

CPL ARCHITECTURE

LAND EAST OF WINDERMERE AVENUE – COLNE
ACCRUE CAPITAL
31.05.2022

DESIGN ETHOS

The proposals have been designed drawing upon the influence of the context of the site. This includes a positive response to the landscape, pedestrian routes and connections and the definitive language of historic building form, details and materials seen in the immediate and wider environment.

The proposals have also followed local design guidance in Pendle Borough Council's Core Strategy documentation and guidance contained within the residential development industry standard 'Building for Life 12' approved by The Design Council, CABE, Design for Homes and the Homebuilder's Federation. (Full information is found at www.builtforlifehomes.org.) The key parameters being:-

- 1) Connections
- 2) Facilities and Services
- 3) Public Transport
- 4) Meeting local housing requirements
- 5) Character
- 6) Working with the site and its context
- 7) Creating well defined streets and spaces
- 8) Easy to find your way around
- 9) Streets for all
- 10) Car Parking
- 11) Public and private spaces
- 12) External storage and amenity space

This accepted method of design takes into account key drivers for a successful development and embodies and meets requirements for:-

- a) Local Housing Need
- b) A mix of appropriate dwelling sizes as defined by National Described Space Standards and Housing Quality Indicators. All dwellings proposed meet or exceed the criteria for each of these standards of space as appropriate for modern living.
- c) The development is designed in recognition of the requirements for housing quality and density as outlined in Pendle Borough Council's Core Strategy policy 'LIV 5', Designing Better Places to Live.
- d) Character Areas within the development embody the 'essence of the locality'. This is especially important to ensure that the development as a whole and key areas within, have recognizable identities drawn from the heritage of their surroundings to give residents and visitors a sense of belonging and ownership of the place. The anonymity of many residential developments which could be located in any area of the country is avoided in these proposals. Consequently, the development is expressly designed with the local heritage of form, space, details and materials in mind.
- e) The site has two unmade footpaths crossing from north to south and north to south east. These are maintained and enhanced. In addition, and unlike the development immediately to the west nearing completion, there are further provisions for connectivity running east

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to west, into the neighbouring development and also into the land of The Park High School to the west.

- f) Sustainability is considered within all aspects of the proposals. All dwellings will have cycle storage provision, electric car charging points, insulation in excess of the current Building Control standards and efficient methods of heating to minimize CO2 emissions and heat-loss. Visitor parking spaces will also have access to electrical car charging points. Provision for bus-stops within the development could be accommodated if routes are viable with local bus companies.
- g) Sunlight and Daylight are considered in the location of every dwelling to give maximum sunlight and daylight to habitable rooms and gardens. This is within the context of the appearance of each dwelling and the character of the place. Plots are orientated to maximise sunlight where possible. Plots are situated to avoid any overlooking.
- h) Public Areas
 - (i) Extensive Public Areas are incorporated to form a buffer to the open fields to the east and within the site to form large areas of grass, trees and landscape. Within the collections of dwellings, public squares and shared surface open areas are designed. The shared surface nature of these maximises pedestrian safety, minimizes traffic speed and provides opportunity for visitor parking. New trees are incorporated in many areas of the site.
 - (ii) The derelict Pump House at the southern end of the site is proposed to be brought back into use for the benefit of the community and general public by way of sensitive extension and enhancement to house a Community Café and meeting place.
 - (iii) Provision is made for a new Local Area Equipped for Play (LEAP) for local children to be able to play safely within easy access of the newly established footpath network on the site.
- i) Private spaces are provided for every dwelling with enclosed rear gardens for every dwelling and fully compliant on-site parking. 4% of dwellings have parking lots within public squares immediately adjacent to their host dwelling. Each private space is to contain refuse and cycle storage facilities to avoid these cluttering any of the front elevations of any dwelling.
- j) Local materials and details prevalent in the immediate and wider area are considered for the inspiration of the design. Reconstituted gritstone walling and natural slate are proposed with window surrounds and projecting gutter brackets so typical of heritage properties. Dwellings are two storeys with a few at two and a half storeys in height similar to dwellings in the Lidgett and Bents Conservation area of Skipton Old Road are proposed. Roofs are generally at 30 degrees again similar to existing local historic built form.
- k) A system of drainage will be incorporated to ensure there is no increase in rates of storm water run-off that could affect neighbouring land or properties. This is done by incorporating sustainable urban drainage features such as 'swales' and 'ponds' in key areas of the site forming part of the landscape. These also benefit and increase the ecological diversity of the site and is an added benefit.

In conclusion, the proposals take full account of the sensitivities of the site and its surroundings and whilst meeting the need for new highest quality housing of the right size and scale for the area.

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