

# DESIGN AND ACCESS STATEMENT

October 2021

**23 WHALLEY ROAD, WILPSHIRE BB1 9LQ**

**PROPOSED CHANGE OF USE AND EXTERIOR ALTERATIONS FROM A PHOTOGRAPHY  
STUDIO TO THREE FLATS AND ASSOCIATED INFRASTRUCTURE**

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# 1. INTRODUCTION

## 1.1 The Purpose of this Document

The Design and Access Statement (DAS) accompanies a full Planning Application by TL Connections Ltd in relation to the conversion of the property at 23 Whalley Rd, Wilpshire. The site location is shown on the following page.

The DAS is a necessary and valuable part of the consideration of the planning application.

The DAS provides the opportunity to set out the design rationale which has been followed for the development of this scheme. It has included the following steps:

- Assessment of the physical, architectural, social context of the site; and
- Evaluation of constraints and opportunities of the site, and options for the design.

## 1.2 Summary of the Planning Application

The development seeks to deliver a comprehensive well thought-out residential scheme. Permission is sought for the change of use to three flats.

The development proposes the delivery of:

- Three x 2-bedroom flats;
- Outdoor amenity;
- Waster storage; and
- Secure and weatherproof cycle storage.

The application is accompanied by a number of supporting application drawings that are listed below.

- Site Location Plan and Proposed Site Plan;
- Existing Plan Layouts;
- Existing Elevations;
- Proposed Plan Layouts;
- Proposed Elevations.

# 1. INTRODUCTION

## 1.2 Summary of the Planning Application

The total site area is 200 sq.m..



# 1. INTRODUCTION

## 1.3 Development Vision

“To deliver an exceptional development that exceeds market expectations and responds to the local setting.”

The vision for the development is to provide :

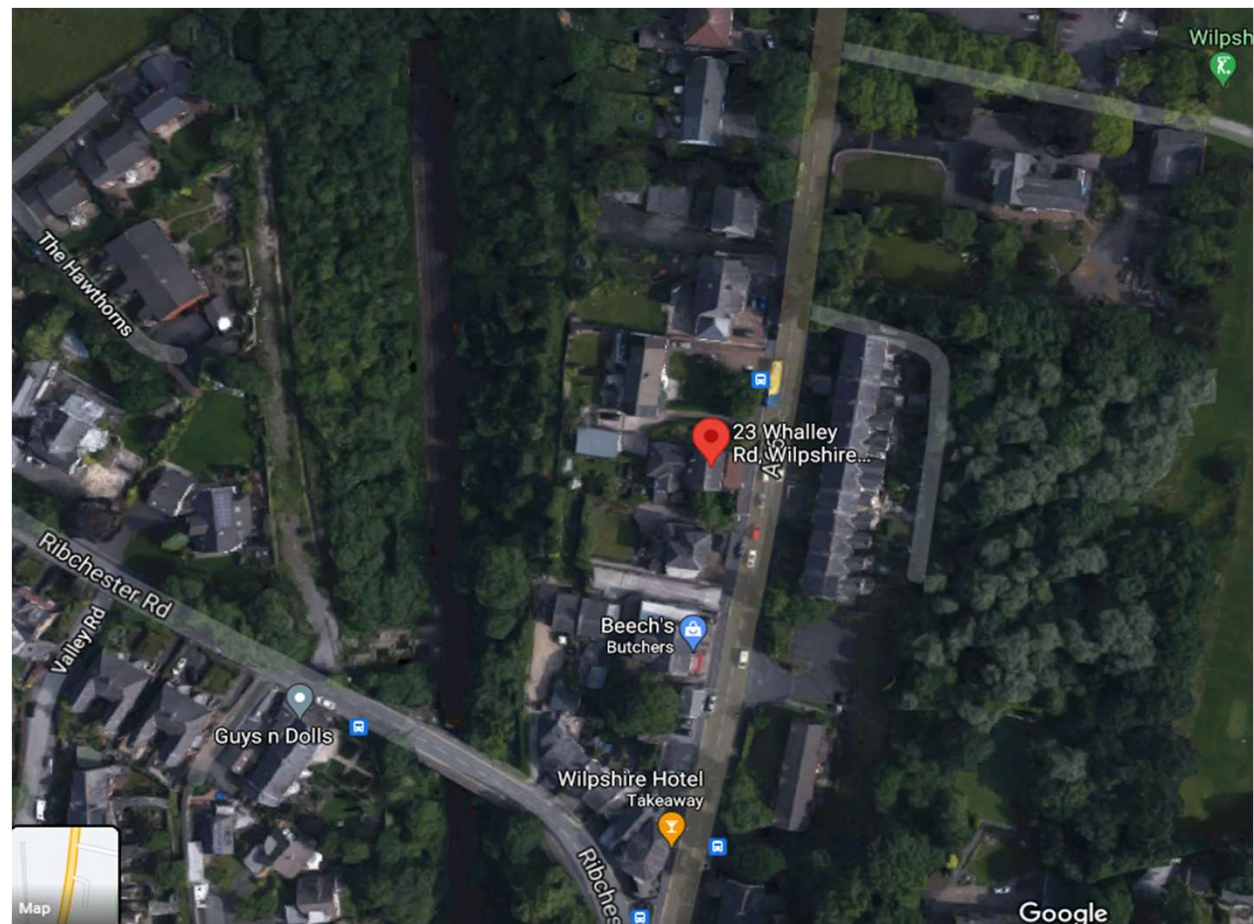
- To utilise valuable, vacant floorspace;
- A development with a **strong** sense of community and that integrates well with the existing urban context;
- Is based on **sound** design principles and has regard to the surrounding site context, neighbours and the town;
- Respects and responds to the **local setting** and character of the area, investing and enhancing the quality of built development;
- Creates a **high quality**, safe, healthy and attractive place for residents and occupiers;
- Contributes to and enhances the **strategic route**;
- Delivers much needed **accommodation** for the local area in the short-term; and
- Minimises the use of **natural resources**, promotes environmental sustainability use of building, providing sustainable energy efficient development.



