

**GENERAL DESIGN STATEMENT**

**PROPOSED NEW DWELLINGS**

**LAND OFF BLACKTHORN DRIVE**

**BARROW**

**LANCS**

**BB7 9AP**

**for**

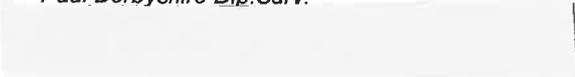
**MR & MRS C BALL**

**OCTOBER 2021**

***PD Construction Consultants***

*7 Beech Street, Clitheroe, Lancs., BB7 2LL*

*Paul Derbyshire Dip.Surv.*



## INTRODUCTION

OS Grid Reference: E 373406 N 438305

The site is 0.4ha in area and was divided into two sections. The existing site is currently used as a machine plant storage depot and workshop for an established forestry business. This operation is focussed at the northern end of the site. The southern end of the site, until recently, contained the settlement beds and filter beds of the redundant waste water treatment works. The site has been in the leasehold ownership of the client since 2005, shortly after the treatment works were decommissioned. The houses will be a self build development and will be occupied by persons working directly for the forestry business already situated on the northern part of the site.

## HISTORICAL PLANNING INFORMATION

Application no. 3/2006/0624 – Erection of Proposed Agricultural Building – Conditional Approval.

Pre-application enquiry ref. RV/2020/ENQ/0069 – Proposed Residential Development.

Planning in Principle application no. 3/2020/0938 – Refused.

Planning Appeal no. APP/T2350/W/21/3269165 – Approved.

The proposed development of the site for a maximum of 3no dwellings was approved on appeal on 28<sup>th</sup> May 2021.

## PLANNING POLICY CONSIDERATIONS

In preparing the proposed designs reference is made to the Ribble Valley Borough Council – Core Strategy 2008 – 2028 document and the following policies:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN4 – Biodiversity and Geodiversity

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DME3 – Site and Species Protection and Conservation

## PROPOSED WORKS

The proposed works are for the construction of 2no dwellings with detached double garages on plot number 1 & 2. Proposals for plot number 3 are to be submitted at a later date.

Please refer to the drawing numbers listed below:

### HOUSE TYPE 1

1189-1-01	PROPOSED GROUND FLOOR PLAN
1189-1-02	PROPOSED FIRST FLOOR PLAN
1189-1-03	PROPOSED ATTIC FLOOR PLAN
1189-1-04	PROPOSED FRONT ELEVATION (E)
1189-1-05	PROPOSED REAR ELEVATION (W)
1189-1-06	PROPOSED GABLE ELEVATION (S)
1189-1-07	PROPOSED GABLE ELEVATION (N)
1189-1-09	PROPOSED GARAGE

### HOUSE TYPE 2

1189-2-01	PROPOSED GROUND FLOOR PLAN
1189-2-02	PROPOSED FIRST FLOOR PLAN
1189-2-03	PROPOSED FRONT ELEVATION (E)
1189-2-04	PROPOSED REAR ELEVATION (W)
1189-2-05	PROPOSED GABLE ELEVATION (S)
1189-2-06	PROPOSED GABLE ELEVATION (N)
1189-2-08	PROPOSED GARAGE

### SITE PLANS

1189-1-100	EXISTING SITE TOPOGRAPHICAL PLAN
1189-1-101	PROPOSED SITE PLAN
1189-1-102	PROPOSED SITE PLAN – LANDSCAPING
1189-1-103	PROPOSED SITE PLAN – CONSTRUCTION PLAN
1189-1-104	PROPOSED SITE PLAN – DRAINAGE LAYOUT

## PROPOSED DESIGN

The application is for the construction of 2no, 3 bedroom detached dwellings with detached double garages, associated services and landscaping.

Reference has been made to the "*Department for Communities and Local Government: Technical housing standards – nationally described space standard*" when assessing the bedroom design sizes.

Both houses are similar in design, with House Type 2 and its garage being slightly smaller than House Type 1.

The dwelling walls to all elevations are to be reclaimed, natural sandstone laid in a random pattern, with recessed, brushed joints. The stone has been reclaimed from the demolition of the Barrow Village school, located 1.0km from the development site (planning ref. LCC/2020/0013).

The main roof to both houses is to be constructed with a reclaimed, natural blue slate finish fixed in diminishing courses. The roof pitch to House Type 1 is to be 35° to accommodate an office and storage space. This is to allow for a second floor level, without creating the impact of an extra storey of walling on the main façade. The roof pitch of House Type 2 is to be 30°. The roof over the single storey garden room on both houses is to be a green, living roof. Details of the roof are included on the Landscaping & Ecological Specification.

The windows and doors are to be provided with reclaimed, natural stone heads, sills and jambs. The windows are to be grey coloured u.p.v.c. The doors are to be grey coloured u.p.v.c.

The double garages to each plot are to be constructed of random natural sandstone, with a natural slate roof to match the dwellings. The roof pitch to the garages is to match the house on each plot. The garages are to be provided with 12no 2.0 x 1.0m photovoltaic solar cells to provide supplementary electricity to each plot. Electrical vehicle charging points are to be provided in each garage.

The ground floor finished floor levels and ridge heights are similar to those of the houses on the adjacent development site, indicated on drawing number 1189 – 1 – 101. This is to ensure that the proposed dwellings do not have an adverse impact on the adjoining properties.

House Type 1 is located approximately 18.0m from the adjoining houses, and is orientated in such a way so that the main elevations do not overlook each other. The proposed dwellings are sited side by side with gable walls facing each other.

Foul water drainage is via the mains sewer located to the east of the site. Surface water is connected to the existing surface water drain on site. The drainage layout is shown on drawing number 1189 – 1 – 104. Flow calculations are included with the application. The site is located in a Flood Zone 1 so is not at risk of flooding.

Landscaping details are indicated on drawing number 1189 – 1 – 102. Tree planting is provided to screen the southern boundary, and there is hedgerow planting to the eastern boundary. These boundaries have also been addressed by the planting and boundary fencing treatments approved for the adjacent development site (planning app. No. 3/2017/0064).

Environmental ecological issues have been addressed by the provision supplementary planting of the green roofs, the pond to house 1, and the provision of bat and sparrow roosting boxes to both houses. These are detailed in the Landscaping & Ecological Specification.

Mains utilities are readily available to the proposed site, and a draft design has already been quoted by Aptus Utilities Ltd.

## SUMMARY

The proposals are a simple, traditional design, to reflect the local architectural style, utilising local reclaimed materials. The design, scale, materials and colours of the proposals do not adversely impact on the adjacent properties. The new dwellings provide modern, energy efficient, family homes and improve the existing site.

Signed:



