

APP/20 07 / 1005

DESIGN AND ACCESS STATEMENT

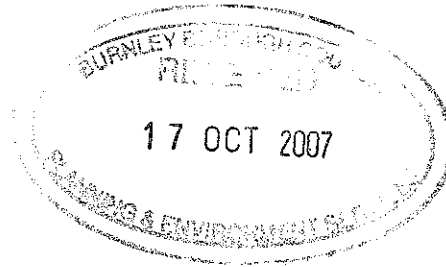
TO SUPPORT OUTLINING PLANNING APPLICATION

for

RESIDENTIAL DEVELOPMENT

at

PRIMROSE MILL, HARRISON STREET, HARLE SYKE, BURNLEY



Campbell Driver Partnership Ltd
Capricorn Park
Blakewater Road
Blackburn
Lancashire BB1 5QR

CN/07.143
27.09.07

rev a 15.10.07

1.0 **General**

This statement is to be read in conjunction with the following drawings

07.143.01 topographical survey

07.143.02 OS plan.

07.143.03a site layout

07.143.04 demolition plan

2.0 **Design**

1.2 **Use**

The application proposes to develop the site to provide 59 housing units, including a mix of 3/4 bed family houses and 1/2 bed apartments.

The site, on Harrison Street, Harle Syke, is presently a vacant and derelict site with one building straddling its western boundary partially occupied by a window manufacturer. This building will be demolished.

The site is located within a Conservation Area in a predominantly residential area with houses to the west, a church and manse to the north, open countryside to the south and Queen Street Mill, a tourist museum, to the east.

Industrial or warehousing use on the site is deemed unacceptable due to the unsuitable access for heavy vehicles through the residential streets and the proximity of housing.

Office use for the site has also been considered in detail and again deemed unsuitable due to the isolation of the site from other centres of employment, additional traffic movements and off site parking pressures.

The proposed residential use was concluded to be the most suitable approach in terms of access, amenity and the requirement within the Borough for 'better quality houses and spaces' within the existing urban boundary and on a brown field site.

Transport Advice on the Use of the Site has been prepared by Mayer Brown Limited, Premier House, Church Street, Preston, which forms part of the Application submission

2.2 **Amount**

It is proposed to construct a total of 59 housing units on the site as follows:

1-2 bed apartments	18
3 bed houses	14
4 bed houses	27

This mix of accommodation will provide a diversity of occupancies meeting the needs of the local community from family housing with large gardens to 2 person/single person apartments.



Existing streetscape to Church Street

2.3 Layout

Primrose Mill site has an area of approximately 1.21 hectares, and although presently fenced off has a number of existing accesses from Harrison Street.

The intention is to close off all existing direct accesses and provide a single vehicular access road located at a critical position to provide maximum sight lines to Harrison Street and ensuring adequate distance from the existing back access to Queens Mill.

The existing variance in levels across the site is a result of the former industrial use with a retaining wall at the north of the site and a lowered basement area to the south east of the site, and the ground levels built up to the south west. The proposed redevelopment would include the reinstatement of the natural ground contours with an even fall from NE to SW of the site.

The layout of the proposed houses provides an opportunity to introduce a linear development mirroring the surrounding street layouts whilst ensuring acceptable levels and gradients on the new access ways.

The apartment buildings will be located adjacent to Queen Street Mill and the houses facing Harrison Street will be set back to allow an area of planting to the street frontage ensuring the improvement of the streetscape.

The houses to the south of the site maximise the views across green fields to open countryside beyond, with those on the western boundary following the line of the existing farm track and ensuring adequate distance from the houses located on Talbot Road.

2.4 Scale

The apartment buildings will be 3 storeys in height and will form, by their more generous scale, a transition from the mass of Queen Street Mill to the domestic scale of the individual houses on the rest of the site.

The terraced houses facing Harrison Street will be two storey in keeping with the local vernacular whilst the properties behind will take advantage of the sloping site being 3 storeys in height.



