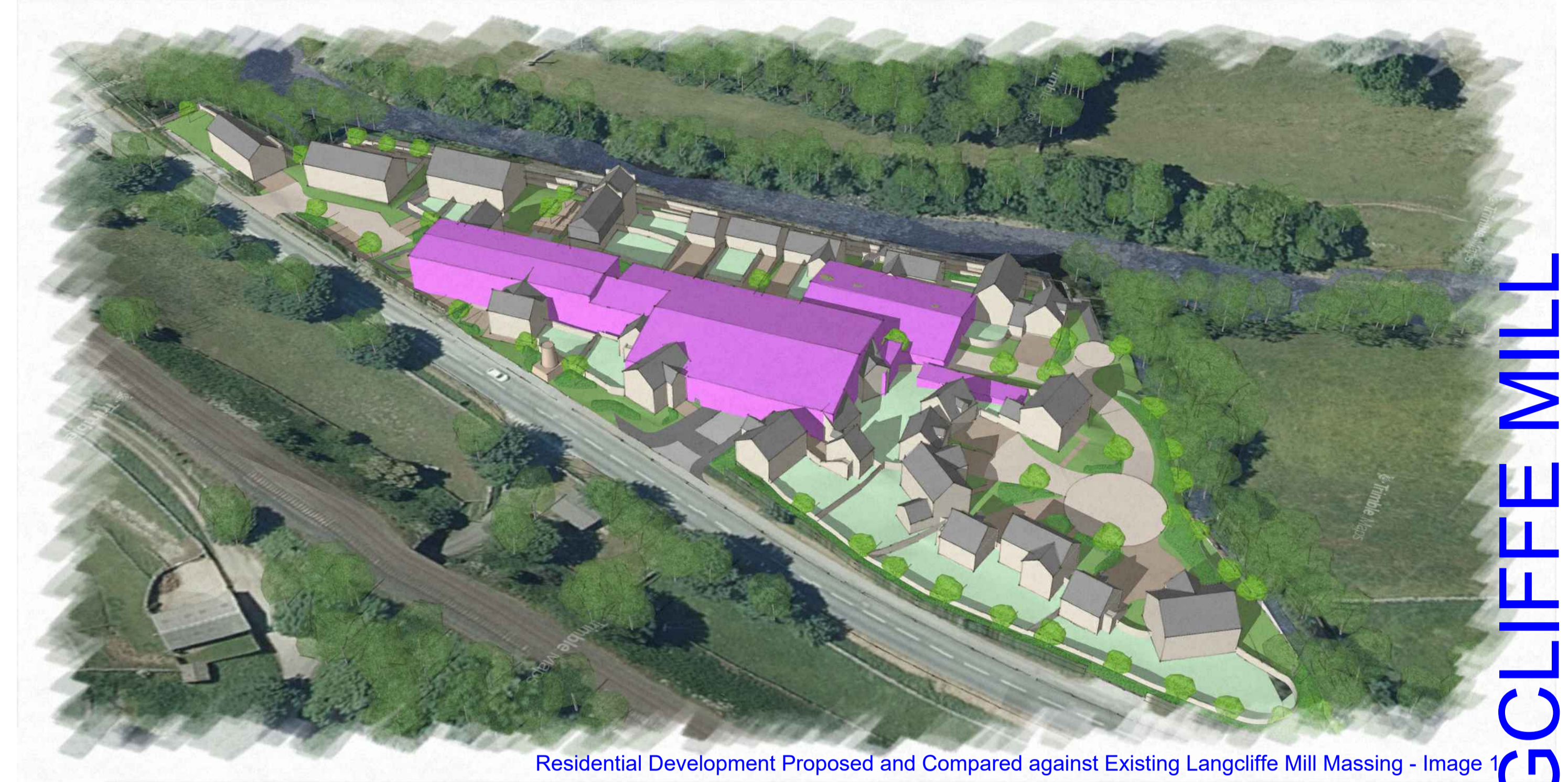


OPTION 4 (Plan 02) - 100% RESIDENTIAL SCHEME WITH WORK FROM HOME UNITS

ARTIST'S IMPRESSION



Artistic Impression of potential Residential Development as submitted as part of the Planning Pre-Application



