

# 4 — DESIGN RESPONSES



Scheme 1

- Adoptable accessway added along the northern boundary to run into emergency link at Chipping Lane.
- Internal loop created at northern boundary.
- Turning head added to development ending.
- Shape of the arrival square amended following Lancashire County Council's comments.
- Verge added with separated footpath to form clear forward visibility at the junction of Inglewhite Road.
- Garage omitted from Inglewhite Road frontage.
- Blockpaving removed from all areas of adoptable road.
- Replacement hedge shown along Chipping Lane frontage as mitigation for lose of existing hedge.
- Site Access to be gained of Chipping Lane.
- Focal points set in key locations throughout the scheme
- Massing and height of built form to central focal point increased.
- Rear development to existing properties of Inglewhite Road



Final Scheme

- Emergency access removed from Chipping Lane. Accessway replaced with private drive.
- Internal loop disconnected and accesway roads ended with adoptable turning head.
- Private drive to dwellings facing Chipping Lane extended.
- Village meadow added to detail application.
- Footpath connection to Sainsbury's car park.

# 4 — DESIGN RESPONSES

4.8 A pre application meeting has been held between Ribble Valley Borough Council planning department and the design team on the 24th February 2014. Planning Officers have been involved with the project since the beginning and helped inform the design process through advice and guidance shaping the scheme with the design team.

## Consultation

4.3 In line with the Council's Statement of Community Involvement extensive pre application consultation had been carried out prior to the submission of the Full Planning Application. This was held at the work station, at Longridge station on Berry Lane in Longridge on Friday 28th March 2014.

A total of 43 people left comment:

- 7% were in support of the development
- 93% were against development in general

## Responses to Consultation

- Traffic and access
- Local infrastructure
- Longridge's rural character, ecologically and wildlife
- The suitability and sustainability of the site
- Local housing need.

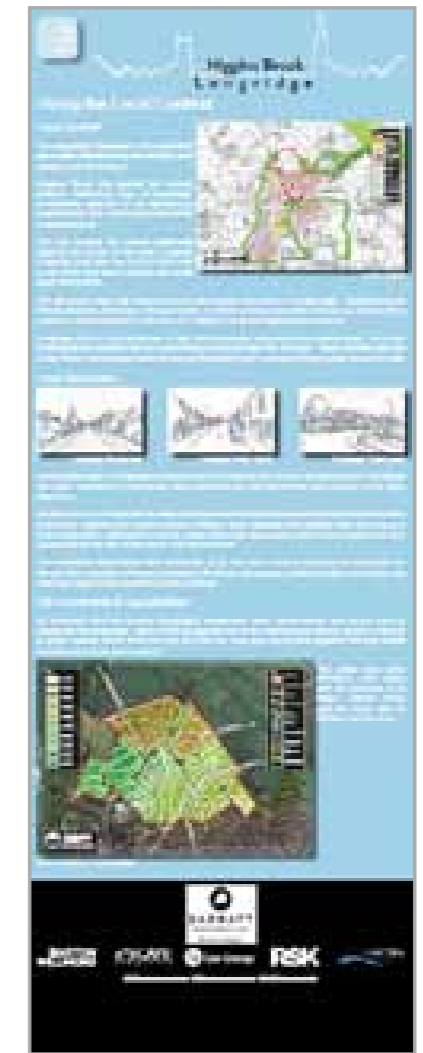
## Great Places

4.9 Great Places is our companion to BfL12, it has two distinct roles.

4.10 The first is to support the BfL12 ethos by providing practical guidance on how to create schemes which will meet current design standards and achieve the Built for Life kitemark.

4.11 The second goes beyond BfL12 and sets of criteria through which we can assess the final delivery of our schemes, ensuring that they meet the high standards we have set ourselves.

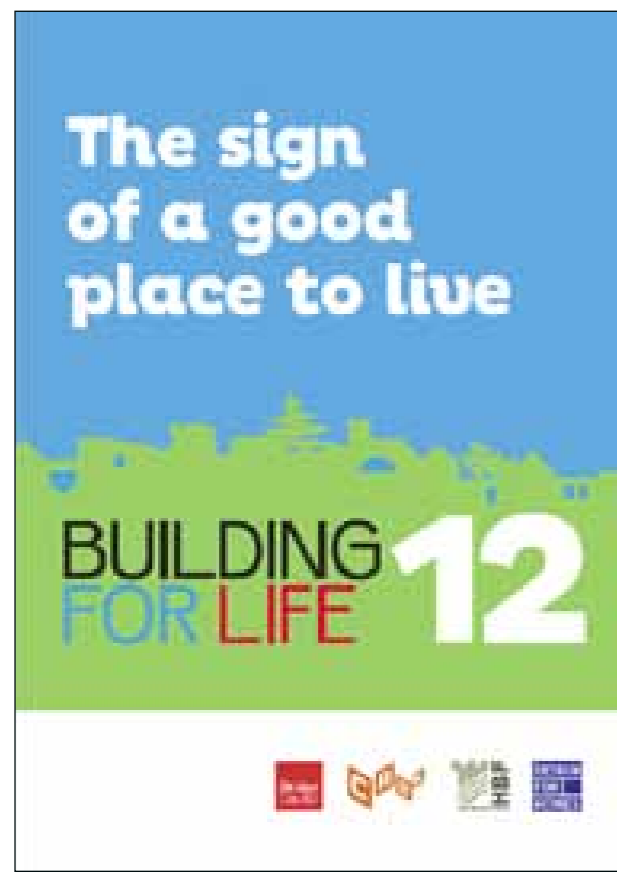
4.12 Great Places is part of an evolutionary process in the way we design our schemes, reinforcing our commitment to better place making and helping us to deliver a legacy of residential schemes that we can all be proud of.



