

5 December 2024

Planning, Building Control and Regulatory Services
Pendle Borough Council
Town Hall
Market Street
Nelson
BB9 7LG

Via email Submission

Dear Sir/Madam,

Pendle Borough Council – Consultation on Pendle's Draft Local Plan

Pendle Borough Council's draft Local Plan is at an advanced stage, allocating sites throughout the borough. However, based on the national government's intention to revise the National Planning Policy Framework (NPPF), which will significantly increase housing number requirements for local authorities across the country, it is considered that Pendle Borough Council's housing allocations are not sufficient and that the plan is unsound.

Based on the Planning Advice Service's projections, they consider the following, which is available on their website:

"The indicative housing needs figures generated by the new Standard Method have increased housing needs significantly. There's an increase in housing need in 91% of LPA areas, of those, 69% increase by more than 200 homes. This, of course, will impact on 5YHLS unless you have an up to date Local Plan (e.g. less than 5yrs old or more than 5yrs having undergone a review). In which case, the adopted housing requirement/target will continue to be used as the basis of 5YHLS."

This will significantly impact Pendle Borough Council, and more sites will need to be allocated. On this basis, we wish to register our site at Colne Road, Earby for consideration. The site has been submitted for full planning permission for 39 dwellings and is undergoing determination presently. The site was originally submitted for 70 homes, which included an outline for 31 dwellings to the south of the site as well. We wish to register for consideration both the whole site for 70 dwellings and the northern site for 39 dwellings.

This submission includes the planning statement and design and access statement, which set out the site's merits in detail. We respectfully request that this site be considered to ensure the soundness of the Pendle Local Plan.

Yours faithfully,

James Sackley
Senior Planner
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A different view

Design & Access Statement

Land East of Colne Road, Earby

Dalesview Developments Ltd

February 2024

 Rural Solutions



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Revision history

Revision	Date	Author	Checked	Details



Introduction

Rural Solutions has been commissioned by Dalesview Developments Ltd to carry out site assessment (refer to Land East of Colne Road, Earby - Landscape and Visual Appraisal) and produce design proposals for residential development on land east of Colne Road.

The assessment provides the basis for a landscape-led and sensitively designed indicative housing Outline masterplan, along with Full (detail) masterplan

See adjacent plan for the location of the site. The application site is located between Earby and Sough, and can be accessed off Colne Road (A56) to the west. The Site falls under the jurisdiction of Lancashire County Council.

Purpose of this document

This design and access statement explains the research carried out and the analysis of the site. It provides a thorough understanding of the site and all relevant design parameters to enable a housing design to be developed in a sensitive and appropriate manner.

From the beginning, it was clear that a primary factor to consider is the landscape and its open setting. As a result, the housing masterplan has developed as a 'landscape-led' design with associated public open space provision. This is the common thread throughout the document and in the resulting housing masterplan. It is also the aim of this document to suggest how this proposal can deliver ecological enhancements.



Design objectives

Housing:

- Provide a high quality residential development associated with Earby to the north and Sough to the south;
- Provide much needed housing supply, comprising 39 houses to the North area and 31 houses to the South area.
- Provide an attractive street frontage along Colne Road
- Create house types which reflect the local vernacular and use high quality materials;
- Create a transitional development with lower density of housing to the south and western edges of the site which respond to open landscape context,
- Provide a mixed market and affordable housing scheme with mixed tenure house types being indistinguishable from each other

Landscape:

- Create appropriate landscape buffer (public open space) between settlements to avoid coalescence,
- Retain and reinforce existing site boundaries and features such as stone walls, trees and hedgerows;
- Provide a green landscape frontage along Colne Road
- Respond to the ecology on site and provide appropriate enhancement and mitigation.

Movement: Refer to Highway Consultant's report

- Provide a suitable vehicular and pedestrian access from the public road into the site.
- Create safe pedestrian routes and vehicular circulation.
- Provide appropriate parking to each housing unit.
- Provide appropriate cycle provision within the site.

Flood and Drainage: Refer to Drainage Consultant's report

- Locate housing on higher ground, avoiding Flood Zone 3.
- Provide a suitable Finished Floor Level, suitably above the Flood level, as recommended by the Flood Consultant and the EA.
- Incorporate flood design mitigation measures.
- Incorporate SuDS measures.

Ecology: Refer to Ecologist's report

- Retain valuable landscape features and habitats
- Look for opportunities to enhance existing features
- New features to enhance biodiversity
- Connect existing habitats with wider green infrastructure to enhance wildlife corridor activity



Site context

The Application site is located between Earby and Sough, and can be accessed off Colne Road (A56) to the west through an existing field gate.

The Site is characterised by two relatively flat pasture fields divided by a line of sporadic trees and overgrown understorey / hedgerow vegetation.

The Site is bounded by a stone wall running along Colne Road to the west and residential development to the north (Earby) and south (Sough). New Cut stream runs along the eastern boundary with established trees and scrub along the stream.



1. Existing field gate entrance to the site off Colne Road
2. Existing hedgerow running through middle of site
3. New Cut stream running along eastern boundary
4. Adjacent open fields to east
5. Earby
6. Sough
7. Earby Park and Earby Memorial Bowling Club
8. Play park / skate park / tennis courts

Site photos



1. View looking north east towards site from Colne Road
2. View looking east towards existing field gate from Colne Road
3. View looking north along Colne Road

Site photos



1. View from within the site looking east along the line of trees and hedgerow vegetation
2. View from within the site looking north through field access gap in hedgerow
3. View looking east towards New Cut
4. View from east of the site looking north along New Cut

Site photos



1. View from within the site looking south towards residential houses (Park Side)
2. View looking east along southern site boundary
3. View from within the Site looking north towards residential houses (Brookfield Way)
4. View from within the site looking east towards New Cut and Bleara Moor in the distance

Site assessment

There are a number of key features and constraints within the immediate setting and the Site itself which should be considered as part of the design process.

Key

Visual experience from Colne Road and footpaths

Visual experience from PRow / footpaths

Visual experience from wider PRow

Vehicular access of main road

Stone walls

Post and wire fence

Residential and adjoining field boundaries

Existing trees / hedgerows and their root protection zones

Existing gaps through trees / hedgerows

New Cut

Flood zone 3

Views from within the Site



Site opportunities

Key

-  Use of existing Site access as primary entrance to residential development (subject to Highways)
-  Use of existing gaps within trees / hedgerows to influence circulation within the Site
-  Retention of existing stone walls where possible
-  Ensure existing residential boundaries are adjoined positively with appropriate off-sets / distances between properties
-  Existing trees / hedgerows to be retained where possible
-  Opportunities for new native tree planting to augment Proposed Development and infrastructure. Potential for new tree planting along Colne Road boundaries to enhance setting
-  Opportunities for enhance green infrastructure / green corridor connectivity through and around site
-  Opportunities for public open space to Site entrance and along New Cut to utilise and safeguard existing vegetation and avoid flood zone
-  Residential development - higher density (north)
-  Residential development - medium density
-  Residential development - lower density (south)
-  Avoid locating the Proposed Development within flood zone areas
-  Retain views from within the Site where possible
-  Potential for future pedestrian connection through north east corner



Local vernacular

Earby:

- The local vernacular is a mix of terraced houses, semi-detached and detached houses, primarily two-storey.
- There are some bungalows and single-storey houses.
- Walling materials are a mix of sandstone and render
- Roof materials are generally blue-grey slate
- The older vernacular terraced housing has taller windows with stone window surrounds.
- Eaves details are a mix of stone gutter dentils to the vernacular stone houses and painted timber fascias to the Victorian and Edwardian properties
- Proportions are generally narrow gables with simple rectangular footprints.
- Windows are a mix of Upvc and painted timber.



Local vernacular

Sough:

- Local housing includes a mix of terraced houses, semi-detached and detached houses, primarily two-storey with some single-storey rendered houses adjacent to the South end of the site.
- The local vernacular is a mix of Victorian and Edwardian houses.
- Properties front onto Colne Road with front gardens and parking.
- Linear rows of terraced houses are evident along Colne Road with a mix of render and stone walling materials
- Generally, walling materials are a mix of sandstone and render. Some stonework is coursed with stone detailing to windows, quoins and eaves.
- Roofing forms are a mix of duo-pitched roofs with gable ends and hipped roofs. Roof materials are generally blue-grey slate
- Eaves details are a mix of stone gutter dentils to the vernacular stone houses and painted timber fascias to the Victorian and Edwardian properties
- Proportions are generally narrow gables with simple rectangular footprints.
- Windows are a mix of Upvc and painted timber.



Proposed Site layout

Proposed Site Layout

Refer to drawing 3531-100 Proposed Site Layout for full details

The site layout opposite shows the following proposals:

Housing

- A high quality residential development associated with Earby to the north and Sough to the south
- Housing supply, comprising up to 70 houses
- An attractive green street frontage along Colne Road
- House types which reflect the local vernacular and use high quality materials
- A transitional development with lower density of housing to the south and western edges of the site which respond to open landscape context
- Mixed market and affordable housing scheme with mixed tenure house types being indistinguishable from each other
- Site layout to avoid north facing gardens where possible

Landscape

1. Access off Colne Road using existing site access
2. Existing hedgerow running east to west through the site to be retained and enhanced to form boundary between north and south residential blocks
3. Primary access and circulation road through development with street trees where possible
4. Access road to run through existing gap in hedgerow
5. Landscape buffer between Colne Road and residential development with native tree planting to enhance setting along road
6. Private drives to development edges and corners to soften street scene and promote pedestrian priority
7. Public open space to form buffer zone between north and south residential blocks and to retain sense of open landscape context
8. Public open space to north east corner within flood zone 3 to retain sense of open landscape context
9. Landscape buffer between New Cut stream and residential development to retain otter corridor and sense of open landscape context



Access and circulation

The plan opposite illustrates the proposed site access and key circulation within the site layout.

Vehicular

- Provide a suitable vehicular access from the public road into the site with 90m visibility splays in both directions, designed by Highways Consultant. Refer to Highway Consultant's report.
- Provide appropriate adopted roads within the site where indicated on the plan. These are to be 5.5m wide with 2m wide pedestrian paths.
- Provide private access drives of suitable design for a maximum of 5 houses per private drive.
- Allow for suitable access and turning within the site for refuse and fire vehicles.
- Provide appropriate private parking to each housing unit
- Provide appropriate visitor parking through mix of dedicated off-road and on-road parking





Pedestrian

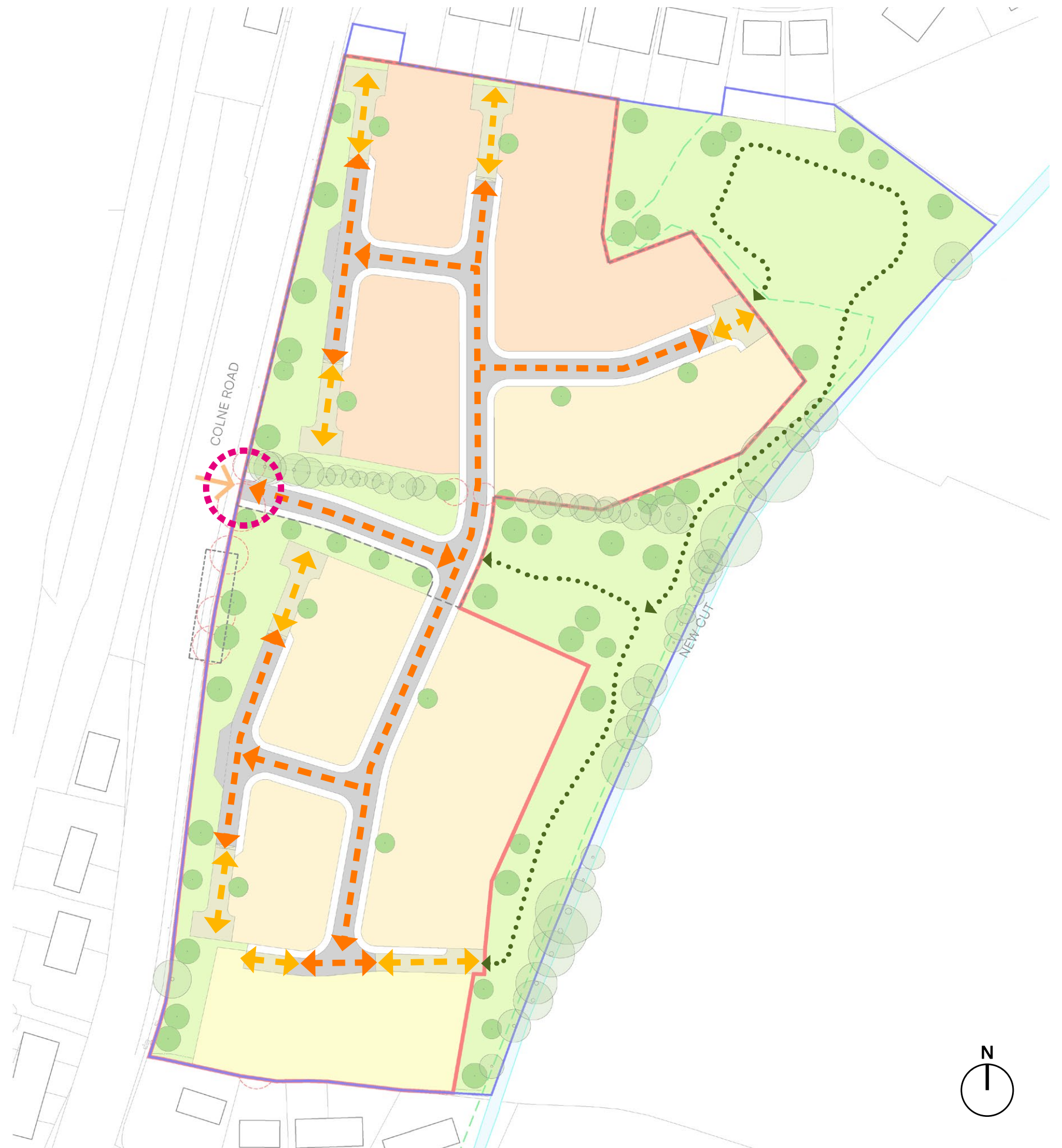
- Create safe pedestrian routes into the site from the main road and within the site.
- Provide opportunity for informal routes through public open space

Cycle provision

- Provide appropriate cycle storage within private plots

Key

-  Site access
-  Primary street
-  Private drives
-  Indicative pedestrian routes through POS



Land use

The proposed site layout masterplan has developed as a 'landscaped' design. This is the common thread throughout the document and in the resulting masterplan.

The proposed housing density has responded to the landscape analysis, providing a transitional development with lower density of housing to the south and western edges of the site which respond to open landscape context, and surrounding built form.



Green infrastructure

The plan opposite illustrates new and existing indicative green infrastructure as part of the proposed masterplan.

Key



- Existing hedgerow to be retained and enhanced / gap-filled as necessary to provide a valuable habitat / wildlife corridor and to act as a green boundary along the residential development
- Potential public open space (POS) - opportunities for tree and shrub planting, informal pedestrian routes, green connectivity and gateways
- Potential private gardens / amenity grass
- Existing trees within the site to be retained where possible
- New native tree planting throughout the development to enhance biodiversity, provide shading and to soften the development

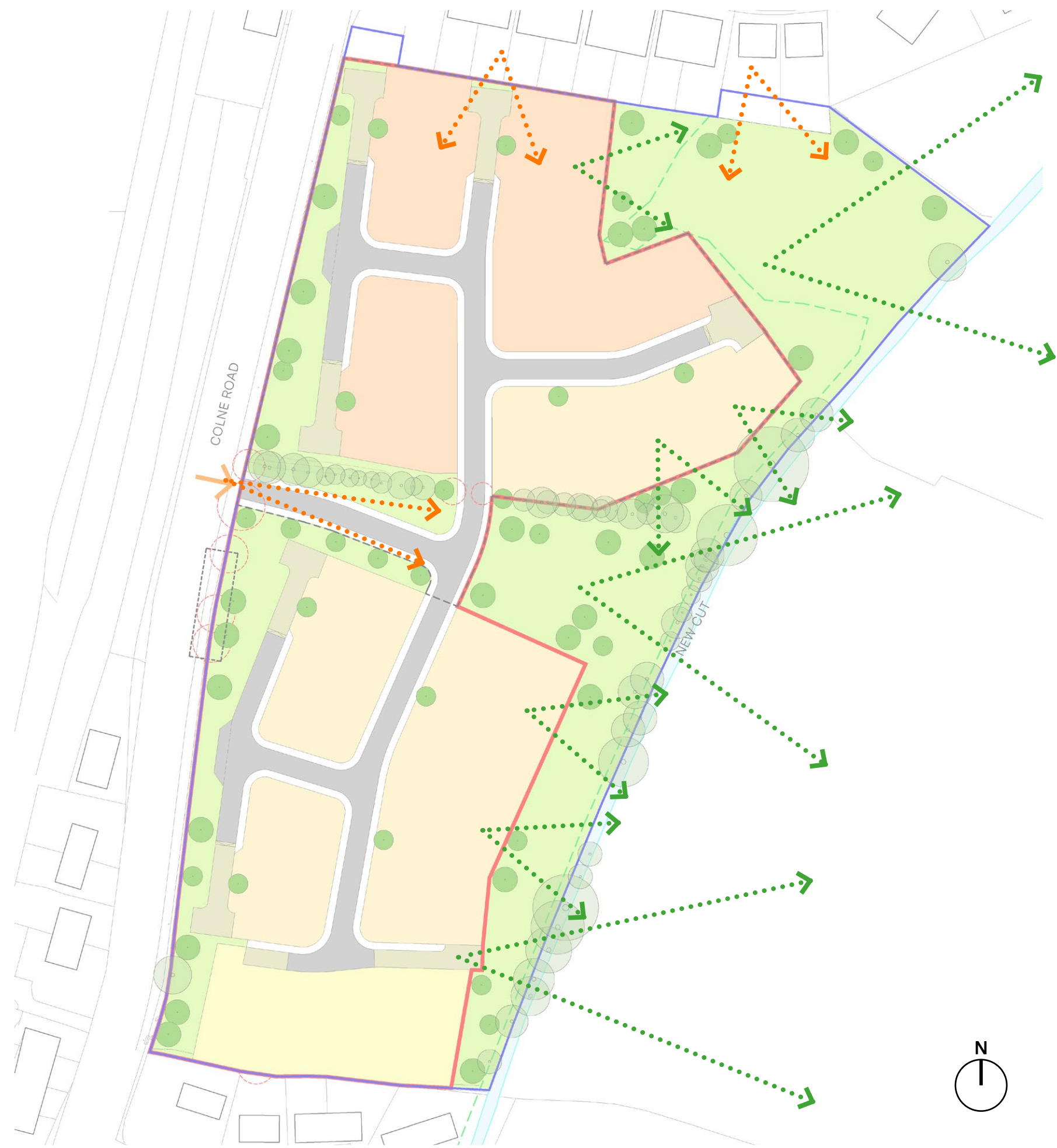


Topography and views

The plan opposite indicates where key views from within the site are to be retained as part of the proposed development. The site is predominantly flat with glimpsed views of the open landscape through boundary trees to the east.

