

House Types

“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.” (Para. 120, NDG 2021)

There are 33 housetypes proposed, much of which are two storey with have a variety pitched roofs to stay in keeping with the massing and architecture of the surrounding context.

House frontages have been carefully designed with generous windows from habitable rooms clearly defined an attractive front doors and planting to act as a buffer between the pavement and window.

Housing has been designed to be attractive individually as well as part of the wider street composition this includes the careful articulation of corners insuring that corner turning house types with multiple active facades are utilised in the appropriate locations.

Internal habitable rooms will have high levels of natural daylight and connect well to gardens and terraces.

All affordable dwellings will be M4(2) compliant.



Housetypes Plan

5. Design Proposals

Identity

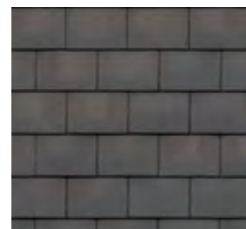
Facing Materials

The materiality of the proposed dwellings will be representative of the local character as shown earlier in this report. The facing material of the dwellings will consist of a Darlstone buff black stone with white window frames as shown adjacent. The roofscape will comprise a mix of dark grey and slate grey roof coverings mirroring most dwellings in the nearby neighbourhoods.

Facing Materials



Darlstone Buff Black Pitched Walling



Russell Grampian Slate Grey roof tile

Surface Materials

Black asphalt will be used as the primary surface for the primary road, private drives, footways and footpaths.

Surface Materials

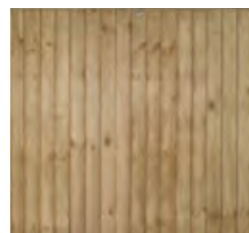


Black Asphalt

Boundary Treatments

Various boundary treatments have been adopted on the site that mirror the characteristics present in the local area. These are presented in the submitted materials plan (extract shown on page 26) in accordance with condition 5 of the outline permission.

Boundary Treatments



Closeboard Fence



Stone Wall

Front garden boundaries on all dwellings will comprise a mixture of hedgerows, ornamental planting and some instances of half high railings. Rear gardens are partially bound by 1.8 high closeboard fencing or concrete post and panel fences with low level timber rails between dwellings. Timber pedestrian gates allowing for access to the rear gardens as well as private paths for bin storage. For dwellings – side fronting onto a proposed road or Public Open Space, 1.8m high screen stone walls will be provided.



Boundary edge



Housetype Elevations

LEGEND

ROOF TILES -

RUSSELL GRAMPAN SLATE GREY OR SANDTOFT CALDERDALE - DARK GREY

STONE -

DARKSTONE BUFF BLACK PITCHED WALLING

ENCLOSURES LEGEND

SP1 - 1.8m HIGH TIMBER POST AND PANEL FENCE

ACCESS GATE TO REAR GARDEN AREAS WHERE APPLICABLE

SP2 - 1.8m HIGH CONCRETE POST & PANEL FENCE

BRICK COLOUR TO MATCH ADJOINING PROPERTY

SP3 - 1.8m HIGH SCREEN WALL, RELIERS AT CHANGES OF DIRECTION ONLY REFER TO SITE LAYOUT

SP4 - 1.2m HIGH TIMBER POST & RAIL FENCE

1.0m HIGH KNEE RAIL TO REAR GARDEN (OPTIONAL BOUNDARIES)



Materials Plan

5. Design Proposals

Public Spaces

“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.” (Para. 99, NDG 2021)

The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.

Landscape Strategy

Landscape design is a key component for creating a successful development. The masterplan is landscape-led and places the natural environment and landscape at the core of its design and planning process. The proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, focused around the retention and enhancement of existing landscape assets wherever possible.

The proposals reflect the policy guidance and develop the objectives of the Landscape and Visual Impact Assessment (LVIA) and the Arboricultural Impact Assessment (AIA) and in doing so emphasise the core functions required of a high quality residential scheme that creates a high quality neighbourhood.

The landscape strategy has been devised to make connection to the wider neighbourhood and existing mature landscape and beyond as well as providing nearby sustainable transport stops and local facilities.

The delivery of the new green infrastructure and accessible public open space has been a driving factor in the creation of new routes and spaces within the masterplan, and the landscape helps to further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.

As such, the development shall be designed to avoid and retain the most important ecological features on site and ensure they can be managed in the long-term to enhance their importance for biodiversity.

The “green and blue” elements of the development framework combine to create areas of accessible open spaces that form a green corridor network across the site. This results in a setting that encourages a healthy lifestyle and provides opportunities for all members of the community to benefit from the landscaped setting in which they live.

The green corridors around the edge of the site provide direct routes for people to walk and cycle within the site but also linking with existing routes. They also continue to function with ecological benefit. Accessible along and within the green corridor network are open space uses such as a children’s play area.

