

revision	date	description

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Bradshaw Gass & Hope
client
BOUNDARY EDGE
DEVELOPMENTS

project
DEVELOPMENT AT
ROCHDALE ROAD, BRITANNIA,
BACUP, LANCASHIRE

drawing
RENEWAL OF EXISTING
APPROVAL
OUTLINE APPLICATION

revision	date	description

drawing no
1771/6/05

scale
1:200

date
OCT 2012

sheet
A1

client
ARCHITECTURAL



LOCAL HOUSING REQUIREMENTS

Owner-occupied and private rented accommodations are identified as needs, but mainly in 3-bedroomed configuration.

The need for garaging is slight although, off-street parking is essential: most existing properties do not have garaging but also lack off-street parking.

Bungalow construction is almost impossible to justify in terms of affordability of development as the pay-back would not cover the development costs without substantial grants. Land price levels are such that a market value for bungalows in this area would not even make parity with development costs.

Recent approved developments in the immediate vicinity have consisted exclusively of 3/4-bedroom detached houses with garages. It is considered that a proliferation of this type of dwelling, as already approved for this site in 2004, is neither appropriate nor market-sustainable at this time. Terraced housing is traditional and should be seen as a response to sustainability issues in heating and economy of land take.

Private affordable housing is definitely required within the area as identified by the Housing Needs policy document. As land prices are relatively high, the need to build economically and to reasonable densities is a necessity to that end. For this reason the application seeks to maximise the site potential, avoid expensive garaging but create parking spaces and amenity spaces within the development. The proposal proposes to offer 13 units in total.

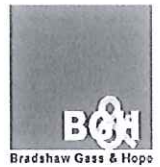
This is an uplift of 5 dwellings on the originally approved scheme, which had a density of 30 dwellings per Ha (12 per Acre), being the lowest density advised by the Government for general development standards except in special cases. The new proposal lifts development higher into Government recommended levels (PPG3:57&58)

CONTRIBUTION TO URBAN REGENERATION

These shall be modern terraces that re-visit a successful tradition and are to be of high quality construction, using stone facades and details:

ASSISTING REGENERATION OF THE SITE

It is considered that the proposal will have a positive effect on the adjacent open space to the north of the site, eradicating an area of dereliction and introducing managed spaces and boundaries that will have the interests of local residents at heart. It would return the site to a vibrant addition to the locality and re-establish continuity to the street perspective that is currently missing.



ENHANCEMENT OF ADJOINING OPEN SPACE AND STREETScape

The proposed buildings shall take their cue from nearby terraced buildings that have up to a 2½ storey height appearance, having tall ceilings and high eaves lines. The application is outline so further detail is reserved, but general appearance would be as the previously approved scheme (see attached views)

ACCESS

Accessibility for disabled would be served by compliant entry and use of ground storeys. Open private parking courts provide ample alighting space. Visibility onto Rochdale Road is improved and general visibility of open space is provided. Bus routes are close-by and amenities are in close proximity

Access to the site would be via the existing road crossing, improved as required by Highways and a new entry from that access into a courtyard, very similar to the more recently approved plan (see attached)

Terraces would be probably be arranged in two ranges with parking spaces directly in front of each property. 2 spaces per property would be provided.

ORIENTATION

The terraces would be aligned with Rochdale Road in order to conform to the general historical development format of the area.

