

The Whins, Whins Lane – Full Planning Application

Design and Access Statement – November 2012

Rev- C_210313



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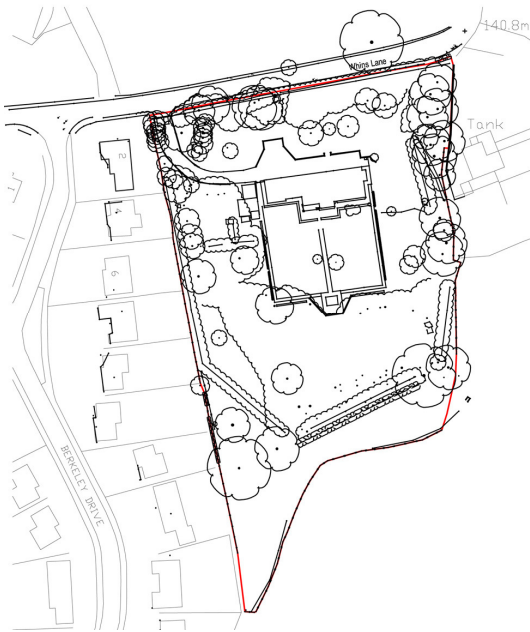
Introduction

This Design and Access Statement has been prepared by Street Design Partnership in support of the planning application for the demolition of an existing bungalow and the provision of 16no. new-build dwellings, associated access, parking and private amenity on the site of The Whins, Whins Lane, Read.

Site Location

The site is located on Whins Lane, Read

The site area is 1.0657 ha.



Site Location Plan

Development Brief

Street Design Partnership has been appointed to develop a mixed tenure residential scheme for this site comprising 2, 3, 4 and 5 bed houses.



Site Analysis

Physical Site context

The site comprises the grounds of a 20c dormer bungalow and includes a vehicular access point, several mature trees and hedges on the boundary, a denser tree group to the south and the route of a surface water culvert. A drainage ditch runs in and adjacent to the southern and part of the eastern boundary.



Existing Dormer Bungalow



Woodland at the Southern end of the site



Gardens

Access and Movement

Pedestrian and vehicular access is from Whins Lane leading to the village of Read. Read is situated on the A671 Whalley Road linking the larger towns of Whalley and Padiham. Whalley station gives access to the national rail network and Padiham give good access to the wider trunk and motorway network.

A pavement extends to the existing site entrance where it stops and is replaced by hedge planting to the carriageway edge.

The site is entirely private land with no public right of way.

Topography

The site slopes down approximately 10m from Whins Lane towards to the Southern wooded edge.



Opportunities and Constraints

Opportunities:

- Infill site with adjacent residential uses
- Mature trees and hedges to give a framework for a high quality residential scheme
- Good visibility to allow for a new access point

Constraints:

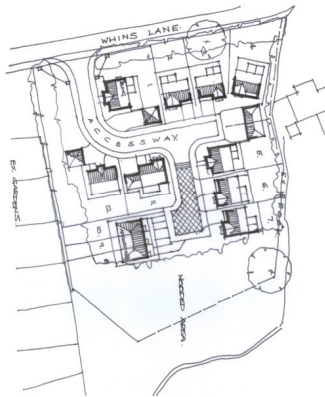
- Tree root protection zones to be incorporated into the proposal to ensure viable tree retention.
- Existing culvert to retain nominal 4m easement



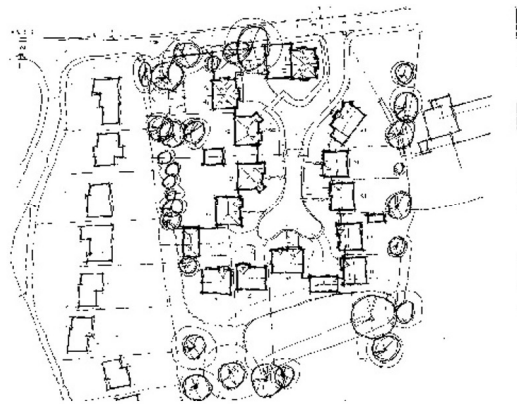
Design Development

The scheme vision is to provide a context driven high quality residential scheme that maximises the benefits of this unique site, the amenity of the retained trees and provides a vernacular architecture befitting the edge-of-village setting.

