
ROMANS CROSSING LONGRIDGE

DESIGN & ACCESS STATEMENT

RESERVED MATTERS PLANNING APPLICATION TO ERECT 58No. DWELLINGS
WITH ASSOCIATED HIGHWAY & EXTERNAL WORKS

The logo for Miller Homes, featuring the word "miller" in a bold, lowercase, blue sans-serif font, followed by "homes" in a lighter, lowercase, blue sans-serif font. A stylized blue and white graphic element is positioned above the "i" in "miller".

DESIGN & ACCESS STATEMENT

MILLER HOMES LIMITED - NORTH WEST REGION
HAWTHORNE HOUSE, WOODLANDS PARK,
ASHTON ROAD, NEWTON-LE-WILLOWS. WA12 0HF

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CONTENTS

- 1.0 INTRODUCTION
- 2.0 SITE DESCRIPTION
- 3.0 SUSTAINABLE DEVELOPMENT
- 4.0 ACCESS
- 5.0 LAYOUT
- 6.0 DENSITY
- 7.0 CRIME PREVENTION
- 8.0 ENERGY STATEMENT
- 9.0 CONCLUSION
- 10.0 SITE PHOTOGRAPHS

1.0 INTRODUCTION

This Design & Access Statement has been produced by Miller Homes Limited to support a reserved matters planning application for a residential development within the borough of Ribble Valley.

The application concerns the land adjacent to Grimbaldston Farm, Preston Road, Longridge.

The Miller Homes approach to looking at a potential project, does not just see a site for new housing, but an opportunity to create a sustainable, new community. Building that community is a very different proposition from just erecting a few dozen houses on a development site.

It takes sympathetic design, consideration of the impact on the environment, local amenities, and utilities, an enhancement of the quality of life of local residents and an awareness of sustainability and affordability issues.

Miller Homes feels that the creation of this development will bring huge environmental, social, and economic benefits and potential to the area. Miller Homes is truly excited about the prospect of being involved in a positive project.

Miller Homes' passion for this project is shared by a professional team gathered together to analyse all the relevant issues. This team brings broad experience to bear on the project and shares the aspiration of Miller Homes to create a sense of place to be.

The Team

Miller Homes	Client
JWPC	Planning Consultant
REC	Engineering Consultant
TEP	Landscape Architects
Haycock & Jay Associates	Ecologists

This document should be read in conjunction with the Planning Statement prepared by JWPC Limited.




Resource & Environmental Consultants (Asbestos) Ltd



Haycock & Jay Associates Ltd

CONSULTANT ECOLOGISTS

2.0 SITE DESCRIPTION

The site is located south of Longridge on Preston Road, with a housing estate to the north and Grimbaldestone Farm to the south. The site is presently used for keeping horses with a stable block located in its centre.

The site is located on the periphery of the built up area of the main settlement of Longridge and the proposed development is seen as a consolidation of development between the modern estate of Lindale Road/Milbreck Close with the isolated settlement that is the 3no. properties at Grimbaldeston Farm.

The site is irregular in shape and reasonably level, with a slight fall from north to south. The north eastern boundary adjoins the existing Lindale Road/Milbreck Close development and careful consideration has been taken into account when aligning the footprint positions of these plots to ensure minimal impact on the existing development.

The site also has a number of trees which will be retained and we feel they will provide great ecological value. The trees have been taken into account when designing the development to maximise the benefits to the site they bring. The trees on the north eastern boundary will provide excellent screening between the existing development and the proposed Plots 21-23 inclusive. The remaining retained trees on the site will be used to enhance the proposed public open space.



aerial view of the site

3.0 SUSTAINABLE DEVELOPMENT

The site being accessed off Preston Road, provides good access for future residents to Preston via the local bus services, with bus stops only a short walk from the site entrance. Local shopping facilities can also be easily reached on Whittingham Road within 10 minutes walk.

The layout has been designed with pedestrian safety, movement and permeability in mind. The proposed development therefore ensures a positive contribution to sustainability in terms of its location and layout.

All of the dwellings within the development will be built to the latest Building Regulations (2010). Within the latest Building Regulations the key sustainability features are as follows;

Energy

- Reduction in CO₂ emissions to the requirements of 2010 Building Regulations to be obtained through the use of high performance building envelope using a fabric first approach. This way CO₂ reductions are captured for the lifetime of the development.
- Use of energy efficient lighting throughout.

Water

- Wholesome water usage of less than 120 litres/person/day.

Materials

- Responsible sourcing of a significant proportion of materials.

