



# Proposed New Homes

Land off West View Terrace,  
Padiham, Burnley



[www.connollysgroup.com](http://www.connollysgroup.com)

# Introduction

Connollys (Chartered Town Planners) has been instructed by Hargreaves Contracting to notify Ward Councillors and immediate neighbours to the site that a planning application for residential development will shortly be submitted to Burnley Council.

The application site is shown overleaf edged in a red line. The site is allocated for residential development in the Burnley Local Plan. Burnley Council will carry out consultation on the planning application once it is submitted in the normal manner.

## Proposals

The proposed layout shows a development of 33, 2- & 3-bed houses and bungalows.

The development will comprise of single-storey bungalows and two-storey semi-detached houses with a row of two-storey terraced houses located at the heart of the development. This will reflect the scale of the residential dwellings within Padiham, which are of a similar size and scale to what is being proposed.

The external appearance of the houses has been designed to reflect positive aspects of local styles and features, whilst creating a development which is distinctive in its own right.

An image of the proposed development is shown below. Further drawings and plans can be found at [www.connollysgroup.com/consultation](http://www.connollysgroup.com/consultation)

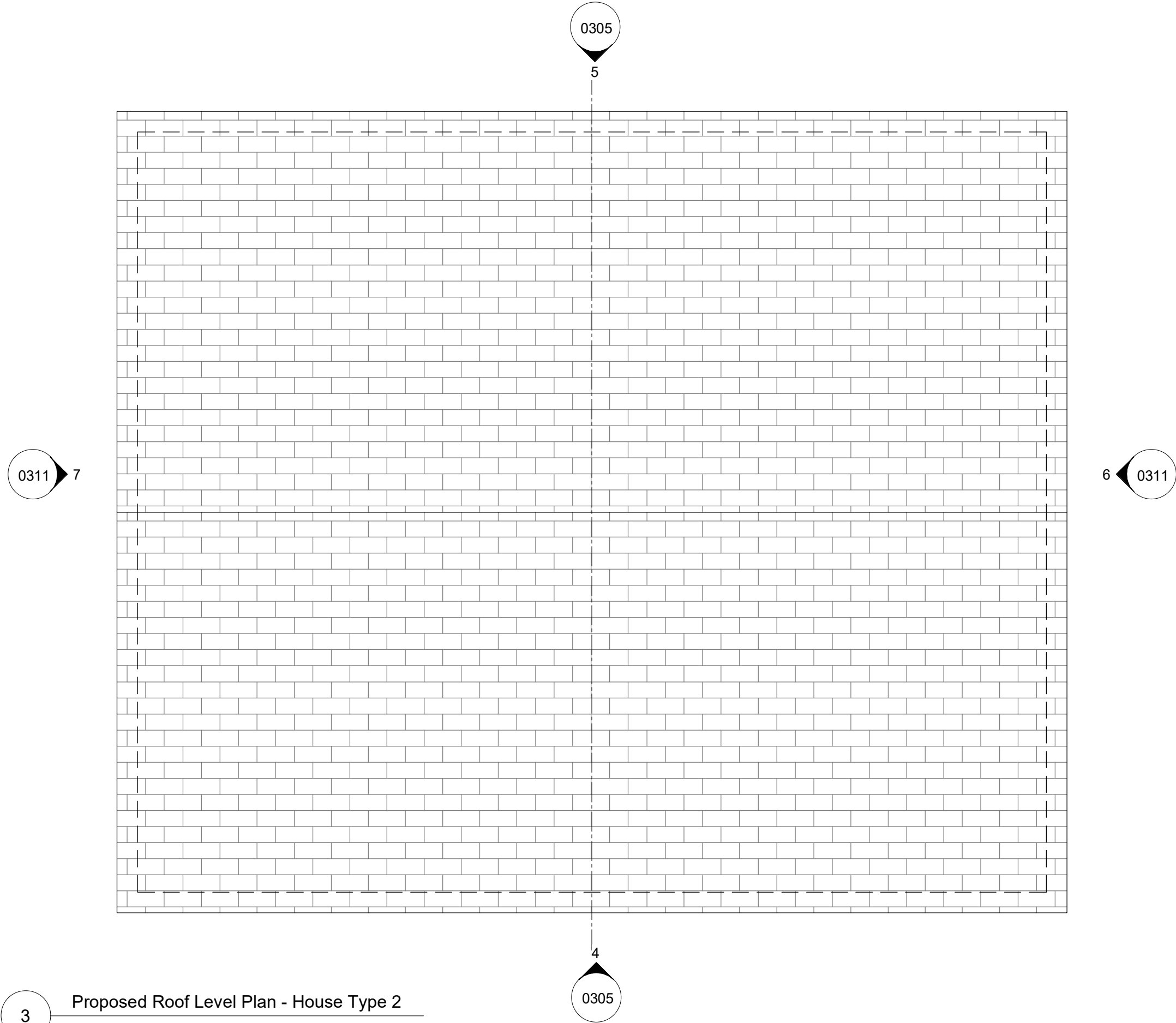


Birdseye View 6: From Thompson Street looking into the site

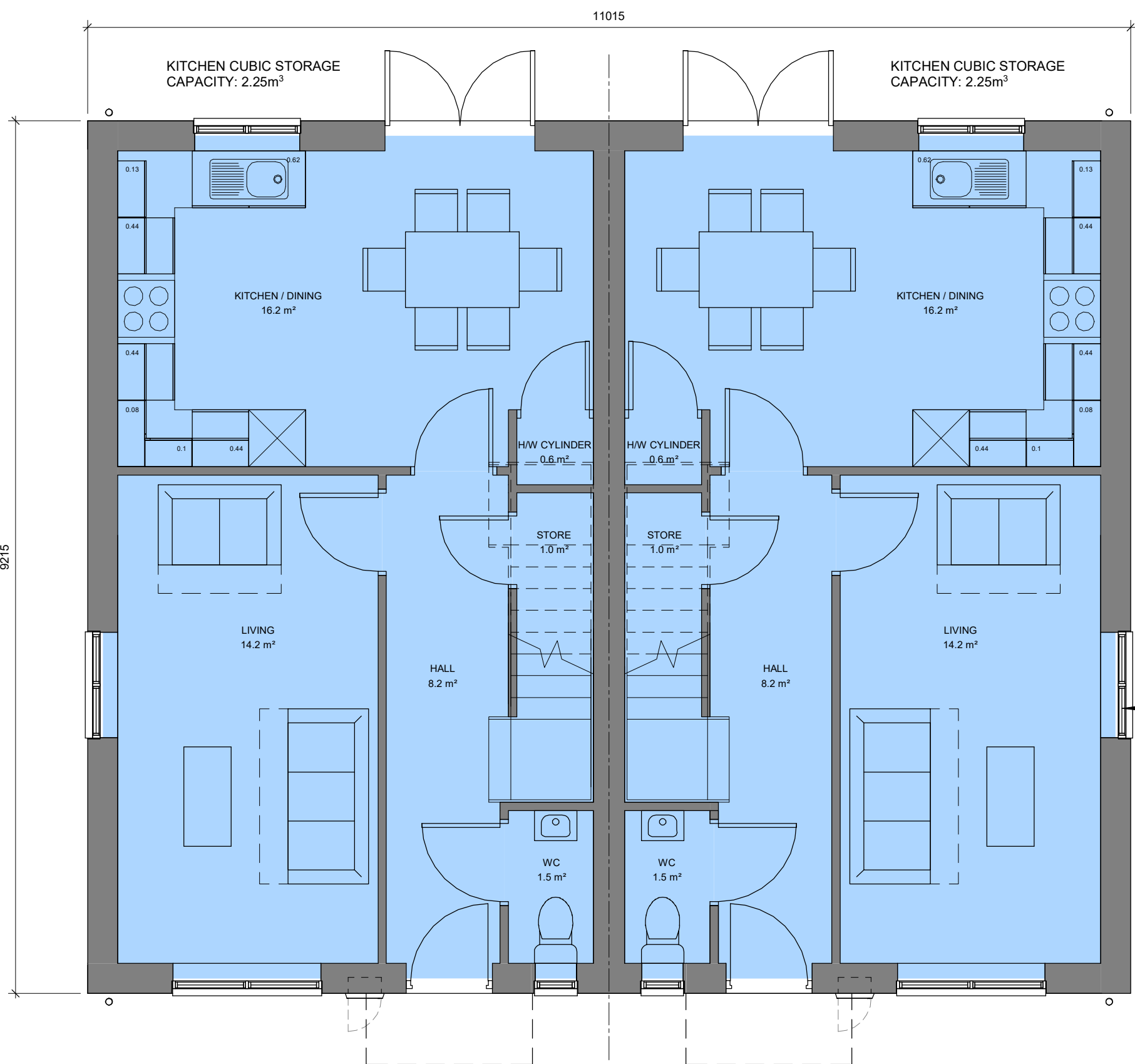




01 - Proposed First Floor - House Type 2  
1 : 50



Proposed Roof Level Plan - House Type 2  
1 : 50



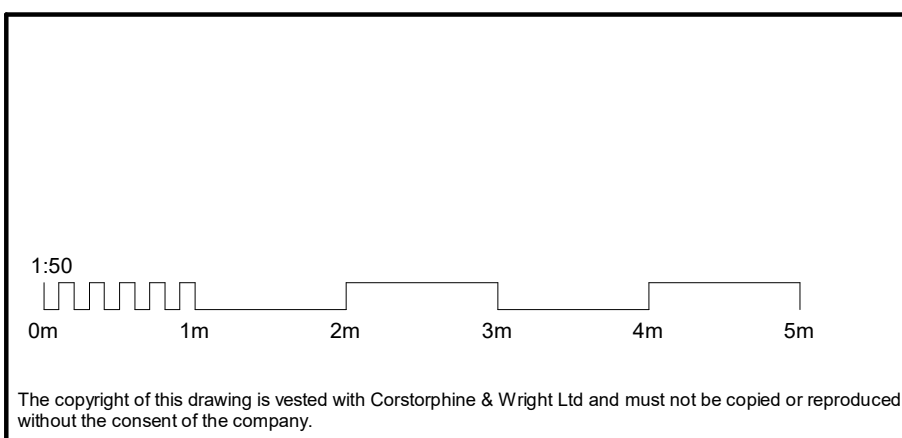
Proposed Ground Floor Plan - House Type 2  
1 : 50



