



PROPOSED EMPLOYMENT DEVELOPMENT LAND AT BLACKBURN ROAD, HOTHERSALL LONGRIDGE

DESIGN AND ACCESS STATEMENT

Job No. 5220

Rev 1.00 April 2017

Rev 1.01_ 20.06.2017

Parameter plan, precedents study added, illustrative plan updated.

1.0 INTRODUCTION

- 1.1 This Design and Access Statement relates to the proposed development of land south of Blackburn Road, Hothersall, Longridge on behalf of BKW Developments. It is in support of an outline planning application to provide mixed Class B1, B2 and B8 employment floorspace along with associated parking and infrastructure. The proposal also includes the opportunity to provide an alternative access route and pupil transport pick-up / drop-off point and waiting area for Hillside Specialist School and College.
- 1.2 The application seeks to provide an appropriate commercial development, suited to meeting the full range of local employment needs and job creation over the next 10 years in Longridge and the surrounding part of Ribble Valley.
- 1.3 The illustrative layout is designed to protect and utilise existing site features, as well as proposing enhance landscaped boundaries to reduce any visual impact of the site.

2.0 EXISTING

- 2.1 The proposed site is located to the south of Blackburn Road in a sustainable location on the eastern approach to Longridge, immediately west of the Taylor Wimpey housing development that is currently under construction, without impacting its amenity.
- 2.2 The existing land use is agricultural which is bordered by commercial uses at Higher College Farm to the southwest, Blackburn Road to the north, a number of residential houses clustered around the Corporation Arms PH to the northeast, Hillside school to the east and agricultural land to the south.
- 2.3 The following photographs and the opportunities and constraints plan, show the existing context of the site and the considerations which have influenced the design of the illustrative layout.
- 2.4 Surrounding site factors include the need to protect the amenities of residential properties, the preservation of existing trees, hedgerows, ponds and natural features wherever possible, safe and secure vehicular, cycle and pedestrian access onto Blackburn Road and the opportunity to provide an alternative means of access, drop-off and collection for pupils attending Hillside Specialist School and College.
- 2.5 Existing site features including boundary trees, hedgerows and the ponds within and adjacent to the site, will be retained and the site boundaries will be thickened and enhanced with increased native planting.



2.4 VISUAL SITE ANALYSIS

VIEW FACING SOUTH TOWARDS THE SITE ON BLACKBURN ROAD



VIEW FACING WEST TOWARDS LONGRIDGE



VIEW FACING SOUTH TOWARDS THE SITE ON BLACKBURN ROAD



2.5 EXISTING SITE ANALYSIS - OPPORTUNITIES AND CONSTRAINTS



LEGEND

- SITE BOUNDARY
- EXISTING TREES / HEDGES
- APPROXIMATE CULVERT POSITION
- ACCESS POINT
- FIELD BOUNDARY
- RESERVOIR
- ROAD
- EXISTING ACCESS TO HILLSIDE SCHOOL
- TAYLOR WIMPEY HOUSING DEVELOPMENT 3/2015/0065
- LOWER DENSITY DEVELOPMENT
- EXTENDED LANDSCAPING BUFFER
- FRONTAGE DEVELOPMENT
- POTENTIAL TO PROVIDE ALTERNATIVE ACCESS AND PUPIL TAXI PICK-UP / DROP-OFF WAITING AREA FOR HILLSIDE SPECIALIST SCHOOL AND COLLEGE
- EXISTING ACCESS ROAD FOR HILLSIDE SCHOOL
- BOUNDARY AREAS TO BE ENHANCED BY LANDSCAPING TO DEFINE AND PROVIDE SCREENING
- PROPOSED NEW HEDGE
- BOUNDARY TO POND AND TREES TO BE PROTECTED

