

Addendum Design & Access Statement

## Sheepfold Crescent, Barrow

Created on behalf of Lea Hough Ltd.  
April 2020

Revision A



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SECTION  
**01**

**INTRODUCTION**

## 1.1 Foreword

This Addendum Design and Access Statement (DAS) has been prepared by Baldwin Design Consultancy Limited on behalf of Lea Hough Ltd. to support the Reserved Matters application for residential development located at land off Sheepfold Crescent, Barrowbrook.

The reserved matters application seeks to build upon the conceptual design laid out in the approved Outline Planning Application (Ref: 3/2018/0910) for up to 26 residential units.

The purpose of this document is to explain and illustrate the evolution of the design process from the Outline Application through to the reserved matters submission and, where necessary, justify any changes that have been made,

As part of the Outline Application process, a comprehensive masterplan was produced, to address the needs of the Reserved Matters Application, this masterplan was developed and evolved.

## 1.2 Design & Access Statement Methodology

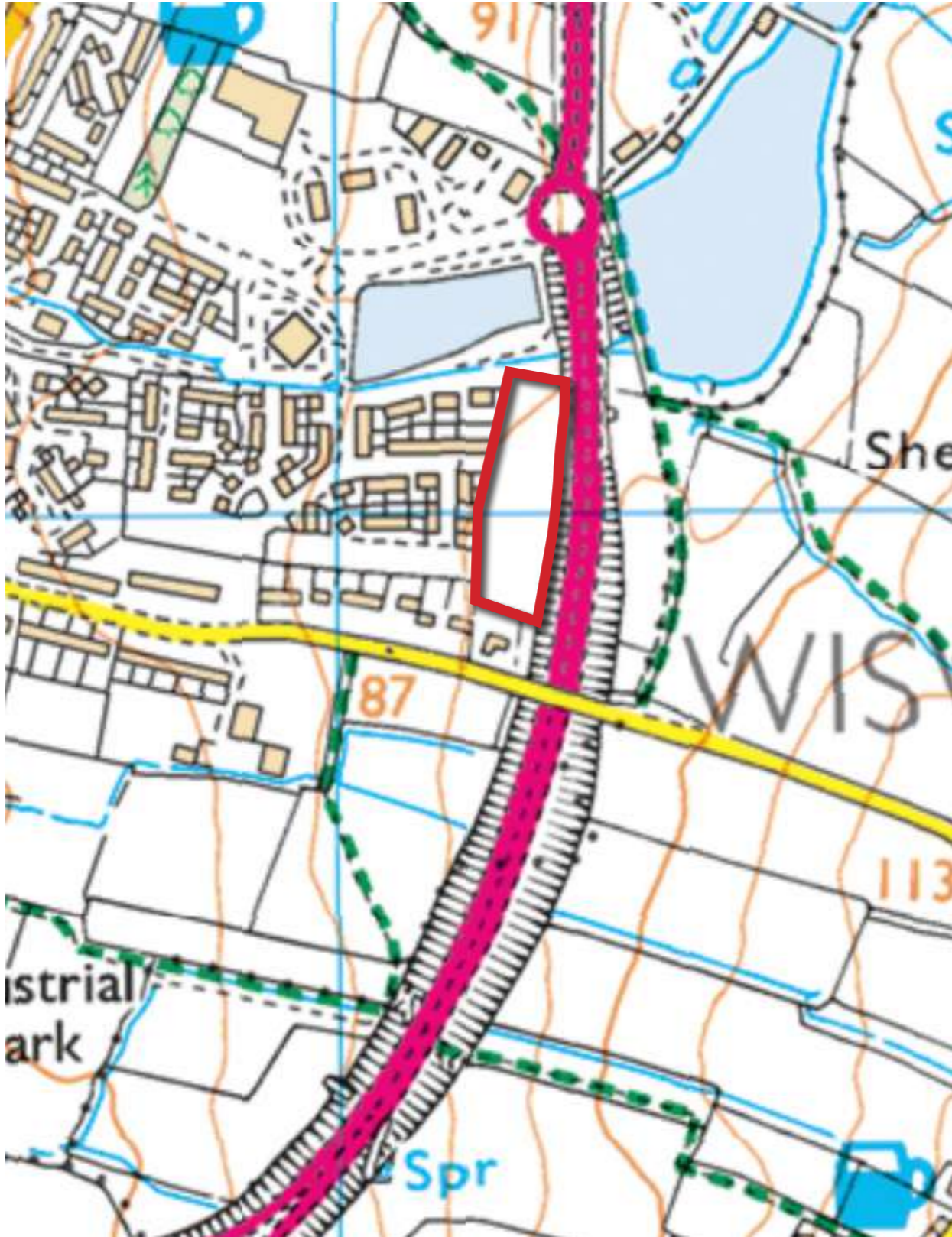
The structure of the associated Design and Access Statement and the detail within follows the guidance from CABI's 'Design and Access Statements: How to read and use them' (2006) and Part 2, Article 8 of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

