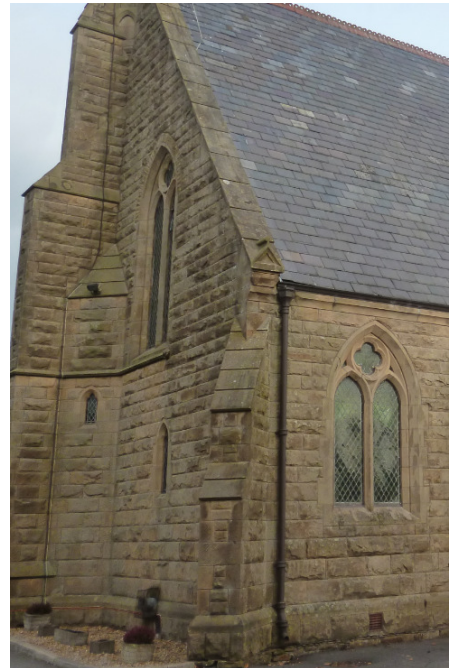


HYBRID PLANNING 253 PRESTON ROAD

Design and Access Statement

Proposed Hybrid Planning Application at Land South East of Preston Road, (B6243) and South of Chapel House



project managers

architects

quantity surveyors

building surveyors

CDM advisors

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Design and Access Statement

Proposed Hybrid Planning Application at Land South East of
Preston Road, (B6243) and South of Chapel House

(CG/MM/0902/11/09/K178)

