

11 JUN 2024

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CHIEF EXECUTIVE

11 JUN 2024

Ribble Valley Planning Department  
Council Offices  
Ribble Valley Council  
Church Walk  
Clitheroe  
BB7 2RA

FAO

Dear Sirs Re: Muller's planning application for Pendle Mill Clitheroe.

On the latest planning application, they have extended their plans on to land they do not own, as this was sold off and was classed as green land

- 1 The Street drainage is piped down this lane
- 2 The top water from the houses goes down this land
- 3 The surface water goes down this land

As the new plans block off this land what happened to the water it is on a very steep slope, and takes a lot of water if it cannot go down the lane, I get flooded

As you can see from the drawing, I have enclosed [REDACTED]  
the rear, If this lane is closed off as the plan shows I may get flooded.

Yours faithfully

[REDACTED]

# 4.3 SCALE AND MASSING

The massing of the proposed building has been created to reflect the surrounding residential dwellings and is mindful of the existing building that is currently located on site.

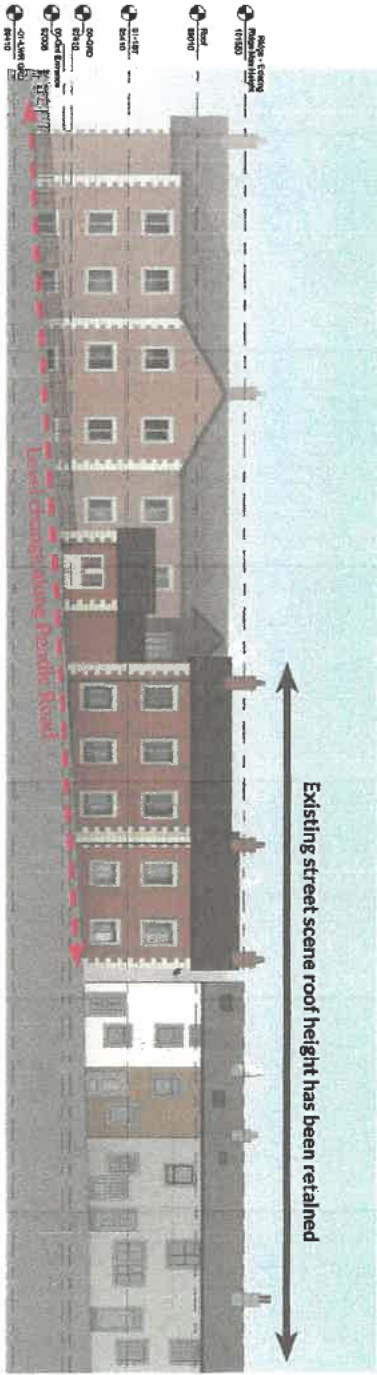
The form of the building is sat into the topography of the land which has allowed for a 2 storey building along the roadside elevation and 3 storey building to the north boundary.

To retain the existing appearance of the street scene along Pendle Road the scale and architectural styling of the proposal has been replicated. The window proportions, roof eaves and ridge, and position in relation to the public realm are the key design features that have influenced the design.

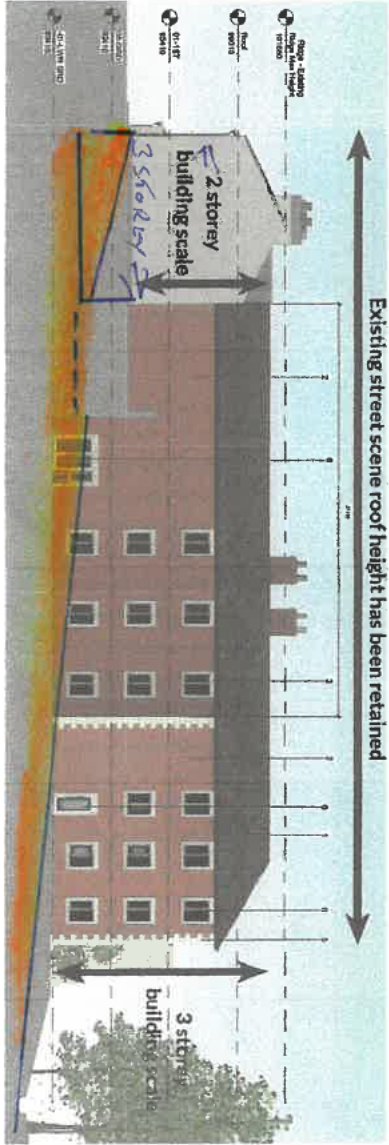
The layout of the building allows glimpsed views through the development from the public realm on Pendle Road to the main building form and central areas of landscaping.

