

# 19 0506 Design and Access Statement Proposed Residential Development And Alterations to Existing Dwellings 4 and 5 Land Adjacent to 5 Beech Close Clitheroe, Lancashire.



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## A1 - Application

### Site Address:

Land Adjacent to 5 Beech Close,  
Clitheroe, Ribble Valley  
Lancashire.

This design and access statement has been prepared by DC & MG Associates Ltd. On behalf of Onward Homes. This document should be read in conjunction with the following drawings and reports:

- 19 0506 EX001 Site Location Plan
- 19 0506 PN002 Site Layout Levels.
- 19 0506 EX002 Existing Floor Plans No. 4 and 5 Beech Close.
- 19 0506 EX003 Existing Elevations No. 4 and 5 Beech Close.
- 19 0506 SK201 Proposed Elevations Floor Plans No. 4 and 5 Beech Close.
- 19 0506 SK101 Proposed Plans No. 4 and 5 Beech Close.
- 19 0506 PN101 Proposed Floor Plans and Elevations New Build.

## A2 - Background

This statement is to accompany the planning application for a residential development on the site Beech Close on behalf of Onward Homes. The proposed site is currently made up part of the garden at 5 Beech Close Clitheroe and lies within a neighbourhood setting. The site is located in a sustainable position with access to community services, public transport, education and recreational facilities and so the development would provide a beneficial contribution to the area. The development would also aid the need for the current demand for new family houses in the area.

(NB An application (3/2017/0939) was submitted in September 2017 and subsequently withdrawn as per the description in section C.)

# Section B

## B1 - The Site Location



Site Area = 303m<sup>2</sup> (0.07 acres)

- Site Boundary
- Client Ownership Boundary



Figure 1 and 2 - The site is located on the west of Clitheroe, close to the town's centre. Beech Close can be accessed off Henthorne Street which is predominantly made up of stone faced terraces. Beech Close is a small development which caters for the local social housing needs.

The proposed site faces the entrance which includes number 4 and 5 Beech Close, the two storey semi-detached properties. The north west of the site backs onto the rear gardens of the two-storey houses on Beech Street, with the south-west opening onto communal allotments.

## A3 - Design Objectives

The proposals is for 2 new build residential dwellings and adjustments to the garden and parking arrangements to the existing properties at No. 4 and 5 Beech Close. There is one new build house type which is as follows;

House Type A - 2 Units at 70<sup>2</sup> overall floor area.

There is also a proposal to remodel and improve the adjacent properties at No 4 and 5 Beech Close. Since the original application in September 2017 Onward homes have acquired Number 4 Beech Close and have decided to include a scheme which sees elevation improvements and new parking and garden arrangements to No. 4 and 5. The four units provide a new fresh design for the north west part of the site included within the red edge.

The design objectives we have set will have a positive contribution to an already attractive and coherent townscape whilst providing an excellent standard of living accommodation. A brief overview of these objectives are listed below, for further detail please see section D.

- Include a residential scheme which focuses on delivering high quality and well-considered living spaces.
- Comply with both Local and National Planning Policy.
- Enhance the street-scene along Beech Close.
- Provide off street car parking to a level deemed suitable by the Local Authority.
- Achieve good levels of accessibility, to exceed Approved Document M of The Building Regulations
- Develop suitable boundary treatments to provide both privacy for the existing residents as well as a having a positive presence along Beech Close.

## B2 - Existing Site Photographs



Fig. 3- View onto the proposed site from Beech Close.



Fig. 5- Number 4 and 5 Beech Close.



Fig. 4- Direct view onto the proposed building site.