Images of the Consultation Boards

# 4 — DESIGN RESPONSES

## Building For Life



4.13 A 'Building for Life' assessment has been produced by Baldwin Design Consultancy Ltd in accordance with the 'Building for Life 12' questions.

Building for Life Question

Response Grade :

Stop          consider          good

1. Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

1a Where should vehicles come in and out of the development?

1b Should there be pedestrian and cycle only routes into and through the development? If so where should they go?

1c Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood?

1d How should the new development relate to existing development? What should happen at the edges of the development site?

The answer: The vehicle access point into the site is to be taken of Chipping Lane. Chipping Lane will be widened to allow for safe visibility into and out of the development. The existing road route provides good permeability and connections to the town centre of Longridge. A clear permeable pedestrian and cycleway route has been incorporated through the heart of the development along the main spine road. Footway connections along this route allow links to the northern boundaries. The edges along this part are typically shown with a more organic road pattern giving a slow moving edge. Roads are positioned to allow the scheme to have an outwardly looking edge.

2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

2a Are there enough facilities and services in the local area to support the development? If not, what is needed? Where new facilities are proposed:

2b Are these facilities what the area needs?

2c Are these new facilities located in the right place? If not, where should they go?

The answer: Yes the development is close to shops, with a bus stop situated on Chipping Lane which provides good links into the shopping hubs.

3. Does the scheme have good access to public transport to help reduce car dependency?

3a What can the development do to encourage more people (both existing and new residents) to use public transport more often?

3b Where should new public transport stops be located?

The answer: The site is in a good sustainable location with bus stops along Chipping Lane Road and close to the main site entrance this will promote the use of public transport. These bus links connect the development with the main shopping centres.

4. Does the development have a mix of housing types and tenures that suit local requirements?

4a What types of homes, tenure and price range are needed in the area (for example, starter homes, family homes or homes for those downsizing)?

4b Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?

The answer: The scheme shows a wide range of homes. The majority of the of the dwelling are family homes with 3-4 bedrooms, however there are also houses with 2 bedrooms. This good mix will allow for down sizing and satisfy the local need for family homes. The affordable homes, that forms 30% of the total scheme and will be managed by a registered social landlord.

5. Does the scheme create a place with a locally inspired or otherwise distinctive character?

5a How can the development be designed to have a local or distinctive identity?

5b Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?

The answer: The scheme has been specifically designed to form distinct areas. Private drives with buildings fronting the open countryside have taken an organic shape. Generous gaps between buildings along Chipping Lane will create a softer edge to long distant views. A replacement hedge as mitigation for the lose of the existing hedge will continue to provide the naturalistic edge to the development that currently exists of Chipping Lane.

Proposed building facades fronting Chipping Lane will specifically employ typical architectural features such as reconstituted stone and render and will present a pleasant gateway to the development along this road.

# 4 — DESIGN RESPONSES

## Building For Life

6. Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.

6a Are there any views into or from the site that need to be carefully considered?

6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?

6c Should the development keep any existing building(s) on the site? If so, how could they be used?

The answer: Adequate spacing between development buildings along the site peripheries will allow a more organic approach to long distant views into the site. Retention of existing hedgerows and trees along the northern and eastern boundary will further emphasise the naturalistic outlook. Pedestrian routes fronted by development will follow retained hedgerow and trees set along existing field breaks. Where retained, proposed buildings and roads are set outside the root protection lines to help preserve the life of existing vegetation.

7. Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

7a Good streets and spaces are created by enclosing them with buildings and a strong landscaping scheme. Are buildings used to create enclosed streets and spaces?

7b Good buildings 'turn' corners. Do buildings turn corners well?

7c Do all fronts of buildings, including front doors, face the street?

The answer: The layout has been designed to echo the built form to the surrounding developments. This together with tree planting will enhance the street scape and present a well defined space. Where corners of housing development parcels exist double fronted house typologies have been employed with an appropriate size of building for the location. These double fronted buildings will have windows in the frontages facing the roads thus offering an active frontage to these important points. Pedestrian links to the northern edge are proposed and these spaces will be fronted by development providing natural surveillance.

8. Is the development designed to make it easy to find your way around?

8a Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?

The answer: Yes the street formation has been laid out to provide an obvious routes with building at vista nodal points providing visual way finding locators.

9. Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

9a Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?

9b Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?

The answer: The edges of the development have a road formation that is tortuous in its horizontal alignment, this will reduce speed in these areas. Where the scheme has a more straighter road form, irregular shaped junction with material change have been employed to break the lengths of road where speed could be increased.

10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

10a Is there enough parking for residents and visitors?

10b Is parking positioned close to people's homes?

10c Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?

10d Are garages well positioned so that they do not dominate the street scene?

The answer: Parking has been dealt with in a range of ways depending on the location and amount service area required. The methodologies employed are: in curtilage front parking, in curtilage integral garages and gable parking between buildings. These methods have been incorporated in the appropriate situations. The scheme does have parking visible to the street, where this is the case heavy soft landscaping is proposed to screen and break up the rhythm of the parked car. Landscaping has been used to break the visual impact on key views and streets.

11. Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

11a What types of open space should be provided within this development?

11b Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?

The answer: The majority of the scheme has been designed to maximise private space with these areas being well defined and legible to the home owner as well as the passing public. These areas have been demarked by soft landscape to aid the distinction between private and public space.

There are areas of public open spaces contained within the development. These spaces are fronted by development set around existing hedgerow and trees.

12. Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

12a Is there enough storage space for bins and recycling, as well as vehicles and cycles?

The answer: The scheme is made up of family homes with gardens. It is proposed that the bin facilities for these properties will be contained within the private garden area of the associated dwelling. Vehicle and cycle storage has been incorporated to many of the plots by way of garages either integral or detached from the building.

## **5.0 - THE SCHEME**

# 5 THE SCHEME

## Use and Amount

5.1 The site comprises of 106 residential units with associated parking. These units range from 2 bedroom properties up to 4 bedroom family homes.

5.2 The storey heights of the buildings range from 2 storey to 2.5 and 3 storey buildings in specific locations. This range in heights will give a definition to street termination points and give interest in roof scape.

5.3 The heights of the properties range from 8.3 metres to 11.6 metres with varying widths of buildings from 4.4 metres to 9.1 metres.

5.4 The planning application site gross area is 7.3 hectares.

5.5 The village meadows equates to 3.3 hectares.

5.6 The open space equates to 0.89 hectares of which 400m<sup>2</sup> is given to a LEAP set within the development.



Proposed two storey mews type



Proposed two storey detached type



Proposed two and half storey type



Proposed three storey type

House Type	Bed no.		No.	Sqft	Total Sqft	Percentage Split
Bar	3	Barwick	14	881	12334	13.21%
TBH	3	The Boat House	1	881	881	0.94%
TCL	3	The Carpenters Lodge	14	956	13384	13.21%
Oak	4	Oakham	8	1002	8016	7.55%
TCH	4	The Cobblers House	2	1002	2004	1.89%
Bre	3	Brentwood	1	1161	1161	0.94%
Tav	4	Tavistock	2	1134	2268	1.89%
Hel	4	Helmsley	4	1108	4432	3.77%
Som	4	Somerton	4	1170	4680	3.77%
Faw	4	Fawley	5	1195	5975	4.72%
Ic	4	Ivy Cottage	3	1203	3609	2.83%
Gul	4	Guisborough	4	1213	4852	3.77%
TGH	4	The Gate House	8	1243	9944	7.55%
Cam	4	Cambridge	4	1424	5696	3.77%
<b>Affordables</b>						
Ash	2	Ashford	13	634	8242	12.26%
RC	2	River Cottage	3	634	1902	2.83%
Bam	3	Bampton	14	737	10318	13.21%
TSC	3	The Sheppard Cottage	2	737	1474	1.89%
<b>Total</b>			<b>106</b>		<b>101172</b>	<b>100.00%</b>

# 5 — THE SCHEME

## Layout and Scale

### Layout

5.7 The design has responded to existing constraints and opportunities on site whilst also aiming to provide an efficient housing scheme utilising good design. The degree of sensitivity of residential development surrounding the site is varied due to three considerations: the distance between the properties and the site boundaries, the topography of the surroundings, and the extent of tree and hedgerow coverage along site boundaries. The design therefore aims to deliver the following aspects to the proposed development making residential areas safer and more attractive:

- The layout of the site has been produced to optimise the existing vistas, achieve the legislated DPH, be clearly legible, improve connectivity of the site and local area, provide natural surveillance and create an attractive and distinctive development.
- Reducing the impact of traffic in housing areas by removing cars from the road by ensuring each house has off street parking.
- Ensuring that new housing is of a high standard and represents an improvement to the local environment by establishing a set of house designs that reflect modern living design standards whilst being visually attractive.
- The interface distances between buildings has been an important driver within the design process.
- Every new home has been allotted its own secure and private garden together with parking bays.
- Security has been a major consideration when designing boundary treatments and positioning windows, and as a result, blank side gables on street corners have been minimised with windows providing passive surveillance within the development. Boundary treatments are discussed in detail under the landscaping section of this document.
- Road widening to Chipping Lane with road markings allows safe visibility into and out of the development. A new hedge will be planted along the footpath as mitigation to the loss of the existing hedge.
- Pedestrian and cycleway routes have been implemented and will provide permeable links throughout the development, in particular to the northern edge at the village meadow.
- Open Space has been specifically designed to be overlooked by properties to ensure safe use for all residents.



