

Design and Access Statement

Residential Development

Church Lane, Newchurch

April 2021



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INTRODUCTION

SECTION 01

1.1 Foreword

This Design and Access Statement (DAS) has been prepared by Baldwin Design Consultancy Limited on behalf of Hurstwood Holdings Ltd. to accompany an application for the Full Planning Approval for 2 no. residential units to land located off Church Road, Newchurch.

The purpose of this document is to describe the site and its context, relevant design guidance and the concepts and principles which have informed the design process.

This statement is set out as follows:

- Context Analysis - an assessment of the context beyond the site boundary affecting the development elements in question comprising materials, structure, density, character and landscaping.
- Parameters and Constraints
- Design Consideration
- Summary & Conclusions



Aerial view of site with boundary edged in red

CONTEXT ANALYSIS

SECTION 02

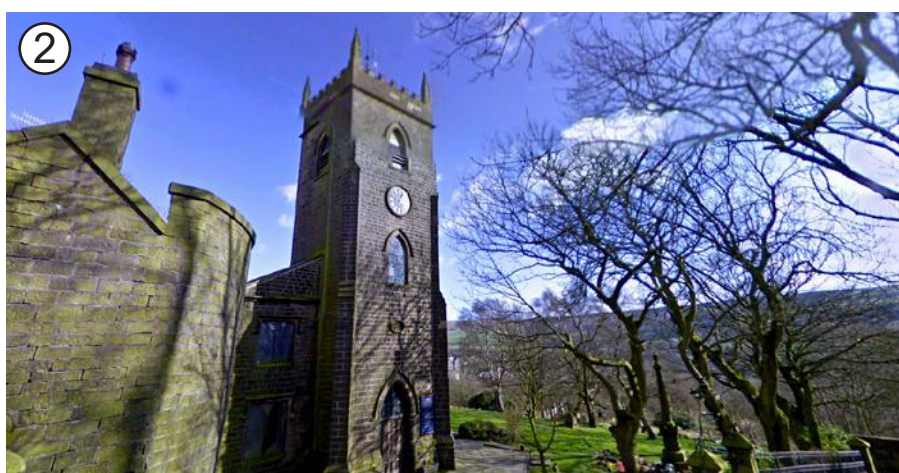
2.1 Site Photographs



Image locator plan

**Viewpoint 1**

View looking north east into the site from Church Lane. The site topography is clearly visible, as is the relationship with the adjacent care home and units along Church Street.

**Viewpoint 2**

Directly opposite the development site, the Grade II* listed St. Nicholas with St. John and St. Michael church requires special consideration from the proposed scheme, it's siting and materials.

**Viewpoint 3**

The grouping of shops facing onto Church Lane is also listed, the materials and visual style should inform the final design of the proposed residential units.

**Viewpoint 4**

View looking out over the site from the existing vehicular access from Church Lane.

2.2 Street Typologies



Image locator plan



Windsor Avenue
This residential road follows the contours of the surrounding topography. Comprising exclusively of more modern housing with pebbledash and render finishes with concrete roof tiles. Parking is limited due to the steep sloped embankments and retaining walls leaving a congested street scene.



Queensway
As the land falls, the residential density reduces. The more modern development has a more open layout with larger areas of open space. As with other examples in the area, the predominant material is pebbledashed walls with concrete roof tiles.



Church Lane
The urban grain along this road is defined by the traditional materials and visual style of the older units contrasted by the more contemporary housing development on the north side. Residential units are typically set back from the road with off-street parking and a landscaping strip. Distribution is linear with parking courts to the rear.



Old Street
A very narrow street with close groups of houses typical of the traditional style prevalent in the area, local stone and slate are the primary materials used. No direct parking is provided and vehicular access is limited by the width of the carriageway, communal parking is provided further down the lane.



Turnpike
A continuation of Church Lane, Turnpike follows the natural topography of the area, allowing for some larger dwellings which are typically set back from the road with adjacent or on-street parking. Traditional slate and stone are the predominant materials with large front gardens supported by stone retaining walls.

2.3 Neighbourhood Setting

This section describes the existing context of the site and its surrounding environment, which have informed the development’s design. The plan illustrates the sites location within the wider Rossendale area.

The vehicular and primary pedestrian access to the site will be from Church Lane. This road forms a wide local loop, incorporating the access to the adjacent church, care facilities and the small row of listed retail units in addition to the wider residential area.