Waste

- Provision of recycling and composting facilities in accordance with local authority collection system.
- Protection, enhancement and maintenance of overall ecological value of site.



bus stop north of the site on Preston Road



4.0 ACCESS

4.1 VEHICLE ACCESS

Access for vehicles will be afforded to the site by a single access point to the properties at Grimbaldston Farm designed in accordance with Lancashire County Council Highway guidance June 2010.

New access roads within the development will comfortably be adequate for fire appliances, refuse and delivery vehicles.

The site is accessible to both local and strategic highway networks with good connections to the M6 motorway.

4.2 PEDESTRIAN ACCESS

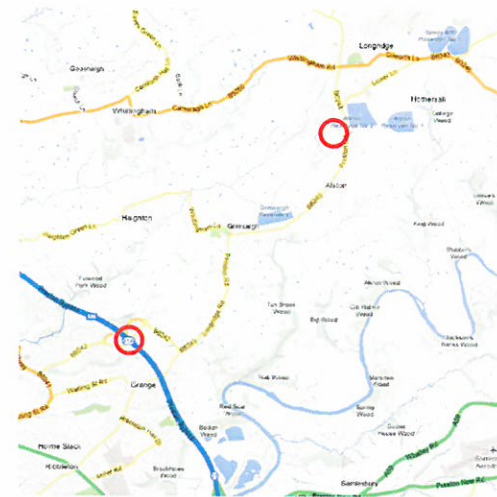
Pedestrian access to the development will seek to conform with the requirements set out in the disability discrimination act 1995. In order to achieve this, guidance will be gained from the documents below;

- BS3800: 2001 designs of building and their approaches to meet the needs of disabled people - code of practice
- Approved document M of the building regulations published in 2001

Level access will be provided all properties with accessible thresholds not exceeding 15mm high to comply with approved document M.



proposed site entrance



transport links to M6 motorway

5.0 LAYOUT

The site lies in an area bounded by green open fields to the south, a modern housing estate to the north west and the B6244 Road to east with man made reservoirs beyond that.

The key principle behind the design of the scheme is the creation of a unique high quality development with its own sense of place and integrity. The scheme envisages a strong character with a safe environment where a sense of ownership of public space is paramount.

The existing access road from Preston Road will be utilised to serve the development. This affords adequate site lines 2.4 x 100m to the north and 2.4 x 120m to the south and is sufficient for the vehicular traffic anticipated.

The Public Open Space will be located at the heart of the development to allow full enjoyment of the retained trees.

The road pattern and layout of the houses uses the principles of Manual for Streets, creating specific areas of pedestrian priority, breaking down the hierarchy of the road layout with use of contrasting materials to slow vehicular traffic.

A strong frontage to Preston Road continues the building line established by existing houses 102-110 allowing for a 5m wide planted zone to the eastern boundary of the site. Plots 1-8 will face the main road avoiding an 'inward looking' estate by carefully locating parking and access to these properties the open feel to this aspect of the site can be maintained.

A minimum distance of 21m is achieved between all habitable room windows to both the proposed dwellings and with all adjacent existing dwellings ensuring adequate privacy and daylighting.



proposed site layout

6.0 DENSITY

An initial appraisal of the site indicated that 82 no. dwellings could be accommodated on the site whilst still preserving a high level of public open space. However, this layout limited the variance in house types and the opportunity for diversity in appearance and was felt to be over developed.

By further considering the layout and house types, a proposed layout has been developed which includes 58 no. dwellings as indicated below and to the right.

This provides a good mix of house types from larger 5 bedroom executive/family homes to 2 bedroom bungalows suitable for retirement homes, giving an overall density of 25 no. dwellings per hectare.

The careful design has provided suitable amenity areas and complementary landscaping for residents to enjoy throughout the development.

The proposed density has not compromised the desire to create a community with a specific character. Throughout the development the build varies in height. The scheme comprises of single and two storey dwellings located at key locations throughout the scheme.

Schedule of house types

	2 bed house	- 12 No.
	3 bed house	- 14 No.
	4 bed house	- 22 No.
	5 bed house	- 10 No.

