

# Preston Road Longridge

## DESIGN & ACCESS STATEMENT

IN SUPPORT OF A FULL PLANNING APPLICATION FOR 34 DWELLINGS

02.04.2020 REV C

**createhomes**

**mck** associates limited  
architecture | building surveying | urban design



# Contents

Preface	3
Introduction	4
Purpose	4
Site Analysis	5
The Site	5
Surrounding Character	5
Summary of Reports	6
Evaluation	6
Site Opportunities and Development Concept	6
Urban Form	6
Movement	6
Green Spaces	6
Public Realm & Green Network	6
Site Topography	6
Existing Trees & Hedges	6
Detailed Layout	7
Use and Amount	7
Scale	7
Appearance	7
Landscape	7
Detailed Layout	7
Streetscenes	8
Proposed housetypes	10
Access	12
Access for All	12
Public Transport	12
Secured by Design	12

For More Information Contact

MCK Associates Limited  
Burnaby Villa,  
48 Watling Street Road,  
Fulwood Preston Lancashire,  
PR2 8BP  
Tel 01772 774510 Fax 01772 774511  
www.mckassociates.co.uk



# Preface

This Design & Access Statement has been prepared on behalf of Create Homes in support of a full planning application for a residential development of 34 dwellings with associated car parking, garaging and landscaping to land off Preston Road, Longridge, PR3 3BE.

This document aims to provide an analytical background and concept proposals to facilitate discussions with the Local Planning Authority. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2015 for applications of this type to be accompanied by a Design and Access Statement.

The content of the design element of the Statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- Assessment,
- Involvement and
- Evaluation

The following design parameters are addressed:

- Use - What the land and buildings will be used for.
- Amount - How much development can the site accommodate.
- Scale - How big the buildings and spaces will be, specifically their height, width and length.

- Layout - How the buildings and public and private spaces will be positioned and the relationship between them and the buildings and spaces around the site.
- Appearance - What the building and spaces will look like, for example building materials and architectural details.
- Landscaping - How open spaces will be treated to enhance and protect the character of a place.
- The access - This element of the statement must include two aspects of access to the development.
- Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- Inclusive access - How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.





# Introduction

## PURPOSE

The purpose of this document is to provide information in support of a full planning application to develop 34 houses on land at Preston Road, Longridge, on behalf of Create Homes.

OS grid reference is SD 60262 36040.

Access to the site will be served off Preston Road. The site is currently used as vacant land.

The proposed development would deliver a range of high quality, high specification homes for the local community in a sustainable location.

The Design and Access Statement represents a comprehensive approach to the development and describes the response to the site context, the proposed access , the quantum of development, the siting, layout and elevational treatment of new homes.

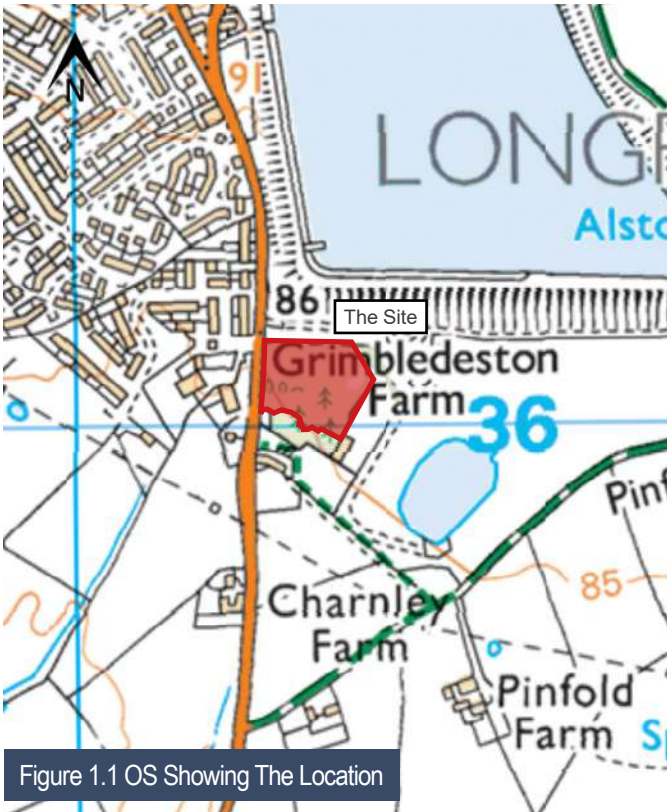


Figure 1.1 OS Showing The Location



Figure 1.2 Wider aerial view of the site



# Site Analysis

## THE SITE

The site is approximately 4.3 acres and is irregular in shape. The land is current vacant and not open to the public.

The north and eastern boundaries are defined by a dense row of existing hedge and vegetation with open countryside and reservoirs further north and east of the site.

The southern edge is aligned with existing vegetation with The Potting Shed abutting down South.

