

**PRINGLE HOMES**  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CROW TREES FARM, CROW TREES BROW, CHATBURN, BB7 4AA  
**DESIGN & ACCESS STATEMENT**  
SEPTEMBER 2022

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## 1.0 INTRODUCTION

This Design and Access Statement has been produced by LMP Architects on behalf of the client Pringle Homes in support of a planning application for a proposed residential development including the refurbishment of a listed building and conversion of other buildings for residential use at Crow Trees Farm, Crow Trees Brow, Chatburn, Clitheroe, Lancashire, BB7 4AA.

This document illustrates the evolutionary design process leading towards the finalised proposals which form the basis of the planning application. The statement has been written in line with the document 'Design and Access Statements – How to Write, Read and Use Them' (CABE, 2007) and is categorised into the following sections;

- The Process – How the physical characteristics of the scheme have been informed by a rigorous process.
- Use - What buildings and spaces will be used for.
- Amount - How much would be built on the site.
- Layout - How the buildings and public and private spaces will be arranged on the site, and the relationship between them.
- Scale - How big the buildings and spaces would be (their height, width and length).
- Landscaping - How open spaces will be treated to enhance and protect the character of a place.
- Appearance - What the building and spaces will look like, for example, building materials and architectural details.
- Access - Vehicular and transport links and inclusive access.



*Aerial image of the site looking south*

## 2.0 DESIGN

### 2.1 THE PROCESS

The site is located in the centre of the village of Chatburn, lying in the authority of Ribble Valley Borough Council and approximately 4km to the north-east of Clitheroe. Looking further afield, Blackburn is located 20km to the south with Skipton 25km to the east.

#### 2.1.1 Assessment

##### Physical

The proposed site extends to an area of 1.68ha (4.15 acres) and consists of an existing dwelling (Crow Trees Farm) and accompanying, other agricultural buildings with associated land. The site gently slopes down from south to north and features grassland intercepted by a central row of established trees and hedgerows.

The western boundary features a hedge-lined, established vehicular track leading towards the dwellings located beyond the railway line which defines the southern boundary and is masked by a row of trees and retaining wall. To the east, established trees screen the site from the adjacent property with the site frontage along Crow Trees Brow to the North. Between the western track access and the dwelling Crow Trees Farm, fronting Crow Trees Brow, lies Crow Trees Barn and it's associated garden which is a separate property from the proposed site. Other residential properties lie in proximity to the site continuing to the west and north.



*Aerial image of the site with the boundary indicated by a red line*



## **Social**

Crow Trees Farm and associated buildings lie within the Chatburn village conservation area. Crow Trees Farm is a Grade II listed building which, along with its other buildings, has fallen into disrepair and their conversion will likely be welcomed by the surrounding properties due to the aesthetic improvements and reduction of potential anti-social behaviour at the property. Similarly, the proposed affordable housing scheme will provide much needed homes for a variety of living scenarios to cater for the local area.

## **Economic**

The build process will create work opportunities for local tradesman alongside a financial injection for the area.

## **Planning Policy**

Planning policies will be outlined within a separate document produced by Maybern Planning & Development.

## **Involvement**

This application has been submitted following a public consultation conducted in July 2022 where the views and opinions of local people were welcomed and considered throughout the design stage.

## **Evaluation**

### **Strengths**

- Provision of much needed affordable housing.
- Conversion of existing buildings that have fallen into disrepair.
- Generally level site.
- Proximity to local facilities and amenities.
- Proximity to public transport and wider highway network.
- Retention of existing trees to create biodiversity area.
- Social and economic benefits to the area.

### **Weaknesses**

- Loss of fields for grazing use.
- Loss of established hedgerow and some trees (albeit this will be mitigated by the introduction of replacements).
- Existing track to be diverted along new access road.

### **Opportunities**

- Site is immediately adjacent to the settlement boundary of Chatburn village and the land to the rear lies in the context of the village and surrounding residential development / areas.
- Delivery of new affordable homes for the local community.
- Provision of landscaped boundaries for integration into surrounding landscape.
- Retention of existing trees to provide biodiversity enhancements within the development site.

### **Threats**

- Noise from adjacent railway line.
- Historical context; listed building and conservation area to the north.



