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Land at Carrington Road, Adlington

Outline application for up to 25 dwellings,
with all matters except access reserved

Design and Access Statement

Hollins Strategic Land LLP

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sa/pks/4939

1. INTRODUCTION

- 1.1. This Design and Access Statement is prepared on behalf of Hollins Strategic Land LLP in support of an application for outline permission for the erection of up to 25 dwellings.
- 1.2. All matters are reserved other than access. As such, the design of the proposals is set out in broad terms but the general design principles are established at this stage. An assessment of the site and its surrounds has been provided for use at reserved matters stage and to demonstrate the appropriateness of residential development of the site.
- 1.3. An indicative layout is also provided which demonstrates that the erection of up to 25 dwellings will make efficient and effective use of the site whilst also retaining sufficient space for significant biodiversity enhancements.



2. CONSTRAINTS AND OPPORTUNITIES

- 2.1. The site is an area of underused and unkempt grassland immediately adjoining the modern estate development along Carrington Road, from which it will gain access. Stonor Road adjoins the site to the south and provides a pedestrian and cycle link via Bonds Lane through to Park Road.
- 2.2. A public footpath runs along the north western boundary of the site, with an informal link to Carrington Road, and another passes nearby along the track passing by the allotments to the north east. The development will therefore need to relate well to public views from these paths.
- 2.3. It is not proposed that the development would extend as far as the western boundary as this part of the site lies within the Green Belt. Rather, this land will be laid out as informal open space with biodiversity planting and also if required a pond or swale for surface water retention.
- 2.4. An arboricultural report has identified trees on the boundaries of the site and also their root protection zones. The indicative layout shows that development can be sited to ensure that the roots of the retained trees will not be harmed.

3. DESIGN CONSIDERATIONS

- 3.1. The main design constraints and opportunities have been discussed in the previous section. The design approach is to provide a choice of dwellings including mainly



detached and semi-detached houses in a range of sizes which are capable of meeting a wide range of housing needs, including for affordable homes. All of the dwellings have private amenity space and off road car parking provision, including within garages.

- 3.2. The approach to the layout is informal with houses being accessed from short cul-de-sac and private accessways.

- 3.3. Existing development along Carrington Road is modern 2-storey estate development of traditional construction, whilst in the older parts of the town adjacent to Park Road there are 2-storey terraced properties. The design approach reflects the character of the modern estate through which the site is accessed.



- 3.4. Provision of affordable homes within the site broadens the range of future residents that can be accommodated.

- 3.5. The dwellings will be in a range of heights, from 7m to 11m, with frontage widths which will be in the range 5m-8m. Orientation of the dwellings will ensure active

frontages where they face towards the public domain, including the footpath/cycleway through to Stonor Road.

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4. ACCESS

- 4.1. Access into the site is in the form of an extension of Carrington Road. Roads within the site will be to an adoptable standard and where necessary will include footways. Privately maintained roads will include shared drives.
- 4.2. A footpath and cycleway from the southern end of the site will provide convenient access to the town centre, the railway station and bus stops and to schools, recreation facilities and places of employment.
- 4.3. The site is generally level and this ensures that all pedestrian circulation routes will be accessible to people with mobility impairment.



5. 'BUILDING FOR LIFE 12': the sign of a good place to live.

5.1. The application proposals have been considered against the twelve questions set out in qualities of successful places set out in 'Building for Life 12':

1. Connections: does the scheme integrate into its surroundings?

Permeability into the surrounding area will be preserved and enhanced, including access to the public footpath network.

2. Facilities and services: is the development close to facilities and services?

The site is within very easy walking distance and cycling distance of the local services and facilities on offer in Adlington, being close to the town centre and there being a primary school close to the site on Park Road and recreation grounds midway between the site and the town centre.

3. Public transport: is there good access to public transport?

The site is within easy walking distance of a railway station and bus stops serving a choice of bus routes.

4. Meeting local housing requirements: is there a mix of house types and tenures to suit local requirements?

The mix will be agreed with the LPA at reserved matters stage. On-site affordable housing will be provided. The site will make an important contribution to the wider and local needs in the shorter term.

5. Character: does the development create a place with a locally inspired or distinctive character?

The design of the scheme will result in a development that responds positively to the character of the surrounding urban area and its cohesive design and use of materials and landscaping will provide a distinctive character.

6. Working with the site and its context: does the scheme take advantage of existing features?

Proposed levels and landscaping will form a cohesive relationship with the surrounds, in particular the biodiversity and amenity open space, the hedgerows and trees.

7 Creating well defined streets and spaces: will buildings define and enhance streets and spaces?

The internal roads will be enclosed by buildings that front onto them or are dual aspect, and a strong landscaping scheme is proposed.

8. Easy to find your way around: is the development designed to be easy to find your way around?

The site's simple access and layout will ensure that the development as proposed is legible to all.

9. Streets for all: will the streets encourage low vehicle speeds and function as social spaces?

The internal road will be designed to encourage low speeds and social interaction. Internal road layouts will be agreed at reserved matters stage.

10. Car parking: is parking sufficient and well-integrated?

Each dwelling will have sufficient off-street parking and the proposed landscaping will ensure that cars do not dominate street scenes.

11. Public & private spaces: will spaces be defined, have appropriate access and be well managed and safe?

At reserved matters stage, the scheme will be designed so as to ensure that public and private spaces will be well-defined. The layout and boundary treatment will also deter criminal behaviour.

12. External storage and amenity space: is there external storage for bins, recycling, vehicles and cycles?

All dwellings will have private amenity space to the rear which is adequately sized to provide space for bins, recycling and cycle storage. Off-street parking will be provided for vehicles.

6. CONCLUSIONS

- 6.1. This Design and Access Statement shows that the outline residential proposals have been informed by considerations of good design, including the siting and orientation of dwellings, accessibility for all and features that will encourage travel by sustainable modes of transport.
- 6.2. More detailed information will be forthcoming at the reserved matters stage, but the indicative proposals are likely to be proximate to the eventual scheme.