

3.4 Layout

Drive Thru

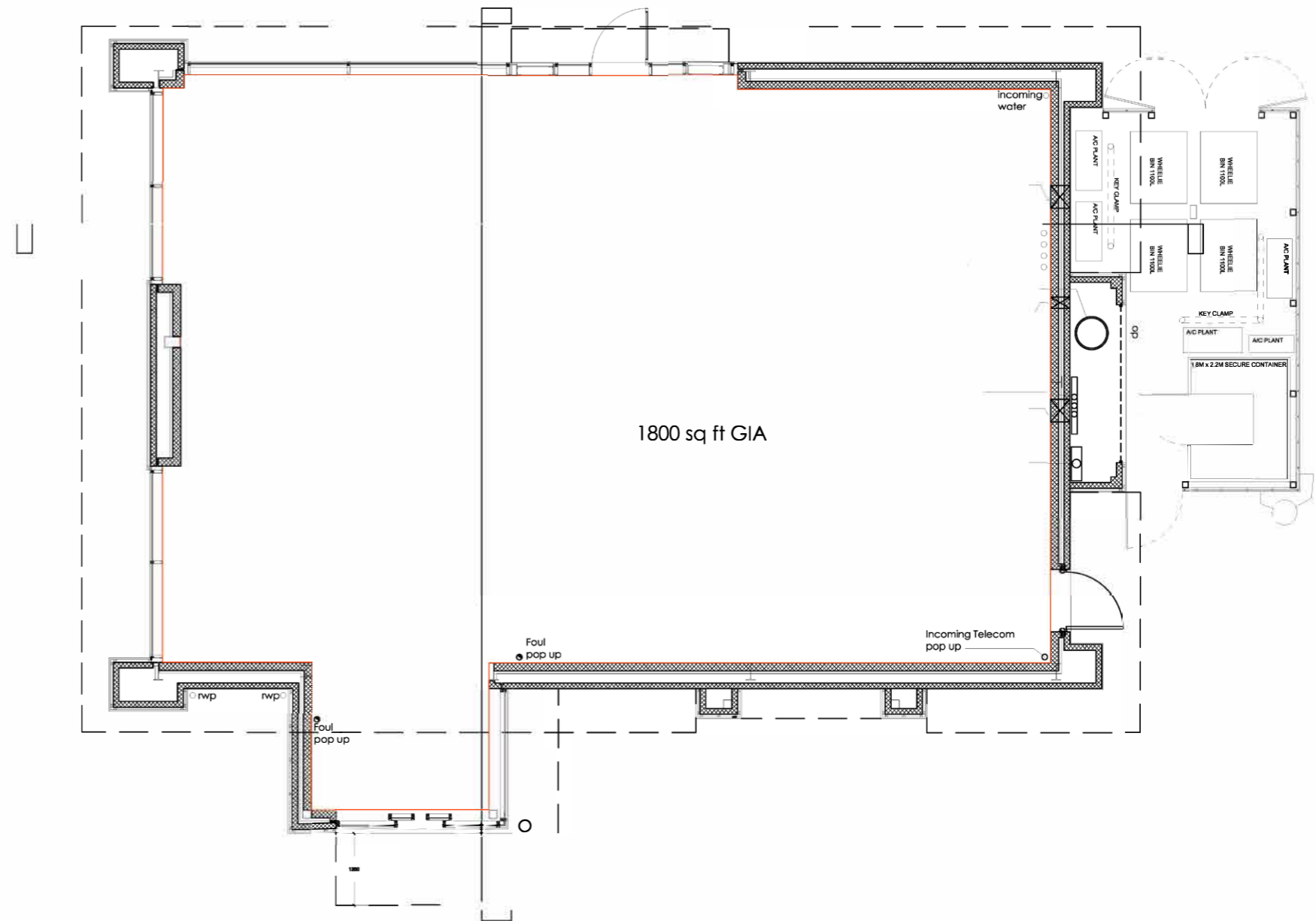
The Drive Thru has been located at the north east corner of the site, close to the existing roundabout maximising visibility of the unit to passing traffic. Accessed off the new spine road, the site has been laid out to provide an easily navigated parking area and access to the Drive Thru lane and Servicing Area.

The orientation of the building provides opportunity for a south facing external seating area at the front of the building within the proposed hard landscaped area. Beyond the Drive Thru lane, new landscaping and tree planting will enhance the setting of the building.

