The following statement is the Design and Access Statement for 15 residential units off Parker Avenue, Clitheroe.

The document was first issued in April 2014 with the following revisions being made.

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Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 1st August 2006.

The document follows the structure of the CABE guidance "Design and Access Statements—How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

Application

The document supports the application for a full planning application for 15 houses on land off of Parker Avenue, Clitheroe, BB7 1JA.

Proposed Use

The proposed development is for 15 C3(a) units, and their associated landscaping and infrastructural additions.

The development will include:

- 5 no 3 bed, 5 person units affordable units
- 10 no 4 bed, 6 person units;

The statement should be read in conjunction with all other supporting information that forms this application which includes:

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Site Details

1.1.1 The site is considered to be a greenfield site, in a residential area, with the surrounding houses of Parker Avenue developed in the mid-1960s. The land is currently partially occupied by a bungalow on Parker Avenue, which is to be demolished.

1.1.2 The site is bordered by allotments to the north of the site. Parker Avenue to the east is lined with two-storey terraced houses, a single semi-detached property and dormer bungalows. To the south and west of the site is open scrubland, through which Mearley Brook runs through to the Primrose Lodge reservoir. This creates a ‘semi-rural’ character of the neighbourhood.

1.1.3 The proposed development is a new housing development. The proposal locates the new buildings so that the development creates cohesion with the existing surrounding buildings, to form a sensitive, attractive and sustainable development.

1.1.4 The site is presently low quality scrubland with a dilapidated bungalow on site. The open space is considered to be of little value to the public domain, with more emphasis on Primrose Lodge, to the east of the site, which is undergoing restoration landscaping efforts (Plan Ref: 3/2011/1064) to improve its recreational value, providing a useable and enjoyable area of green space in an urban area, and supersedes the applicants site of public value.
Context

1.2.1 The surrounding area is predominately made up of medium density residential units.

1.2.2 The material palette along Parker Avenue consists of a mixture of red & yellow buff bricks and various colours of uPVC windows, with grey roofing materials, seen in the photos below.

Surrounding Street Scene

1.3.1 The street scene is a mixture of various brick buildings, the massing and scale to the local area is fairly consistent, with varied storeys which maintain a similar roofline.

1.3.2 The boundary treatments of the area are all mostly low, and coupled with the numerous car parking areas, this enhances the ‘openness’ of the streetscape and the semi-rural nature of the area.
Process

Consultation

2.1.1 Consultation has taken place in the form of a planning application that was withdrawn after feedback from the case officer.

Planning Policy

2.1.2 The Proposals Maps in Ribble Valley’s 1998 UDP shows the site with regeneration potential underneath the Primrose Lodge policy (Policy A1) but this has been removed in the draft Core Strategy document, due to the regeneration project falling outside of the site’s boundaries.

2.1.3 The development responds to a planning need - Ribble Valley has to build 161 units of housing a year to keep with its own strategic housing targets within the Core Strategy, and this development would help achieve this target.

Flood Risk

2.1.4 Having checked the Environment Agency website, the site is located within flood zone 1. Also there is no planning requirement for an FRA due to the site area being less than 1 Ha.

Ecology and arboriculture surveys

2.1.5 The site is currently open green space. 2.1.6 The proposal aims to utilise the characteristics of the site without affecting the existing mature trees and sympathetically developing the site by maintaining the openness of the streetscape. This will be guided by Bowland Tree Consultancy and the involvement of Ribble Valley Planning Department.

Flood Map indicating no flood risk.
Assessment

2.2.1 The proposal seeks to generate, via an inclusive and thorough design process, a development that addresses both the physical and socio-economic constraints whilst maximising the opportunities for a quality development to integrate into the local community.

2.2.2 Desktop investigations show that the localised area is of a residential nature which the applicant has the opportunity to support and enhance via the addition of 15 new build houses.

2.2.3 The proposed buildings are – at their closest – situated 15m from the dormer bungalows surrounding the site, however there is a split in level that ensures that there will be no overlooking into habitable rooms, and all houses are orientated away from the existing dwellings, to maintain privacy but still enhance natural surveillance.

