



Design & Access Statement

Ellwood New Homes Ltd
Proposed Residential Development at
Prestons Yard, Longridge Road, Chipping

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1.0 Introduction

This application is for the siting of four residential units within the village settlement of Chipping Village.

The proposed development will seek to compliment the surrounding context and at the same time enhance it by introducing dwellings of a higher quality.

The site is located on the B6243 Longridge Road in Chipping, Preston. Chipping is approximately 10 miles from junction 31A on the M6. It is within the authority control of Ribble Valley Borough Council and Lancashire County Council.

There have been previous planning applications for development of the site, again for residential use.

Policy G4 (d) of the Ribble Valley Districtwide Local Plan (1998) states the need for the following:

“Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In the case of housing development proposals will be expected to conform to Policy H20.”

2.0 Analysis of the Site & Its Surroundings

The proposed site is situated between an existing housing development at Brookfield Court and the thirteenth century Roman Catholic Church of St Marys. Opposite the site, a seventeenth century school, Brabins Endowed School is located.

Historically, the site was used for parking HGV vehicles as part of the former applicants business. A timber building currently remains to the east of the site. To the rear, the ground slopes dramatically. It will be utilised as rear garden space for each of the proposed residential units.

The proposed new development will make effective use of the site by providing high quality residential accommodation. The proposed dwellings are of a similar size to the existing buildings in the surrounding area. They will be designed in a way that will reflect the local vernacular whilst also enhancing the street scene along Longridge Road.

The northeast boundary of the site faces the burial ground associated with the Roman Catholic Church of St Marys. The southeast boundary of the site abuts the rear gardens of the dwellings on Brookfield Court. The site frontage and subsequent access off Longridge Road is located along the southwest boundary of the site. The northwest boundary of the site is formed by the stone wall that is part of the stone wall entrance to the Church.

A watercourse located to the far northern end of the site is identified as Chipping Brook and flows from north to south. The site slopes towards Chipping Brook with a total fall of approximately 4m over its length. Full details of the site topography can be seen on the site topographical survey.

The properties in the immediate vicinity of the site are mainly semi-detached and terraced houses with a number of small cottages built using traditional construction with stone and tile

materials in a similar vernacular. The properties to the east on the opposite side of Longridge Road are semi-detached properties. Terraced properties are located to the west of the site.

3.0 Development Proposals

The development proposal is for the construction of four residential units. Two will be detached properties and a further two will form terraces. All units will consist of four bedrooms.

Consideration has been taken to ensure overlooking will not become an issue. In turn, the existing properties at Brookfield Court will not be directly overlooked by the proposed dwellings.

The scale of the proposed development aims to enhance the surrounding area by blending in with the existing properties and conforming to the local character.

Off-street parking will be provided with access to the proposed dwellings available off Longridge Road. Minor internal landscaping will be proposed for each individual dwelling.

The development of the site will see the enhancement of what currently is a vacant plot with minimal use. It will sit well within the context of the site being located next to landmarks such as the Roman Catholic Church of St Marys and Brabins Endowed School.

4.0 Use / Amount

The gross site area is 0.104ha. This will allow for off-street parking and rear garden space for each dwelling.

The four residential dwellings are detailed in plan and elevational form as part of this application. Refer to drawing numbers 14/116/P01 and 14/116/P02 for details.

5.0 Layout

Each of the proposed dwellings have taken into consideration the size of the existing site to ensure it utilises the space effectively and in turn helps in creating sufficient living space within each individual property. As mentioned previously, attention has been given to the distances between existing properties to prevent any overlooking issues. Existing properties at Brookfield Court to the east will not be directly overlooked by any of the proposed dwellings.

Main aspects are to the front and rear with all parking provision located either in front of each dwelling or along Longridge Road. Door entry points for each dwelling are located along the front and governs to a large extent the internal layout, i.e. lounge or kitchen to the front or rear of the property.

Details of the arrangements can be seen through reference to the accompanying layout drawings.

6.0 Access

The existing site access on Longridge Road will be utilised with improvements for vehicle and pedestrian access/egress. The site has the capability of allowing on-site parking. However, off-site parking is also readily available as potential vehicles can be parked directly outside the dwellings along Longridge Road. Individual dwellings will have two parking spaces each as illustrated on the proposed site layout.

Access into individual dwellings will be designed in accordance with Part M of the Building Regulations (i.e. level or ramped approach).

7.0 Scale

The proposal is to build 2.5 storey dwellings and ensure any relevant interface distances are achieved.

8.0 Appearance

The amalgamation of the proposed development with the existing surrounding area is made apparent by its appearance and massing. The scale of the proposed dwellings is very similar to that of the neighbouring dwellings. This ensures that the character of the surrounding area is maintained.

The proposed dwellings are simple in form with little articulation to the footprint. The entrance doors however will incorporate a lean-to roof to provide interest.

The roofs will have gable ends to the side elevations and chimneys included to provide some vertical interest.

The properties will be built using a slate tile roof to match the existing surrounding properties. Coursed stone with quoins for the walls and stone surrounds will be used for all window and door openings. We would anticipate uPVC windows to be used to minimise any future maintenance. The final material specification will be subject to future agreement with Ribbles Valley Borough Council.

9.0 Conclusion

The proposed development improves the infill site by creating four new dwellings, making a more effective and efficient use of the existing site.

Through the good transport links by various modes of transport, the proposed development is made readily accessible to major towns and cities.

Local infrastructure will be improved along with public utilities and service usage due to the good accessibility and increase occupancy of the site. This will all add and benefit the local community.

Each dwelling as part of the development has been designed in a way for it to compliment the surrounding context and in turn enhance it.