



ALBANY DRIVE, COPSTER GREEN BLACKBURN

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A FULL APPLICATION
FOR 26 DWELLINGS



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Preface

We have been instructed by Pringle Homes to prepare a Design and Access Statement which will support a full planning application which seeks permission for the erection of a new residential development together with associated infrastructure on land adjacent to Albany Drive, Blackburn.

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 - The size of the buildings and spaces, specifically their height, width and length.
- Layout - How the buildings and public and private spaces will be positioned and the relationship between 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 Design and Access Statement will state the location of the principal 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 site on equal terms regardless of ages, disability, ethnicity or social grouping.



1.0 Introduction

1.1 PURPOSE

The purpose of this Design & Access Statement is to provide information in support of a full planning application which seeks permission for the erection of 26 dwellings together with associated infrastructure on land off Albany Drive, Copster Green, Blackburn, BB1 9EH .

OS grid reference is SD 67373 33518.

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 treatments to the site.



Figure 1.0 OS Showing The Location

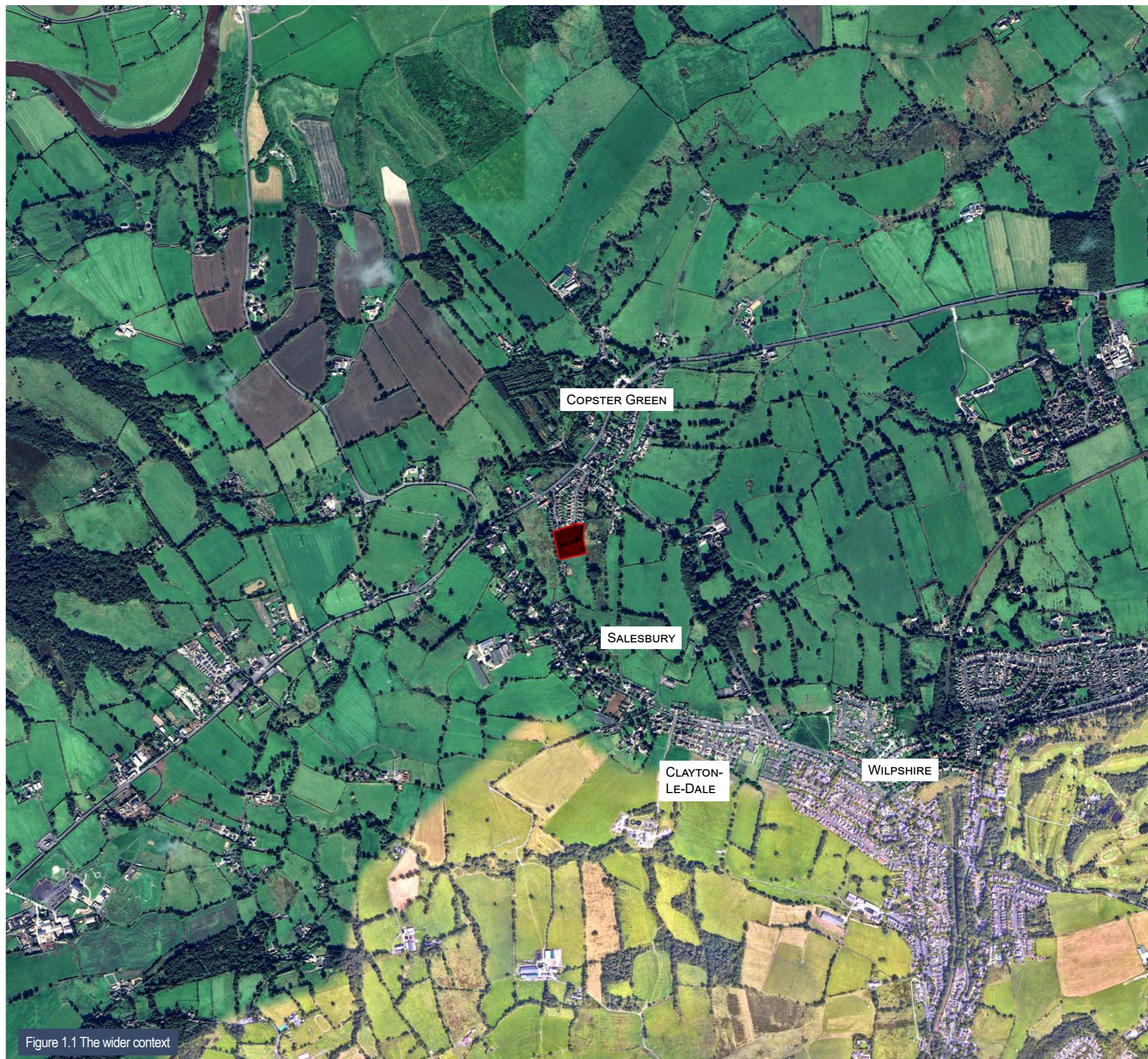


Figure 1.1 The wider context

2.0 The Site

2.1 THE SITE CONTEXT & ANALYSIS

The application site is approximately 2.9 acres. The site is nearly square in shape and currently unoccupied.