Key

-  Views of open landscape from within the site
-  Views into the site





Detailed proposals

Phase 1

Proposed detailed site layout

Refer to drawings 3531-101 to 103 *Detailed Site Layout* for full details

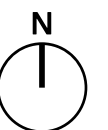
The detailed site layout opposite shows the following proposals:

Housing

- A high quality residential development associated with Earby
- Housing supply, comprising 39 houses
- An attractive street frontage along Colne Road
- House types which reflect the local vernacular and use high quality materials
- A transitional development with higher density of housing to the west along Colne Road, with medium density housing towards the east to respond to open landscape context
- Mixed market and affordable housing scheme with mixed tenure house types being indistinguishable from each other
- Site layout to avoid north facing gardens where possible

Landscape

1. Access off Colne Road using existing site access - existing stone walls to curve into new access to enhance entrance
2. Section of existing stone wall to be set back to allow for access visibility spays
3. Existing hedgerow through middle of the site to be retained and enhanced to form green edge boundary along residential development
4. Access road to run through existing gap in hedgerow
5. New access junction to future phase 2 residential development
6. Existing field (future phase 2 residential development)
7. Primary access and circulation road through development
8. Permeable private drives / cul-de-sacs to soften street scene and promote pedestrian priority
9. Landscape buffer along Colne Road to enhance setting with native tree and shrub planting
10. Public open space with species rich grassland and native tree / shrub planting within Flood Zone 3
11. Public open space south of residential development to retain sense of open landscape context and to enhance development gateway



Schedule of accommodation

Phase I:

- 39 houses
- 1.38 hectares

= 28 houses per hectare

Schedule of accommodation:

HOUSE TYPE	NO OF UNITS	NO OF BEDS	TYPE
1	10	2	Semi-detached
2	3	3	Semi-detached
2a	5	3	Detached
2as	4	3	Semi-detached
3	2	3	Detached
3a	1	3	Detached
4	4	3	Semi-detached
5	2	4	Semi-detached
5a	4	4	Semi-detached
6	4	1	Apartment
TOTAL	39		

Housing Mix and Tenure:

- 1-bed: 10.25%
2-bed: 25.6%
3-bed: 48.7%
4-bed: 15.38%



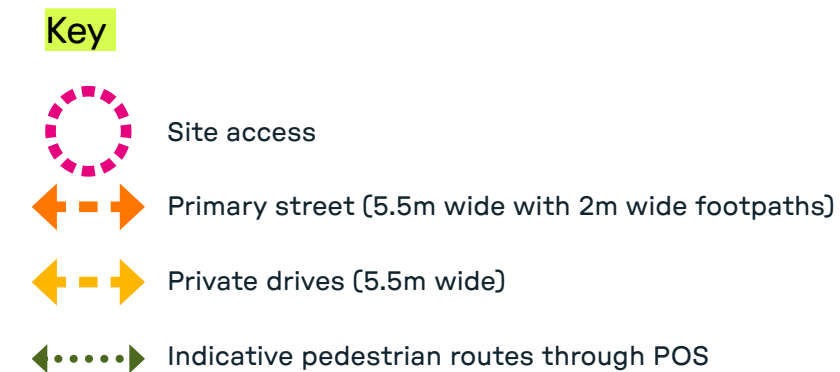
Access and circulation

Refer to drawings **3531-101 to 103 Detailed Site Layout** for full details

The plan opposite illustrates the key vehicular and pedestrian circulation within the proposed site layout.

Summary

- Primary roads to be 5.5m wide / 6m radii corners with black SMA surfacing
- Footpaths to be 2m wide with black SMA surfacing
- Private drives to be 5.5m wide with permeable block paved surfacing
- Turning heads to private drives / cul-de-sacs to allow for 6m delivery vehicles
- Visitor parking allocation to be mix of on and off-road parking



Refuse strategy


Refer to drawings 3531-101 to 103 *Detailed Site Layout* for full details

The plan opposite illustrates the refuse points and circulation within the proposed site layout.


Summary

- Allocated space and access for wheelie bins within rear gardens to remove bins from frontages / street
- Minimise turning for refuse lorry through use of bin collection points
- Max 30m drag distance from house to collection point


Key




Site access




Refuse vehicle route




Refuse drag



Bin collection points



Space for wheelie bins to private rear gardens



Max 30m drag distance from house to collection point



Planting strategy

Refer to drawings 3531-101 to 103 Detailed Site Layout for full details

Tree planting

New native tree planting can be categorized within the following areas and will provide a mix of appropriate sizes and species for each setting and enhance biodiversity:

- Public open space** - trees will be a mix of medium and larger naturalistic native species to complement and enhance the existing trees along the site boundary. Species to include: *Acer campestre*, *Acer pseudoplatanus*, *Alnus glutinosa*, and *Crataegus monogyna*,
- Colne Road** - trees will be medium in size, deciduous and arranged informally in groups within shrub planting to retain a naturalistic feel. Species to include: *Acer campestre* 'Elsriyk', *Gleditsia triacanthos* 'Inermis' and *Pyrus calleryana* 'Redspire'
- Streets / front gardens** - trees to be smaller ornamental species to green streets, provide dappled shade and soften the development. Species to include: *Prunus avium*, *Pyrus chanticleer*, and *Sorbus torminalis*

Shrub planting

New buffer shrub planting to the development edges will help integrate and anchor the built form as well as enhance the existing hedgerow and development gateways. Species to include: *Corylus avellana*, *Crataegus monogyna*, *Ilex aquifolium*, *Rosa canina*, *Prunus spinosa* and *Viburnum opulus*

Ornamental shrub and hedge planting to private front gardens will enhance frontages and soften streets. Species to include: *Hebe* 'Great Orme', *Lavandula angustifolia*, *Prunus laurocerasus* 'Otto Luyken', and *Sarcococca hookeriana*

Existing trees / hedge

Existing trees to be felled where necessary (see Tree Survey) to allow for development access and where recommendations have been made for removal and replacement.

Grassland

Public open space areas to be species rich grassland with minimal mowing / maintenance to allow for grass species to grow to enhance biodiversity and provide habitat for wildlife.



Biodiversity

Refer to drawings **3531-101 to 103 Detailed Site Layout** for full details

The plan opposite illustrates where new and existing soft landscape will contribute to / enhance biodiversity.

Proposed native trees, shrubs and hedgerow enhancements, along with incorporation of nesting boxes throughout the site will make a positive contribution towards enhancing the biodiversity of the site.








A riparian corridor has been maintained along the east of the site, with appropriate off-set to retain an otter corridor (refer to ecologist recommendations)

Large areas of grassland within the north east and south east of the site will be retained and enhanced with species rich grassland and native tree planting to provide additional habitats for wildlife.

Summary of biodiversity enhancements / features:

- Diverse range of native shrub and tree species within the planting design including nectar rich species;
- Inclusion of species rich grassland within areas of public open space;
- Inclusion of bird boxes;
- Inclusion of integrated bat boxes;
- Hedgehog holes to garden fences to allow the species to traverse the site;
- Inclusion of log piles (using any felled trees) and hibernaculas within secluded areas of public open space; and
- Avoid illuminating the eastern boundary and maintain a dark buffer will be maintained.

Key

-  New tree planting
-  Species rich grassland
-  New / existing wildlife corridors with new shrub planting
-  Bird boxes (indicative locations)
-  Bat boxes (indicative locations)
-  Log piles / hibernacula (indicative locations)
-  Hedgehog fence holes (indicative locations)



Drainage strategy

Refer to drawings *3531-101 to 103 Detailed Site Layout* and Drainage Engineer's proposals for full details

The plan opposite illustrates the key surface drainage (indicative layout) associated within the landscape proposals.

Key

Soft landscape

Permeable private drives

Permeable driveways

On site attenuation (indicative)

Surface water sewers (indicative)

A detailed site plan diagram illustrating a drainage strategy. The plan shows several building footprints with grey roofs and blue outlines. Surrounding the buildings are various permeable areas: green hatched regions for soft landscape, blue hatched regions for permeable private drives, and solid blue regions for permeable driveways. Dotted blue lines indicate on-site attenuation, and dashed blue lines show the layout of surface water sewers. The site is bounded by Colne Road to the west and New Cut to the south. The plan also includes landscaping elements like trees and grassy areas.

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Landscape materials palette

Refer to drawings *3531-101 to 103 Detailed Site Layout* for full details

The images opposite show the palette of proposed external materials within development. Images are for design intent only.



1. Black SMA surfacing to primary carriageways and footpaths
2. Permeable block paving to private drives
3. Permeable block paving to driveways (contrasting colour / shape)
4. Natural colour slab paving to private gardens and access
5. Stone walls
6. Timber fencing

Proposed house types- a variety of scale and type

Vernacular design:

- A mix of vernacular terraced and semi-detached houses.
- House types reflect the local vernacular and use high quality materials
- Two-storey, traditional rectangular forms with lower single-storey and 1.5 storey elements to reflect local built forms.
- Buff-grey reconstituted stone detailing around windows and doors, stone string course and gutter dentils at eaves.

Materials:

Walling:	Buff reconstituted sandstone with matching quoins, window surrounds and dentils
Roofing:	Blue-grey artificial slate
Windows:	Anthracite Upvc
Doors:	Painted timber
Rainwater goods:	Black Upvc

Phase 1 accommodation:

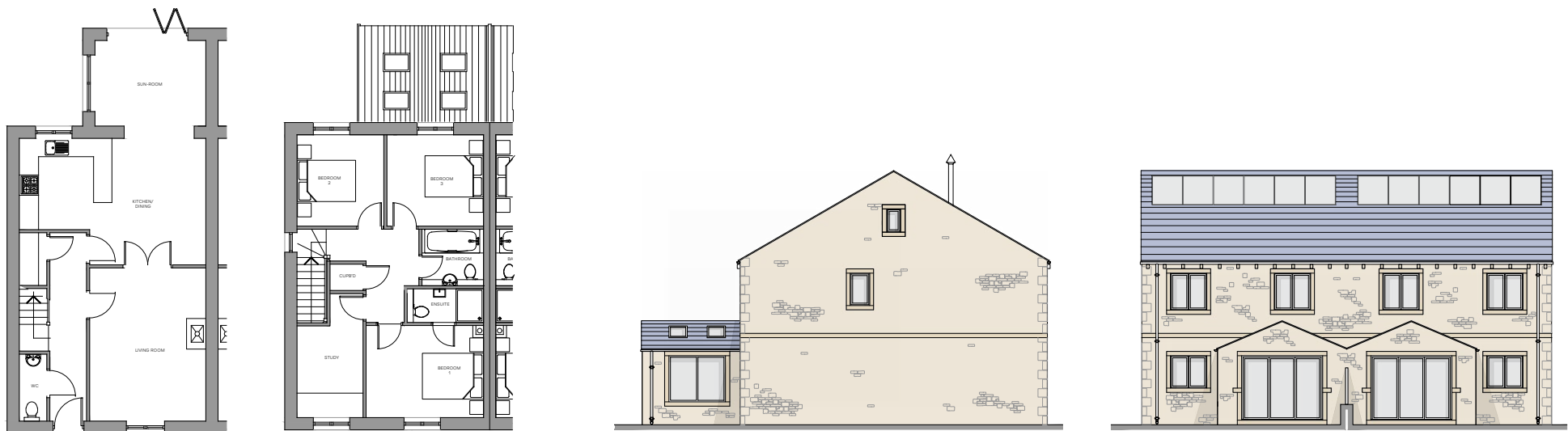
Unit 1:	74m2
Unit 2:	94m2
Unit 2a:	105m2
Unit 2as:	105m2
Unit 3:	143m2
Unit 3a:	120m2
Unit 4:	122m2
Unit 5:	110m2
Unit 5a:	110m2
Unit 6 Ground Floor flats:	56m2
Unit 6 First Floor flats:	64m2



TYPE 1: 2-BED TERRACED HOUSE 1:200



TYPE 2: 3-BED DETACHED HOUSE 1:200



TYPE 4: 3-BED SEMI DETACHED HOUSE 1:200

House Type 1: Floor plans and elevations 1:100



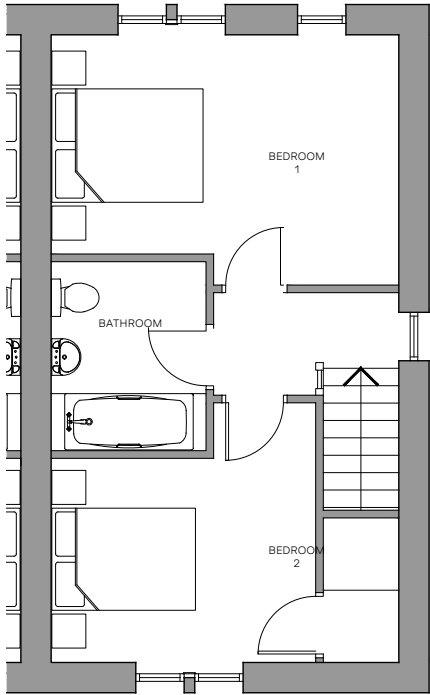
Buff-grey reconstituted coursed stone



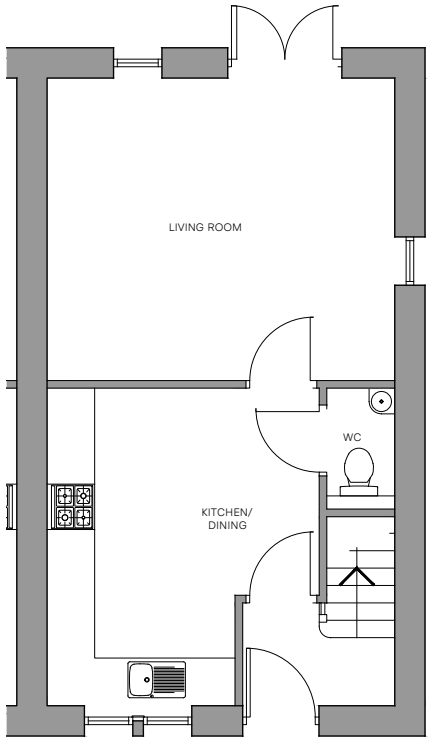
Buff-grey reconstituted stone surrounds and anthracite UPVC windows