The site topography slopes significantly to the south of the site, several retaining walls stagger and ease the slope to the north and south sides of the site. The site is accessed via an existing area of hardstanding to the north, other than this the site is clear of any natural features or obstructions.

The nearby Church Street links Newchurch to Newchurch Road which runs east-west to nearby settlements of Haslinden and Rawtenstall

2.4 Local Setting

Neighbouring residential developments off Church Lane, Queensway and Windsor Avenue are characterised either by two storey late 20th Century properties with pebbledash, with a singular typology comprising largely mews and semi detached dwellings fronting the road with remote off-street parking where possible or on-street parking. Or by traditional two storey dwellings constructed using local stone and slate with a typically mews or ‘cottage’ configuration, close to the road with limited parking provision and narrow minor roads.

The wider area around Newchurch is of a similar typology incorporating low density residential development and a mix of small-scale retail and industrial units distributed throughout the area in small pockets. The area also has facilities such as schools and residential care facilities. Typically materials comprise of local stone with stone detailing and slate roofs.

Further amenities are provided within nearby Bacup and Haslinden, accessible via public transport.

The site is brownfield land currently vacant with a small patch of hardstanding. The site completes a parcel of residential care and retail units with good connections to the surrounding public facilities, and public open space.

Key

 Site Location

















SECTION **03** **CONSTRAINTS & OPPORTUNITIES**

4.1 Constraints & Opportunities Plan



Key opportunities and constraints for the development of the site have been identified following a detailed appraisal of the site and its context. The points are summarised on the adjacent plan.

Key

-  Existing public green spaces
-  Existing urban grain
-  Existing residential care home
-  Existing vehicular circulation spaces
-  Proposed development area
-  Existing hard standing
-  Grade II* Listed church
-  Listed retail units
-  Existing retaining walls
-  Direction of site gradient
-  Proposed primary access
-  Existing garage
-  Primary views out of site over Grade II* Listed church
-  Short-range interface with adjacent residential care facility
-  Short-range interface with adjacent listed retail units

PLANNING CONSIDERATIONS

SECTION 04

4.1 Planning Department Comments

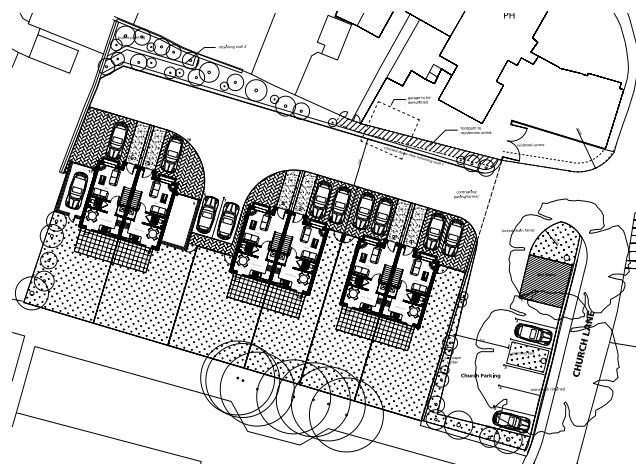
Planning Officer Comments

The previous four planning applications have been rejected by Rossendale Borough Council, reasons cited are as follows:

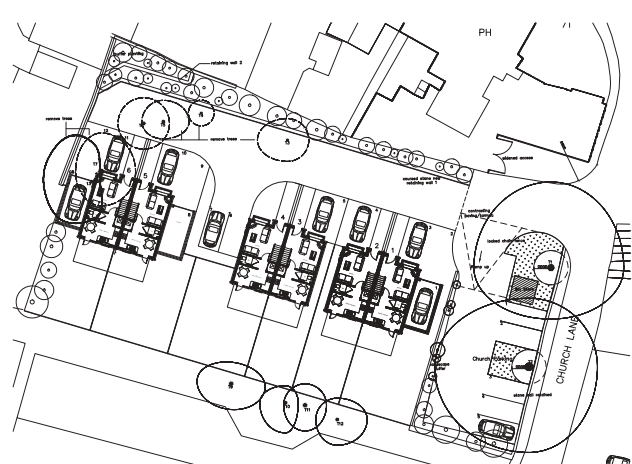
- The proposal would result in the loss of a sports facility in the form of a bowling green and it has not been adequately demonstrated that the bowling green is clearly surplus to requirements. In the absence of replacement or better provision or alternative sports and recreational provision.
- The proposed schemes would not plan positively for the provision of community facilities and would result in the loss of a significant area of open space.
- The proposed schemes would cause significant harm to the setting of nearby listed buildings and to the historic development pattern of Newchurch, and is considered unacceptable in terms of visual amenity and heritage impact.
- It has not been adequately demonstrated that the proposed schemes would avoid harmful impacts on the daylight, outlook and privacy of neighbouring residents at Brandwood.
- The applications have not addressed concerns raised by the Local Highway Authority relating to access for vehicles and pedestrians, bin storage and parking provision.