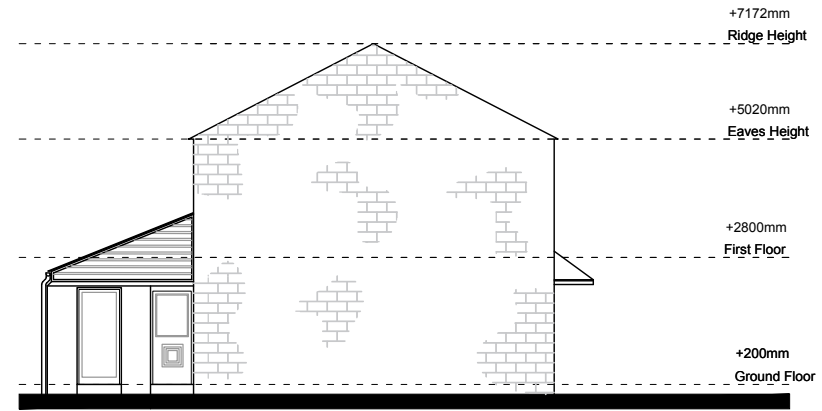
Fig. 6- View onto Beech Close road from Henthorn Road.

# Section B (Continued)

## B1 - Existing Plot 4 and 5 Elevations.



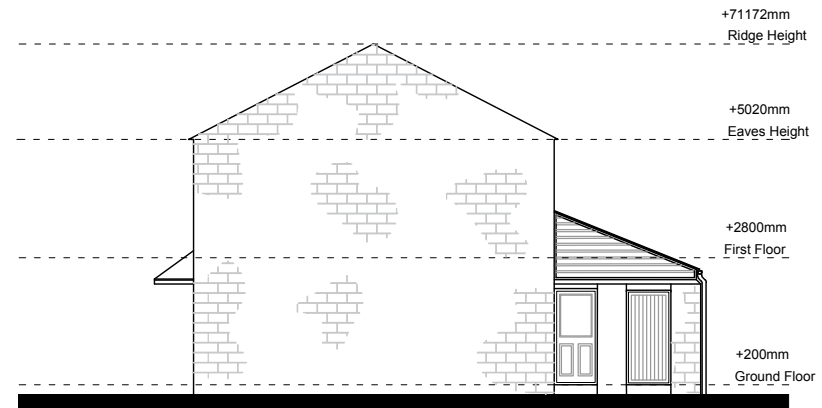
Rear Elevation



Side Elevation



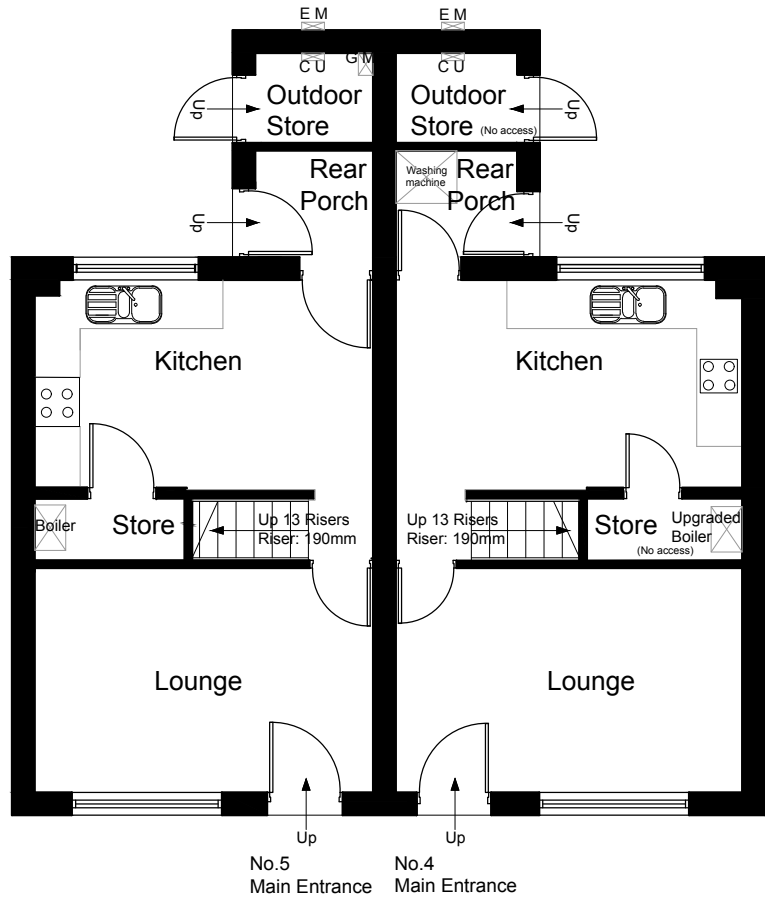
Front Elevation



Side Elevation

Fig. 7 - Existing elevation drawings

# B1 - Existing Plot 4 and 5 Floor Plans



Ground Floor



First Floor

Fig. 8 - Existing Floor Plans

## Section C

### C - Pre-Planning Advice

Beech Close site has already had a scheme submitted for planning in September 2017. The previous planning application number is 3/2017/0939, this proposed the development of 2 new build properties in this current application. Stephen Kilmartin was the planning officer who was allocated with the application.

The application was withdrawn in October 2017 to address issues around parking and RVH land ownership. Since application 3/2017/0939 has been withdrawn, the issues regarding this site have since been resolved and all comments have been incorporated into the new design. Onward homes have also purchased number 4 Beech Close, hence the improvements for number 4 and 5 being included as part of this application.

This new application is being submitted with consideration to the previous scheme, and planning comments have been taken on board therefore updates to the site layout have followed. This planning process has helped developed an already strong application into a more developed and thorough housing scheme, with the potential to have a positive contribution to an already attracted townscape.

## Section D

### D1 - Layout and Amount

Please refer to 19 0506 PN002 Site Layout

The main layout principle is to create a pair of high quality dwellings and Improving gardens, rear access, parking and the appearance of existing dwellings 4 and 5. The proposed houses are set in a prime location offering an excellent opportunity to provide individuals with a place they can call home. The entrance of the site is highlighted by feature stone elevations and where possible soft landscaping will enhance the street scene especially when viewed from Henthorn Road. Two vehicle parking spaces are available for each of the two-bedroom dwellings, to avoid the site being dominated by vehicle car parking, every effort has been made to ensure that each property enjoys some green space to the front.

The proposed site also provides;

- All the houses with private rear amenity space
- A secure gate is proposed to access the rear of the properties.
- Two car parking spaces per house with sufficient space.
- All of the houses are provided with soft landscaping/front gardens.

The

### D2 - Scale and Massing

Please refer to drawing;

- 19 0506 PN101 Proposed Floor Plans & Elevations

The scale of the houses are proportionate to the surrounding context. Proposals will be limited to a maximum of 2 storeys with pitched roof construction limited to a modest pitch and low eaves height to ensure compatibility with neighbouring developments.

