

Design and Access Statement

Proposed Erection of
1No. Dwelling House and Outbuilding at
Twinbrook Barn
Clitheroe

February 2023
Job No. 5765
Version 1.2

spa
SUNDERLAND PEACOCK ARCHITECTS



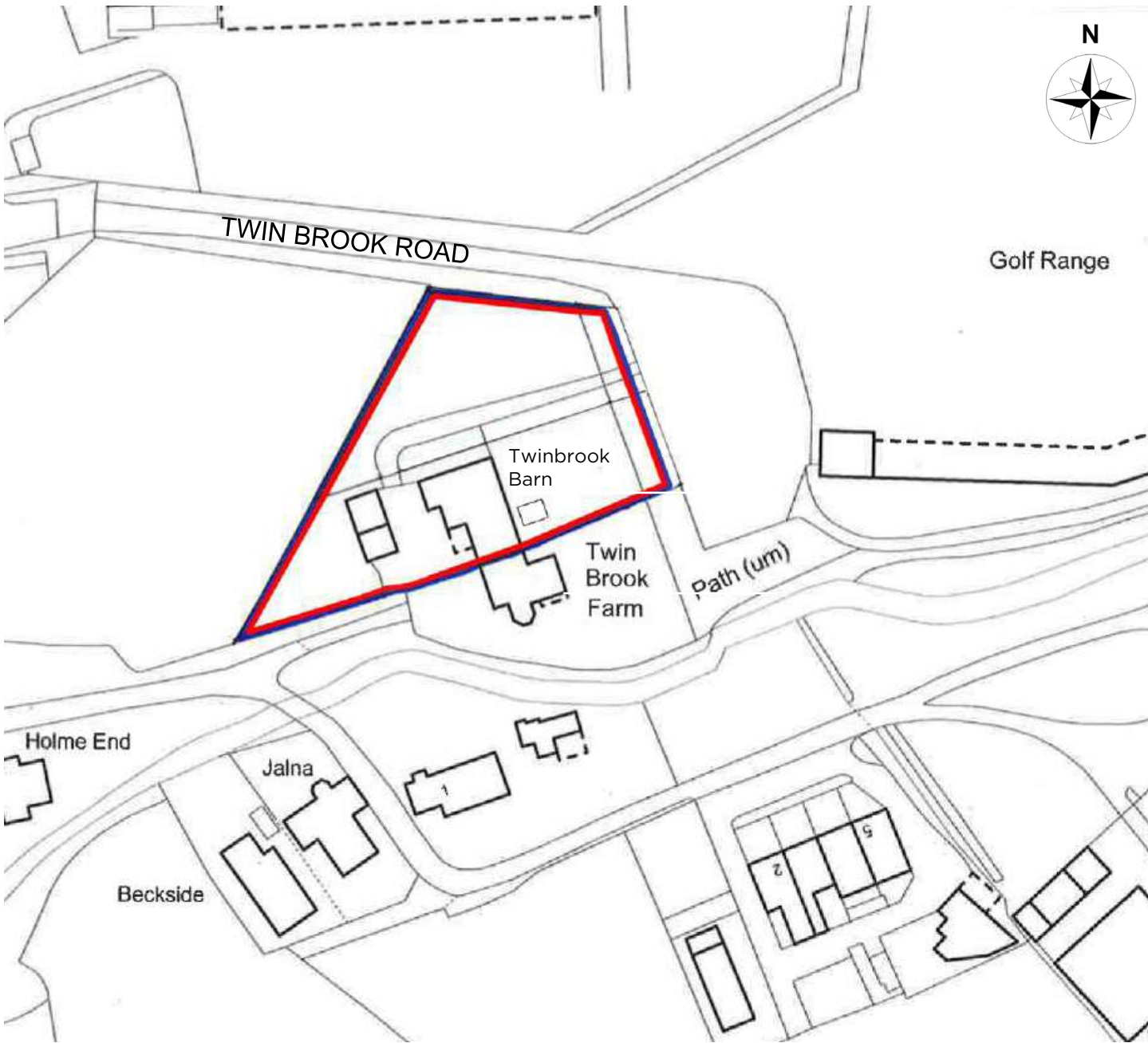
1.0 INTRODUCTION

Overview

This document has been produced in support of an application seeking planning approval for ‘the erection of 1No. dwelling house and replacement outbuilding’.

Purpose

This document seeks to provide the local planning authority with a description of the development proposals, their compliance with local and national planning policies and how the proposals may be affected by other material considerations and context.



PL01: Site location plan. NTS

2.0 DESIGN BRIEF

Sunderland Peacock and Associates Ltd. were appointed to review the existing site and produce a design for a sustainable housing scheme.

