a level plateau, and then steeply down towards Chipping Brook to the north. The site is heavily screened by existing hedgerows and established trees. A low stone wall separates the site from Church Raike. There are no buildings on the site requiring demolition, however surrounding buildings are primarily residential, constructed from natural stone and variable in age

1.2 Site Context

The village of Chipping lies in undulating lowland farmland within the Forest of Bowland - An Area of Outstanding Natural Beauty. The historic centre of Chipping Village is a designated Conservation Area. The settlement has evolved along the two main thoroughfares through the village; Talbot and Windy street.

The village spread northwards during the 20th century with a linear development of family homes on Broad Meadow; off Garstang Road to the South west of the application site; and a medium density residential

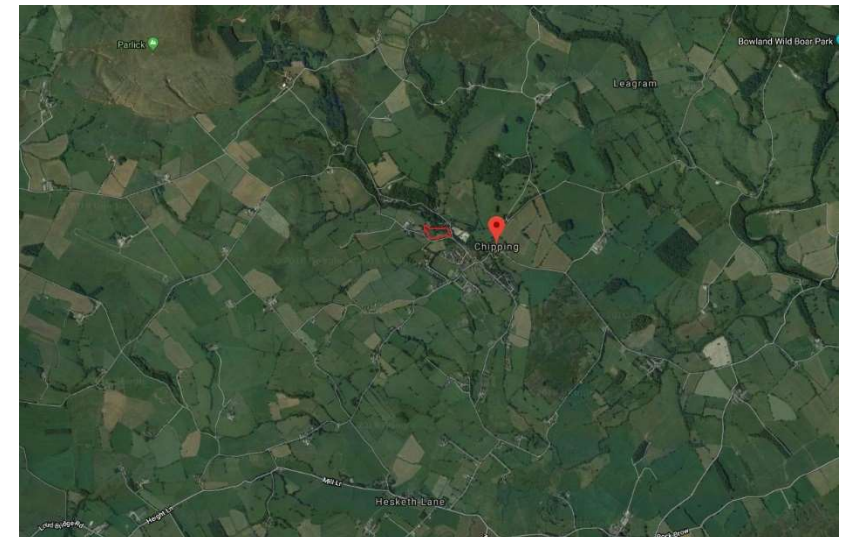
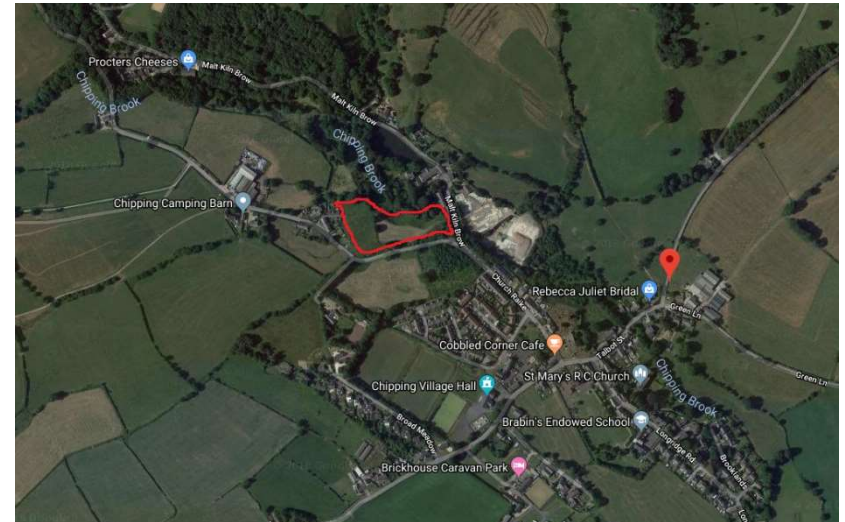


Figure 1 - Satellite Images of Site Location - Google Maps

development known as the Kirklands estate which directly abuts the Southern Boundary of the proposed development site.

The Village also has some industrial development to the East of the application site set in lower lying land. The larger area of industrial land is to be demolished and redeveloped as set out in the Outline planning approval previously mentioned. The proposed residential development is therefore intended as an enabling development to facilitate the repair, refurbishment and longer-term protection of the Grade II listed Kirk Mill.