This addendum document seeks to build upon the previously submitted DAS, and as such will address the following design principals and concepts only as an addendum to the previously submitted information:

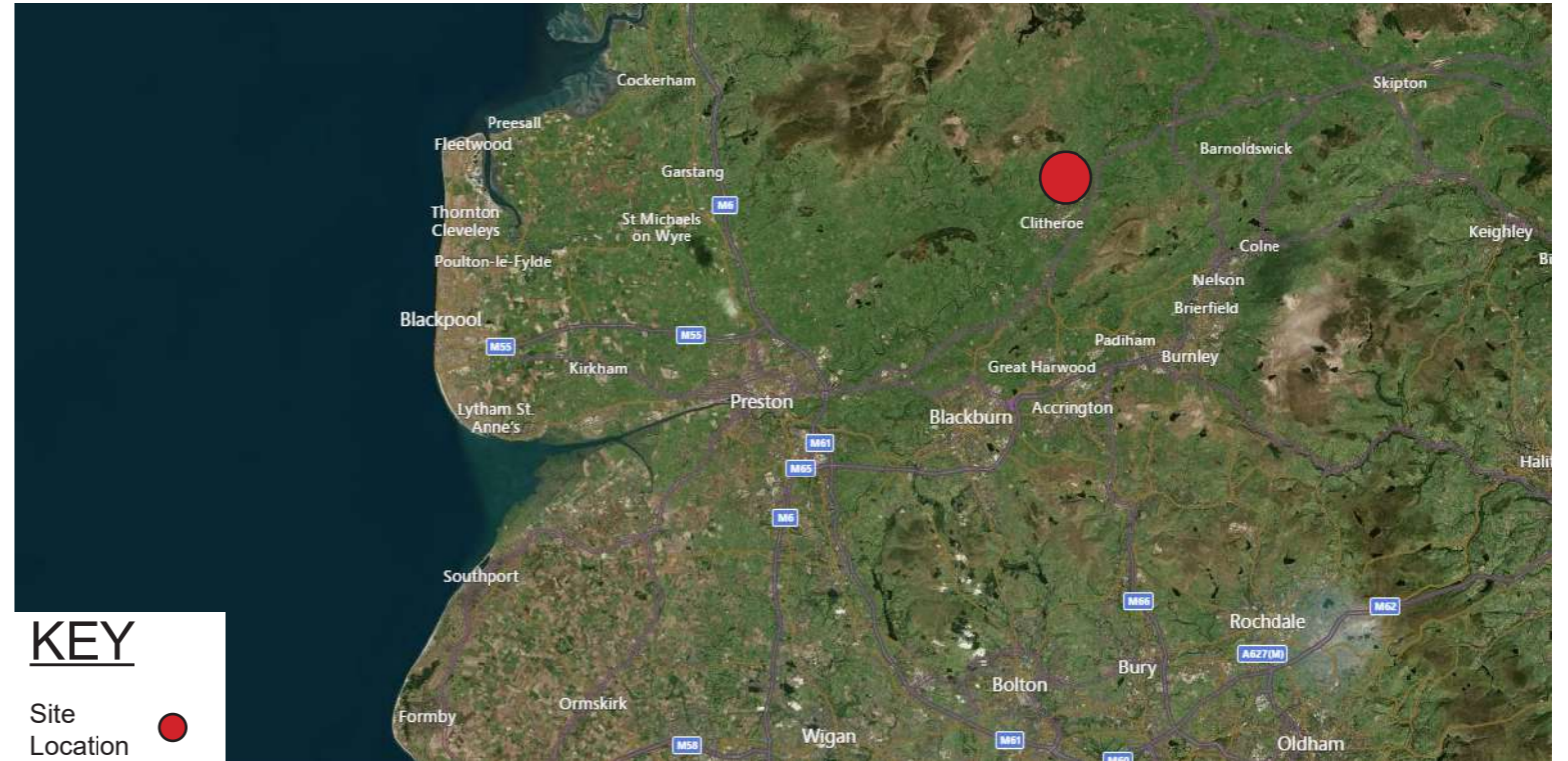
- **Design Principles**
- **Layout and Access**
- **Use and Ammount**
- **Landscape**

