



**PROPOSED OUTLINE RESIDENTIAL
DEVELOPMENT**
LAND AT
HIGHER COLLEGE FARM, LONGRIDGE, PR3 2YY
DESIGN STATEMENT

Job No. 5296

Rev 1.00_ November 2018 ----

1.0 INTRODUCTION

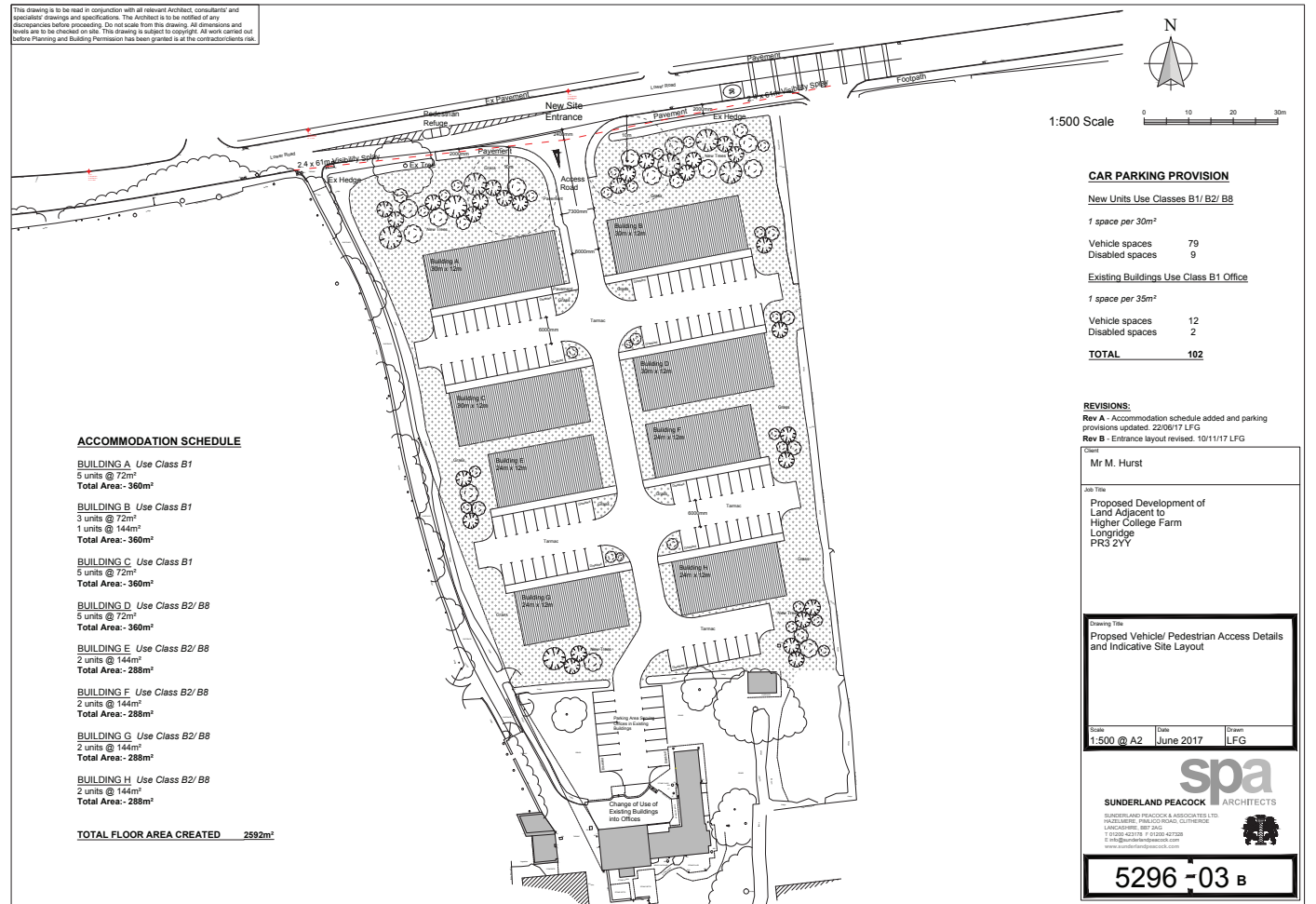
- 1.1 This Design Statement relates to the proposed outline residential development of land north of Higher College Farm off Blackburn Road. It is in support of an outline planning application to provide an outline residential use for the site.
- 1.2 This application follows planning approval for the outline consent of commercial and office units approved in December 2017, planning reference 3/2017/0602.
- 1.3 This design statement illustrates the design intensions and basis for the Illustrative Site Layout as well as reviewing the site and surrounding area to demonstrate how this proposal will successfully integrate into the site location.

