



Design & Access Statement

Metacre Ltd
Proposed Residential Development at
Parr Lane, Ecclestone, PR7 5SL

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1.0 General Background & Planning History

This Design & Access Statement is in support of an outline application by Metacre Ltd for the proposed erection of 34 no. dwellings with associated garages and the provision of public open space on land to the south of Parr Lane, Eccleston. The proposed site is located on Parr Lane to the east of the village of Eccleston which lies approximately 6km to the west of Chorley Town Centre. It is within the authority control of Chorley Council and Lancashire County Council.



Aerial image highlighting proposed site location in context ©2017 Google

2.0 Analysis of the Site & Its Surroundings

The proposed development is situated on the eastern side of the village of Eccleston and to the west side of Tabley Lane. The site is currently a greenfield site measuring approximately 1.49 hectares used primarily for grazing of horses.

The proposed site comprises of a grass field partitioned by a boundary hedge and gate with telephone cables leading across the site held aloft by timber telegraph poles.



Site analysis plan

The northern boundary of the site facing Parr Lane features an existing access to the site within established hedgerows and trees providing a landscaped interface with the road.



The eastern boundary is defined by a drainage ditch running along its entire length with established trees and hedgerows beyond.

The southern boundary features a tree lined boundary with a footpath and the Ecclestone Recreational Grounds beyond.

To the west lies the existing built form of Ecclestone including the adjacent Sandringham Road and Richmond Road with two potential, access points from both.

The boundary to the north abuts Parr Lane with some housing and development opposite, beyond which is open countryside and farmland. To the east, Parr Lane continues and is flanked by open farmland and Cunneries Fishery. Ecclestone Recreational Grounds, which features public open space, football pitches and footpaths is located to the south of the proposed site and to the west lies substantial residential development leading to Ecclestone village centre.



Aerial image of the site with red edged boundary overlay ©2017 Google

3.0 Development Proposals

The development proposals are for the construction of 34 dwellings in detached, semi-detached, terraced and apartment formats providing 1, 2, 3 & 4 bedroomed accommodation. The properties will be bungalows to the site frontage facing Parr Lane with the scale increasing towards the south with to two storey dwellings which reflect and are sympathetic to the scale and style of the existing, surrounding properties.

The scheme has been designed whilst making reference to the Central Lancashire Design Guide – Supplementary Planning Document (SPD).

All properties meet with the required interface distances.

An internal carriageway built to Lancashire County Council's adoptable standards will provide access to each property with off-street parking provided, internal landscaping and facilitate the movements of waste collection vehicles. Parking within the site meets the standards designated ensuring that minimum parking space allocations for each dwelling type are met or exceeded. All private drives fronting garages are a minimum of 6m excluding the service verge.

4.0 Use / Amount

The total site area is 1.49ha (3.67acres) which generated a density of approximately 20 dwellings per ha., which is entirely appropriate in terms of the local character of the area. There is an area of 780sq. m. of public open space in the south west corner of the site.

5.0 Layout

The adoptable access road has been positioned centrally to form a crescent road within the site allowing the proposed properties to be primarily inwardly facing to enhance community surveillance and security.

Main aspects are to the front and rear with all parking provision located either in front or alongside each property with integral or detached garages, parking courts or driveways to all.

Plots 32 to 34 form a frontage onto Parr Lane with a private drive serving three larger bungalows to replicate the surrounding properties and create an appropriate interface with the road.

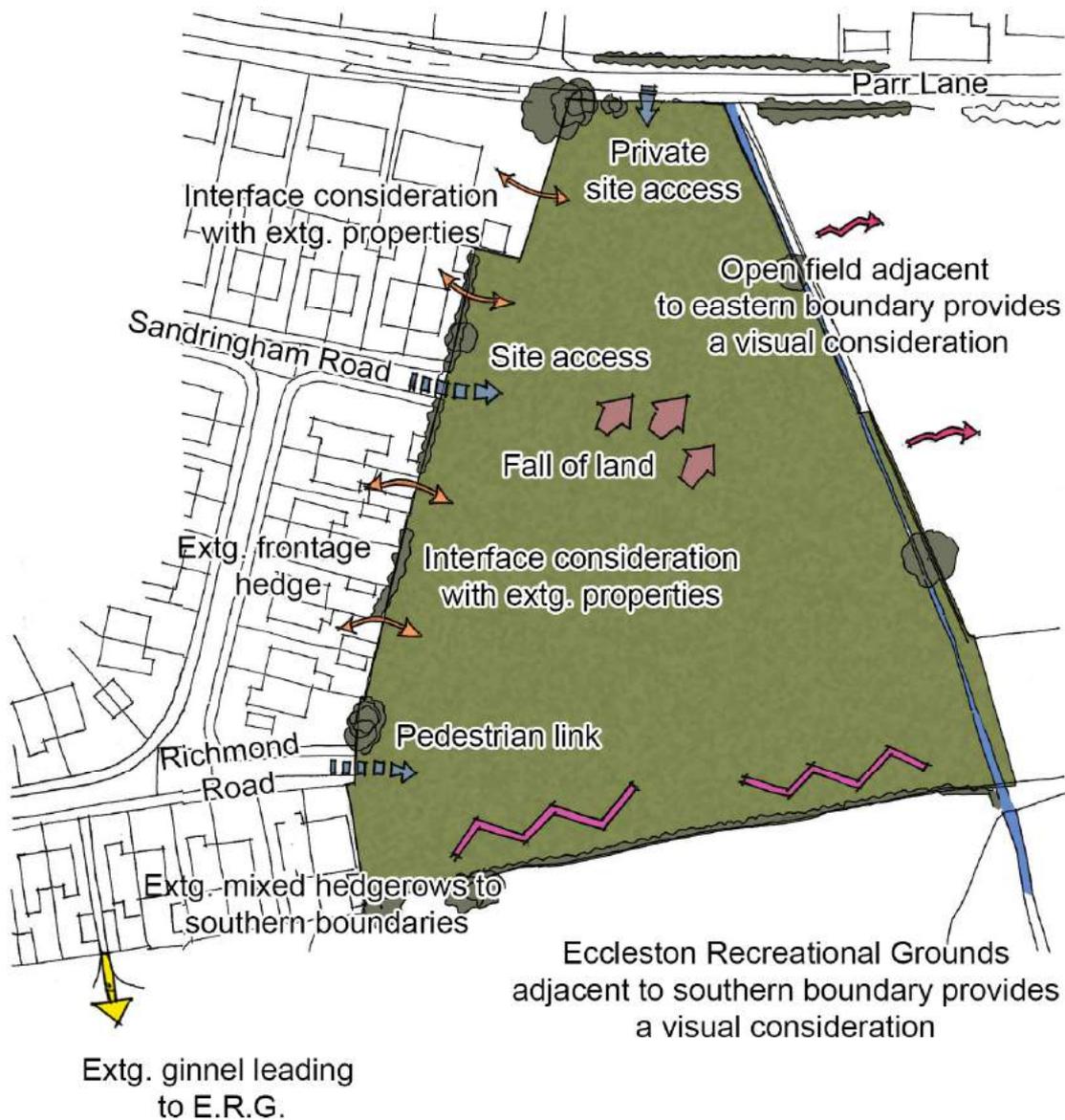
Plot 31 is a chalet bungalow. The layout creates a graduating rise of scale from the frontage bungalows to the north to the two storey dwellings to the south. These properties are reflective of the scale and style of the existing residential properties on Sandringham Road from which the site is accessed.