Blue-grey artificial slate roof



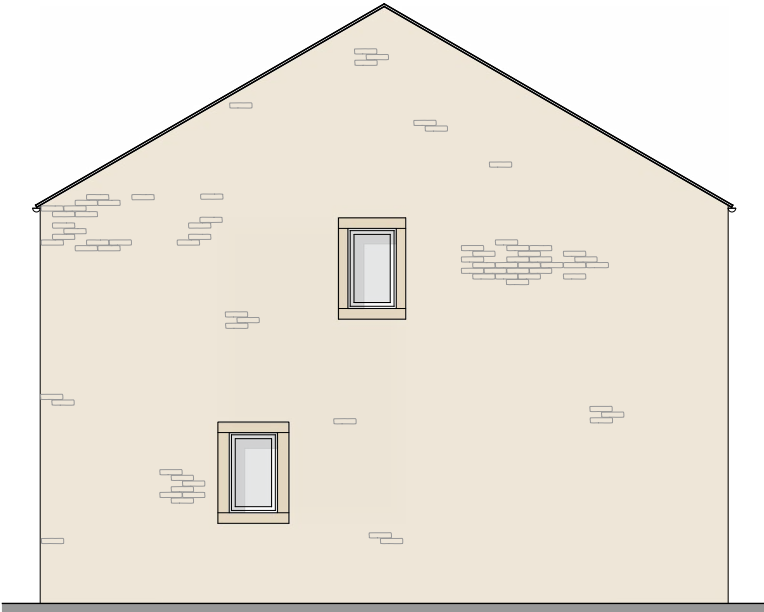
First Floor Plan 1:100



Ground Floor Plan 1:100



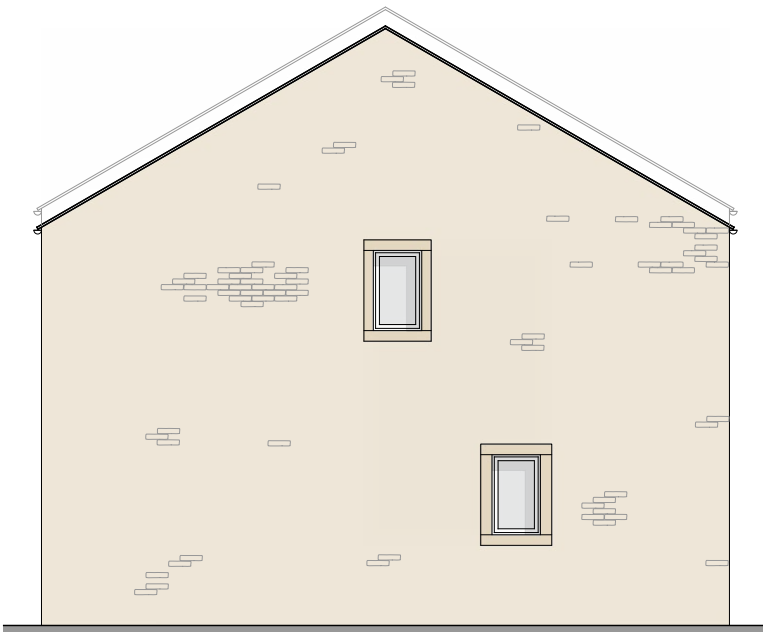
East Elevation 1:100



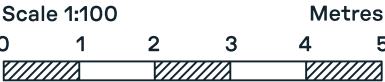
North Elevation (gable end) 1:100



West Elevation (street) 1:100



South Elevation (gable end) 1:100



House Type 2: Floor plans and elevations 1:100



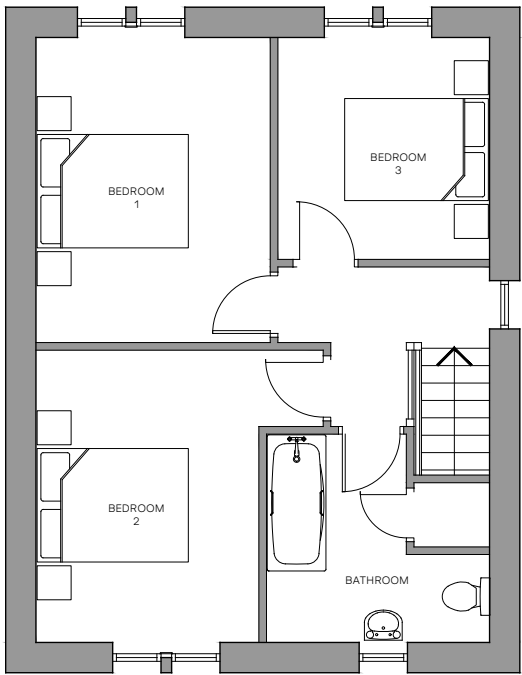
Buff-grey reconstituted coursed stone



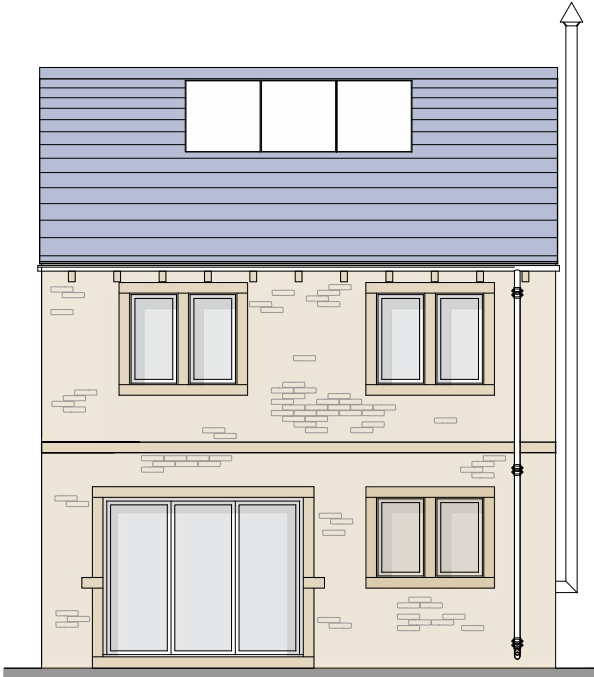
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



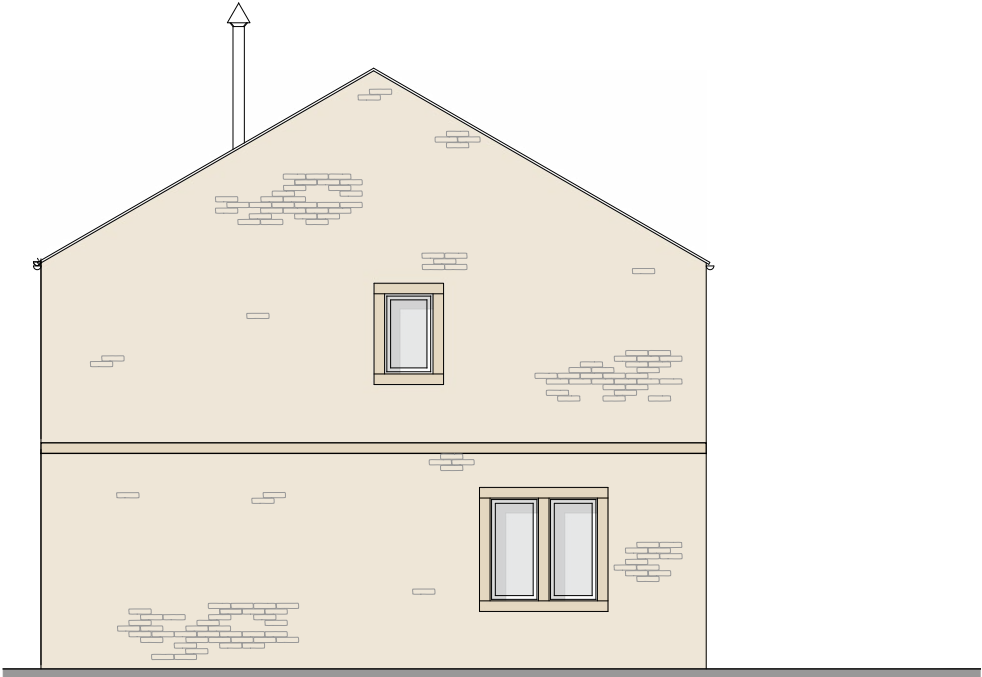
Blue-grey artificial slate roof



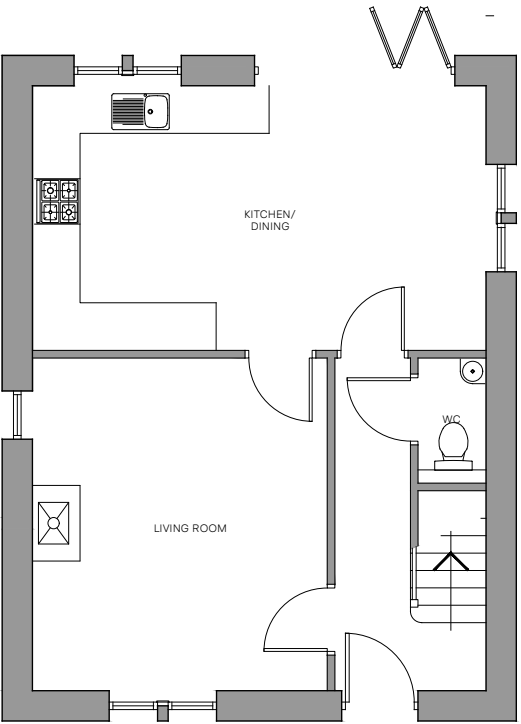
First Floor Plan 1:100



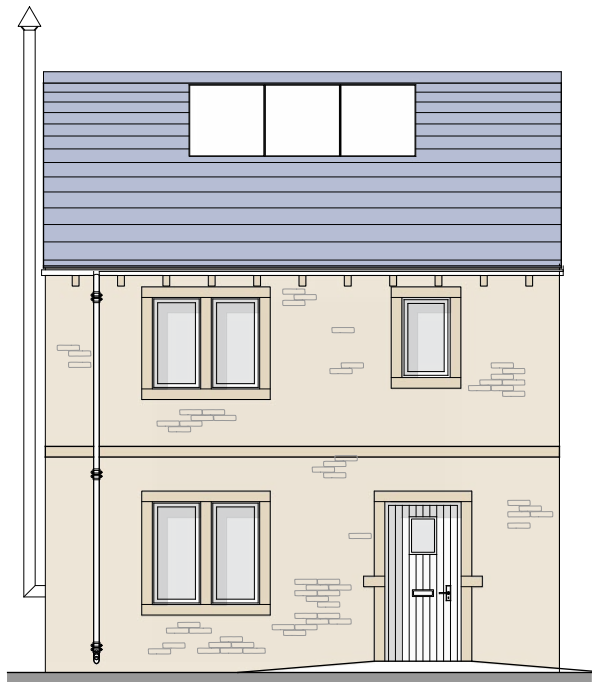
Rear Elevation 1:100



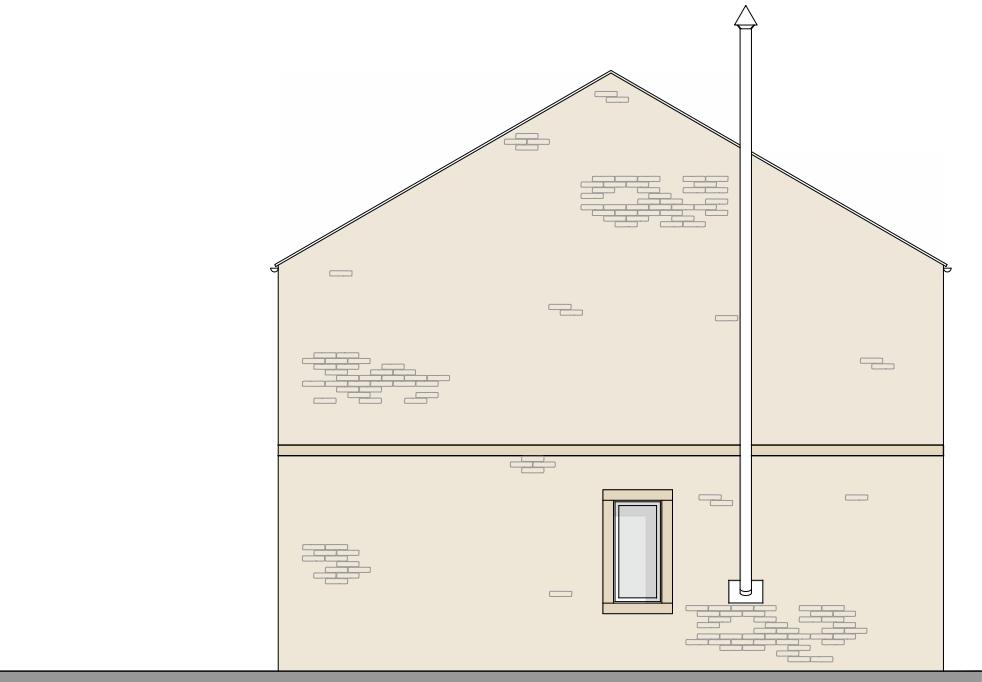
Side Elevation 1:100



Ground Floor Plan 1:100



Front Elevation (street) 1:100



Side Elevation 1:100



House Type 2a: Floor plans and elevations 1:100



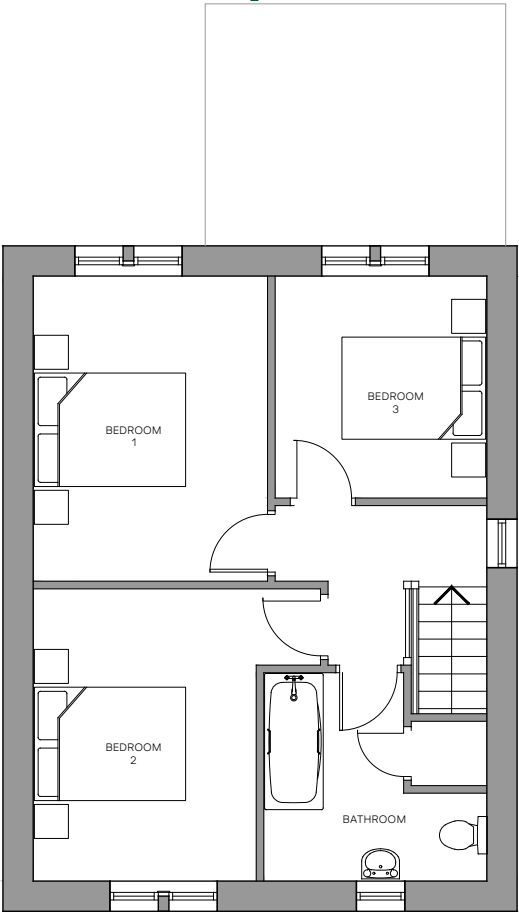
Buff-grey reconstituted coursed stone



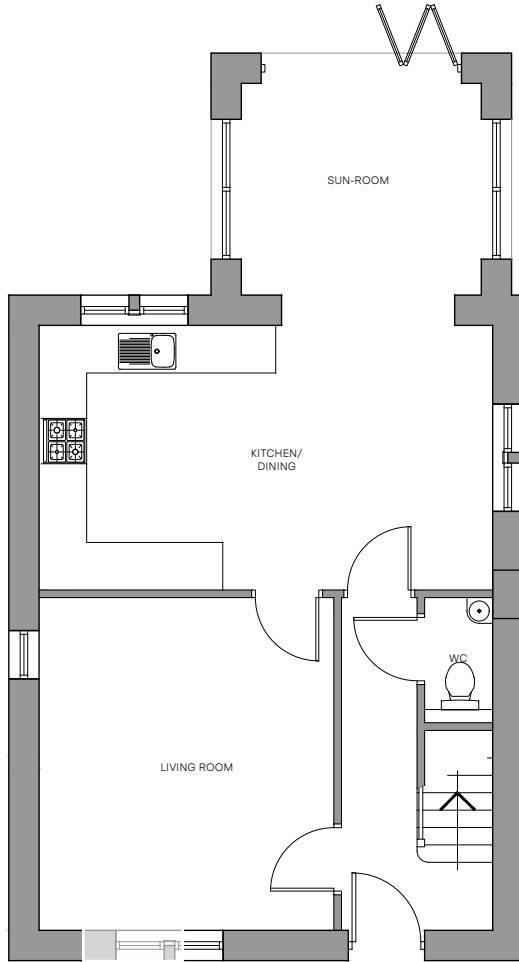
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



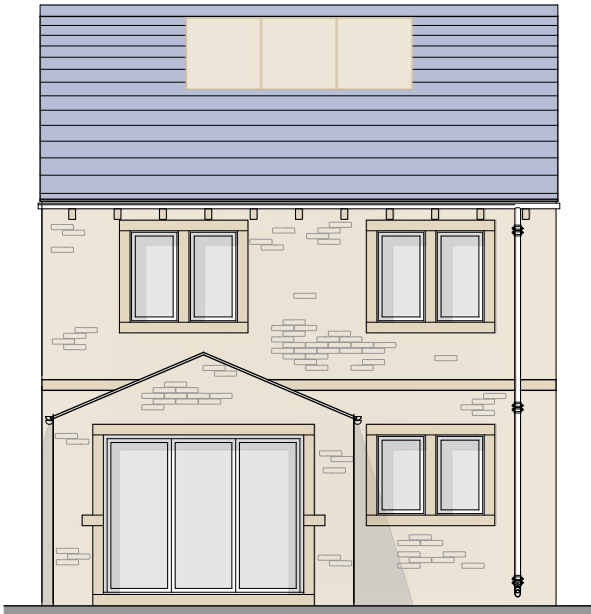
Blue-grey artificial slate roof



First Floor Plan 1:100



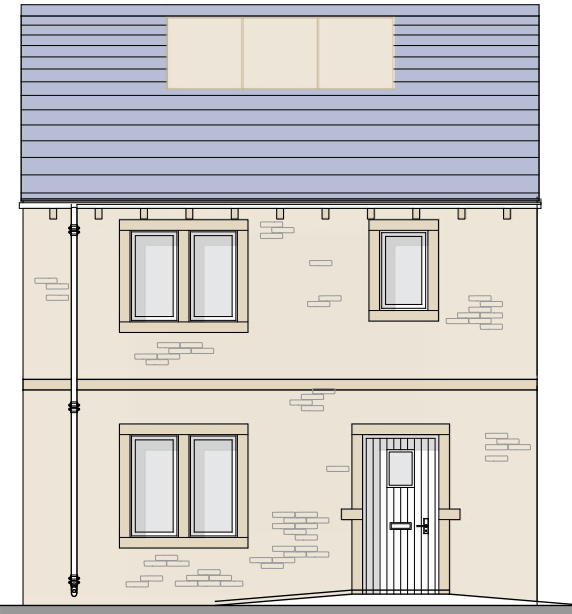
Ground Floor Plan 1:100



Rear Elevation 1:100



Side Elevation 1:100



Front Elevation (street) 1:100



Side Elevation 1:100

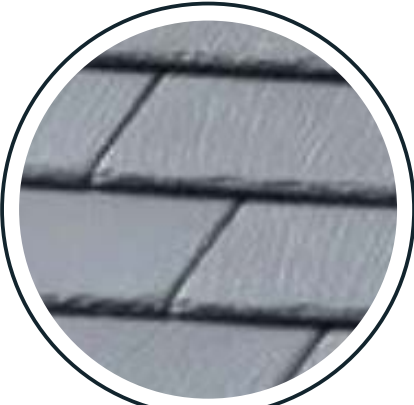
House Type 2a-s: Floor plans and elevations 1:100