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, adjacent from the Taylor Wimpey housing development which is currently under construction. It is bordered by a residential property as well as commercial uses at Higher College Farm to the south. There are 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. The land directly to the east has outline approval for office and commercial use with a new access off Blackburn Road.
- 2.2 The photographs illustrated in the item 2.8 visual analysis as well as the opportunities and constraints plan, show the existing context of the site and the considerations have influenced the design of the illustrative layout.
- 2.4 Surrounding site factors include the desire to preserve existing trees, hedgerows, and natural features wherever possible, safe and secure vehicular, cycle and pedestrian access onto Blackburn Road.
- 2.5 Existing site features including boundary trees and hedgerows within and adjacent to the site, will be retained where ever possible as well as enhanced through native planting.
- 2.6 The topography of the existing site is generally flat which slightly slopes to the southern boundary making it a sustainable location for development.
- 2.7 The site use is currently agricultural with outline approval for 8no B1, B2 and B8 units as well as the conversion of Higher College Farm to office use. Figure 1.1 illustrates the current approval drawing which provides a 2592m² floor area, excluding the office conversion.



Figure_ 1.0



Figure_ 1.1

2.8 VISUAL SITE ANALYSIS

VIEW FACING SOUTH TOWARDS HIGHER COLLEGE FARM



VIEW FACING NORTH TOWARDS BLACKBURN ROAD

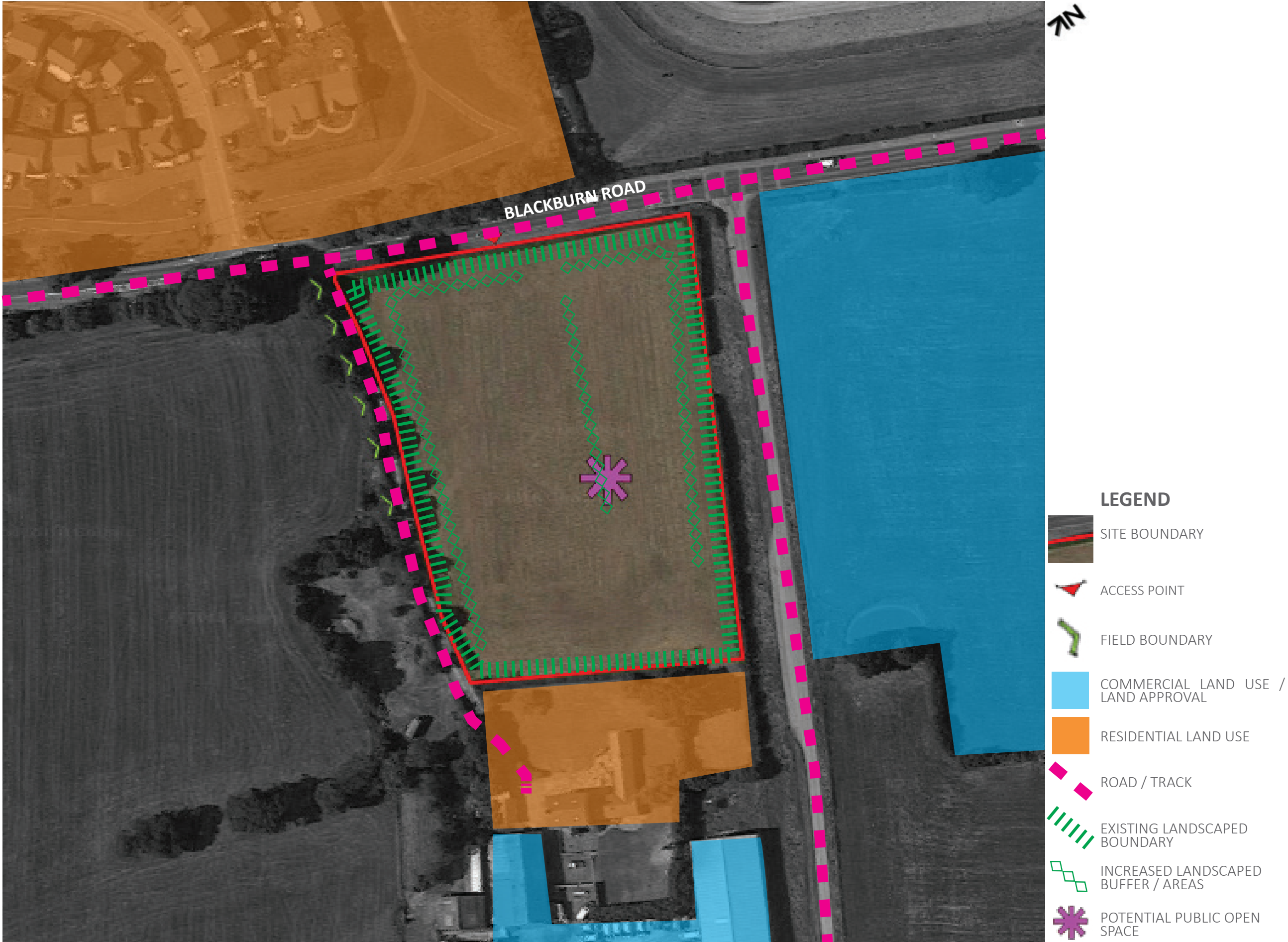


VIEW FACING SOUTH TOWARDS THE SITE ON BLACKBURN ROAD



VIEW FACING EAST TOWARDS THE SITE ON BLACKBURN ROAD





3.0 THE PROPOSAL

- 3.1 The existing site analysis illustrated in item 2.9 examines the existing site characteristics which have influenced the outline design layout. It also demonstrates potential design parameters which are designed to soften the external appearance and impact on the surrounding area.