**SITE AND SURROUNDING AREA** SECTION  
**02**

## 2.1 Location and Context



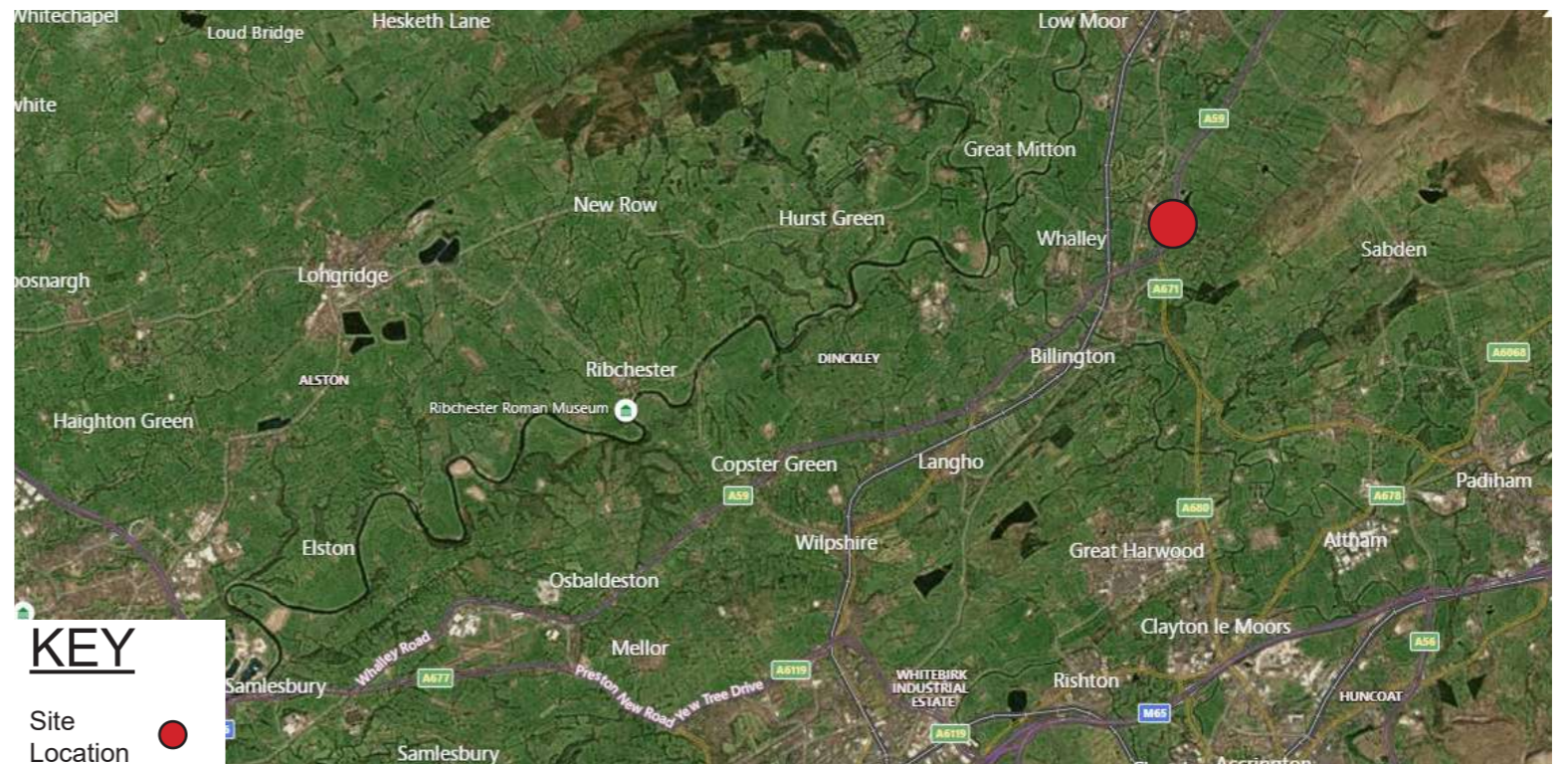
OS Plan



### KEY

Site Location ●

Regional Context Plan



### KEY

Site Location ●

District Context Plan

**OUTLINE PLANNING APPROVAL**

SECTION  
**03**

## 3.1 Outline Planning Permission

RIBBLE VALLEY BOROUGH COUNCIL  
 Development Department  
 Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA  
 Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2018/0910  
 DECISION DATE: 14/01/2019  
 DATE RECEIVED: 08/10/2018

APPLICANT:  
 Newclose Properties Ltd and Lea Hough  
 Chartered Surveyors  
 .o Agent

AGENT:  
 Mr Brian Sumner  
 Avalon Town Planning Ltd  
 2 Reedley Business Centre  
 Redman Road  
 Reedley  
 BB10 2TY

**PARTICULARS OF DEVELOPMENT:** Application for outline consent for 20 bungalows for the elderly (6 detached two-bed and 14 semi-detached one-bed and of which two are affordable) and 6 affordable, two-bed apartments with associated roads, ancillary works landscaping and access.

**AT:** Land off Sheepfold Crescent Barrow BB7 9XR

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

Timings and Commencement

1 Application(s) for approval of all outstanding reserved matters must be made to the Local Planning Authority not later than the expiration of eighteen months beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of eighteen months from the date of this permission; or

(b) The expiration of 18 months from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.



**KEY**

Site ———  
 Boundary

*Aerial site location plan*

### 3.2 Approved Masterplan



The adjacent Layout Plan was approved as part of the Outline Planning Application (ref: 3/2018/0910), the key factors which define the development are as follows:

- New development to match existing character and follow existing build lines,
- Acoustic screening to adjacent A59 through tree planting and soft landscaping,
- Courtyard shared surfaces directly serving several dwellings,
- Mix of tenured dwellings and dwelling sizes,

The adjacent plan shows how the scheme responds to its surroundings including the retained and proposed landscaping.

### 3.3 Proposed Site Layout



The adjacent Layout Plan has been designed to compliment and progress the previous layout, the key factors which define the development are as follows:

- New development to concur with application 3/2018/0910 and will match existing character and build lines accordingly.
- Acoustic screening to adjacent A59 through tree planting and soft landscaping has been retained.
- Courtyard shared surfaces have been retained with the number of served dwellings reduced in accordance with Manual for Streets guidance.
- Dwelling provision on site to be 1.5 storey dwelling houses (detached and semi-detached) with apartment provision in a single 3 storey block.
- Access to the development has been retained from the outline application and will be served from Sheepfold Crescent.