The original Chipping Masterplan shown in Figure 2 outlines the proposal for the area for residential and redevelopment.

1.3 Planning History

The site benefits from Outline planning permission for 4no. residential development plots, reference 3/2014/0183, dated 18th April 2016. The Outline permission also benefits four other land parcels including parcel 3, Fellside, to the south of Church Raike, which comprises 39 residential units currently under construction by Chipping Homes. Any subsequent Reserved Matters approval will be linked to the Unilateral Undertaking dated 23rd March 2016 and the subsequent Deed of Variation signed and dated 21st December 2017.

- 1.4 This Design and Access Statement accompanies a Reserved Matters application for 4no. residential units together with associated infrastructure and landscaping, made to Ribble Valley Borough Council. The application also proposes a new garage and alters the garden of the existing Malt-Kiln House.



Figure 2 - Chipping Masterplan (September 2013)



Figure 3 - Kirk Mill

Existing Site Photographs



View 1 – looking east



View 2 – looking west



View 3 – looking west



View 4 – looking east



View 5 – looking east



View 6 – existing house on Malt-Kiln Brow

Figure 4 - Existing Site Photographs

2.0 Site Access

2.1 External Access

A single 4.5m wide site access, reducing to 4.1m wide past the junction with Malt-Kiln Brow has been designed. The road is proposed as a shared surface for both vehicles and pedestrians due to the low number of properties the road serves.

There are currently no public rights of way across the land.

The vehicular access has been designed in line with recommendations from Consultant Engineers, Scott Hughes Design. The application boundary takes in Malt-Kiln House, and the existing stone boundary wall abutting Malt-Kiln Brow. The stone wall is to be reduced in height to ensure a safe access and egress to the development.

Car parking is designed in line with Lancashire County Council Highway Standards at a minimum of 200% provision (minimum of 2no. spaces per property).

High quality surface materials including block paving are proposed for the road and driveways to blend in with the local surroundings.

Road signage would be proposed at the turning into the new road.

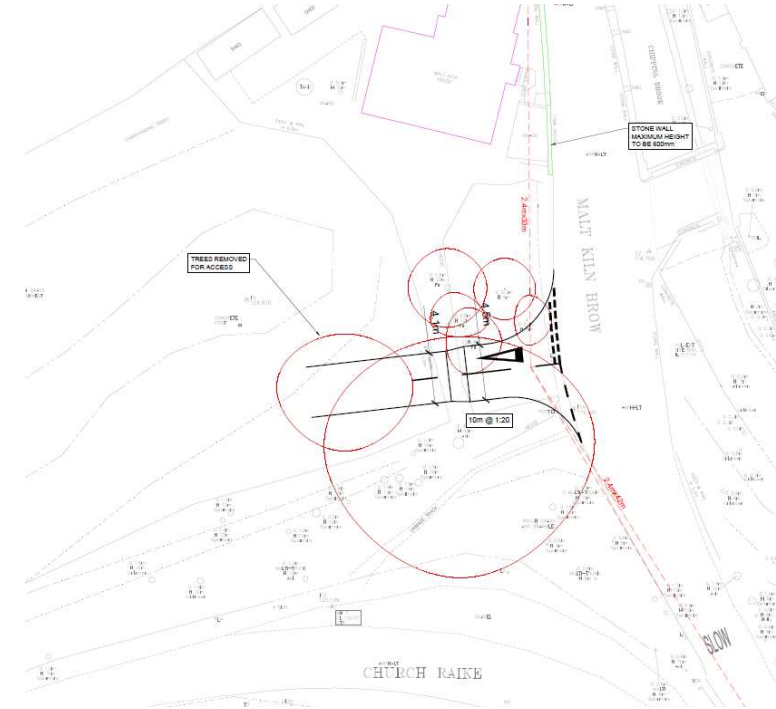


Figure 5 – Access Design

2.2 Internal Access

Level access will be provided to all properties to comply with Part 'M' of the Building Regulations with alternative access arrangements provided where necessary.

Facilities within the building including WC provision and the position of electrical sockets and light switches will consider less abled inhabitants and visitors in line with the latest Building Regulations.



3.0 Proposal

3.1 Design Process

The Outline permission has approved the principle of development of 4no. plots with associated highway, infrastructure and landscaping. The design has developed over time following discussions with Ribble Valley Borough Council during the pre-application process.