2.2.4 The road access on to the site will make use of an existing property on Parker Avenue and then Parker Avenue - to minimise construction disruptions of forming new entrances through the main road of Clitheroe, Whalley Road, the A671.
Evaluation

2.3.1 With all of the above considerations in mind, the proposal has been developed to balance the economic viability of the development producing a high quality proposal.

2.3.2 As it stands, this site is considered by the applicant to be most economically viable option for this project, with no other development site in the area suited for the proposal. The building design will fall into line with Ribble Valley’s design policies and will hopefully satisfy the local residents.
Use

3.1 The proposed use falls under Use Class C3(a), as 15 residential units.

3.2 The application is to make efficient use of the land available, whilst improving an under-utilised space, and providing an answer to a planning need for more affordable housing in the Ribble Valley borough.
3.3 The proposal looks to regenerate low quality green space within the 7336m² site.

3.4 The development will consist of 15 units, ranging from 94m² to 145m², all two-storey and built with associated landscaping to the access roads and private gardens.

3.5 The development will include the following schedule of accommodation:

- 5 no 3 bed, 5 person units;
- 10 no 4 bed, 6 person units;
Scale

3.6 The proposed buildings are of an appropriate scale for the surrounding buildings in the area, standing at two storeys, but with similar rooflines to the buildings on Parker Avenue.

3.7 The buildings have been sympathetically designed to their immediate environment, and don’t dominate the area, by maintaining a similar roofline and density as surrounding housing. The design maintains as much of the green space as possible by incorporating the trees that line Primrose Lodge into the design.
4.1 The security of residents takes priority, with the development designed to Secured by Design standards. The scheme follows strict design principals as laid down in the design briefs, and will seek official approval from a registered agency upon receipt of planning approval.

4.2 The entrance to the dwellings is from within the site’s own access road and away from the main road, to prevent traffic accidents and congestion. Defined pavements along the roadside also ensure pedestrian safety, as well as the addition of defensible space at the front of all dwellings.

4.3 The layout of the development encourages natural surveillance and security. Gated back gardens will allow for childplay in a safe external environment should they wish without one on one supervision.

4.5 The development will protect the trees in the site, but also enhance them, and make them a central feature keeping the semi-rural feel of the neighbourhood.
5.1 The landscaping efforts will be kept to a minimum and concentrated on the need to create a practical usable areas to be developed into private gardens and complementing verges.

5.2 There will be as little disturbance to the trees on site as possible, in line with the tree survey’s recommendations and maintaining the important tree line to Primrose Lodge.
Access

6.1 The proposed site access from Parker Avenue will serve the entire development. Each dwelling will have its own self-contained access.

6.2 All doorways will be level access, and shall conform to Part M to allow access for all.

6.3 Jennings Design Associates and the applicant are fully committed to a policy of equality, inclusion and accessibility.

6.4 This commitment ensures that all practical steps will be taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.
6.5 Through the preparation of this Access Statement, the following design guidance has been followed:-

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6.6 Key access issues of “pre-assessment” during the Design and Planning Stage included:
Other considerations for future design

7.1 The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure the following best practice:

Environmental Design

7.2 Where applicable Jennings Design Associates will aim higher to provide a quality development, with a view to enhance sustainability and waste minimisation.

Secured By Design

7.3 JDA will work in association with recognised members of Secured by Design to focus on crime prevention of commercial premises, and promote the use of security standards products and well-tested principles of natural surveillance & defensible space to reduce burglary, crime and antisocial behaviour, by designing out crime through physical security and processes.
8.1 The proposal is the initial result on an inclusive approach to design which has attempted to address the constraints of the site, and looks to meet the aspirations of the applicant and, more so, the local community.

8.2 The current proposal has the potential to be developed into a successful project to create a housing development that fits the local spatial and built environment that makes efficient use of a site for a socio-economic benefit that supports the local economy, by giving a range of members of the local community the opportunity to own their own home.

8.3 We trust that the design process and ultimately the proposal meets with the aspirations of the local authority that will result in the application favourably received and determined.

8.4 Should the reader wish to discuss any of the above please do not hesitate to contact us.