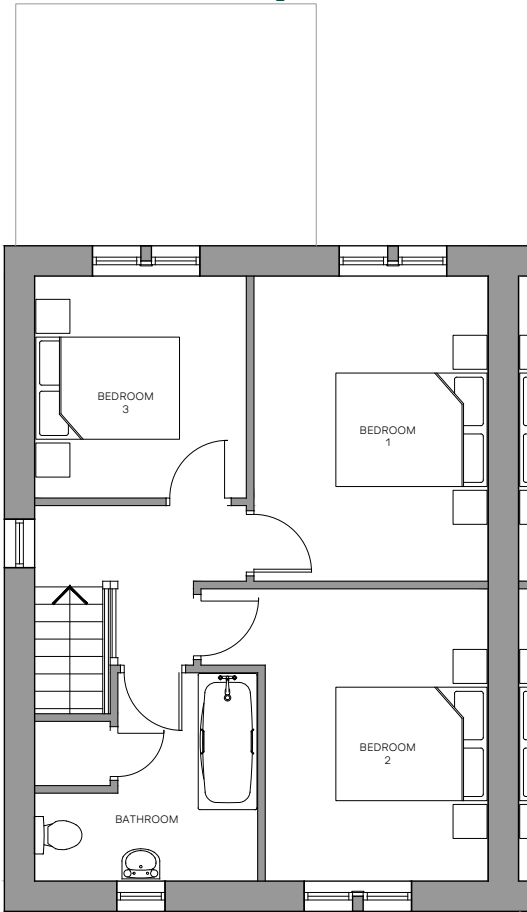
Buff-grey reconstituted coursed stone



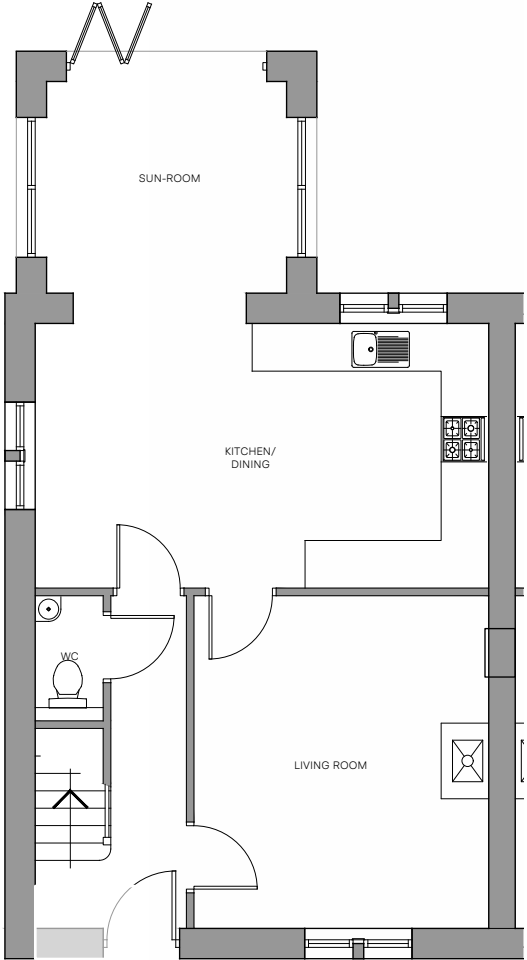
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



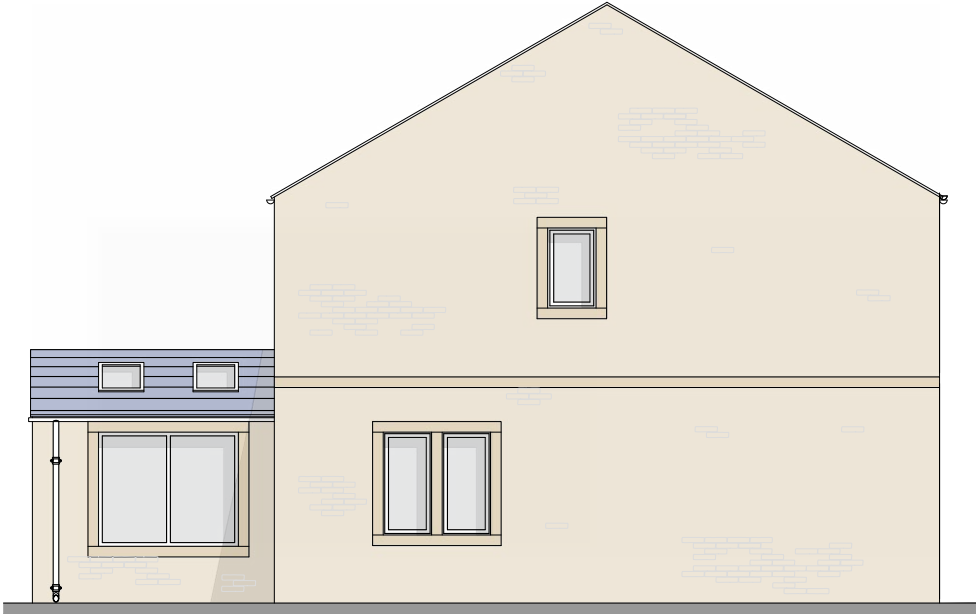
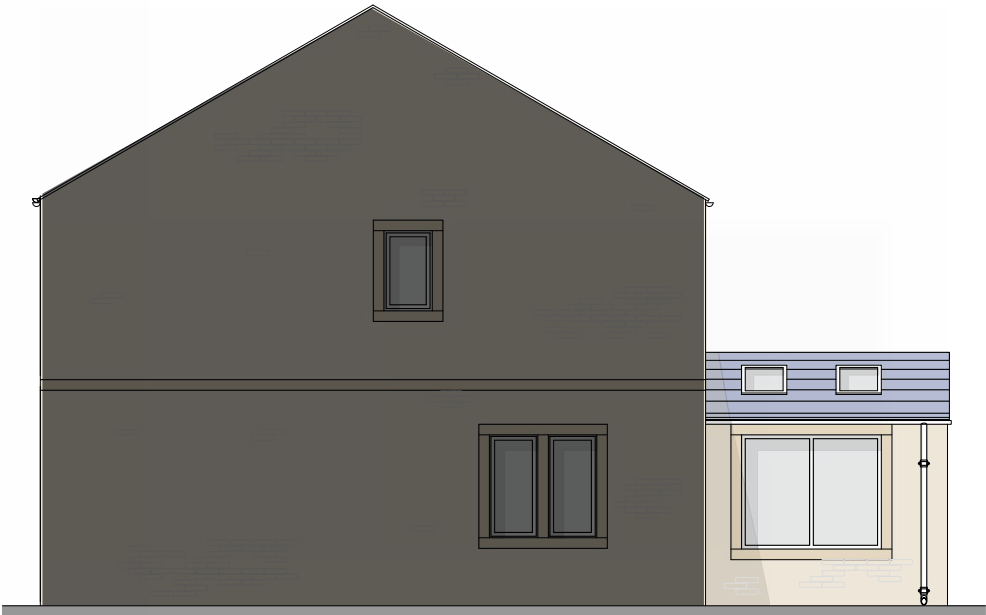
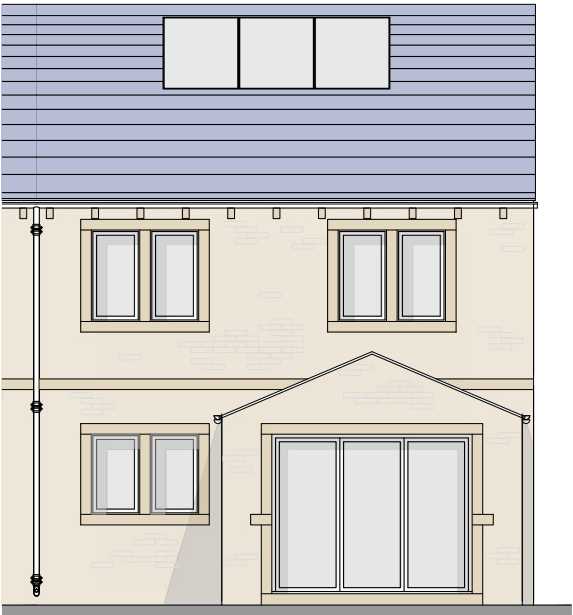
Blue-grey artificial slate roof



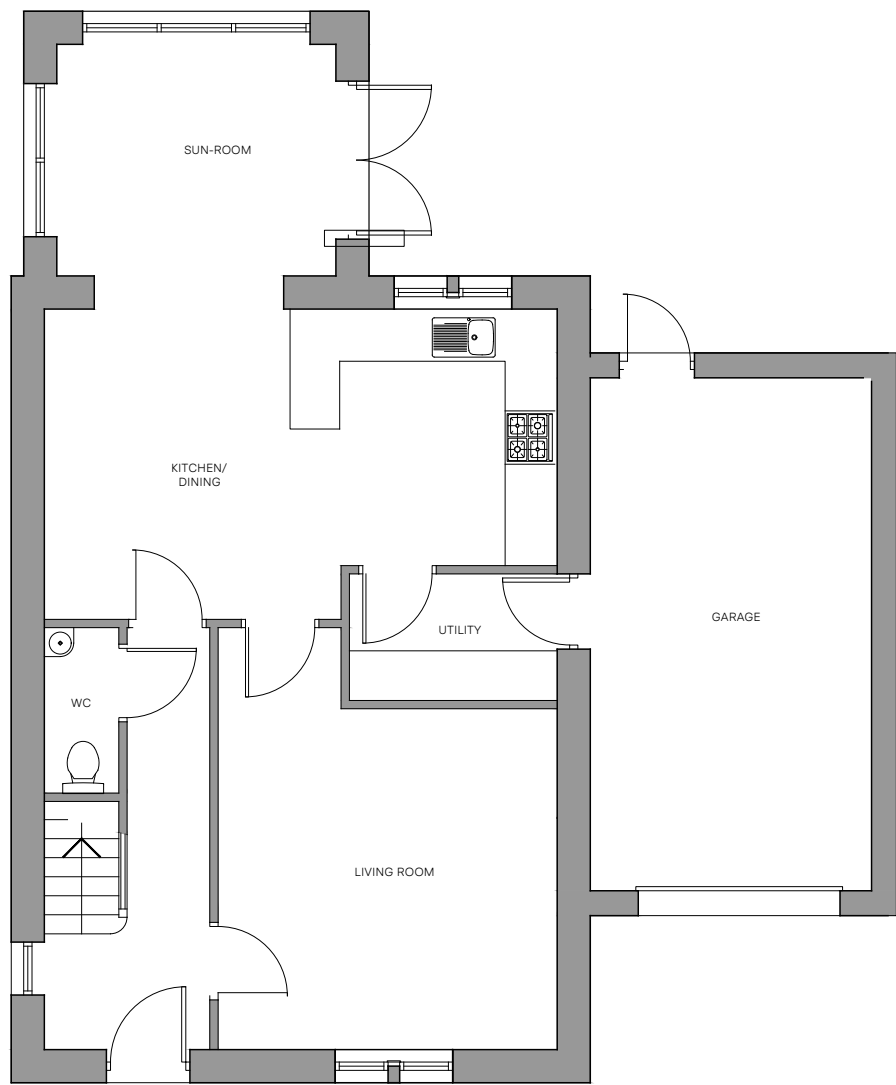
First Floor Plan 1:100



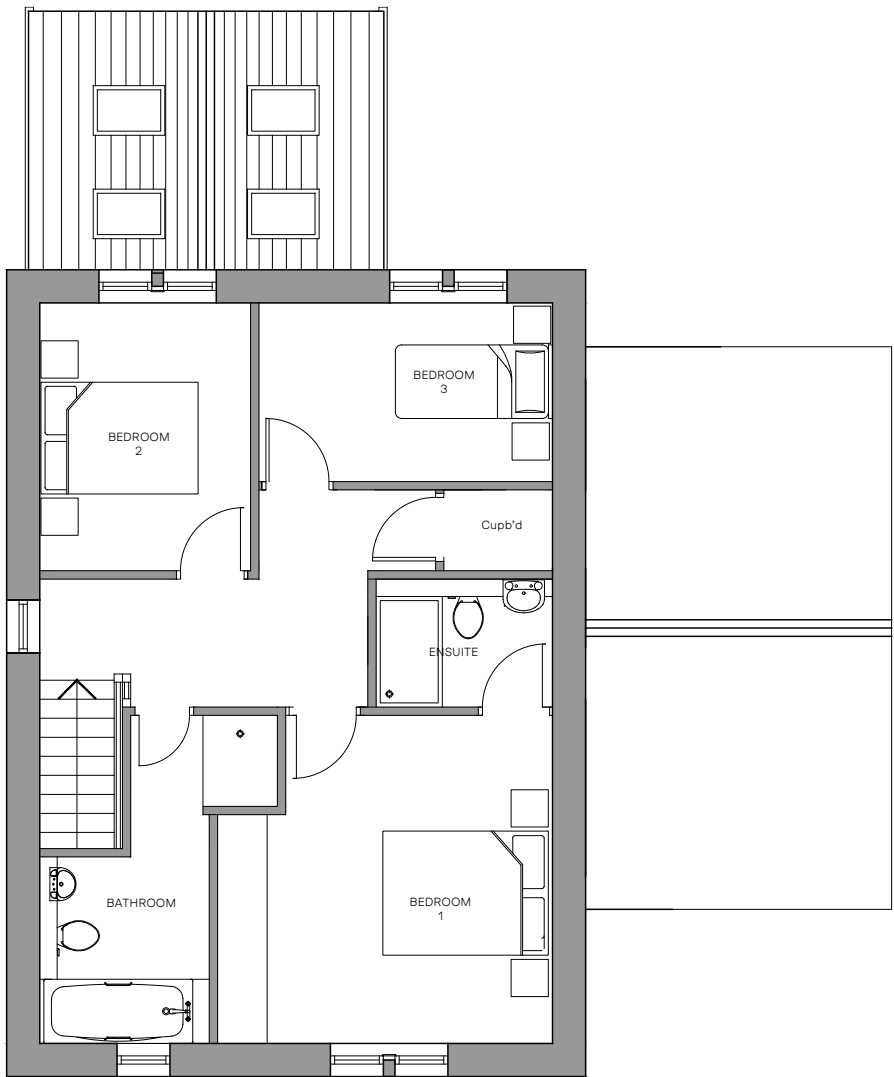
Ground Floor Plan 1:100



House Type 3: Floor plans 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



House Type 3: Elevations 1:100



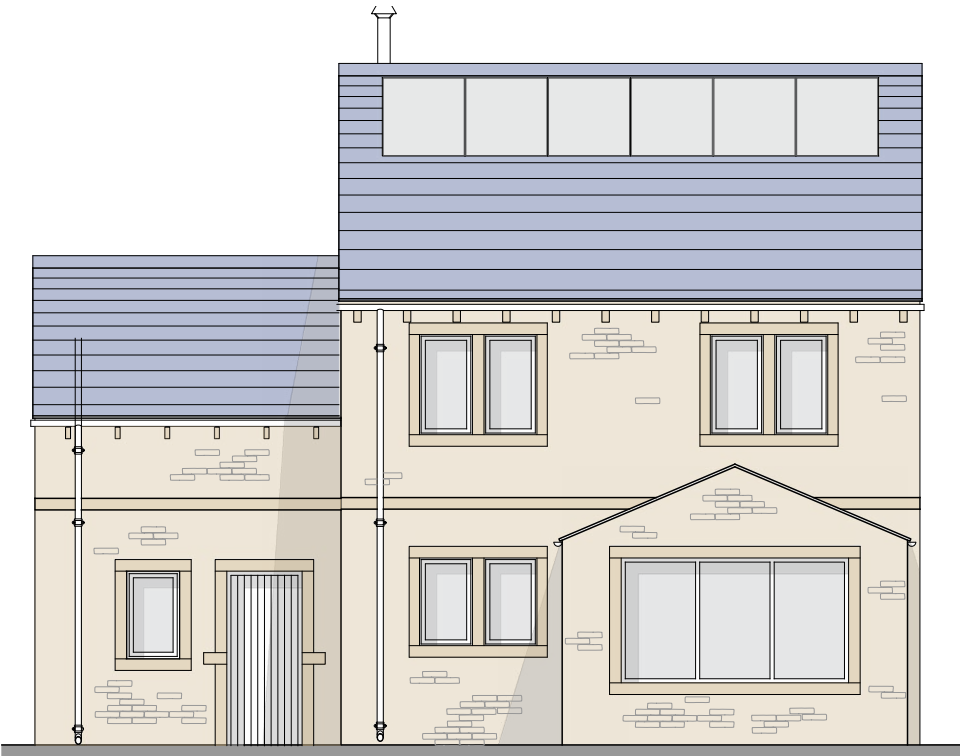
Buff-grey reconstituted coursed stone



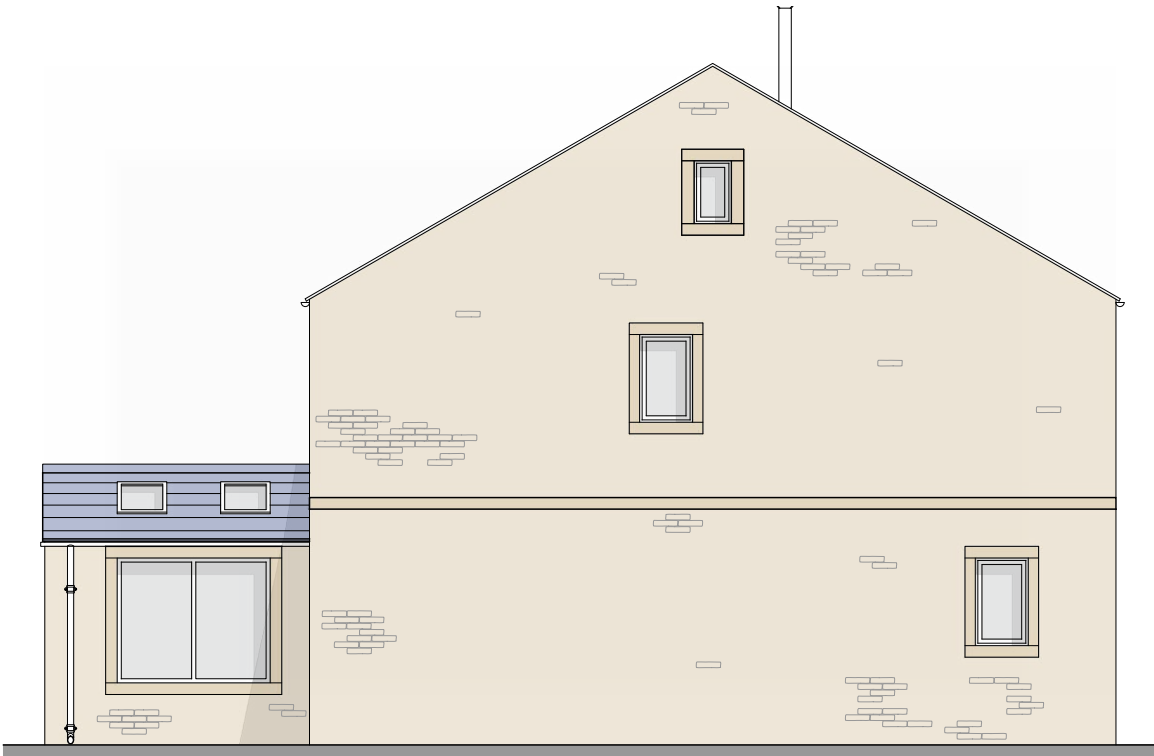
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