Source:googlestreetview

## 2. SITE ANALYSIS

### 2.1 Site Location (source: googlemaps)



## 2. SITE ANALYSIS

### 2.2 The Site

- The site comprises an existing commercial building of lower ground floor, ground floor and first floor.
- The building was formerly occupied by a photography studio, with ancillary printing and framing service who occupied the building since 1999 but which closed in February/ March 2019. The building has been vacant since as it has been unable to let or sell.
- The front elevation exhibits a commercial use.
- The property is presented as detached along the street scene of Whalley Rd. It is connected at the rear (with no. 25). Whalley Road is a strategic route that connects Blackburn to Whaley, Clitheroe and beyond.
- The property is well located with good access to bus links and local day to day facilities.
- The property is presented as two storey at the front and three storey at the side/rear.
- The property 'sits' within a plot that extends to 200sq.m.
- At the front, the property is recessed in from the pavement with a small area front garden area that provides off road car parking at present for three cars.
- The property benefits from an interesting topography which decreases to the west.
- The property is accessed from the front and southern elevations.
- The sites neighbours include, residential either side and opposite.



## 2. SITE ANALYSIS

### 2.3 Benefits Arising from the Development

- Re-use of a vacant building in a highly prominent area.
- Valuable investment into the existing built infrastructure of the area.
- Removal of commercial windows.
- The promotion of an appropriate neighboring use in an established residential area.
- New landscaped gardens and introduction of an amenity area.
- Introduction of sufficient bin store area, accessible and enclosed within a well - designed area.
- Introduction of a secure and weatherproof residents cycle storage (6) and visitor cycle spaces (4)
- Promotion of a net biodiversity gain through new informal planting with the amenity/garden area.
- Enhanced boundary treatments.

## 3. SITE CONTEXT

### 3.1 Site Character

The site is located within the heart of the urban area, as such there are a range of uses within walking and cycling distance.