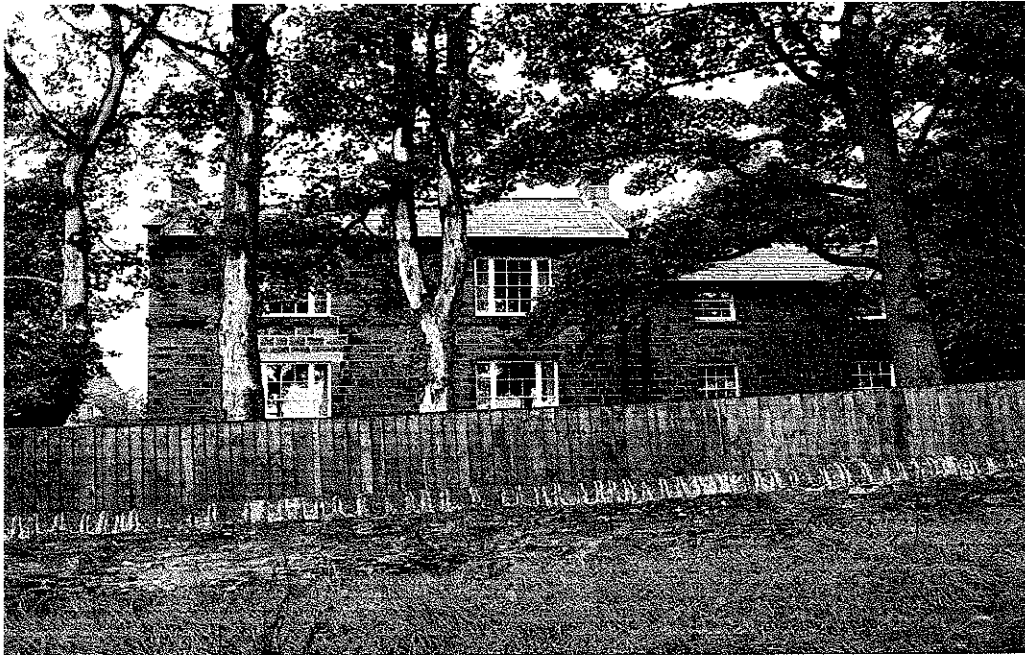
Local traditional housing

2.5 Appearance

although not designed in detail at this stage it is envisaged that the development will take from its surroundings a palette of traditional materials, stone walling, slate roofs and combine with more contemporary finishes, rendered walls, timber boarding etc. to provide good quality housing that not only blends with their surroundings but also provide a modern visual appearance.

2.6 Landscaping

This site has most appealing aspects both to the north and south of its boundaries. Harrison Street is pleasant and green with large mature trees located in the grounds of the church. In respect of its neighbours opposite, the development will provide a planting belt along the street frontage providing a soft edge to the site boundary.



House on Harrison Street

The amenity of the open countryside to the south is optimised by situating the larger gardens along the boundary, taking full advantage of the views.



Views to south of site

Within the proposed streetscape adequate planting areas will be provided to ensure that the hard landscaped areas are softened and well broken up by well designed planted areas.

Dense planting would be proposed to the western boundary providing both privacy to the gardens and improving the existing aspect along the farm track.

There is little greenery on the site at present with the exception of three trees on the south east boundary which are hoped to be incorporated within the scheme.



existing frontage to Harrison street

2.7 Access

The new single access point onto the site will provide vehicular access as well as pedestrian links by extending the existing footpath network into and around the site. A second footpath access will be available at the end of the proposed access road

Adequate turning areas will be incorporated at the end of each section of the roadway.

Car parking provisions are provided as follows:

Houses with garages	-	2 spaces per house
Houses without garages (communal)	-	1½ spaces per house
Apartments (communal)	-	1 space per apartment

Research indicates that unallocated parking reduces the need for visitor parking and in this location, with good public transport accessibility, 1 per apartment is deemed sufficient. Two of these spaces will meet the minimal space requirement for car parking for disabled people.

Secure bicycle spaces will be provided for the apartments and the garages to the houses will be adequately sized for car and bicycle storage.

Access to the individual houses and to the apartment entrances will be level across a non-slip drive/path and the apartment buildings will both have a lift serving each floor. Access to all buildings will meet the requirements of the Disability Discrimination Act 1995 as amended 2005 and the Building Regulation Approved Document M - Access to and Use of Buildings.

3.0 **Sustainability**

Rainwater harvesting and grey water re-use will be included in each dwelling by inclusion of individual water butt systems.

At detail design stage consideration will be given to the most appropriate measures to be adopted to achieve the required reduction in energy consumption. All buildings will comply with the requirements of the Building Regulation Approved Document L1A - Conservation of Fuel and Power in New Dwellings.

Site as existing



Queen Street Mill elevation to the site



Houses to the west of the site