

Land at 1-3 Chequer La, Up Holland

Design and Access Statement



Outline Planning Application for the Residential Redevelopment of a Disused Former Butchery and Commercial Area with 8no Dwellings - Details of Access, Layout and Scale Included. Land at 1-3 Chequer Lane, Up Holland.



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Ref: 86D-GRA - Design + Access Statement 01

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1.0 Introduction



Stone fronted cottages 1-3 Chequer Lane partially converted for retail use as Greaves and Sons Ltd. (butchery)

1.01 This Design and Access Statement (D+AS) has been prepared by **Design by Pod** and accompanies an Outline Planning Application (OPA) for redevelopment of the submitted redline area for residential purposes and associated infrastructure; proposals also seeking approval for several key elements including access, layout and scale. Site redevelopment would deliver a range of good quality homes for the local community in a highly sustainable location - new dwellings ranging from 1 bed to 3 bedrooms in size and allowing for movement through the housing market. The

proposed 8no units comprise 4no. terraced houses and 4no. flats, each offering accommodation that responds well to local housing requirements.

1.02 The scheme, as submitted, is considered to respond sensitively to its surroundings and will, upon completion, offer a positive response to the site and local area. Proposals also take into account local built form context, movement patterns and existing access requirements; whilst also respecting existing boundaries, site hedgerows and vegetation. As such,

scheme proposals offer careful consideration of sensitive edges and the amenity of both existing adjacent development and new proposed dwellings.

1.03 Importantly, the D+AS is accompanied by a key submission drawing: the Proposed Site Layout Plan (PSLP - Ref: 86D-GRE-100C). This drawing depicts potential built form arrangements and in so doing, highlights how housing, private gardens, shared open space and new planting might each be laid out alongside parking provision and access arrangements within the site boundary. As such, the applicant



Existing access from Chequer Lane providing access to Greaves and Sons Ltd. former yard area

(Mr Robert Greaves) and his design team believe the drawing and associated supporting illustrative design material clearly demonstrate how the proposed 8no dwellings could each be accommodated within the submitted OPA red line boundary.

1.04 Given the application is



Application site extents marked onto an oblique aerial photograph highlighting site context (Google Earth)

submitted in outline, the PSLP is not representative of a detailed plot layout, with the design team (and ultimately West Lancashire Borough Council (WLBC)) aware that subsequent Reserved Matters applications (RMA) may propose limited changes to housing mix, specific plot typology, parking arrangements, access and open space detail or the specifics of dwelling appearance and materiality. At the same time, it is also acknowledged that any subsequent RMA should be delivered in broad conformity with key principles established by the proposed scheme.

The Land at 1-3 Chequer La, Up Holland Site

1.05 With a central grid reference SD 5068 / 0504, the application site extends to 1,427.65m² (0.14ha / 0.35ac) and is located within the defined settlement area of Skelmersdale with Up



Application site extents and boundary marked onto an aerial photograph (Google Earth)



Panorama highlighting existing streetscene. Terraced stone cottages along Ormskirk Road (left), the rendered Venilde and Sons Ltd. on the corner of Ormskirk Road and Chequer Lane and then 1-3 Chequer Lane (the stone building with 2no chimneys) to the right of the wider view. The main body of the application area lies to the east, extending behind the stone frontage cottages marking 1-3 Chequer Lane



Panoramic view looking west across the main body of the site highlighting the rear of terraced homes that front north onto Ormskirk Road (right) and then a series of single and 1.5 storey commercial buildings associated with the site's former use as a butchery, yard and series of cold store units. Only the stone frontage buildings (slate roof and chimneys to the centre of the view) will be retained as part of the site's redevelopment

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Holland as designated within the West Lancashire Local Plan (WLLP). Located on the eastern side of Chequer Lane, the application area has a broadly rectangular shape, extending east-west and currently comprises a collection of modern, mainly single storey steel framed and steel clad commercial buildings (some with limited brick or block infill and panelled elements etc.). These are each associated with the site's former use as a butchery and series of cold store units, the applicant's butchery business – H Greaves and Son, having ceased trading in April 2023.

stone-built building that was originally a pair of residential semi-detached cottages. Until April 2023, half of this key building's ground floor accommodation served as H Greaves and Son's front of house / retail space, whilst remaining elements of both its ground floor and first floor remained (and still remain) in residential use. Indeed, the applicant's parents continue to live in residential elements of the stone frontage building, 1-3 Chequer Lane.



The rendered Venilde and Sons Ltd. corner premises and rear extension with balustrade alongside the existing site access to both the previous butcher's yard and main commercial area

1.07 Currently, the site is served by 2no separate access points. The first, essentially 'main' access, lies to the north of 1-3 Chequer Lane, this having functioned as the butchery's principal commercial access, having also served a yard, turning area and associated customer parking - these situated beyond heavy metal gates to the rear / north eastern corner of a rendered single story cold store element and to the south of 211 and 213 Ormskirk Road. To the south of 1-3 Chequer Lane, a second access then serves a driveway, off-street parking and double garage alongside a single storey porch providing access to residential elements of the abovementioned frontage building.