Proposed site layout



Proposed development fronting open space

# 5 — THE SCHEME



Southern aerial view of proposed development

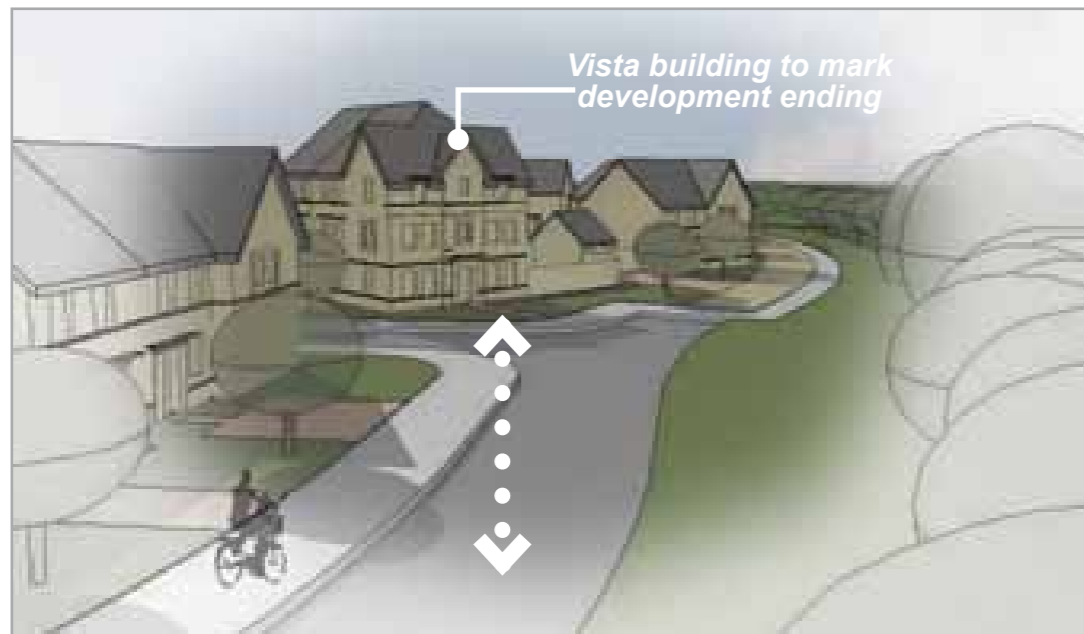


# 5 — THE SCHEME

## Layout and Scale

### Scale

5.8 The scale of building is of importance if the development is to integrate into the existing townscape. With this in mind, the massing and rhythm of the surrounding buildings has been repeated within the proposed development, replicating the precedent set in the local area. This consists of a range of 2, 3, and 4 bedroom houses all of 2, 2.5 & 3 storeys. Hard and soft landscaping features have also been chosen to reflect the scale of the surrounding area.



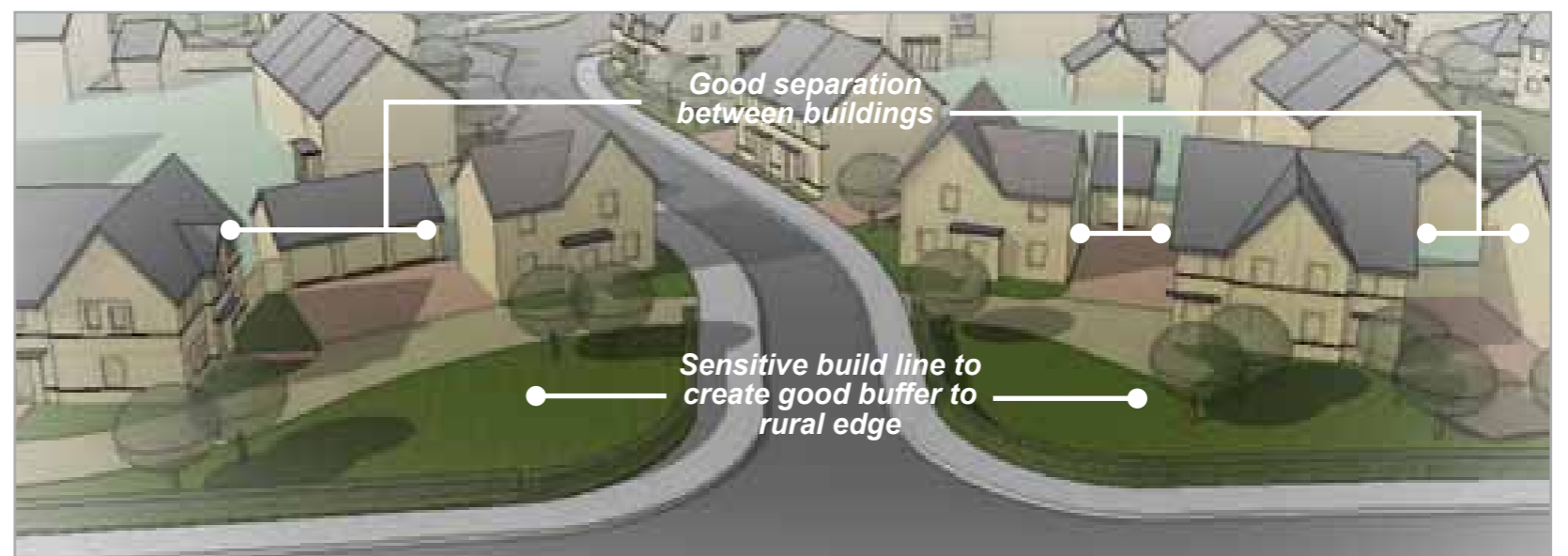
Sensitive building topography



Sensitive building topography



Storey Height Plan








Sensitive building topography

# 5 — THE SCHEME

## Character Areas

5.9 Within the proposal the design has employed the use of character area zones to enhance a legible layout form. The use of character area zones is important to provide a sense of place and to define routing of public realm. Below are some examples of how these character areas have been defined within the scheme.

