

Land at Chapel Hill, Longridge, Preston, PR3 3JY

Full application for the erection of 4no. commercial units (Use Class E)

DESIGN AND ACCESS STATEMENT

December 2021

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Primary Author:	Joe Davis	Initialled:	JD
Contributor:		Initialled:	
Reviewer:	Graeme Thorpe	Initialled:	GT

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by William Pye Limited ('the applicant') to submit a full planning application for the erection of 4no. commercial units (Use Class E) on land at Chapel Hill, Longridge, Preston, PR3 3JY.
- 1.2. This Design and Access Statement (DAS) explains the considerations taken into account during the design of the development and acts as an explanation as to how the design proposals have been achieved and the decisions taken during its evolution.

/2 DESIGN AND ACCESS STATEMENT

The Design Process

Assessment / Design Constraints

- 2.1 During the design process, particular consideration has been given to the surrounding context. The applicant has sought to create a functional design of units which are in keeping with the character of surrounding units and well shielded from the wider context. The four units proposed represent an appropriate scale of development for the site which correspond with the site's topography.

Nature Conservation and Ecology

- 2.2 The application site is considered to have limited ecological value, which is confirmed in the supporting Ecological Assessment. The planting of a hedge and landscaping will promote wildlife diversity and encourage a wider variety of wildlife to use the site than already occurs.

Existing Trees

- 2.3 An Arboricultural Constraints Appraisal has been undertaken for the site which details the quality of trees on site. The report identified six trees on site, three of which are categorised as Grade U with the others being Grade C1. As such the trees are of low arboricultural value, either being damaged beyond repair or recovery, or having approximately 10 years of safe lifespan remaining.

Evaluation

- 2.4 The access point, site dimensions and topography combine to create an arrangement of the type shown on the site plan. The proposed density of the development is appropriate to create practical business units for the local area, with appropriate levels of car parking. The layout reflects the character of the surrounding area and the sites topography.

Design Proposals

Use

- 2.5 The proposal is for commercial development.

Amount

- 2.6 The development consists of 4no. commercial units.

Layout

- 2.7 The Site Plan incorporates a block of 3 no. commercial units to the northeast of the site, with a further single unit to the southwest. An access road runs through the site from the southwest, with 30no. car parking spaces also provided.

Materiality

- 2.8 The applicant has sought to create high standards of design throughout the development. A functional design is proposed, with the units incorporating glazing and roller shutter access doors. The design seeks to be in keeping with the character of the other commercial units in the locality.

Scale and Massing

- 2.9 The commercial units will provide floorspace on two levels. The units proposed are not excessive in scale and are representative of other schemes in the locality. The topography of the site will be levelled, with the units sitting deeper within the landscape than neighbouring residential properties to reduce visual impact and overlooking.

Landscaping

- 2.10 The existing site is currently void of development and landscape character. The proposals seek enhance the landscape of the site, through the provision of hedge planting to the boundaries and the provision of landscaping features. The landscaping will also screen the development from neighbouring properties.

Refuse Collection

- 2.11 All units have adequate space for the storage of waste and re-cycling bins.

Access

- 2.12 There are no issues relating to levels and gradients following the proposed works. The development will comply with Part M (Disabled Access) of the building regulations in terms of level approach, level thresholds and widths of openings. Safe pedestrian and vehicular access will be achieved off Chapel Hill to the south via the existing access point.

/3 CONCLUSION

- 3.1 PWA Planning is retained by William Pye Limited ('the applicant') to submit a full planning application for the erection of 4no. commercial units (Use Class E) on land at Chapel Hill, Longridge, Preston, PR3 3JY.
- 3.2 This Design and Access Statement has demonstrated how the design of the proposals is appropriate for the local context and within the site's topography. The provision of landscaping will ensure the scheme is well screened from neighbouring properties.



www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk