

DC & MG
ASSOCIATES

20 1124 P901 DESIGN AND ACCESS STATEMENT

148 BAWDLANDS

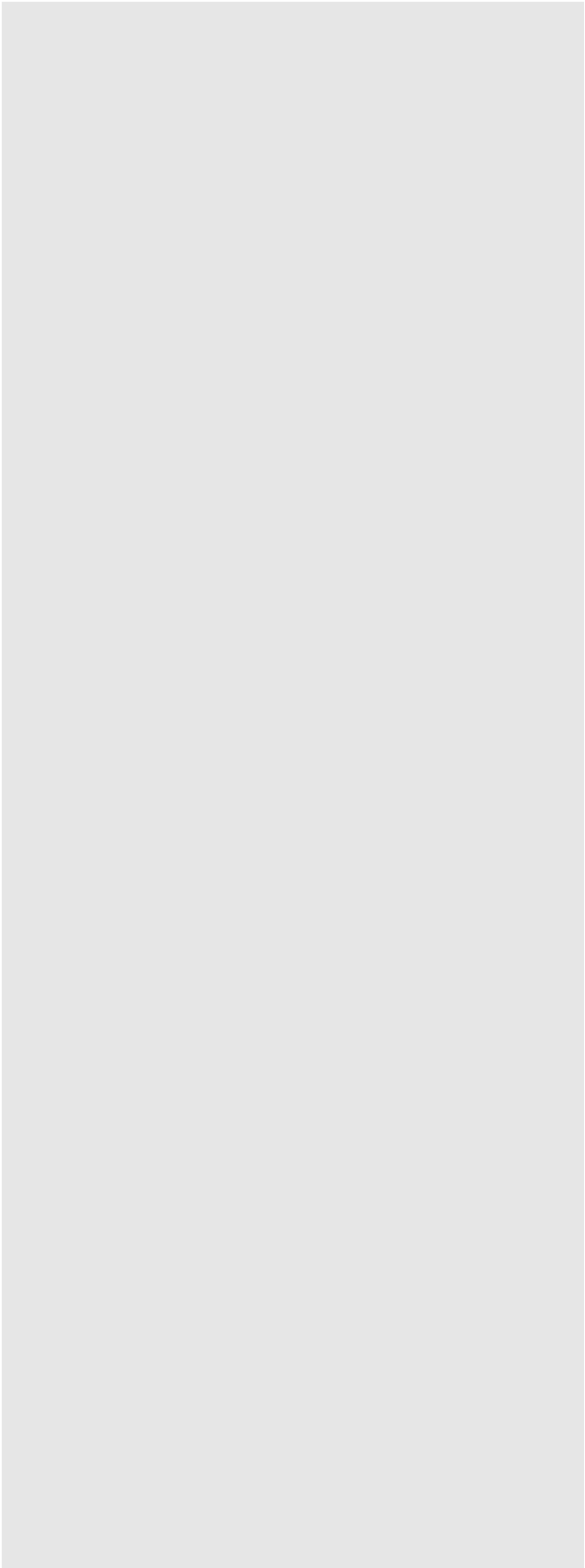
CLITHEROE, BB7 2LA

SEPTEMBER 2020



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SECTION A

APPLICATION INTRODUCTION

A1 Application

Site Address:
148 Bawdlands
Clitheroe
BB7 2LA

This Design And Access Statement has been prepared by DC & MG Associates on behalf of Onward Homes in support of their Full Plans application to provide residential accommodation.

The document should be read in conjunction with the following drawings and reports:

- 20 1124 L01 Location Plan
- 20 1124 SK003 RevA Proposed Site Plan
- 20 1124 SK101 RevA Floor Plans
- 20 1124 SK201 Elevations
- 20 1124 SK301 Site Sections - Existing
- 20 1124 SK302 Site Sections - Proposed
- S20-609 Topographical Land Survey, prepared by JLP Surveying, August 2020.
- Tree Survey & Report, prepared by Envirotech Ecological Consultants, September 2020.
- Bat & Ecology Survey, prepared by Envirotech Ecological Consultants, September 2020.
- Phase 1 Report, prepared by Carley Daines & Partners Limited, September 2020.

A2 Background

On the site currently is a house owned by Onward Homes which has been converted into two flats previously. Adjacent to the property is an area of allotments, also owned by Onward Homes.

The house occupies a triangular corner plot between Bawdlands (B6243), Thorn Street and Henthorn Road. The site is elevated from Thorn Street and there are a couple of stone retaining walls on this side. The side fronting Bawdlands is level to the street.