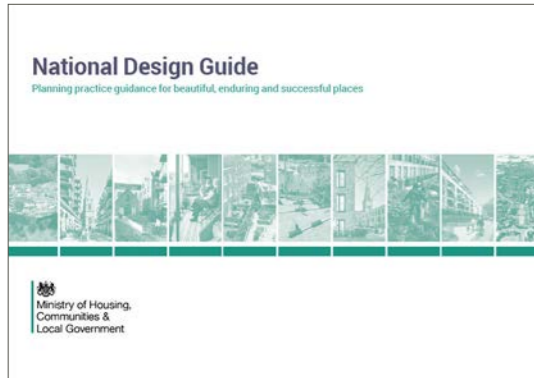
whose retail premises are located on the ground floor corner of Chequer Lane and Ormskirk Road. It is also noteworthy that Venilde and Sons premises Ltd. have been extended to the south with the buildings' 20th Century single storey extension offering access via steps from ground floor level to further upper floor (presumably residential) accommodation and a terraced amenity area with balustrade. This extension's southernmost wall forms the northern edge of the application site's existing northerly access. Further 2 storey terraced development (195 to 201 Ormskirk Road) is also in evidence to the north east of the site, with these units enjoying rear vehicular access from Ormskirk Road to the north.



Existing access to 193b Ormskirk Road between 201 (left) and 203 (right) Ormskirk Road

1.08 In terms the site's built form context, the red line area is framed to the north by both rear property boundaries, fencing and rear garden / access path / yard areas associated with uniformly 2 story, principally residential properties arranged into terraced blocks of 5no units. The exception to this in use terms derives from Venilde & Sons Ltd. (221 Ormskirk Road)

1.09 To the east, a marked change in level achieved via retaining walls with hedgerows above, each have the effect of largely



1.06 Importantly, the site is surrounded by residential properties to its northern, southern and eastern boundaries and whilst the main body of the application area is characterised by buildings in predominantly commercial use alongside associated yard / parking areas, the site's west facing frontage to Chequer Lane is then defined by an attractive 2 storey



Panoramic view from an elevated position on steps up to an on-site cabin looking west towards the site's frontage building (slate roof and chimneys (centre)), and north towards 213-221 Ormskirk Road (the white gable of Venilde and Sons Ltd. just visible to centre left) and then the 5no unit terrace at 203 to 211 Ormskirk Road (right)



Similar panoramic view from ground level and closer to the existing concrete panel fencing. Rooftops associated with 195-201 Ormskirk Road also in evidence to the north east (right)



Far eastern site boundary defined by a concrete panelled retaining wall with dense hedgerow / vegetation above

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Panoramic view and streetscene looking west along Ormskirk Road

screening the applicant's single storey bungalow; this situated directly east of the red line area at 193b Ormskirk Road. To the south, the site's residential context continues with a narrow pedestrian alleyway running parallel to the site's southern boundary providing access from Chequer Lane to the adjoining Danbers residential area - a distinctive 20th Century development comprising mainly single story flat roofed dwellings arranged into a series of squares and courtyards; these generally based around a strong orthogonal layout.



20th Century 213-221 Ormskirk Road with Venilde and Sons Ltd. ground floor retail premises to the right



20th Century residential terrace at 203-211 Ormskirk Road

1.10 Importantly, and to the west, an attractive pond and adjacent equipped area for play and associated open space accommodates swings, climbing frames, benches and picnic tables. This area is known locally as Chequer Lane Playing Fields and is located directly opposite the site.



Danbers with the site's southern boundary, close board fence and dense hedgerow to the right

The Need for a Design and Access Statement

1.11 This D+AS intends to provide justification for the layout, appearance and overall amount of development proposed, showing how the scheme - having moved through a logical and thorough process of design **assessment, involvement and careful evaluation** - will fit into, complement and improve existing patterns of land use, movement and access.

1.12 As such, the statement has been prepared in accordance with the 'Town and Country Planning (Development Management Procedure) (England) (Amendment) Order' of 2015. Guidance in this and other relevant documents (including historic CABE guidance 'Design and Access



Chequer Lane Playing Fields and fishing pond



Attractive / more traditional red brick 19th Century residential terrace with brick string coursing and detail, arched window heads and chimneys at 195-201 Ormskirk Road



Traditional stone cottages and boundary walls, north of both the Plough and Harrow pub, Ormskirk Road

Statements - How to Write, Read and Use Them'), outlines that any D+AS should explain the design thinking behind a planning application – highlighting design principles and concepts that have informed proposals showing also how access has been dealt with and incorporated into development proposals.

1.13 Urban design is the art of making places for people. It considers the connections between places, movement and urban form, the natural and built fabric, and processes for ensuring successful new development. Good design can help



Similar 19th Century residential terrace at 187-193 Ormskirk Road, this offering gabled frontages to the street and offering design cues for elements of the proposed development

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achieve memorable places with their own distinct character that contain streets and public areas that are safe, accessible, pleasant to use, and human in scale. Successful design is dependent upon achieving an appropriate relationship between development objectives, development form and a positive response to local conditions. The applicant and his design team firmly also believe that these factors can be successfully interpreted in new development responses without inhibiting the use of new materials, technology, or the needs of future occupants.