Blue-grey artificial slate roof



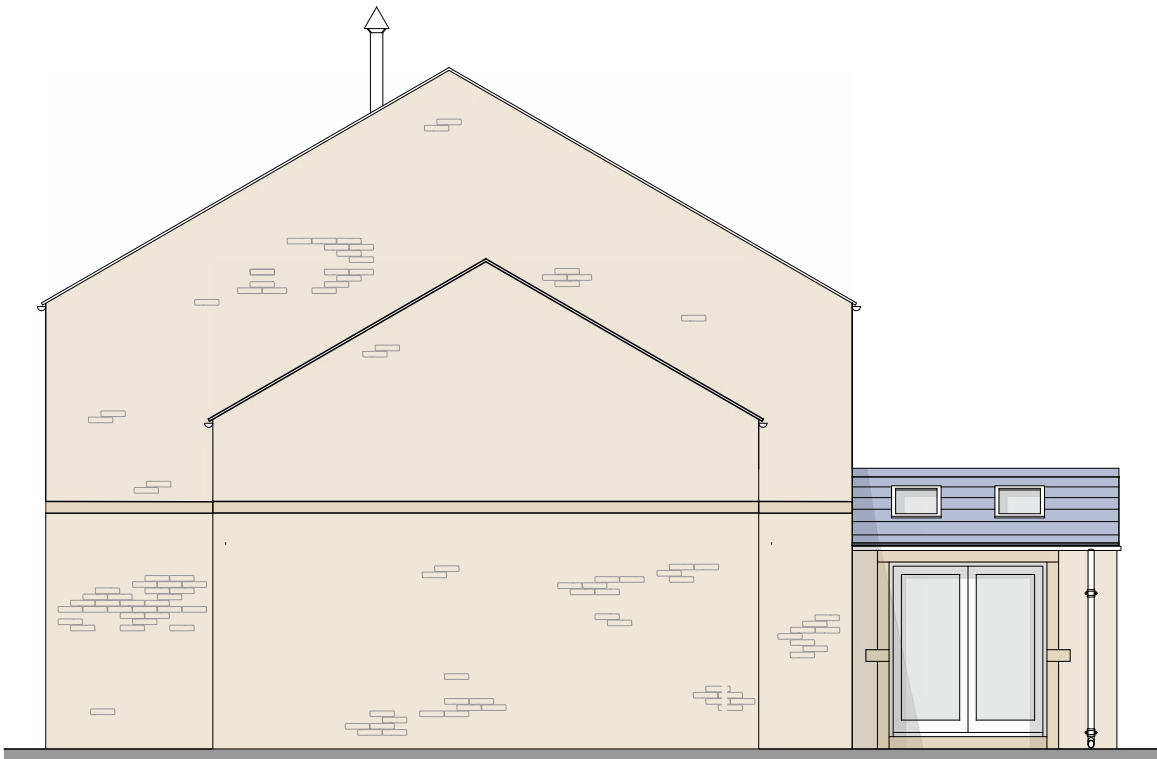
Rear Elevation 1:100



Side Elevation 1:100

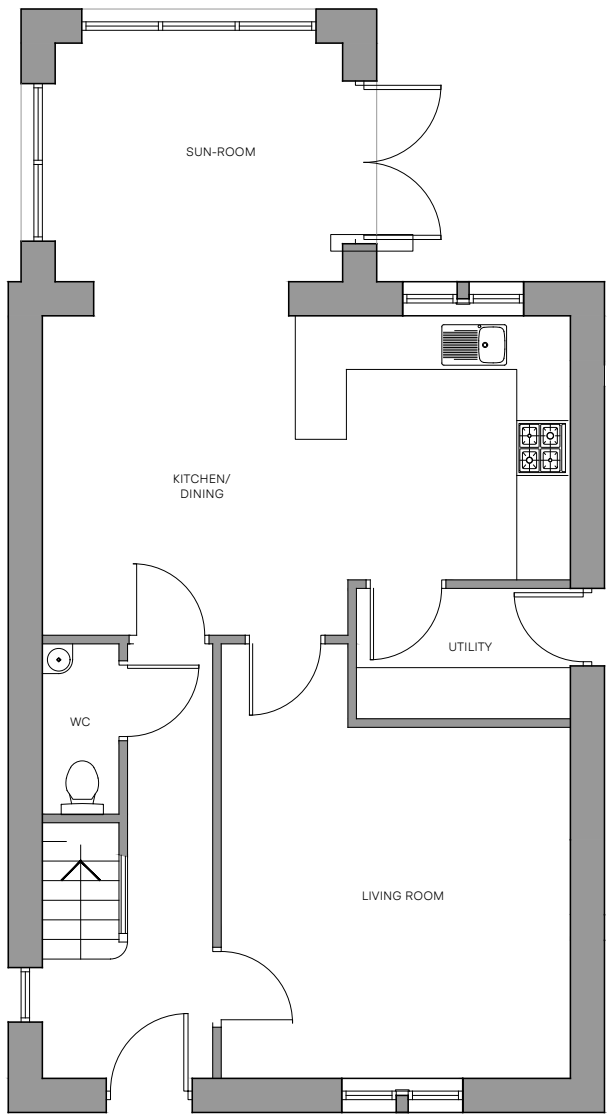


Front Elevation (street) 1:100

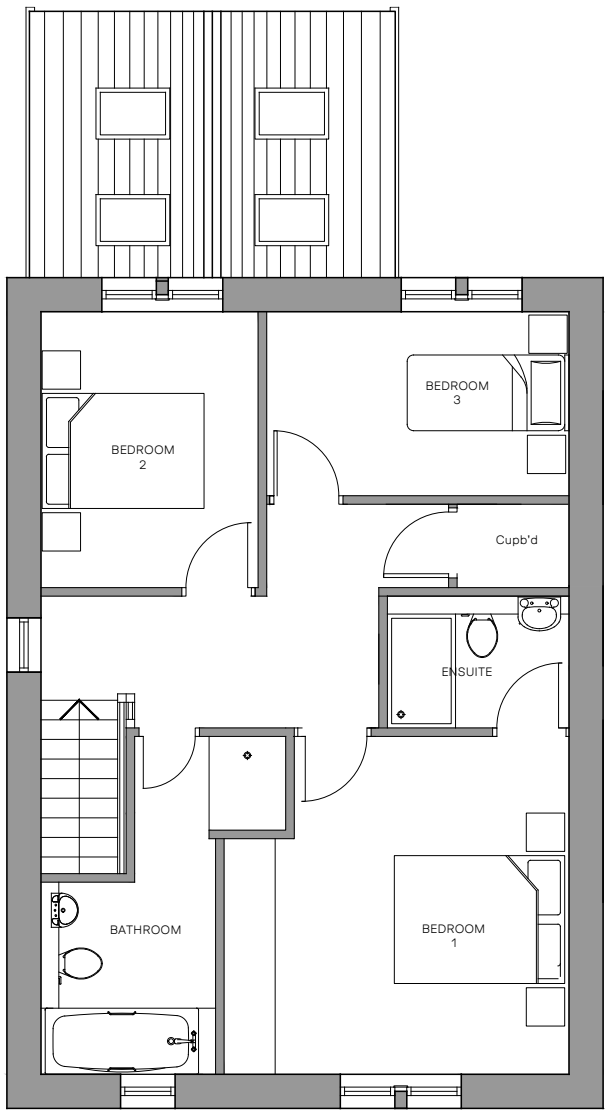


Side Elevation 1:100

House Type 3a: Floor plans 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



House Type 3a: Elevations 1:100



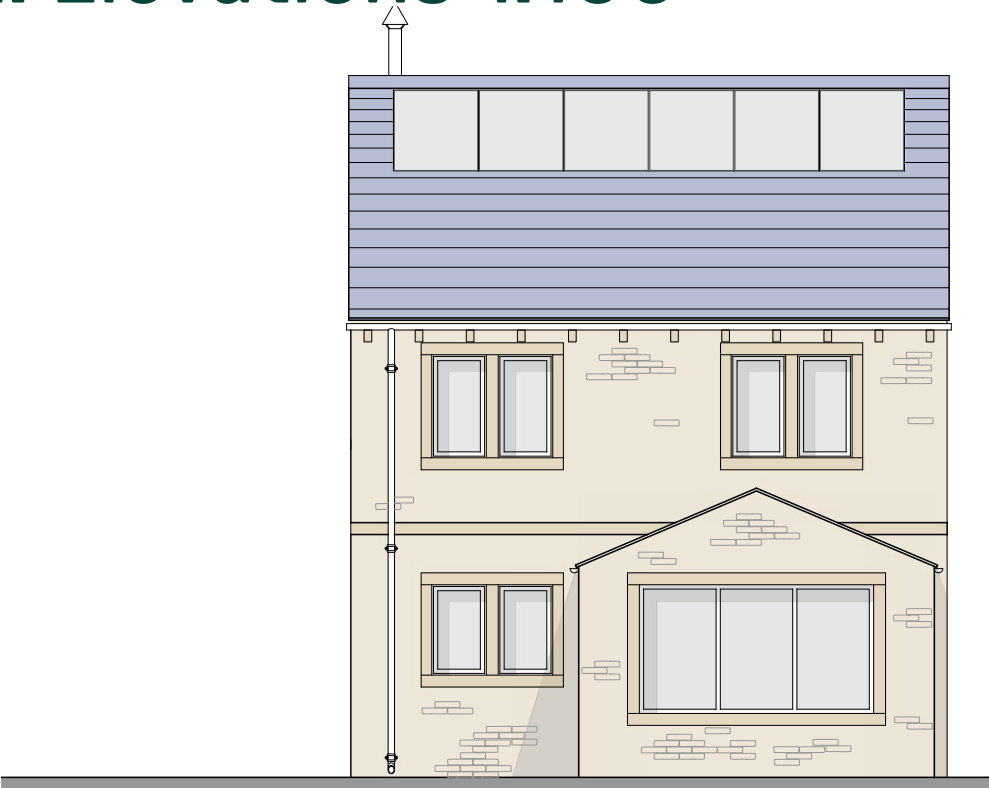
Buff-grey reconstituted coursed stone



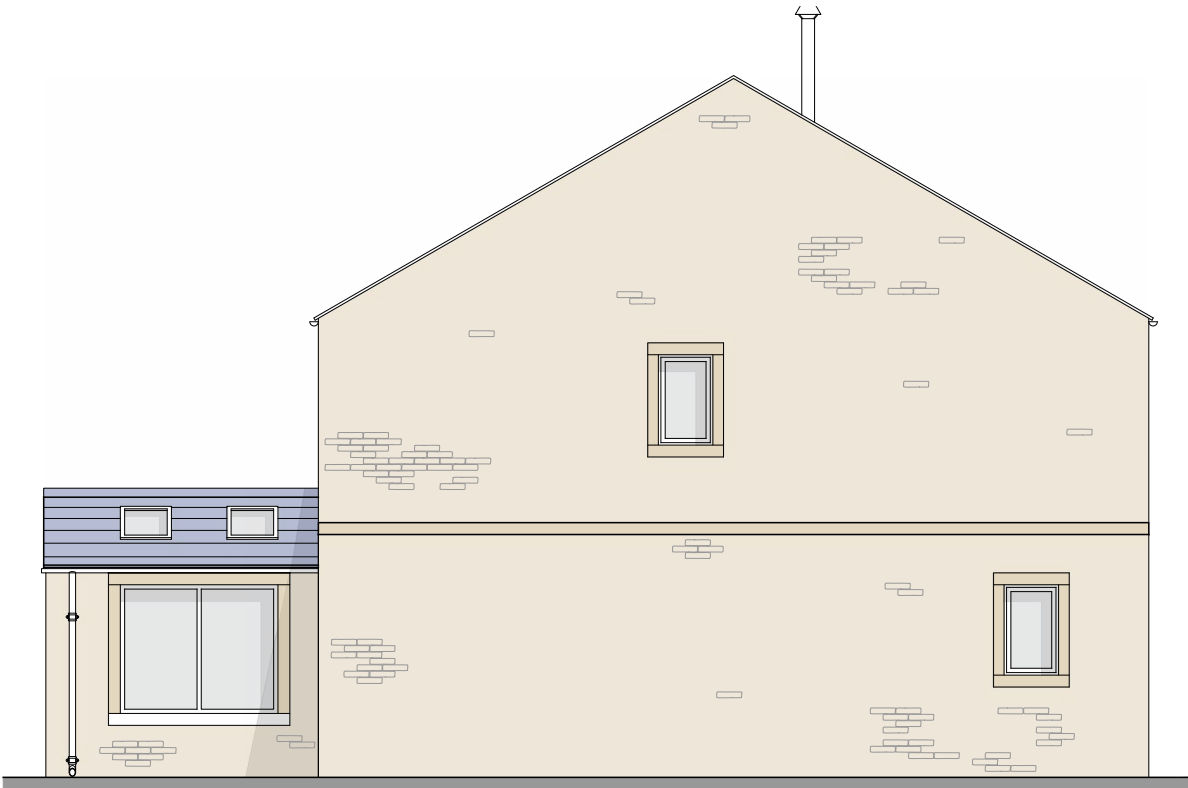
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



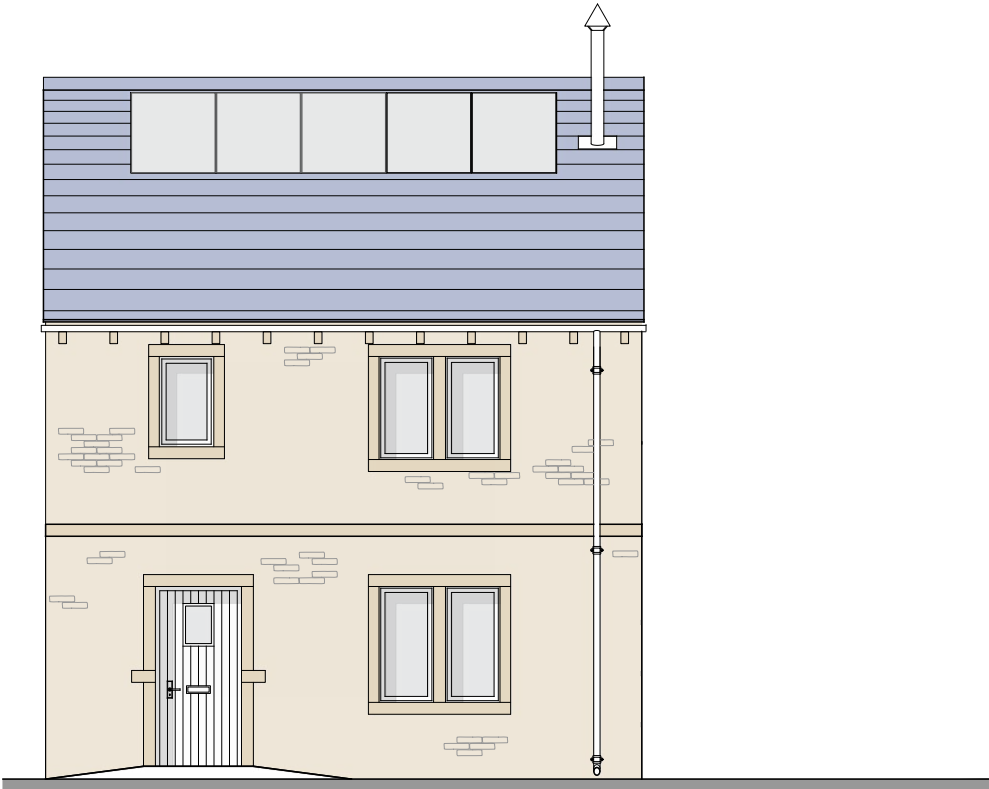
Blue-grey artificial slate roof



Rear Elevation 1:100



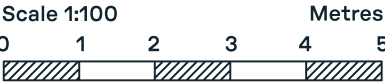
Side Elevation 1:100



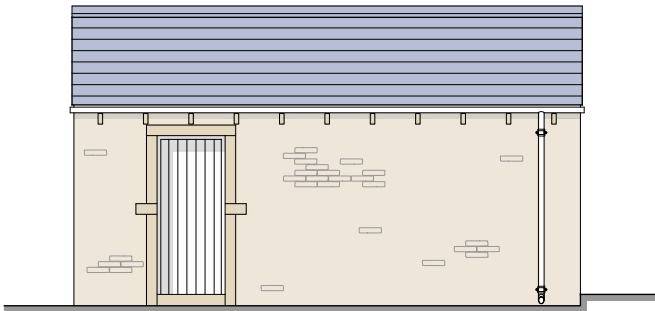
Front Elevation (street) 1:100



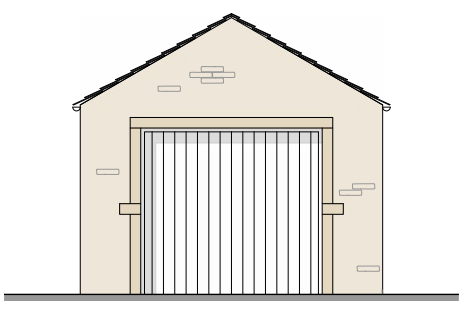
Side Elevation 1:100



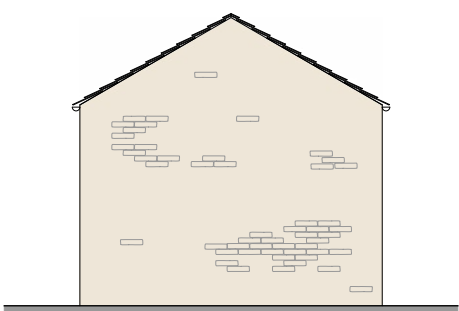
Type 3a-Single Detached Garage: Floor Plans and Elevations 1:100