Proposed Front Elevation  
1 : 50



Proposed Rear Elevation  
1 : 50



01 Planning Issue  
Rev. Description

19.10.23 JS RE  
Date Draw. Chk.

House Type 2: 3 Bed 5 Person  
Area: 96m²  
Storage: 2.5m²

NDSS Comparison - 93m²: 92.5%

Materials Key:

Walls - Red Multi Facing Brickwork  
Roof - Interlocking Concrete Tiles  
Windows & Rear Doors - White uPVC Framed Double Glazed Units  
Doors - uPVC Composite Doors  
Fascias and Bargeboards - White uPVC  
Rainwater goods - Black uPVC

Client:  
Together Housing

Project:  
West View Terrace and Thompson  
Street, Padiham

Drawing Title:  
Proposed House Type 2 (3B5P) -  
Floor Plans & Elevations (Sht. 1 of 2)

Drawing Status:  
PLANNING

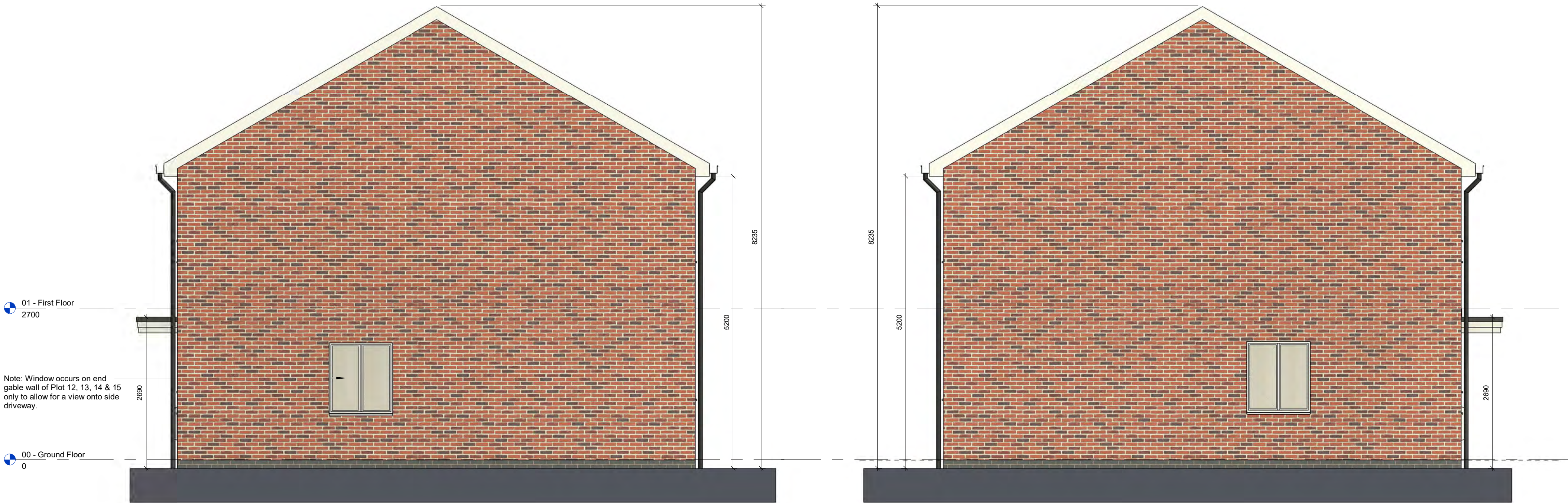
Corstorphine & Wright

Manchester Studio  
The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN  
0161 272 8100  
corstorphine-wright.com

Drawing No.  
22013-CWA-B2-ZZ-DR-A-0305

Drawn: LS  
Checked: RE  
Paper Size: A1  
Scale: 1 : 50  
Date: 19.10.23  
Revision: P-01

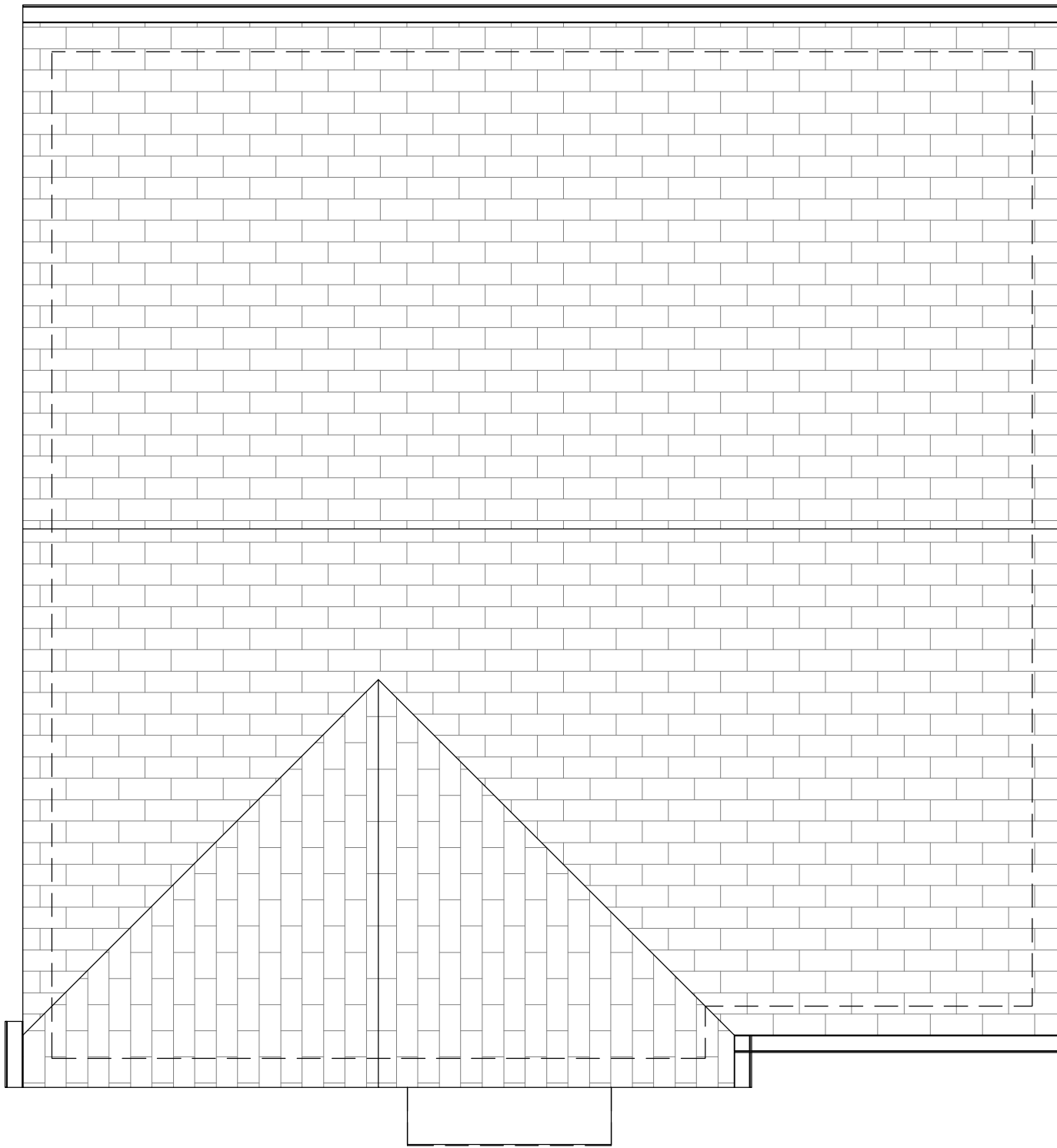




6 Proposed Side Elevation - Left  
1 : 50

7 Proposed Side Elevation - Right  
1 : 50





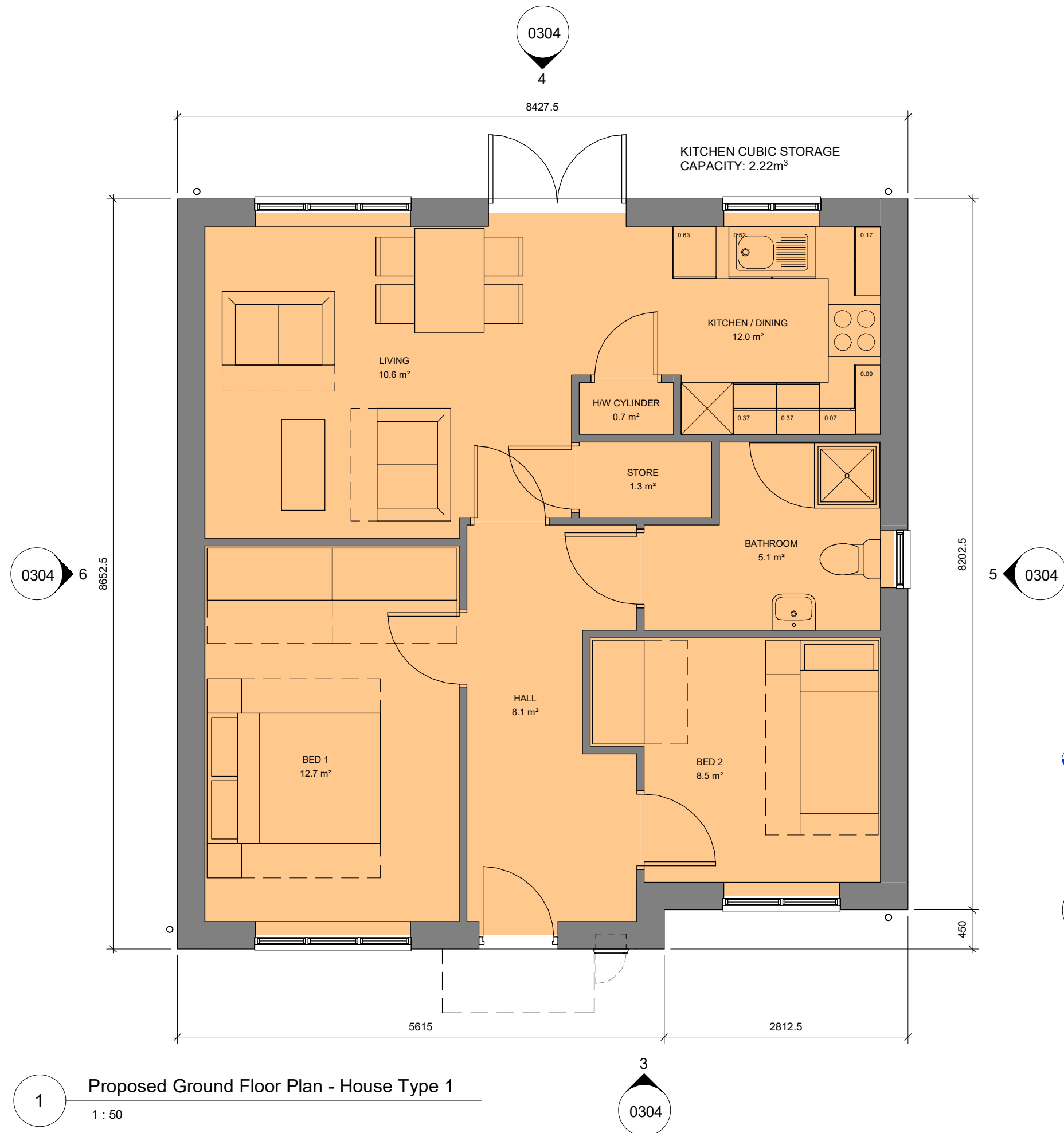
2 Proposed Roof Level Plan - House Type 1  
1 : 50