General streetscene, Ormskirk Road looking west from a point opposite Darfield

"Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion."

before outlining 10 characteristics of a well designed place - these each neatly summarised in the diagram overleaf. Each of these key characteristics are touched upon throughout remaining sections of the D+AS.

Design and Access Statement Structure

1.17 In line with good practice and requirements, this D+AS is arranged into several sections as set out below:

- **Site Analysis and Context** - including summary information relating to the site's planning context (Section 2.0),
- **Design Development and Key Principles** - scheme formulation and iteration, constraints and opportunities analysis. Dialogue with third parties and SLDC - (Section 3.0),
- **Use, Amount and Mix** - the appropriateness of the proposed residential response. Proposed development quantum, mix, density patterns etc. - (Section 4.0)
- **Layout Principles and Key Character Areas** - site-wide considerations and assessment of the PSLP (Ref: 86D-GRA-100B) - (Section 5.0)

- **Development Scale and Privacy** - detailed references to storey heights, local amenity etc. - (Section 6.0)
- **Landscaping and Public Spaces** - summary of proposed open spaces, key boundaries, planting and mitigation etc. - (Section 7.0)
- **Built Form and Appearance** - proposed architectural response and materiality - (Section 8.0)
- **Energy Efficiency, Resources and Lifespan** - (Section 11.0)
- **Access, Movement and Connectivity** - vehicular and pedestrian networks. Proposed movement hierarchies - (Section 10.0)
- **Summary and Conclusions** - (Section 11.0)



The Plough and Harrow public House, Ormskirk Road

1.18 Although the main body of this document is arranged for ease of use into the several abovementioned sections; many topics and issues are highly interrelated and as a result are sometimes referred to throughout other sections of the document.

1.19 Proposals have not been developed in isolation. The site's immediate context, local facilities, townscape and accessibility have each been considered in order that any new development will integrate effectively to become a vital new element of the local neighbourhood – a development which positively enhances the surrounding area.

1.20 In both their early gestation and ultimate delivery, proposals also recognise that the long term success of the development will be greatly enhanced by features and measures that ultimately ensure design quality and an inherent level of sustainability.



No's 1-3 Chequer Lane and associated southern access serving a double garage and existing on-site residential elements. The pedestrian access alongside Danbers defines the site's southern boundary

1.14 In formulating proposals for the application area, the design team have sought to recognise cues provided throughout not only the wider settlement of Up Holland, but also immediate adjacent development and townscape - the intention being to offer congruence with architectural styles, materials and colour, boundary treatments, building types, public realm, space around buildings and garden sizes.

Key Policies and Guidance

1.15 It is considered that through a sensitively designed scheme, proposals will provide the optimal solution for the site and surrounding area - according fully with Government objectives for sustainable development and the promotion of inclusive, sustainable and vibrant communities. As highlighted at Paragraph 126 of the September 2023 National Planning Policy Framework (NPPF);

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

1.16 The D+AS is also fully cognizant of sections 11 (Making Effective Use of Land) and 12 (Achieving Well-Designed Places) of the NPPF, which each underline and reinforce the role of design in the planning system as does the 2019 National design guide which recognises that:



National Design Guide extract - the ten characteristics of a well designed place

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2.0 Site Description, Analysis and Context

2.01 Full existing elevations' (ref: 364SAAGB04-004) and existing floorplan drawings (ref: 364SAAGB04-003) are submitted with the application, as prepared by Sharp Curve Design. These offer a comprehensive representation, at scale, of existing built form across the site. Further existing measured topographical survey (prepared by Survey Operations Ltd.) also complement these to offer a detailed representation of the 'as existing' state of the application area, site context and local buildings.

2.02 Paragraphs 1.5-1.11 (Section 1.0) offer a full description of

most key elements of the application area, but it is important to note that a further characteristic of the site derives from the fact that existing residential properties to the north; particularly those at 203-221 Ormskirk Road, have a direct visual relationship with the site. Indeed, whilst views from ground floor habitable rooms are largely truncated by existing plot boundary fencing, various flat and pitch roofed sheds / outbuildings, and a single pitch roofed garage (serving no217 Ormskirk Road), views from upper floor bedrooms (and bathroom) areas will each generally be available. This

key consideration has had a marked impact upon scheme development, affecting the orientation, positioning, massing and scale of proposed dwellings.

2.03 Although boundaries opposite the 17-18m long single storey rendered former store and cold store building (see photos below) as associated



Rear access lane off Darfield serving Victorian terrace fronting Ormskirk Rd. 1-3 Chequer Lane and Venilde and Sons just visible to the centre of the view

with numbers 213-221 Ormskirk Road are generally less consistent, beyond a set of internal gates, the majority of all other site boundaries are then formed by either site buildings or by generally homogenous 1.8m high concrete post and panel fencing. This reflects the site's former use as a butchery where all surfacing, buildings, edges and other key structures were well managed; left (in April 2023) in a well organised and very well maintained state.