Scale & character areas plan

As the road leads further south the massing and scale of the properties increases to include two-storey detached, semi-detached, terraced and apartment dwelling types. The site interlinked by a new footpath through the proposed open space to Richmond Avenue.

The scheme provides a variety of house types with differing aspects and interfaces that create an interesting layout. Coupled with this is the articulation of the house elevations and the garages which provides space between the properties.



Site appraisal plan



Proposed site layout

6.0 Access

The existing access to the site from Parr Lane will be closed and a new access to the private drive to serve plots 32-34 will be formed. The existing nodes at the end of Sandringham Road will be opened to create vehicular and pedestrian access point on the western boundary for the remainder of the development. A 2m wide footpath link will be created linking the development to Richmond Road to provide permeability and easy access to the nearby footpath link to Ecclestone Recreation Ground.

A new internal road will be formed at the entrance to the site from Sandringham Road that will be 5.5m in width with a 2m footpath on either side leading to a central turning head. This then reduces to a 4.8m wide road with a footpath link to the proposed Public Open Space on one side and a service verge on the opposite side.

Traffic calming will be further enhanced by the introduction of 2m rumble strips either side of the central turning area.

The road has been designed in accordance with the guidance set out in Manual for Streets and MfS2.

Access into individual dwellings will be designed in accordance with Part M of the Building Regulations (i.e. level or ramped approach).

7.0 Scale

The proposal is to build properties throughout the site that reflect and are sympathetic to the scale and style of the existing, surrounding properties that front onto Parr Lane and feature in the adjacent residential parcels.

The site layout has been designed to ensure that all and any relevant minimum interface distances are achieved.

8.0 Appearance

The design of the new properties will be similar to previous developments which have been well received and successful in the surrounding local area.



Proposed street scenes with indicative house types

The properties will be built using a mixture of red & grey concrete tile roof and a combination of ivory render and medium brown/red brickwork for the walls to reflect the existing local vernacular and character as shown in the following photographs;



Example of bungalows on Parr Lane



Example of bungalows on Sandringham Lane



Example of chalet bungalows on Sandringham Lane



Example of chalet bungalows on Conway Road



Example of two storey semi-detached houses on Conway Road



Example of two storey terraced houses on Parr Lane



Example of two storey detached houses on Parr Lane

The nature and scale of the proposed dwellings allows each house type to bring individual design elements whilst ensuring a synergy throughout the development; this is illustrated by the use of an assortment of features such as bay windows, chimneys, gables and dormer windows.

We would anticipate uPVC windows to be used to minimise any future maintenance.

The final material specification is being submitted as part of the application documents and will be subject to agreement with Chorley Council.

9.0 Safety & Security

The proposed site layout was developed with community safety in mind throughout the design process which is highlighted through the inclusion of features such as:

- Rear garden enclaves provide additional security to private amenity space.
- Private driveways, small car parks & driveways overlooked by surrounding properties provide additional surveillance and security for vehicles.
- Landscape buffers improve privacy for residents by screening the view from external sources.
- Footpath links to existing, surrounding areas and facilities provide a safer, direct pedestrian route. Dwellings are orientated to face towards the Public Open Space to enhance surveillance and security.

10.0 Waste Management Strategy

The property will be provided with dedicated waste and recycling containers via Chorley Council. The service includes the provision of green, brown, blue and green wheelie bins for appropriate use. The position of the storage areas for each property enables easy access for the resident and a short distance for the occupier to move the bins to the kerb on collection day which for this site is every Thursday.

The road is designed to be adopted enabling the refuse vehicle to stop on the road directly outside the house.

In addition to the above, the development will be constructed under the Considerate Constructors scheme which sets out minimum good practice guidelines in respect of site waste management.

11.0 Conclusion

The proposals outlined within this document illustrate a sustainable and appropriate residential development, providing much needed, high quality family homes whilst respecting the existing character and economically enhancing the local area.

The development meets the housing needs of the Local Plan by delivering a sustainable and attractive new community alongside the existing residential built form within the village of Ecclestone.