

# preston road, longridge

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## DESIGN JUSTIFICATION STATEMENT

Ref: (17037)djs\_01      Date: january 2018



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# 1.0 introduction

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## the document

The application site received Outline Planning Permission on 18th September 2017 for a maximum of 275no. dwellings. The application reference is 3/2016/0974.

This Design Justification Statement (DJS) has been prepared on behalf of Kier ('the applicant') in support of the Reserved Matters Application submitted to Ribbles Valley Borough Council (RBC) for the construction of 256no. dwellings on land to the east of Preston Road, ('the site'), shown edged red on the Site Location Plan (figure 1).



## the site

The site occupies an area approximately 18.84 hectares of agricultural land, previously separated into individual fields, containing a number of ponds and ditches and crossed by an overhead electricity line with two pylons. There is a high pressure gas main crossing the southern part of the site.

The site is bounded to the north by housing estates, the site presently being developed by Miller Homes and the established development along Mardale Road and Thirlmere Drive. Located to the north west of the site are playing fields with Shay Lane Industrial Estate beyond.

The B6243, Preston Road bounds the eastern edge of the site while the southern boundary faces open countryside. To the extreme south of the site are a number of detached dwellings and farm buildings, forming ribbon development along the B6243.

On the eastern side of Preston Road opposite the site is "Alston Wetland", a wildlife reserve created by united utilities and RSPB's Bowland Wader protect on the footprint of the Old Alston Reservoir for breeding wading birds.

There are no public footpaths on the site but a footpath runs along the south/east boundary from Alston Farm/ Preston Road to the dismantled railway and shay Lane to the north.

## the application

This application seeks approval of the Reserved Matters, being layout, scale, landscaping and appearance for the construction of 256no. residential dwellings, together with associated public open space, landscaping and highway infrastructure.

The document further demonstrates how the detailed proposal is in broad accordance with the original Design and Access Statement (DAS) prepared by Campbell Driver Partnership and the approved Illustrative Masterplan.





## 2.0 site location

### site location

The adjacent plan (figure 1) highlights with a red edge, the application development site.