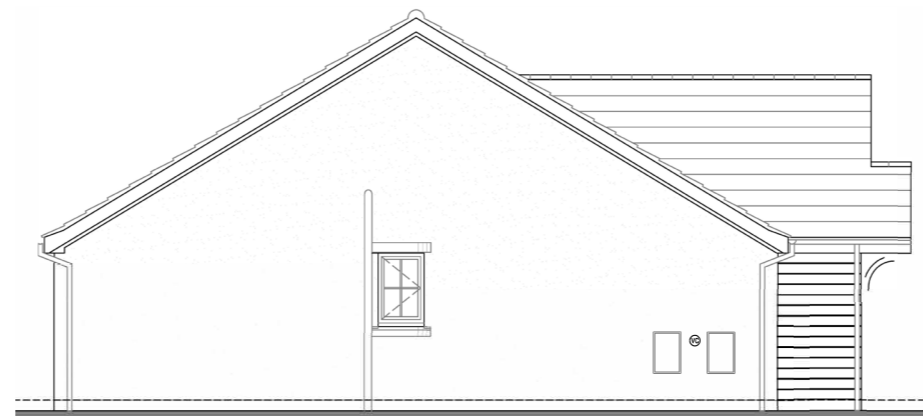
The layout of the unit is based on the operators standard footprint and has a large open plan customer area with extensive glazing. To the rear of the unit a self contained and screen amenity area is provided housing refuse and services.

Employment Units and PFS

As the hybrid planning application only seeks consent for the detail of the residential and drive-thru elements of the proposed development no commentary is therefore provided on the layout of the employment element of the scheme or the PFS, as this detail will be secured at Reserved Matters stage.



Drive Thru - Ground Floor Plan



Type A Bungalow - Typical Elevations

Type B Bungalow - Typical Elevations

3.5 Scale and Massing

The scale of the proposals illustrated in this document, we believe, are appropriate when considered against the existing built form in the immediate context of the site. As with the existing built form, the proposed residential development will be either single storey Bungalows, or two storey in the case of the Care Home. This directly reflects the existing residential developments around the site, as well the older properties identified within Lamb Roe.

Similarly the commercial elements will adopt a similar approach of single storey proposals with heights reflective of the building types and location along the A59 frontage.

As previously mentioned the introduction of the new tree planting and landscaping between the two parcels of land will assist in helping screen the commercial uses from the residential uses, particularly to the north of the site where the Bungalows sit adjacent to the Employment uses.

3.6 Appearance

The appearance of the proposals has been influenced by the character of the surrounding context and from the Lamb Roe Gardens scheme. The proposal seeks to provide a high quality design and appearance for the site which uses appropriate materials. The external appearance of these proposals will positively contribute to the character of the setting.

The proposed designs are intended to sit comfortably within the context of the existing stone dwellings nearby, and elevational treatments have been carefully considered to offer a traditional approach with vernacular materials and traditional details in a familiar format.

Proposed Bungalows

The designs for the proposed Bungalows draw heavily from the earlier Lamb Roe Gardens scheme, utilising a palette of Natural Stone walling, Stone Cills and surrounds, Ivory Render and Black & White boarded gables.

The use of black doors and window frames along with Fascia's and Soffits will tie together the overall appearance of the Bungalows

Four differing types of Bungalow will provide visual interest within the development

The elevations of Types A, B, C & D are illustrated adjacent and overleaf.



Type C Bungalow - Typical Elevations

Type D Bungalow - Typical Elevations



Care Home - West Elevation

Proposed Care Home

The Care Home design reflects the operators preferred approach to the elevational design, providing a symmetrical arrangement of expressed gabled bays and variations to the roof profile.

The main front elevation, north in this proposal, features a large glazed gable that houses the main entrance at ground floor and a large glazed window to the Quiet Lounge and small terrace at first floor. Either side of the main entrance the elevations alternate between bays of render and natural stonework, including Black & White boarded gables reflecting the approach adopted for the Bungalows.

The feature gable is echoed on the west elevation, fronting onto the overflow car park where again full height glazing is included providing a focal point for the elevation.

Both the west and east elevations have been designed to step the building down between the two tier site, as with the north elevation a pattern of alternative stone and rendered bays help to break down the overall scale of the building.

Aside from the feature gables windows will be punched openings at regular spacing along the elevations. Within rendered bays the windows will have stone cills. Where windows and openings are double height full stone surrounds have been detailed.