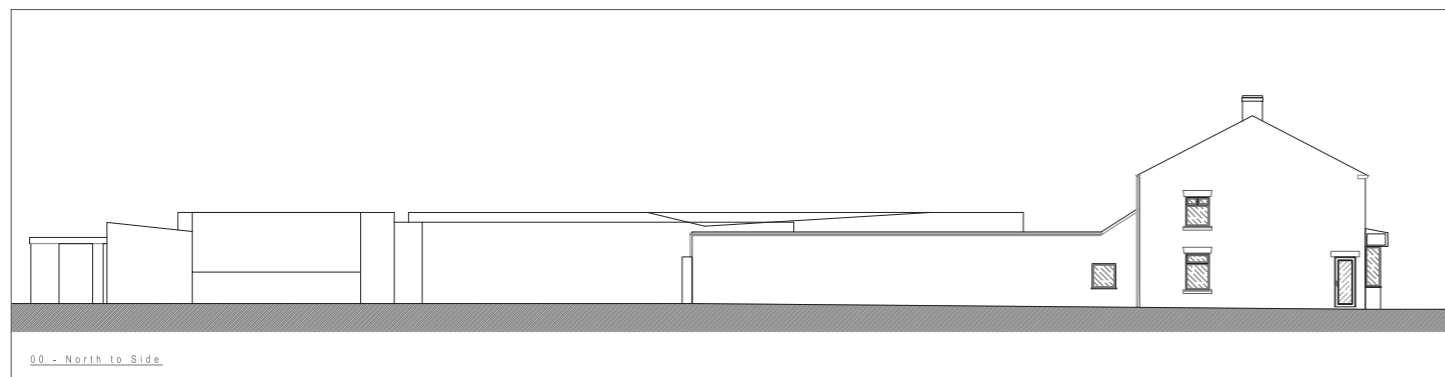
2.04 With most on-site elements other than those characterful stone frontage building at numbers 1-3 Chequer Lane, being



Reduced extract from Sharp Curve's 'Existing Floorplan and Elevation Drawings', highlighting various existing on-site buildings' plan form and internal layout



Irregular plot fencing and walls, various flat and pitch roofed sheds / outbuildings, and a single pitch roofed garage serving No217 Ormskirk Road make up initial elements of the site's north westernmost boundary



Reduced extract from Sharp Curve's 'Existing Floorplan and Elevation Drawings', highlighting existing on-site buildings in elevation (this extract highlighting the existing north elevation)



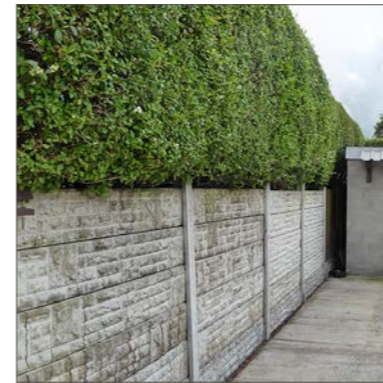
The existing north elevation. All rendered elements in the photograph are proposed shall be demolished to make way for circulation space, access and parking

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180 degree panorama looking east (left) and west (right) along the pedestrian link that runs parallel to the site's southern boundary. The site is well contained with no visual permeability between the route and application area on account of the blockwork wall, close board fence and dense hedgerow / vegetation above.



Far eastern site boundary

Urban Context and Local Building Typologies

2.07 The revised NPPF (Sept 2023) recognises the importance of context and of responding to local development forms and typologies, the document supportive of new proposals that are (para 130):



Image looking west along the 'inside' of the southern boundary that in turn frames the adjacent pedestrian link providing access to Danbers. Fencing and vegetation will be retained and enhanced as an integral part of proposals. Further potential for understorey planting and improved biodiversity to site margins as a result

"sympathetic to local character and history, including the surrounding built environment and landscape setting"

NPPF also highlights at paras 127 and 128 that new development should be based on:

"...an understanding and evaluation of each area's defining characteristics." and "...reflect local character and design preferences."



Looking west and south west across gardens and roofscape behind 195-201 Ormskirk Road. Infill bungalow development in evidence with 193a visible to the left. Slate roof and chimneys associated with 1-3 Chequer Lane and Venilde and Sons just visible to the centre of the view

largely utilitarian in character, it is important to note that contrast is provided by way of hedging above retaining walls separating the site from the curtilage of the adjacent 193b Ormskirk Road (east) and then further hedge / vegetation above concrete block walling and close board timber fencing along the site's southern boundary. Again, this offers a neat, tidy and consistent edge alongside the site's southern boundary to Danbers residential area and adjacent pedestrian link. It is proposed that both these hedges (east and south) shall be retained as a key element of outline proposals.

2.05 As noted throughout Sections that follow, the proposed scheme sees retention of the original stone built cottages at 1-3 Chequer Lane, and it is important to note that to the far south west and west of the site, both low stone walls and railing and adjacent short runs of brick walling are attractive elements in the existing streetscene. As such, effort should again be made to retain or enhance these.