3 Proposed Front Elevation  
1 : 50



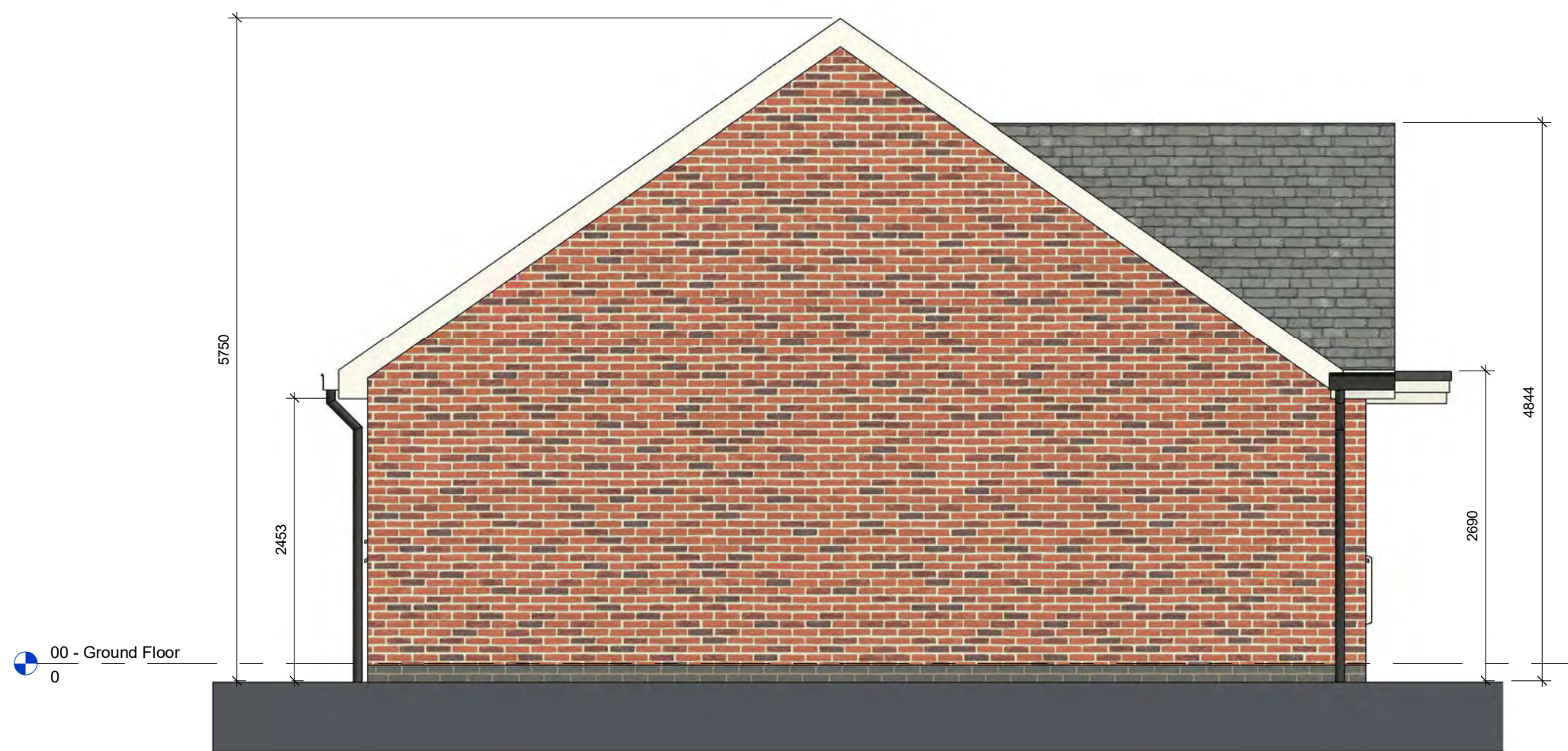
4 Proposed Rear Elevation  
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1 Proposed Ground Floor Plan - House Type 1  
1 : 50



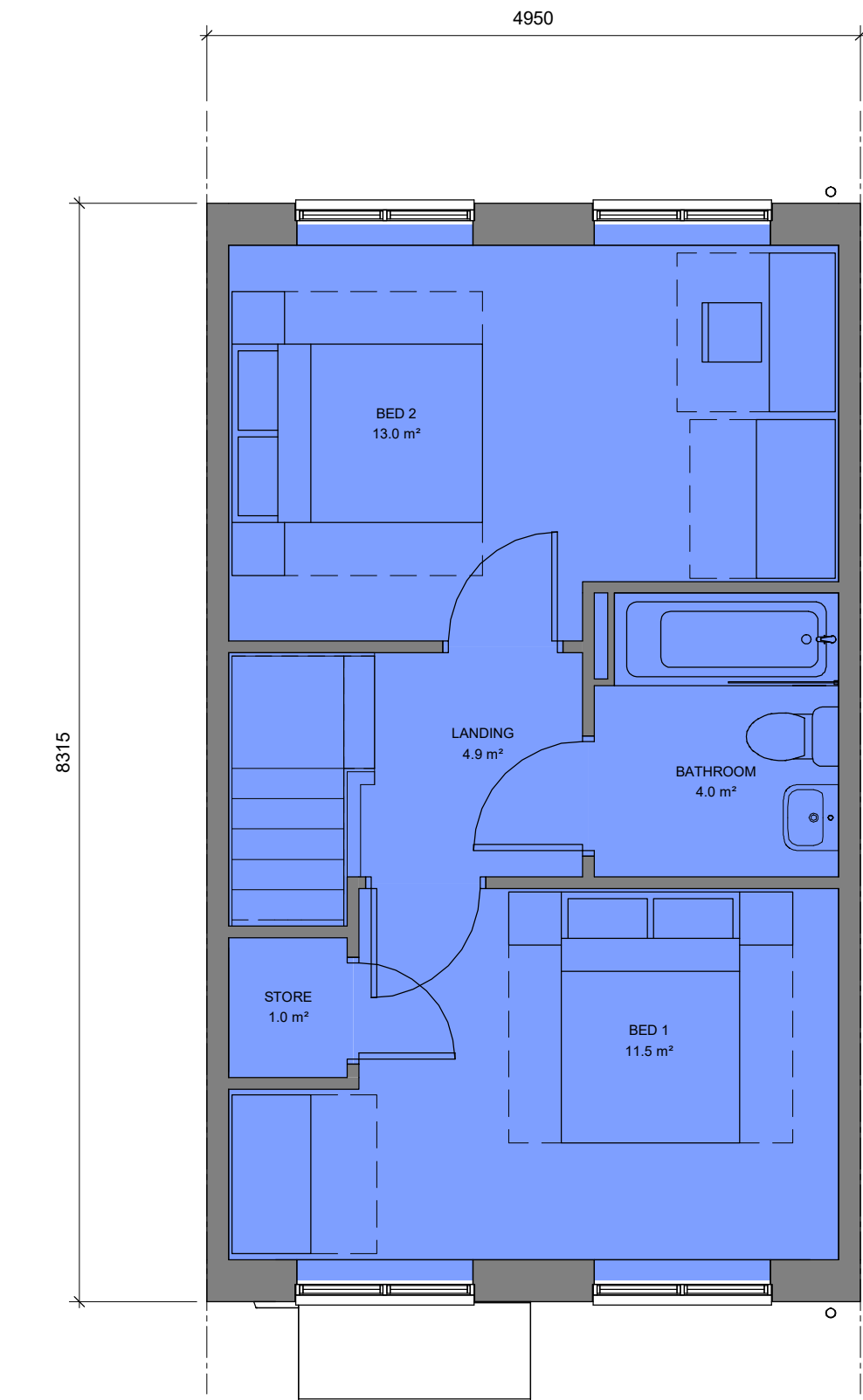
5 Proposed Side Elevation - Left  
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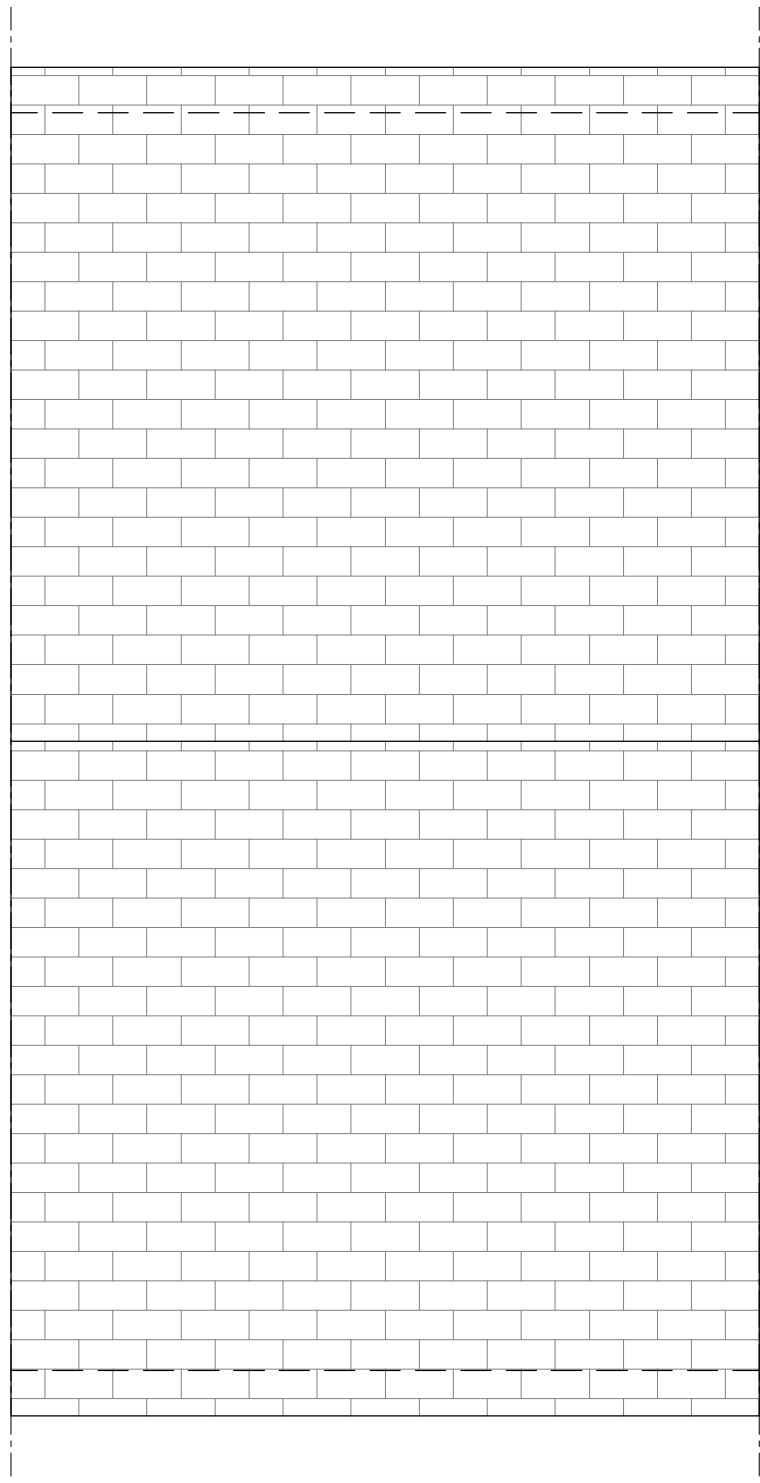
6 Proposed Side Elevation - Right  
1 : 50