Signed by

C Grimes

Date **06/02/17**

Checked by

Michael McKevitt

Date **06/02/17**

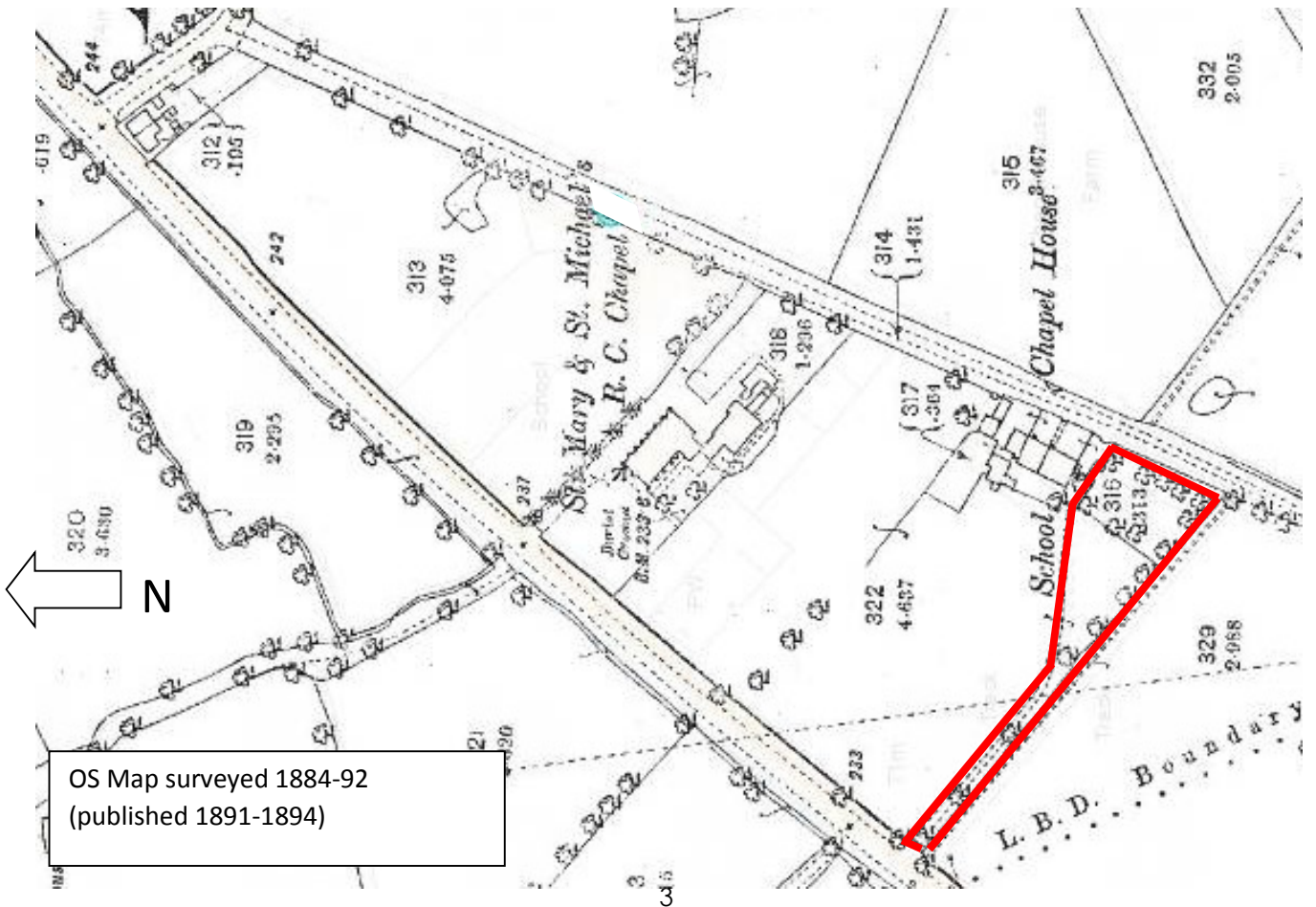
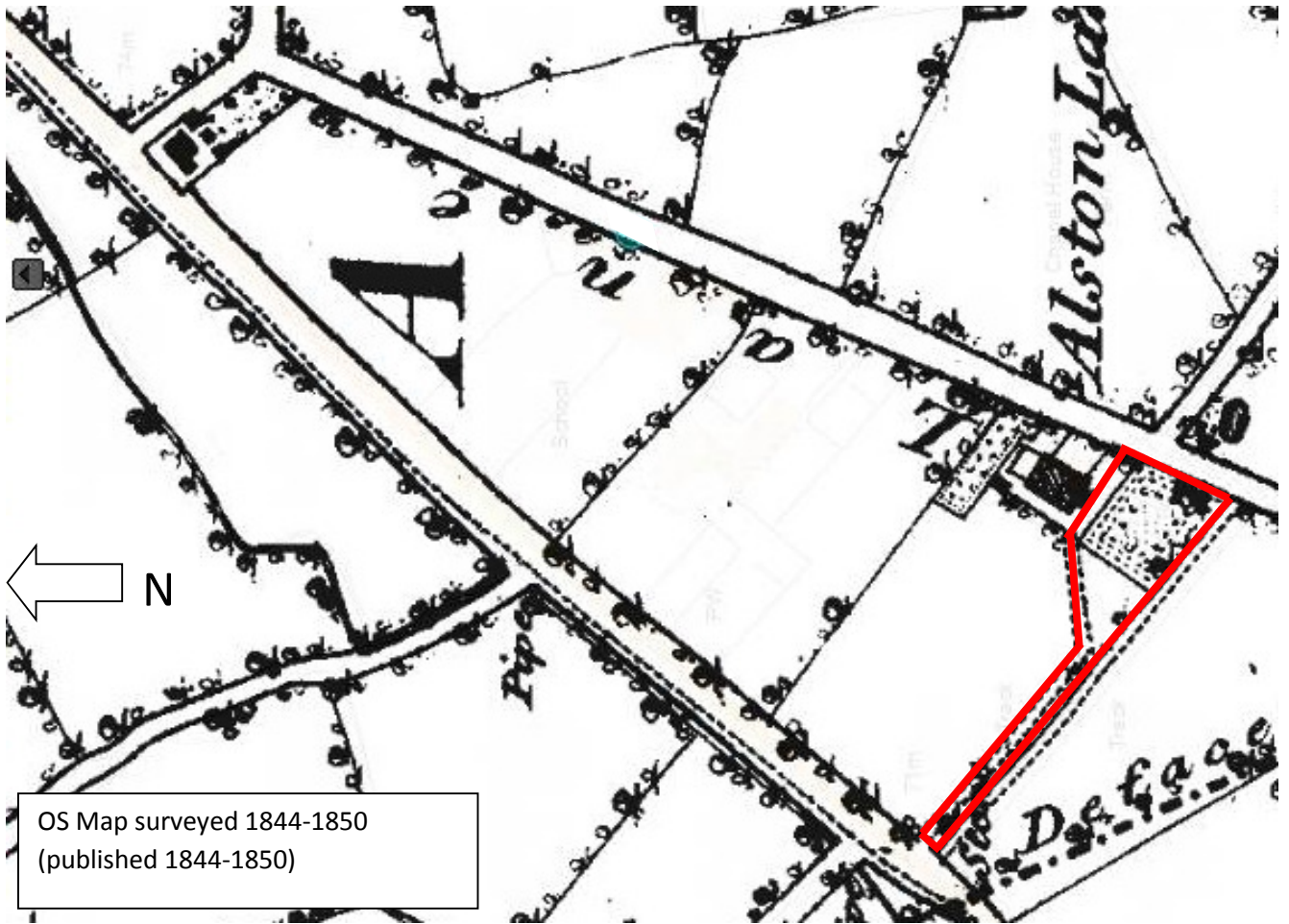
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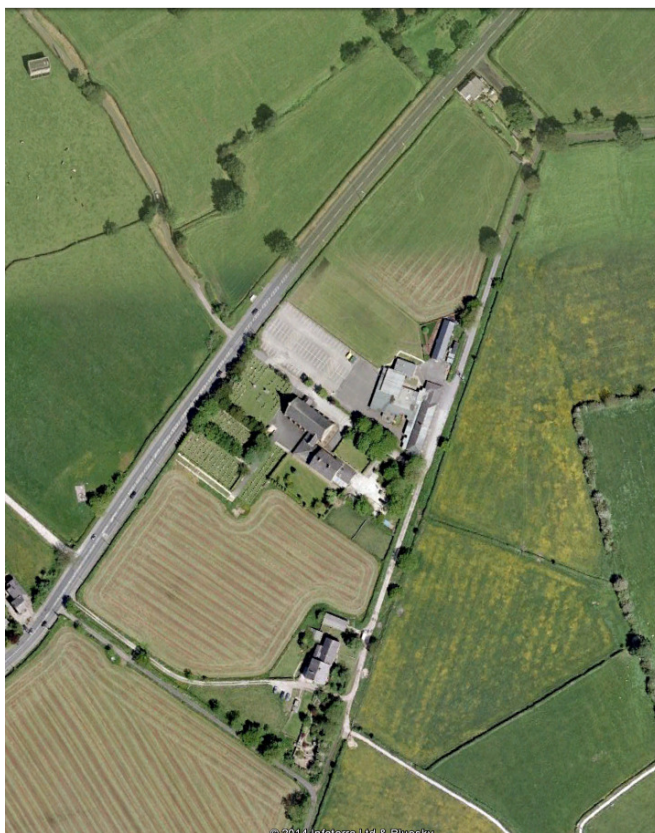
1.00 Design Access Statement