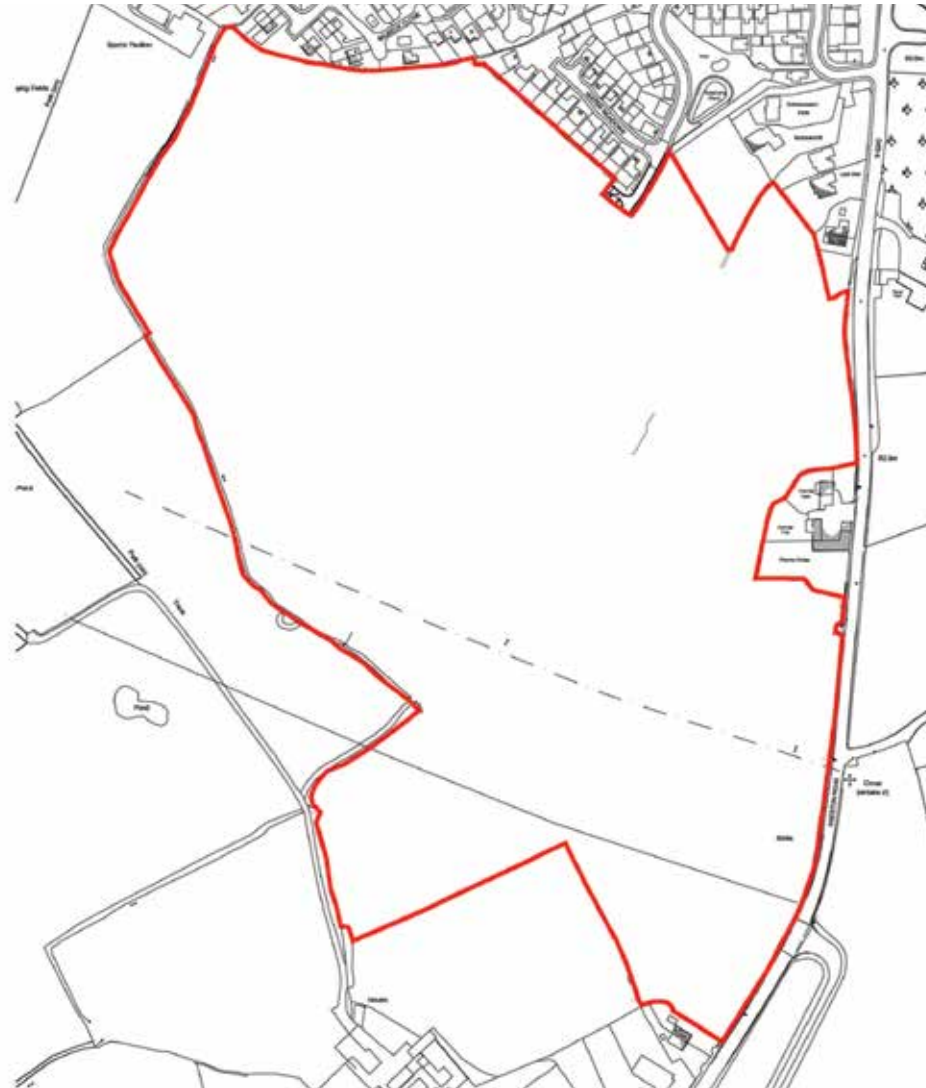


Figure 1: Site location plan (development boundary established by the red edge).

## 3.0 approved development proposals

The Outline Planning Approval references two particular plans.

The first plan (figure 2) illustrates the proposed development parcels, it highlights the extent of the proposed built form, the green infrastructure & buffers, main access points and proposed densities within each area.

The parcels respond to existing constraints in particular the overhead cables and pylons together with historic field boundaries, ponds, existing sewers and an existing gas main.

Nearly 50% of the development is to be green space, public realm, landscaping and planting.

The second plan (figure 3) highlights the suggested movement framework connecting both vehicles and pedestrians to each parcel, the main access points and then to existing routes to the west and the existing development to the north.

Whilst working around the constraints the approved plans primarily suggest densities for each parcel which encourages higher density to the north with a transition to lower density to the south.



Figure 2: Approved development parcels plan.



Figure 3: Approved movement framework plan.



## 4.0 proposed site layout



Figure 4: Proposed site layout.

## 4.0 proposed site layout

The adjacent drawings represent the layout drawing which is the subject of this Reserved Matters Application. The layout responds to Approved Parcel Plan and Approved Movement Framework.

Green infrastructure responds to existing features including hedgerows, watercourse, services, the overhead cables and pylon.

Densities across the development are in accordance with the parcel character areas, the street & footpath network together with the access points respond to the Movement Framework.

The following pages bullet point key factors of the layout design.

1. The layout design accords with the approved primary access points (2no.) located to the north & south of the development to the west of Preston Road.

2. Landscape buffers are proposed to the boundaries with existing housing in accordance with the approved plans. These buffers are to the north and the east of the development.

3. Development is constrained to the south by the required standoff to the existing gas main, this area is retained as amenity including footpaths, balancing ponds for sustainable drainage and cycle routes.





## 4.0 proposed site layout

continued...

4. Existing ponds are retained within green spaces at various locations within the site in accordance with the approved Development Parcels plan.



5. A Community Building is sited centrally within the Village Green Character Area. The building includes retail space and a community meeting room. To the rear of the building is car parking with an area of green amenity space which houses a Local Area of Play.



6. The proposed layout make allowance for the location of the overhead cables & pylons in accordance with the approved parcel layout which indicates these areas should create green links which create connections across the site.



## 4.0 proposed site layout

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continued...

7. Our layout design ensures an outward looking development to all key frontages and green spaces. These include the Green Link, Corridor, open space to the west and the playing fields to the north.



8. The scheme includes a network of footpaths and cycleways which connect the development parcels with amenity and footpath networks beyond the site. All key connections shown on the Approved Movement Framework plan are incorporated into our design.



9. Key frontages are accessed by secondary shared streets being constructed to the parcel edge with houses accessed off private drives.



## 4.0 proposed site layout

continued...

10. Our scheme is designed with a street network which follows the hierarchy on the Approved Movement Framework. This includes a primary street loop taken from both site access points and through the Village green area. Throughout the scheme there are a number of parking solutions including integral garages with driveways, in-curtilage driveways located to the sides of properties & parking bays sited to the building frontages.



11. Within the character areas we have designed a portfolio of Character Elevations which include stone fronted properties to the main access points, buff brick properties to the green edges, red brick urban core houses and focal/key buildings which are elevated in render. Further details are elsewhere in this document.



12. The proposed layout features a variety of boundary treatments including brick screen walls and fences 1.8m high providing privacy to private amenity. Divisional boundaries between properties will also be fenced.



## 5.0 use

Our proposal is for 256no. properties in total. There is a range of bed sizes and tenure from 2 bedroom properties up to 5 bedroom properties.