LEAP Proposals

The submitted Local Equipped Area for Play (LEAP) proposals have been submitted in line with condition 6 and are designed to be varied, stimulating and challenging, testing children’s physical capabilities as well as providing imaginative, social and sensory play. The LEAP will include equipment for children who are beginning to play independently with friends, for adults with young children, and include at least three ‘inclusive’ pieces of play.

The play area is set amongst trees and landscape planting with a woodland backdrop.

The palette of materials will complement both the theme of the space and its setting, therefore, soft and natural materials will be used where possible, with appropriate play surfacing and safety fencing.

Nature

“Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.” (Para 90, NDG 2021)

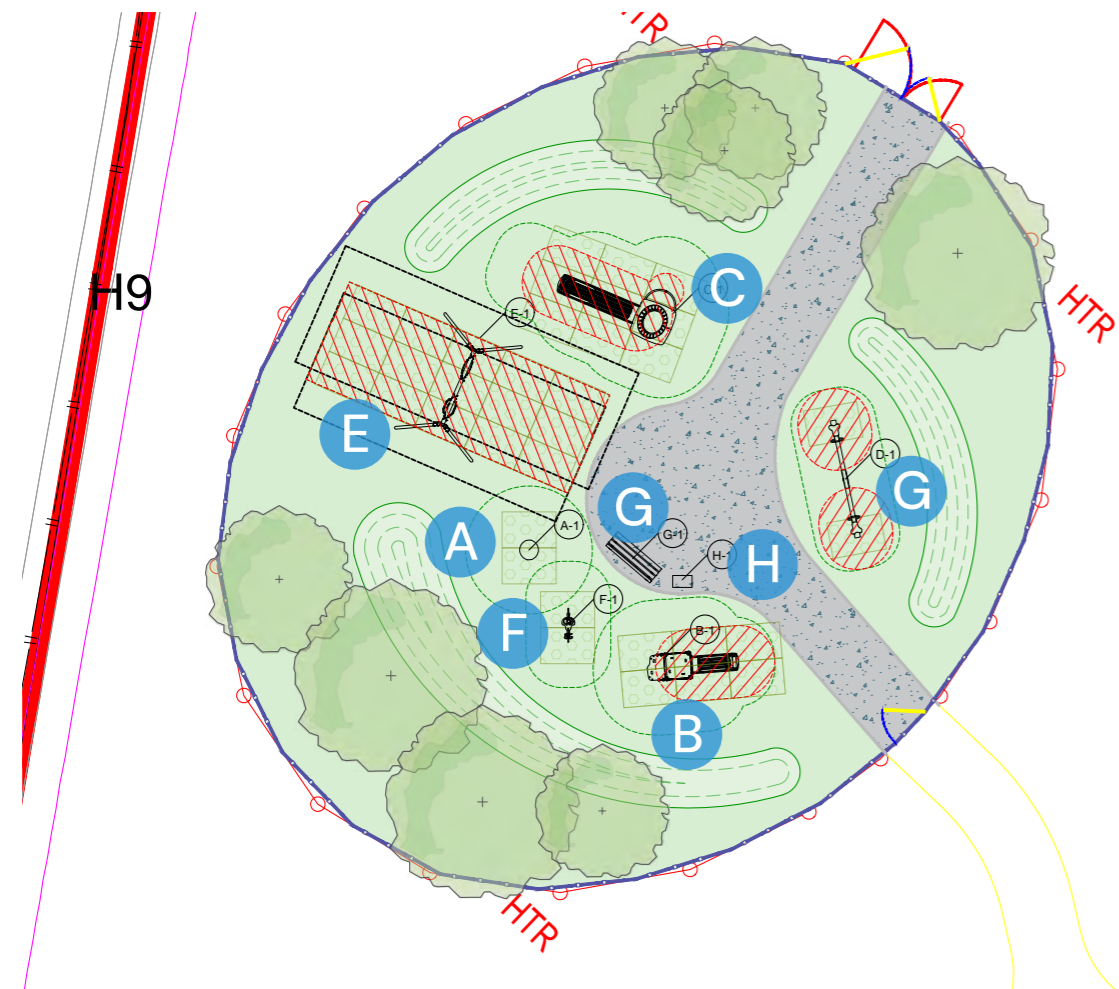
The proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

Retention and Management of Existing Vegetation

Within any proposed development successful retention and enhancement to existing arboreal features requires a strategy to be developed from the outset. The development proposes minimal high value tree and hedgerow loss and all existing trees and hedgerows have been retained where possible and incorporated into the open space/landscaping on site to reduce impacts to the existing landscape setting.