Copster Green is a small village located just north to Salesbury, well known for its communal green and scenic views. Near the village are other small settlements such as Salesbury, Ribchester and Wilpshire with a range of amenities and leisure facilities.

The application site is currently accessed directly from Albany Drive which leads directly to the A59 Longsight Road connecting to Preston and Blackburn.

The site is currently defined by fencing along the northern, eastern and western boundaries with a row of trees aligning the eastern fence and along the centre of the site from east to west. The southern boundary is currently open and undefined by any existing features.

Existing properties from Albany Drive and Brown Leaves Grove side and back onto the northern boundary.



Figure 2.1 The site

3.0 Use

The site is currently a vacant green space and unoccupied.

The site is not categorized under Ribble Valley Borough Council Local Plan 2008-2028 (Adopted October 2019).

The north and west are predominantly residential sectors neighbouring the site. Small agricultural clusters, leisure and educational sectors are dispersed around the site.



Figure 3.1 Use Diagram

- Key
- The site
 - Residential
 - Leisure
 - Small agricultural clusters
 - Business
 - School

4.0 Planning Policies

4.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

4.2 THE LOCAL PLAN

The Local Plan forms part of the Development Plan. It sets out the vision for the borough and the Council's interpretation of the Central Lancashire Core Strategy including development management policies. It also allocates or protects land for different uses, such as housing, employment or play space.

The application site is not categorized in Ribble Valley Borough Council's Local Plan 2008-2028 - Adopted October 2019.

