

DESIGN, PLANNING AND ACCESS STATEMENT INCORPORATING AFFORDABLE HOUSING STATEMENT

For
The Proposed Conversion of
The Former Lodematic Premises
for residential use
With associated external Works
At Primrose Mill,
Primrose Road,
Clitheroe
Lancashire

Date: October 2019
Job ref: 5857

This Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Mr Rob Evans, as part of a full planning application for the proposed conversion of a redundant mill building for residential use with associated external works.

It is to be read in conjunction with planning drawing Nos:

- 5857 – 01A
- 5857 – 02
- 5857 – 03
- 5857 – 04A
- 5857 – 05
- 5857 – 06A
- 5857 – 07B
- 5857 – 08B
- 5857 – 09B
- 5857 – 10B
- 5857 – 11B
- 5857 – 12B
- 5857 – 13
- 5857 – 14A
- 5857 – 15B
- 5857 – 16A
- 5857 – Location
- 5857 – Site Plan
- 5857 - Bat Survey
- 5857 - Heritage Statement
- 5857 – Transport Statement
- Noise Impact Assessment
- Drainage Statement
- Site Investigation and Ground Assessment

2.0 THE SITE

The development site is vacant and was previously occupied by Lodematic Ltd (manufacturer of hydraulic components) who have relocated to more modern premises within the Borough.

The site has an approximate area of 0.26 hectares and is located to the South of Woone Lane and to the North West of Primrose road Clitheroe.

Situated on the development site is a split level three storey former mill building, yard area and areas of hardstanding and vegetation. The site has a sloping topography.

The site is accessed via Primrose road accessed from the A671, Whalley road, Clitheroe.

The site is located within an established residential area. With Large scale newly constructed residential developments (Montgomerie Gardens) being undertaken in close proximity in recent times to the Northern perimeter of the site.

The development site is within a sustainable settlement area, with Clitheroe Town centre within walking and cycling distance. Local transport services are in abundance within the centre of Clitheroe with direct transport links to neighbouring towns and villages and direct transport links to Preston and Manchester.



PL. Existing ariel view of the site taken from google maps ©

3.0 DESIGN/LAYOUT

The proposed conversion of the mill structure utilises the existing footprint with additional floors incorporated into the design to make effective and efficient use of the building space ensuring the future longevity of the building.

To provide amenity space for residents and promote well-being a central 'green' open courtyard space has been the focal point of the design, acting as an open space communal garden area for residents with areas of vegetation, planting and seating.

The layout of the development comprises of four lower ground floor apartments, each consisting of an open plan living, kitchen and dining area, bedroom and bathroom. Two of the lower ground floor apartments also cater for a study/home office room. In addition, at lower ground floor level a central courtyard space is provided with direct access up to the central ground level courtyard, with local bin and bike store areas.

The ground floor level incorporates an enclosed parking area serving the northern first floor apartments.

The apartments accessed at ground floor level from the central open courtyard and from the first floor walkway are both split design over two floors in height each. They include over two floors an open plan living, kitchen and dining area, 2No. bedrooms, a cloak room, bathroom utilities and shower rooms.

4.0 SCALE

The scale of the development remains largely intact with only minor alterations proposed to the massing of the building. The poorly maintained twin gable roof to the South elevation is to be replaced with a new roof structure to maximise the available head height in the south elevation second floor apartments. In addition, the facade to the replaced roof will be increased in height by approximately 700mm to cater for the new roof position.

The scheme facilitates the creation of 25 apartments:

- 11No. 1 Bed Apartments
- 14No. 2 Bed Apartments

A consciences approach has been adopted to the design to ensure the existing appearance of the building is maintained. The External appearance of the building will remain intact with only minor alterations proposed.

The proposed external works to the envelope of the building include the existing single glazed windows to be replaced with double glazed windows. New windows and door openings are proposed to the east elevation to match the size of the existing large sliding door opening position.

The existing blocked up archway in the west elevation is to be re-instated.

6.0 EXTERNAL WORKS/LANDSCAPING

The external works facilitate areas of car parking, surfacing and vegetation/planting, refer to landscaping and planting schedules on drawing No. 5857 – 15B. To ensure parking requirements have been suitably allocated, 39No. parking bays have been provided on the site (see separate Transport Statement for further details). Strategically positioned bin stores have been positioned on the site in close proximity to the apartments they serve. The 4no. lower ground floor units to Block A have a local bin store accommodating 2no bins per unit within the lower level courtyard. A similar local allowance has been made for the 7no apartments within Block B at ground floor level (next to their internal parking space). The remaining 14no apartments within Block A over the ground, first and second floor level will use the 2no larger communal bin areas located centrally to either side of the courtyard. The refuse collection point and associated turning area has been illustrated on ref: 5857 – 16A. This provides an increased bin capacity to that currently approved to allow for the additional 7no units created.

Bike storage facilities have also been allocated within the site to provide safe cycle storage at both lower ground floor and ground floor courtyard level.

7.0 PRE-APPLICATION RESPONSE

Pre-application advise has been sought with this application to fully engage the planning department. The pre-application response concluded the retention and conversion of the mill as shown is acceptable and would be supported. A current approved planning scheme (ref: 3/2016/0764) for 18no units involving the demolition of a substantial Mill structure (Block B) exists. The new scheme now retains and utilises a large section of the existing mill building (Block B) in addition to Block A. Concerns in relation to the proposed dormer roofs where raised and subsequently due to this concern they have been removed from the proposed scheme to appease the concerns of the

Pre-application officer / planning officer and ensure the views and comments received have been fully incorporated into the design to ensure a future approval is granted.

8.0 HOUSING STATEMENT

Attention is drawn to the following revision made to the National Planning Policy Guidance since the April 2016 decision as stated in Paragraph 63 of the National Planning Policy Framework (NPPF) ***“Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount”*** (equivalent to the existing gross floor space of the existing building).

The area of the existing floor space and proposed new floor space created has been included on the planning form. Although, additional floor space has been created by means of additional floors incorporated into the design these have been retained solely within the existing envelope of the existing buildings (none outside of it upon any of the external undeveloped land). The further loss of low value and dilapidated external workshop buildings No. 1 to No. 4 (as illustrated on ref: 5857 – 01A) reduces the existing floor area from outside of the main existing buildings (Block A and Block B) further increasing the size of amenity space and reducing visible expansion and floor area.

Subsequently, we request RVBC consider a 0% affordable is granted as currently agreed on planning approval ref: 3/2016/0764.

9.0 CONCLUSION

In summary the proposal which forms the basis of this full planning application has been designed to provide an enhanced positive visual impact compared with that of the current approved scheme which will impact more positively upon the site and surrounding area. The scheme maximises the space within the existing building whilst ensuring the external appearance is maintained and protected. The proposals do not compromise the amenity of adjacent buildings/dwellings, or their amenity space and would not result in a loss of light. The site is within an established residential area in which large scale residential developments have been approved in recent times.