SERVICES

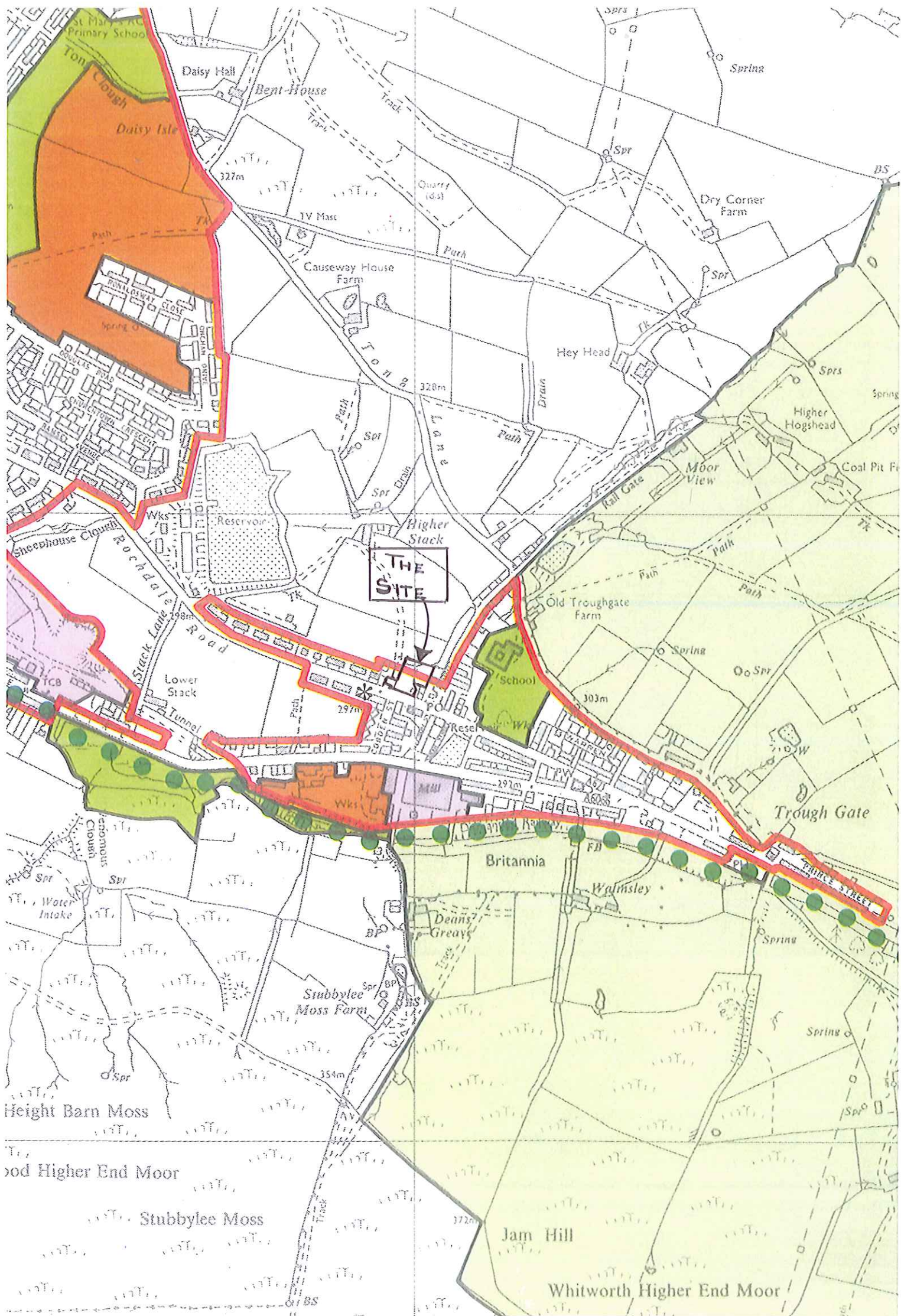
United Utilities Services cross the site and these would be avoided and facility for maintenance to services retained by careful footprint disposition of the proposed development, much as the previously approved proposal.

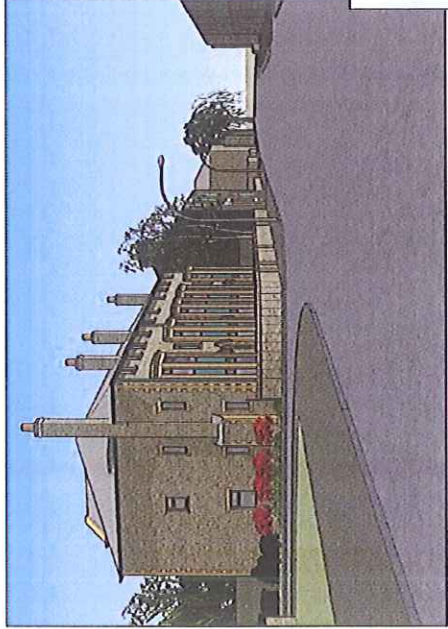
NEIGHBOURING PROPERTIES

The properties to the East on Rochdale Road will enjoy enhanced side access (see site plan) and rear turning, together with a defined rear boundary. Properties on the West, accessed from the unmetalled highway, will benefit from an improved access to the highway and will not be overlooked by the proposed development due to the orientation of the properties.