2.06 Finally, and in summary, it is important to note that the proposed residential redevelopment scheme will only be seen in the context of existing adjacent residential development.



Similar view from a point further west with gated access to 193b in evidence. It is important to note that the proposed residential redevelopment scheme will only ever be seen in the context of existing residential development



Local townscape and materiality - stone terracing at 198-204 Ormskirk Road



Similar view again from a point further north alongside 203 Ormskirk Road and looking south towards access gates to 193b Ormskirk Road



Existing southern access to 1-3 Chequer Lane



Detached cottages accessed from a narrow lane alongside the Plough and Harrow pub off Ormskirk Road

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1980's detached development to the north of Ormskirk Road finished in buff / brown brick

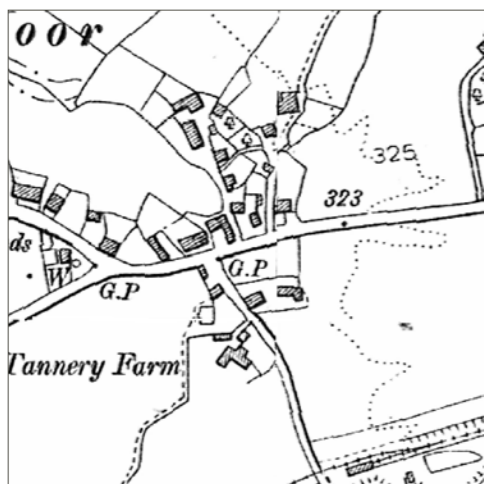
2.08 As such, work has considered in some detail the layout, structure and grain of various pockets of development and settlement close to and across the wider urban and surrounding townscape context of the proposal site. This has been undertaken with the intention of drawing out key themes and references – a principal objective being

to assimilate redevelopment proposals as successfully as possible and align any emergent scheme with existing townscape, local character, appearance, scale and materiality.

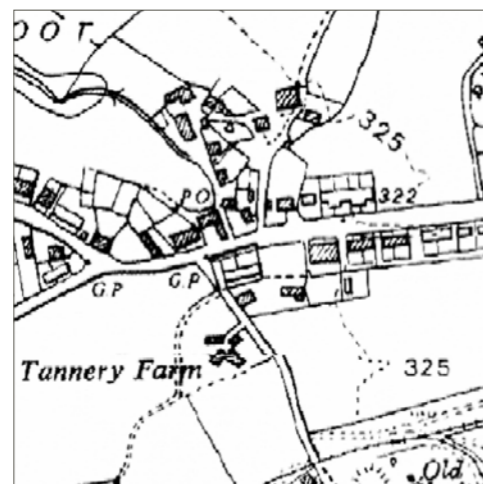
2.09 Photos here and overleaf (together with the associated captions and commentary beneath them), each serve to clearly highlight several important elements of the site's immediate townscape context.



Access to 193b Ormskirk Road and rear parking area serving 195-203 Ormskirk Road between 201 and 203 Ormskirk Road



Reduced extract from 1909 historic Ordnance Survey base



Reduced extract from 1955 historic Ordnance Survey base

2.10 A further important part of the design team's assessment of the site also related to the review of sequential historic Ordnance Survey mapping. Following on from the client's and client's father's own recollection of the site's history and morphology, it was revealed that prior to it's commercial use as a butchery (with limited retail frontage to Chequer Lane), the main body of the application area was residential in nature having accommodated a row of cottages to the rear of and behind 1-3 Chequer Lane; the existing stone cottages.

2.11 Due to both their scale and age, available mapping is not always abundantly clear but does seem to consistently show the presence of a building (or row of buildings) behind and to the east of the remaining stone cottages on the Chequer Lane frontage. This arrangement seems clearest on the 1909 map (see reduced extract opposite). On the 1938 map, a large rectangular building appears to the corner of Chequer Lane / Ormskirk Road - this having been replaced by 1955 with what looks like a footprint currently occupied by Venilde and Sons Ltd. Units around Danbers then appear between 1967 and 1976, whilst by 1982-4 those buildings referred to above and behind the Chequer Lane frontage disappear - making way for the yard area adopting a similar shape and scale to the application area as it appears today.

Planning Context

2.12 SAA have prepared a Planning Statement that accompanies this OPA, this providing a comprehensive summary of all relevant information about the development. The document also provides an assessment of adopted policy / other guidance and whilst it is not proposed to repeat here the contents of the Planning Statement, it is important to make note of planning policy with particular relevance to design.

National Planning Policy Framework (NPPF) and Planning Practice Guidance

2.13 The revised NPPF (Sept 2023) sets out a series of 'core land-use planning principles' that as well as informing 'plan-making and decision taking', should also underpin proposals for development. At the heart of the document is a 'presumption in favour of sustainable development' (para 11) with the status and role of design also clearly stated. Key paragraph 126 for example notes that the planning and development process should aim to achieve the creation of high-quality, beautiful

and sustainable buildings and places; the paragraph also noting that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

2.14 Bullet points then associated with key paragraph 130 are also important, stating that developments should be 'sympathetic to local character and history' and strive to 'add to the overall quality of the area'. Furthermore, proposals should 'optimise the potential of the site' as a result of 'good architecture, layout and appropriate and effective landscaping'.