						<p>House Type 1: 2 Bed 3 Person Area: 61m<sup>2</sup> Storage: 1.5m<sup>2</sup></p> <p>NDSS Comparison - 61m<sup>2</sup>: 100%</p> <p>Materials Key:</p> <p>Walls - Red Multi Facing Brickwork Roof - Interlocking Concrete Tiles Windows &amp; Rear Doors - White uPVC Framed Double Glazed Units Doors - uPVC Composite Doors Fascias and Bargeboards - White uPVC Rainwater goods - Black uPVC</p>			<p>Client: Together Housing</p> <p>Project: West View Terrace and Thompson Street, Padiham</p> <p>Drawing Title: Proposed House Type 1 (2B3P) - Floor Plans &amp; Elevations</p> <p>Drawing Status: PLANNING</p>			<p>Corstorphine &amp; Wright</p> <p>Manchester Studio The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN 0161 272 8100 corstorphine-wright.com</p> <p>Drawing No: 22013-CWA-B1-ZZ-DR-A-0304</p> <p>Revision P-01</p> <table><tr><td>Drawn</td><td>Checked</td><td>Paper Size</td><td>Scale</td><td>Date</td></tr><tr><td>LS</td><td>RE</td><td>A1</td><td>1 : 50</td><td>19.10.23</td></tr></table>			Drawn	Checked	Paper Size	Scale	Date	LS	RE	A1	1 : 50	19.10.23
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LS	RE	A1	1 : 50	19.10.23																				
<p>The copyright of this drawing is vested with Corstorphine &amp; Wright Ltd and must not be copied or reproduced without the consent of the company.</p> <table><tr><td>01</td><td>Planning Issue</td><td>19.10.23</td><td>JS</td><td>RE</td></tr><tr><td>Rev.</td><td>Description</td><td>Date</td><td>Drw.</td><td>Chk.</td></tr></table>			01	Planning Issue	19.10.23	JS	RE	Rev.	Description	Date	Drw.	Chk.												
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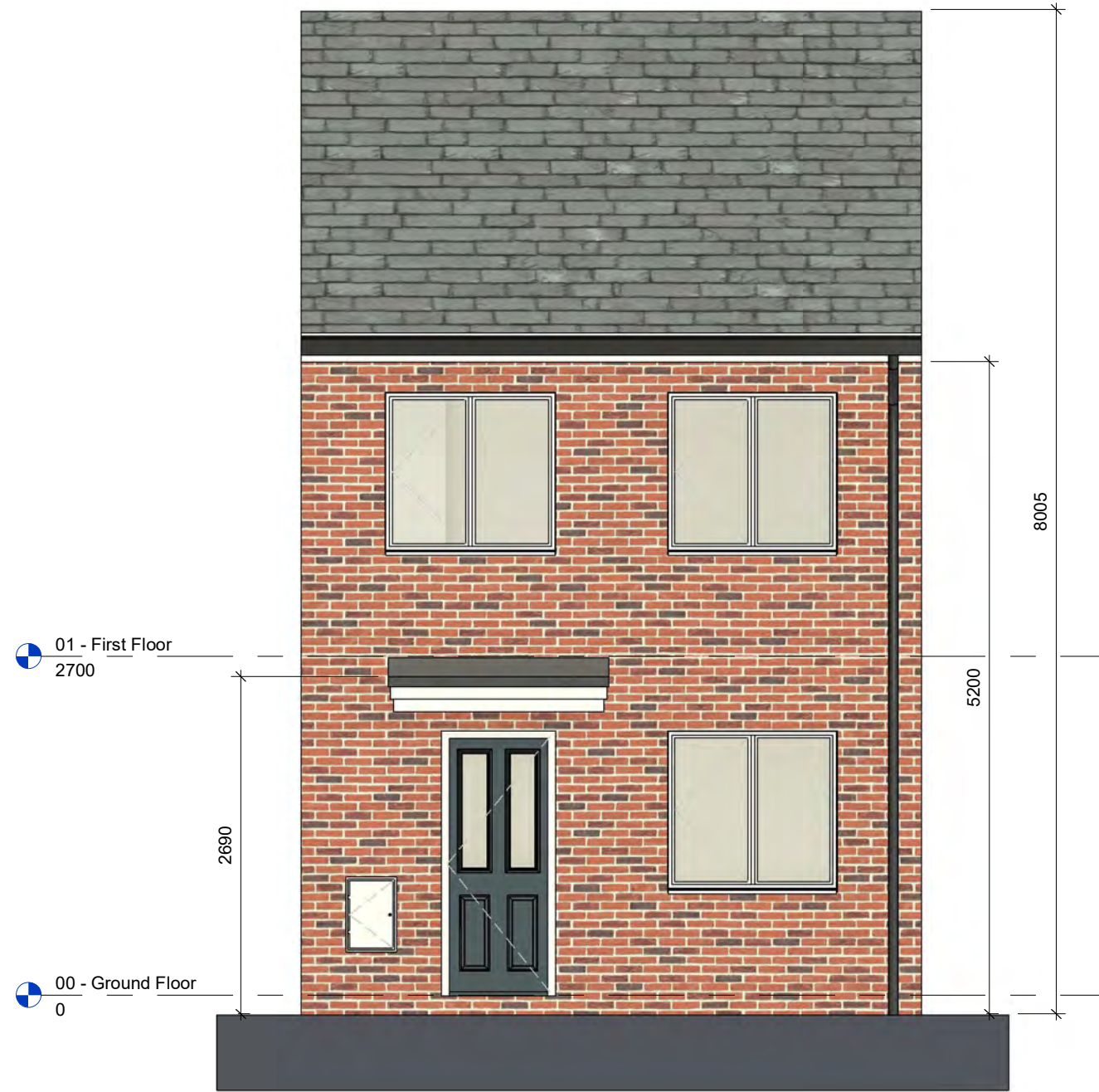