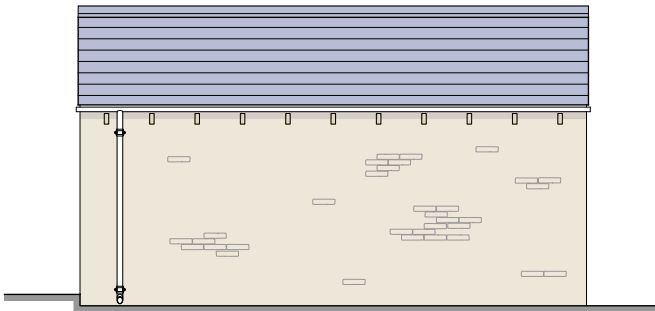
Side Elevation 1:100



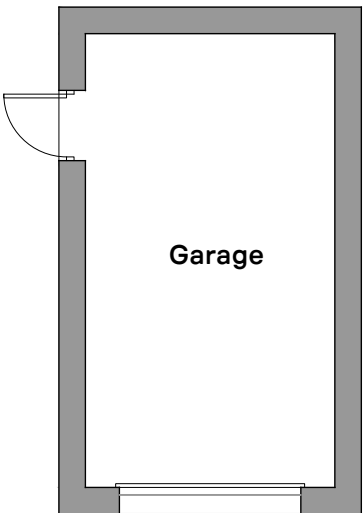
Front Elevation (street) 1:100



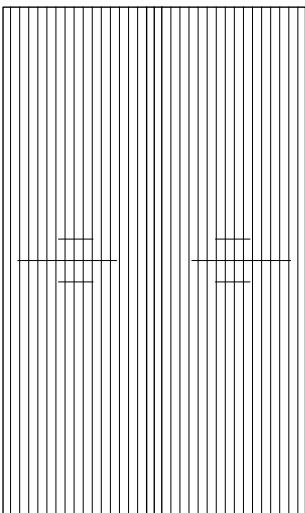
Rear Elevation 1:100



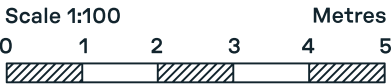
Side Elevation 1:100



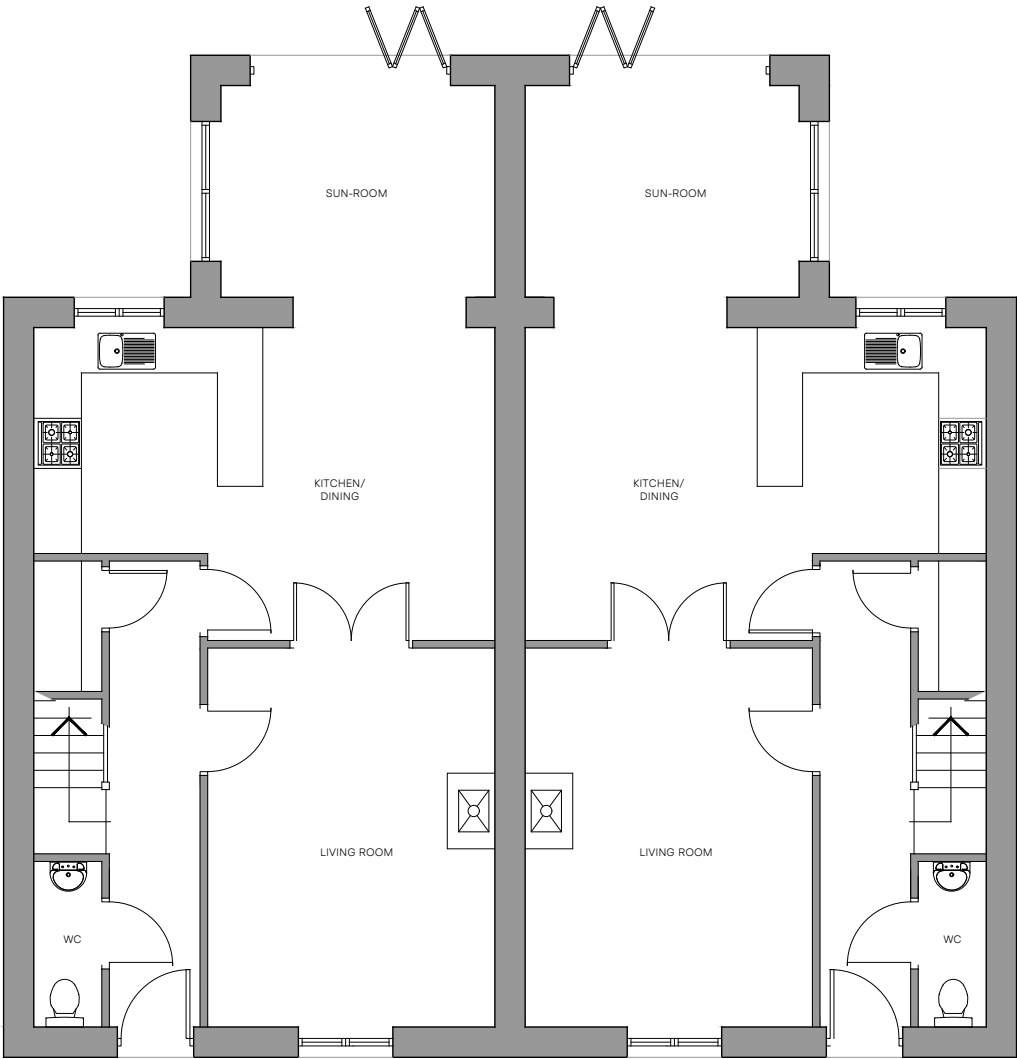
Floor Plan 1:100



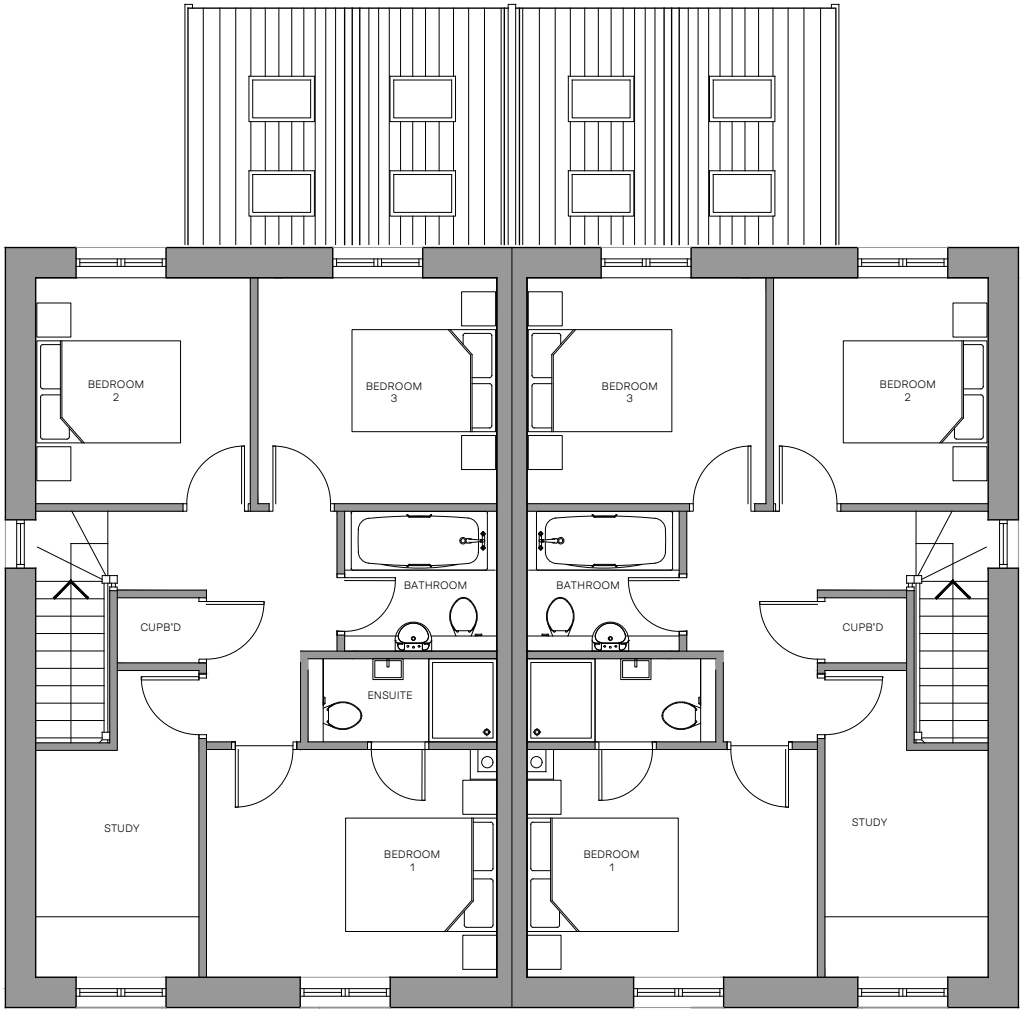
Roof Plan 1:100



House Type 4: Floor plans 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



House Type 4: Elevations 1:100



Buff-grey reconstituted coursed stone



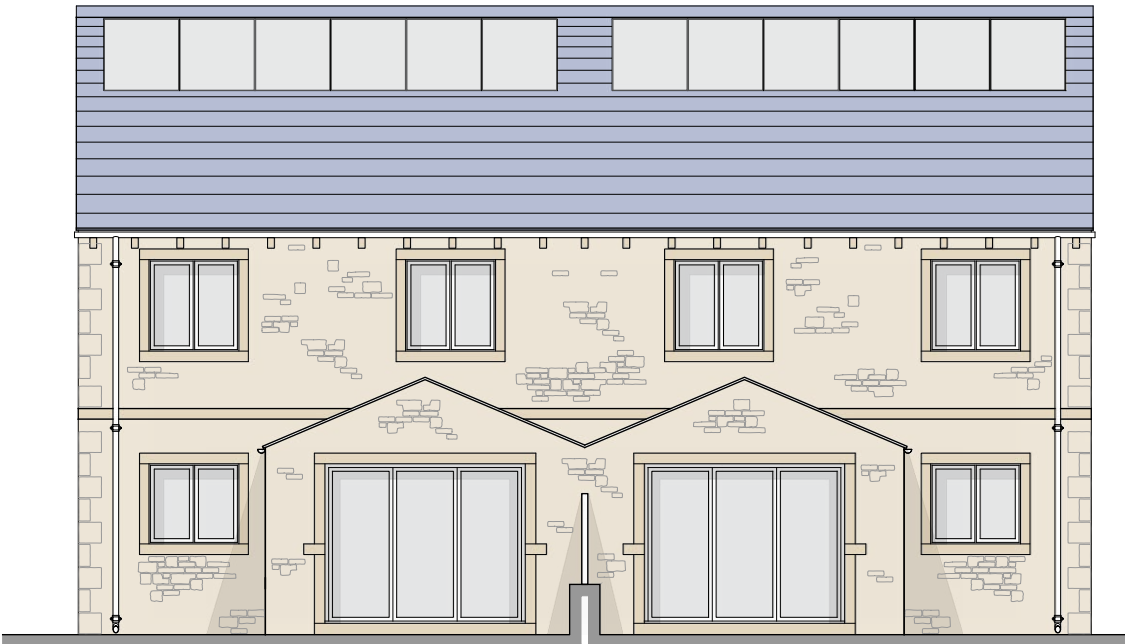
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