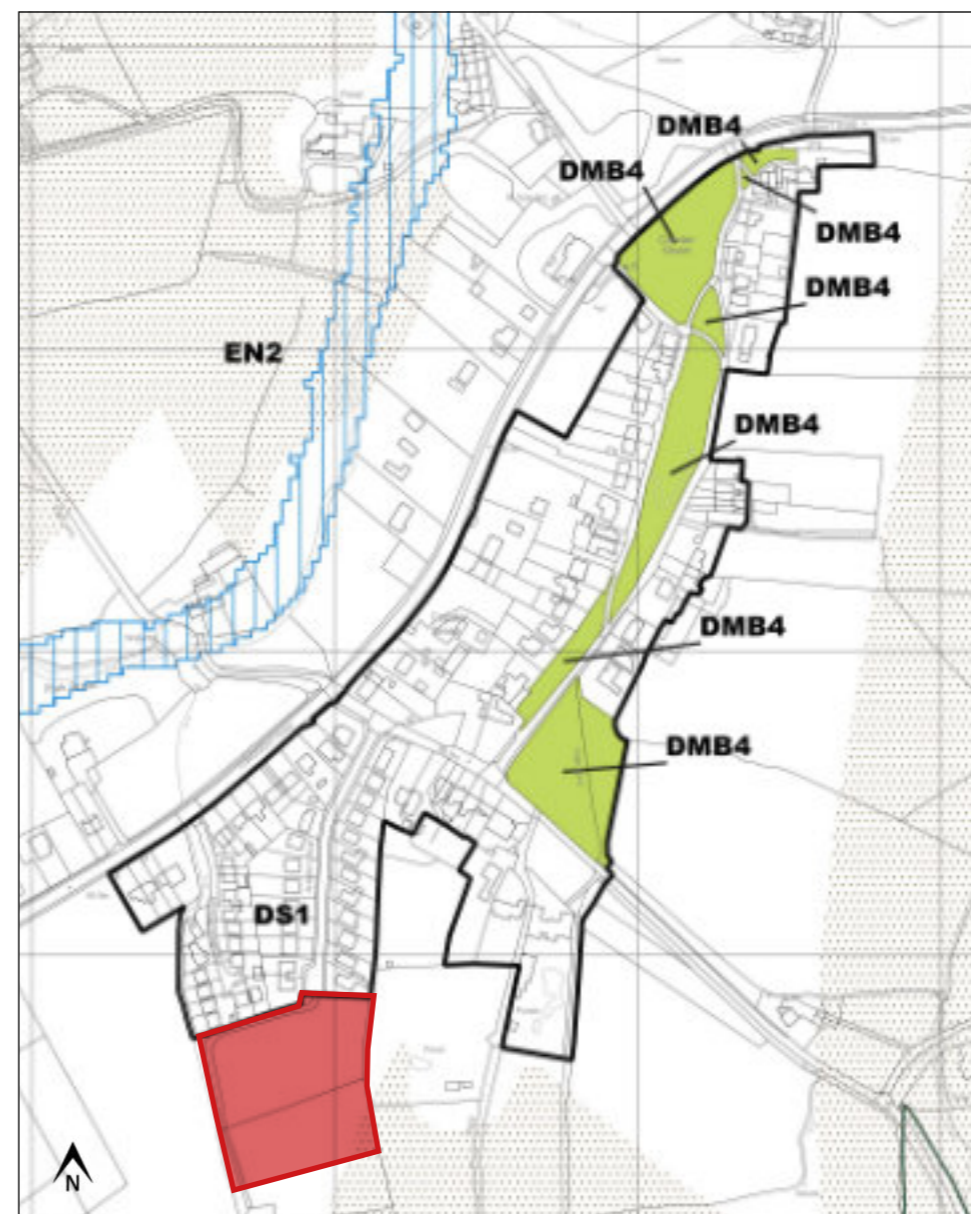


Figure 4.1 Ribble Valley Borough Council Local Plan 2008-2028 - Adopted October 2019

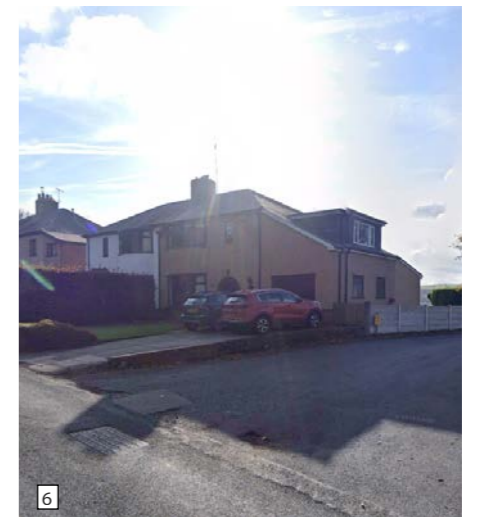
KEY

-  Settlement Boundary (DS1)
-  Existing Open Space (DMB4/OS1)
-  Committed Housing Site (DS1)
- EN2**  Open Countryside (EN2)

5.0 Surrounding Character

The site is surrounded by various styles of houses, examples of these are illustrated in this chapter. These have helped to influence our house types, landscaping and general design of the proposed development.

The surrounding houses are generally traditional in style with pitched roofs and using traditional building materials. The properties vary between single and two storey dwellings set within gardens, all of which provide a variation of house styles.



6.0 Process

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.

6.1 INVOLVEMENT

6.1.1 Landscape Scheme

A Landscaping Scheme has been prepared by Trevor Bridge Associates (TBA) and accompanies this application.

6.1.2 Transport Statement

A Transport Statement has been prepared by Singleton Clamp & Partners (SCP) and accompanies this application.

6.1.3 Preliminary Ecological Appraisal & BNG Assessment

A Preliminary Ecological Appraisal & BNG Assessment has been prepared by Envirotech and accompanies this application.

6.1.4 Topography Survey

JLP have produced a Topography Survey and accompanies this application.

6.1.5 Tree Survey & Aboricultural Impact Assessment

Woodsage Consulting have produced a Tree Survey & Aboricultural Assessment and accompanies this application.

6.1.6 Drainage Strategy, Flood Risk Assessment & Sustainable Drainage Pro Forma

The Drainage Strategy, Flood Risk Assessment & Sustainable Drainage Pro Forma has been prepared by Flood Flows and accompanies this application.