-  1 Entrance grouping character area
-  2 The Lanes character area
-  3 Green Edge character area
-  4 Chipping Lane character area
-  5 Main Street character area



Character Area Location Plan

# 5 — THE SCHEME

## Entrance Grouping

5.10 The entrance to the site is designed to present a gateway to the development with the build line splayed to form a welcoming approach and mark an obvious start to the development. The change in direction will also allow for a pleasant buffer between Chipping Lane. Gateway buildings either side of the road will be fully rendered here and elevated to front both sides of the road. A collaboration of building shapes set towards the entrance gives the site entrance a sense of place.

## The Lanes

5.11 The Lanes are positioned along the transitional routes between the site's main loop road and green fringe border. They provide continuous street scenes and focal points.



Indicative view through development's lanes



The Lanes typical location



Street view of entrance grouping



Aerial view of entrance grouping



Entrance grouping typical location



Street scene of entrance grouping

# 5 — THE SCHEME

## Green Edge

5.12 The Green Edge forms a transitional edge between the wider rural fields and the new development. An existing hedge running along a ditch will be retained and will mark the site's boundary. Utilising existing landscape features will allow the development to tie into its rural surroundings, by retaining views and links into the established landscape, whilst providing natural surveillance. Buildings served of private drives will front this space and have been set back outside the root protection line in order to preserve and longevity of the hedge.

5.13 The layout has been planned to maximise the larger properties along these edges giving a lower density at the periphery of the development.



Typical view of green edge development



Adequate separation between buildings

Low density fronting green edge

Typical view of green edge development



Green edge typical location



Typical green edge fringe street scene

# 5 — THE SCHEME

## Chipping Lane Frontage

5.14 Buildings have been gapped to allow a more naturalistic outlook to Chipping Lane introducing building materials that complement the area of Longridge. These spacings will allow visual links through the development to the fields beyond.

5.15 A mature hedge currently defines the development's boundary and runs along the back of the footpath. Following the advice taken from Lancashire County Council, Chipping Lane will be widened in order to provide a sufficient visibility splay that will allow safe crossing at the new road junction. As mitigation, a new hedge will be planted along this route to reinstate the appearance of Chipping Lane at this point. Buildings served of private drives will reduce traffic movement along this boundary serving a maximum number of five dwellings.



View to proposed development along Chipping Lane



Gateway entrance to development site



Chipping Lane frontage typical location



Typical perspective to Chipping Lane frontage



Typical street scene

# 5 — THE SCHEME

## The Main Street Character

5.16 This character area is formed by the development's road alignment. A three metre wide pedestrian footway and cycleway is intended to run one side of this road to allow the public realm to filter through the site.

5.17 The layout has been designed to front this road offering an attractive street scene and natural surveillance to a well trafficked route by both car and pedestrian. 2.5 storey buildings have been incorporated into the street scape along with some 2 storey building offering a varied roof line and adding visual interest. Careful consideration has been given to the materials along this zone, providing a varied palette to the architectural form. All properties have their own designated parking space within plot curtilage to help keep cars off the road and as a result the street scene will be less cluttered.

5.18 To avoid excessive vehicle speed on this road the horizontal alignment has been deflected, changing the direction of travel breaking the length of straight road. Where this has been incorporated the surface treatment to the road has been changed with a feature shape being employed. At these points the building are generally shown in mews style in block formation to provide visual interest to the street scene and creating a sense of place.

5.19 On certain dwellings and particular at key focal points within the development, reconstituted stone will be applied. This will allow parts of the site to have a tie back to Chipping Lane frontage and offer resemblance to historical buildings of Longridge.



Character Area Location Plan



Typical example of main street view through development



Typical example of main street view through development

# 5 — THE SCHEME

## Visual Links

5.20 The scheme has been laid out with connecting views throughout the development and the surrounding landscape environment. This allows the site to have a visually permeable appearance and to sit well within its setting.

5.21 Where key vistas are presented at the head of avenue views the massing of the proposed building have been increased to provide a feature and visual relief. These buildings manifest themselves as linked 2.5 - 3 storey mews houses.

## The Gateways and Focal Points

5.22 These areas will be marked with key buildings, set apart from the other buildings within the development. Carefully chosen materials and styles that typify the area of Longridge will lighten and mark the arrival points and way finding points within the scheme.



# 5 — THE SCHEME

## Movement and Connections

### Road pattern

5.23 The site plan has been designed to allow the development to be easily navigated and with key permeable routes. The main loop and routes within the development area are set at 5.5m wide. This will allow large vehicles to penetrate the site and easily navigate through it.

5.24 Secondary connecting roads have been employed to allow a further permeable road pattern allowing the user to navigate through the development with ease.

5.25 Areas of tarmac with red chippings are set at key road junctions will contribute to the development's road traffic calming measures.








### Pedestrian & Cycle movement

5.26 Pedestrians and cyclists have clearly defined routes throughout the scheme with designated footways separating them from road traffic along the main pedestrian public realm. The inclusion of two pedestrian connections at the northern boundary will link the residential development with the adjoining village meadow. These connections have been considered and planned to provide routes along the desire lines from key locations to specific destination points. These routes will be safe and comfortable spaces well over looked by the proposed buildings.

### Buildings

5.27 The proposed buildings will aid movement assisting with navigation from key locations. Gateway and feature plots have been employed to ensure a sense of place and focal points have been positioned to provide distinct points along the routes. These points will be memorable locations and provide the scheme with its distinct character.

5.28 The scheme will incorporate cycle storage facilities in the rear gardens of each new home. This will take the form of garden sheds.