Site Appraisal Plan

## Wider Context

The following page illustrates the development progression within Chatburn from 1886 to date and also provides evidence that the proposed development site provides a logical and appropriate extension to the village.

The settlement area within Chatburn has gradually expanded and enveloped the site over time with examples of built form to the north, south, east and west of its location. The potential development of the proposed site would allow for a natural expansion to the village without breaching its current boundaries due to its central location and encompassing, surrounding built form and transport infrastructure.

This is further enhanced by the enclosed nature of the development site, with Crow Trees Brow to the north and the railway line to the south providing a defined development boundary. In addition, established trees and hedgerows along both the eastern and western boundaries provide a natural landscape buffer and visual screening. These factors ensure that the whole of the site is appropriate for development.

Examples of existing built form within Chatburn, both recent and from the past, can be used to inform the density, scale, materials and design for the proposed development.

The built form within the centre of Chatburn Village is epitomised by stone fronted detached, semi-detached and mews dwellings with established gardens and low stone walls fronting the road. This mix of housing types within the village centre is complimented further by

the single storey dwellings of Crow Trees Gardens which lies to the east of the development site.

As the road climbs up Ribblesdale View from the Village centre, the density of the housing increases with a mixture of stone, brick and render fronted terraced and semi-detached housing fronting Ribblesdale View, Robinson Street and Downham Road.

Pendle Avenue and Victoria Avenue to the east of the village illustrates examples of higher density housing in the form of terraced streets built from a mixture of red brickwork, facing stone and render.

Darkwood Crescent to the north of the village provides an example of render fronted semi-detached dwellings surrounding a central green space. This relatively low density area is offset with the higher density render and brick fronted terraced dwellings of Greenfield Avenue and Park Avenue to the south.

Hare Hill Croft on Old Road based in the north-west of the village provides an example of a recent development that features substantial family homes featuring a blend of render and stone facing materials.

The Cutting on Ribblesdale View is another example of a more recent development that features both stone and render as facing materials but is of a higher density than Hare Hill Croft and features a range of house types to accommodate different housing needs. The Cutting also illustrates an efficient use of land between existing transport infrastructure (in this case roads and rail).