The adjacent plan shows how the scheme responds to its surroundings including the retained and proposed landscaping.

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SECTION  
**04**

**URBAN DESIGN**

## 4.1 Movement and Connections

### Road pattern

The site plan has been designed to allow the development to be easily navigated and with key vehicular routes. The primary vehicular route is a 5.5m wide estate road which branches off to serve the east of the site, leading to a 4.8m access road with turning facilities at the final terminations. This will allow vehicles to penetrate the site and easily navigate through it.

Shared surfaces and private drives have been provided at the ends of the estate and access roads to allow the user to navigate through the development with ease. Private drives have been used to reduce traffic around the development edges.

### Pedestrian movement

Pedestrians have clearly defined routes throughout the scheme with designated footways separating them from road traffic along the main pedestrian public realm. These routes will be safe and comfortable spaces well over looked by the proposed buildings.

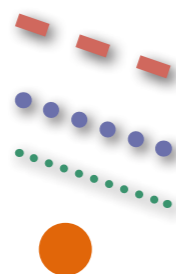
### Buildings

The proposed buildings will aid movement assisting with navigation from key locations. Feature plots have been employed to ensure a sense of place and focal points have been positioned to provide distinct points along the routes.

The scheme will incorporate bin facilities for all dwellings within curtilage. Apartment accommodation will have a separate bin and cycle storage facility.

### KEY

- Indicates Primary vehicular route
- Indicates proposed Shared Access
- Indicates pedestrian route
- Indicates Electric Vehicle Charge Point



Movement and Connections Plan

## 4.2 Layout and Scale

The scale of building is of importance if the development is to integrate into the existing townscape. With this in mind, the massing and rhythm of the surrounding buildings has been repeated within the proposed development, replicating the precedent set in the local area. This consists of a range of 2 and 3 bedroom houses, all of 1.5 storeys. Provision has been made for 2 bedroom apartments via a single 3 storey block. Hard and soft landscaping features have also been chosen to reflect the scale of the surrounding area.

30% of the dwelling provision is to be designated as Affordable Housing.

House Type	Bed No.	Type	No.	Sqft	Total Sqft	Split
<b>Open Market</b>						
Type A	2	Semi-Detached	9	998	8982	34.62%
Type B	2	Semi-Detached	3	983	2949	11.54%
Type C	3	Detached	6	697	4182	23.08%
<b>Affordable Provision</b>						
Type A	2	Semi-Detached	2	998	1996	7.69%
Apartments	2	Apartments	6	705	4230	23.08%
<b>Total</b>			<b>26</b>		<b>22339</b>	<b>100.00%</b>

- Indicates three storey development
- Indicates 1.5 storey development
- Indicates single storey development



Storey Heights Plan

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**MATERIAL CONSIDERATIONS** SECTION  
**05**

## 5.1 Landscaping and Boundary Treatments

The hard and soft landscaping in this scheme is designed to create a high quality public realm that is sympathetic to the surrounding area whilst maintaining the unique identity and character of this proposed development. The life span of the landscaping will be of critical importance when considering surface finishes and planting if longevity is to be achieved. The landscaping will provide texture and make the development feel established. Careful choice of plants will significantly improve the biodiversity of the site and provide a habitat for urban dwelling wildlife. Landscaping has been given significant weight at the inception stage to insure it is fully integrated. Street trees have been widely used throughout the site although shrubs and bushes are limited adjacent to paths to prevent intrusion and the creation of fear of crime.

The site is bounded by residential buildings along Sheepfold Crescent to the west, a retail park to the north, adjacent farmland bounded by the A59 to the east and south. The site is currently vacant, as such there are no existing features on the site however, it is proposed to retain the trees and hedges present along the boundaries and provide new trees and open green spaces to the site as a whole.

The site has proposed trees and hedges running along the primary roads will give the development a sense of maturity, whilst restoring the site's landscape inheritance and to ensure natural habitat is preserved. All buildings and roads are set outside the root protection lines to continue the longevity of these features.