New planting within the scheme will be utilised to enrich biodiversity, assist in placemaking and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the different character areas within the scheme and provide continual reference to the surrounding landscape.

The proposed new structure of planting forms important links as part of the green infrastructure network connecting into the existing landscape, hedgerows and tree belts as well as creating a connecting corridor between the existing pedestrian networks along the west of the site. The range of planting provided will incorporate a number of ecological enhancements to improve the biodiversity of the site overall.



LEAP Plan

KEY

EXISTING VEGETATION

- Existing Trees: To be retained and managed (BIM and cut boxes to be installed following Ecological recommendations)
- Existing Hedges: To be retained and managed

STRUCTURAL ELEMENTS

Proposed species and locations as indicated

- Trees: Tree pit - 100m minimum depth x 1200mm square
- Small Ornamental Trees: Tree pit - 250mm minimum depth
- Hedges: Hedge bench - 250mm min. depth x 600mm min. width

ORNAMENTAL PLANTING

Refer to schedule for species palette
Soil composition and arrangements to be detailed within detailed planting design

- Mix A - general shrub beds: Width as indicated, depth of 300mm minimum depth
- Mix B - narrow shrub beds: To be planted against walls & fences (no windows) Width 500 to 800mm. Topsoil - 250mm minimum depth
- Mix C - tall shrub beds: To be planted against walls & fences (no windows) Width 1000mm. Topsoil - 350mm minimum depth
- Specimen Plants: Suggested specimen shrubs and biolary
- Climbing Plants: Suggested self-climbing / self-supporting climbing plants

GARDEN SURFACE

- Lawn: Topsoil - 250mm minimum depth
- Mulch: Topsoil - 250mm minimum depth
- Gravel: Topsoil - not required

WETLAND PLANTING

Refer to schedule for typical species, size, density and sowing rate

- Swale and Balancing Pond Planting - 184 m²: Native species selected for seasonally wet soils. ERM seed mix - Meadow Mixture for Wetlands
- Pond and Stream Margin Planting - 82 m²: Native species selected for waterlogged soils. ERM seed mix - Flood Edge mixture
- Pond and Stream Aquatic Planting - 23 m²: Pre-planted call reeds, reeds and 1/100c plugs using native, non-invasive marginal and aquatic pond plants



Landscape Masterplan

5. Design Proposals

Resources

The NPPF states at paragraph 8 that the planning system has three interdependent and overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy;
- A social objective – to support strong, vibrant and healthy communities; and
- An environmental objective – to protect and enhance our natural, built and historic environment.

To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in paragraph 11 of the NPPF.

Sustainable Building Techniques

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques.

Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

Materials & Waste Recycling

Materials selected for construction, including hard and soft landscaping elements, will be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Siting & Building Orientation

Dwellings are sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.

Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period. The majority of streets are set out in an northeast-southwest alignment which will provide solar higher solar gain through the morning. Aligning buildings in this way also allows for passive cooling in warmer months with northwesterly winds.

Drainage

In line with conditions 23 and 24 of the outline permission, a drainage strategy for the site has been submitted separately to this document and can be reviewed for detailed information on the drainage proposals.

Drainage will be supplied throughout the site with sewers being supplied underneath the internal road network to connect into the existing network. SuDS in the form of an attenuation basin is proposed at the north west boundary.

Green verges and public open space throughout the site will aid drainage by slowing drainage of surface water into the balancing pond and ultimately into the existing watercourse to the north of the site.

Lifespan

A Sense of Ownership

The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity.

The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.

Adoption Areas

When completed, responsibility for long term management and maintenance will typically be separated into ownership areas. This will enable the successful upkeep and longevity of the development.

