

DESIGN AND ACCESS STATEMENT

FOR
PACKHORSE SITE
AT
MELLOR BROOK
MELLOR
PLANNING REF

Rev B – Updated for revised proposal March 2025



Image of Packhorse site



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Introduction

The original Packhorse site was a former stone built storage building we believed with multiple uses over the years. The building has been demolished and the site has been vacant for a number of years.

Planning was granted in 2002 for 9 apartments on a similar footprint to the ongoing building. The proposed apartment block was 3 storey high and a mixture of materials were proposed render, stone and slate. Since this application the site has been cleared with the exception of the proposed site access. This has been implemented / upgraded inline with the planning permission. Car parking and works to de culvert the stream are also almost complete with the extents of the parking area formed.

The shared entrance has been designed and constructed in accordance with the S278 highways legal agreement (5th November 2021).

Planning Ref:

Planning Ref: 3/2018/0258 Discharge of condition 4 (landscaping) from planning permission 3/2013/0306.

Planning Ref: 3/2018/0241 Non material amendment to permission 3/2016/0282 for alterations to roof lines and floor levels

Planning Ref: 3/2016/0416 Discharge of Condition 3 (levels), Condition 4 (landscaping), Condition 10 (land contamination), of planning application

Planning Ref: 3/2016/0424 Discharge of condition 13 (ecology survey) of planning permission 3/2016/0282.

Planning Ref: 3/2016/0396 Discharge of condition(s) 3 (slab floor levels), 4 (landscaping), 10 (contaminated land assessment) of planning permission 3/2016/0282.

Planning Ref: 3/2016/0282 Application to vary condition 14 (renewable energy) of planning permission 3/2013/0306P (9no. apartments)

Planning Ref: 3/2013/0306 Application for the renewal of planning permission 3/2010/0180P, for the demolition of existing commercial premises/site clearance and erection of 9no. apartments plus access improvement and re-aligned stream to open culvert. (Amendment of permission 3/2002/0627P).

Planning Ref: 3/2010/0180P Renewal of 3/2007/0136/P for demolition of existing commercial premises/site clearance and erection of 9no. apartments plus access

improvements and realigned stream to open culvert (amendment of permission 3/2002/0627P).

Planning Ref: 3/2007/0136 Demolition of existing commercial premises/site clearance and erection of 9no apartments plus access improvements and realigned stream to open culvert (amendment of permission 3/2002/0627P)

Planning Ref: 3/2002/0627P Demolition of existing commercial premises and erection of 9no. apartments on cleared site of premises/car park

Proposed

This Full Planning Application is for 5 no. family homes to be built on the footprint as per the previous Planning applications. Again a mixture of materials have been proposed. What differs from the previous schemes and approvals is each property will now have their own private amenity space. This will consist of individual gardens and outside space with which each house will now benefit from.

The front elevation “reads” as a front elevation with front doors to the street scene along Mellor Brow.

Each property has a two allocated parking spaces.

The development will be unique with its siting, close to the stream and woodland.

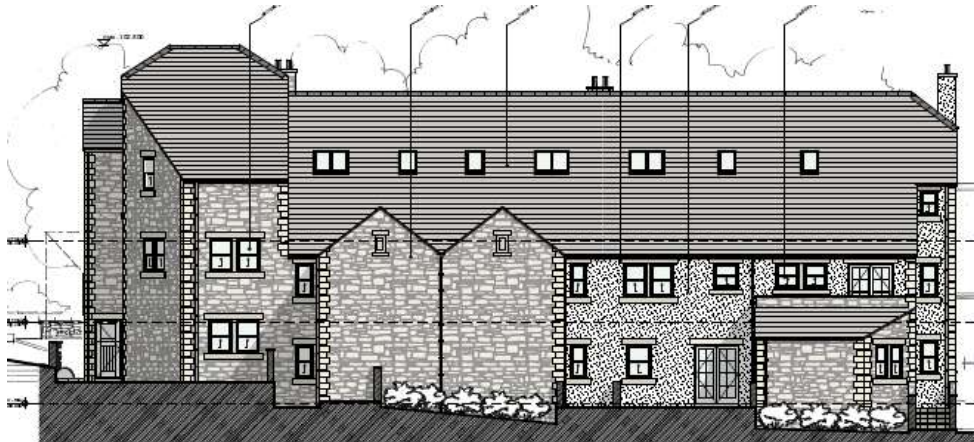
Materials

- Dark grey UPVC windows.
- Dark grey composite doors.
- Black UPVC ogee gutters and rainwater pipes
- Dark grey fascia boards and soffits.
- K-Rend and Marshalls Ash Stone walls – Refer to Proposed Elevations.
- Natural slate roofs

Scale / Massing



Proposed Front Elevation (NTS)



Previously Approved Front Elevation of greater massing. (NTS)



Previously withdrawn application 3/2023/0936 (NTS)



Proposed Rear Elevation (NTS)



Previously Approved Rear Elevation (NTS)



Previously withdrawn application 3/2023/0936 (NTS)

When compared to the previous approval the new scheme is of smaller massing and scale, and is only two storey where as the previous approval is for 3 storey. The simple pitched roof design now provides a massing and form in line with the local vernacular buildings. The materials are also consistent throughout the Mellor Brook developments. The style, scale and high quality materials (slate roofs, stone plinths and render) of the proposed dwellings match the wider development and they will also sit well amongst the existing neighbouring dwellings. To the rear elevations glazed patio doors and good sized windows present to maximise solar gain and allow for light to flood the properties.

[Vehicular Access](#)

Vehicular access is provided to the private car park accessed from Mellor Brow. The junction and access arrangements with the public highway have been designed by Transport Consultants, PSA, in consultation with Lancashire County Council, Highways. These S278 works have been completed as part of the junction improvements which serve the refurbished dwellings along Victoria Terrace (complete), 3no. new dwellings replacing Mill Cottage (complete) and 3no. dwellings on land adjacent (under construction). The retaining wall to Victoria Terrace was rebuilt and the new entrance was formed to improve access and give improved visibility.

Landscaping

The site is located near to established woodland to the Western and Southern boundaries. This woodland will be maintained, and with the de culverted stream will provide an interesting outlook from the rear gardens. This woodland and stream will also act as a boundary to the rear of the car parking area. Soft landscaped private gardens will be provided to the rear of the proposed dwellings. Stone paving and paths will be provided to the dwellings while the car park and service areas will be finished with hot rolled asphalt / tarmacadam.

Energy efficiency

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 in the ground floors, external walls and to the roof. The masonry construction will give the buildings a good amount of thermal mass, reducing the energy required for heating and cooling due to temperature fluctuations.

Biodiversity Net Gain

The development is below the threshold as it does not impact a priority habitat and impacts less than 25 square meters of on site habitat, as the development is over an existing concrete hardstanding.

Conclusion

As long as most can remember this site has been vacant and could be described as a “waste ground” covered entirely in concrete hardstanding. This application seeks consent for 5no. well designed 3 bedroom family homes. The proposals are to be constructed robustly, using a quality palette of traditional style materials. They will sit well within the whole Mellor Brook development, helping to retain and enhance the character of the wider area. The quality of the build and traditional appearance of the proposed dwellings will help them stand the best chance of enduring the test of time, reducing the future consumption of resources. It is considered that the proposal is an acceptable design response in terms of its compliance with Ribble Valley Borough Council's Local Plan Policies by virtue of the appearance, form, size, positioning and sustainability. These factors make for dwellings that are compatible with its setting.