A thick wedge of green landscaping aligns the site boundary, backing onto Preston Road, B6243. Existing residents served off Preston Road are located further west.

## Surrounding Character

The site is surrounded by various styles of houses, examples of these are demonstrated on the following page. These have helped to influence house types, landscaping and style across the proposed site.



Figure 2.0 Photograph Locations





## Summary of Reports

From the initial sketch proposals, throughout the design process, technical advisors have been involved in the evolution of the proposals, analysing local information and producing reports to help guide the design, i.e. including inputs from consultants dealing with planning, ecological, landscaping and drainage matters.

### EVALUATION

The outcomes of the technical assessments and individual studies provide a good starting point for designing the scheme and for any key issues to be taken into account of at that outset. Generally, there are no inhibitive environmental constraints presented by the specialist studies that have been conducted.

The process stage has allowed us to prepare a robust proposal that works within its context and constraints whilst maximising the site's potential. The principal vehicular access to the site will be off Preston Road.

## Site Opportunities & Concepts

The proposals have been subject to detailed analysis of the site's constraints and opportunities. The diagram on the following page shows the site within its context and highlights physical characteristics and constraints.

### URBAN FORM

The proposed development should respect the existing character of Longridge. The orientation of the properties should respond positively to the surrounding areas and utilise the urban position of the site and take advantage of the views out of the site providing glimpses of the open scenery to the north and east of the site.

### MOVEMENT

There are no public footpaths running through the site at present, though the proposed layout allows for permeability through the site providing footpath connectivity to Preston Road and the context.

### GREEN SPACES

It is intended that public open space will be provided on site as an amenity for existing and new residents within the vicinity.

### PUBLIC REALM & GREEN NETWORK

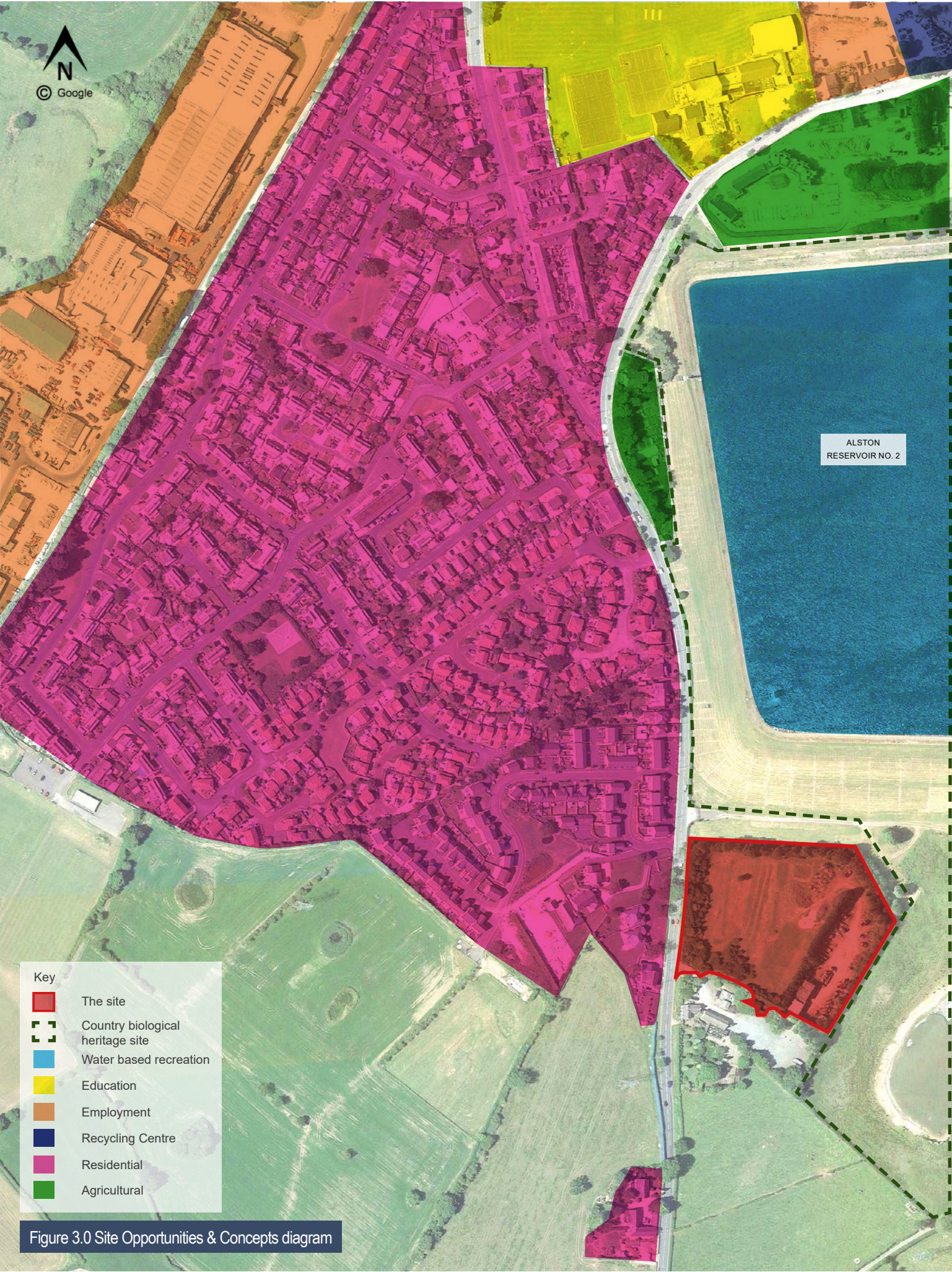
Consideration has been made to the design of the units when accessing the site, the access will be via Preston Road and it is anticipated that the layout will provide interesting vistas into the site.