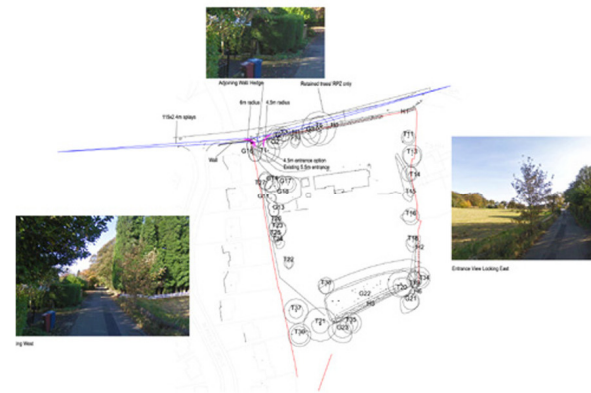
The scheme has evolved in response to client brief, initial pre-application discussions with Ribble Valley Development Control and through the application of design standards and internal design review with reference to the established opportunities and constraints.



12 Unit Sketch Scheme



13 Unit Sketch Scheme amended to move entrance



Consideration of existing visibility and access



Sketch 16 unit scheme with new entrance



Visibility splay checks and drainage run options.

The key scheme development stages include:

- Tree and hedge retention of significant specimens and tree mitigation for any required tree removal
- New site access and extension of the 30mph limit
- Site layout to maximise the wooded setting and site slope
- Unique housetypes in response to the edge of village setting
- Adoptable road network, with decreasing formality moving through the site
- Mixed type and tenure housing provision



Proposal - Design Principles

Amount and Type of Development

The proposals are for **16no.** dwellings.

Accommodation schedule:

Unit No / Type	Tenure	GIFA (sqm/sqft)
1 / 3bed5person bungalow with integral tandem garage	OMS	93sqm/1000sqft
2 / 5bed7person house with attached double garage	OMS	162sqm/1742sqft
3 / 5bed7person house with freestanding double garage	OMS	162sqm/1742sqft
4 / 5bed7person house with integral double garage	OMS	170sqm/1830sqft
5 / 4bed6person house with integral single garage	OMS	144sqm/1544sqft
6 / 5bed7person house with integral double garage	OMS	170sqm/1830sqft
7 / 4bed6person house with integral single garage	OMS	144sqm/1544sqft
8 / 4bed6person house with integral single garage	OMS	144sqm/1544sqft
9 / 4bed6person house with integral single garage	OMS	144sqm/1544sqft
10 / 4bed6person house with integral single garage	OMS	144sqm/1544sqft
11 / 5bed7person house with freestanding double garage	OMS	162sqm/1742sqft
12 / 2bed4person house	Affordable Rent	70sqm/753sqft
13 / 2bed4person house	Affordable Rent	70sqm/753sqft
14 / 2bed4person house	Affordable Rent	70sqm/753sqft
15 / 3bed5person house	Shared Ownership	82sqm/883sqft
16 / 3bed5person house	Shared Ownership	82sqm/883sqft
TOTAL – 16no. dwellings		



Scale and Massing

Please refer to the proposal drawings.

Plot 1 is a bungalow. Plots 2-16 are 2 storey and arranged predominantly as detached units, a pair of semi-detached units and a single short terrace of 3. All plots have a nominal set-back of 6m to allow for in-curtilage parking and garage pull-out space. This massing reflects the density and plot spacing of the edge of village setting.

Roofscapes comprise pitched, hipped and gables to give a roof massing response to the site setting and slope whilst maximising the visual space around dwellings. Throughout the site, street facing gables are animated with habitable windows and chimney breasts.

Appearance and Materials

All dwellings will be finished in a locally complementary reconstituted stone. Whins Lane facing properties will have slate roofs and the remaining properties will have slate grey tiled roofs.

Windows are proposed to be a white uPVC.

Landscape

Please refer to the hard and soft landscape drawings.

The layout seeks to maximise the in-curtilage garden areas with minimal adopted planting. Native tree and shrub planting in front gardens will maximise the greening of the site whilst ensuring a sustainable and enduring soft landscape scheme.

Boundary Treatments

Whins Lane will retain the majority of the existing hedge. Where hedge removal is required for entrance visibility, as proposed on the site layout and landscape drawings, a new hedge will be planted in the set-back position with a 1.8m high close-boarded timber fence behind to enclose the side and rear gardens of plots 1,2 and 3.

Throughout the rest of the site, front gardens will have low hedge boundaries. Rear gardens and rear/side party boundaries will have 1.8-2m close boarded timber fences. Retaining walls and side/rear garden boundaries to public spaces will be reconstituted stone boundary walls at up to 1.8-2m.





Housetypes



Sustainability

The proposed houses seek to attain Code for Sustainable Homes Level 3* through use of high performance building fabric to ensure minimal energy use in occupation. The landscape proposals seek to maximise the use of adoptable native species to increase the bio-diversity of the site. This fabric-first approach ensures the minimum possible energy use in occupation. The scheme will also look to maximise water attenuation and re-use opportunities whilst also considering renewable energy options. Please refer to the drainage scheme for the surface water attenuation strategy.

Refuse and Recycling

All dwellings include provision within the kitchen area for internal recycling containers. Externally, refuse and recycling bins (3no. 140L bins) are stored at the rear of the houses.

Ecology

Please refer to the Ecology Report. In line with the recommendations, nest boxes are proposed for the predominantly north elevations to units 1,7,8,9 and 10 and sited adjacent to or near to the garages where possible.

Design Principles Summary

- Detached, semi-detached houses and short terraces
- Maximise space in-between dwellings and views to trees
- Reconstituted stone and slate/slate grey tile material palette
- 6m frontage set-backs
- Adoptable, but informal road layout
- Layout relates to landscape and mature retained trees and hedges.
- Min Code level 3* sustainability performance



Whins Lane Elevation

Access

Vehicular and Pedestrian Access

The proposed scheme shows an access point and design as agreed with Lancashire County Highways.

To improve pedestrian access, a pavement is proposed to continue over the site frontage up to the junction with RoW FP14 at Haugh Head Farm. This is proposed as nominally 1200-1800mm wide to suit the retained trees on the frontage and to be agreed on site with Lancashire County Highways.

A 30mph zone is proposed to extend up to just beyond the Woodfields development to the Northeast.

The layout, developed in consultation with Lancashire County Highways uses a traditional 5.5m carriageway and 1.8m pavement to both sides on entrance and extending to the 2nd bend. At this point a contrasting crossover demarcated with 1500mm high reconstituted stone piers on both sides signifies the carriageway step down to a shared 4.5m carriageway surface. This has a single 1.8m pavement with a 600mm grassed service verge on the other side and continues throughout the remainder of the site until the private drive serving plots 14-16. An offset turning head allows for refuse turning as shown on the tracking layout.

For materials and hard landscape design, please refer to the proposed hard landscape scheme.

Car parking

The following is provided:

2 bed houses –	2no. in-curtilage and allocated spaces.
3 bed houses –	2no. in-curtilage spaces.
3 bed bungalow –	2no. garage spaces + min 3no. in-curtilage spaces/ drive
4 bed houses -	1no. garage space + 2no. in-curtilage/pull out spaces
5 bed houses –	2no. garage spaces + 2no. in-curtilage/pull out spaces

Inclusive Access

All approaches to houses provide level or ramped access and sufficient clear opening door widths. No ramps exceed 1:12 and external door widths are over 900 c/o.

Emergency Services

Emergency services can access the front of all dwellings from the carriageway. Please refer to the tracking plan which shows a refuse vehicle tracked throughout the site. Refuse vehicles are typically larger than emergency services vehicles.





Site Layout



Consultation

The following consultation has been undertaken for this full planning application:

2nd May 2012

Attendees:

Gareth Fort	-	RVBC Planning
Peter Bowen	-	Bowsall

RVBC Pre-Application Meeting

7th September 2012

Attendees:

Martin Nugent	-	Lancashire Highways Officer
David Hewitt	-	Tree Officer RVBC
Peter Bowen	-	Bowsall Ltd
Paul Carr	-	Street Design Partnership
Phil Harris	-	Bowland Tree Consultancy
Rob Ankers	-	Betts Associates

Site Meeting 1

8th October 2012

Attendees:

John Macholc	-	Head of Planning Planning - RVBC
Diane McCafferty	-	Pre Application Planning Officer - RVBC
Martin Nugent	-	Lancashire Highways Officer
David Hewitt	-	Tree Officer RVBC
Peter Bowen	-	Bowsall Ltd
Gareth Wyatt	-	Bowsall Ltd
Paul Carr	-	Street Design Partnership
Phil Harris	-	Bowland Tree Consultancy

RVBC Pre-Application Meeting

12th October 2012

Attendees:

Martin Nugent	-	Lancashire Highways Officer
Peter Bowen	-	Bowsall Ltd
Paul Carr	-	Street Design Partnership
Rob Ankers	-	Betts Associates

Site Meeting 2



Conclusion

The proposals comprise 16no. dwellings set in a unique wood-lined site on the edge of the village. The site layout reflects this position and quickly reduces to a low-key informal shared surface with grassed verges.

The plot layout seeks to maximise views through and around houses towards the surrounding retained trees, to maximise their amenity value. Houses provide adequate on-plot parking per property size and all units provide an accessible route to the front door.

The scheme seeks high levels of sustainability, surface water attenuation and a high standard fabric-first approach to energy use.

The landscape scheme seeks to promote native species within an in-curtilage led approach to soft landscape. Hard landscaping emphasises pedestrian safety with contrasting crossings, raised tables and shared surfaces.

In summary the proposals provide a high quality and contextually sensitive scheme which seeks to maximise the amenity of this unique tree-lined site within the edge of village setting.