The Case Officer goes on to agree that Sport England is a non-statutory consultee however, their recommendations would be carried through to decision.

It was stated that previous applications did not appreciate the weight carried by the Heritage Assets and conservation matters, it was highlighted that previous designs were considered very poor in this respect and the designs for the housing could have been 'from anywhere' and did not relate to the material and aesthetic



Refused Application Plan



Refused Application Plan

Conservation Officer Comments

Throughout the application process for the previous four applications the Conservation Officer has raised several concerns regarding the development in relation to the character of the area and surrounding heritage assets.

The site is located within a Conservation Area as stated in the Local Plan Consultation (2017).

The alignment behind Church Street does not continue any known historic street pattern. However, the development should be sensitive to the adjacent Grade II* listed church, preserving and enhancing the character of the area.

There is no precedent for semi-detached dwellings and the implementation of a large entrance has a negative impact on the setting of the listed church.

Any development should reflect the scale and form of the surrounding residential properties so as not to compete with the surrounding listed buildings. Single storey development is desirable.

Materials used for any proposed development should reflect the character and character of the surrounding area, inappropriate materials such as render, reconstituted stone and composite or UPVC doors would not be considered acceptable.

4.2 Design Considerations

Moving Forwards

To satisfy the Planning Officers comments on the previous applications, the following approach could be taken:

A reduction in unit numbers, to avoid overdeveloping the site and keeping density and streetscenes within established parameters.

Special consideration should be given to the aesthetic characteristics of the surrounding area and local vernacular, any future designs should reflect these characteristics.

Proposed dwellings should be oriented to face onto the adjacent church with a buffered area facing Church Lane.

Consideration must be given to the proximity of the adjacent Brandwood Retirement Home, several habitable windows face out onto the development site. These windows are, due to significant level differences, set at approximately ground level, separated from the development site by a retaining wall.

Previous schemes have shown development right up to the edge of the retaining wall, obscuring the view and light from the first floor windows facing onto the site from the adjacent retirement home, this provides an opportunity to separate the fence line from the retaining wall, addressing the disruption of light and views.

As there is no established precedent for semi-detached properties, proposed housing should take the form of either detached dwellings or a run of three or more mews dwellings.

Access to the development should come from Church Lane, avoiding the two TPO trees adjacent to the carriageway, respecting their Root Protection Areas and canopy coverage.

Materials used in any proposed development should be sensitive to the surrounding vernacular, the Case Officer has indicated that materials such as local sandstone, slate roof tiles and timber doors and windows would be considered acceptable.

Additional Public Open Space could be supplied by providing a landscaped buffer from Church Lane.

Consideration should be given to refuse vehicle turning facilities within the development.

The massing of the proposed dwellings should not exceed two storeys, and ideally should be single or 1.5 storeys.

DESIGN CONSIDERATIONS

SECTION 05

5.1 The Proposed Site Layout & Access

The proposed residential development has been designed and oriented to take advantage of the Constraints and Opportunities as described in the previous section.

In keeping with the character of the wider area, parking has been provided entirely on-site to alleviate traffic congestion and improve amenity for surrounding properties. Landscaping has also been provided and existing mature trees retained to partially screen the development from the church opposite.

The site is accessed exclusively from the existing access and hard landscaping off Church Lane as this is the only vehicular route accessing the site. Pedestrian access will also come from this point.

The scheme involves the provision of 2no. residential units.