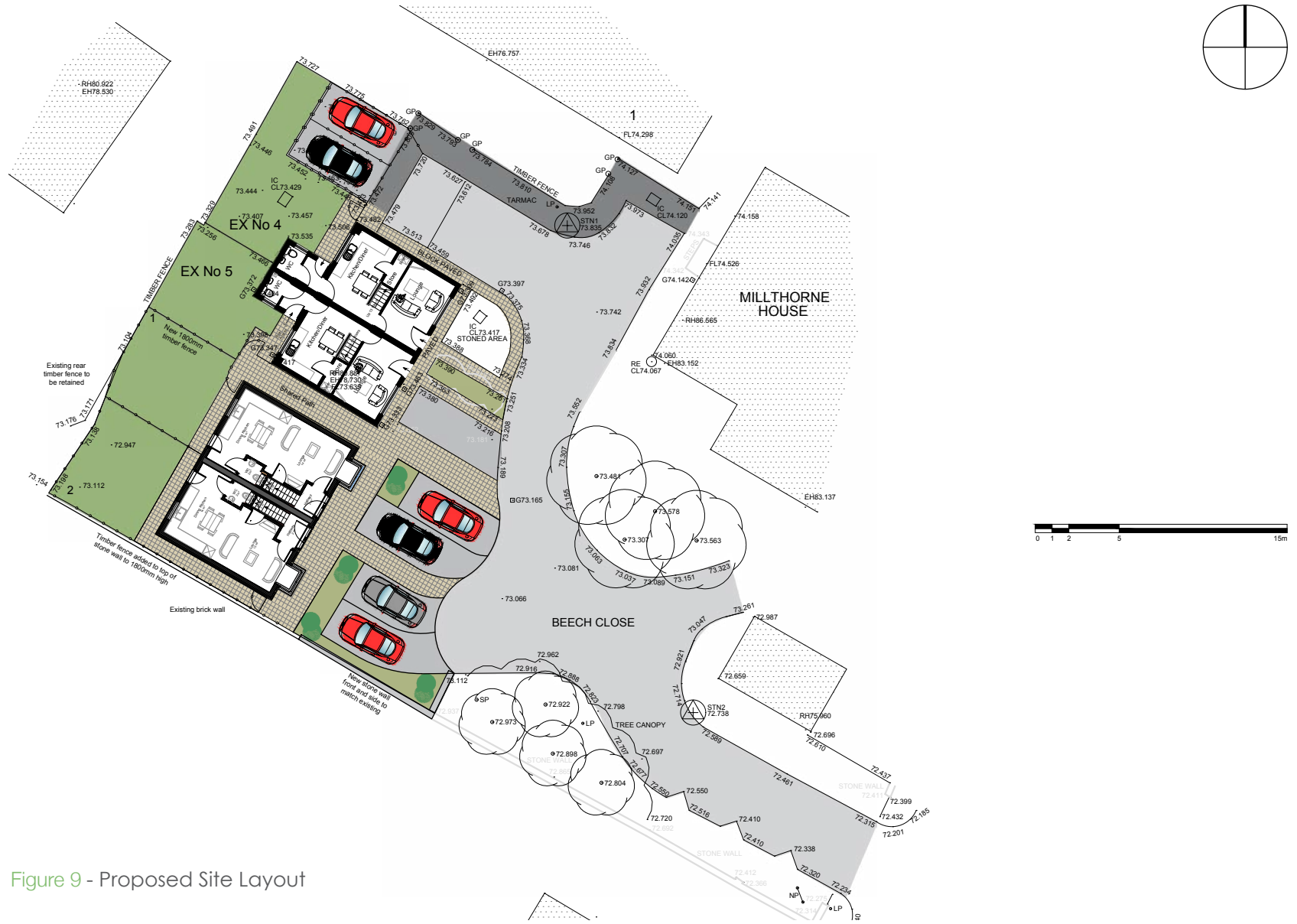
### D3 - Appearance and Materials

The building design and layout of the site has been informed by site analysis, appraisal of the existing buildings, and an appreciation of the site and its context. The design and positioning of the buildings has resulted from site constraints such as the position of access to the site. The material palette seeks to create a simple and modern interpretation of the surrounding area.

The primary cladding materials for the front elevation of the new build houses will be reconstituted stone that draws upon the strong character of the local area, with a contrasting render used to the rear and sides of the dwellings. These two materials will be complimented by reconstituted stone window heads and sills, as well as quoin detailing to the corners. The roofs will be clad in slate effect tiles. The windows, fascias, and soffits will be in a grey uPVC in keeping with the surrounding properties. The soft landscaping will be a mixture of suitable local species and grassed areas and will be developed further at a later date. Hard landscaping will be robust tarmacadam to vehicular parking spaces, with block pavements to footways and patios.