- Indicates Primary vehicular route 
- Indicates Secondary vehicular route 
- Indicates proposed Shared Access 
- Indicates pedestrian route 
- Indicates pedestrian/cycleway route 
- Indicates vehicular turning platform 
- Existing bus stop to Chipping Lane 



Pedestrian link through development



Pedestrian link through development



Pedestrian link through development



Movement and Connections Plan



# 5 – THE SCHEME

## Designing Out Crime

5.29 A key objective of this development has been to create a safe and accessible environment which restricts opportunities for disorder and enhance the area for new residents. The layout has been designed to ensure that all areas of the public realm, created as part of the development, can be overlooked by the residential properties. This has been achieved by use of perimeter blocks with corner turning units, by fronting properties onto the open space and providing in-curtilage parking which is secure and well overlooked.

5.30 The site layout and design of the dwellings have been carefully considered to integrate the site with neighbouring properties and surrounding topographical features. In addition, the layout ensures that a safe environment is created by means of maximising opportunities for natural surveillance. Although no final details of street lighting have been finalised, the developers will ensure that street lighting will be strategically located so as to ensure no areas of shadow are created in on site public areas, whilst also ensuring lighting is directed so as not to impinge on the residential amenity of both existing and new residents. This lighting is necessary to aid in the creation of a safe and secure environment for those living in, and passing through, the site and further increase opportunities for maximum surveillance.

5.31 In addition, a number of crime-prevention measures are undertaken to the properties which include the following;

- Front Door: Steel cottage door with square Monarch glass panel, PAS 23/24 compliant 3 point lock with security chain.
- Rear/Side doors: PAS 23/24 compliant 5 point lever mortice lock with 'star'bolts.
- Garage Doors: Up and over fully-retractable steel door.
- Windows: to be lockable with key, except for first floor escape windows.

5.32 There is also an option for residents to select sales extras to improve the individual security of their properties which include:

- External motion sensor security lighting
- Installation of an in house alarm system

## Sustainability

5.33 The proposals for the site will provide a sustainable form of development. In our view sustainability is derived from the provision of an inclusive, safe and well managed environment; from a high quality design that respects the built and natural environment, that is well connected to public transport facilities, employment opportunities and local services and that reduces the consumption of water and energy and reduces waste. The proposed development will be designed to reduce the consumption of water and energy by means of water-saving and energy efficient appliances and fittings. Low energy light fittings will be used, together with dual flush toilets, and low flow bathroom fittings. Where provided, washing machines, dishwashers, fridge freezers, and cookers will be EU energy Efficient Labelling A or A+ rated to improve the environmental performance of the proposed dwellings.

5.34 The scheme proposals are designed to provide an inclusive, safe and well managed environment 'Design out crime' requirements have informed the proposals and all external windows and doors will meet relevant security standards.

5.35 Barratt Manchester is ISO14001 accredited, meaning we have an Environmental Management System (EMS) which is externally audited by independent consultants. Under this most materials are sourced from suppliers who are similarly accredited and are therefore committed to environmentally friendly production.

Compliance means we are committed to the following:

### Energy Efficiency/ CO2 Reduction

5.36 The new house type range is designed to Building Regulations Part L (2006) The SAP calculations will show an average of 19% reduction in energy use over 2006 building regulations.

- Use of A Rated appliances which are energy efficient and help reduce CO2 emissions from the dwelling.
- Provision of SEDBUK A Rated boilers which are more energy efficient.
- Provision of an internal / external space in each dwelling for drying clothes –thus minimising energy use.
- Use of materials from sustainable sources e.g.: timber from renewable forests.

### Recycling Materials

5.37 A Site Waste Management Plan is to be prepared for the development as part of our Construction Phase Safety, Health and Environmental Plan. Currently over 80% of construction waste from our sites is sorted at source and recycled.

## Potable Water

5.38 Barratt Manchester undertake a number of measures to reduce the amount of potable water used on our developments, with examples including the use of flow restrictors on its taps and showers and dual-flush toilets to reduce water usage to 125L/person/day.

## Ecology

5.39 Development proposals are not likely to result in any adverse impacts to statutory or non- statutory nature conservation designations. Some loss of habitat is inevitable but could be largely confined to poor semi-improved grassland of negligible ecological value.

Species-rich hedges, trees and ponds are the most valuable resources and wherever possible these are retained within green infrastructure with protective buffers to avoid degradation. Any losses are kept to a minimum and any losses are mitigated through the provision on new species rich hedges on the land to the north of the site.

In terms of protected species surveys have determined that:

- Ponds present on land within 250m of the site could support populations of GCN. (If present GCN may occur within suitable terrestrial habitat within the site);
- Mature trees within the site may have the potential to support bat roosts, and other habitat features including hedges and woodland edges may provide feeding and commuting habitat for bats;
- Hedges are also likely to provide habitat for nesting birds, in particular woodland passerines. These may include priority bird species such as dunnock and song thrush; and
- It is considered that the above species can be accommodated by implementing mitigation proposed in the ecological assessment report.

The potential to increase the biodiversity of the site has also been recognised and the recommendations made for hedgerow planting and creation of new ponds will contribute towards local BAP targets.

### Surface Water Drainage / S.U.D.S

5.40 All surface water sewers will be incorporated into a section 104 agreement with United Utilities for future adoption.

### Foul Drainage

5.41 Foul Drainage is to discharge into existing adoptable sewers. United Utilities have been consulted and provided an unrestricted discharge for foul flows. All Foul sewers will be incorporated into a section 104 agreement with United Utilities for future adoption.