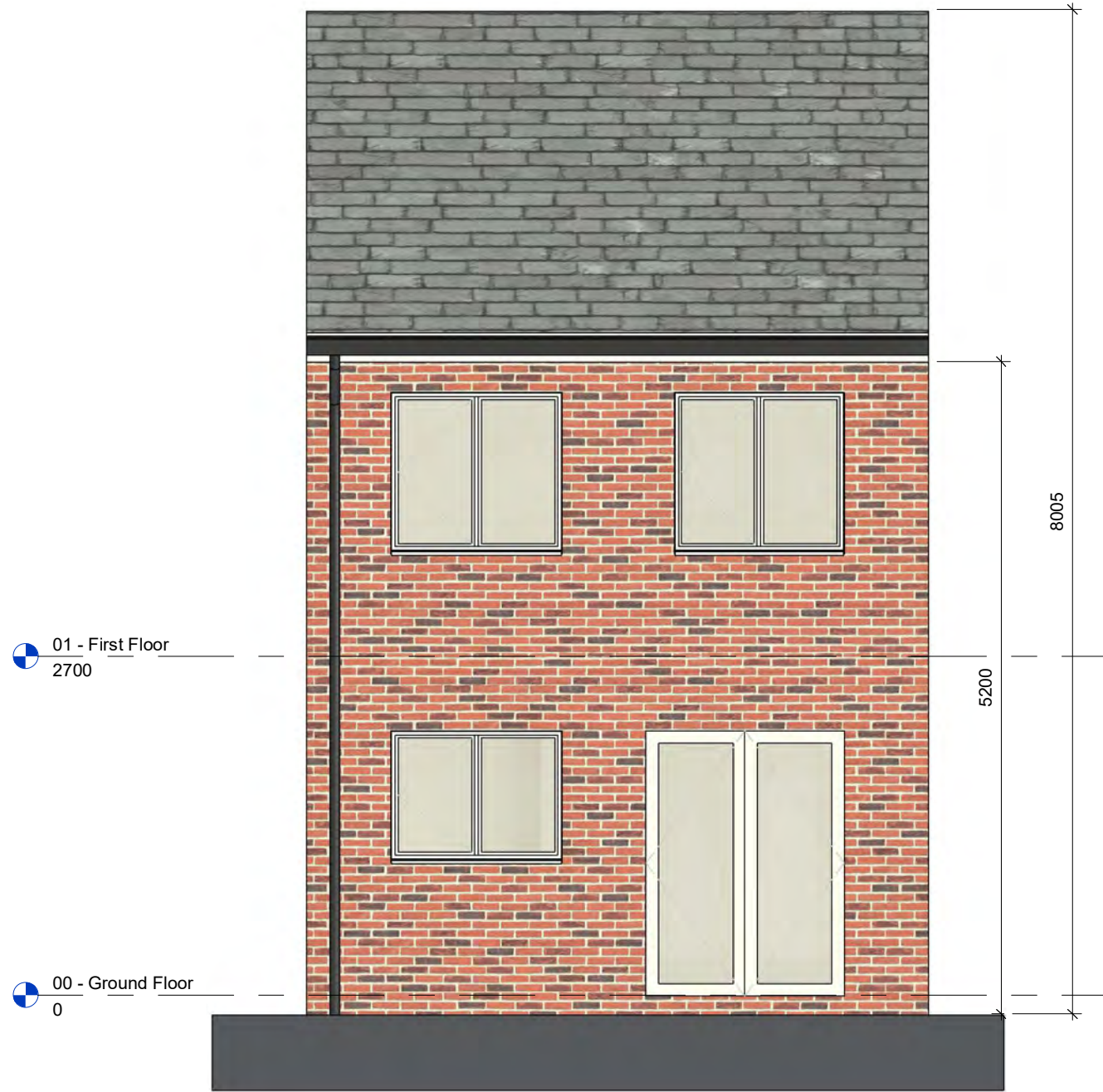
2 Proposed First Floor Plan - House Type 3  
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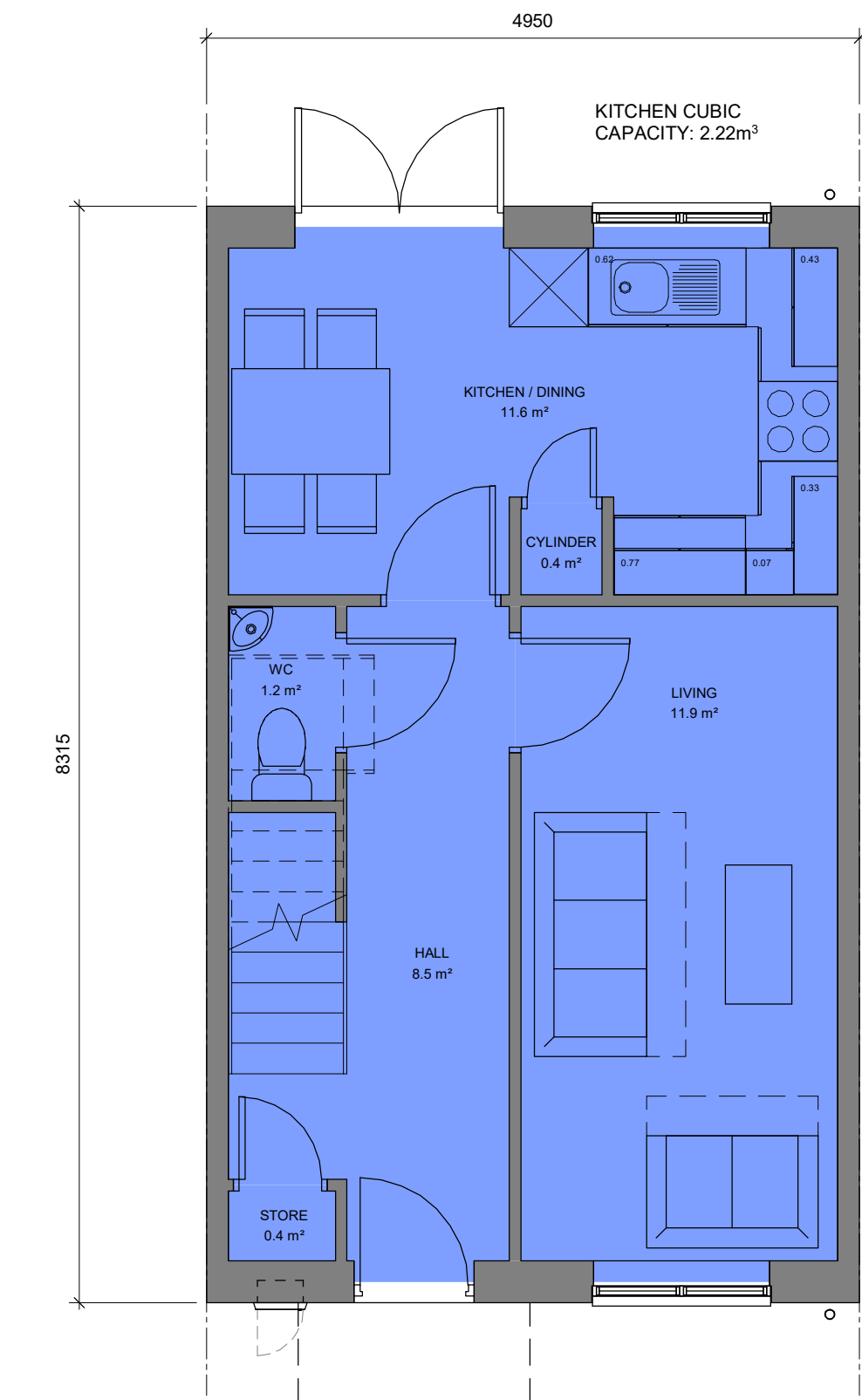
3 Proposed Roof Level Plan - House Type 3  
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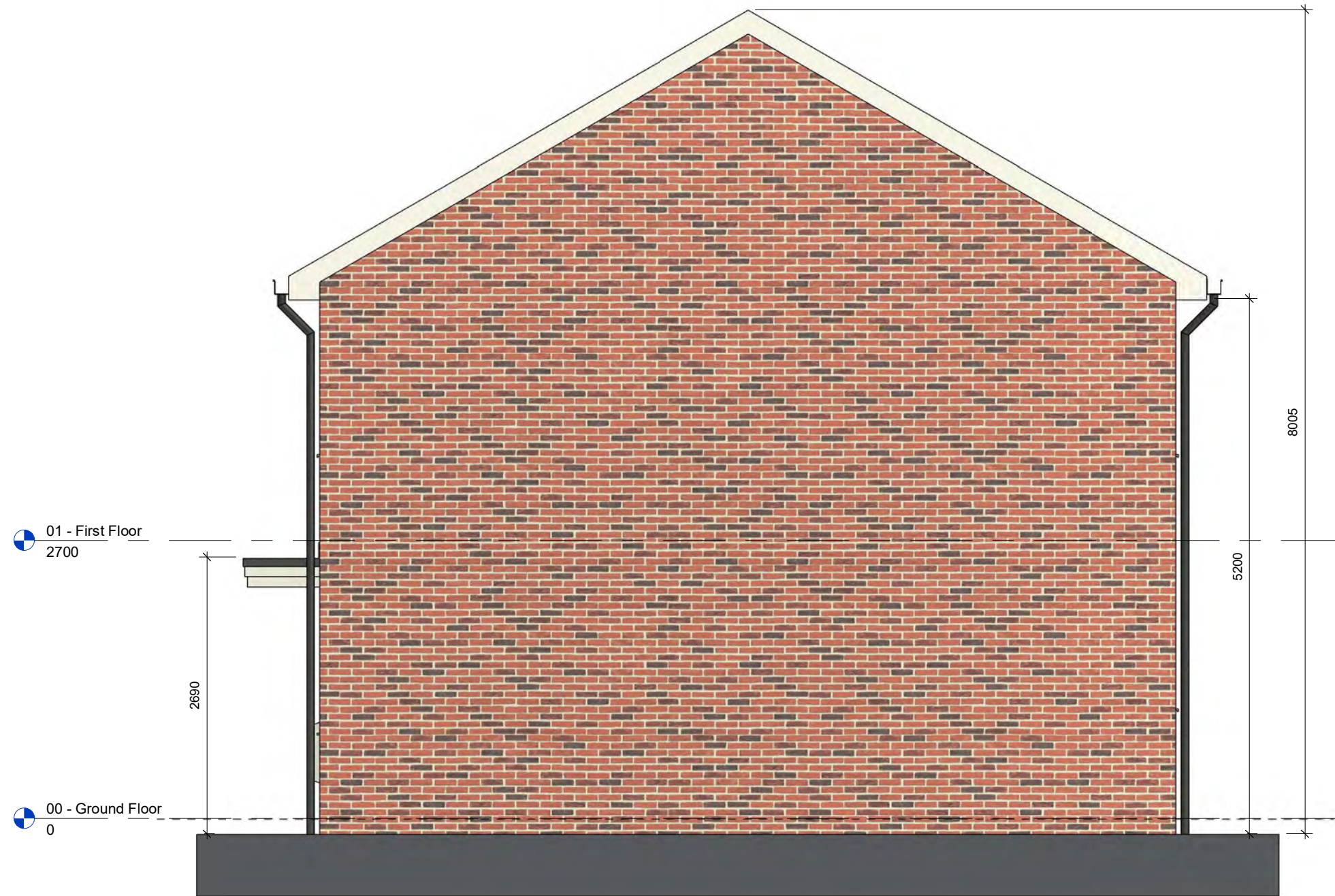
4 Proposed Front Elevation  
1 : 50