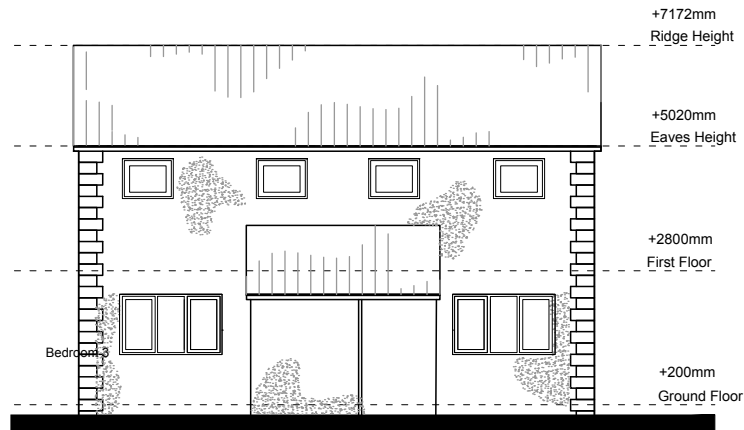
The external alterations to the existing properties include rendering of existing building to match the rear of the new proposed dwellings. Proposed quoin detailing to match the proposed houses and to fit in with the local vernacular. New windows and doors fitted throughout, the colours are to match the proposed dwellings adjacent.