3.0 SITE LOCATION AND DESCRIPTION

Site Location

The site is located within the settlement boundary of Clitheroe, 1km to the north east of the town centre. The site occupies a position to the north and west of adjoining dwelling houses Twinbrook Barn (a recently converted barn) and Twin Brook Farm. The site is flanked by the commercial area of Clitheroe industrial estate to the north and suburban residential dwellings to the south.

Site Description

The site constitutes a small triangular parcel of land at approximately 1500m². The land falls gently from the north boundary down to the south boundary.

The site is currently used as part of the curtilage associated with the barn conversion, there is no physical boundary.

A disused store is located to the west of Twinbrook Barn (see PL03 & 04), it is in poor condition and has served its useful purpose. The main body of the store is two storeys, built of stone with a slate dual pitched roof. To the north is a brick built single storey element with a corrugated sheet lean-to roof. A Structural Condition Survey has been carried out on the building in May 2021, the report concludes that ‘the majority of the building is in poor condition and requires major structural intervention. The building has no features of special merit thus it is proposed that the building be demolished’. As advised, it is proposed that the disused store be demolished, with the stone retained and reused for the construction of the proposals.

There are no substantial trees or plants on the exiting site.

The main existing access to the site is through Twinbrook Barn off Upbrooks, with an additional existing gated vehicular access off Twin Brook Road.

The surrounding dwellings are of mixed appearance and style. Twinbrook Barn is of closest proximity to the site and will set context for the proposals. Being part converted barn and part extension it compromises of random stone walls with a combination of cut stone and returned stonework surrounds to openings. The contemporary rear extension features large areas of glazing and metal sheet cladding. The pitched roofs are finished with slate.

3.0 SITE LOCATION AND DESCRIPTION Continued...



PL02: Photograph of Twinbrook Barn (west elevation)



PL04: Photograph of the existing disused store (south elevation)



PL03: Photograph of the existing disused store (west elevation)



PL05: Photograph of the existing site entrance

4.0 PLANNING

4.1 Policy

Ribble Valley Borough Council (RVBC) Core Strategy (2008-2028)

The following policies of the Local Plan will be relevant to the development proposals:

- Key Statement DS1 Development Strategy
- Key Statement H2 Housing Balance
- Policy DMG1 General Considerations
- Policy DMG2 Strategic Considerations
- Policy DMG3 Transport and Mobility
- Policy DME6 Water Management
- Policy DMB1 Supporting Business Growth and the Economy

The policies contained within the National Planning Policy Framework (NPPF) as well as the National Planning Practice Guidance (NPPG) will also be relevant.

RVBC Districtwide Local Plan Maps - Clitheroe (Inset 4) (see PL07) indicates the site is located just inside the boundary of zone EMP1. EMP1 is defined within the Districtwide Local Plan as the extract below:

6.2 ALLOCATED SITES

6.2.1 POLICY EMPI

2.87 hectares of land at Salthill Road, Clitheroe as shown on the proposals map is allocated for development falling within Use Class B1 or B2 of the Town and Country Planning (Use Classes) Order 1987.

- 6.2.2 This site is required to meet the Borough wide requirement for 50 hectares of industrial land set out in the Lancashire Structure Plan. The site comprises Phase 5 and Phase 6 of the land previously identified for industrial development in the Clitheroe District Plan, which remains undeveloped.
- 6.2.3 Planning permission for Phase 5 of the development has been granted in principle and the link road to service the development has been constructed.
- 6.2.4 The Salthill Industrial Estate is immediately accessible to the A59 via the Pimlico link road, and services are available. The allocation is suitable for a range of industries, however a high standard of development will be expected in order to reflect the adjacent open countryside.
- 6.2.5 The Town and Country Planning (Use Classes) Order 1987 defines Classes B1 and B2 as follows:

Class B1 Business.