### Considerate Constructors

5.42 All Barratt Manchester sites are registered with the Considerate Constructors scheme and independently audited.

# 5 — THE SCHEME

## Landscaping

5.43 The hard and soft landscaping in this scheme is designed to create a high quality public realm that is sympathetic to the surrounding area whilst maintaining the unique identity and character of this proposed development. The lifespan of the landscaping will be of critical importance when considering surface finishes and planting if longevity is to be achieved. The landscaping will provide texture and make the development feel established. Careful choice of plants will significantly improve the biodiversity of the site and provide a habitat for urban dwelling wildlife. Landscaping and the street furniture have been given significant weight at the inception stage to insure it is fully integrated. Street trees have been widely used throughout the site although shrubs and bushes are limited adjacent to paths to prevent intrusion and the creation of fear of crime.

5.44 The site is bounded by Chipping Lane to the West where the road is characterised by linear strips of landscape buffering. Following highway improvements to this road, a new hedge will be planted to the development side, along the back of footpath as mitigation for the loss of the existing hedge. The introduction of further landscaping planted behind will reinforce the street and will provide a landscape bund that will be sympathetic to the character of Chipping Lane.

5.45 The site's existing hedgerow and trees running along boundaries will give the development a sense of maturity, whilst restoring the site's landscape inheritance and to ensure natural habitat is preserved. All buildings and roads are set outside the root protection line to continue the longevity of these features.

5.46 All intermediate plot boundaries will consist of 1.8 metre high timber fencing with concrete posts and panels to satisfy the security and privacy of each dwelling. 1.8 metre high timber fencing will form the rear boundaries.

5.47 Boundary brick walls will incorporate piers and timber panels, partially shielded by planting with climbing species to provide a secure but visually appealing barrier within the development's street scene.

5.48 The development parcel bounds an existing cricket pitch to the north-western boundaries and it is intended that a new 9 metre high fence to be erected on the development side to protect residents from flying balls.

5.49 The development offers several visual links allowing views to the wider landscape through the development. The road pattern along these links are kept generally parallel with the build line open to maintain clear views and visually encourage the eye along the road to the back drop of the fields beyond.



Example of fencing



Example of brick wall with timber fence panels



Typical example of material break at focal points

5.50 Generally, the adoptable roads throughout the development will be tarmac road ways delineated with low kerb edge with tarmac footways either side. Accessway roads will continue to serve smaller pockets of development and these will be finished tarmac with red chippings and low red kerb edges. These routes will be shared surface between vehicle and pedestrians with landscaped verges to both sides. The termination point at private drives will be marked with herringbone block paving and will highlight areas of public and private space.



Example of cricket pitch fencing



Example of tegular brindle block paving



Example of tarmac red chippings



Existing view along Chipping Lane

# 5 — THE SCHEME

## Landscape

5.51 The site is located within open countryside on the outskirts of Longridge, approximately 1.1km away from the Forest of Bowland AONB.

5.52 The Landscape and Visual Impact Assessment (LVIA) has identified that the landscape character area is a medium sensitivity resource due to its open views, intact field structure and dramatic backdrop of elevated ridges.

5.53 Visually, the layering of hedgerows within the lowland landscape surrounding the site results in a relatively small visual envelope, restricted predominantly to residential properties overlooking the site and occasional viewpoints from public rights of way. There are a small number of elevated views from the Longridge Fell, from which views are panoramic and the transition between the developed edge of Longridge and the wider rural landscape can clearly be seen.

5.54 The recent expansion of Longridge at its northern edge, together with the presence of urbanising elements such as the Cricket Club present a situation whereby the landscape closest to Longridge is more capable of accommodating change. The sense of rural open countryside increases north of the Cricket Ground .

5.55 The development proposals have been informed by the LVIA findings to encompass the following broad landscape themes:

- Utilisations of the field parcels adjoining the existing 20th century settlement edge of Longridge to accommodate higher density residential development, with the retention and enhancement of existing hedgerows as green infrastructure and connecting pedestrian/cycle routes. These field parcels have a more evident association with the adjoining residential environment and the rising land acts as a backdrop, avoiding the placement of new skyline development;
- The creation of a higher quality gateway in association with Chipping Lane and the existing cricket ground. A village meadow could be created and dwellings orientated to maximise views out towards the Forest of Bowland AONB;
- The land parcels to the north have a much greater association with the transitional lowland fringe landscape and intervisibility with the rising slopes of Longridge Fell. Given the presence of water bodies and the likelihood for ecological enhancement and mitigation requirements, this northern portion of the site would be best retained as green infrastructure and a safeguarded buffer to the development parcels beyond;
- Localised strengthening of field boundaries will be required in accordance with SPD; and
- Opportunities exist to create vistas from within the site towards the prominent spire of St Wilfred's Church and the tower of St Paul's.

5.56 The development will result in an inevitable loss of a section of the hedgerow along Chipping Lane, and three associated hedgerow trees. Overall, however, the development offers the opportunity to retain and enhance the majority of existing landscape features as well as provide improved recreational opportunities. The focus of development towards the south of the site, and the associated large proportion of ecological mitigation and enhancement space with informal public access provided to the north would offer the opportunity to create a transition between the edge of built form and open countryside beyond. The visual impact of the development would also be reduced through filtering provided by an enhanced vegetative structure throughout and at boundaries.

