
75-79 Maudland Bank

Planning Statement

July 2018

1.0 SUMMARY OF APPLICATION

1.1

The proposal is for a development providing accommodation for 142 students in a mix of cluster flats and self-contained studio apartments. The apartments will share communal facilities including a lounge, kitchens and laundry rooms.

The following form the application drawings:

Site Location Plan
Site Plan and Ground Floor Plan
Typical Layout for First, Second, Third and Fourth Floor Plans
Roof Plan
North Elevation
South Elevation
East Elevation
West Elevation

The following reports and statements are included in the application:

Design and Access Statement

Crime Impact Statement
Including correspondence and suggestions from Lancashire Constabulary which will be incorporated into the scheme.

Statement relating to the loss of the community facility
Demonstrating that the building is vacant and will not be brought back into use.

Heritage statement
Visual Impact Assessment on St. Walburge's Church

Utilities, Sewerage and Sustainable Drainage Assessment
The existing infrastructure around the site is sufficient to serve the needs of the development with the inclusion of a new sub-station on site.

Sustainability Assessment
Including energy use, renewable energy, and water conservation.

Transport Statement
Assessing existing networks and examining impact of proposed development.

Travel Plan
Examining accessibility of existing site and provision for pedestrians, cyclists and public transport users, and including proposed strategy, targets and monitoring procedures for the development.

Waste Management Assessment
Demonstrating the provision of suitable and sufficient facilities for the storage and removal of refuse.

Phase 1 Desk Top Study
A phase 2 report will be required prior to commencement of work on site.

Student Accommodation Statement
Setting out the proposals within the framework of local policy, particularly Policy HS6 relating to the University and demonstrating compliance with that policy.

Schedule of Accommodation - within Design statement

Statement of Community Involvement
Detailing the measures taken to understand the needs of the local community and to provide mitigation against potential harm caused by the nearby presence of UCLan.

1.0 CONCLUSION

1.2

The site, at present contains a vacant building which is attracting anti-social behaviour and crime. It also contains a privately operated car park which is enclosed in a very unattractive palisade fence 2m high which presents a defensive and low quality barrier to the site. The site, at present, detracts from the area and redevelopment will stimulate benefits:
A more vibrant streetscene to Maudland Bank

A livelier frontage to the canal side which is to be redeveloped over the medium term into a green corridor by the University of Central Lancashire. In the short term this frontage will provide better natural surveillance to the existing playground which is underused.

High quality, purpose built accommodation for students in the city. A range of measures to mitigate existing issues affecting local residents, such as parking and behaviour.

The proposals comply with planning policy and will offer a net benefit to the city as a whole and to the more local area.