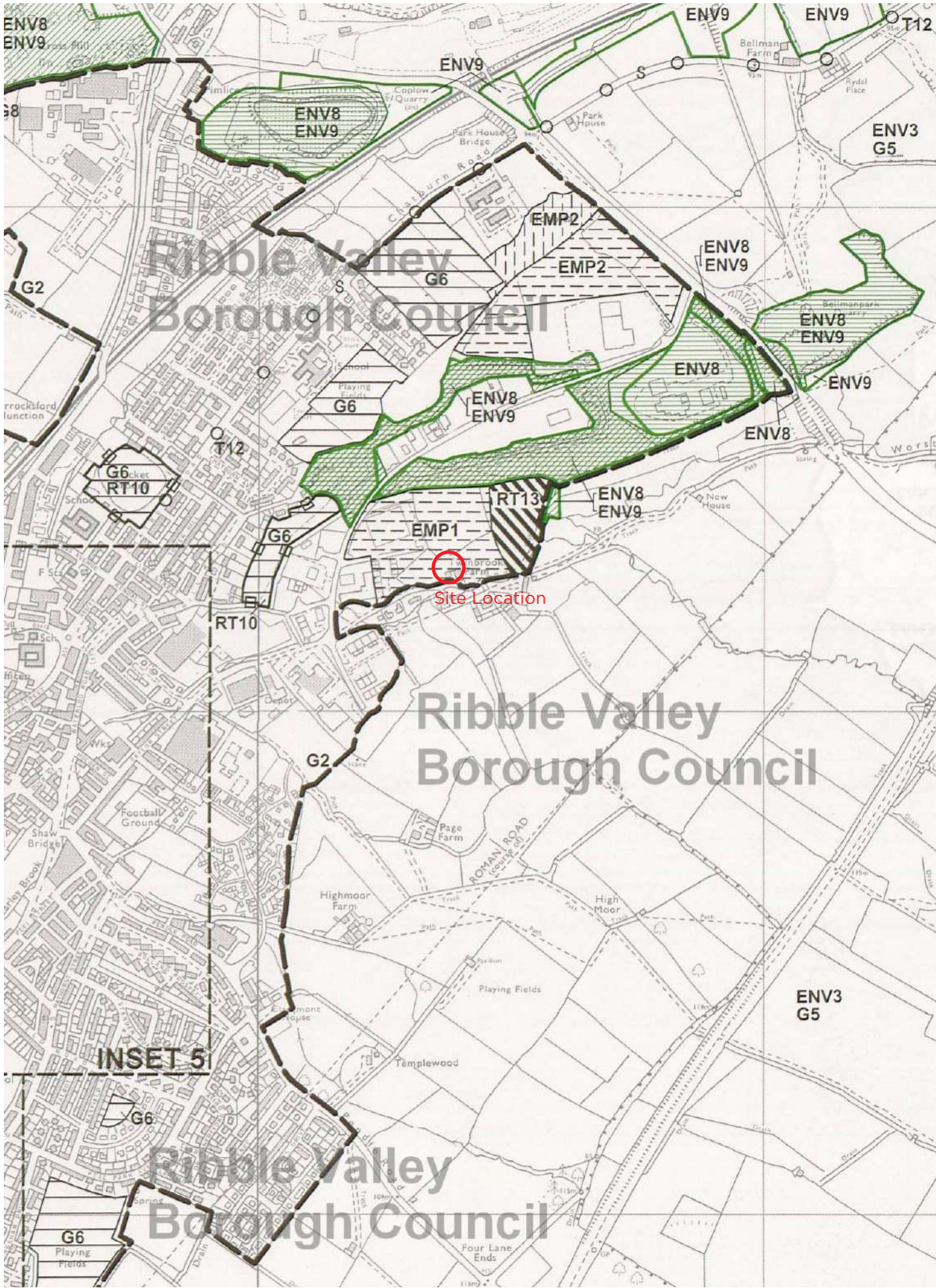
Use for all or any of the following purposes:

- (a) as any office other than use within Class A2 (Financial and Professional Services);
- (b) for research and development of products or processes; or
- (c) for any industrial process;

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 General Industrial.

PL06: Extract from RVBC Districtwide Local Plan



PL07: Extract from RVBC Districtwide Local Plan Maps - Clitheroe (Inset 4). NTS

4.0 PLANNING Continued...

4.2 History

In August 2022 the proposals were submitted to RVBC for pre application advice. No written response has been received, however conversations with the Planning Officer didn’t highlight any issues with the application.

A search of the online planning application database maintained by Ribble Valley Borough Council (RVBC) has yielded the following past planning applications associated with the site, relating to the conversion of the barn to form the dwelling house Twinbrook Barn and recent applications to erect 3No. dwellings. Please note that this search was not exhaustive and earlier applications may exist.

Application No.	Development Proposals	Decision	Decision Date
3/2022/0107	Erection of three single-storey dwellinghouses	REFUSED	08/03/2022
3/2021/1202	Erection of three single-storey dwellinghouses	WITHDRAWN	03/12/2021
3/2017/0494	Discharge of conditions - Conversion and extension of agricultural barn	APPROVED WITH CONDITIONS	09/10/2017
3/2016/0698	Conversion and extension of agricultural barn	APPROVED WITH CONDITIONS	19/09/2016

Neighbouring Twin Brook Farm Development

Planning approval has been granted for a scheme to demolish the house Twin Brook Farm and construct two detached dwellings. (Ref: 3/2019/1103). This site also falls within zone EMP1, residential development was approved on the basis that the site was used as curtilage for the existing dwelling and its proximity to Twinbrook Barn may raise development management issues if used for employment. Therefore, it’s considered that development for housing would not lead to the loss of employment generating land.