To ensure that the roof ridge height sits within the parameters of the surrounding context, the pitched roof has been crowned with a section of flat roof across the main roof structure. Feature gables and chimneys provide visual points of interest to break the massing of the roof structure, again reflective of the local architectural style.

The 3 storey element of the building has been situated to the north of the site which will utilise the existing trees along the north boundary line, creating a natural privacy screen.



Proposed South Elevation with Annotation



Proposed East Elevation with Annotation

LANDSCAPE SIDE OF HOUSE

The Governors of Clitheroe Grammar School.

Spa Well.

Valve

BATH HOUSE

Boiler

Well.

Well.

BREWERY COTTON MILL

PI WELL 6 YARDS WIDE

W. F. H. LANE

B u l c o c k and C o

20

M e s s r s

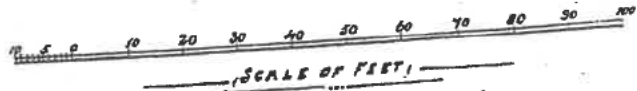
To Sadler's

an are Encroachments

Fire

P U

From Clitheroe.







Site Area -  
4044m<sup>2</sup> (0.40 hectares)

3

20

38

[illegible]

MÜLLER

[illegible]

**ADG ARCHITECTS**  
1111 15th St., Suite 200  
San Francisco, CA 94103  
Tel: 415.398.1111  
Fax: 415.398.1112  
www.adgarchitects.com

Muller Property Group

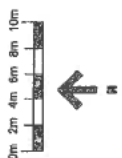
Proposed 75 Bed Care Home, Pendle Road, Clitheroe

Creating Time  
**Proposed Site Plan**

1:200

Lot Number	Crating Material	Quantity
H-2178	(9-)	3

## PLANNING





# GENERAL NOTES:

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7. PROPOSED FINISHED LEVELS HAVE ONLY BEEN ASSUMED AND SHOULD BE REALISED BY A CIVIL ENGINEER.
8. POSITION OF SOIL VENT PIPES & RAINWATER DOWN PIPES TO BE CONFIRMED BY THE ARCHITECT.

## KEY

- SW 1,000 PROPOSED SURFACE WATER DRAIN
- FW 1,000 PROPOSED FOUL DRAIN
- S1 PROPOSED SURFACE WATER MANHOLE
- P1 PROPOSED FOUL MANHOLE
- ATTILATION TANK

## SURFACE WATER ATTENUATION

GEO-CELLULAR TANK  
CL = 88.61  
IL = 88.50  
COVER = 1.1  
DEPTH OF CRATE = 1.000m  
FLOW CONTROL: S17  
DESIGN DEPTH = 2m  
FLOW RATE = 35.7 US

## PRELIMINARY DISCHARGE RATES

1 IN 1 YEAR EVENT = 22.5 US  
1 IN 30 YEAR EVENT = 35.7 US  
1 IN 100 YEAR EVENT + 40% CLIMATE CHANGE = 55.7 US

PROJECT	CLIENT	DATE	BY
	MULLER PROPERTIES	24/05/2022	
FIGURES	FIGURES	SCALE	FIGURES
	CARE HOME AT PENDLE ROAD, CLIFFENCE	1:150	
DRAWING NO.	DRAWING NO.	FIGURES	FIGURES
	PRELIMINARY DRAINAGE STRATEGY	A1	
DRAWING REFERENCE	DRAWING REFERENCE	FIGURES	FIGURES
	2022-02-01		



**BEK ENVIRONMENTAL CONSULTING ENGINEERS LTD**  
34th Fl. No 3 Jiffy Road Business Park, Jiffy Road, Walsley, Cliffe, S67 7PX  
Tel: 01254 577322