Residential Development Proposed and Compared against Existing Langcliffe Mill Massing - Image 1

Benefits of the Proposals

- New dwellings
- New public open space
- Green infrastructure
- Landscaping
- Biodiversity enhancements

- Sustainable products and processes that reduce environmental impact and are better adapted to meet climate change, resulting in lower running costs

DESIGN PRINCIPLE

- Opportunity for a sustainable redevelopment of a previously developed site
- Provide a mix of house types and sizes to meet different housing needs
- Significant enhancements in biodiversity while providing open amenity space and reinforcing local distinctiveness through the design approach

- High-quality housing
- 'Affordable Housing'
- A mix of market housing
- Life-time homes
- Good access to sunshine and natural light
- A pleasant living environment
- Water butts and composting bins to encourage recycling and reduce water consumption



Residential Development Proposed and Compared against Existing Langcliffe Mill Massing - Image 1

HOUSING CAPACITY AND MIX

- Up to 26 dwellings proposed in total
- A balanced mixture of 2, 3 and 4 bedroomed dwellings
- All dwellings to be restricted as 'Primary Residence' dwellings
- A proportion of dwellings to be Affordable dwellings (subject to agreement on 'Vacant Building Credit' to be applied)

SUSTAINABLE DESIGN – LIVE-AND WORK

Encourage working from home:

- Rooms over garages
- Spare rooms.
- Desk spaces in living rooms
- Utilise roof spaces

PUBLIC OPEN SPACE

Potential for on-site casual / communal open space

- New 'Green Infrastructure' including publicly accessible greenspace to the northern and western boundaries maximising the potential of the riverside frontage
- Reinstatement of the former mill race as a heritage and SUDS feature linking to Green Infrastructure theme
- New 'Biodiversity and Landscape Enhancement Features'

SUSTAINABLE DESIGN – ENERGY

- High energy efficiency standards
- Resource and energy efficient
- All properties will be built to the latest 'Building Regulations Standards' as a minimum
- Aspiring to achieve net gains in carbon savings over 'Building Regulations Standards'

BIODIVERSITY ENHANCEMENT

Seek to enhance the ecological base line of the site through the following measures:

- Bat bricks and bat boxes
- Swift boxes and sparrow terraces
- Installation of a variety of other nest-boxes/nesting features
- Woodland elements within any planting scheme
- Wetland habitats as part of the sustainable urban drainage solution for the site
- Detailed landscaping solutions
- Sensitively design lighting schemes to minimise ecological impact

ACCESSIBILITY

Single vehicular development access.

Sustainability will be enhanced through the design by:

- Travel planning managed through a 'Residents Management Company' to enhance opportunities for car sharing amongst other measures
- The inclusion of electric vehicle charging points to all dwellings to promote greener travel solutions in conjunction with the 'Travel Plan'

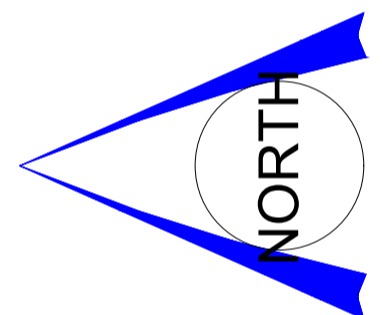


Residential Development Proposed - N.T.S (Including Proposed Mix)

KEY - All Residential

- Garaging / Work from Home Unit
- 2 Bedroom Property - 13no @ 50%
- 3 Bedroom Property - 6no @ 23%
- 4 Bedroom Property - 7no @ 27%

All Residential Option = 26no dwellings



FORMER LANGCLIFFE MILL

DGL Associates Limited Barn Meadow House Southfield Fold Farm Southfield Burnley Lancashire BB10 3RH	
Tel : 01282 601157 Mbl : 07976 782676	
Revision:	Checked
-	Drawn D.G.Lever
Scale 14th Nov 2022	Approved
Drawn N.T.S	
E-mail: daren.dgl@gmail.com	A1

Client	Mr Edward Fairhurst
Project	Former Langcliffe Mill, Settle
Drawing Title	OPTION 4 - Plan 02
Drawing No.	2227JEP/LMS/PL05