# Section D - Continued

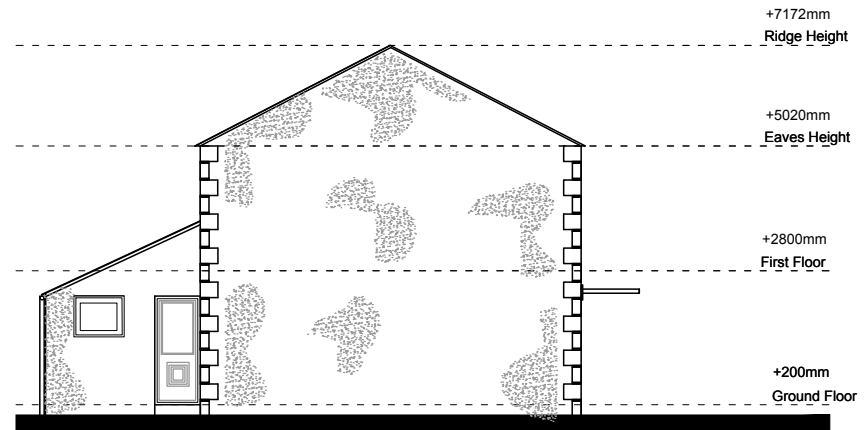


# Section D - Continued

## Proposed Plot 4 and 5 Elevation Refurbishment



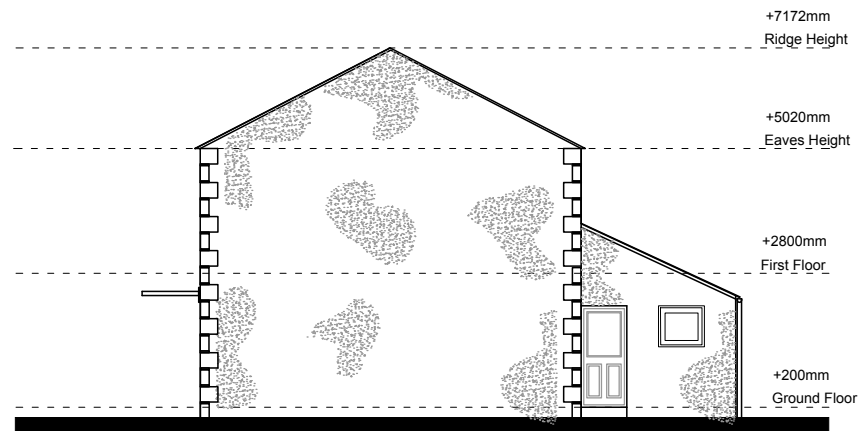
Rear Elevation



Side Elevation

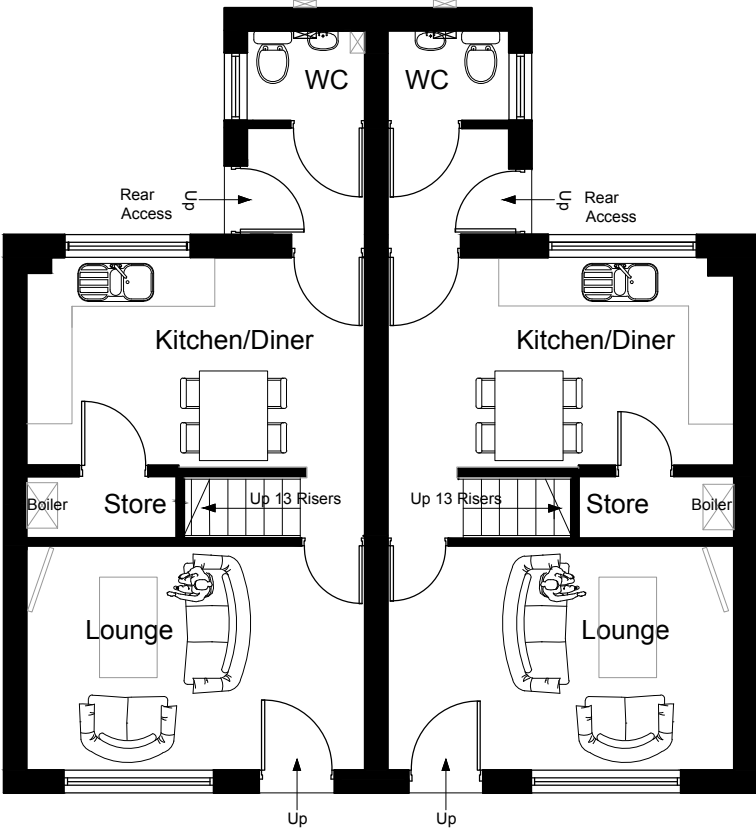


Front Elevation

