

DESIGN AND ACCESS STATEMENT

PROPOSED ERECTION OF :-

- 4 NO. 2 BEDROOM SEMI-DETACHED BUNGALOWS
- 9 NO. 3 BEDROOM TERRACED HOUSES
- 14 NO. 2 BEDROOM SEMI-DETACHED HOUSES
- 3 NO. 4 BEDROOM DETACHED BUNGALOWS

LAND AT 329 PRESTON ROAD GRIMSARGH PRESTON PR2 5JT

SITE

The site(currently vacant and overgrown field) is bounded to the west by the decommissioned reservoirs which are now designated as a Wetlands Nature Reserve .

The north boundary is a mature hawthorn hedgerow which is to be retained and within which it is proposed to provide an extensive area as a sanctuary for GCNs. Beyond the hedge are open fields with a Pond (Pond 2) which will be accessible to theGCNs.

The east boundary is marked by an existing timber panelled fence and another mature hawthorn hedge, behind which is a detached dwelling, number 339 Preston Road, with extensive outbuildings attached to the rear of it.

The proposed development will be well set back from the south boundary which faces Preston Road. There are two existing vehicular accesses one of which will be the main one serving the development.

USE /AMOUNT/LAYOUT

It is proposed to erect 4 no. 2 bed. semi-detached bungalows, 9 no. 3 bed. terraced houses in three blocks, 14 no. 2 bed. semi-detached houses and 3 no. 4 bed. bungalows.

The scheme will provide a minimum of 35% affordable housing which satisfies PCC's min. requirements. There will be a mix of affordable with market housing to avoid defined areas, e.g. there would be one affordable 3 bed. terraced house in each of the 3 blocks.

The 4 bed. detached bungalows will be solely market housing.

The suggested road layout, bearing in mind that this is an Outline Planning Application, has been dictated in most part by the location of the existing vehicular accesses, number 329 Preston Road, the attenuation pond (for which access for maintenance will be required), and the amenity open spaces and the GCN sanctuary.

The layout of the houses is fairly informal, to get away from the ' traditional ' estate layout.

Each property will have off street parking.

The internal road layout is in line with the " Creating Civilised Streets ' guidance document.

The intention is to make the layout pedestrian friendly with traffic calming in the form of combined speed bump and pedestrian crossings to keep vehicular speed to a minimum.

The provision of strategically placed pedestrian priority combined traffic calming speed bump and pedestrian crossings are in lieu of narrower internal access roads.

The minimum required carriage width is 4.5 metres, and 5.5 metres at the main access entry point.

There will be three amenity open spaces. The main one is at the north west corner of the site which could include a play area (supplied by the Applicant). There will be another open space off the main entrance into the site which could be a ' quiet ' area with seating. The third space will be around the attenuation pond which will be landscaped to attract wild life.

APPEARANCE/SCALE

The scheme offers a variety of house types with different aspects contributing to the informal layout. Indicative house types are shown on the drawing numbered 1926/4D.

The design of the new properties will be in keeping with that of the rest of the village which are generally facing brickwork and render. There are very few stone faced properties. Roof finishes are a mix of natural slate and concrete tiles. Therefore, it is proposed that the new properties will be constructed using a mix of natural slate and red and grey concrete tiles, red facing brickwork and part render.

The scale of the properties will also be in keeping with that of the rest of the village, which is generally detached and semi-detached bungalows, and terraced and semi-detached houses.

ACCESS

The existing vehicular access is off Preston Road. It is proposed to provide an initial carriageway of 5.5 metres width with 2 metres wide pedestrian footpaths either side of it until it meets the internal access road, which is 4.5 metres wide, after which pedestrians can cross at the combined speed bump and pedestrian crossing on to the footpath on one side of the internal access road.

The proposed hard standings will be tarmaced (permeable type), but differently coloured | to define respective uses.

There is a bus stop almost immediately outside the site.

There will be level access into the properties to comply with Part M.

LANDSCAPING

Landscaping has not been applied for as part of this Outline Planning Application. However, it would be proposed to retain all boundary hedges and trees, and provide strategic planting to provide privacy and introduce planting that will attract wild life, especially around the attenuation pond and the GCN sanctuary.

ENERGY SUSTAINABILITY (SEE LETTER OF INTENT)

CRIME PREVENTION

' Secure by Design ' status will be sought in parallel with PART Q of the Building Regulations.

UTILITIES

Water, gas and electricity services are available to the site.

There is a public sewer into which the foul water will discharge, and a surface water culvert into which site surface water will discharged at a controlled rate via the attenuation pond.

FLOOD RISK

The site is outside any Flood Risk 2 and 3 Zones.

WASTE MANAGEMENT

Suggested bin collection points are indicated on the drawing numbered 1926/7A. It is proposed that residents will take their general refuse, paper, plastic bottles and can recycling bins to landscaped collection points, the locations of which and collection times are to be agreed with whichever refuse collection operator takes responsibility.

Michael Jackson.

Michael Jackson Associates Ltd.