6.1.7 Phase 1 Desk Study Report

Phase 1 Desk Study Report has been prepared by REFA and accompanies this application.

6.2 EVALUATION

The process stage allows us to prepare a robust proposal that works within its context and constraints, whilst maximising the site's potential.

Wherever possible the design should aim to retain any existing landscaping where possible and utilise any natural features of the site.

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 the outset. Generally, there are no inhibitive environmental constraints presented by the specialist studies that have been conducted.

The proposals will ensure that the new development will complement the local surroundings and will fit comfortably with the existing housing located near the site thus avoiding unacceptable adverse impacts on the amenity of occupants and users of surrounding or nearby properties.

7.0 Site Opportunities & Concepts

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

7.1 URBAN FORM

The proposed development should respect the existing character of Copster Green and the various smaller settlements/developments in the area. The orientation of the properties should take advantage of the views out of the site, providing glimpses of the open scenery to the south and west of the site.

It is anticipated that the layout will provide a continuation of the tight grain of streets with setbacks providing interesting vistas into the site.

7.2 MOVEMENT

Current access to the site is via Albany Drive with this route following the rear of properties of Brown Leaves Grove then heading south towards the small cluster of agricultural structures.

Consideration has been made to the design of the units when accessing the site. The access will be via Albany Drive with aligned pedestrian footpaths for accessibility.

7.3 LANDSCAPE & EXISTING TREES & HEDGES

All houses will respond positively with the local landscape and scenery.

There are existing trees located along the eastern boundary and dissecting through the centre of the site from east to west.

New landscaping will be proposed where possible. This will aim to create a mature setting and help blend the new development into the surrounding context.

7.4 SITE TOPOGRAPHY

The site is predominantly flat with ground levels generally around 92.0m AOD, rising gently from North to South up to 102.0m.

Where possible, the topography will be used to minimise the impact of the new development on the surrounding area by utilising the existing gradients.

7.5 PUBLIC GREEN SPACE

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.



Figure 7.1 Site opportunities & concepts diagram

- KEY
-  THE SITE
 -  EXISTING GREEN CORRIDOR
 -  POTENTIAL GREEN SPACE
 -  POTENTIAL SWALE
 -  POTENTIAL ACCESS
 -  POTENTIAL SECONDARY ACCESS
 -  VIEWS OUT
 -  VIEWS IN
 -  SENSITIVE EDGE
 -  EXISTING A ROAD

8.0 Design Considerations

- Potential access point served off Albany Drive, allowing direct access to the wider network
- Residential orientation to utilise key views looking out of the site into the south and west
- The layout should be designed to create a welcoming sense of arrival upon entering the development
- New landscaping/vegetation to enhance biodiversity and increase wildlife habitats where possible
- Potential for dwellings to back onto the northern boundary where there is a sensitive edge
- Potential for dwellings to look and face onto the main access road and provide a suitable frontage to the site
- The scheme to propose a sustainable development taking into consideration pedestrian and vehicle accessibility to access local amenities
- Road to provide safe access entering and exiting the development
- Adequate parking provisions to be provided to all properties
- Provide reasonable separation distances between existing and proposed dwellings
- Potential green space provided as amenity feature
- Units to be a maximum of two storeys
- Consideration to access to the agricultural structures to the south of the site
- Consideration to existing vegetation

8.1 Design Response

- The 'Design Considerations' have formed the basis for the preparation of a detailed site layout for the site.
- The proposed access will be served off Albany Drive, where it links with the A59 Longsight Road, into the wider context.
- The provision of new residential dwellings on the site would contribute towards Ribble Valley borough Council's overall strategic framework for development in the borough.
- The development will be up to two storeys in height in order to reflect the style of surrounding residential properties.
- Soft landscaping and trees will be planted to create an attractive and green environment
- Direct access to driveways will be provided to the properties
- Access road will be well overlooked
- Adequate parking provisions will be provided to all properties within curtilage
- Soft planted boundaries will be used wherever possible
- The access will be re-routed to allow access to the southern agricultural buildings
- Existing green corridor retained and enhanced to promote natural biodiversity
- New swale proposed to support drainage strategy
- Proposed public green space will be well overlooked with habitable rooms/windows looking onto and framing this space

8.3 Development Platforms

Having now considered the site's strengths, weaknesses and opportunities, setting out the broad principles of green spaces, the remaining space can be considered for development.