The impact on existing trees and the landscaped rural setting have always been the primary consideration of the development, as the below initial sketch illustrates.

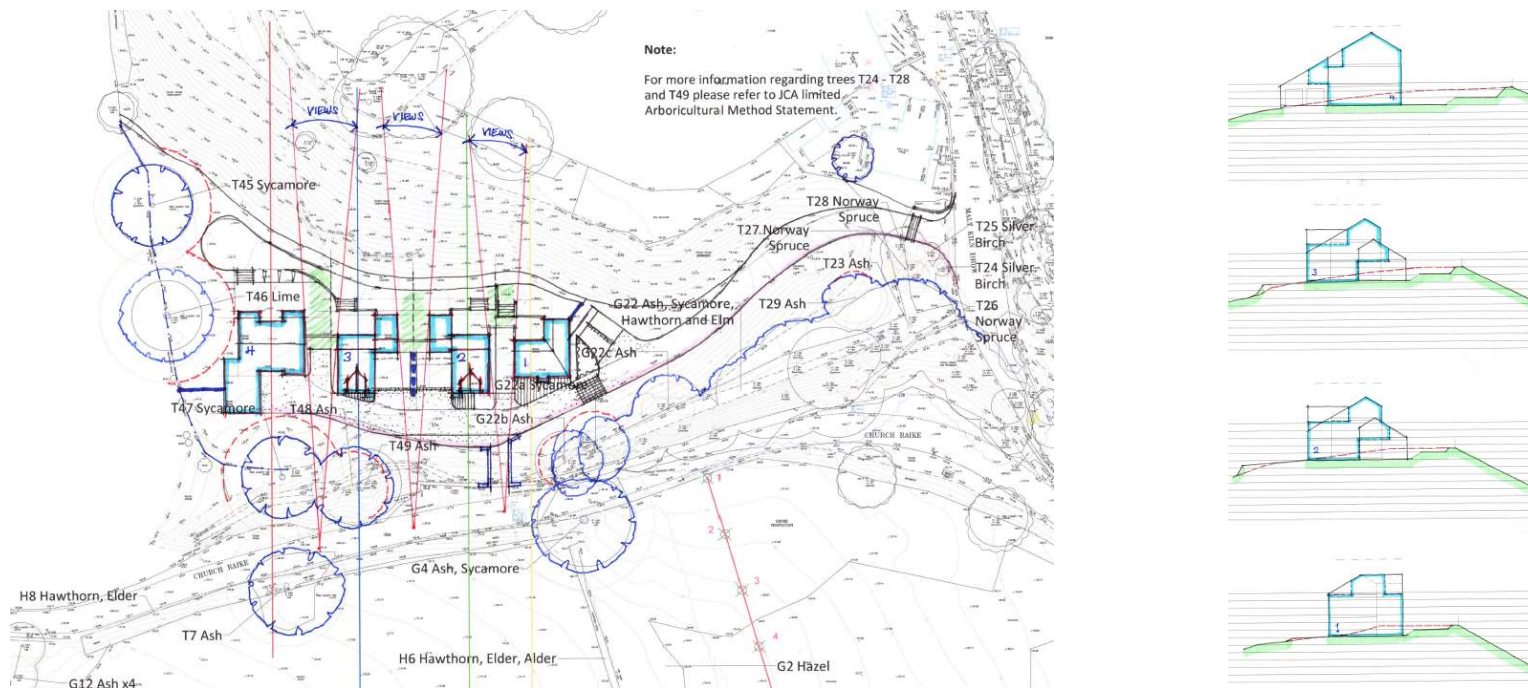


Figure 6 - Initial Layout Design and Cross-Sections (Prior to Pre-Application Meeting with RVBC)