All intermediate plot boundaries will consist of 1.8 metre high timber fencing with timber posts and panels to satisfy the security and privacy of each dwelling. 1.8 metre high timber fencing will form the rear boundaries.

Coursed stone walls, partially shielded by planting, will provide a secure but visually appealing barrier at focal boundaries within the development's street scene.

As part of the wider landscaping scheme, an attenuation pond will be provided to the north west of the site



Close boarded timber fence



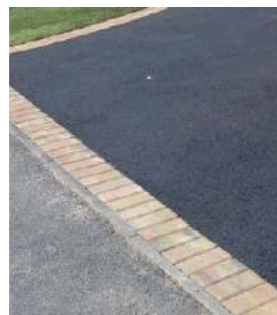
Coursed Stone wall with Timber Fence



Timber gate



Resin Bonded Gravel



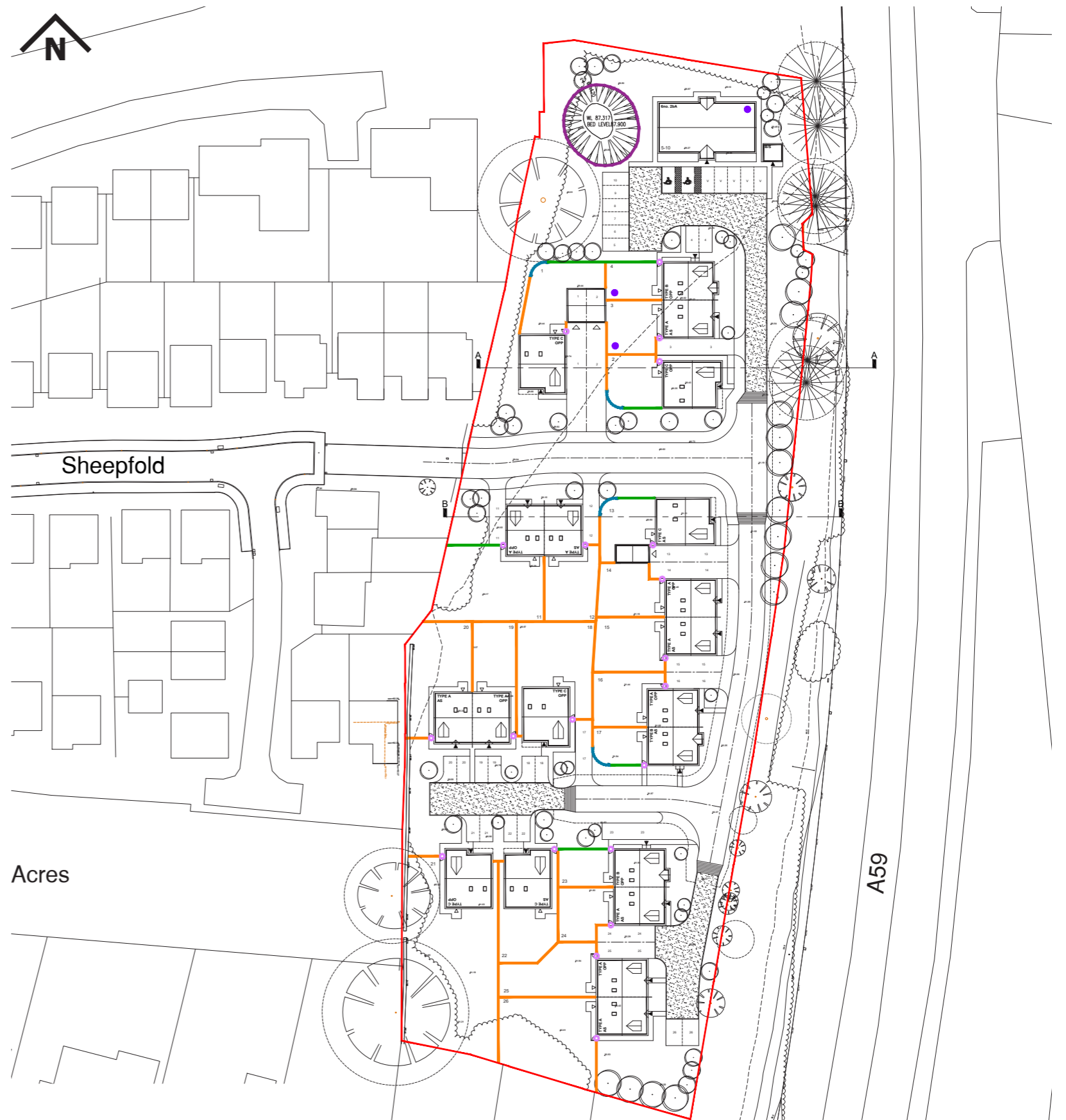
Tarmacadam with Clay Block Paving



Red Multi Clay Block



Red Tegula Cobbles



Boundary Treatments Plan

## 5.2 Materials Context & Selection

The materials selection for the project has been influenced by existing vernacular. The surrounding residential stock has been assessed and prominent features and materials have been considered for use in the proposed development.

The surrounding developments have been recently constructed and are all of a contemporary style with wide streets and open courtyard spaces feeding several dwellings. Some examples of the surrounding developments are presented below:



The images above show the typical materials present in the nearby residential developments, the proposed materials selection is sympathetic to this vernacular. It is proposed to take environmental features such as the courtyard spaces and use them to create a similar sense of place and character within the new development.



Coursed Stone

Cream Render

Grey Roof Tiles

Stone Quoins



White UPVC Windows throughout



Grey front doors throughout



Grey garage doors throughout



Black Rainwater Goods throughout



## 5.3 House Types



### House Type A

House Type A is a semi-detached dormer bungalow with coursed stone accentuated with stone quoins and natural slate roofing tiles.

Bedrooms: 2  
Area: 998sq.ft



### House Type B

House Type B is a semi-detached dormer bungalow with coursed stone accentuated with stone quoins and natural slate roofing tiles.

Bedrooms: 2  
Area: 983sq.ft