The scheme has a community building which is 200 sq m in area and has retail & community uses.

30% of the total number of properties are designated as affordable, within that 20no. of the affordable provision are Bungalows suitable for elderly use. A further 18No bungalows are provided as open sale meaning a total of 15% across the site.

Accommodation Schedule - Preston Road, Longridge. 08.01.2017													
Gross Site Area:		187.138	Sq M	Gross Density / Acre :		6.147	Sq Ft/Acre	<div>30% Affordables</div> <div>15% Elderly Provision</div> <div>18.714 Hectares Overall Site Area</div> <div>0.4 Acres for Community Facilities/Local Retail</div> <div>20.7 Acres of POS Within Site Boundary</div> <div>1.1 Acres of Unused Roads</div>					
		18.714	Hectare	Net Density / Acre :		11.774	Sq Ft/Acre						
		46.24	Acres										
Net Site Area:		97.697	Sq M										
		9.77	Hectares										
		24.14	Acres										
POS/Com/Retail Area:		89.441	Sq M										
		8.94	Hectare										
		22.10	Acres										
Illustrative Residential Mix:	Floor Space (sqm)	Floor Space (sqft)	Beds	Units	Total Area (sqft)	Total Beds	% of mix:	Affordability (30% of mix):	Style	Parking	Open Space Req (Sq m per bed)	Open Space Req (Sq m)	
Bungalow	58	628	2	38	23,864	76	14.8	20	Semi	Front	-	0	
Denton	64	692	2	20	13,840	40	7.8	20	Terrace	Front	-	0	
Cedarwood	74	800	3	37	29,600	111	14.5	37	Semi	Side	-	0	
Elderwood	83	893	3	13	11,609	39	5.1	0	Detached	Integral	-	0	
Holmewood	84	906	3	22	19,932	66	8.6	0	Semi	Front	-	0	
Hopwood	86	928	3	18	16,704	54	7.0	0	Semi	Front	-	0	
Chelmsford	118	1,269	4	9	11,421	36	3.5	0	Detached	Integral	-	0	
Hareford	119	1,286	4	12	15,432	48	4.7	0	Detached	SG	-	0	
Mapleford	130	1,395	4	15	20,925	60	5.9	0	Detached	Integral	-	0	
Cranford 2	136	1,469	5	19	27,911	95	7.4	0	Detached	Integral	-	0	
NT 1	141	1,522	4	12	18,264	48	4.7	0	Detached	SG	-	0	
Pensford	146	1,575	4	9	14,175	36	3.5	0	Detached	Integral	-	0	
Pensford with bay	148	1,598	4	5	7,990	20	2.0	0	Detached	Integral	-	0	
Ellesworth	164	1,765	5	17	30,005	85	6.6	0	Detached	DG	-	0	
Ravensworth	210	2,256	5	10	22,560	50	3.9	0	Detached	DG	-	0	
Plot Totals:			256		284,232	864	100	30.08%				0	

Figure 4: Accomodation schedule.



## 6.0 proposed landscaping

A landscape scheme is submitted as part of this application, designed by FDA Landscape (see adjacent image, figure 5).

The scheme includes hedgerows to housing frontages, tree planting to green links, retention of existing landscape features & buffers in accordance with the Approved Parcel Plan.

Further detail on exact species, planting and play equipment numbers will be submitted in due course.



Figure 5: FDA landscape masterplan.

## 7.0 proposed pedestrian, cycle & vehicle movement

Our scheme has been designed with a street, footpath and cycleway network which follows the hierarchy connection route on the Approved Movement Framework.

This includes a primary street loop taken from both site access points and through the Village green area. Green edges are served by private drives which are in turn taken off secondary shared surface streets.

Building parcels are connected via a network of footpaths, including a designated cycleway. Connections are made beyond the site in accordance with the Framework.

Throughout the scheme there are a number of parking solutions including integral garages with driveways, in-curtilage driveways located to the sides of properties and parking bays sited to the building frontages.



Figure 6: Application Layout

## 8.0 character areas

### development character

As part of the Outline Planning Permission the plan titled 'Development Parcels Plan' (figure 7) illustrates character areas within the scheme which are fixed development parcels forming build lines. The character areas relate to densities of housing, the northern parcels being higher density when closer to the existing settlement with a transition to lower density further south.

These areas are named;

Preston Road Gateway  
Village green  
Green Mews  
Entrance Green  
Village Lanes

The character areas are separated by strong green linkages and buffers, the south is defined by a large Wildlife and Woodland Area.



Figure 7: Approved development parcels plan.