1.01 Introduction

The intended proposal is to provide three Almshouses in the form of 2 bedroom bungalows with associated private garden areas and off road parking, and a private dwelling in the form of a 4 bedroom detached house with associated private garden areas and off road parking

1.02 Site and surroundings.

The site is located in the Alston district, to the North of Grimsargh, off an unnamed private access road from Preston Road to the rear of Our Lady and St Michael's Church. It is understood that the land is currently unused. The site is enclosed on two



sides by a hedge with an open aspect to the remaining side.

The adjacent buildings are residential dwellings, and the site is not within a Conservation area. Bus stops are at Alston Lane Primary School, approx. 175m away.

More generally, the site sits within a wider cluster of development at Alston, to the south west of Longridge, including housing, a restaurant and a pub fronting Preston Road and Alston Lane. Frequent bus services run along Preston Road (every ten minutes during day times), with bus stops within 175 metres of the application site. The bus services provide direct connections to Longridge, Grimsargh and Preston. A wide range of shopping, community services and

workplaces are available at nearby Grimsargh and Longridge, including primary and secondary schools, food supermarkets, comparison stores, library, medical facilities and a public transport hub. Alston Lane Primary School is located within easy walking distance of the application site, to the North. Other local services, including local shops are available at nearby Grimsargh to the west.

The site lies within the Environment Agency Flood Risk Zone 1 (a less than 1 in 1,000 annual probability of river or sea flooding). That is, within an area of low flood risk to which NPPF expects development to be directed. With appropriate surface water drainage arrangements, the development would not increase flood risk elsewhere.

The site is not designated as one having any wildlife/ecological value or significance or subject to any designation, either at the local or national level.

The proposal would result in no detriment to nature conservation/ecological interests.

1.03 Use

The proposed use is for Residential C3, to include for 3 no 2 bedroom bungalows for Almshouses and 1 no 4 bedroom detached house for a private dwelling with associated private garden areas.

1.04 Amount

The bungalows have a GIA of 68sqm and the house has a ground floor GIA of 86sqm and a first floor GIA of 83sqm.

1.05 Scale

It is proposed that the scale and size of the house and bungalows will be in keeping with the existing adjacent buildings. The external space to the dwellings has been designed to accommodate 2 off road parking spaces to the front.