58 No. Total units

145 No. Parking Spaces (250%)

SCHEDULE OF ACCOMMODATION - Preston Road, LONGRIDGE						
House Type	Description	No	Parking	Storeys	Bspace	sq.ft
BEDE	2 BED BUNGALOW	6	PS	1	4	573
YARE	2 BED TERRACED HOUSE	6	PS	2	3	657
NEVIS	3 BED TERRACED HOUSE	6	PS	2	4	754
DARWIN	3 BED DET HOUSE	6	SG	2	5	921
ORWELL	3 BED DET HOUSE	5	IG	2	5	960
TRIVERS	4 BED DET HOUSE	4	IG	2	7	1256
CROMPTON	4 BED DET HOUSE	9	IG	2	7	1341
STEVENSON	4 BED DET HOUSE	9	DG	2	6	1401
BUTTERMERE	5 BED DET HOUSE	10	DG	2	7	1500
TOTAL		58				64177
GROSS SITE AREA ACRES (23,568 SQ.M - 2.35 HA)						5.82
PUBLIC OPEN SPACE (2,631 SQ.M - 0.26 HA)						0.66
NETT SITE AREA ACRES (19,993 SQ.M - 1.99 HA)						4.92
COVERAGE SQ.FT/ACRE						13044.11



proposed site entrance

7.0 CRIME PREVENTION

Although this scheme does not seek to pursue Secured by Design status it has been designed with its principles in mind together with comments received from Lancashire Constabulary's Architectural Liaison Officer, Rachel Emmett at pre-application stage. The proposed dwellings are orientated and designed so that they provide natural surveillance and maximise crime prevention.

The boundaries between public and private areas are clearly indicated with planting, fences or walls. Rear gardens are enclosed and clearly define the extent of the individual domestic curtilage.

All public footpaths and vehicular access are all maintained and will be appropriately lit.

The natural surveillance will be matched with adequate lighting of the footpaths and access roads and also include individual lighting to the dwelling with the installation of PIR lamps to deter any intruders.

Access gates to the sides of the dwelling that provide access to the rear gardens will be constructed of timber, be the same height of as the fence (minimum 1.8m) and be lockable, located on or as near to the front of the building line as possible.

Vulnerable areas, such as side and rear gardens, will have more defensive barriers by providing walls and timber fencing to minimum height of 1.8m.

Vehicular and pedestrian routes have been designed to ensure that they are usually open, direct and encouraged to be well used without undermining the safety of the existing and proposed extended neighborhood.



Secured by Design



8.0 ENERGY STATEMENT

8.1 PLANNING POLICY

There are number of drivers to ensure that new developments are sustainable and have minimal impact on the environment in both their construction and use. In 2004 the Government published Planning Policy Statement 22 (PPS22), 'Renewable Energy' which sets out its policies for renewable energy and which planning authorities should consider when preparing local development documents and taking planning decisions.

Policy ENG1: Carbon Dioxide Emissions and Energy Performance states that:

'...new development or more than 10 dwellings or 1000m² of non-residential floor space should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless this is not feasible or viable'.

Regarding the local tier, the Local Plan Policy Energy and Water conservation requires developers to demonstrate the measures that are taken to ensure the construction of environmentally efficient buildings and the use of energy efficient heating, lighting and other powered systems.

8.2 REGULATORY CONTEXT

The Building Regulations, Part L Conservation of Fuel and Power provide a route path towards zero carbon dwellings through increasingly stringent energy performance and associated reductions in CO₂ emissions beyond current regulations. This sites current energy performance standards (Part L1A, 2010) are based upon a 20% dwelling emission reduction of a notional building built to the material specification criteria detailed in the 2010 Part L Building Regulations

The timetable of updates to the Building Regulations for reductions in dwelling emission rates against the current requirement of Part L1A, 2010 regulations are presented in following table.

Date	Dwelling Emission Reduction %
2006	current
2013	44%
tbc	100%
2016	true zero carbon

When viewed in this context it is clear that huge efficiency gains are being delivered through new build housing. Over a 10 year period (2003 to 2013), regulated emissions from new dwellings will have been reduced by 44%.

9.0 SITE PHOTOGRAPHS



PHOTOGRAPH 1
future site access road looking out onto Preston Road



PHOTOGRAPH 2
view of eastern site boundary looking onto Preston Road



PHOTOGRAPH 3
future site access road



PHOTOGRAPH 4
110 Preston Road

9.0 SITE PHOTOGRAPHS cont'd



PHOTOGRAPH 5
view of north western boundary



PHOTOGRAPH 6
view of north western boundary



PHOTOGRAPH 7
view of north western boundary



PHOTOGRAPH 8
view of south western boundary

9.0 SITE PHOTOGRAPHS cont'd



PHOTOGRAPH 9
view of properties on millbeck close facing the site



PHOTOGRAPH 10
view of south western/eastern boundary



PHOTOGRAPH 11
view of properties on lindale road facing the site



PHOTOGRAPH 12
view of properties on lindale road facing the site