The site is surrounded by a low stone wall on all sides.

A3 Design Objectives

The proposals are for 3 three-bedroom houses, plus new car parking and landscaping. Each unit is provided with two car parking spaces and private gardens.

There are three house types, with areas ranging from 84.2m² - 90.4m²

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 details 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 Thorn Street
- Provide off street car parking to a level deemed suitable by the Local Authority.
- Develop suitable boundary treatments to provide both privacy for the existing residents as well as a having a positive presence along Thorn Street/Bawdlands.

SECTION B

THE SITE

B1 Site Location

Please refer to drawing 20 1124 L01 Location Plan for a scaled location plan.

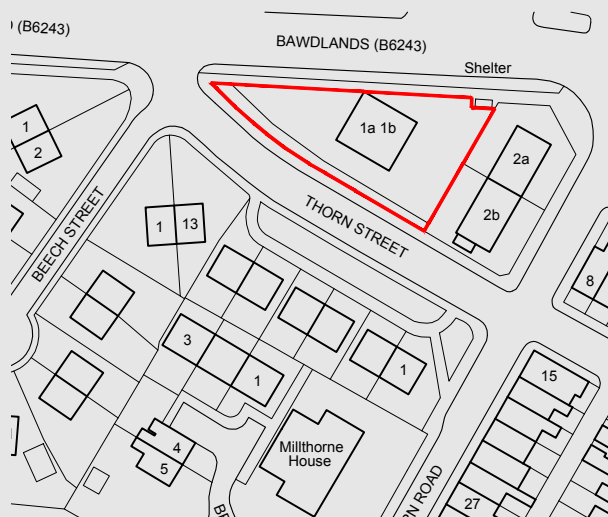


Fig. 1 - Site location Plan

The site is located approximately 0.5 miles to the South West of Clitheroe town centre. The site is on the corner of Thorn Street and Bawdlands and occupies an elevated position when viewed from Thorn Street.

There is currently an existing property on the site which is accessed from Bawdlands.

The surrounding area is predominantly made up of stone faced terraces but there are a number of bungalows circa 1950s immediately opposite and to the east of the site.

Within the site is an area of allotment gardens

The total site area is 0.08 hectares (0.19 acres)

B2 Existing Site Photographs



Fig. 2 - View of existing property on the site, looking east from Thorn Street



Fig. 3 - View of existing property on the site, looking east from Thorn Street



Fig. 4- Street view of the property from Bawdlands



Fig. 5 - View from the junction of Thorn Street and Bawdlands



Fig. 6 - View of the existing garden



Fig. 7 - View of the retaining stone walls from Thorn Street



Fig. 8 - Existing allotments within the site



Fig. 9 - Surrounding stone terrace properties



Fig. 10 - Existing bus shelter adjacent to the site (Bawdlands)

SECTION C

PRE-PLANNING ADVICE

C1 Pre-Planning Advice

A Pre-Application Advice submission was made to Ribble Valley Council on 2 April 2020. A response letter from Principal Planning Officer was received dated 6th May 2020. The Relevant Core Strategy Policies considered were as follows:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Presumption in favour of sustainable development
- Key Statement EN2 – Landscape
- Key Statement EN4 – Biodiversity and Geodiversity
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME2– Landscape and Townscape Protection

Based on the submitted layout and site context information, the principle of residential development on the site was felt to be acceptable. Information on what any future application would need to include was given as a Design and Access Statement plus a Bat Report with regard to the work on the existing dwelling. These are included in the application alongside the advised section information showing how the proposed dwellings and car parking arrangements will be facilitated and relate to the site context.

The Advice also made reference to sections being needed to show the relationship between the proposed dwelling to Plot 1 and the bungalows at Nos 2a and 2b Henthorn Road to the east. It also asked that there be no habitable room windows to the side elevation of Plot 1 to protect the privacy of the bungalows. The submission drawings include sections to show the relationship proposed to avoid any issues with loss of privacy or overbearing impact on the existing properties. Similarly the only windows proposed are small and to the ground floor WC which would have obscured glazing, and the landing to the stairs which is to provide natural light.