1.06 Layout

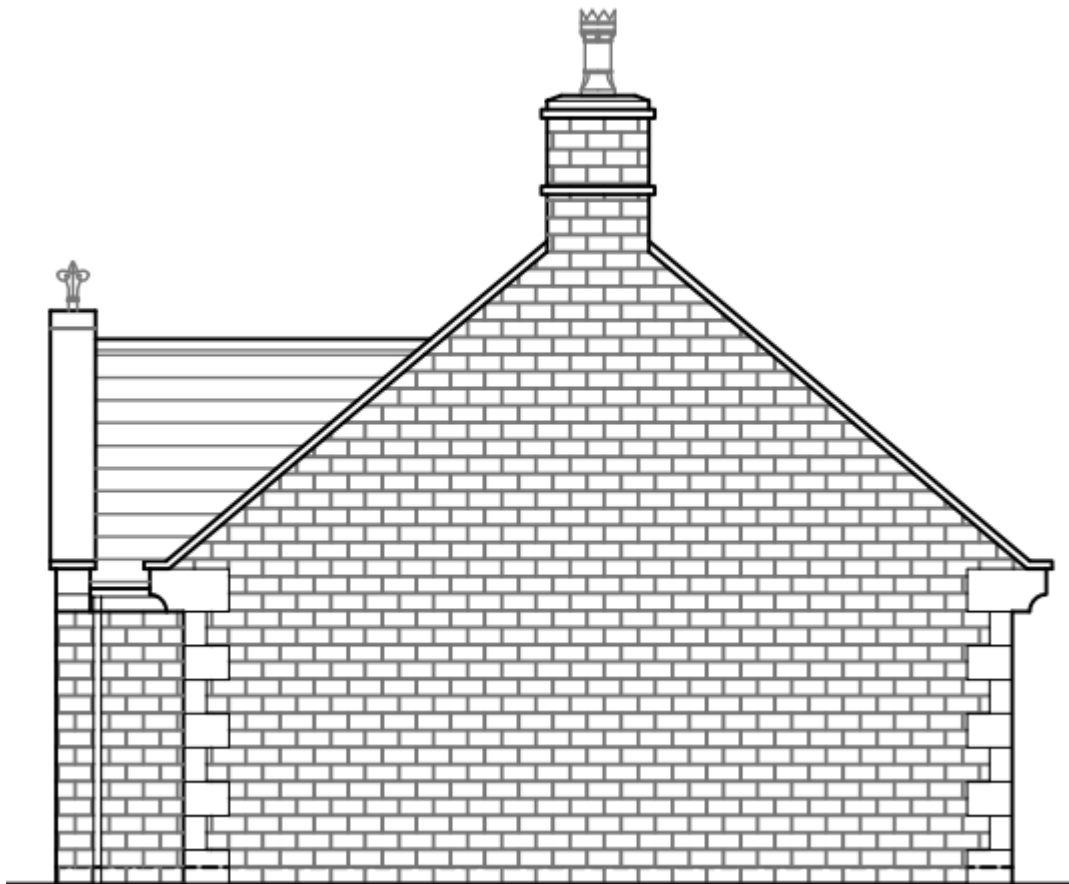
The bungalows will have a separate lounge, kitchen/diner, two bedrooms and a bathroom. The house will have at ground floor level a separate lounge, a kitchen/breakfast, a separate dining room, and a WC, at first floor level there will be 4 bedrooms one with en-suite and a family bathroom. Access to the first floor will be via an internal staircase.

The siting of the proposed dwellings means there will be no harmful impact on the amenities of the adjoining, existing residents, by reason of loss of outlook, loss of privacy, overbearing or overshadowing, but have been designed in such a way that all habitable rooms have a reasonable outlook.

The proposed development is on a site adjacent to other housing. The amenities of the occupiers of the adjoining housing have been given due consideration.

1.07 Landscaping

To absorb the development into the existing area and adjacent dwellings, the garden areas will be landscaped in a simple fashion, retaining the openness and agricultural character. The boundary edges will consist of a mix of existing hedges and trees with new timber fences where necessary. The proposals show the level of private garden space is approximately 400msq for the bungalows and 1100msq for the house. In addition to the proposed garden space, there is a minimum of 2 off road parking spaces for each dwelling. Areas for waste and recycling bins will be provided together with a clothes drying area. These amenity areas will not harm the appearance of the development or its surrounding area and will be in keeping with similar items found within the curtilage of the adjacent properties. In addition, 3 trees per dwelling will be planted as part of the overall landscaping scheme.



BUNGALOW ELEVATIONS

1.08 Appearance

It is proposed that the dwellings would be constructed with traditional materials, in keeping with the adjacent buildings and the nearby church. The external face of the walls will be natural coursed stone, with stone heads, sills and surrounds to the openings. The roof will be finished in slate with parapet walls at the gable ends finished with a stone coping. The windows will be brown pvcu.

The dwellings will be serviced by existing services utilised by the adjacent dwellings including mains water, foul/surface water drainage, gas, electricity and the provision of other public services such as refuse collection and postal services.

1.09 Access

Vehicular and pedestrian access to the site will be via the existing access road off Preston Road. It is proposed that the access road is to be widened at the junction with Preston Road and to have a new passing place halfway along. Servicing will be undertaken as per the existing arrangements utilised by the adjacent properties.

THE SITE