- 3.2 Landscaping is an integral part of the this proposal which seeks to retain and enhance the existing features. Figure 1.3 demonstrates how the only loss is to create the site entrance however, the landscaping is subsequently extended to create an additional buffer to the site perimeter as well integrated within the site with a central corridor increasing the overall aesthetic. Substantial garden spaces provide additional landscaped areas which will be naturally separated and shared as part of areas such as the public open space.
- 3.3 Hard landscaping will be subtle and wide ranging to allow multi-use surfaces to reduce visual impact. Figure 1.4 illustrates the initial hard landscaped areas which is weaved within the proposed landscape.
- 3.4 The proposed illustrative site layout shows the potential to accommodate a range of 21no. new residential units which are intended to be self-build thus offering a more individual basis of the development. The buildings will be of the local architectural vernacular to provide a quality design aesthetic reflecting the surrounding site and local area. Materials will be influenced from the vicinity as well as introduce contemporary styles and materials. Samples precedents are illustrated in item 3.10 intended to demonstrate the range of aesthetics with which a self-build scheme could provide.
- 3.5 The unit fabric is shown in figure 1.5 which provides subtle avenues, driven by landscaping in order to provide an individual layout. Proposed plots have varied orientations and styles within a secure environment designed to be open and create communities.
- 3.6 Potential unit spaces have been replaced with public open spaces and increased landscaping which will inevitably provide less hardstanding and industrial aesthetic than the current approval. The current approved floor spaces area over one storey is 2592m² with this scheme proposal being comparatively approximately 1940m² footprint with a gross internal area of approximately 3250m² over two storeys.
- 3.7 The indicative layout responds to the natural form and landscape features within the enclosed site. This application has been informed by the required surveys and supporting statements and is designed to meet privacy distances and areas.
- 3.8 A detailed planning statement has been prepared by PWA Planning provides further supporting evidence that this site will provide quality housing units to meet local and national requirements and policy on a sustainable site.