5.0 USE

A substantial part of the site is utilised as residential curtilage under the approved conversion of Twinbrook Barn. The remaining site is a small parcel of land with an existing access off Twin Brook Road.

It is understood that part of the land has former use as agricultural land and may be designated as such. This is no longer an appropriate use class for the land as the site has ceased to be used for agricultural purposes and the farm associated with the land is no longer in use, the farmhouse and barn have been converted for residential use.

The size, shape and proximity of the site to existing dwellings does not lend itself to any employment generating use other than residential as per the adjacent site. Therefore, the use of the land for housing will not lead to significant loss of employment generating land. Twin Brook Road to the north creates a more logical divide between the residential cluster and the industrial estate to the north. Utilising the site for market housing would contribute towards the delivery of sustainable housing within the Borough by virtue of its location within the settlement boundary and proximity to the town centre amenities.

The proposals are to be bespoke and of high quality design that will satisfy a wide range of end users.

6.0 DESIGN

It is proposed that the existing disused store is to be demolished. The vehicular site access off Upbrooks is to be retained with new drive leading to off-road parking spaces and turning head for the proposed new dwelling. One market house is to be constructed.

Part of the scheme includes construction of a new outbuilding for Twinbrook Barn, this is reflective of the style of the rest of the development as part of an integrated approach.

6.1 Appearance / Style

The proposed dwelling is to be of a modern appearance with large areas of glazing and standing seam roofs which reflects the contemporary approach approved for the extension of the barn and ties in with the surrounding site. See section 6.3 for materials. Contemporary glazing will maximise light in and views out across the site.

6.0 DESIGN Continued...

6.2 Scale/Massing

Perimeter fencing with a native mix hedgerow behind forms a robust frontage along Twin Brook Street, creating a solid division from the industrial estate. The Outbuilding is to be sited on the footprint of the disused store. The proposed dwelling is located central to the plot, it is to be of a similar height to Twinbrooks Barn, with the projection of the building closest to the barn to be single storey with lower eaves and ridge heights to reduce the scale, that means it doesn't compete with the existing main barn.

6.3 Materials

A high quality, sustainable palette of materials is to be used throughout to enhance the appearance of the site. The materials are robust and utilitarian to sit well within the site context and reflect the approach and materials of the barn conversion extension. We have found the contemporary use of a mixture of materials has been welcomed by the Local Planning Authority on other projects in rural locations in the area.

Roof	<ul style="list-style-type: none">- Dark grey/black powder coated aluminium standing seam roof finish, complete with Dark grey/black powder coated aluminium rain water goods.This utilitarian material will tie in with the surrounding buildings.
Walls	<ul style="list-style-type: none">- Locally sourced reclaimed natural stone clad walls and chimneys are fundamental to the design in terms of how it relates to the site and barn conversion.- Areas of burnt larch cladding provide texture and contrast to sit well with the stone and dark frames.- Powder coated aluminium standing seam cladding to the dormers to match the roof finish.
Windows	<ul style="list-style-type: none">- Dark grey/black powder coated aluminium glazed frames. The glazing line is to be set well back into the walls to create depth.

6.4 Flood Risk Management and SuDS Strategy

The site is mapped within the Environment Agency's (EA) fluvial Flood Zones 1, 2 and 3 (Low to High probability) from the Mearley Brook watercourse. GeoSmart Information Ltd. have been appointed to undertake a Flood Risk Assessment (FRA) and Sustainable Drainage Assessment (SDA) of the site. GeoSmart's recommendations from FRA and SuDS have been followed in the formation of the proposed scheme.

Detailed flood model data obtained from the EA confirms a modelled flood level of +83.08mAOD during a 1 in 100 (plus 36% CC) event. To mitigate flood risk the proposed floor level of the dwelling are to exceed the advised levels, at +83.50. The replacement outbuilding FFL is to be set at 82.70mAOD, however given that the ground floor is to be used for a garage and garden store considered to be floodable structures further raising of FFL is not deemed necessary.

The risk of flooding from rivers and sea is Very Low to Medium, taking flood defences into account.

The area proposed for development is at a Medium to Low risk of surface water flooding, a Low risk of groundwater flooding and a Negligible risk of flooding from artificial sources (sewers, canals and reservoirs).

The proposed Sustainable Drainage Scheme (SuDS) strategy is comprised of permeable paving and an attenuation tank fed by an underground drainage network. This will attenuate surface water runoff for a 1 in 100 plus 40% climate change event. This is subject to permission from the EA to confirm the condition and capacity of the watercourse to accept the additional runoff.