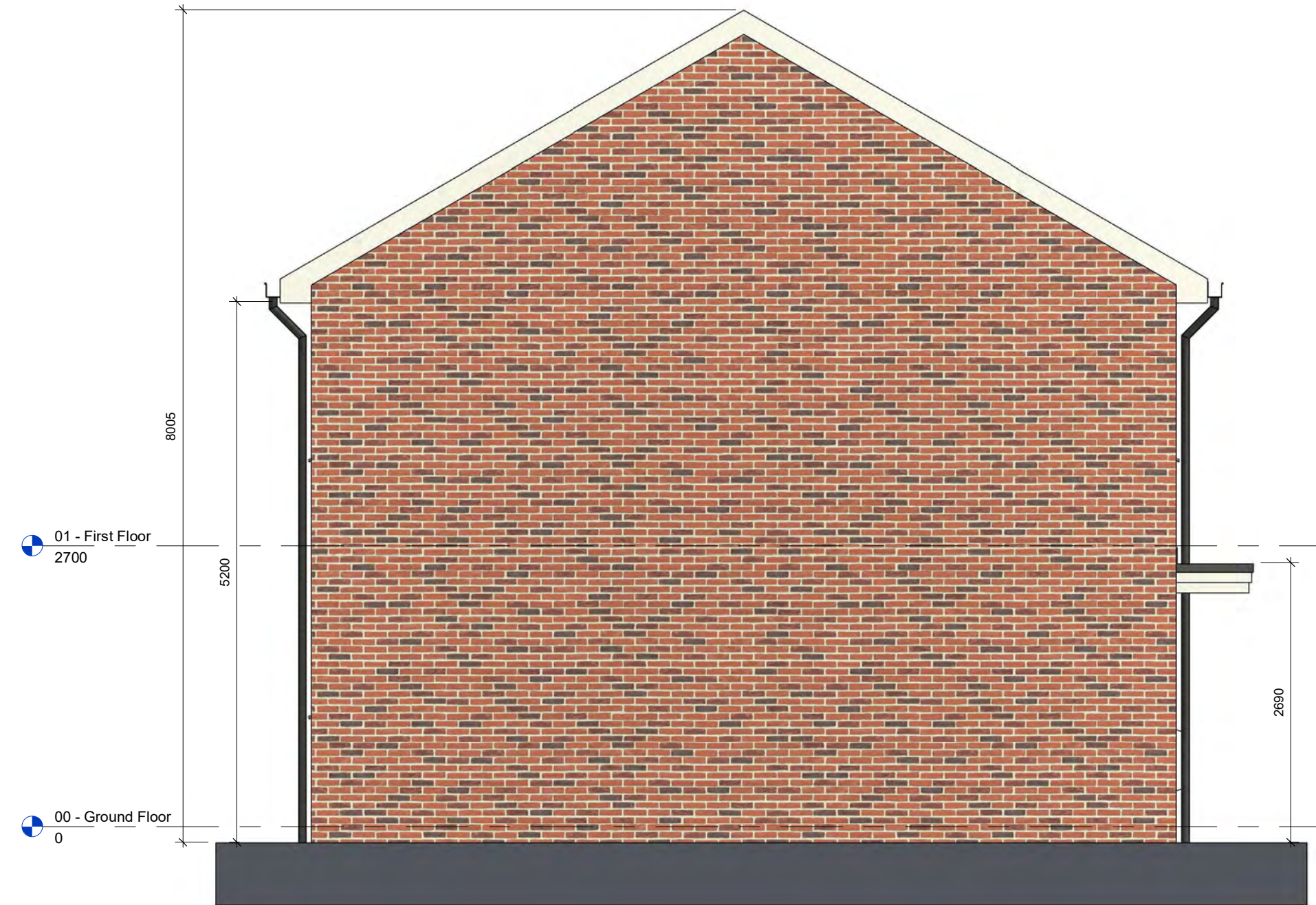
5 Proposed Rear Elevation  
1 : 50



1 Proposed Ground Floor Plan - House Type 3  
1 : 50



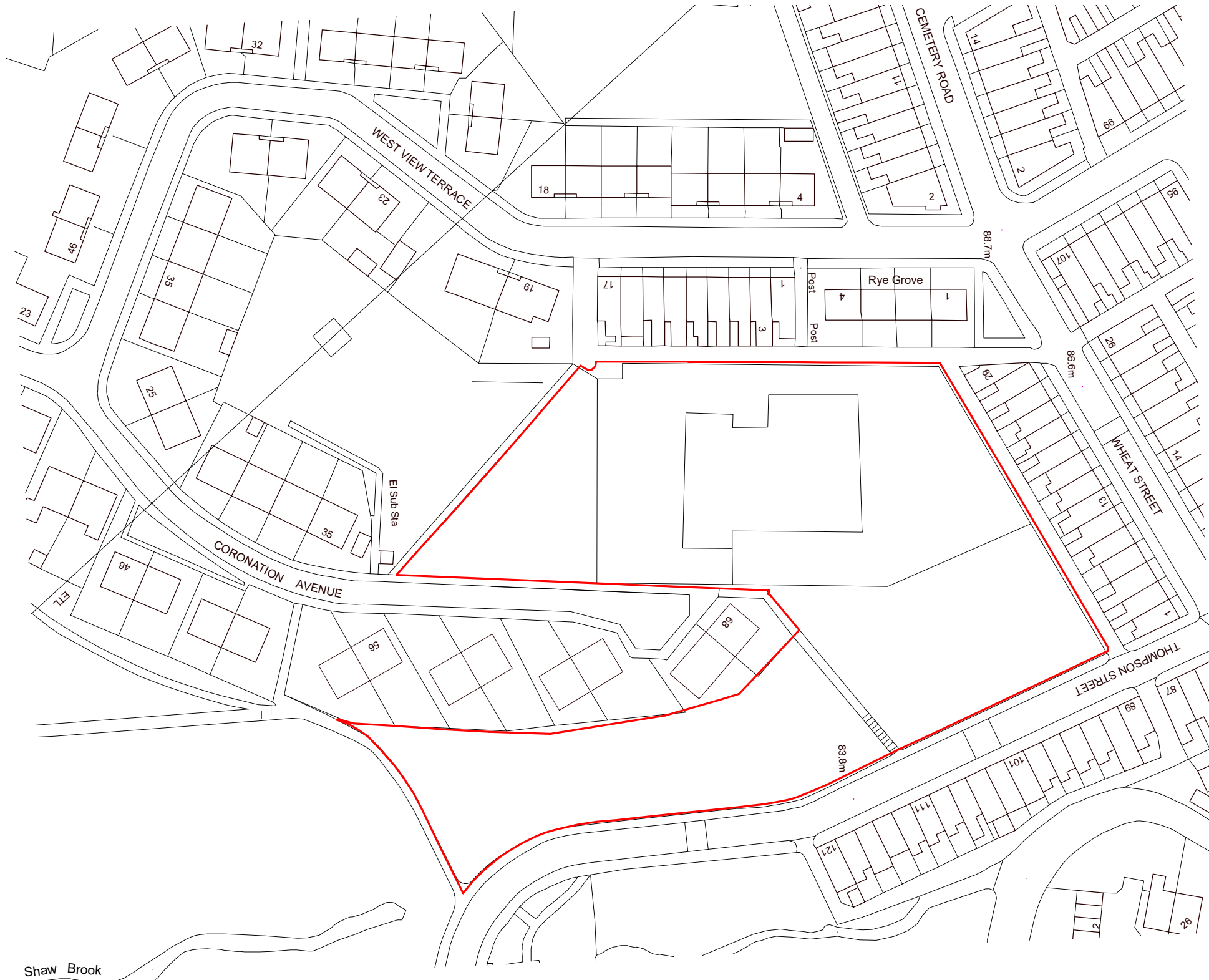
6 Proposed Side Elevation - Left  
1 : 50



7 Proposed Side Elevation - Right  
1 : 50

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1:1000

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01	Planning Issue	19.10.23	JS	RE
Rev.	Description	Date	Drw.	Chk.

