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## DESIGN & ACCESS STATEMENT

THE OLD COAL YARD

HALL GATE LANE

PREESALL

POULTON LE FYLDE

LANCASHIRE

**DEMOLITION OF EXISTING DWELLING & ERECTION OF NEW COMMERCIAL BUILDING,  
EXTENSION TO CAR PARK AND IMPROVED ACCESS TO HALLGATE LANE**

## INTRODUCTION

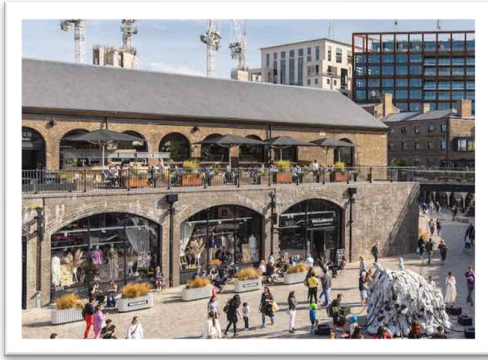
This application seeks full planning permission for the removal of an existing dwelling known as Fell View Cottage. The building would be demolished and replaced with a new commercial building, akin to approved application 19/00784. This would also facilitate a new & improved vehicular access point to the existing coal yard site. An extension to the existing car park is also proposed. Overall, this would create a more attractive site with a coherent and logical arrangement. It would also improve highway safety by creating a footpath, and visibility when entering & leaving the site.

## ASSESSMENT

The application site is located on the western side of Hall Gate Lane approx. 150 metres south of the bend in the road and junction with Park Lane and Cemetery Lane. The site is occupied by a two storey cottage with differing roof heights and an attached long barn fronting onto Hall Gate Lane and which fronts a small industrial area. The building is finished in a white painted render and has a slate roof and is in need of total renovation. The front roadside boundary is a stone wall to the front of the cottage but open to the barn. There is a closed access on the northern side of the cottage with a field and gate adjacent. To the south side of the barn is a wide access leading to an industrial area consisting of modern two storey brick and clad buildings. To the south side of the access is a parking area defined by frontage trees and hedgerow. Attached to the rear southern corner of the barn is a single storey flat roof extension. There is an area of over grown garden at the rear of the property. The site is within the countryside area of Wyre with the land at the rear and side designated as an existing employment area, within flood zone 3 as identified on the En. Agency maps.

The proposal as submitted is for the demolition of the existing dwelling and attached barn and the erection of a building for commercial use (Class E).

The new scheme has been assessed with design in mind, ensuring the scheme has no greater impact on the site than that already approved. On the contrary, we believe this new scheme would be far more attractive, of a scale comparable to the existing commercial buildings on site, whilst not exceeding the current site parameters or taking up any additional land.



The arch detail & ground floor projection is present in other developments (above)



The materials & style have been chosen with design in mind

The new scheme is simpler in its physical form than the building proposed in application 19/00784, ensuring it is affordable to build, yet attractive through the use of brick features & 'coal yard' design seen in other buildings in the UK. The proposed design has been heavily influenced by the style, shape & materials of other Coal Yard redevelopments (as shown above). It is considered the proposed building would enhance the corporate image of the coal yard site and greatly improve the aesthetic of the site from wider public vantage points.

## TREES

A row of existing mature trees alongside Hall Gate Lane will be retained and protected during the construction phase.

## ECOLOGY

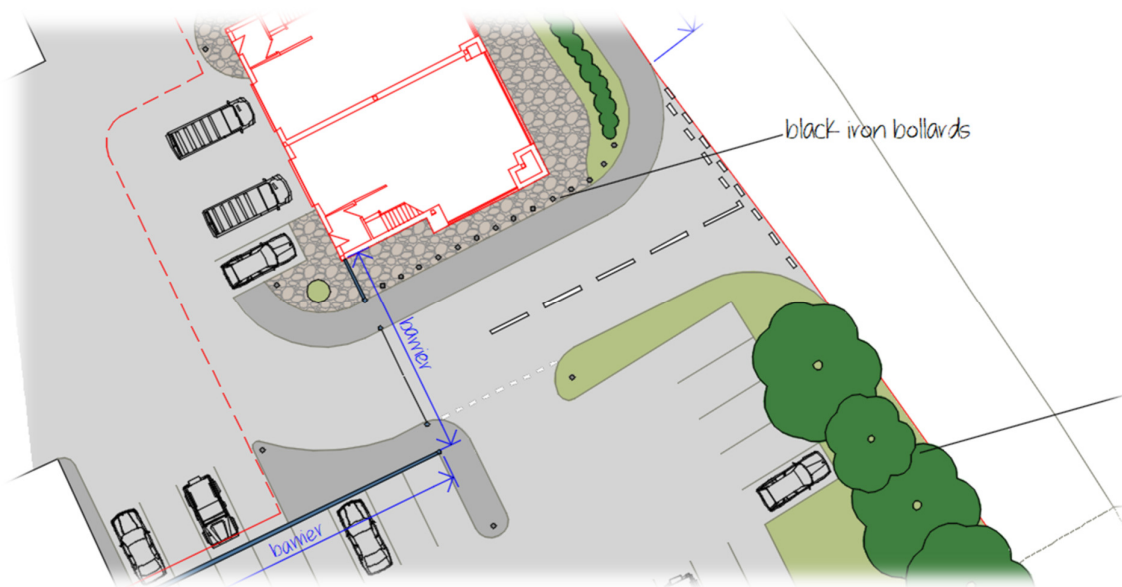
An up to date ecology report has been submitted to accompany this application.

## FLOOD RISK

An up to date FRA has been submitted to accompany this application.

## ACCESS

The application includes the formalizing of the existing access to Hallgate Lane, which would increase highway safety for those entering & leaving the site. It is also proposed to create a 2m wide pavement running from the site access in a northerly direction to join the existing footway towards Cemetery Lane. This would not only improve the safety of this stretch of road, but make the site itself more accessible on foot or by bicycle.



Site plan showing proposed access arrangements

## CONCLUSION

This application seeks permission for the replacement of 1no existing dwelling at Fell View Cottage in Preesall with a new commercial building, improved access and enlarged car park. It is felt that the proposal would create a more sympathetic building than that approved in application 19/00784.

It is considered that this application is consistent with current planning policies and will bring about several benefits from visual amenity and highway safety perspectives. It should therefore be viewed favourably by the local authority.