6.5 Sustainability

As before, a sustainable palette of materials is to be used throughout. Aluminium roofing/window frames and natural stone clad walls are built to last and can be recycled at the end of their lifecycle. Stone retained from the demolition of the store is to be used in the construction of the proposals. The timber cladding is a renewable material with low embodied energy.

The proposed dwelling has large areas of glazing to the south elevation to take advantage of passive solar gain. The resulting spaces will be naturally lit and open, therefore less reliant on artificial light.

The proposals are to meet the energy efficiency requirements of Ribble Valley Borough Council Building Control by undertaking a 'fabric first' approach, providing a high level of thermal insulation.

The main roof to the south east elevation lends itself to the possible installation of photovoltaic panels.

Air to water source heat pumps will provide a low energy source of heating and hot water for the dwelling, underfloor heating is to be used to maximise the systems efficiency.

The existing site is bare of any substantial plant life. The proposals introduce tree and hedge planting across the site, creating wildlife habitats and increasing biodiversity.

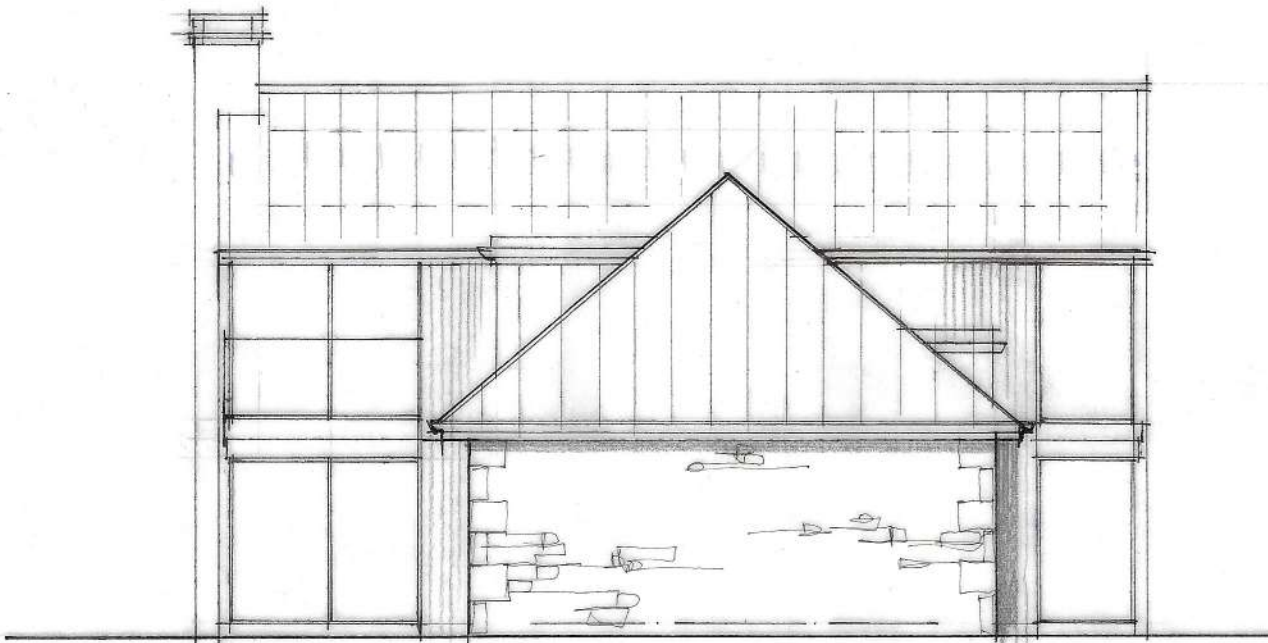
The location is considered to be sustainable as it is within walking distance of the town centre amenities.

DESIGN continued...