### House Type C

House Type C is a detached dormer bungalow with coursed stone accentuated with stone quoins and natural slate roofing tiles.

Bedrooms: 3  
Area: 697sq.ft

### Apartment Provision

The apartment provision is served by a single three storey block clad with coursed stone accentuated with stone quoins and natural slate roofing tiles.

The apartment block is tenured entirely towards affordable housing.

Bedrooms: 2  
Area: 705sq.ft



SECTION  
**CONCLUSION 06**



Outline Planning Approval 3/2018/0910 established the built form, layout principles and urban design characteristics of the Sheepfold Crescent site. The Reserved Matters Application to which this document pertains follows these established design principles and incorporates factors taken from the detailed design of the house types such as the M4(2) space standards set out in the Standards for Accessible Housing.

The built structure of the development has remained largely unchanged with quality control to ensure that the standards for interface distances and adequate garden provisions are maintained. As such a minimum of 21m between units will be provided, ensuring a minimum back garden of 10m throughout the development.

The number and tenure of dwellings provided is established in Approval 3/2018/0910 as 26 units of mixed tenure, this has been retained for this application.

Following discussions with third party consultants regarding surface water attenuation and drainage, an attenuation pond has been provided to the northwest corner of the site, and the apartment block relocated slightly to accommodate this.

The established provision for courtyard parking has been retained but limited to five dwellings to comply with Manual for Streets guidance (or an apartment block and a single dwellinghouse).

Consideration has been given to waste disposal and collection and as such every dwelling has the provision for private in-curtilage waste storage, easily accessible from the road to facilitate easy collection.

A robust landscaping scheme including the aforementioned attenuation pond has been designed to enrich the scheme and provide a desirable area with a sense of place and landscaped heritage.

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