The key principles we have considered are:

- All development must front or side onto green spaces. Where buildings side onto green spaces, dual aspect house types will be used.
- Key buildings placed at the head of important vista's
- Good street termination
- Interesting vistas which create the feeling of need for further exploration.
- Legible and well defined spacial environments.



Figure 8.3 Development platforms diagram



9.0 Detailed Layout

9.1 USE AND AMOUNT

The proposed development scheme seeks to provide up to 26 new high quality affordable homes, ranging from two to three bedroom properties, maintaining the character of the local area. The site proposes 32.9 units per Hectare.

Schedule of Accommodation

House Type	Size	Qty	Sq.Ft.
Burton	775	5	3875
Buxton	775	1	775
Hastings	807	6	4842
Marsden	868	6	5208
Bransfield	1022	7	7154
Raleigh	1029	1	1029
TOTAL		26	22883
Gross (Acres)	2.86		ACRES
Net Area (Acres)	1.95		ACRES
Coverage (Sq.Ft./Acre)	11735		SQFT/ACRE

9.2 SCALE & MASSING

The designs being submitted for approval will be up to two storeys in height in line with the surrounding character of the area.

9.3 APPEARANCE

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

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

9.4 LANDSCAPE

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

9.5 DETAILED LAYOUT

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

- ① Units front onto the main access to provide a welcoming sense of arrival.
- ② Prominent dual aspect dwellings are located near the entrance of the development and facing onto the main access route.
- ③ Units along the northern boundary will respect interface distances with existing properties served off Albany Drive and Brown Leaves Grove.
- ④ Change in road surface to identify junctions and slow vehicle movement to enhance safety.
- ⑤ A proposed swale to assist with the development drainage strategy.
- ⑥ Small private drive to serve small cluster of units.
- ⑦ New landscaping/vegetation will be proposed to enhance and soften the development. Units here will serve as natural surveillance, looking over the public space to the east.
- ⑧ Retained green corridor to be enhanced to aid biodiversity and create wildlife habitats.
- ⑨ A new footpath proposed around the public open space and around the development to encourage local and new residents to walk on foot.
- ⑩ A proposed green space, well overlooked by the proposed units.
- ⑪ Potential access connection point for the southern agricultural units.
- ⑫ Potential secondary access for future connectivity.



Figure 9.1 Detailed Layout

10.0 Indicative Streetscenes

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

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





STREETSCENE B-B

PLOT 17

PLOT 16

PLOT 15

PLOT 14

PLOT 13

PLOT 12

PLOT 11

11.0 Access

11.1 ACCESS FOR ALL

The site is located in a sustainable location close to the A59 Longsight Road, where it leads directly to Preston City Centre and Blackburn.

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

- The ability to access the site by car
- 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.

11.2 EDUCATION

The closest school in the area is Salesbury Church of England Primary School on Lovely Hall Lane approximately 2 minutes south-east to the site.

There are more primary and high schools located further out in the areas of Blackburn and Preston.

11.3 PUBLIC TRANSPORT

The nearest bus stops to the site are located approximately 0.2 miles from the entrance of the site on the A59 Longsight Road. This bus stop provide journeys to destinations such as Preston bus station and Blackburn town centre.

11.4 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 vehicle routes have been designed so that they are well overlooked, with due regard to natural surveillance.
- Cars will be parked on private drives within the dwelling boundary.



Figure 11.1 Access

12.0 Conclusion

This Design and Access Statement demonstrates that the proposed scheme has been fully considered, and that the proposals are appropriate in their context.

Development of the site would contribute to achieving the following aims:

- Will result in a well planned residential development of which will echo the vernacular of the surrounding area, and will therefore be easily absorbed into its immediate context.
- Has been designed to function well and has considered the opportunities available for maintaining the character and quality of the area.
- Helps address the needs for local housing, ensuring they are accessible, usable and easy to understand
- Will be visually attractive as a result of the mix of good architecture, urban design and landscaping.

ALBANY DRIVE, COPSTER GREEN BLACKBURN

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**IN SUPPORT OF A FULL APPLICATION
FOR 26 DWELLINGS**