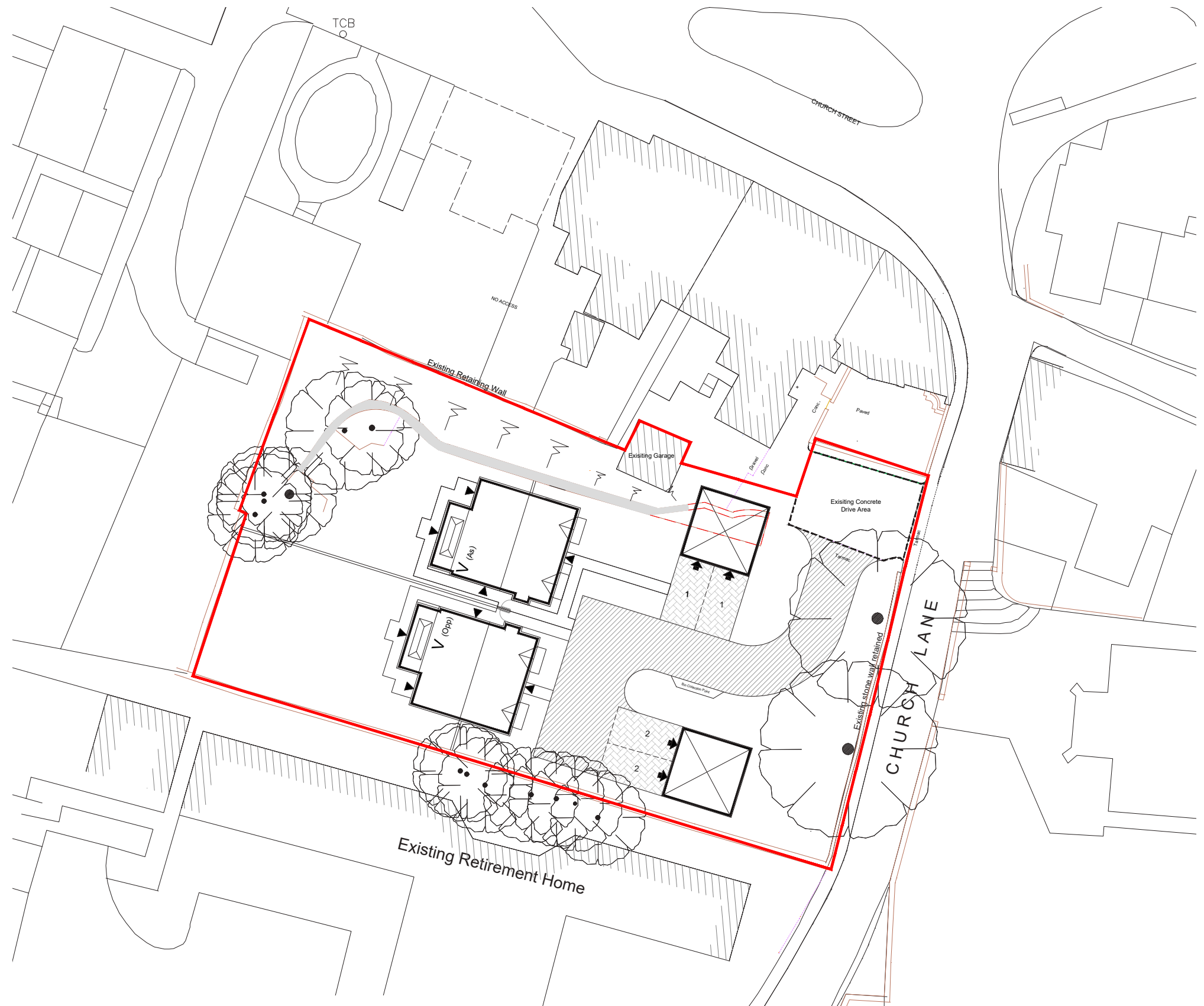
The adjacent plan demonstrates how the buildings will be situated in relation to the existing sensitive boundaries to the north and east as well as the close interface with the residential care home to the south.

The design therefore aims to deliver the following aspects to the proposed development:

- Providing a development which is sensitive to the the adjacent historic and listed assets to the east and north.
- Rejuvenating the presence of the site, currently vacant.
- The adjacent church and local vernacular has been a significant concern during the design process and the appearance, siting, scale and material selection all reflect this concern.
- Existing green assets and boundary treatments have been retained to reinforce the sense of maturity and aesthetic character, linking the development to the wider vernacular.