*Indicative development zones 1886*



*Indicative development zones 1973*



*Indicative development zones 1932*



*Indicative development zones 2022*





*Stone fronted mews dwellings within the village centre*



*Higher density housing along Ribblesdale View*



*Mixture of house types within the village centre*



*Stone, render and brick fronted terraced housing of Victoria Avenue*





*Dwellings encircling central green space on Darkwood Crescent*



*Recently built substantial family homes on Hare Hill Croft*



*Render & brick fronted terraced housing on Greenfield Avenue*



*Recently built stone & render fronted mixed housing on The Cutting*

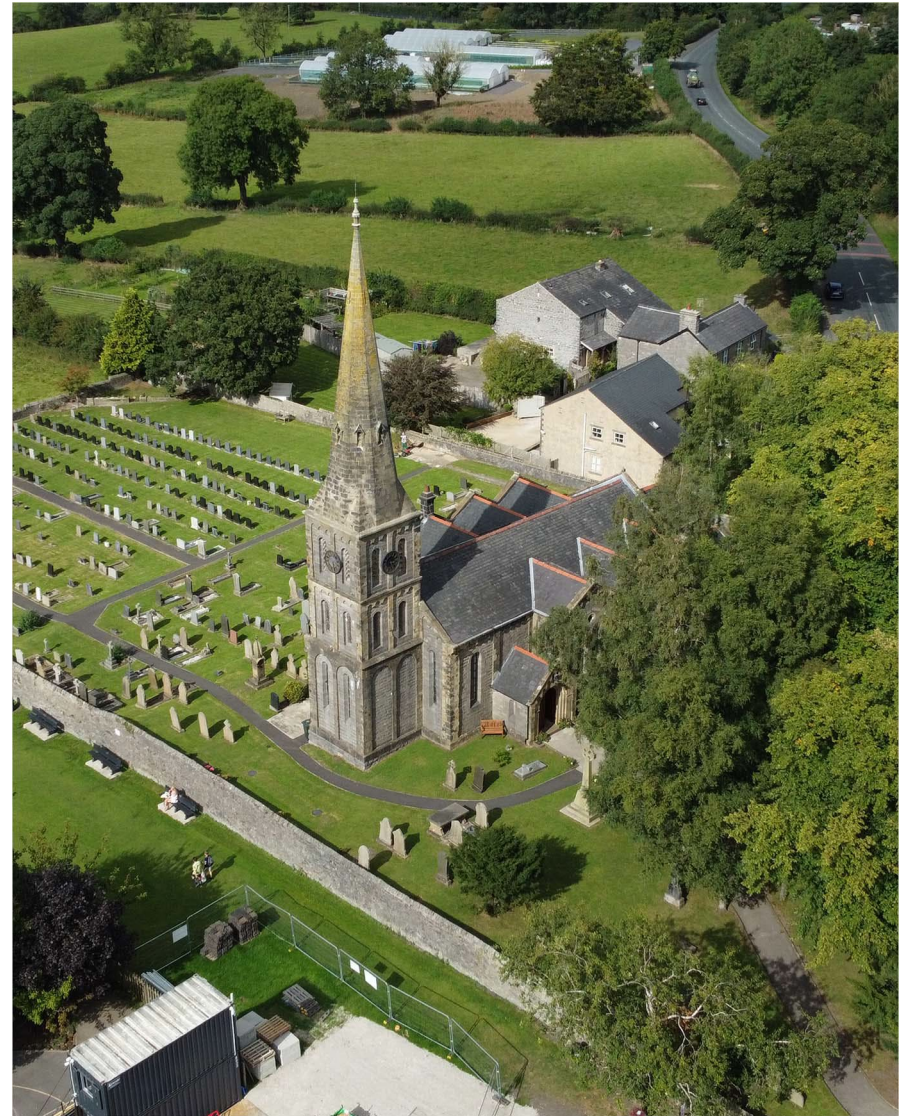


## 2.2 USE

The proposed site currently features a Grade II listed dwelling and other buildings along with open, albeit unkept, fields to the rear. Both the listed dwelling and other buildings have fallen into disrepair and are in need of structural repair and refurbishment alongside internal modernisation and enhancement.

The site's location on Crow Trees Brow is on the immediate edge of the settlement area. The railway line to the south, along with its accompanying established trees and hedgerows, encloses the site from the open countryside to the south. This is supplemented by the established tree and hedgerows which also envelop the site and ensures that the visual impact of the development upon the local area is minimised.

The proposed site layout has been designed to provide vehicular and pedestrian access for different and inclusive uses for all whilst linking the development to the local area and its facilities and amenities.



*Christ Church Chatburn*

## 2.3 AMOUNT

With the aim of good residential design and with the previously identified constraints and opportunities in mind, the proposed site is a residential development that features 39 new affordable dwellings (excluding the refurbishment/conversion of the listed dwelling, former dairy and other barn building). Considering the foreseeable market conditions, the proposed mix of dwellings will enable the development to be immediately deliverable and meet the current and future housing needs.

The density of the development equates to 23.21 plots/ha (9.40 plots/acre) with a mix of house types to provide much needed affordable housing.

The new development will create opportunities for families and small/single person households to move into new homes and all potential new residents will introduce additional expenditure into the local area thereby supporting the local shops and amenities.

### Schedule of Accommodation

1 bedroom apartments	8 units
2 bedroom bungalows	5 units
2 bedroom mews house	4 units
2 bedroom semi-detached house	8 units
3 bedroom mews house	4 units
3 bedroom semi-detached house	6 units
4 bedroom semi-detached house	4 units
<i>Listed dwelling &amp; former dairy conversion (2 units)</i>	
Total	39 units (41 units)



*Aerial image of Chatburn*



## 2.4 LAYOUT

The proposed site layout employs the existing access point from Crow Trees Brow and replaces the existing track with a new access road to adoptable standards that arcs left and leads through the centre of the site to allow inwardly facing dwellings which enhances security and surveillance whilst softening the boundaries. The existing access for Crow Trees Farm will be retained for the refurbished Crow Trees Farm and conversion of its other buildings.

