

DESIGN & ACCESS STATEMENT

Oakhaven, Showley Road, Clayton-Le-Dale

RURAL SOLUTIONS LTD

1.0 INTRODUCTION

1.1. Rural Solutions have been commissioned on behalf of Mr Ian Johnson to submit a planning application for a small residential development to replace the existing farm buildings in the grounds of Oakhaven, Showley Road Clayton-le-dale

1.2. The site is located approximately one mile South-West of the village of Clayton-le-dale and four miles to the North of Blackburn. The site has been used until recently as an equestrian facility. Prior to this it was used as a Mink farm. It currently comprises of three modern steel frame farm buildings, a yard area and menagé to the rear. The existing dwelling on site is to remain as existing and is excluded from the application.

1.3. This Design and Access Statement explains the approach taken by Rural Solutions in order to produce an indicative design for the site which is both sensitive and contextual. This statement should be read in conjunction with the Planning Statement also produced by Rural Solutions.

1.4. The proposed development has been carefully designed to meet the following objectives:

- Provide a high quality, low density residential development;
- Create house types which reflect the local vernacular and use high quality materials;

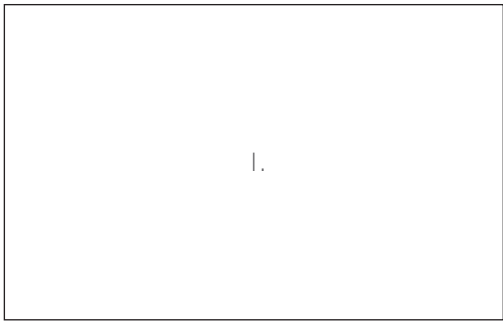


2.0 THE SITE - 1:500 @ A3

2.1. The proposed site is situated close to the River Ribble in the County of Lancashire. Clayton-le-dale, approximately 1 mile to the West of the application site, is located on the A59 between Clitheroe and Preston, approximately 4 miles North-West of the town of Blackburn, and approximately 10 miles East of Preston.

2.2. The site comprises of flat pasture land last used for equestrian purposes, approximately 0.18 hectares in size. Within the site lies an existing menagé, hardsurfaced yard area and three steel-frame agricultural buildings.

2.3. There is an existing residential property on site which lies to the South-East of the proposed application. Further pasture land lies beyond the Northern site boundary, which is bordered by a mature line of trees. To the East of the site runs Showley Road and to the West further pasture land.



- 1. Aerial view of the site showing Showley Road and the surrounding houses,
- 2. View of the site entrance from Showley Road
- 3. View looking over to site from Showley Road



3.0 SITE CONTEXT



4.0 SITE OPPORTUNITIES AND CONSTRAINTS



Constraint: Site can be seen from the A59, Planting will have to be incorporated to provide screening for the houses.

Opportunity: To maintain uninterrupted views of the surrounding rural landscape from the site.

Location of application site;
Opportunity: To provide new high quality housing with private parking provision and gardens to replace existing unsightly modern barns

Opportunity: To retain and enhance the planting within the site through maintenance of the hedgerow, as well as retaining and planting new trees. This will enhance the biodiversity of the site.

Opportunity: To provide significant ecological enhancements and improve the visual appearance of the site through a carefully designed scheme which will enhance the character of the area.

5.0 LOCAL VERNACULAR

5.1. The local vernacular of Clayton-Le-Dale and the surrounding areas range from stone-built through to white-painted render. There is a mix of styles and appearances, however the traditional materials used consist fundamentally of stone-faced walls with blue or grey slate roofs and black metal rainwater goods

5.2. Windows and doors tend to be painted white with stone surrounds. Roofs are duo-pitched and finished in coarse grey slate with chimneys, where they are used, being constructed out of stone.

5.3. Adjacent are examples of some of the properties found around the Clayton-Le-Dale area. These provide an indication of how the proposed properties will look, as they follow the traditional vernacular style typical of the area.

5.4. The proposed houses will follow the traditional vernacular form found within the area. They will be of high-quality design and be sympathetic to the local vernacular in terms of their scale, massing, appearance and choice of materials.



1.	2.
3.	4.
5.	6.