#### Topography

The site slopes to the west decreasing.

#### Boundaries

The all boundaries contain neighbouring residential uses. The front eastern boundary open, the rear boundary adjoins another residential property (no.25). The northern and southern boundaries there is a low wall.

#### Access

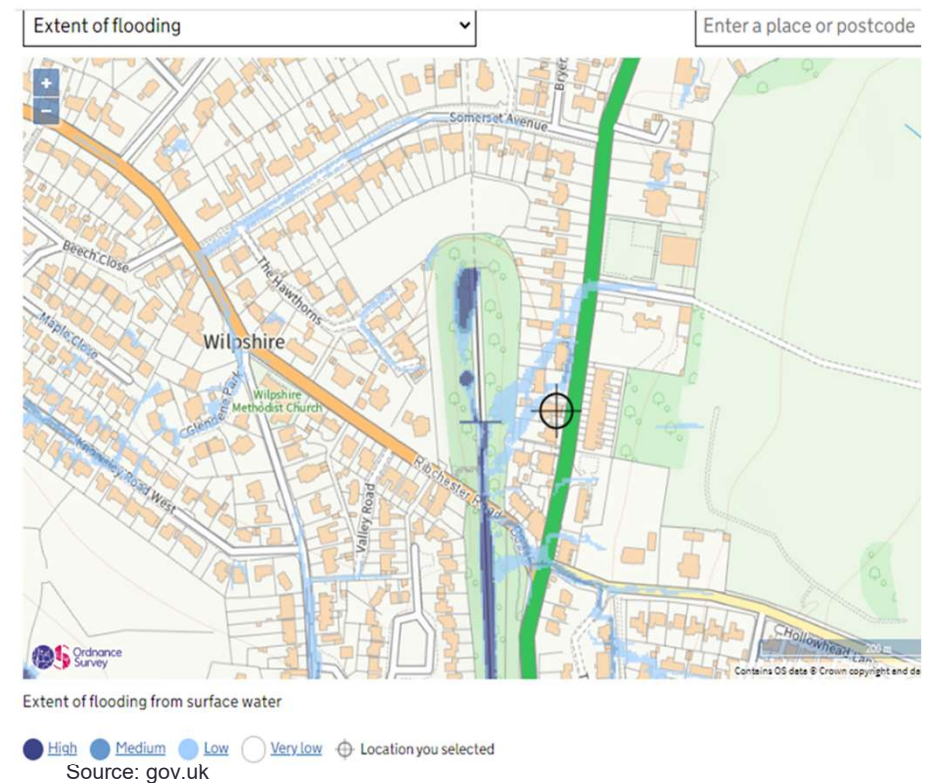
There is pedestrian access to the building from Whalley Road and via the side garden at lower ground floor level. Vehicle access is provided off Whalley Road via a dropped curb.

#### Ecology

There are no known ecological features on site.

#### Flood Risk

The site is located within the EA Flood Zone 1 (land assessed as having less than 1 in 1000 annual probability <0.1% chance of flooding).



## 3. SITE CONTEXT

### 3.2 Key Design Planning Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) compliments this requirement.

The Summary Planning Statement that accompanies the application considers the relevant Development Plan policies and those relating to principal matters of use for residential and confirms the application is proposed inline with the Development Plan.

The revised NPPF was updated in 2021 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies.

At the heart of the NPPF is a presumption in favour of sustainable development and the need to deliver well-designed places. Paragraph 10 of the NPPF establishes that for decision taking this means:

*-“approving development proposals that accord with an up-to-date Development Plan without delay; or*

*- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; [for example...land designated as Green Belt...designated heritage assets]) or*

*• ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

The recently updated NPPF has a clear intention to achieve high quality design. Paragraph 126 identifies and acknowledges the contribution that well designed buildings and places can play in improving the lives of people and communities. Paragraph 130 requires developments to add to the overall quality of the area and are visually attractive and of good architecture, optimise the site potential and create places that are safe, inclusive and accessible which promote health and well-being.