2.15 Further national guidance on good design in developments is found in Planning Practice Guidance. This sets out several fundamental considerations that should be borne in mind when designing development including 'Layout', 'Form' (the shape of buildings), 'Scale' (building size) and then 'Detailing' and 'Materials'.

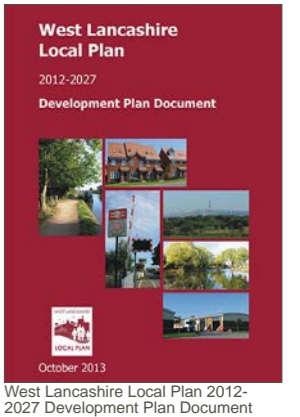
Development Plan

2.16 The current development plan for West Lancashire is the West Lancashire Local Plan (2012-2027) (WLLP). The WLLP provides the strategic planning framework for not only Skelmersdale and Up Holland, but also the authority's long-term Borough-wide strategic objectives and spatial vision. Key design related policies that are of relevance to this application include:

- Policy SP1 – 'A Sustainable Development Framework for West Lancashire' (defining Skelmersdale with Up Holland as a 'Regional Town' where, subject to other relevant policies, there shall be a presumption in favour of sustainable development);



Looking west across the existing yard area towards the rendered gable associated with Venilde and Sons Ltd.



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- Policy GN1 – 'Settlement Boundaries' (explaining that subject to other relevant WLLP policies being satisfied, development on brownfield land will be encouraged);



Play equipment directly opposite the site on the Chequer Lane Playing Fields and fishing pond area

- Policy GN3 – 'Criteria for Sustainable Development' (explaining that all development shall be expected to be sustainable, having full regard to the local context);
- Policy RS1 – 'Residential Development' (touching again upon the WLBC settlement hierarchy but also expectations around density); and,
- Policy IF2 – 'Enhancing Sustainable Transport Choice' (covering amongst other things, parking standards and Electric Vehicle Recharging Points)

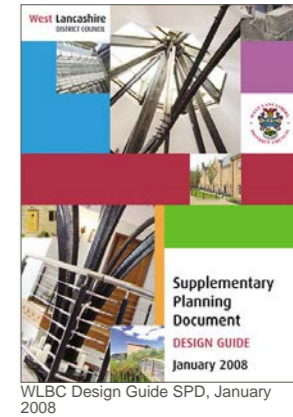
2.17 Of all above policies, it is arguably Policy GN3 'Criteria for Sustainable Development' that is of most relevance to current OPA proposals and whose tests the scheme will need to address. These are summarised below and highlight that development should:

- Be of high quality design and have regard to the West Lancashire Design Guide SPD;
- Have regard to the historic character of local... townscape;

- Retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of proposed and neighbouring properties;
- Have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate;
- Adhere to low carbon sustainable building principles in accordance with Policy EN1;
- Create safe and secure environments that reduce opportunities for crime;
- Integrate well with the surrounding area and provide safe, convenient and attractive pedestrian and cycle access;
- Create an environment that is accessible to all sectors of the community including children, elderly people, and [those] with disabilities;
- Incorporate suitable and safe access and road layout design;
- Ensure that parking provision is made in line with the standards set out in Policy IF2;
- Provide sufficient landscaped buffer zones and appropriate levels of public open space / green space to limit the impact of development on any adjoining sensitive uses;
- Incorporate new habitat creation where possible; and,
- Incorporate recycling collection facilities

Supplementary Planning Document - Design Guide ((WLDG) - January 2008)

2.18 Important messages are also drawn from the above key document which provides a comprehensive overview of key design principles and expectations that WLBC will have when considering planning applications and carrying out its duty as LPA. The document's key intentions are neatly summarised below:



All development proposals,require a proper understanding of the site, its surroundings and the distinctive nature of the place. Consideration should always be given to the local landscape, its history, the built form and character of the settlement, the typical building type, its architecture and the materials used in its construction.

2.19 Importantly the WLDG deals with why development proposals need to invest in good design and encourages sustainable development and the use of renewable energy. The document also defines general design principles and follows through the process of appraising a site, producing a concept and designing a scheme.

2.20 In summary, key elements of WLBC policy and guidance are fully addressed across all sections of this D+AS.



Access to 193b Ormskirk Road and rear parking area serving 195-203 Ormskirk Road between 201 and 203 Ormskirk Road

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3.0 Opportunities and Constraints, Design Development and Key Principles

3.01 The revised NPPF (Sept 2023) sets out the Government's planning policies for England and how these should be applied. At paragraph 119, the document encourages that development should;

"...promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."

