

Design and Access Statement

Proposed Housing,
Hansons Garden Centre Whalley Rd , Barrow

Hanson Garden Centre



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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Edward Architecture on behalf of Hanson Garden Centre to support an application for an Outline Planning Permission for a residential development on the site at Whalley Road Barrow.
- 1.2 The application is supported by a number of drawings and reports as listed in a separate planning statement.
- 1.3 The purpose of this statement is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.
- 1.4 The statement seeks to follow the CABI good practice guide on design and access statements and is set out under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation of the proposals
- 1.5 This report has been prepared by Managing Director, Graham Edward MCIAT

2 The Site and its Surroundings

- 2.1 The site is located on the West Side of Whalley Rd approx 200m North of the village of Barrow.
- 2.2 The site area is 1.97 Ha (4.9Acres) with a Golf course to the West and Whalley road and housing to the East.
- 2.3 The site is fairly level and has strong boundary hedgerows and belts of 'off site' trees to the North, West and East boundary's.
- 2.4 The site has a good single access from Whalley Rd. There is a bus stop to the South of the site entrance.
- 2.5 The Footprint of the existing buildings is 3,674 sq.m and the total area of hardstanding and buildings is 15,922 sq.m.



Existing Site Plan

3 Policy

3.1 A separate Planning statement has been submitted with the application.

4 Involvement

4.1 Community involvement has taken place during the course of the design process, In summary, this process included a Public consultation event held at the application site on the 27th June 2013. See the separate Statement of Community Involvement for full details.

4.2 The scheme has evolved and been updated following these consultations. A summary of these changes is as follows;

- Inclusion of a 15m set back from the West Boundary to ease concerns about the relationship of houses to the adjacent Golf Club

5 Evaluation and Assessment

5.1 The applicant and their consultants have carried out extensive assessment of the site, its character and constraints. This work includes

- A Topographical survey
- An Ecology phase 1 habitat survey
- A Transport Statement
- A Tree Survey
- A Flood Risk and drainage assessment
- A Ground Investigation report
- A Planning Statement

Site Constraints Plan



6 Use

6.1 The proposed use is residential on a Brownfield site.

7 Layout and Access

7.1 The layout of the site has been carefully considered to comply with the brief, the site constraints, the host of specialist planning reports and responses from the pre application discussions and public consultation.

- 7.2 All buildings have been set to work with the levels of the site, the access, the trees and respect as the surrounding site.
- 7.3 The existing access along Whalley Rd is utilised, hedges and boundary trees retained. The layout includes a mix of 2, 3 and 4 bed homes of 1 and 2 storey to provide a good mix to represent local demand. The indicative layout shows pedestrian friendly streets with good self surveillance and large garden areas.
- 7.4 A residential development would result in a slight reduction of built footprint and hardstanding, which would benefit the site and its surroundings.



Design development Site Plan (As presented to Public Consultation event)

8.0 Design and Appearance

- 8.1 The design and appearance of the proposal is not a consideration in this application. However the envisaged site is capable of accommodating a high quality development, with design and materials appropriate to the setting.

9.0 Amount and Scale

- 9.1 The indicative site layout shows a mix of 1 and 2 storey residential properties.
- 9.2 The Indicative proposal comprises a total of 62no dwellings, split as:
- 15no 2bedroom, 2 storey houses
 - 28no 3bedroom, 2 storey houses
 - 6no 3bedroom, 1 storey houses
 - 13 no 4bedroom, 2 storey houses

10 Summary

10.1 Detailed and careful consideration has been given to the proposals. The proposals create a development that not only respects and enhances the site and its surroundings but also creates a high quality development in this location.

10.2 In light of the evidence submitted in support of this application it is considered that consent should be granted for the proposed development.