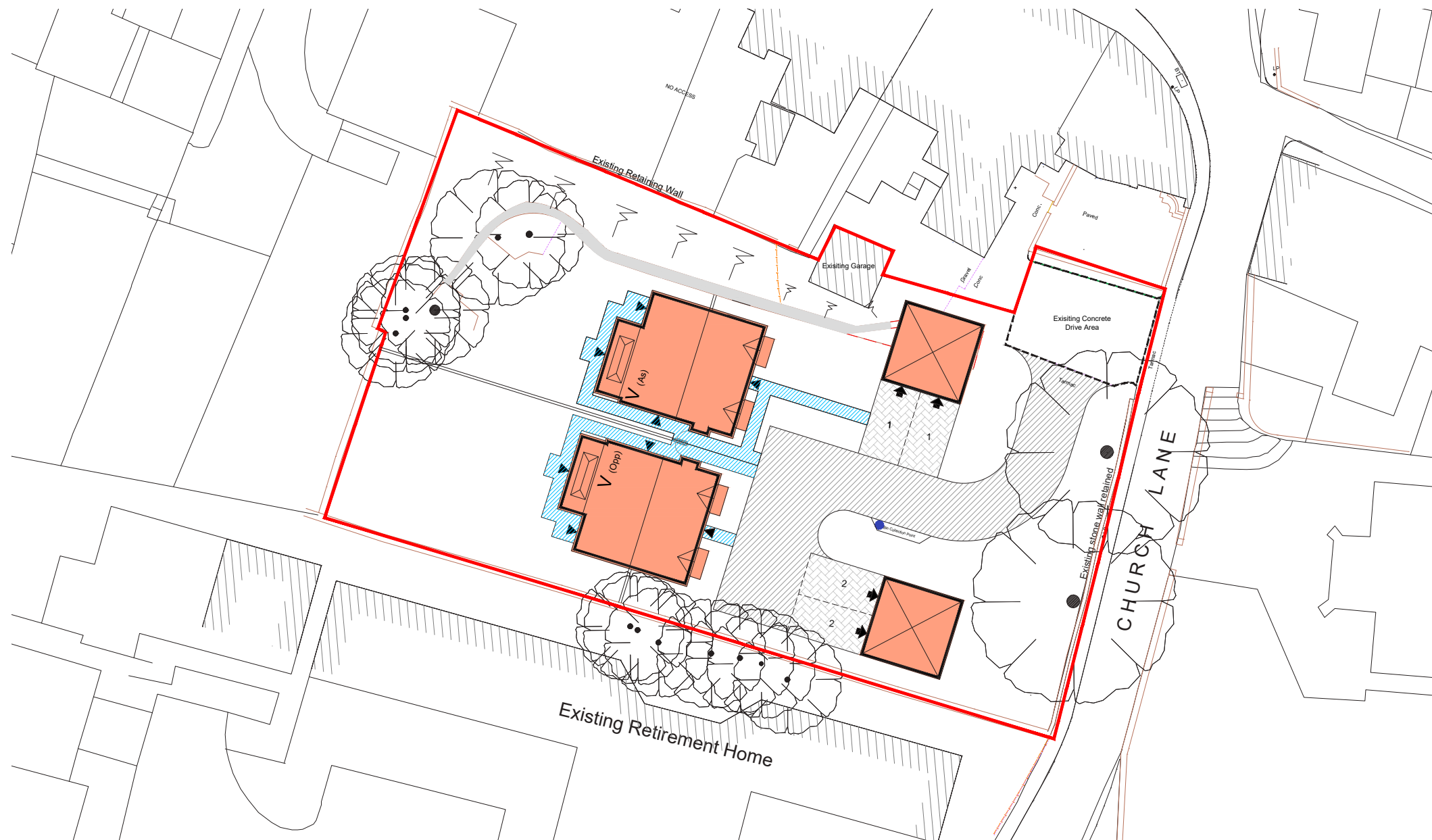
Legend

- Site Boundary
- Indicative landscaping
- Indicative position of new tree planting.



Proposed Site Plan

5.2 Material Considerations











Proposed Materials Plan

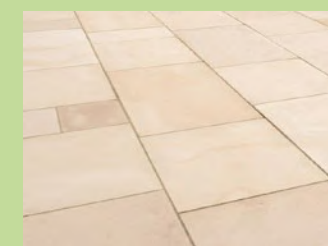
The development site is located in a sensitive location opposite a Grade II* listed church on Church Lane, as such the proposed elevations will include materials, detailing massing that will respect the existing surroundings and enhance the character of the area.