Blue-grey artificial slate roof



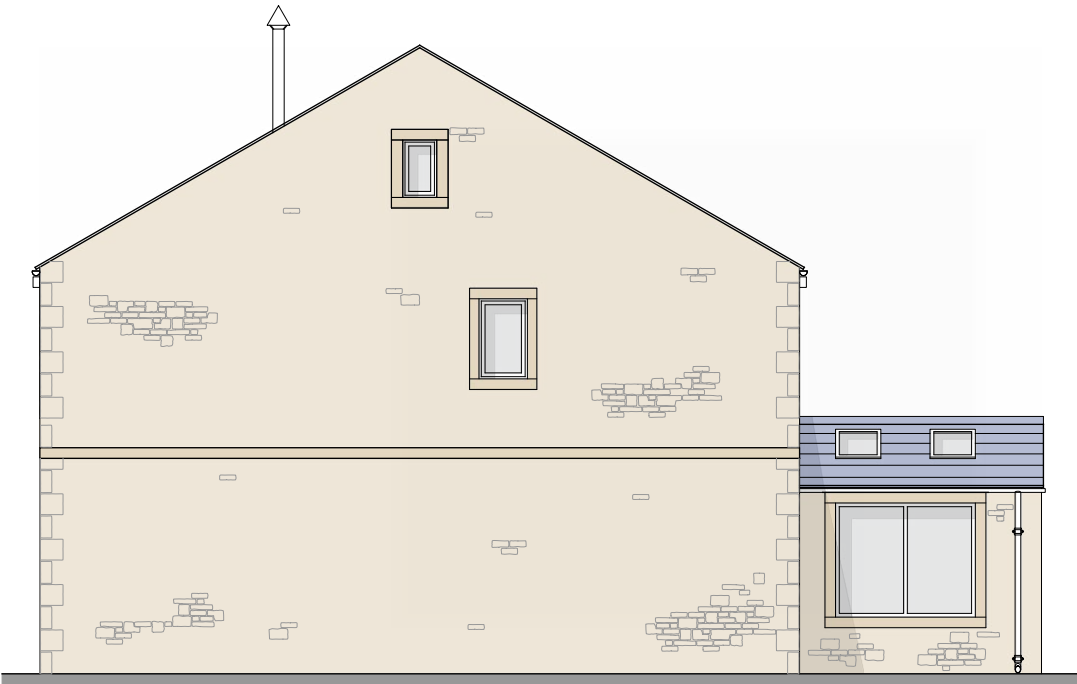
Side Elevation 1:100



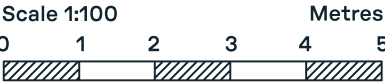
Rear Elevation 1:100



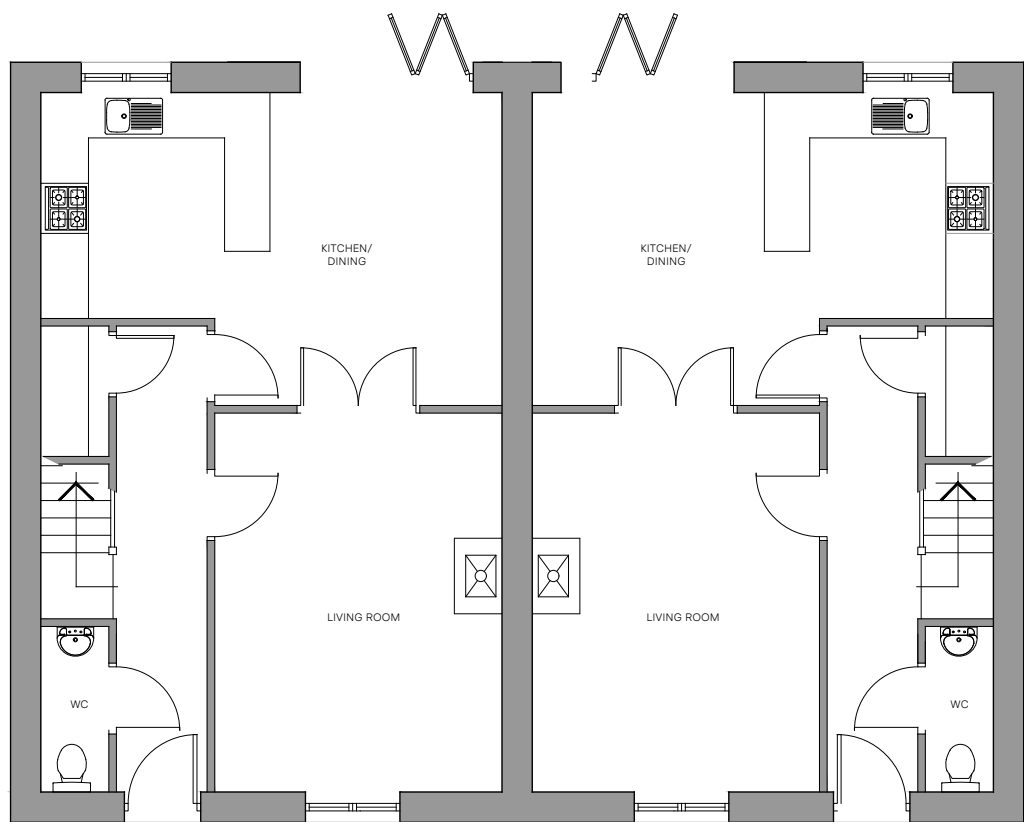
Front Elevation (street) 1:100



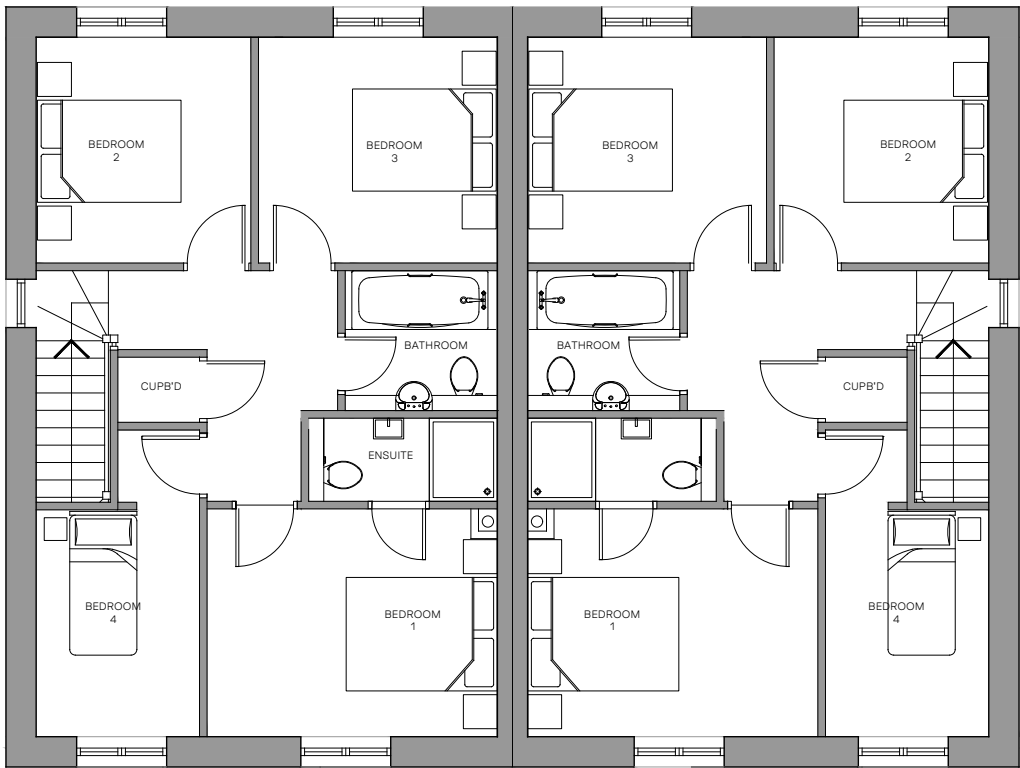
Side Elevation 1:100



House Type 5: Floor plans 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



House Type 5: Elevations 1:100



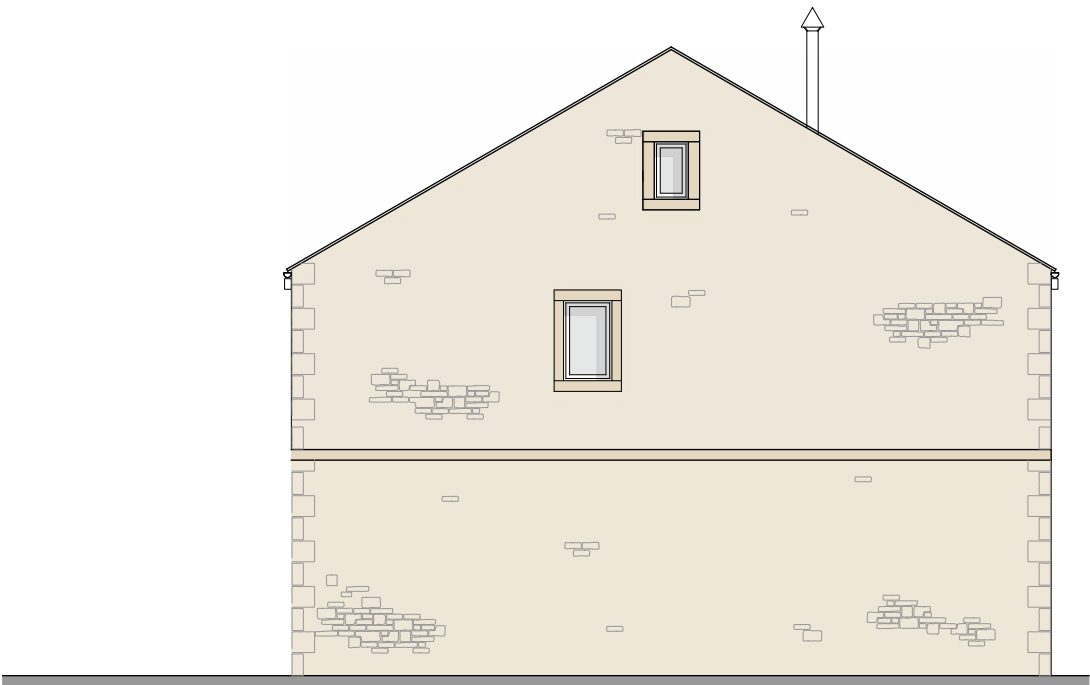
Buff-grey reconstituted coursed stone



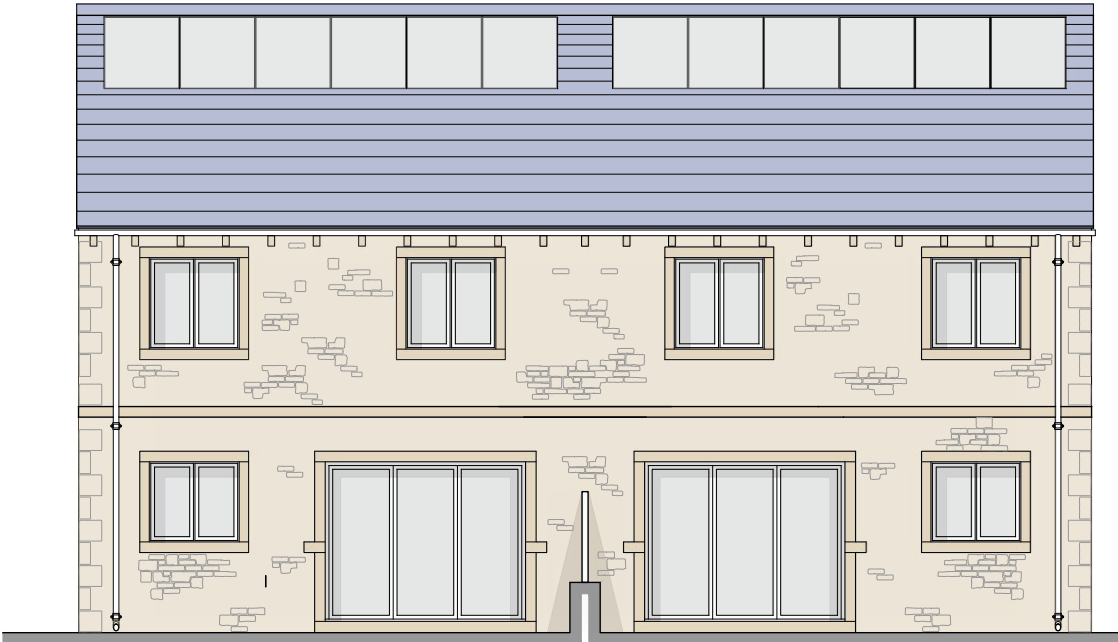
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



Blue-grey artificial slate roof



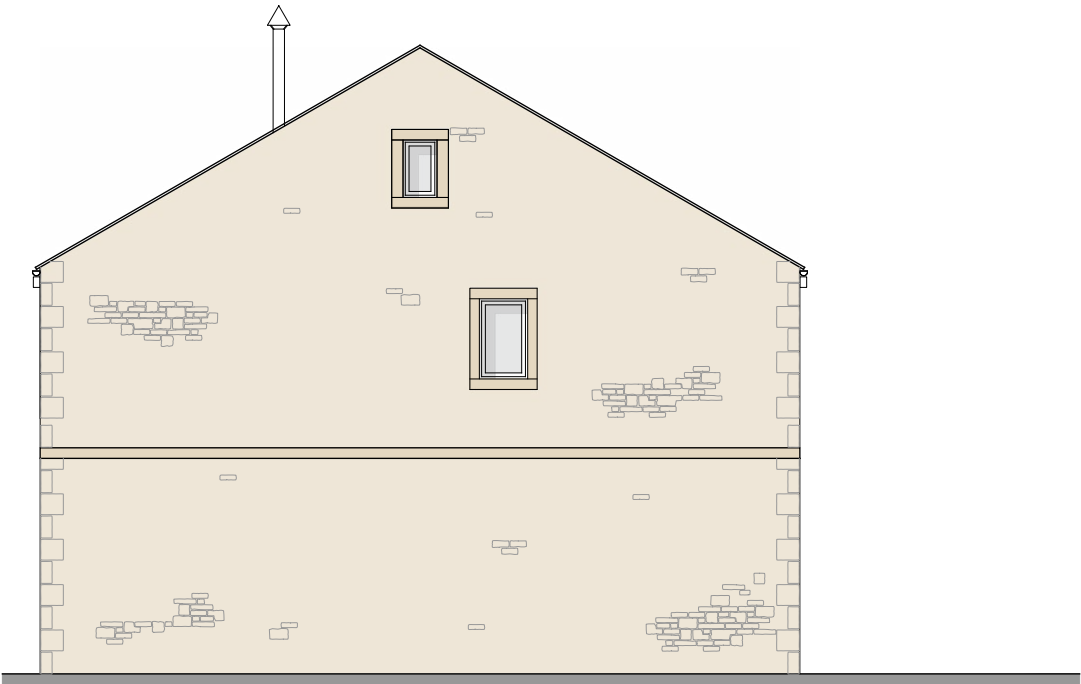
Side Elevation 1:100



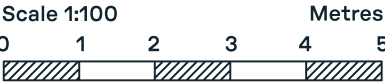
Rear Elevation 1:100



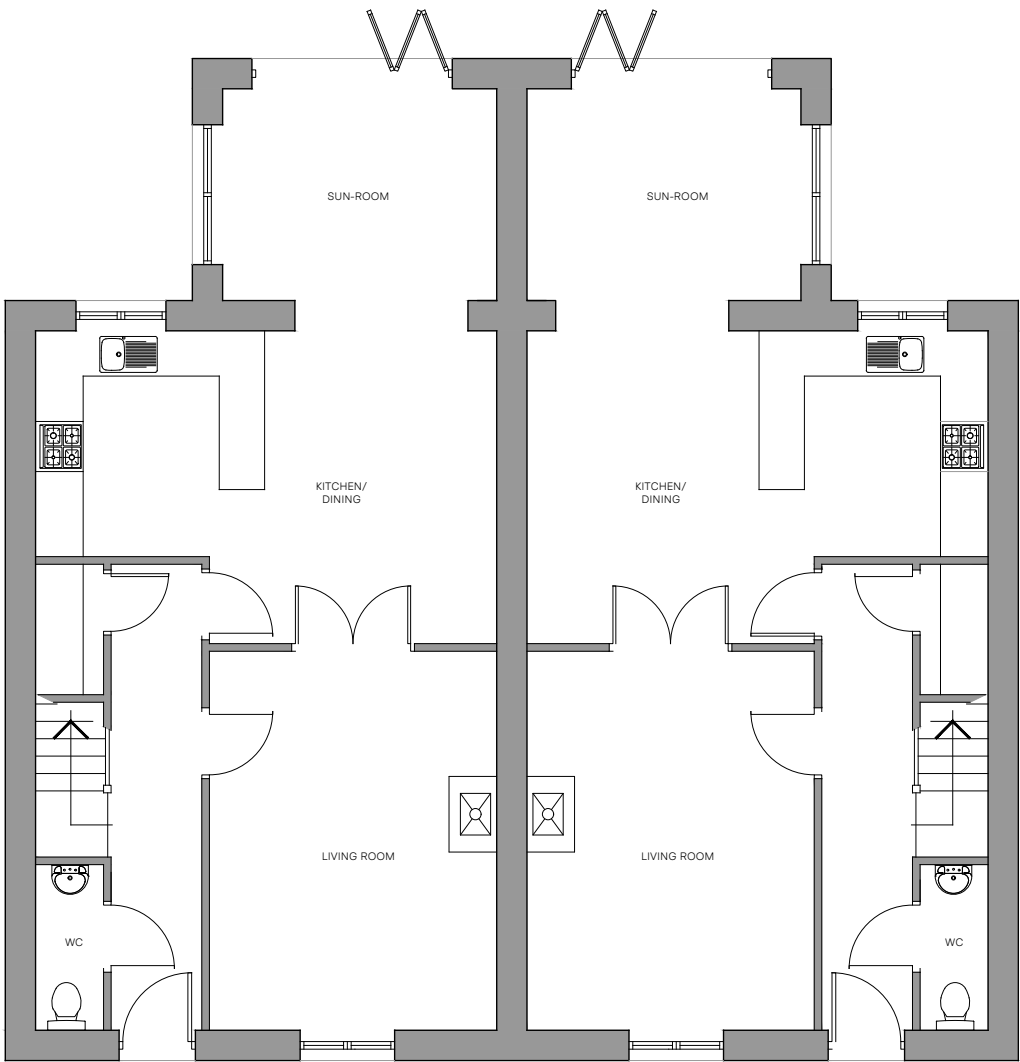
Front Elevation (street) 1:100



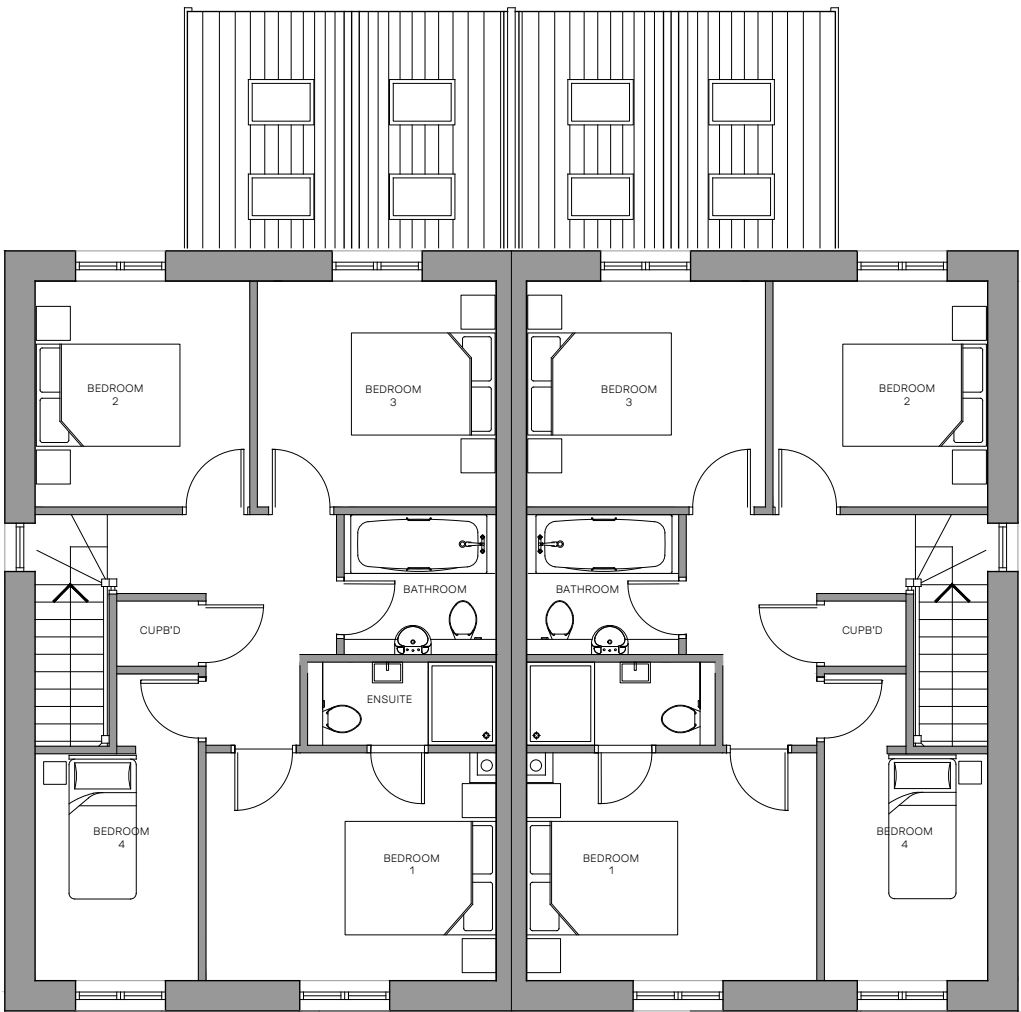
Side Elevation 1:100



House Type 5a: Floor plans 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



House Type 5a: Elevations 1:100



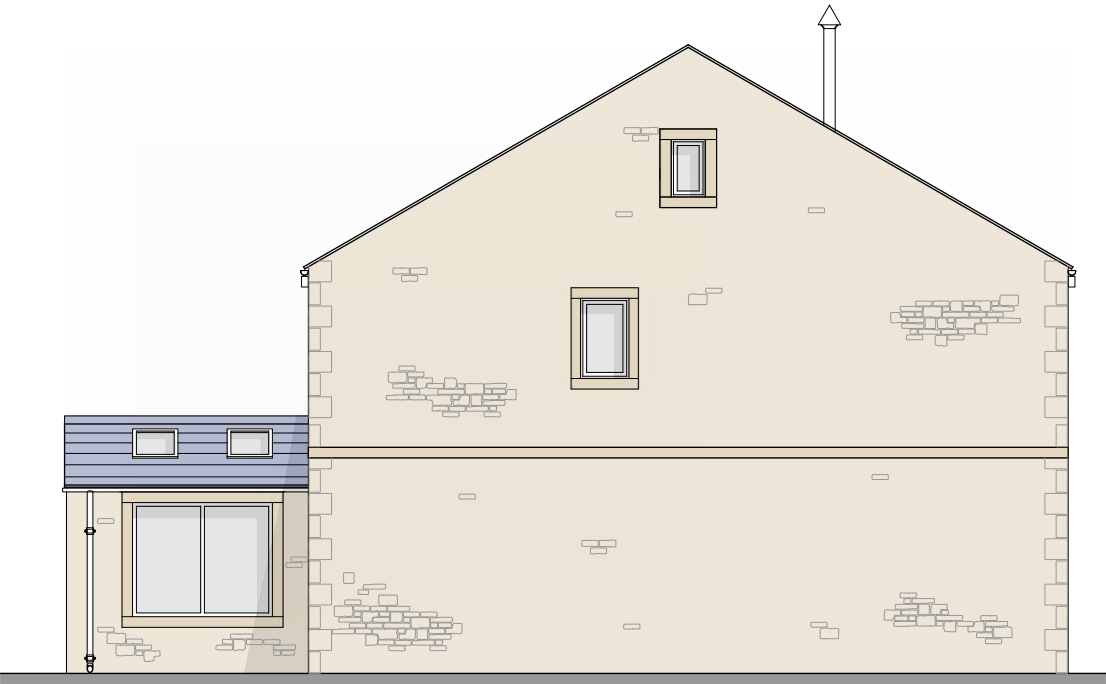
Buff-grey reconstituted coursed stone



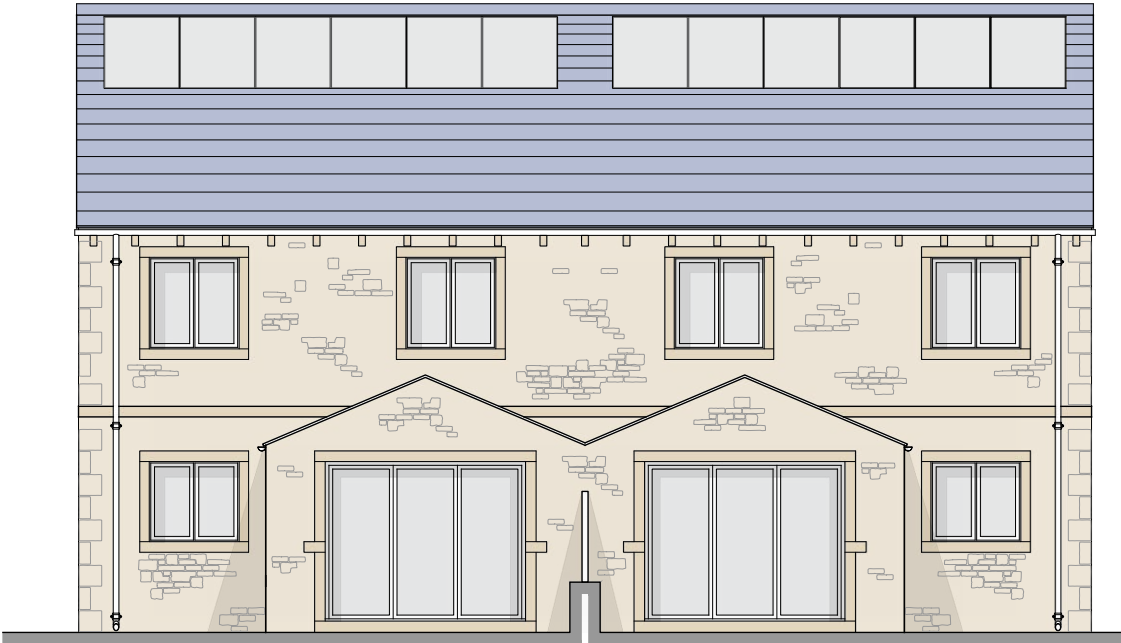
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