Client  
Together Housing

Project  
West View Terrace and Thompson Street, Padiham

Drawing Title  
Site Location Plan

Drawing Status  
PLANNING

Corstorphine & Wright

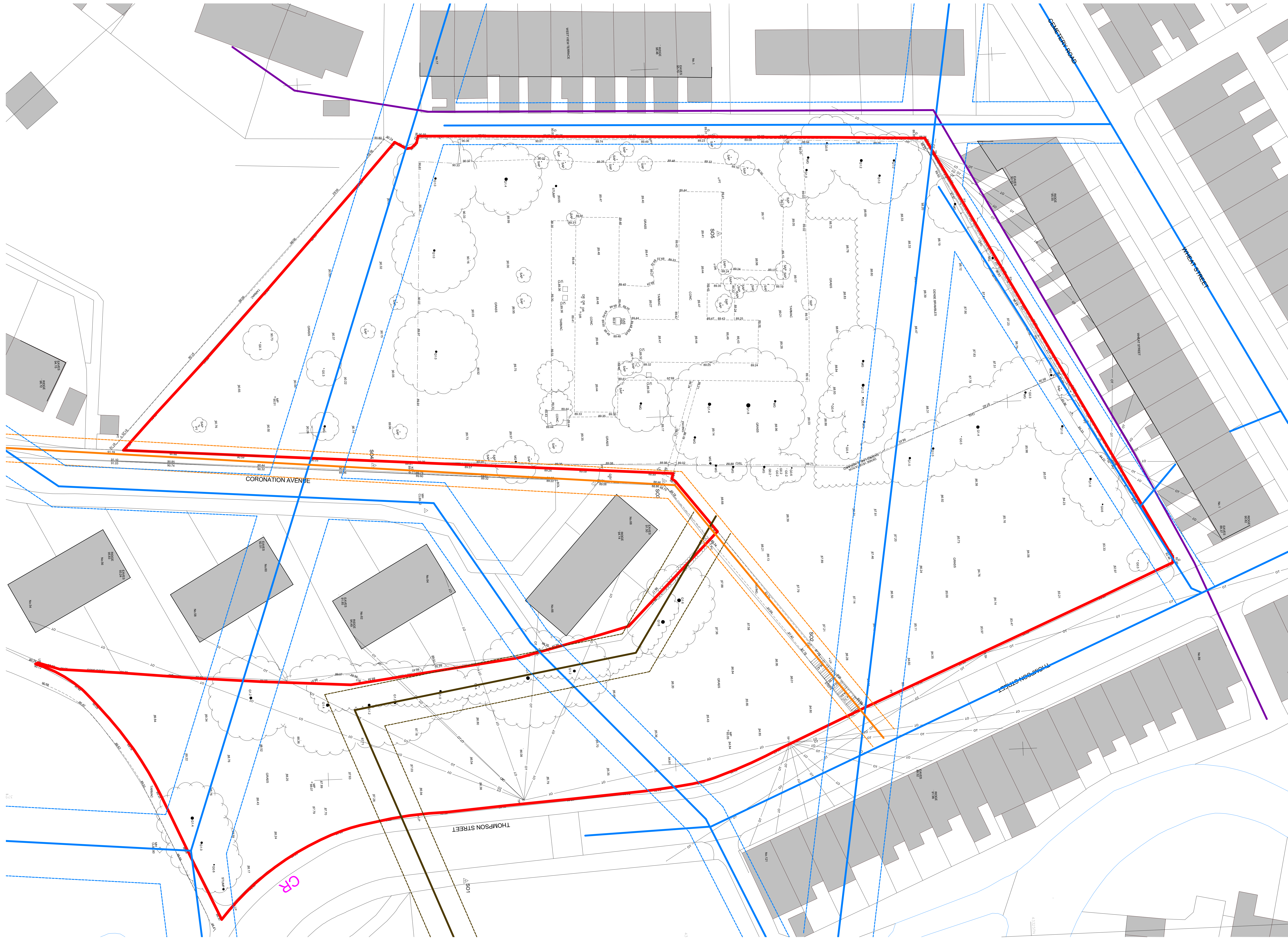
Manchester Studio  
The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN  
0161 272 8100  
corstorphine-wright.com

Drawing No.  
22013-CWA-XX-XX-DR-A-0301

Revision  
P-01

Drawn DN	Checked RE	Paper Size A3	Scale 1 : 1000	Date 19.10.23
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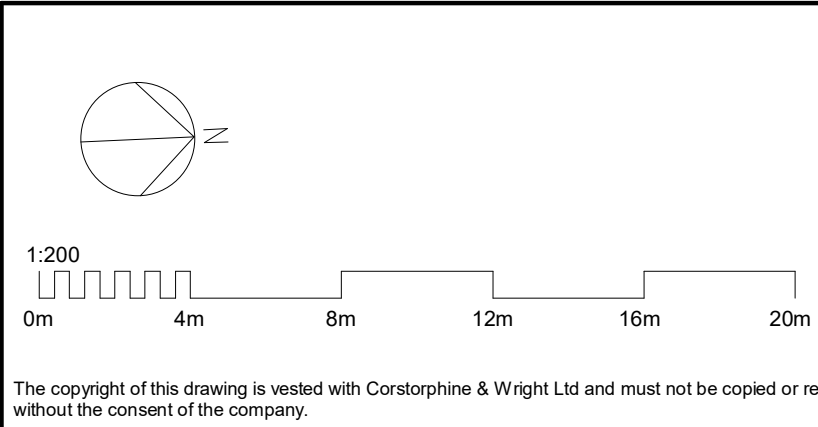




- KEY
- EASEMENT ZONE TO EXISTING UNITED UTILITIES PUBLIC SEWER LINE
  - UNITED UTILITIES WATER DISTRIBUTION MAINS
  - EASEMENT ZONE TO ELECTRICITY NORTH WEST LV LINE
  - EASEMENT ZONE TO OFFSITE DRAINAGE CONNECTION
- NOTE: REFER TO RELEVANT CIVIL ENGINEERS DRAWINGS FOR DETAILS & INFORMATION ON INDICATIVE EASEMENT ZONES

1 Existing Site Plan

1:200



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01 Planning Issue  
Rev. Description  
19.10.23 JS RE  
Date Cdw. ICK

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Client: Together Housing

Project: West View Terrace and Thompson Street, Padham

Drawing Title: Existing Site Plan

Drawing Status: PLANNING

Corstorphine & Wright

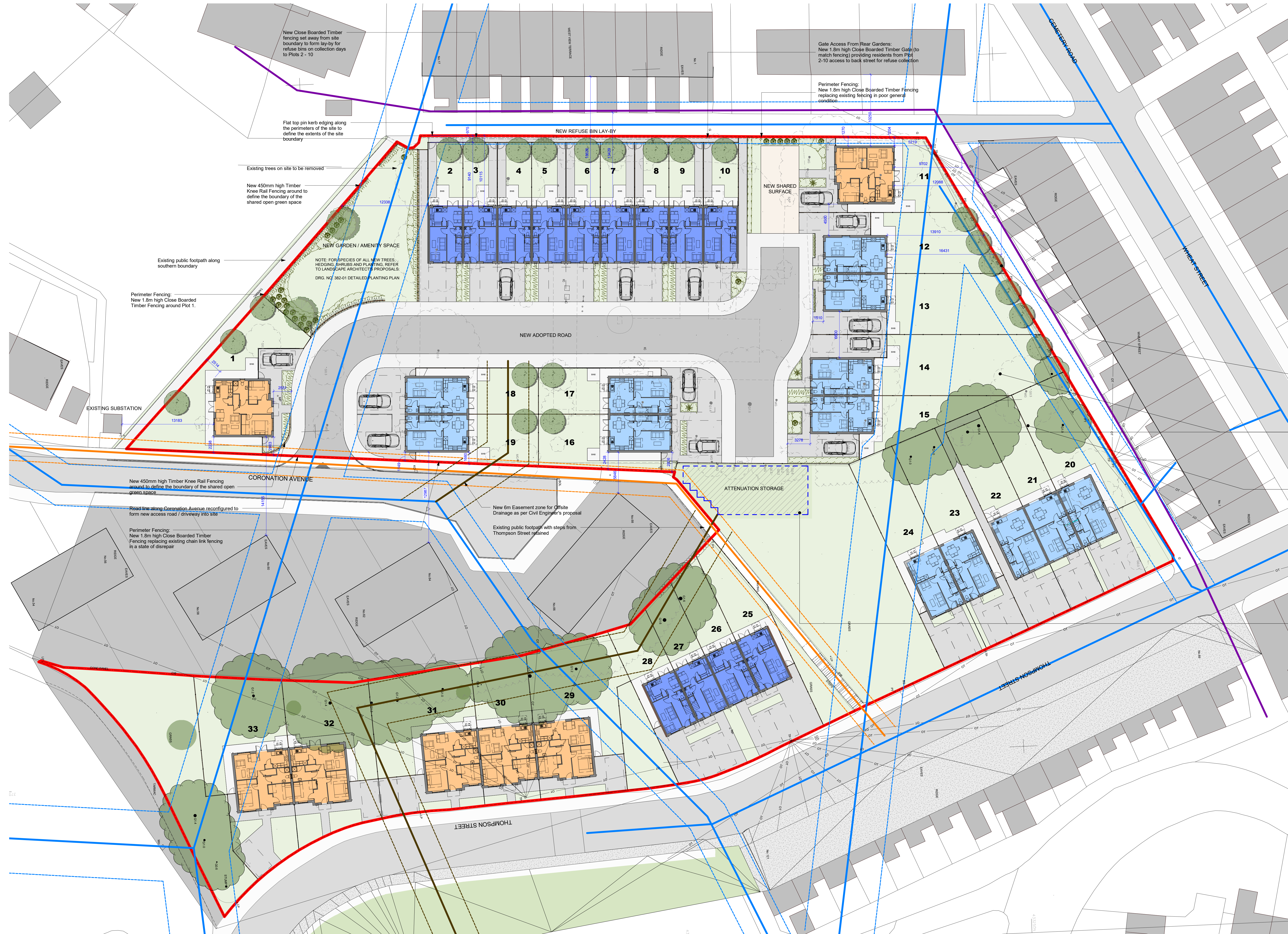
Darlington Studio  
Business Centre, 2 Union Square, Central Park, Darlington, DL1 1GL  
01557 350 059  
corstorphine-wright.com

Drawing No: 22013-CWA-Z1-XX-DR-A-0302

Drawn: DN  
Checked: RE  
Paper Size: A0  
Scale: 1:200  
Date: 19.10.23

Revision: P-01





- KEY**
- PROPOSED SITE BOUNDARY (SITE AREA: 5044 m<sup>2</sup> / 54293 ft<sup>2</sup>)
  - AREAS TO BE DEMOLISHED
  - NEW VEHICULAR ACCESS INTO SITE / MAIN ENTRY POINT
  - EXISTING TREES - TO BE RETAINED
  - EXISTING TREES - TO BE REMOVED
  - NEW TREES (VARIOUS SPECIES IN ACCORDANCE TO LANDSCAPE ARCHITECT'S SPECIFICATION)
  - NEW EVERGREEN HEDGING (PLANTED IN SINGLE ROW) FOR SOFT SCREENING IN ACCORDANCE TO LANDSCAPE ARCHITECT'S SPECIFICATION. HEIGHT NOT TO EXCEED 1.1m.
  - GRASS AREAS
  - NEW AREAS OF SHRUB/PLANTING (VARIOUS SPECIES IN ACCORDANCE TO LANDSCAPE ARCHITECT'S SPECIFICATION). HEIGHT NOT TO EXCEED 1.1m.
  - NEW TARMAC - FOOTPATH
  - NEW TARMAC - ADOPTED ROAD
  - NEW TARMAC - SHARED SURFACE / FOOTPATH
  - AIR SOURCE HEAT PUMP UNIT (DASHED LINE DENOTES MINIMUM CLEARANCE ZONE)
  - EASEMENT ZONE TO EXISTING UNITED UTILITIES PUBLIC SEWER LINE
  - UNITED UTILITIES WATER DISTRIBUTION MAINS
  - EASEMENT ZONE TO ELECTRICITY NORTH WEST LV LINE
  - EASEMENT ZONE TO OFFSITE DRAINAGE CONNECTION
- NOTE: REFER TO RELEVANT CIVIL ENGINEER'S DRAWINGS FOR DETAILS & INFORMATION ON INDICATIVE EASEMENT ZONES