The use of high quality materials will give longevity to the development helping to maintain an attractive appearance. It is proposed that the elevations will take influence from the dominant local style however, will not try to mimic the surrounding character completely, the palette of materials will be influenced by the surrounding historic character and will be selected to enhance the surroundings.

Below is a collection of images which represent the proposed materials to be used on the building.

KEY

		Indicates Natural Random Stonework
		Indicates Tarmacadam private drive
		Indicates block paved driveways
		Indicates buff paving flags.



Footpaths:
900x900mm paving flags will be used to define footpaths and pedestrian access.



Wall treatment:
Local Stone
[manufacturer TBC]



Parking areas:
Black tarmacadam will be used for parking areas.



Roof tiles:
Grey slate roof tiles to match local vernacular.
[manufacturer TBC].



This local housing development has stone wall treatments and detailing consistent with the typical prevalent style throughout the wider area, grey slate and stone detailing.



Similar scale development within the immediate locality showing stone wall treatment, stone detailing and slate roofs. Similar to the proposed development, these houses are set back from the road with considerable landscaped frontage.

5.3 Boundary Treatment Plan

The hard and soft landscaping has been designed to create a high-quality public realm that is sympathetic to the surrounding area whilst maintaining a unique identity and character.

A 1.8m high timber close-boarded plot divisional fence will be provided to separate each unit from the other and from the common areas.



Key

IMPORTANT NOTE:
ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR/ MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.


THIS DRAWING IS NOT TO BE SCALED.


DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.

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GENERAL NOTE
Section of existing retaining wall to be removed and area to be regraded.

KEY

 Indicates timber gate position.

 Indicates 1.8 metre high plot divisional fencing.