The layout incorporates the vehicular and pedestrian access points indicated on the Site Appraisal plan. The internal road network incorporates a series of focal points and right-angled turns to control traffic speeds and reinforce pedestrian priority. Off road parking is encouraged by the provision of adequate driveways and parking courts. The layout has been developed with community safety in mind throughout the design process. As such, rear garden enclaves provide additional security to private amenity space whilst private driveways and car parking spaces are overlooked by surrounding properties further enhancing security surveillance. The footpath links to existing and surrounding areas and facilities will provide a safer and direct pedestrian route.

The placement of a mews building in the north-west of the site provides a focal point for the site when viewed from Crow Trees Brow. Key vistas through the site are handled by the introduction of focal buildings such as bungalows with feature gables and corner turning units. The existing trees that envelop the site have been retained where feasible to provide natural visual screening from the surrounding area with the retained central trees providing a biodiversity area.



*Aerial image of the site looking north*





*Proposed site layout*

## 2.5 SCALE

The existing built form in the local area, which primarily comprises of single and two storey buildings, has been the key influence upon the scale and massing of the proposed development.

The proximity of the development to the listed building of Crow Trees Farm has been a key influence upon the siting of single storey elements to minimise the visual impact of the new built form.

The density of the site layout is reflective of the local area and properties are set within front and rear gardens along a gently flowing layout to enable the development to be integrated within its setting.

The scale of the dwellings in combination with their orientation ensures that the potential occupants are comfortable by maximising views and space from the front and rear aspects whilst density is minimised.

Some of the feature dwellings will feature full height gables to their frontage to create vertical profiles and aesthetic interest.



*Aerial view illustrating varying build heights within Chatburn*

Pringle Homes – Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA  
Design and Access Statement – September 2022



*Illustrative street scenes*



## 2.6 LANDSCAPING

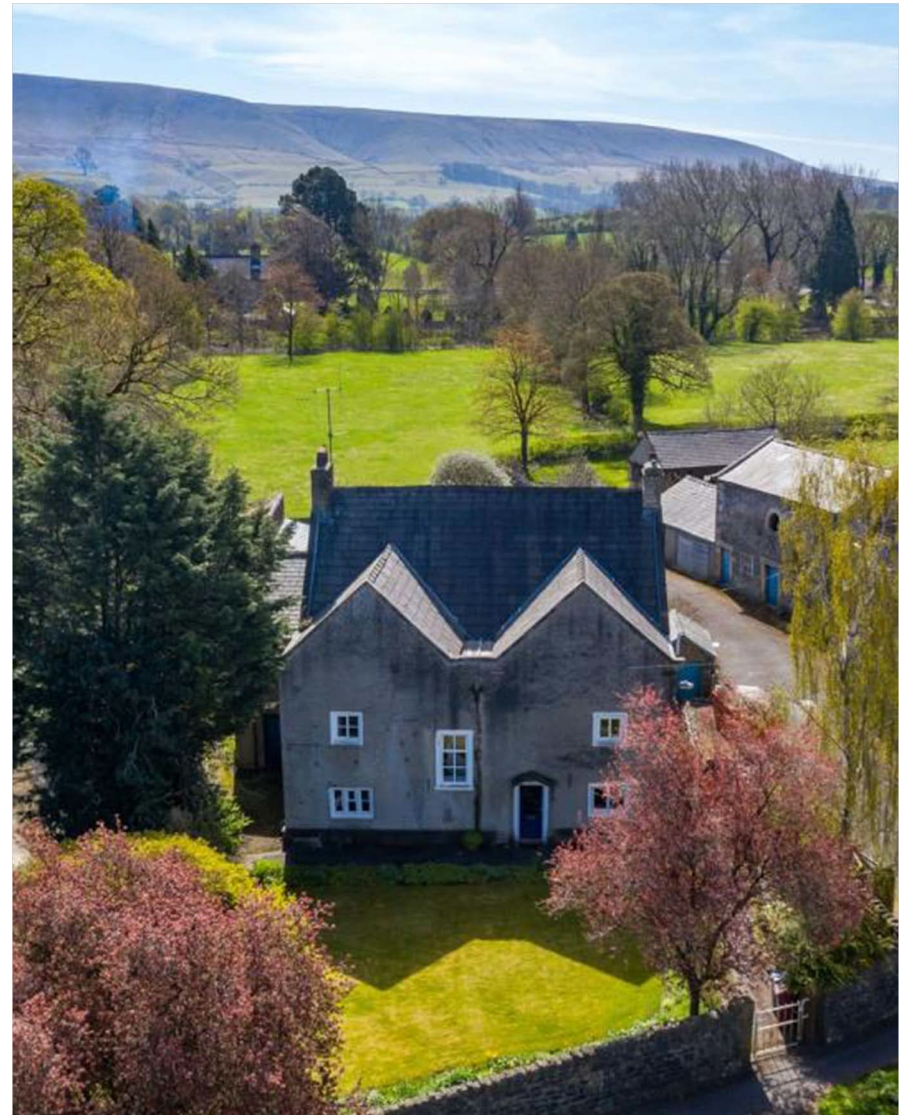
The landscaping for the proposed development has been considered throughout the design process to ensure that the amenity spaces alongside the surface and material choices follow the evolutionary process in parallel with the site layout.