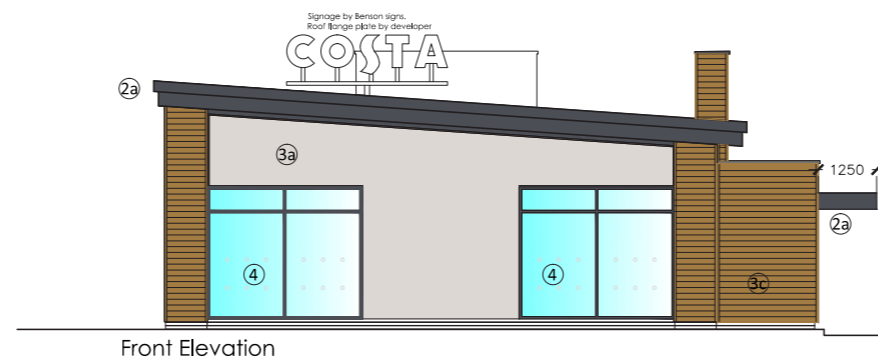
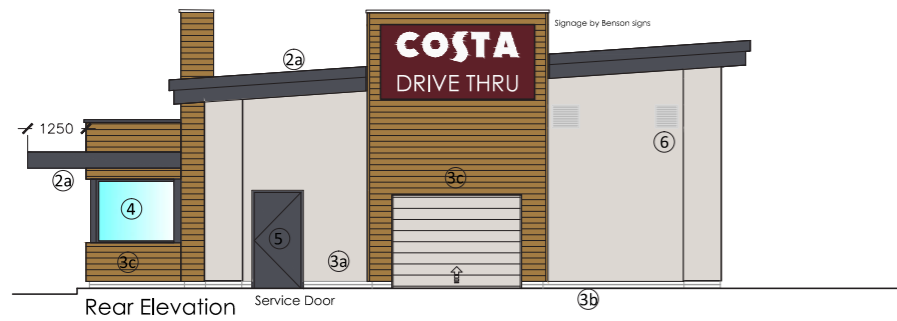
Care Home - West Elevation



Care Home - North Elevation



Care Home - South Elevation



Drive Thru

The elevational approach for the Drive Thru reflects the operators preferred Drive Thru model. The building adopts a palette of Timber Cladding, Render and modern rainscreen and curtain walling systems.

The use of this palette will create synergy between the residential elements and surrounding context helping the building to sit comfortably within the proposals.

The large glazed openings to the front and entrance elevation will provide active frontage and activity at the entrance to the site, as well as clearly identifying the pedestrian approach to the building, when viewed from the car park.

The roof will be a mono pitched metal clad roof with expressed overhang providing articulation and shading to the main entrance elevation.



- 2b - Aluminium Powder Coated Panels (RAL 3005)
- 3a - Rendered Blockwork, Colour: White
- 3b - Blue Smooth Brickwork
- 3c - Horizontally laid timber cladding
- 4 - Aluminium Shopfront System, Colour: RAL 7016

3.7 Materials

From scheme inception to the final proposals the aspiration has been to use a palette of high quality robust materials that are relevant to the site and its context, enabling the proposal to compliment the surrounding area.

Materials will follow on from the earlier Lamb Roe Gardens scheme, with emphasis on materials and details that reflect the traditional vernacular.

Proposed Materials Palette;

Residential Palette

- Natural Pitch Faced Stone Walling
- Silicone Scraped Texture Render, Colour: Ivory
- Natural Slate Roofing
- Black & White Half Timbered Gables
- Black Wood Effect UPVC Windows
- Reconstituted Stone Cills and Surrounds
- Black UPVC RWP's and Gutters
- Black UPVC Fascias and Soffits

Care Home Palette

- Natural Pitch Faced Stone Walling
- Silicone Scraped Texture Render, Colour: Ivory
- Nordic Black Wood Effect Cladding
- Natural Slate Roofing
- Black & White Half Timbered Gables
- Black Wood Effect UPVC Windows
- Reconstituted Stone Cills and Surrounds
- PPC Aluminium Curtain Walling, Colour: Black RAL 9005
- Black UPVC RWP's and Gutters
- Black UPVC Fascias and Soffits

Drive Thru Palette

- Silicone Scraped Texture Render, Colour: White
- Horizontal Timber Cladding
- Metal Profiled Roofing
- Blue Smooth Brickwork Plinth
- Flat Panel Aluminium Cladding, Colour: Wine Red -RAL 3005
- PPC Aluminium Curtain Walling, Colour: Anthracite RAL 7016

Examples of the proposed materials are illustrated adjacent.

Residential Palette

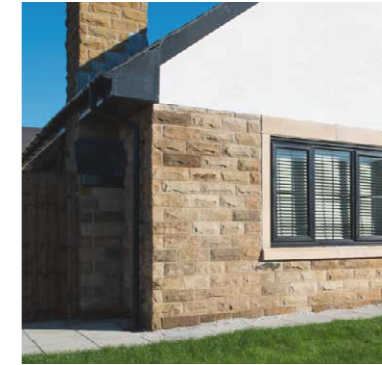


Natural Stone Walling



Ivory Render

Care Home Palette



Natural Stone Walling



Ivory Render



Natural Slate Roofing



Black & White Half Timbered Gables and UPVC Fascia's and Soffit's



Natural Slate Roofing



Black & White Half Timbered Gables and UPVC Fascia's and Soffit's



Black Wood Effect UPVC Windows



Stone cills & surrounds to windows



Black Wood Effect UPVC Windows



Stone cills & surrounds to windows



Black Wood Effect Cladding

Drive Thru Palette



Horizontal Timber Cladding



Red Cladding & Aluminium Glazing system



Aluminium Curtain Walling to feature gables



Blue Brickwork Plinth



White Render

3.8 Landscaping

Materials: Hardworks

A simple palette of materials will be adopted for the hard landscaping. Roads and pavements will be bituminous macadam reflecting the approach adopted at Lamb Roe Gardens.