Perimeter Fencing:  
New 1.8m high Close Boarded Timber Fencing replacing existing chain link fencing in a state of disrepair

Removal of Existing Trees:  
2no. Existing trees to be removed due to poor condition as per the Arboriculturalist's recommendations. Refer to Arboricultural Impact Assessment & Method Statement for tree survey and condition of all other existing trees

Tree Retention:  
Existing trees to be retained to maintain screening along north-east boundary. Trees deemed fit for removal are as per Arboricultural Impact Assessment

Attenuation Storage Tank:  
Location of below ground attenuation tank for surface water drainage to Civil Engineer's design and specification. Refer to relevant drawing for drainage layout:

DRG. NO. 2022-101-001  
INDICATIVE DRAINAGE LAYOUT  
SHOWING EASEMENTS REQUIRED  
BY U.U.

1 Proposed Site Plan  
1: 200

1: 200

0m 4m 8m 12m 16m 20m

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01 Planning Issue  
Rev. Description

19.10.23 JS RE  
Date Dwg. Chk.

19.10.23

**KEY:**

House Type 1: 2b3p Bungalow

House Type 2: 3b5p (2-Storey)

House Type 3: 2b4p (2-Storey)

**NATIONALLY DESCRIBED SPACE STANDARDS (NDSS)**

61m<sup>2</sup>

93m<sup>2</sup>

79m<sup>2</sup>

**ACTUAL AREA (PER UNIT):**

61m<sup>2</sup> - 100% NDSS

86m<sup>2</sup> - 92.5% NDSS

79m<sup>2</sup> - 88.6% NDSS

**NO. OF UNITS:**

7

13

13

**TOTAL UNITS: 33**

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Client:  
Together Housing

Project:  
West View Terrace and Thompson Street, Padham

Drawing Title:  
Proposed Site Plan

Drawing No.:  
22013-CWA-Z1-XX-DR-A-0303

Drawing Status:  
PLANNING

Revision  
P-01

Drawn  
DN

Checked  
RE

Paper Size  
A0

Scale  
1: 200

Date  
19.10.23

**Corstorphine & Wright**

Darlington Studio  
Business Centre, 2 Union Square, Central Park, Darlington, DL1 1GL  
01157 361 091  
corstorphine-wright.com

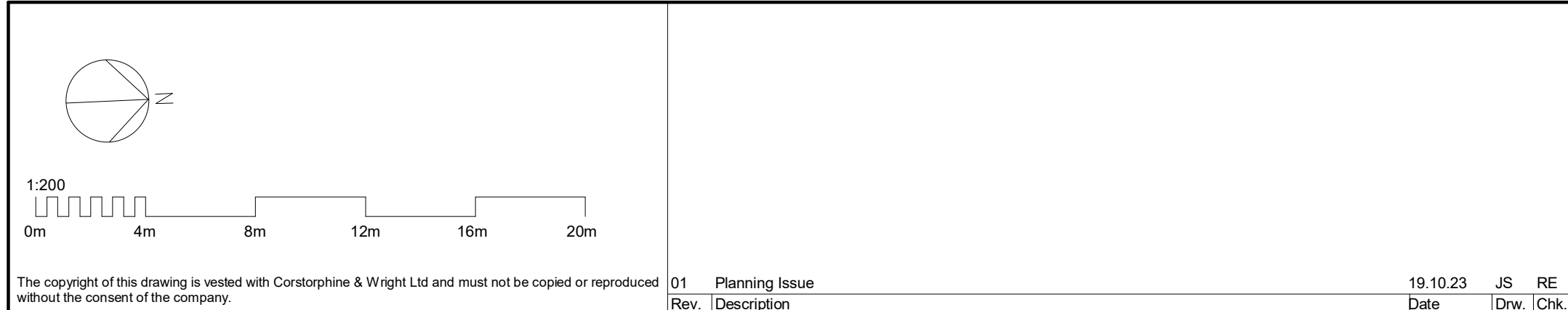
Drawing No.:  
22013-CWA-Z1-XX-DR-A-0303

Revision  
P-01





1 Proposed Site Plan - Phase 1 - Roof Level Layout With Plot Numbering  
1:200



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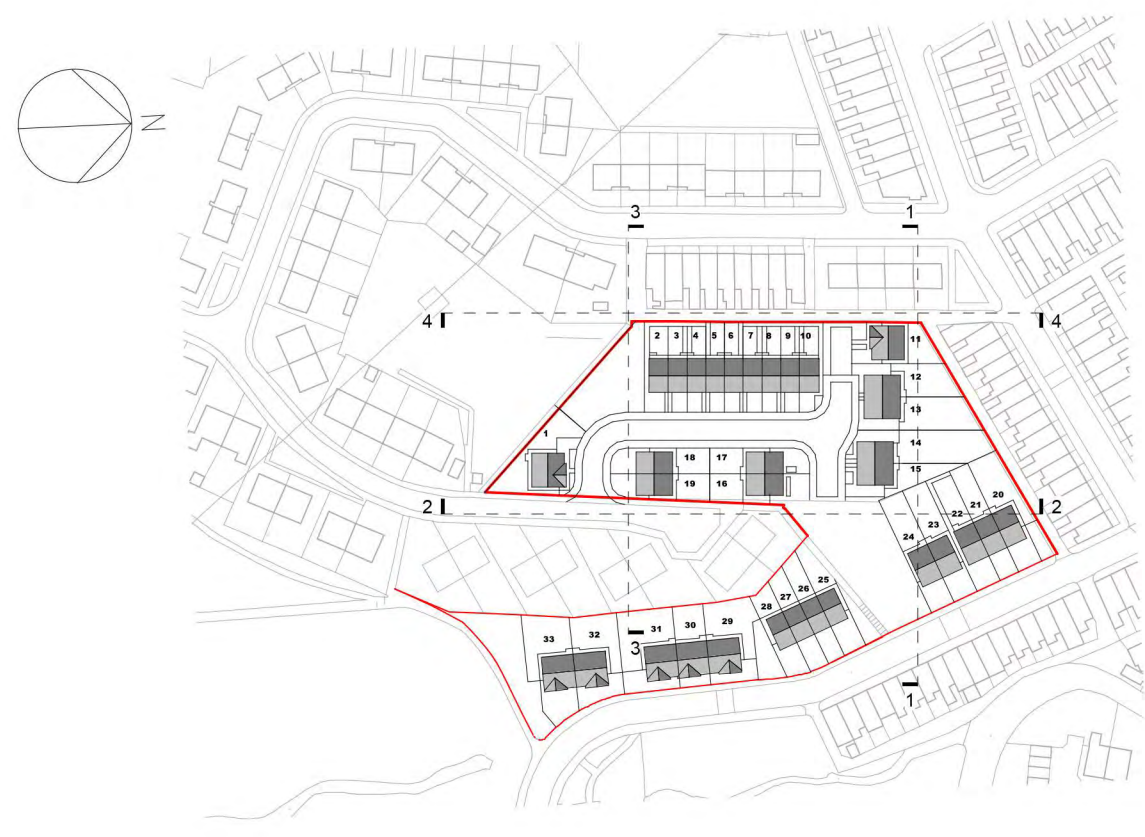
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION PROVIDED WITHIN THE PLANNING APPLICATION.

Client: Together Housing		Project: West View Terrace and Thompson Street, Padham		Drawing Title: Proposed Site Plan - Roof Level Layout	
Drawing Status: PLANNING		Drawing No: 22013-CWA-Z1-XX-DR-A-0307		Revision: P-01	
Drawn: DN	Checked: RE	Paper Size: A0	Scale: 1:200	Date: 19.10.23	

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1 Proposed North Elevation - Along Back of Wheat Street  
1 : 200



2 Proposed East Elevation - Along Coronation Avenue  
1 : 200



3 Proposed South Elevation - Cross Section Through Proposed Site  
1 : 200



4 Proposed West Elevation - Along Back of West View Terrace  
1 : 200





5 Proposed East Elevation - Long Section Through Proposed Site / New Adopted Road



6 Proposed West Elevation - Long Section Through Proposed Site / New Adopted Road

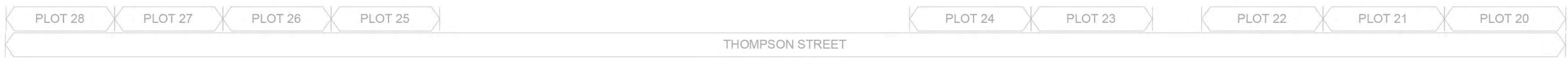


7 Proposed South Elevation - Cross Section Through Proposed Site / New Adopted Road





8 Proposed East Elevation - Long Section Thompson Street (2 of 2)  
1 : 200



9 Proposed East Elevation - Long Section Thompson Street (1 of 2)  
1 : 200



## 4.2 Massing - Aerial Views



Birdseye View 1: East From Coronation Avenue



Massing View From Coronation Avenue



# Massing - Aerial Views



Birdseye View 2: From South Eastern Corner of Site



## Massing - Aerial Views



Birdseye View 3: From South Western Corner of Site. View of Existing Footpath Along Southern Boundary Edge



## Massing - Aerial Views



Birdseye View 4: From North Western Corner of Site



## Massing - Aerial Views



Birdseye View 5: From North East Corner of Site



## Massing - Aerial Views



Birdseye View 6: From Thompson Street looking into the site



## Massing - Aerial Views



Birdseye View 6: From Thompson Street looking into the site