## 3. SITE CONTEXT

### 3.2 Key Design Planning Policy Considerations

Core Strategy PolicyDMG1:General Considerations advises development shall be:

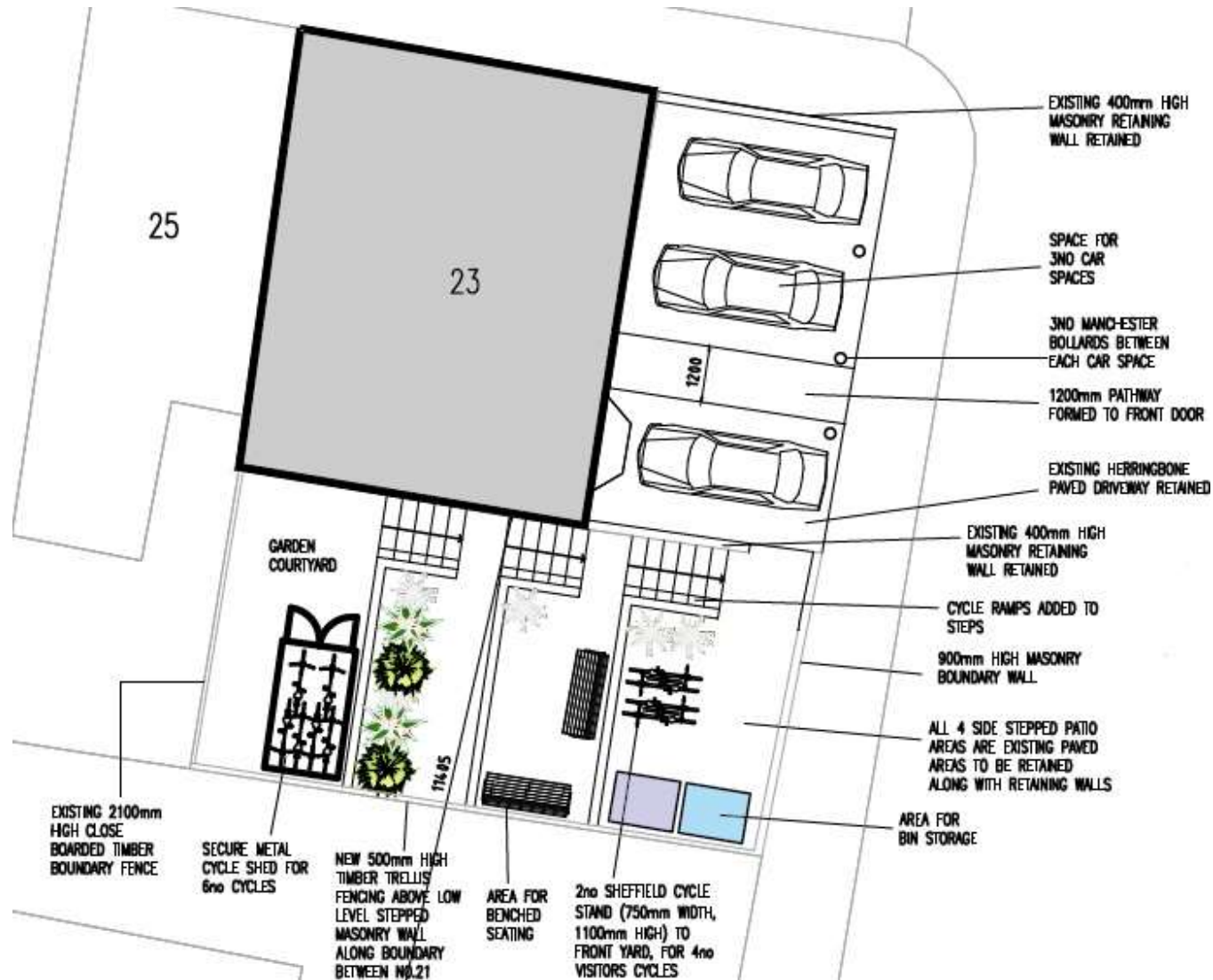
- Designed to a high standard (meeting the 8 building in context principles);
- Be sympathetic to existing and proposed land uses
- Consider density, layout and relationships between buildings;
- Use sustainable construction techniques;
- Consider the code for sustainable homes or any subsequent nationally recognised equivalent standards;
- Consider traffic generation;
- Ensure safe access;
- Not adversely affect the amenities of the surrounding area; and
- Have regard to public safety and secure by design principles.