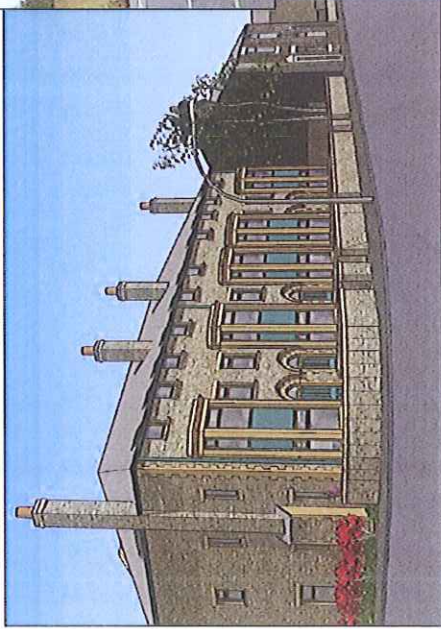
SUMMARY

This Outline application is principally a renewal of the previously approved scheme but with provisos on mix of development according to economic climate.

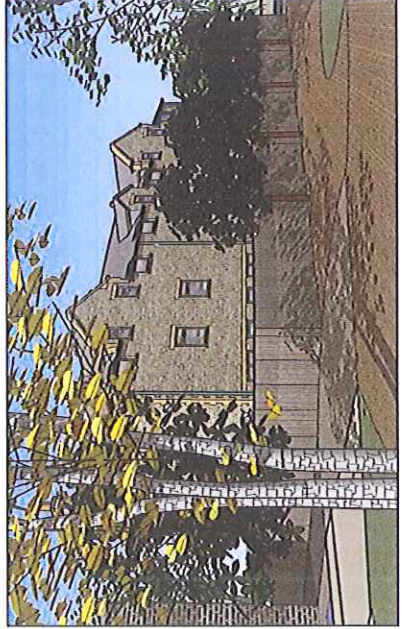




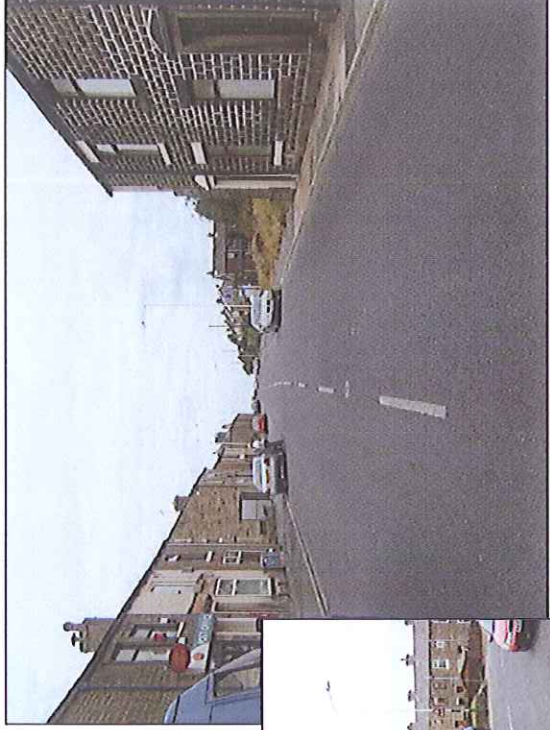
PROPOSED VIEW DOWN
ROCHDALE ROAD



EXISTING VIEW DOWN
ROCHDALE ROAD



PROPOSED REAR OF
FRONTAGE RANGE



EXISTING VIEW UP
ROCHDALE ROAD



PROPOSED VIEW UP
ROCHDALE ROAD

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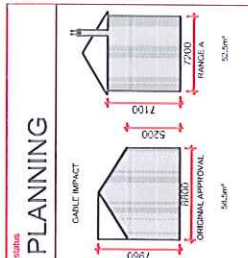
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drawing
PLANNING SUBMISSION
PERSPECTIVE VIEWS
STREETSCENE

Drawn: _____ Date: _____
 Approved: _____ Date: _____
 Scale: _____ NTS
 Drawing No: 1771/6/104
 Rev: _____
 Date: _____
 Sheet: _____ of _____
 A1
 ARCHITECTURAL
 R.T.I.A.

meadow View



THIS PROJECT IS IN ACCORDANCE WITH THE ORIGINAL APPROVAL BY APPROX. 0.5m AND ORIGINAL AREA LISTED BY APPROX. 0.5m AND APPROX. 0.5m FOR PROPOSAL THAN THE ORIGINAL APPROVAL.

D	revised layout	5/1/25
A	revised boundary & layout	20/7/23
	revision	1/00

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BOUNDARY EDGE DEVELOPMENTS

project

**DEVELOPMENT AT
 ROCSDALE ROAD, BRITANNIA,
 BACUP, LANCASHIRE**

drawing

**PLANNING SUBMISSION
 SITE PLAN**

drawn	date	
checked	date	
scale	1:125	
drawn by	1771/6/102	B
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