Adapting to Changing Circumstances

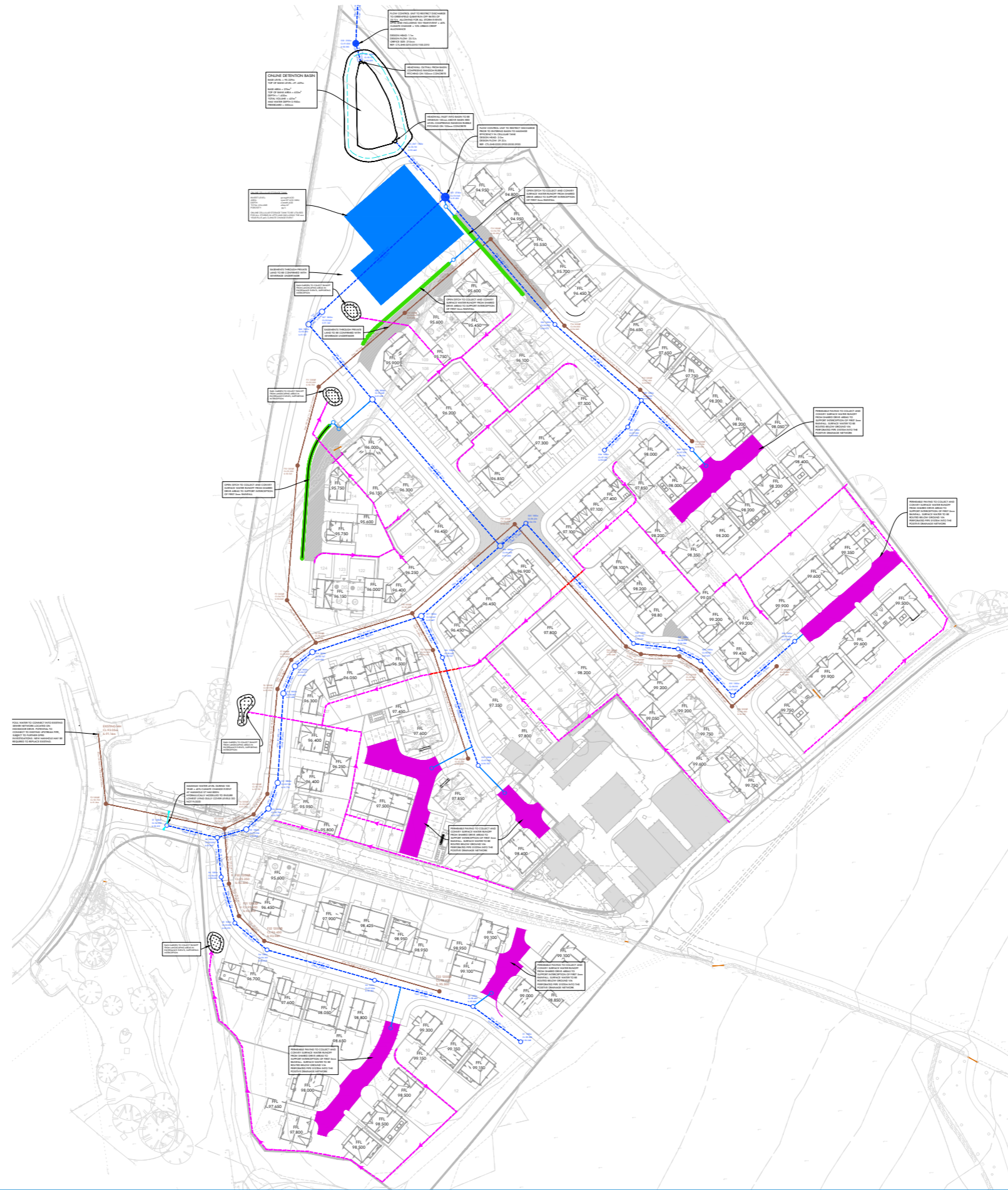
The development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live.

All affordable homes will be constructed in accordance with Building Regulations Part M4(2), delivering accessible and adaptable dwellings that respond to a wide range of present and future needs. This commitment will ensure the scheme aligns with recognised best practice in residential design and satisfies expectations for internal space and inclusive living.

Environmental Sustainability

All proposed dwellings on site will be designed in accordance with the latest Building Regulation standards – where appropriate this could include solar panels and/or heat pumps.

In addition to this 100% electric charging provision will also be provided on site which will provide the opportunity for future residents to utilise or switch to electric vehicles, reducing the emission of greenhouse gases associated with internal combustion engine (ICE) vehicles.



6. Conclusion

This Design and Access Statement has set out a clear explanation of the analysis, design process, engagement and consultation process undertaken. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, building on the principals set out in the outline planning application.

The design approach together with the supporting illustrative strategies demonstrate how the vision for the Land at Highmoor Farm, Clitheroe can be delivered to meet the three key NPPF objectives of sustainable design

- A social objective;
- An economic objective
- An environmental objective.

The development of the site provides the opportunity to build on the character of the site and create housing choice whilst improving public access across the site and the wider pedestrian network.

The proposed development would be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular.

The proposals respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice.

Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.

The development proposals will offer the following main benefits:

- The delivery of 124 new homes in a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
- Provision of 30% affordable housing with M4(2) compliance;
- Vehicular and cycle parking provision in line with the current standards and discussions with LCC Highways;
- The creation of an integrated residential community with a relationship to the existing urban area;
- Providing a development that is well connected, readily understood and easily navigated, with the delivery of an improved access point from Highmoor Park and pedestrian connections to existing PRoW;
- The creation of legible routes through the development, complementing existing routes and providing connections for sustainable transport choices;
- Provision of SuDS towards the northwest boundary; and
- Promoting the objectives of sustainable development through layout and design.



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