The application accords with the Development Plan and the relevant policies in relation to future housing and the sustainable design of such developments, through the reuse of the building in the urban area and the avoidance of wasteful resources thus aiding the sustainable merits of the development.

## 4. THE PROPOSALS

### 4.1 Proposed Design

The Proposed Site Layout is provided below.



## 4. THE PROPOSALS

### 4.1 Proposed Design

#### Amount and Use

Three, 2-bedroom flats utilising all floors, preventing wasted space:

- Flat 1- 62sq.m
- Flat 2- 61sq.m
- Flat 3- 64sq.m

These floor areas are in line with national minimum standards.

- Amenity/garden space at the side=78 sq.m

#### Layout

- The building comprises, lower ground floor, ground floor and first floor.
- An individual flat is provided on each floor.
- Two access points to the building are proposed/retained.

#### Scale

- Retained as 2/3 storeys.

#### Appearance

- The front external elevations are proposed to be enhanced, removing the commercial window frontage and replacing with appropriate residential windows. The front elevation upper floor will remain the same. The side elevations will provide additional new windows to enable natural light.
- Sufficient separation distances between these windows can be achieved.
- Improvements to boundary treatments will be provided with trellis to aid privacy.

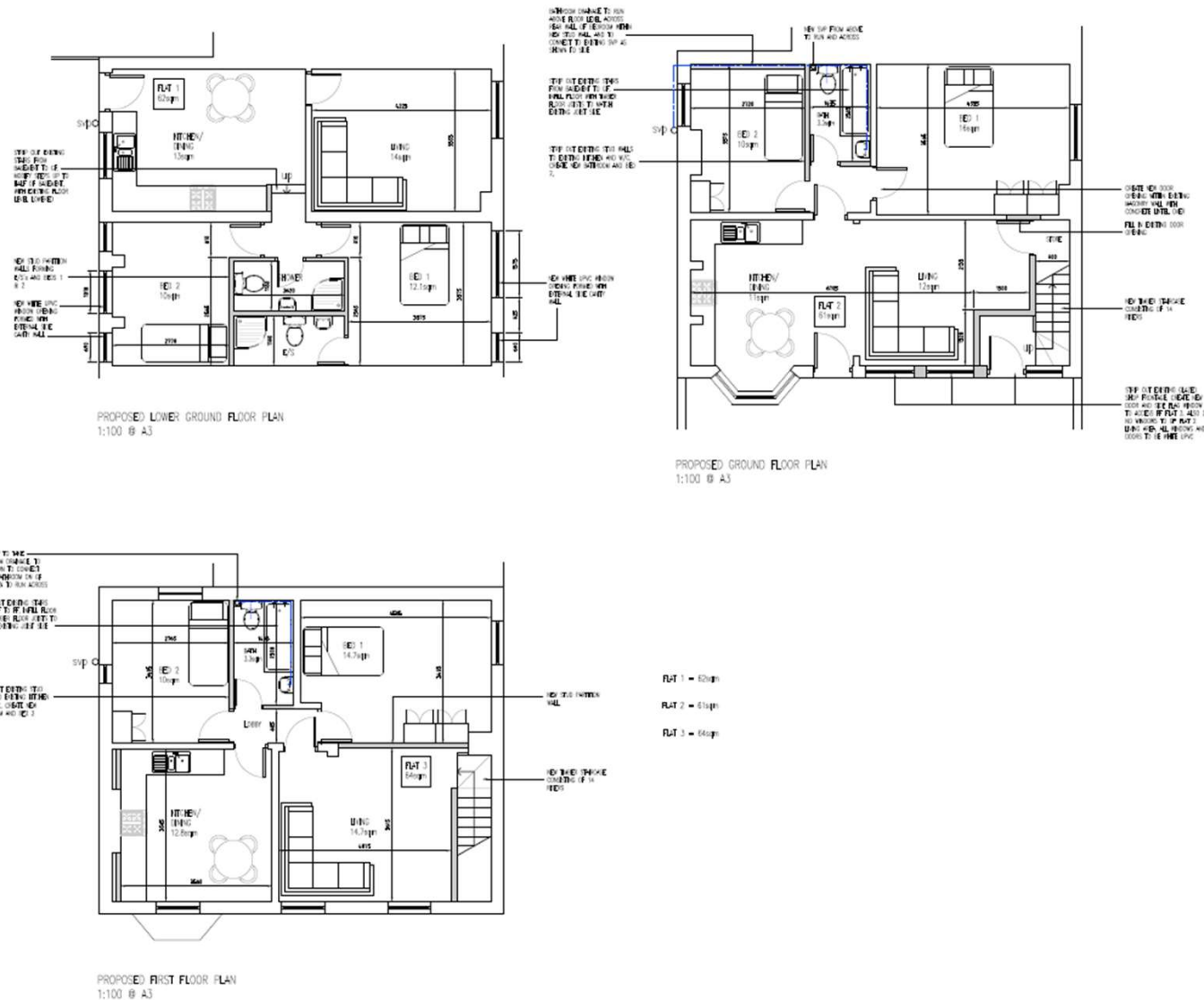
#### Access and Movement

- The two access points are provided at the front and a retained access at the lower ground floor side elevation, a formal path is provided between the vehicle spaces for safety of pedestrians. Steps are provided to the lower ground floor along the side of the property.
- Cycle storage and waste storage is provided at the side. Due to the levels on the site, steps are provided but also a ramp along the stepped to enable cycles to be easily 'wheeled' to the cycle storage.

## 4. THE PROPOSALS

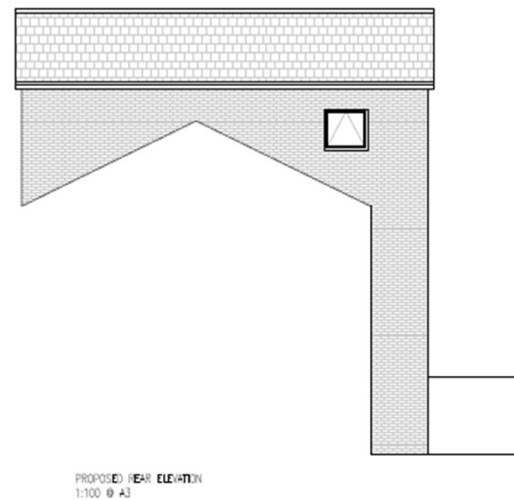
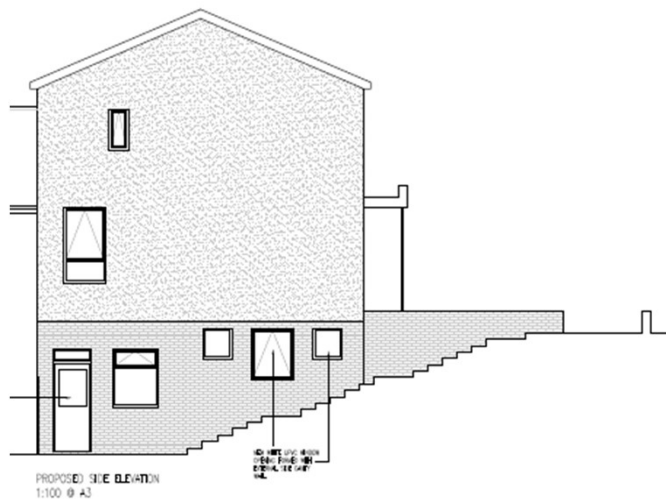
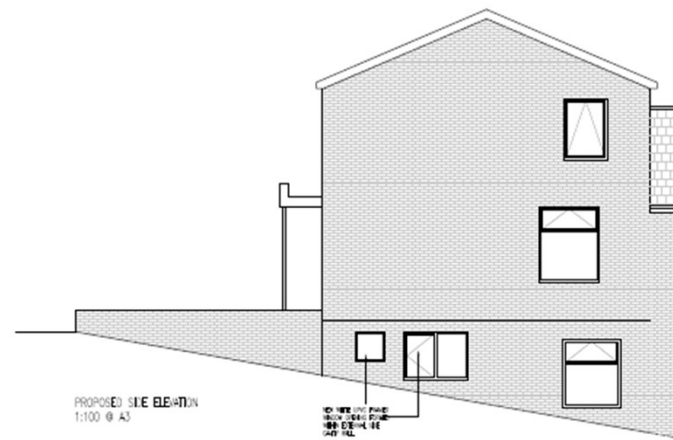
### 4.2 Proposed Layout