Figure_ 1.3



Figure_ 1.4



Figure_ 1.5



3.9 ILLUSTRATIVE SITE LAYOUT

NOT TO SCALE



3.10 PRECEDENT STUDY



LANDSCAPED
INFLUENCED DESIGN
AESTHETICS TO
ENHANCE LANDSCAPE
AND BUILDING FEATURES



INDIVIDUAL DESIGN
LAYOUTS TO CREATE
COMMUNITES AND
SECURE ENVIRONMENTS



QUALITY USE OF DESIGN
DETAILS AND MATERIALS
TO PROVIDE A QUALITY
VISUAL AESTHETIC

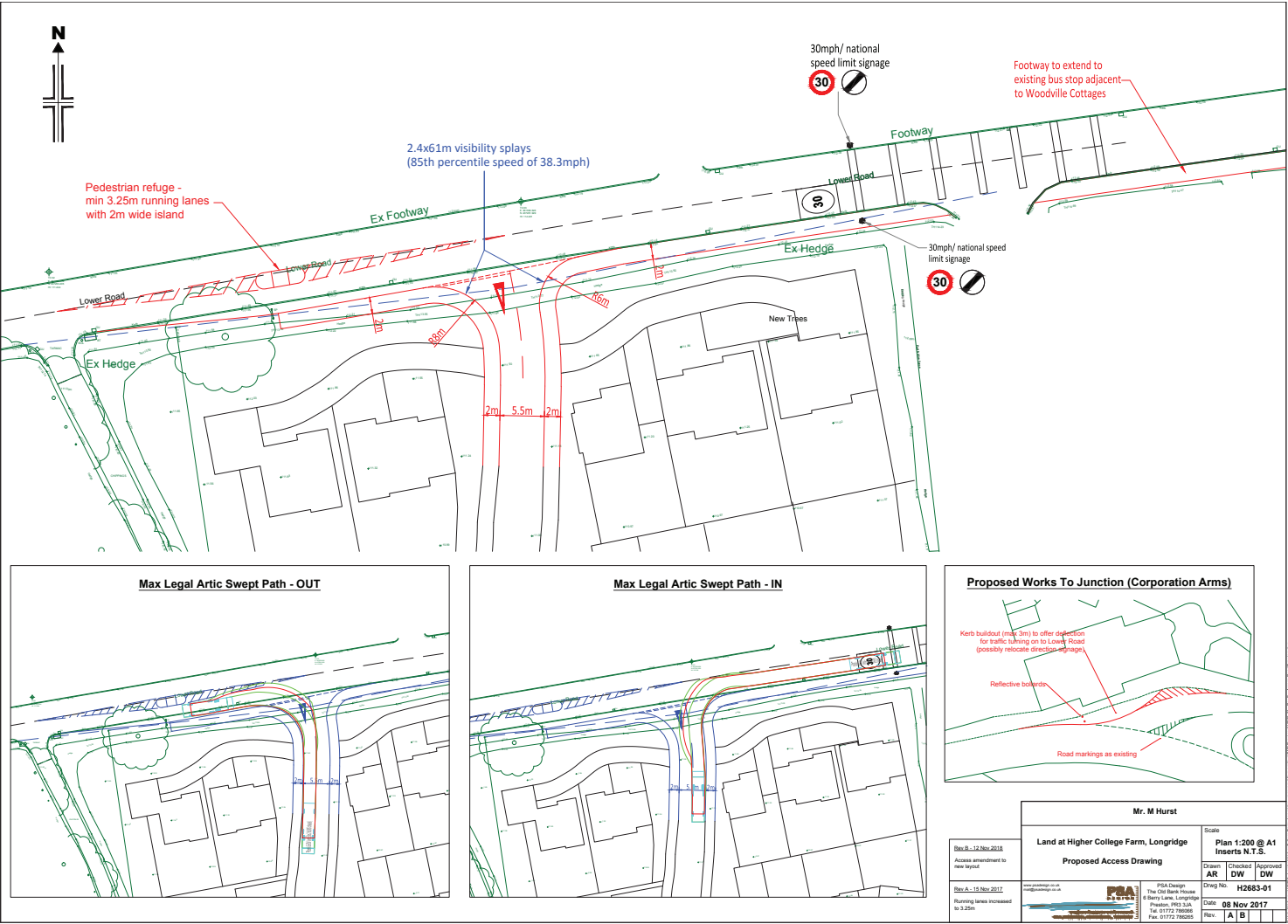


VARIED USE OF
DESIGN, MATERIALS
AND ORIENTATION
INTEGRATED WITH
PUBLIC OPEN SPACE

3.6 ACCESS

The proposal will include the formation of a new vehicular access off Blackburn Road . The proposed entrance location is positioned on the current approval but has been reduced in size to reflect the residential use of this proposal. 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. Full details of the highway and access proposals are provided in the Transport Statement accompanying the planning application and illustrated in the proposed drawing in figure 1.6.

3.7 The parking provision is designed to meet the national standards and is integrated with additional landscaping to avoid large areas of hardstanding.



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 illustrates 21no self-build residential units in a sustainable location close to local services and amenities. It offers an opportunity to provide a quality architectural development and add to the fabric of Longridge. The principle of development has been established through the current approval of B1, B2 and B8 use which would arguably cause more visual impact to the area via a larger access, more parking and hardstanding and less visual attractive architecture.

The proposal is contained by and retains existing landscaping features, as well as proposing significant enhancement to the boundaries and within the site to ensure there is no conflict with nearby residential properties as well as screening the development from countryside views. The proposal occupies a suitable and sustainable location on the approach to Longridge within close proximity to residential areas on the edge of the town, and is provided with good pedestrian, cycle and public transport connections.





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