Comment was made on the preference that the boundary treatments along Bawdlands to avoid having a high solid fence and potential

“stark appearance”. This advice has been noted and proposal is to retain the lower stone wall along the Bawlands boundary and supplement this with lightweight fence sections including trellis work and planting to soften the impact given a defined boundary is needed to provide security and privacy of new residents

The Pre-Application Advice also noted that Ribble Valley Council do not consult Lancashire CC Highways Department as part of the initial consultation process, but the layout submitted showing 6 off-street tandem parking spaces was considered to provide an adequate level of parking. Following this an enquiry was sent to Dave Bloomer in Development Support at Lancashire County Council. Having considered the parking solution submitted and being familiar with the site Mr Bloomer responded by telephone and also in an email of 2 June 2020 and voiced concerns around the tandem parking solution potentially causing issues with vehicles reversing out onto Thorn Street, potential for the new occupants to park on Thorn Street and hindering and obstructing traffic flow, and limited space around the parking spaces as proposed for future residents (specifically parents and children) in the tandem arrangement. Following this advice the design was revisited and amended to show the arrangement within the current application where parking is now arranged in a shared court with individual spaces, sufficient manoeuvre space for vehicles to leave the site in a forward gear and with greater space for residents around the parking spaces themselves.

D1 Layout and Amount

Please refer to drawing 20 1124 SK003 Rev A Proposed Site Plan.

The proposal is for 3 three-bedroom houses of a high quality design with their own private gardens in a prime location in Clitheroe.

Two vehicle parking spaces are available for each of the three bedroom dwellings, to avoid the site being dominated by vehicle car parking, every effort has been made to ensure each property enjoys some green space to the front as well.

The elevation from Thorn Street will retain the existing stone walls as much as possible, only puncturing the wall where we need to make openings for external staircases and access to the car parking area.

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 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.

D2 Scale and Massing

Please refer to drawing 20 1124 SK101 Rev A Floor Plans and 20 1124 SK302 Site Sections - Proposed

The scale of the houses are proportionate to the surrounding context and are limited to a maximum of 2 storeys with pitched roof construction.

The proposal steps down towards the

western end of the site to accommodate the level changes within the site.

D3 Appearance and Materials

Please refer to drawing 20 1124 SK201 Elevations

The building design and layout of the site has been informed by site analysis, and an appreciation of the site and its context. The design and positioning of the building has resulted from site constraints such as the change in levels across the site both north to south and east to west.

The material palette for the scheme has been chosen to complement the surrounding vernacular.

- **Reconstituted stone:** This material draws upon the strong character of the local area and will be used to the front and rear elevations of plot 1 and side gable of plot 3.
- **Off white render:** To contrast with the stone. To be used on the front and rear elevations of plots 2 and 3 and the side gable of plot 1.
- **Stone window surrounds:** To complement the stone and render. This window detail can be found on numerous properties in the immediate vicinity.
- Quoin detailing to the corners.
- Concrete roof tiles
- Pale green uPVC window frames and doors.
- Rainwater goods, fascia, bargeboards and soffits: Black uPVC

The materials palette and detailing has been carefully considered to achieve a quality design solution within the constraints of the budget available for affordable housing provision.

BAWDLANDS (B6243)

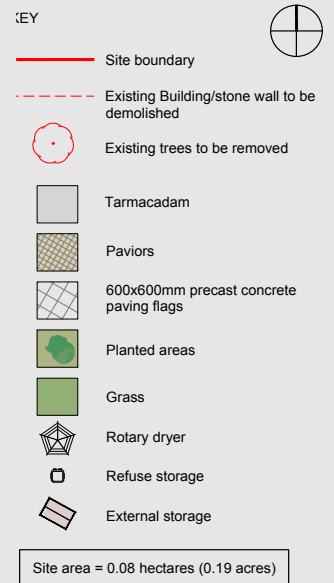


Fig. 11 - Proposed Site Layout



Fig. 12 - Proposed Elevations

E1 Vehicular Access

Access to the site will be via Thorn Street with a new vehicular access formed to access the off street shared car parking area.

There will be two car parking spaces allocated per house which equals 6 car parking spaces in total. 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 will be from the existing footpath on Bawdlands. New pedestrian access will be created from Thorn Street with external stairs leading up to the three properties. There will be level access into the properties from the Bawdlands side.

E3 Public Transport

The closest bus stop is immediately adjacent to the site on Bawdlands, the stop is called Kings Arms. There are several bus routes available from the site. From the nearby Edisford Road there is a regular service into the centre of Clitheroe with routes 2, 510 & 645 linking the site to other towns such as Chipping, Dunsop Bridge, Whitewell and Sawley.

The site is well connected to the wider railway network with Clitheroe Railway Station only 0.5 miles to the north east 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 a range of local facilities and amenities. There is a good range of shops, restaurant and supermarkets food stores within a five minute drive. There are also a number of schools, churches, parks and sports facilities established in 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.