The public areas within the site will have active frontages with the properties facing the street with front doors and/or habitable room windows providing natural surveillance to the public areas whilst also framing the space.

### EXISTING TREES & HEDGES

Existing high quality trees will be retained and integrated into the development wherever possible. These will create a mature setting and help blend the new development into the surrounding context.

All houses surrounding green spaces will front or side onto the areas, responding positively with them.





# Detailed Layout

## USE AND AMOUNT

The proposed development scheme seeks to provide 34 new high quality family homes comprising a mix of 2, 3 and 4 bed units, maintaining the character of the local area.

## SCALE

House types are being submitted for approval and will range from one and two storeys in height in line with the surrounding character of the area.

## APPEARANCE

The proposed scheme has been designed to reflect the materials and vernacular found within Longridge.

Dwellings within the layout will be constructed of red brick with a variety of details including heads and cills. These characteristics are indicated in the streetscenes which will be submitted along side this planning application.

## LANDSCAPE

A detailed landscape proposal will be submitted to accompany this planning application.

## DETAILED LAYOUT

The detailed layout, demonstrates how the proposed scheme is accommodated on site and integrated with the surrounding built form. Key elements are described below.

- 1 Prominent dual aspect dwelling to create a welcoming sense of arrival upon entering the development.
- 2 Organic vehicular route makes the development easy to access.
- 3 Newly proposed trees and existing high quality vegetation are retained. These are integrated into the development forming a mature, protected landscape setting.
- 4 Unit proposed at the head of the road to create focal interest.
- 5 Private drive to serve a small cluster of units in sensitive corner.
- 6 Units here will face out overlooking the countryside.
- 7 A mixture of units and dwelling types are proposed to meet the local housing requirements.
- 8 Green space to act as buffer between the development and Preston Road, B6243.
- 9 Pedestrian/cycle footpath route to provide accessibility in and out of the development for new and existing residents.



Figure 4.0 Proposed Layout

### Key



Proposed block



Main road



Private shared drive



Proposed vegetation



Proposed footpath



# Streetscenes

The layout contains units that will be predominantly one and two storeys and have been designed with the ethos of a modern version of traditional suburban architecture similar to that already in the area.

This chapter illustrates three streetscenes looking at different areas of the development.



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C







# Proposed Housetypes

This chapter illustrates the housetypes proposed for the development. As the images show, the proposed units will range from one to two storeys high with details such as heads, cills and banding with porches and chimneys to create an attractive street sense throughout the development.









# Access

## ACCESS FOR ALL

The site is located in a sustainable location close to public transport links.

The proposed development addresses a number of principles and policies with regards to the access:

- The ability to access the site by car, foot and cycle to a range of local services and facilities to meet basic needs.
- Readily accessible link to the existing public footpath network.
- Access to local good quality public open space which enjoys a high standard of security and access.
- All dwellings will be designed in accordance with current Building Regulations and in particular Part M to provide access for all.

## PUBLIC TRANSPORT

A bus stop is located within a 10 minute walk of the site with frequent services around Goosnargh and Longridge.

## SECURED BY DESIGN

The following principles have been taken into account at this stage.

- Vehicular and pedestrian routes have been designed so that they are visually open, direct and well used. A careful choice of materials and boundary treatments will clearly define private and public spaces.
- Vehicular, pedestrian and cycle are kept together and not segregated. These are well overlooked and not isolated.
- Open space and amenity areas have been designed so that they are well overlooked, with due regard to natural surveillance.
- Rear access footpaths will be well overlooked and accessed only via a lockable gate.
- Cars will be parked in locked garages or on a hard standing within the dwelling boundary.









# Preston Road

## Longridge

### DESIGN & ACCESS STATEMENT

IN SUPPORT OF A FULL PLANNING APPLICATION FOR 34 DWELLINGS

**createhomes**™



**associates limited**  
architecture | building surveying | urban design