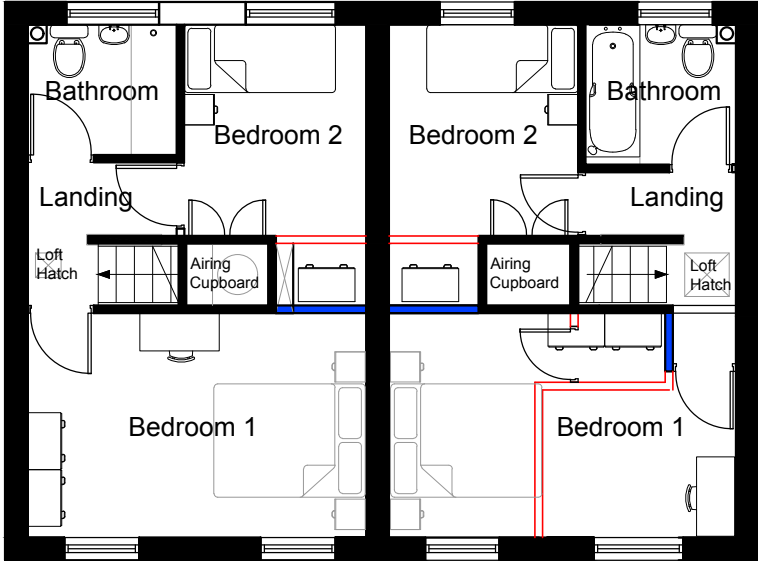


Side Elevation

Proposed Plot 4 and 5 Floor Plan Refurbishment



Ground Floor  
 No.5 Main Entrance  
 No.4 Main Entrance

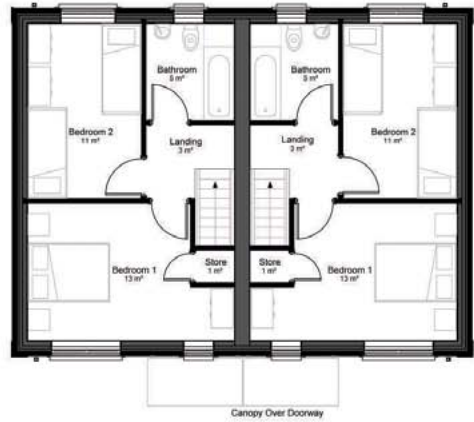


First Floor

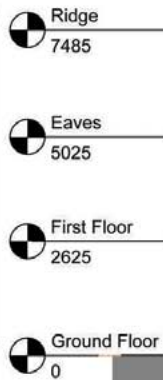
KEY:  
 Existing to be removed  
 New Wall / Structure