Design Development

3.02 At the earliest possible point in the design process, visits to the application site and local area (July 2023) enabled comprehensive site and townscape assessment, detailed boundary analysis, and the identification of several important constraints and opportunities before and alongside more detailed design development was then undertaken. Inputs and information gleaned from detailed topographical and existing building measured survey work, alongside information from estates and valuation, ecology and project planning consultants also proved invaluable, this ensuring a multidisciplinary design and layout development process throughout the project programme. Consideration of the site's key attributes and challenges was also mindful of both relevant national and local planning policy / guidance together with key SPD's and WLDG in particular - as set out in Section 2.0, above.

3.03 In addition to abovementioned constraints assessment, **Design by Pod** also began - principally during the period July to August 2023 - the process of developing early concept and framework drawings that in turn started to explore how approaches to site layout might begin to 'map out'.



Looking west along the site's northern boundary



Initial sketch work looking at potential site layout and unit arrangements / capacity etc.

Importantly, this initial sketch / feasibility work identified not only key opportunity areas, zones for development, thoughts about massing and scale, potential development frontages or sensitivities etc., but also thoughts around how to address key constraints in terms of views, amenity, and potential areas for the reinforcement of existing vegetation or the creation of pedestrian and vehicular connections and access etc. Through their production, drawings also began to more accurately assess potential site capacity and requirements for open space, whilst also looking in more detail at offsets from existing buildings and context, local amenity and overall development feasibility.

Detailed Iteration, Mix and Housetype Review

3.04 As noted throughout Sections 1.0 and 2.0, the application area is relatively constrained, nestled as it is amongst existing development - often at close quarters - albeit being broadly rectangular in shape. As such, and from the earliest stages, careful consideration was given to the arrangement and configuration of proposed buildings and resulting site layout in order to retain the attractive building along the site frontage whilst also incorporating additional residential development to the rear that remained inherently respectful of surrounding residential development.

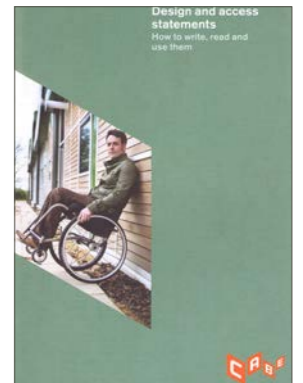
3.05 Whilst initially and on site it was felt that the residential development might best be



Thoughts around access and the conversion of No's 1-3 Chequer Lane

accommodated with the introduction of potentially semi-detached or terraced dwellings arranged into an east-west orientation (with frontages generally facing south and gardens arranged to the north / backing into gardens and yards associated with units at 203-221 Ormskirk Road), it was subsequently found the site had insufficient depth to accommodate such an arrangement. Further complications also related to how any layout might deal with the retention of an existing access to that garage serving no217 Ormskirk Road. These initial thoughts and issues are summarised in the basic diagram below.

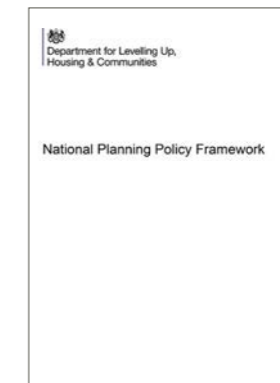
3.06 As a result, thoughts around the potential for north-south running units or terraces with gardens flowing into the eastern site boundary were subsequently explored with thoughts relating also around whether the 2no stone built frontage units (which it was consistently considered from the outset would be retained) should be configured. Options related to whether the cottages should be offered as a pair of semi-detached houses with private gardens to the east, or be subdivided into large one



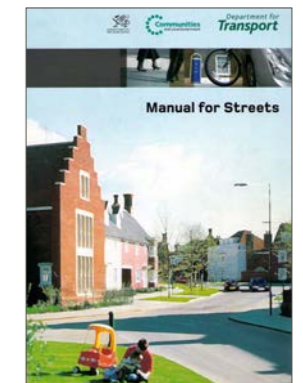
Design Statement Guide



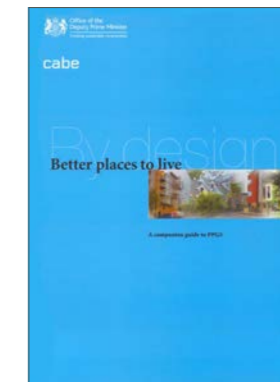
Building for a Healthy Life (July 2020)



National Planning Policy Framework (Sep 2023)



Manual for Streets



By Design



Urban Design Compendium

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Initial 3D modelling exploring the feasibility of returning frontage units to a pair of semi detached cottages with detached larger scale / footprint dormer bungalows or similar to the rear. Access to No 217 Ormskirk Road's garage compromised



Exploring the feasibility of returning frontage units at 1-3 Chequer Lane to a pair of semi detached cottages with a terraced 3 block to the rear



Similar arrangement with a corner turning flat block offering surveillance over circulation / access areas to the south

elements of rooms (potentially with frosted / opaque glazing etc.) might also assist in improving relationships between existing and proposed dwellings.

3.11 In drawing a conclusion to the design development stage, it was felt by the wider team that Option



Initial versions of the preferred 'Option 6'

6 proposing 8 no units should be further developed and explored - this providing the foundation for further unit level design work and overall scheme configuration.