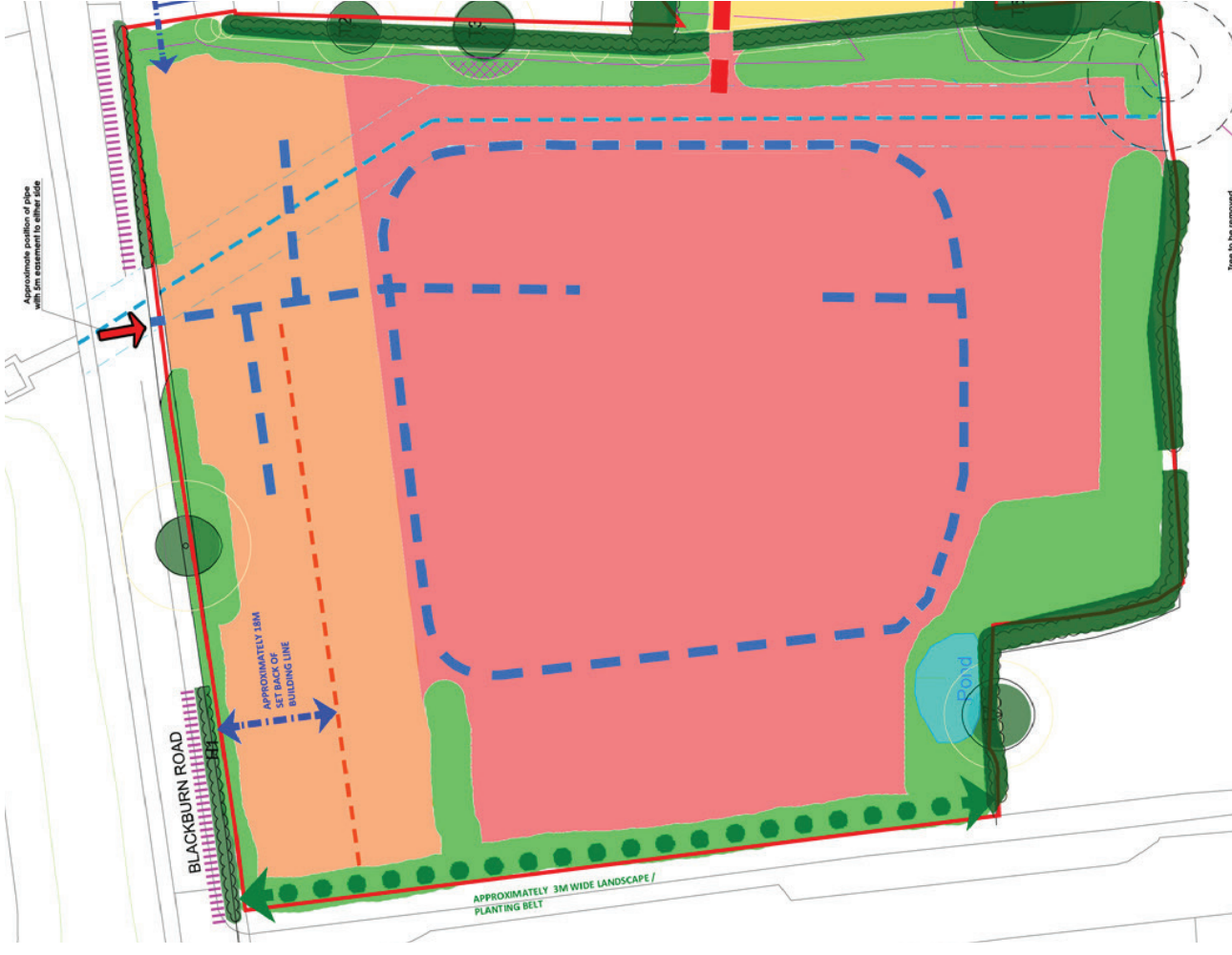
3.0 THE PROPOSAL

- 3.1 The proposed parameters site plan drawing ref: 5220-P02 examines the internal site characteristics and a review of the potential design layout. It illustrates important design parameters which are designed to soften the external appearance and impact on the surrounding area. An extended landscaping buffer is proposed to the site perimeter increasing the overall aesthetic of the existing landscaping.
- 3.2 The proposed illustrative site layout shows the potential to accommodate up to nine buildings of various sizes, for office, research and light-industrial use (Class B1), general industrial use (Class B2) and/or storage (Class B8). The site enables an efficient layout to be provided within the existing field boundaries and allows spaces around the outside of the development to be planted to provide screening. The buildings will be low rise and can be designed and finished in suitable materials and colours to limit and mitigate their appearance in the landscape, and to have the appearance of agricultural buildings.
- 3.3 The illustrative layout reflects the two parts of the site. To the west is the main site, where the vehicle access point is located off Blackburn Road. This can accommodate approximately 8,000 sqm of floorspace (80% of the proposed total accommodation), in a range of building types and footprint sizes. Office accommodation will create an appropriate roadside frontage to the development set behind the existing hedgerow boundary and highway verge. The larger employment spaces will be contained and screened to the rear of the offices, and served by central parking, deliveries and circulation space.
- 3.4 The eastern part of the site provides the opportunity for future expansion, and the potential to provide a suitable vehicular connection to Hillside Specialist School and College. Land can also be made available to accommodate passenger transport vehicles and taxis before they collect or drop off pupils so they do not need to wait and queue on the highway and in front of properties on Ribchester Road. Any development in this part of the site will be sensitively designed so it does not conflict with the School, suitable off-set distances and comprehensive landscape buffers will be provided on the eastern and northern boundaries. Building heights will also be limited and only low-level and compatible Class B1 uses will be permitted in this part of the site.
- 3.5 The indicative layout responds to the natural form, ground levels and landscape features within and enclosing the site. It has been informed by tree and ecological surveys and is designed to meet necessary technical standards and occupier requirements, including parking and commercial vehicle swept path / tracking movements.