PERIMETER BOUNDARY TREATMENTS

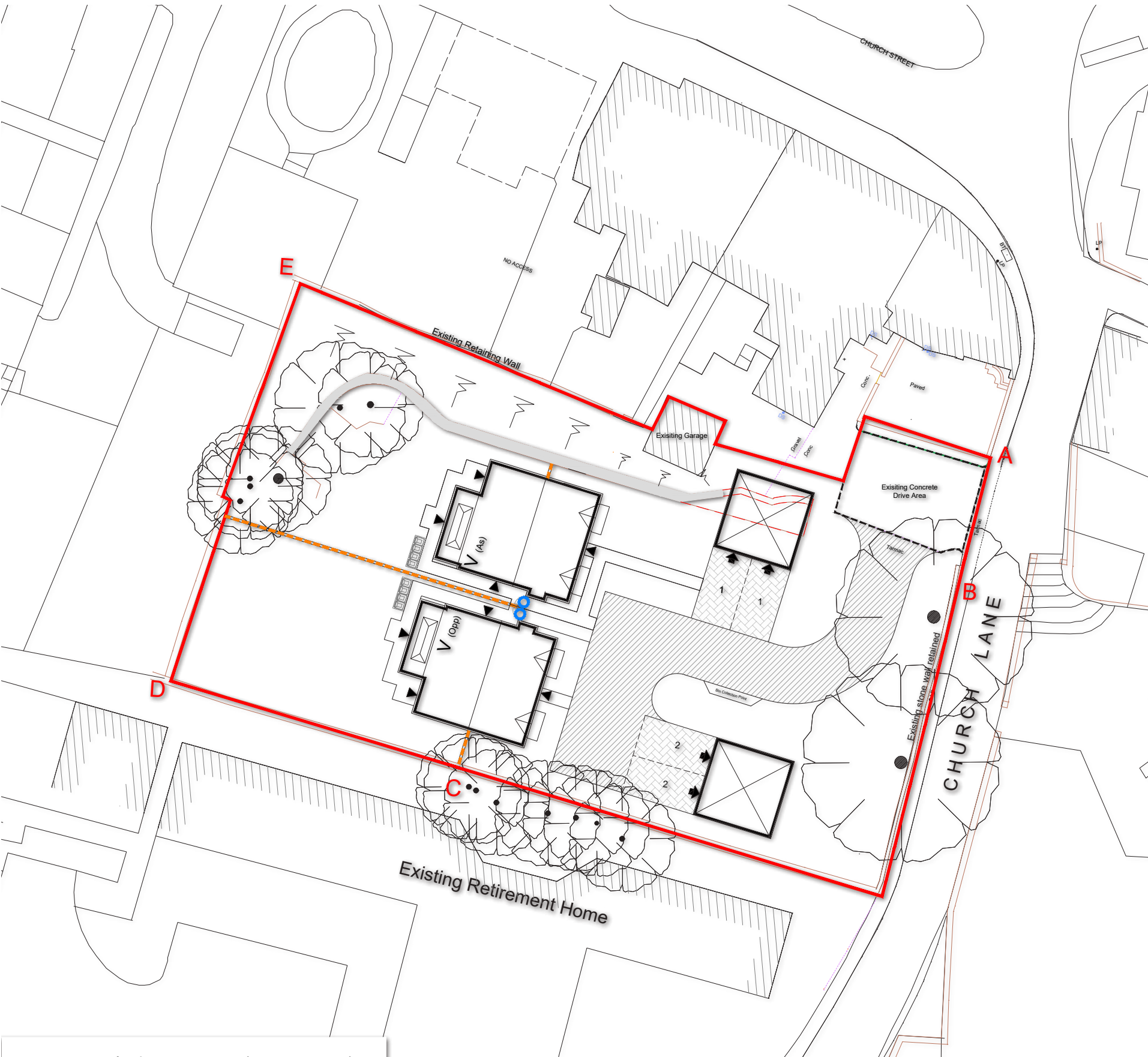
A - B Site Entrance

B - C Existing stone wall to be retained

C - D 1.8m close boarded fence on site boundary abutting existing stone wall

D - E 1.8m close boarded fence on site boundary

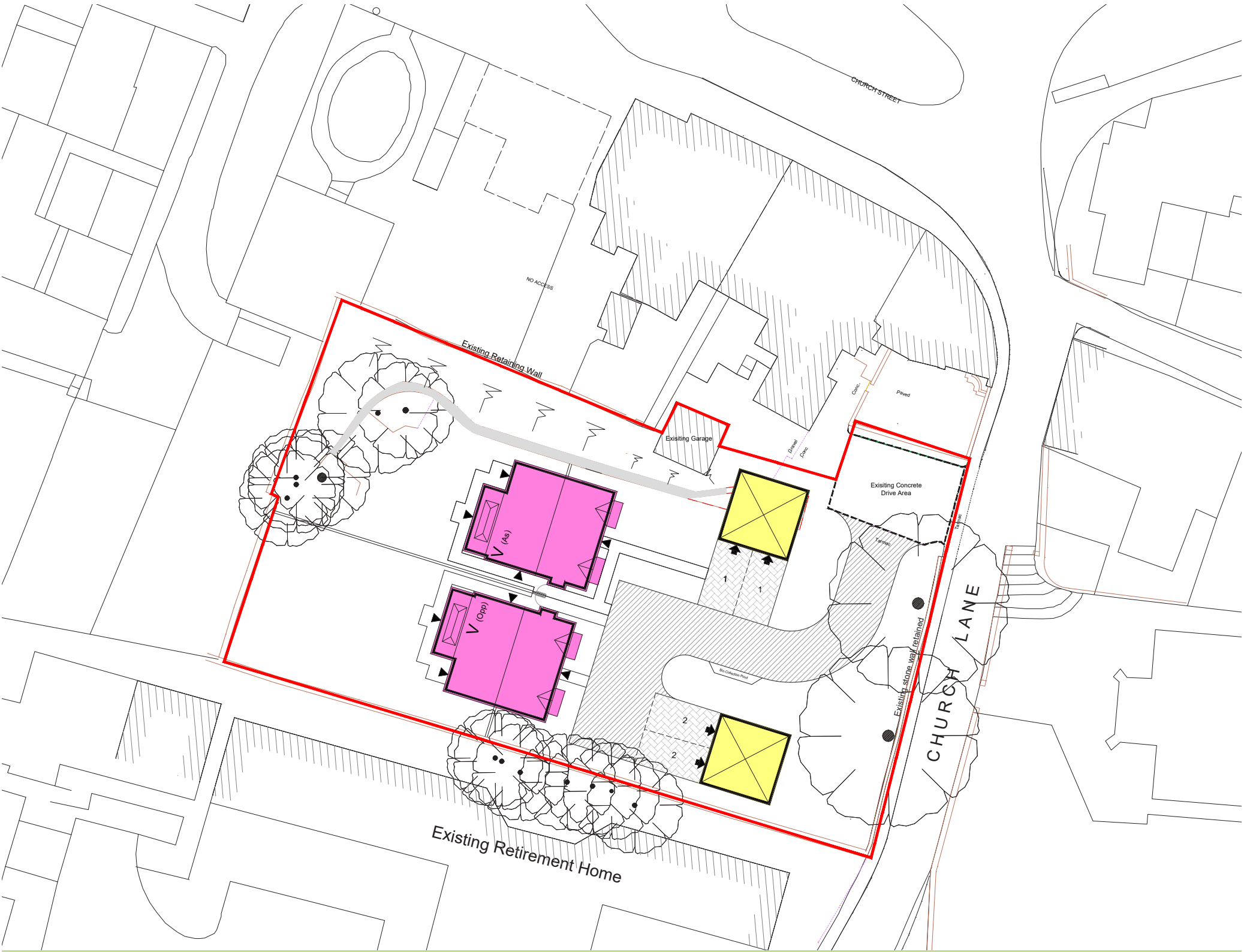
E - F Existing boundary treatment to be retained