3.2 Proposed Site Layout

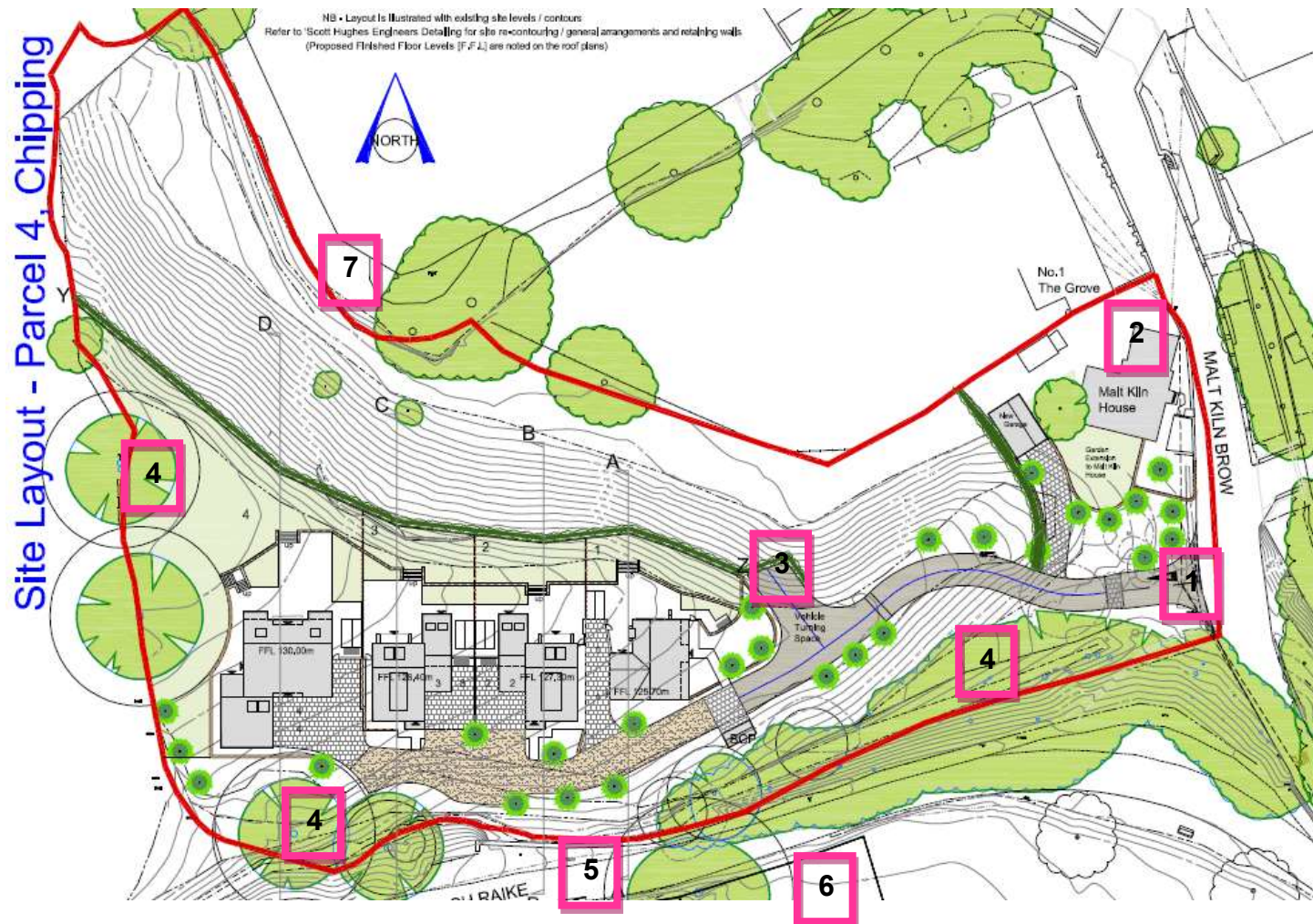


Figure 7 - Proposed Site Layout

The site layout has been designed with a broadly linear layout. The proposed dwellings have been orientated so that their front elevations face south towards Church Raike and the new development beyond, although Plot 1 would be dual aspect addressing both Church Raike to the south and Malt-Kiln Brow to the east.

Separation distances to existing properties have been considered fully within the proposal. At the nearest point the proposed dwellings (fronting Malt-Kiln Brow) are sited more than 55m from the nearest residential dwelling, and more than 40m from the boundary of any neighbouring garden. To the south, on the opposite side of Church Raike, are the dwellings currently under construction and a separation distance of more than 30m would be achieved between the proposed units and the dwellings under construction. The distances stated ensure that there are no issues with regard to overlooking, overshadowing or loss of daylight.