Scale 1:500
0 5 10 15 20 25
Metres

7.0 HOUSE TYPES - INDICATIVE ELEVATIONS AS PROPOSED NTS @ A3

- Materials
- Walls: Coarse local stone with stone quoins
 - Roof: Grey slate
 - Windows: White-painted timber with stone surrounds
 - Doors: Painted timber
 - Rainwater goods: Black metal



Plot 1 - Front elevation



Plot 2 - Front elevation



Plot 3 - Front elevation



Plot 1 - Rear elevation



Plot 2 - Rear elevation



Plot 3 - Rear elevation



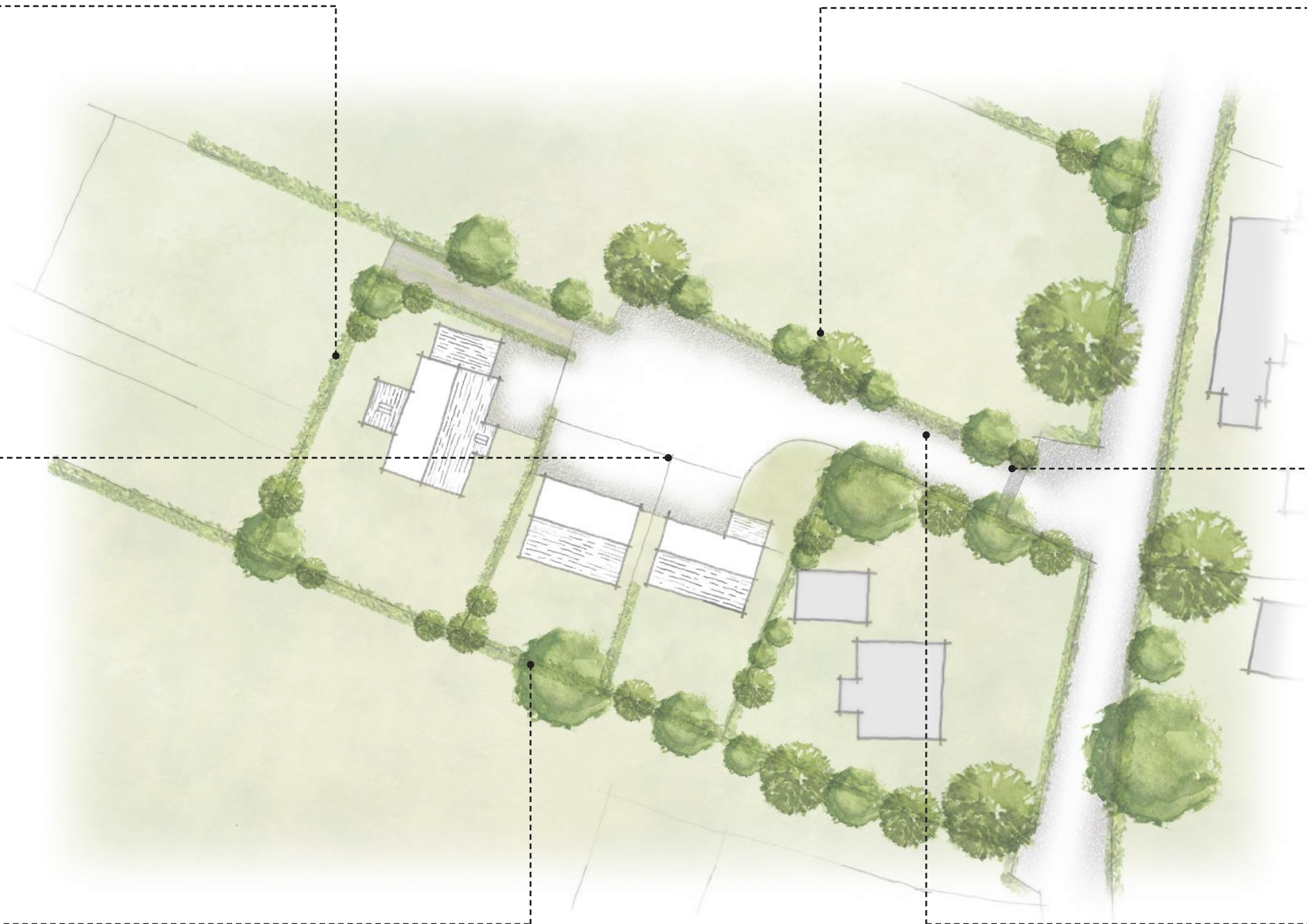
Hedgerow and landscaping to screen the dwellings, gardens and bin stores



Stone flag and setts hardstanding



Newly planted trees to screen the dwellings, gardens, recreational facilities and site



Existing trees to the South and East of the site to be retained and enhanced through new tree planting