The applicant has undertaken a detailed design appraisal and as such the design has evolved into the submitted proposed floor plans as below for the three new flats.



### 4.3 Proposed Elevations

Through the design process, a thorough consideration has been afforded to improve the front elevation and consider neighboring amenity. The proposed elevations are provided below.



## 4. THE PROPOSALS

### 4.4 Waste & Energy Efficiency

#### Waste Strategy

The development will seek to minimise waste both during the conversion and operational phases of the development.

There is one main refuse and recycling collection area for the site to the front due to the levels on the site and to allow for curbside ease of collection. The refuse area provides for sufficient refuse bins, appropriate for the amount of residential flats. This allows for recyclable refuse to be separated.

#### Energy Efficiency

The council places great emphasis on sustainable living and the opportunity of adapting to climate change. Thus, it is important to avoid wasteful removal of the built infrastructure and to reuse as much materials as possible in the development, where new windows are required because of the change of use these as new will be more energy efficient. In addition, the insulation in the roof space will be provided and sound insulation between floors will aid the energy efficiency as well. A number of design aspirations to assist compliance with this are considered as part of the application; the development has the ability to include a number of the following measures:

- Sufficient guttering to capture rainwater for harvesting;
- Loft insulation;
- Floor sound proofing – which in turn will assist with heat loss and energy retention;
- Provision of low flow fittings with aerators to showers and taps;
- Inclusion of water efficient appliances;
- Dual flush and limited volume toilet cisterns;
- Seek to source building materials locally; and
- Consider opportunities for thermal efficiency and energy reduction.

## 5. CONCLUSION

The starting point for any scheme should be a succinct and clear vision and this scheme is no different. This DAS sets out at the beginning the vision for this development as:

“To deliver an exceptional development that exceeds market expectations and responds to the local setting.”

The DAS has demonstrated that the proposals are based on a thorough contextual analysis, the design opportunities, the physical needs of the proposed development, neighbouring uses and sustainability merits of the site and a considered appraisal of the relevant design Development Plan and national policy.

It is clear the application presents an enviable opportunity to deliver an enhancement befitting of the urban context, this is based on sound design principals that have properly had regard to and addressed the site policy, design and neighbouring uses.

This statement has assessed the merits of the scheme and identifies the site's suitability for the proposed use and the creative solutions available to maximise the use of the floorspace to accommodate flats across all floors. It has addressed the appropriateness of the amount of the composition of the scheme within the built framework. It sets out the opportunities to improve the built fabric of the building contributing to the area, providing greater energy efficiency and sound proofing.

It has assessed the key design Development Plan policies which the scheme fully complies with. It is considered the presumption in favour of sustainable development should be applied in the determination of the application.

In conclusion, the proposed development is able to meet the development [vision](#) and the authority's support is requested, through approval of the planning application to enable this to be delivered!



BRAMHALL  
TOWN PLANNING