Blue-grey artificial slate roof



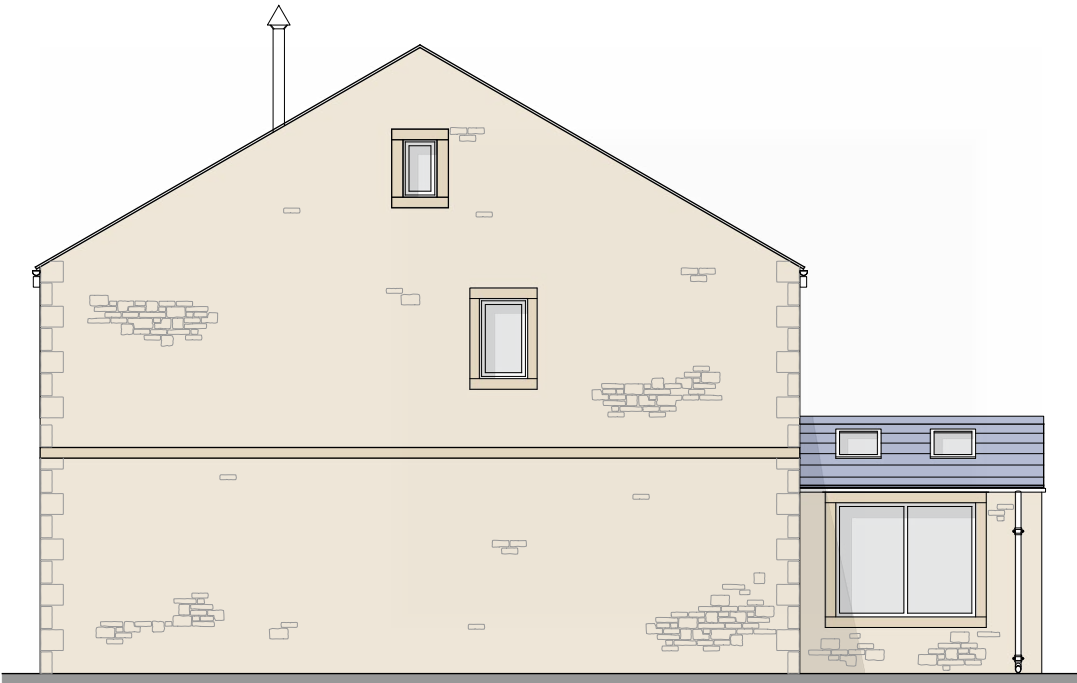
Side Elevation 1:100



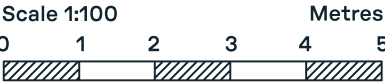
Rear Elevation 1:100



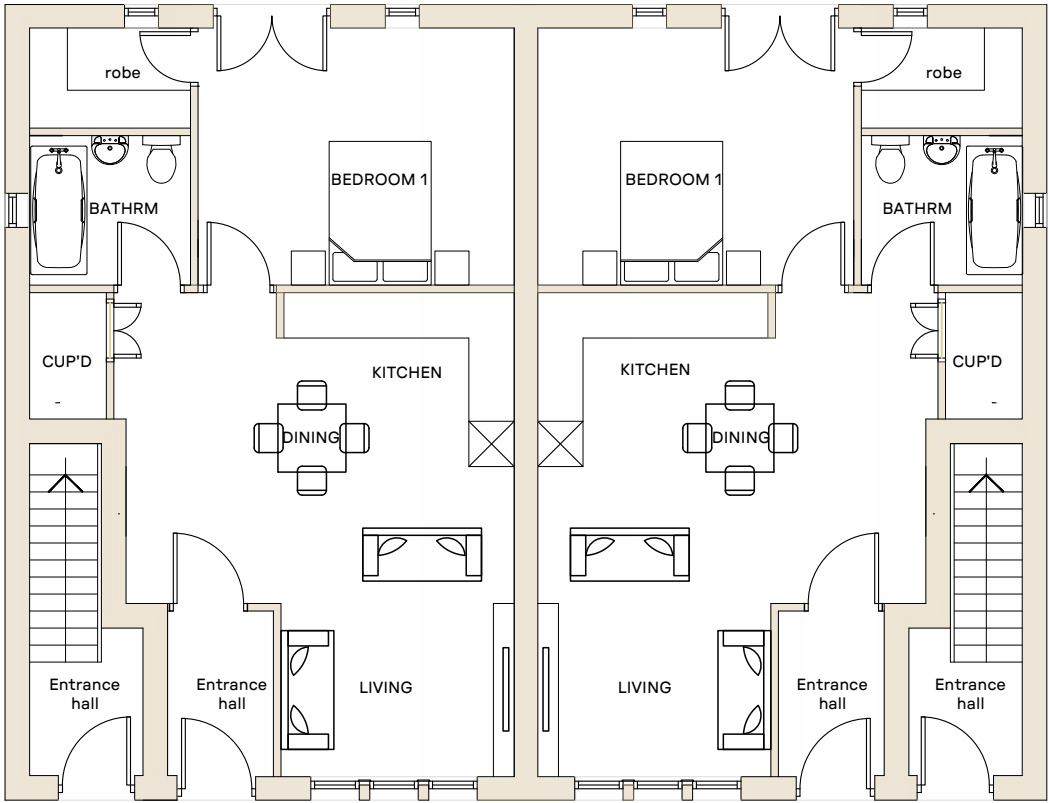
Front Elevation (street) 1:100



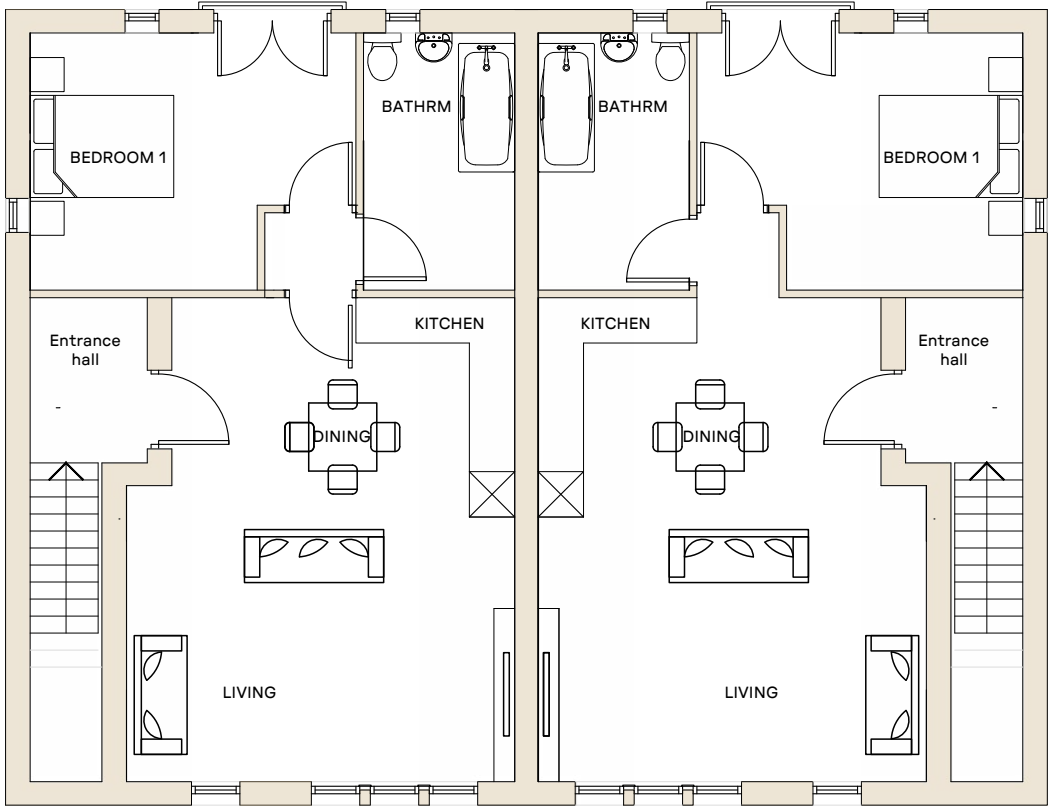
Side Elevation 1:100



Apartment Type 6: Floor plans 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



House Type 6: Elevations 1:100



Buff-grey reconstituted coursed stone



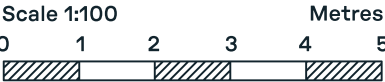
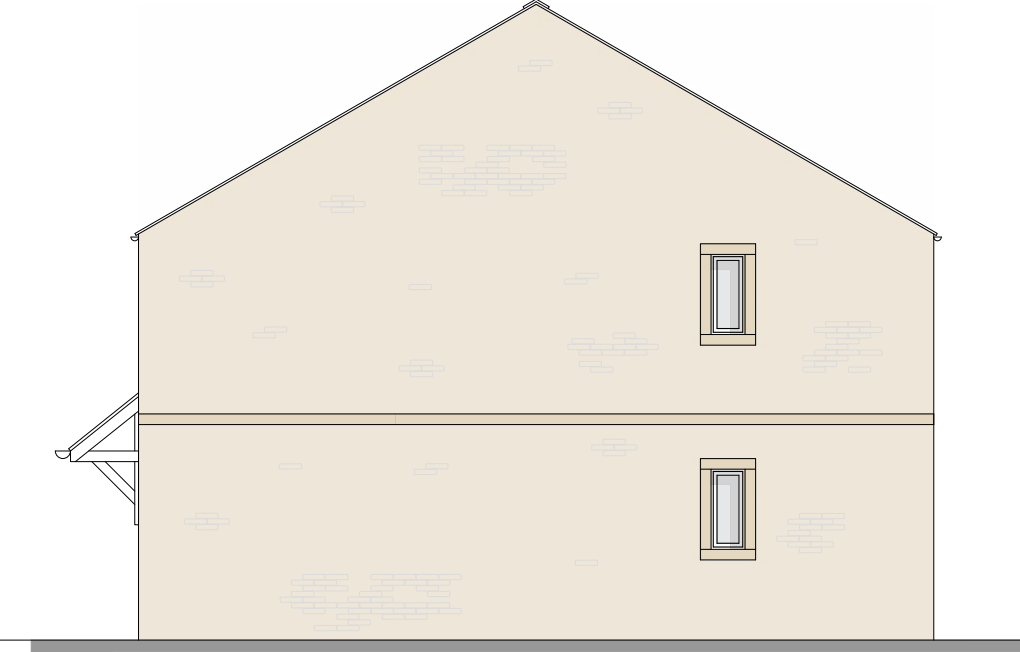
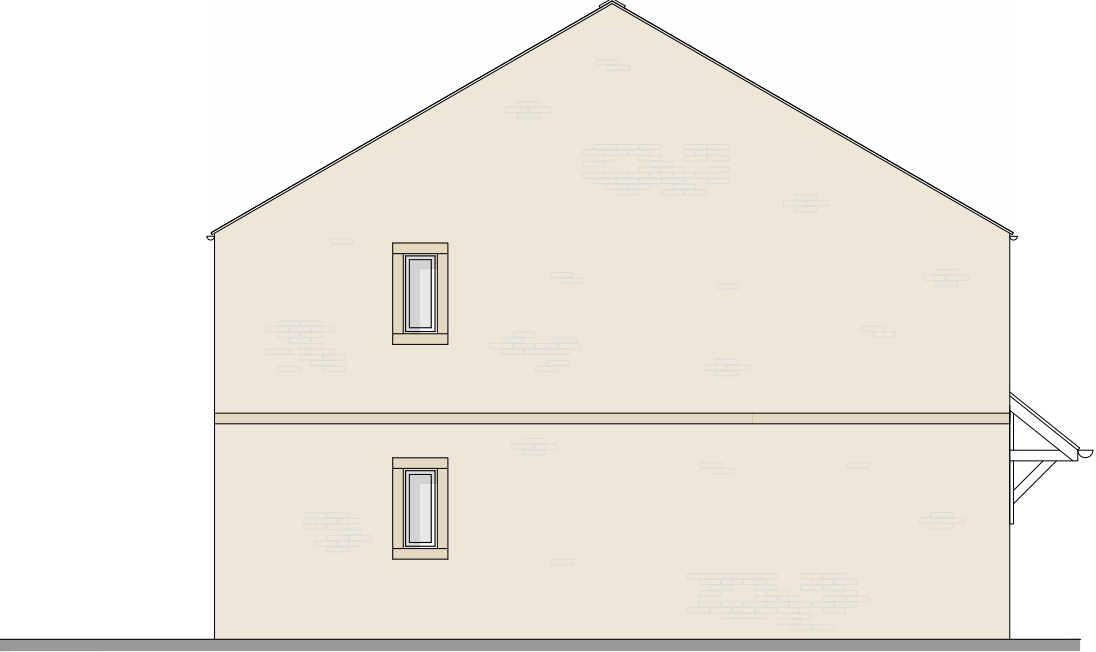
Buff-grey reconstituted stone surrounds and anthracite Upvc windows



Blue-grey artificial slate roof



First Floor Plan 1:100



Materials palette

Local materials & varied palette

The proposed materials will provide a varied, mixed palette in keeping with the local vernacular to enrich the development.

The traditional palette will incorporate:

- Reconstituted stone facades with matching reconstituted stone dentils and quoins to match local stone;
- Black Upvc guttering;
- Blue slate artificial roof tiles;
- Reconstituted stone chimneys to match the facades;
- Guttering and down pipes finished in black;
- Upvc windows in anthracite, typically with stone surrounds;
- Timber doors painted in a variety of finishes with stone surrounds; and

The mixture of materials and house types will be spread throughout the site to give a varied look and appearance when viewed from Colne Road and whilst within the site.



1. Random coursed reconstituted stone
2. Blue-grey artificial slate roof tiles
3. Painted timber doors
4. Anthracite Upvc heritage windows
5. Solar PV roof mounted panels
6. Reconstituted stone quoins
7. Coursed reconstituted stone

Sustainable design & construction statement

Construction

Dalesview Developments Ltd are a local developer who have experience of delivering projects that use high quality materials and workmanship whilst providing dwellings that meet or better current Building Regulations and have a high standards or air-tightness and insulation. Local suppliers and materials will be used where possible to reduce the carbon footprint of the development.

Energy

Renewable energy sources such as air source heat pumps and solar PV panels are proposed for the dwellings. The proposed development will meet or better the current Building Regulations providing energy-efficient homes.

Water and Suds- Refer to Drainage strategy

All necessary water supplies, safety, sanitation, and water saving requirements will be incorporated within the scheme. The use of SUDs features will reduce the discharge rates by slowing the surface water run-off, minimising the reliance on traditional piped drainage systems.

Biodiversity- refer to 'Biodiversity' section

The proposed soft landscaping scheme, native tree and hedgerow planting, along with the incorporation of nesting boxes throughout the site will make a positive contribution towards achieving a net gain in biodiversity. A riparian corridor has been maintained along the riverside. To the North-East of the site, a large area of grassland has been retained providing further ecological benefits. At the entry to the site, a large area of natural landscape has been retained providing views towards the countryside and further ecological benefits. A calculation of this gain has been provided separately as part of the ecological gain.

- 1. Native hedgerow planting
- 2. EPC rating from a recently completed development by Dalesview Developments Ltd
- 3. Proposed new native tree planting
- 4. Resin bound permeable surfaces
- 5. Air source heat pumps
- 6. Dry stone boundary walls with native tree planting
- 7. Solar PV roof mounted panels



Energy performance certificate (EPC)

1 Hawkswood View Embsay Skipton BD23 6FG	Energy rating A	Valid until: 14 December 2033 Certificate number: 9750-3907-1302-9157-0200
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Property type: Semi-detached house
Total floor area: 76 square metres

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:
the average energy rating is D
the average energy score is 60





We are rural

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Registered In England No. 6839914 VAT Registration No. 972 8082 90

 **Rural Solutions**