3.6 ACCESS

The vehicular access to the site will be from Blackburn Road where there is an existing agricultural access and field gate. The proposed entrance location will be re-located to the east so the tree on the road frontage (T1 - see Arboricultural Impact Assessment) is retained. The entrance is positioned to provide safe and suitable access from the highway without conflicting with agricultural traffic and provides good visibility in both directions. The speed limit on Blackburn Road on the approach to Longridge can also be modified if necessary. Full details of the highway and access proposals are provided in the Transport Statement accompanying the planning application.

- 3.7 The indicative parking provision is designed to meet the standards required by the range of permissible B1, B2 and/or B8 uses, and is integrated with additional landscaping to avoid large areas of hardstanding.



3.9 PRECEDENT STUDY

MANOR COURT, RIBCHESTER



INTEGRATION OF QUALITY AND LOCAL MATERIALS



VARIATION OF DESIGN AND ORIENTATION OF BUILDINGS PROVIDING ARCHITECTURAL INTEREST TO THE AESTHETIC



ROOT HILL FARM, DUNSOP BRIDGE



EXAMPLE USE OF TRADITIONAL MATERIALS INCLUDING SLATE AND STONE SET IN AN AREA OF OUTSTANDING NATURAL BEAUTY (ANOB)

3.9 PRECEDENT STUDY

PROPOSED NEW DEVELOPMENT, HARROGATE

REF: BECKWITH KNOWLE DEVELOPMENTS



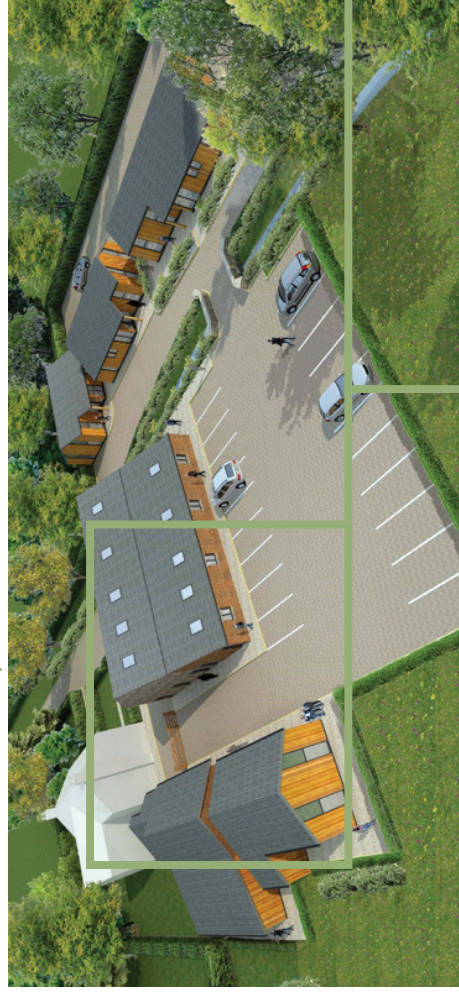
SIGNIFICANT SURROUNDING LANDSCAPE BUFFER, WELL PROPORTIONED PROPOSED SCHEME WITH INTEGRATED LANDSCAPING



DIVERSE MIX OF MATERIALS AND DESIGN USE WITH A MORE CONTEMPORARY AESTHETIC. SITE LANDSCAPING AND A PEDESTRIAN DESIGN FOCUSED HARD LANDSCAPING INTEGRATION



NORTH PLANKS PROPOSAL, GARSTANG



NEW BUILD AND CONVERSION OF COMMERCIAL UNITS TO REFLECT AN AGRICULTURAL VERNACULAR IN A RURAL SETTING



3.9 PRECEDENT STUDY

NEW MIXED USE DEVELOPMENT, HAPPA, BRIERCLIFFE



DESIGN DETAIL AND MIXED USE OF MATERIALS INCLUDING TIMBER CLADDING, PROFILE ALUMINIUM AND GLAZING



NEW BUILD MIXED USE DEVELOPMENT, WHALLEY



RURAL DESIGN DETAILING AND MIXED USE BUILDING TYPE



4.0 CONCLUSION

In conclusion, the proposed scheme had been designed to sensitively reflect and respond to its surrounding context and the local area.

The proposal offers the potential to provide a flexible range of office, light industrial and general industrial and storage floorspace, which will meet local demand requirements and help the creation of new employment opportunities in Longridge and the surrounding area, for the next 10 years.

The proposal is contained by and retains existing landscaping features, as well as proposing significant enhancement of the north, east and southern boundaries to ensure there is no conflict with nearby residential properties and Hillside Specialist School and College, as well as screening the development from countryside views to the south. The proposal occupies a suitable and sustainable location on the approach to Longridge but is sufficiently off-set from established residential areas on the edge of the town, and is provided with good pedestrian, cycle and public transport connections.





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