## 8.0 character areas

### elevation character

The adjacent plan (figure 8) illustrates the Elevation Character locations proposed for the development.

The layout is split into 3 distinct elevation styles, a fourth is created by the incorporation of focal buildings and feature plots which will be rendered at specific locations within the development.

The Elevation Character styles are;

- 1. Stone Edge.** Properties located close to the primary site access's will be elevated in Recon Stone with Concrete Slate Grey Roofs.
- 2. Green Edge.** Properties that front green spaces including green links will be elevated in Buff Facing Brick with Concrete Slate Grey Roofs.
- 3. Urban Core.** Properties that are located centrally within the site on link or shared surface streets will be elevated in Red Facing Brick with Concrete Slate Grey Roofs.
- 4. Focal Plots.** Selected properties either on book ends, or at vistas or to just break up runs will be elevated in Render with Concrete Slate Grey Roofs. This external finish will also be applied to the Community Building.



Figure 8: Proposed elevation character plan.



## 8.0 character areas



### Stone Edge

Facings are to be recon stone with art stone surrounds and band courses to primary elevations.

Corbels & gable band courses will also be art stone.

Windows will be white upvc.

Fascia boards and rainwater goods to be black.

Roofs will be finished in Slate Grey Concrete Interlocking roof tiles.



### Urban Core

Facings are to be red facing bricks with contrasting brick heads and cills to primary elevations.

Windows will be white upvc.

Cladding boards to be slate grey.

Fascia, barge boards and rainwater goods to be black.

Roofs will be finished in Slate Grey Concrete Interlocking roof tiles.



### Green Edge

Facings are to be buff brick with art stone heads & cills to primary elevations.

Corbels and gable band courses will be buff facing brick.

Windows will be white upvc.

Fascia boards and rainwater goods to be black.

Roofs will be finished in Slate Grey Concrete Interlocking roof tiles.



### Focal Plots

All walls to be finished in white through coloured render.

Windows will be white upvc.

Cladding boards to be slate grey.

Fascia, barge boards and rainwater goods to be black.

Roofs will be finished in Slate Grey Concrete Interlocking roof tiles.

## 9.0 compliance with approved plans

The adjacent plan illustrates our proposed Site Layout overlaid onto the Proposed Parcels Plan.

The purpose of this plan is to demonstrate the areas in which our proposed site layout complies with the parameters and constraints set out in the approved Parcels Plan & Movement Framework.

The key areas of compliance are as follows;

1. Primary gateway access points utilised in their approved form.
2. Development character area boundaries adhered to in terms of build lines and extent of development.
3. Green buffers to boundaries with existing properties retained within the proposed layout.
4. Wildlife and woodland area to south retained.
5. Existing ponds and watercourse retained within green links and corridors.
6. Access points connecting parcels complied with.
7. Green space retained under lines of overhead cables and pylons.
8. Connection worth adjacent site to the north indicated on the proposed layout.
9. Footpath and cycleway connections within the site and wider context complied with.



## 10.0 conclusion

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We believe that it has been demonstrated through this statement, that the proposed development is acceptable in design terms, in respect of its appearance, layout, scale and landscaping details and constitutes sustainable development, having regard to national and local planning guidance.

Furthermore, the proposals substantially accord with the approved Illustrative Parcels Plan & Illustrative Movement Framework as part of Outline Planning Permission ref. 3/2016/0974.

The design and development of the scheme has been through a collaborative process which has allowed for a positive design solution to be provided on this site. The scheme substantially accords with the project brief and the urban framework without detriment to the character of the area's existing features or nearby residents.

The proposed layout is a high quality response to the parameters set out within the Outline Planning Permission. The scheme creates high quality areas of open space an equipped play space, informal and formal pedestrian and cycle routes, housing of distinct character, affordable housing, housing for the elderly, retention of existing

landscape features, a range of housing sizes from 2-5 bedrooms including bungalows, woodland enhancement/creation and sustainable drainage amongst other benefits. Furthermore, it has been demonstrated through this submission and the pre-reserved matters Phasing Conditions (detailed within the separate 'Discharge of Conditions' application) that the scheme will enhance the surrounding area in aesthetic, landscape and ecological terms and the houses will be built to exceptional quality. We therefore request that positive and expeditious consideration is given to this application, to enable this important site to be implemented and delivered.



## 11.0 contacts

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### consultant team

The development team consists of the following consultants.



Kier Living

Applicant



MPSL Planning &  
Design Ltd

Architectural Designers &  
Agent



Lees Roxburgh

Engineer



FDA

Landscape Designers





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