Building curtilage will be finished with paving throughout the scheme to create a sense of connection between the various plots. Buff tones will be adopted to compliment the palette of external materials.

Materials: Softworks

Please refer to the attached drawings for details of the soft landscaping proposals.



Proposed Landscaping Layout





3.9 Sustainability

Design

The design considerations will include;

- The sites highly sustainable location. It is close to bus routes and within reasonable walking distance of local amenities.
- Water consumption standards, fixtures and fittings within the new buildings will be designed to reduce water consumption, i.e. dual low flush toilets, reduced flow shower heads and taps with low flow rates.
- Energy Efficient Design in relation to adequate daylight, energy saving and efficient electrical lighting, reducing energy consumption throughout the life of the properties.

Site

The following will be considered as part of the construction process

- During the construction and site development process standard measures will be taken in order to avoid leakage or wastage of water.
- Responsibly sourced materials for roofs, walls, partitions and windows where applicable.
- In compliance with current regulations a "Site Waste Management Plan" will be prepared for the development incorporating the monitoring of waste generated on site and the setting of targets to promote resource efficiency. Where possible, waste will be minimised, segregated, reused and recycled.
- The control of pollution and management of site waste will comply fully with the relevant Health & Safety Executive standards.
- The regulations and guidance in relation to hazardous materials set out in the COSHH (Control of Substances Hazardous to Health) regulations will be strictly adhered to.

4 Access.



4 Access.

4.1 Existing Access

Vehicular access to the site is currently available from Clitheroe Road. At present there is no vehicular access available from the A59. In addition to this, pedestrians can access the site from a footpath running along the western side of Clitheroe Road. There are no formal crossings from this footpath to the site. A further footpath crosses the site from the A59 roundabout to the boundary with Mead Croft and then onto Clitheroe Road.

4.2 Pedestrian Access

As described early the new highway layout within the site will provide new 2m wide footpaths along both sides of the road, providing safe, convenient pedestrian access. Outside of the site the proposals include for the creation of a new footpath along the eastern side of Clitheroe Road providing access north. This new footpath will provide access from the site to the adjacent Lamb Roe Gardens development and beyond to the existing bus stops.

4.3 Inclusive Access

The new proposals will provide for inclusive access to all the buildings and new footpaths in accordance with current legislation.

Where buildings require to be stepped to respond to site levels, Part M compliant ramps and ambulant disabled stairs will be provided to the perimeter of the buildings to ensure access is available for all.

4.4 Parking

Parking has been indicated in self contained areas serving each of the development plots. Car parking for the residential development will be provided in accordance with LCC standards, as contained within the Joint Lancashire Structure Plan 2005. For the other elements of the scheme, the following car parking provision is proposed:

- Care Home: 31 spaces
- Drive-thru: 34 spaces
- Industrial Units: 76 spaces
- PFS: 24 spaces.

All marked out car parking spaces are to have minimum dimensions of 2.4m x 4.8m and electric vehicle charging spaces will be provided in a proportion to be agreed with LCC.

4.5 Cycle Facilities

Cycle parking will be provided in accordance with the LCC standards at convenient locations around the developments.

4.6 Servicing

Within the residential development, dedicated refuse collection points have been identified to assist in the collection of refuse from the site. Roads and turning heads have been designed to accommodate refuse vehicles.

The Care Home layout has been designed with a dedicated servicing area located in the main car park.

All of the commercial elements have been designed with appropriately sized service yards providing opportunity for deliveries, servicing and refuse collection to take place within each plot.

5 Conclusion.

6 Conclusion

It is the opinion of the development team that the proposals illustrated in this Design & Access Statement have been fully considered, and that the proposals are appropriate in their context, and will make a positive contribution to the area.

The design proposals submitted for planning approval deliver the following;

- **Responding to the specific requirement for over 55's housing and built to an accessible and adaptable standard to futureproof the housing for occupiers.**
- **Maintains the character and quality of the area and will be visually attractive as a result of the mix of good architecture, urban design and landscaping.**
- **Creation of a new modern commercial employment space located on a prominent highway location.**
- **Delivering a financially viable proposal**

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