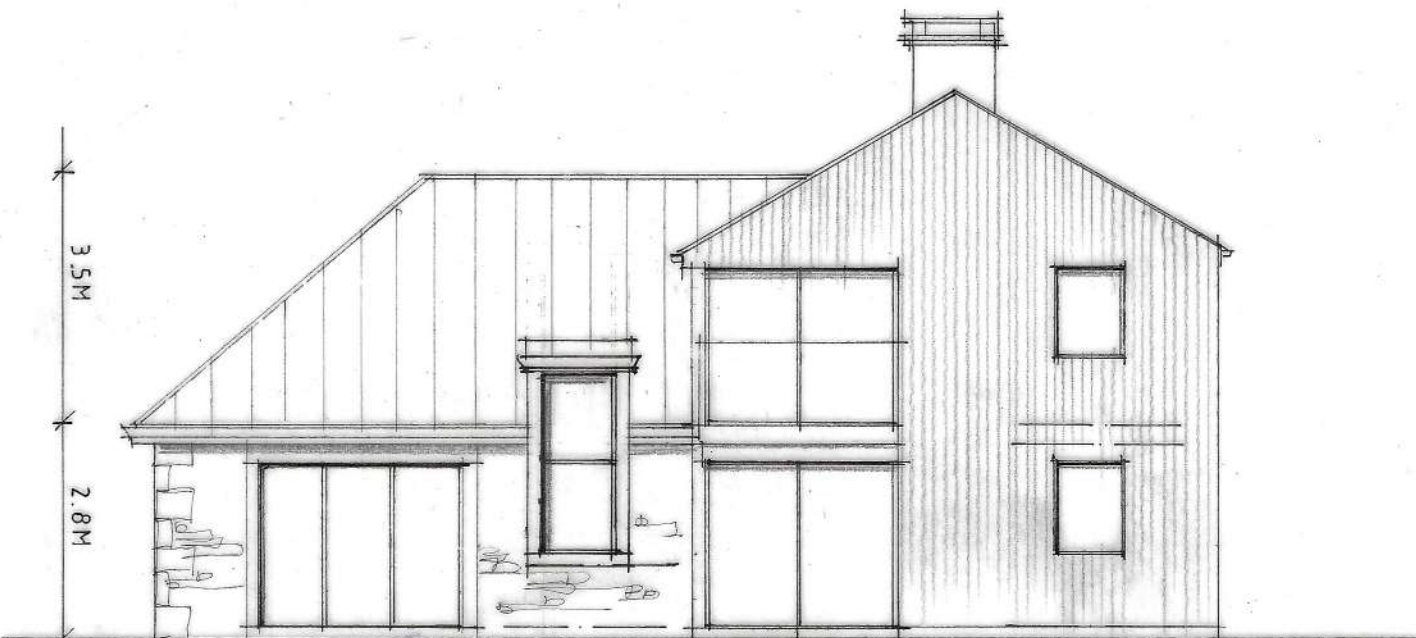
Plot 1



Southwest Elevation

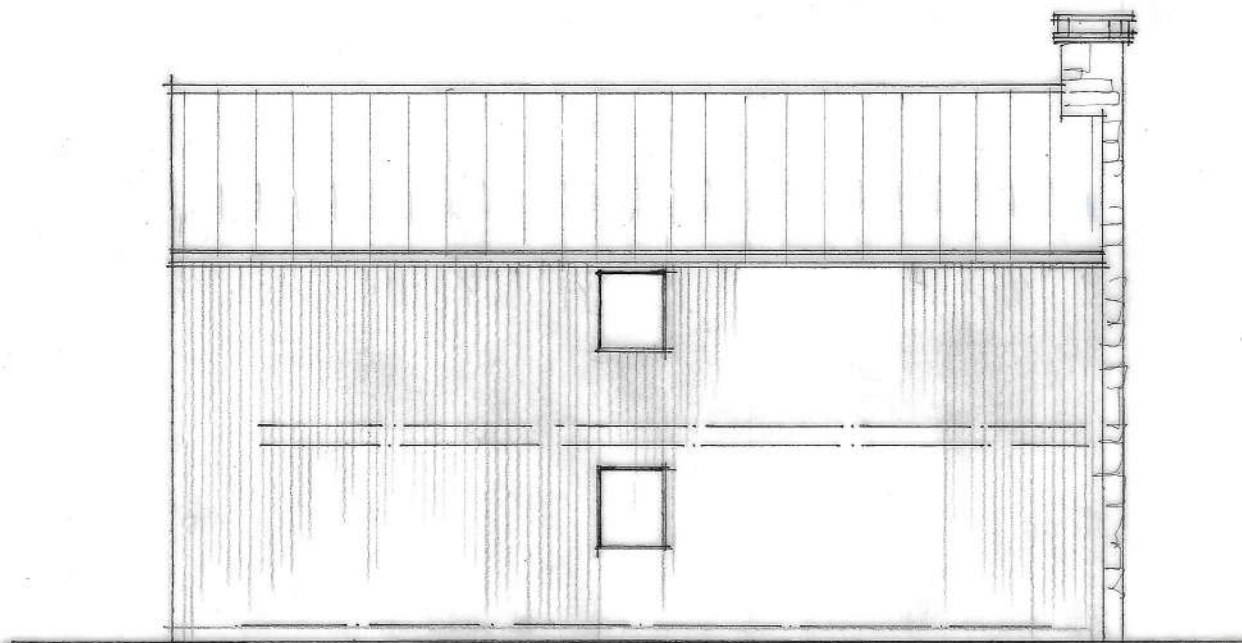