Rumble strips with stone cobbles for the access route and site entrance



Wildflower grass verges

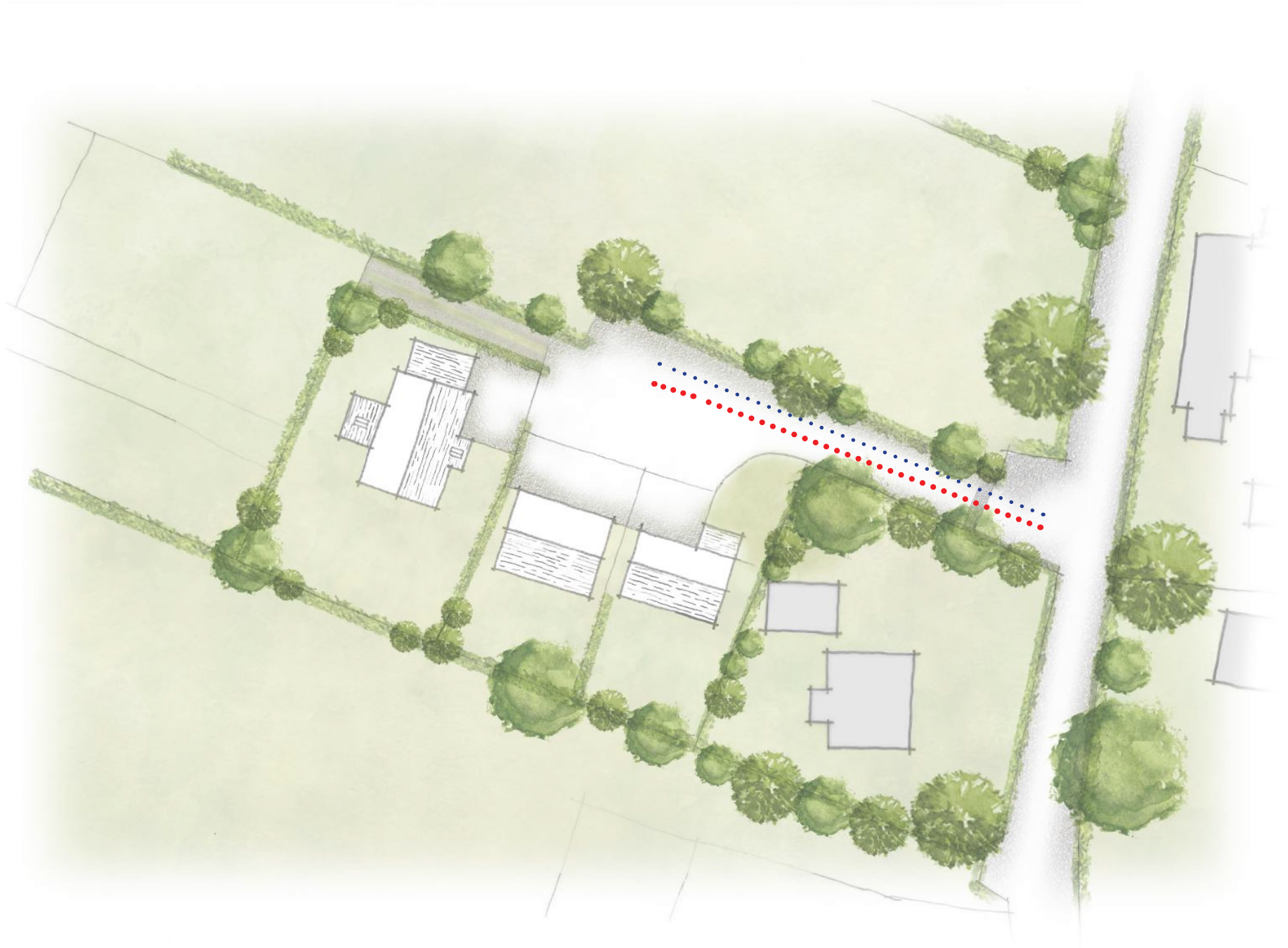
9.0 VEHICLE AND PEDESTRIAN ACCESS - NTS @ A3

9.1. Access for the site will utilise the existing access route from Showley Road. It is proposed that this access will be used by both pedestrians and vehicles.

9.2. Showley Road is an existing access road connecting the A59 and Blackburn.



1. View of existing access point into the site which will be utilised as part of the scheme.
2. View looking North along Showley Road at site entrance



Key:

Vehicle access
Pedestrian access

10.0 REFUSE ARRANGEMENTS

10.1. Refuse and recycling collection will take place from the site entrance to Showley Road. Bins will be dragged to the site entrance from individual private bins stores and collected from the roadside.

10.2. The proposed site layout includes bin stores, providing residents with fixed places to store their household waste ready for collection. These stores will be timber-clad in order to disguise the bins and reduce their visual impact.

10.3. Adjacent is a plan of the site showing the location of the bin stores. Below are examples of timber-clad bin stores to demonstrate how they will look.



Timber clad bin stores positioned to the front or sides of the dwellings.

Bin collection point

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