Landscaping areas have been designed to support the character and image of the local area with well-defined spaces and a 'soft edge' where the development meets the site frontage and boundaries. The key aims of these defined areas is to support the safety, attractiveness and success of the proposed development where it's occupants can rely upon clear definitions to inform residents of who can do what and where.

As the proposed site layout features private spaces, the long-term maintenance and management will rely upon the occupants which enhances the sense of community and removes the need for external contractors. The biodiversity areas provide public space which retain existing landscape features and provide a habitat for local wildlife.

The purpose of the landscape concept is to generate a sustainable and visually appealing development that will enhance the local area and provide a safe pedestrian route to and from the development.

It is imperative that the 'materials used, the design of ramps, lighting and visual contrast' (CABE, 2007) inform an inclusive access strategy to allow everyone to enjoy the spaces within the development.



*Existing garden to the front of Crow Trees Farm*

## 2.7 APPEARANCE

The form and visual grain of the immediate surroundings in the village of Chatburn and Ribble Valley beyond will provide the fundamental foundations for the appearance of the proposed site. The proximity of the listed building and the sites location within the conservation requires a sensitive and considered approach to elevational design and material selection.

As integration with the local area alongside the interaction with the nearby countryside are key facets that underpin the design choices for the proposed development, the proposed buildings aesthetic treatment, density and layout design is reflective of the local area.

Although finalised details and materials will be submitted as part of this planning application, this and the following page features some examples of design influences from the local area that have informed the design choices for the proposed development. In addition, example elevations and materials are illustrated to provide an indication of the elevational treatments and proposed design approach.

It is imperative that the longevity and durability of selected materials and details are ensured to provide a consistent aesthetic throughout the developments lifetime. This can be established through the selection of high quality, appropriate materials that are suitable for the development's location and environment. Furthermore, architectural details should be designed and constructed to ensure their effectiveness and consistency.