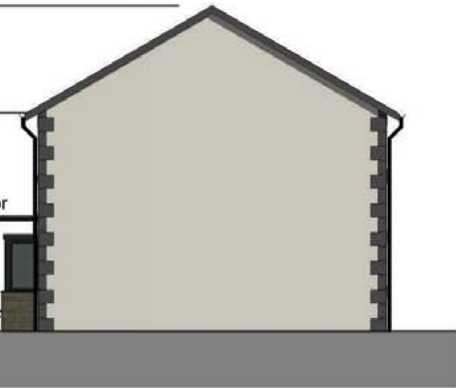
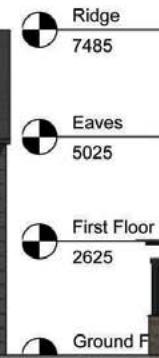
# Proposed Floor Plans and Elevations for new build development



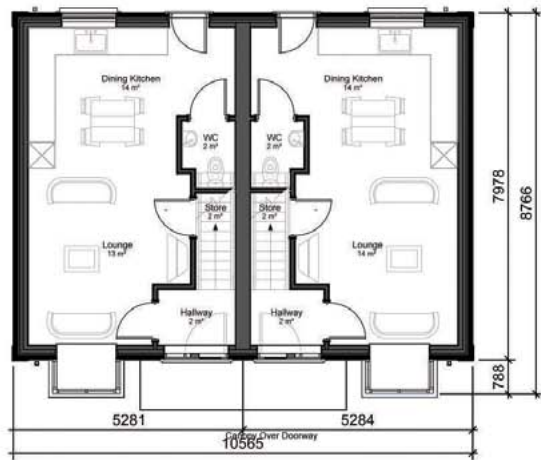
Proposed First Floor (35m)<sup>2</sup>



Proposed Front Elevation 1:100



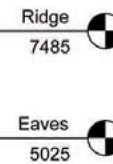
Proposed Side Elevation 1:100



Proposed Ground Floor (35m)<sup>2</sup>



Proposed Rear Elevation 1:100



## Section E

### E1 - Site Access

Vehicle site access will be via from the existing Beech Close which accommodates for two way traffic. Beech Close is easily accessible from the main road (Henthorn Road). Four car parking spaces are proposed and will all be off-street in private driveways. The car parking layout has been configured to ensure that cars are able to both enter and exit the site in a forward gear.

### E2 - Pedestrian Access

Pedestrian access to the site is via the main road ( Henthorn Road) with direct access to the site via Beech Close. The road is a shared access road which leads you directly to the houses.

### E3 - Public Transport

The site is well serviced with bus stops within 200m that provide transport to Clitheroe town centre and surrounding areas. The closest bus stop is a 3 minute walk from the site located on Bawdlands Road, the stop is called Kings Arms. There are several bus routes available within a 2 minute walk. From Edisford Road there is a regular service into the centre of Clitheroe with route numbers 2, 510, 645 and 645 buses, linking the site towns such as Chipping, Dunsop Bridge, Whitewell and Sawley.

The site is well connected to the wider railway network with Clitheroe Railway Station only 0.4 miles to the northeast of the site. Hourly services run from this station to either Blackburn or Manchester.

### E4 - Local Amenities

New market street is located within a 10 minute walk of the site, providing range of local facilities and amenities. There is a good range of shops, restaurant and supermarkets food store within a five minute drive. There are also a number of schools, churches, parks and sports facilities established into the local area, including Clitheroe Edisford Primary School which is within easy walking distance of the site.

### E5 - Inclusive Access

The site and houses are to be designed and arranged to comply with Approved Document Part M of the Building Regulations with inclusive accessibility for all in mind. Pedestrian entrances to all dwellings will be designed with a level access approach to doorways with a minimum clear opening width of 1000mm. Internal circulation including clear opening widths to all internal doors will be designed to meet and exceed Part M.