Southeast Elevation



Northeast Elevation

12.2M



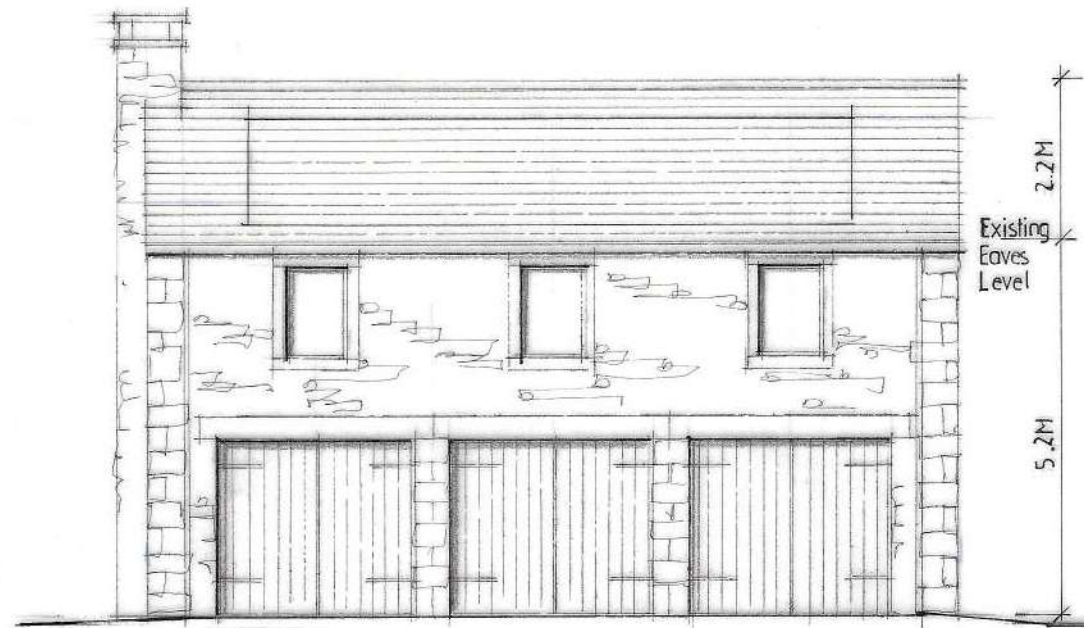
Northwest Elevation

DESIGN continued...