## Public Open Space Provision

5.57 Against the provisions of Policy RT9 and the Fields in Trust '6 Acre Standard', the proposed number of units generates a public open space requirement of approximately 0.62 hectares (based on a 2.4 persons per household census figure).

5.58 The proposal provides two principal areas of open space as well as informal and incidental open space providing development setback and buffers to retained site features.

5.59 To the south is an enclosed LEAP facility, that has been designed to sit within an existing landscaped setting with natural surveillance from the facing properties, as well as access and curtilage defined by low railings (to correspond with the railings on the corner of Chipping Lane). It also has connection from the south via informal paths that pass through a small wild flower meadow.

5.60 To the north, an informal circular recreational path has been provided across the pasture land that is to be enhanced for the ecological purposes.

5.61 Total provision exceeds the required numerical amount; however, the characteristics of the site have not been deemed suitable to accommodate formal youth provision or pitch provision. Separate contributions will be provided in response to the Council's emerging evidence base requirements



240 metre catchment to proposed LEAP within the proposed development

# 5 - THE SCHEME

## Appearance

5.62 The development site is served of Chipping Lane and as such the proposed frontage overlooking this road will include detailing that will convey the character of the area taking inspiration of key Lancashire Architectural features.

5.63 The use of high quality materials will give longevity to the development helping to maintain an attractive appearance. It is considered that this will encourage people to take pride in their properties

5.64 The buildings will be detailed according to their position and aspect on the site with features being added on key focal points and vistas. Additional windows will be added where sight lines exist or to break up exposed blank walls.

5.65 Within the proposal the design has employed the use of character area zones to enhance a legible layout form. The use of character areas is important to provide a sense of place and to define routing of public realm. The areas have been broken down into palatable sized sections, as shown on the coloured key plan and accompanying images.

5.66 The examples of the house types adjacent that are proposed to be used by Barratt Homes on the development. They are not necessarily representative of the material choices.



### Facing brick

Wienerberger Old Eccleston Blend    Forticrete    Anstone    Old  
Ibstock Marlborough stock    Weathered split finish

### Reconstituted Stone

### Detail Brick

Ibstock Staffordshire Smooth Blue

### Render

Weber Monocouche Ivory Render

### Roof tiles

Russell Grampian Anthracite  
Russell Lothian Rustic Peat

### Windows

White windows

### Drainage

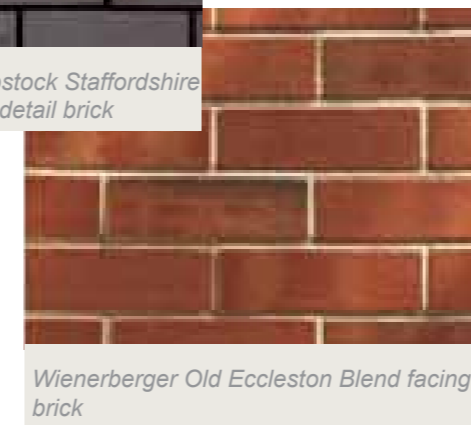
Black half round rainwater goods  
White fascia boards



Example of Forticrete Anstone Old Weathered split finish



Example of Ibstock Marlborough stock facing brick



Wienerberger Old Eccleston Blend facing brick



Russell Grampian Anthracite roof tile



Russell Lothian Rustic Peat roof tile

Materials Layout

# 5 — THE SCHEME

## Appearance

5.67 The below photo montage shows the direct comparisons of Lancashire details applied to historical buildings. Architectural details of a similar nature are proposed on this project and these will be applied to front Chipping Lane and in key gateway/corner plots within the development.



Typical examples of historic architectural features



Typical examples of historic architectural features



Proposed elevations

## 6.0 - CONCLUSION

# 6 CONCLUSION

## Summary and Conclusion

6.1 This Design and Access statement is in support of a Full Planning application for 106 new dwellings, associated parking and landscaping.

6.2 The site has been designed to complement the surrounding area, creating local identity and reduce antisocial behaviour. Well-informed design and material choice will give the development longevity, contribute to the townscape and raise the aspirations of the area.

## Secure Development

6.3 The detailed site analysis and extensive design process leading to a layout form that is developable and acceptable within the character of the area, whilst maximising natural surveillance throughout.

## Quality housing stock

6.4 The scheme will present a pleasing and buildable scheme, that will enhance the local settlement and provide much needed quality housing for the area.

## Accessibility

6.5 All dwellings will comply with the requirements set within Part M of the British Building Regulations.

## Employment

6.6 During construction the developers will offer apprenticeship roles within their organisation and local contractors and tradespeople will have the opportunity of working on the project. This will generate new growth for the surrounding area and a much needed boost for the local economy.

## Enhanced Environment

6.7 The built form within the development will sit comfortably within its surrounding, whilst providing an active street scene and sense of place. The proposed street scenes have been designed to knit well with the existing built environment, and improving the appearance whilst working within the grain and pattern of the surrounding area.

## Integrated Parking

6.8 Each dwelling has a designated off street car parking space set to be convenient for the home owner with minimum travel distances from the related dwelling. Where possible the car parking has been designed to be within plot curtilage to enhance ownership and maintenance. The car has a critical impact upon any new development and as such, and where possible, the car has been located off the street scene.

## Private Space

6.9 Each dwelling within the development will accommodate adequate private family gardens.



Proposed site layout