Proposed Boundary Treatment Plan

5.4 Size and Scale

The scheme comprises of 2no. two storey dwellinghouses of a size and scale consistent with the surrounding vernacular. The houses have been designed to compliment the surrounding built environment and is of a scale that is complimentary to the listed assets to the north and set back from the road to a sufficient degree that they will not have a detrimental effect on the listed church.



House Type	Bed No.	Type	No.	Sqft	Total Sqft
K+	4	Detached	2	1302	2604
Total			2		2604

Gross Site Area:	0.47	Acre	0.19	Hectares
POS	0.135	Acre	0.05	Hectares
Undevelopable	0.12	Acre	0.05	Hectares
Nett Site Area:	0.215	Acre	0.09	Hectares
Gross Density:	4.26	Units/Acre	10.52	Units/Hectare
Nett Density:	9.30	Units/Acre	22.99	Units/Hectare
Gross Footage:	5540.43	SQFT/Acre	1271.89	SQM/Hectare
Nett Footage:	12111.63	SQFT/Acre	2780.42	SQM/Hectare

- One Storey Building
- Two Storey Building

Proposed Storey Heights Plan

5.5 Final Scheme



Final layout plan

Planning Responses

To satisfy the Planning Officers comments on the previous applications, the following observations have been made from the previous applications:

- Unit numbers have been reduced to 2no. detached units to avoid overdeveloping the site.
- Street scenes have taken influence from the surrounding vernacular.
- Proposed dwellings now face onto Church Lane, providing a unified street scene.
- Consideration has been given to the proximity of the adjacent Brandwood Retirement Home habitable windows facing onto the site, ensuring that no windows look directly onto the new units.
- The development is accessed from Church Lane, avoiding the two TPO trees adjacent to the carriageway, respecting their Root Protection Areas and canopy coverage.
- Materials used in any proposed development should be sensitive to the surrounding vernacular, the Case Officer has indicated that materials such as local sandstone, slate roof tiles and timber doors and windows would be considered acceptable.
- Additional Public Open Space has been provided by providing a landscaped buffer from Church Lane.



Church Lane street scene

SUMMARY & CONCLUSIONS

SECTION 06

6.1 Summary & Conclusions

Summary and Conclusion

This Design and Access statement is in support of a Full Planning Application for 2no. residential units with associated parking and landscaping.

The site has been designed to complement the surrounding area, with consideration given to the historic assets to the north and east of the site. Well-informed design and material choice compliment the immediate locality will give the development longevity and contribute to the townscape.

Secure Development

Detailed site analysis and a extensive design process has lead to a layout form that is developable and acceptable within the character of the area, whilst respecting the interfaces with the surrounding assets.

Quality design

The application will provide a development that will enhance the local settlement. The development will be of a quality and style equivocal to that of the surrounding residential units with a material selection influenced by the local vernacular.

Accessibility

The new development will comply with the requirements set within Part M of the British Building Regulations. The scheme allows for pedestrian access that will be fully wheelchair accessible to improve accessibility and circulation around the outdoor spaces.

Enhanced Environment

The built form within the development will sit comfortably within its surroundings. The proposed elevational treatments and materials have been designed to complement the existing built environment and improve the character of the area whilst working within the grain and pattern of the surrounding area. Special consideration has been given to the relationship with the nearby Grade II* Listed church, listed shops and the adjacent car home.

Integrated Parking

All parking provision for the facility will be provided on-site, parking provision has been determined through consultation with the LCC guidelines and will fully adhere to the recommendations.



Proposed Site Plan

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