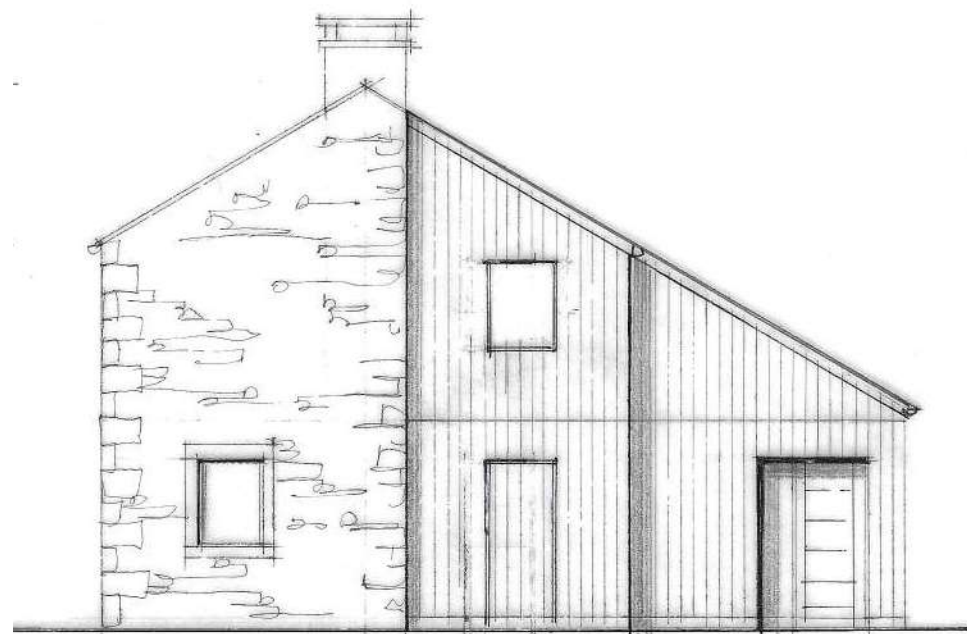
Plots 2 and 3



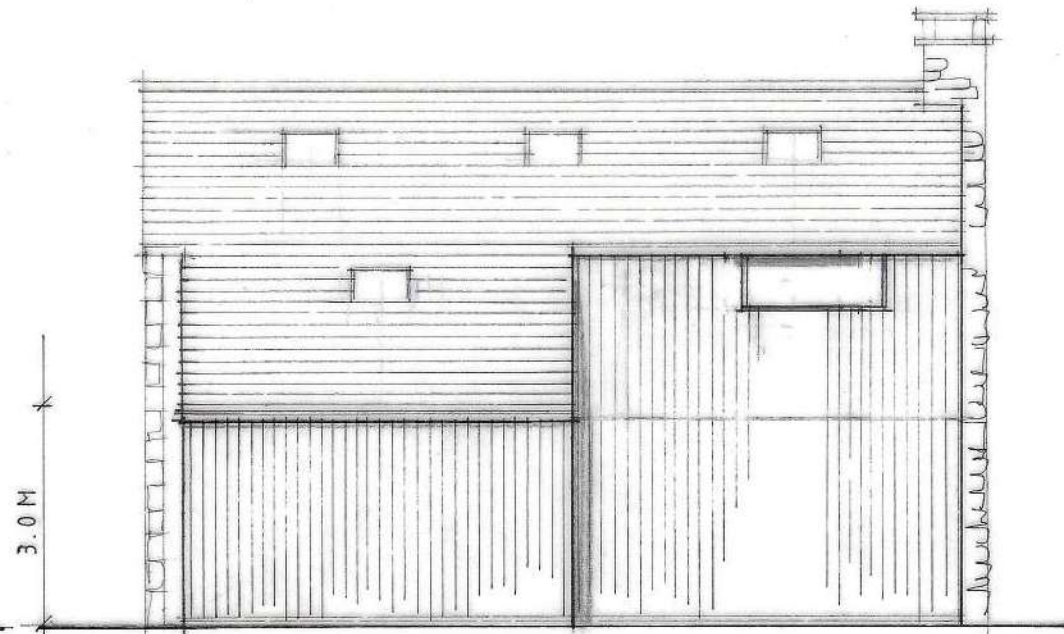
Southwest Elevation



Southeast (front) Elevation



Northeast Elevation



Northwest Elevation

DESIGN continued...



PL10: Proposed Site Plan - extract from 5765-16C. NTS

6.6 Landscaping / Access

The existing vehicular site access off Upbrooks is to be retained, a driveway leads to 2No. car parking spaces and turning head with sufficient space to turn and leave in a forward gear. The driveway is to be resurfaced in permeable tarmac/block paving to provide a permeable finish. This is to be the only means of vehicular access to the dwelling. The existing access to Twinbrooks Barn is to be widened to provide improved vehicular access to the proposed outbuilding.

Significant environmental and ecological improvements are to be implemented as part of the scheme. The site is to be enhanced and softened by the planting of trees and lengths of native hedgerow, fostering a more diverse ecology across site.

7.0 PROPOSED SITE BIODIVERSITY ENHANCEMENTS

7.1 EXISTING SITE - LACK OF BIODIVERSITY

The existing site is barren, the groundcover is comprised of rubble and dirt with no trees or substantial plants. The lack of plant life provides little habitat to support wildlife. In its current state the site has next to no biodiversity.



PL11: Photograph of the existing barren site that has next to no biodiversity.

7.2 PROPOSED SITE BIODIVERSITY ENHANCEMENTS

Proposed planting

The proposed site is to be populated with trees, shrubs, hedgerows and areas of lawn to enhance the appearance of the site and provide diverse habitats to attract and support wildlife, providing an extensive net gain in biodiversity. See drawing 5765-13A for further details.



New fruit trees to attract bees and increase cross pollination.



Assorted shrubs to provide habitat for field mice and hedgehogs.

Bat and house martin nesting

Bat and house martin nesting boxes are to be installed as indicated on drawing 5765-13A to provide additional roosting opportunities for bats and house martins.



House martin nesting cups to be fixed to the walls directly under the eaves of the buildings.

Kent bat box fixed onto burnt larch clad walls of Plots 2/3 and side of chimney to plot 1. Made of burnt larch to match cladding.

7.3 BIODIVERSITY NET GAIN

Existing planted area = 0m²
Approx. Proposed planted area = 300m²

Proposed gain in planted area = **300m²**

The proposed planting gain will provide an extensive net gain in biodiversity for the site.



Native mix hedgerow to provide habitat for field mice and hedgehogs and act as a wildlife corridor.



Areas of lawn further increase biodiversity, providing feeding grounds for birds.



PL12: Proposed southwest elevation. NTS

8.0 CONCLUSION

The existing site is an unsightly barren parcel of land that is ready for development, with residential use considered appropriate. The proposed scheme will provide a quality, sustainable dwelling that vastly improves the site in terms of appearance, utility and biodiversity.