Existing trees and hedgerows have been incorporated into the design, providing essential screening from both Church Raike and Malt-Kiln Brown into the development site. To avoid potential damage or undermining of vegetation, care has been taken not to encroach on root protection areas.

Although well screened, the site commands an enviable position above Church Raike and Malt-Kiln Brow, allowing natural surveillance and heightened security for new residents and an aide to existing or future residents on the new development to the south of Church Raike. The plots will benefit from boundary screening, garages for storing and securing vehicles and sheds for garden storage, together with homes that meet all the latest building regulations and the security features associated with those regulations.

3.3 Scale and Appearance

In line with the Outline permission and approved Design and Access Statement and Design Code, an analysis of the existing housing stock in Chipping was undertaken. Several key features were identified within the existing buildings that dictated the design of the 4no. plots in the proposal – see Figure 8.

The 4no. plots have been individually designed with a contemporary edge to both complement the rural setting while managing the challenging site topography and constraints. The street scenes in Figure 10 illustrate how the proposed plots address the existing levels.

Existing Elevations



Key features of the existing housing stock:

1. Natural stone construction
2. White render
3. Grey slate roof tiles
4. Artstone heads and cills
5. Chimneys
6. White painted timber framed windows
7. Low stone walling to plot frontages

Figure 8 - Images of Existing Buildings in Chipping

The materials palette respects the Design Code written to accompany the Outline planning application, specifying natural grey stone construction and white painted timber glazing. The materials have been carefully selected following assessment of the local surroundings and existing housing stock in Chipping, together with consideration of the demands of modern living and expectations of new purchasers. The buildings will be topped with grey slate roofs, including dormers to be finished in grey hanging slates.

The site layout proposes 4no. residential dwellings in line with the approved Outline permission. The accommodation schedules as follows:

Plot 1 – 4 bedrooms

Plot 2 – 4 bedrooms

Plot 3 – 4 bedrooms

Plot 4 – 5 bedrooms

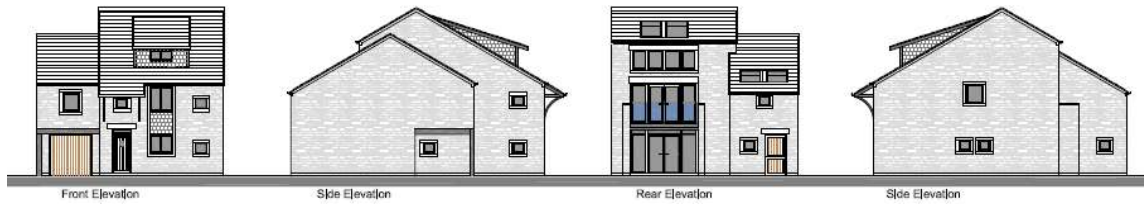
In line with policy and the Outline approval for the site, there is no requirement for affordable housing.



Proposed Housetypes



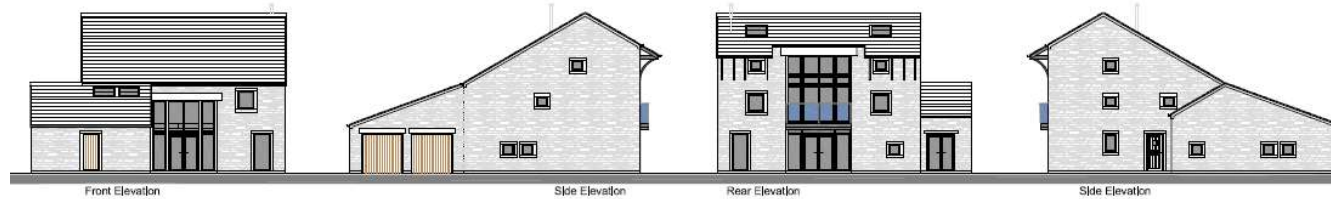
Plot 1



Plot 2



Plot 3



Plot 4

Figure 9 – Elevations of Proposed Plots 1-4

Proposed Street Scenes



Figure 10 – Proposed Street Scenes

3.4 Landscaping

The site benefits from excellent screening from existing mature trees and hedgerows, which will be enhanced and maintained as part of the implementation of the new development.