*Stone built dwelling with gables & pikes*



*Stone built 1½ storey dwelling*





*Stone built cottage with stone window details*



*Rendered property with stone window surrounds*

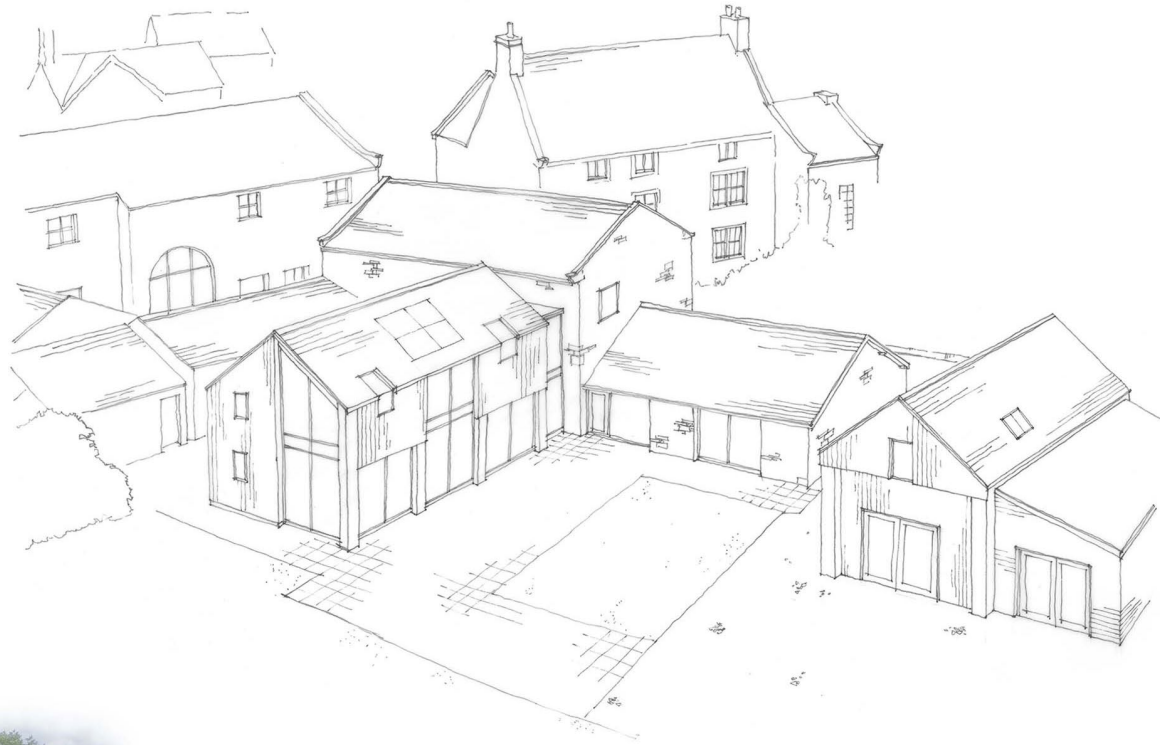


*Rendered public house with simple facade*



*Row of mews dwellings*





*House type elevations showing potential materials alongside visualisation of extensions & conversions to other buildings*



## Proposed Materials

The proposed material selection will be informed by the existing built form within Chatburn and elsewhere within the Ribble Valley. As an overview of the proposed materials, facing materials include coursed natural stone and chalk render alongside grey roof slates. Composite doors, protected by timber-effect GRP built canopies, and timber-effect uPVC windows will be complimented by buff coloured stone heads and sills. Black coloured timber effect fascias and soffits will be finished with black rainwater goods. In addition, the extension to the dairy building will feature timber effect composite weatherboard where indicated. The access roads will be black tarmac with variation provided by the inclusion of buff chippings in specified areas.



*Cream render and coursed natural stone*



*uPVC windows with buff coloured stone sills (Image: Bekstone)*



*Grey roof slates (Image: Roofing Supplies UK)*

## 3.0 ACCESS

Access for the proposed development has been considered throughout the design process to ensure that the generated spaces can be used by all comfortably, safely and easily.

### Transport Links

The proposed site layout has been designed to ensure that the transport links are integrated within the existing infrastructure. The site is flanked by the Crow Trees Brow to the north which leads towards the A59 to the south and connects the site to the wider highway network with junction 31 of the M6 located 27km to the south-west.

There are numerous bus stops within easy walking distance, including Crow Trees Brow, Sawley Road and Downham Road connecting the site to the public transport network. The nearest railway station is in Clitheroe approximately 4km to the south-west.

New footpaths within the proposed development connect the site to the surrounding area.

### Access to Buildings

Access points to individual dwellings will be easily identifiable through frontage entrance points and accompanying canopies.

### Disabled Access

The site layout has been designed to ensure that disabled access is optimised throughout and integrated within the existing surrounding

infrastructure to ensure inclusivity.

Access into individual dwellings will be designed in accordance with Part M of the Building Regulations (eg. level approach). Access points will be easily identifiable through frontage entrance points and accompanying canopies.

### Emergency Access

All areas of the proposed development can be easily accessed by the emergency services by road to optimise the safety and security of all residents. In addition, the density of the development accompanied by the adjacent public open spaces provide congregation areas should escape be required.

### Movement Analysis