New landscaping has been designed on a plot by plot basis by TPM Landscapes. Proposed planting has been designed in consideration with the following factors:

Suitability - Is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions.

Interest - Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour?

Longevity – is there sufficient soil depth available?

It is important that new landscaping is designed to be attractive and in keeping with its surroundings while remaining easy to maintain for future purchasers.

The development will employ natural stone walls to define plot frontages. Rear gardens will be defined by traditional hedgerows and intermittent standard tree planting as well as weather treated timber fencing to plot boundaries where necessary.

All landscaped areas will be privately maintained, following guidance outlined in the Landscape Management Plan.

3.5 Ecology

Bat and bird boxes to be installed on the dwellings at a ratio of at least one bat and bird box per dwelling in line with the ecologist's recommendations.

4.0 Sustainability

4.1 Waste storage and collection will be provided in line with Ribble Valley Borough Council's guidelines:

- Burgundy bins are provided for general household waste and are collected every two weeks.
- Blue bins are used for glass and plastic recyclable waste and are collected every two weeks.
- White sacks are used for paper recyclable waste and are collected every two weeks.
- Green bins are provided for garden waste and are collected every two weeks.

4.2 Bins will be stored in the rear gardens of the proposed plots away from the frontage and not visible from the street scene. Bins will be taken to the front of the property by the purchaser on the day of collection. Bins will be returned to their storage area in the rear garden once they have been emptied.

4.3 The developer strives to provide development that has been designed to improve energy efficiency and meet the challenge of rising building performance standards:

- Windows specified by the developers outperform those specified by Building Regulations.
- A proportion of the light fittings are of the dedicated low energy type.
- Water efficient fittings, including dual flush WC's, will be specified by the developer in their new homes to reduce water consumption

Minimising the impact on the environment is central to the developer's sustainability policies. The developer has systems in place to ensure:

- Prevention of pollution
- Legal compliance
- Resource efficiency
- Excellent communication and continual environmental improvement

Sensitively designed landscaping schemes seek to retain and enhance valuable, existing features and to increase biodiversity.

The developer works to reduce wastage through design and by partnering with suppliers to reduce the amount of waste sent to landfill. The developer also considers the ethical environmental performance of its suppliers and sub-contractors. A partnering approach is adopted that clearly sets out the expectations from all parties and covers issues such as sourcing of materials, transportation and delivery, packaging, health and safety, workforce competency and training and welfare as well as pricing and payment terms.

More efficient and environmentally friendly drain and sewer systems are employed to reduce the risk of flooding.

To assist customers to live a more sustainable lifestyle, the developer covers issues such as sourcing of materials, transportation and delivery, packaging, health and safety, workforce competency and training and welfare as well as pricing and payment terms.

- 4.4 Illumination of the highway will be designed to minimise nocturnal light pollution and erosion of the rural setting.
- 4.5 Non-vehicular transportation is encouraged to and from the development via the shared pedestrian/ vehicular access to and from the site via Malt-Kiln Brow.

5.0 Summary

5.1 Quality of Design

The residential development of parcel 4 off Church Raike, Chipping, will make a positive contribution to the character of the existing surrounding ongoing and existing development. This document has shown how the proposals responds to the character and context of the surrounding area and provides the opportunity to develop a high-quality sustainable scheme which follows current best practice development and design principles.

The scheme provides a suitable and sustainable residential development that exhibits best practice and respects its context and surroundings with a diverse range of housing typologies proposed.

The development, in accordance with the overall Masterplan for Chipping, will provide 4 new individually designed homes contributing to the existing housing stock to create a balanced and mixed community.

The development is designed to be safe and secure.

5.2 Access, Movement & Car Parking

- Internal roads provide a clear hierarchy of routes.
- A safe engineered road design for shared pedestrian and vehicular use is proposed with anticipated low traffic speeds.
- Pedestrian movement through to the site linking with the wider area.
- Sufficient off-street parking is provided for residents and visitors.

5.3 The development will create a high quality sustainable residential neighbourhood which maintains and enhances the key existing landscape features, integrating the site into the wider area. The development will maintain a well-informed, safe and attractive neighbourhood, which promotes the wellbeing of its residents and visitors.