- 3.12 With this work developing, initial draft versions of the PSLP were also undertaken, with sequential changes relating to the positioning of parking, landscaping and screening, but also, latterly, the introduction of a central area accommodating a small communal garden / open space with potential for attractive landscaped planters / borders and smaller scale / columnar street trees and seating area for use by all residents but intended to be accessible in particular to occupants of the proposed 4no. apartments / flats.

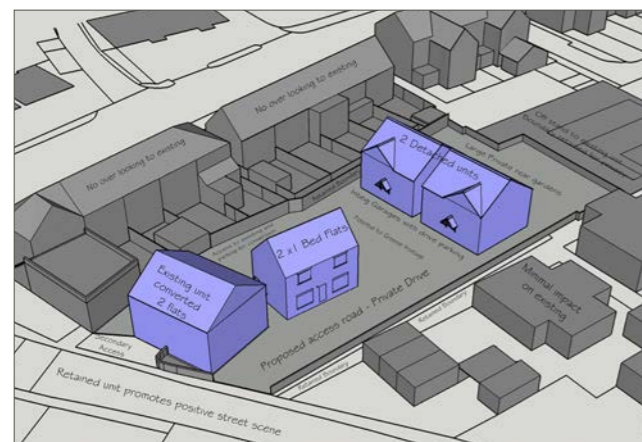
- 3.13 Abovementioned elements and key features of the scheme are dealt with in more detail throughout following relevant Sections of this D+AS



Design cue and thoughts around housetypes and typology development



Returning frontage units at 1-3 Chequer Lane to a pair of semi detached cottages with a terraced 4 block to the rear, this offering the opportunity to become a stop vista in views into the scheme from any southern access from Chequer Lane



Thoughts around the conversion of No's 1-3 Chequer Lane into 2no flats; this enabling circulation and rear servicing / parking alongside continued access to the existing garage block serving No217 Ormskirk Road

bedroomed flats.

3.07 During this key design stage, several exploratory development options and crude 3D models were collated in order to fully explore site capacity. These inputs also coincided with initial agency advice from local Chartered Surveyors SHP confirming that from a market demand and sales revenue perspective, development of smaller format 1 and 2 bedroomed flats or smaller semi-detached or terraced 2 or 3 bedroomed cottage / townhouse forms would be most attractive. Such an approach also complemented existing local townscape, with the majority of surrounding built form embodying

a finer grain, characterised by terraced runs of 2 and 3 bedroomed homes smaller subdivided flats (as above Venilde and Sons Ltd. and the former butcher's shop etc.) and then smaller link detached or terraced dwellings as across Danbers to the south.

3.08 As highlighted opposite, these several development options were subsequently circulated among the design team and offered for client review alongside development of initial thoughts around internal housetype configuration, fenestration, and elevational configuration.

3.09 A key concern and driver running through the early development of proposed housetypes related closely to the issue of amenity and overlooking. As a result, design review and observation around best practice / successful examples / design cues etc. each related to the potential for the introduction of oblique gable windows, slot / corner fenestration, minimal openings to sensitive elevations etc. The impact of roof planes was also assessed with the arrangement of ridges east-west enabling roof heights to stay low at the centre of generally narrower, potentially gable fronted typologies.

3.10 These various external design devices / thoughts were also considered alongside the internal configuration and layout of units, where the placement of non-habitable rooms or



Local design precedent for gable fronted typologies



Design cue and thoughts around housetypes and typology development

Land at 1-3 Chequer La, Up Holland

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4.0 Use, Amount and Mix



Up Holland Coop

4.01 The proposed outline scheme provides for a range of high quality, congruent new dwellings, open space and associated infrastructure, with units ranging from 4no 1 bed flats and apartments, 2no 2 bed houses and 2no 3bed houses. Proposals also involve the retention of No.1-3 Chequer Lane and the demolition of all the other commercial buildings on the site as well as the domestic garage currently associated with the existing residential property.

4.02 Importantly, and with existing residential development surrounding the site to both the north, east and south, the OPA area enjoys excellent levels of connectivity to the local area via local footways - these generally alongside principal local roads, many of which also form important local bus routes.

4.03 Indeed, within generally accepted 1km and 2km walking catchments, several key facilities both to the east along

Ormskirk Road (towards the centre of Up Holland) and to the west across eastern elements of Skelmersdale are easily accessible. These include Moorside Community Primary Academy and Holland Moor Primary School (approx' 615m and 620m walk distance respectively) to the west, and St Thomas the Martyr CoE Primary School to the east, this located just north west of Up Holland village centre (approx 1250m walk distance). Hope High School Carfield Secondary School is then located within a 950m walk distance to the south west of the site.

4.04 With the The Plough & Harrow public house located only 100m from the site along Ormskirk Road to the north, several further pubs, restaurants and take away food outlets are located around 1200-1500m from the site around the centre of Up Holland village - these mostly clustered around the junction of Mill Lane, Hall Green, Ormskirk Road and Dingle Lane. The characterful St Thomas The Martyr Church and traditional village core are then located around 1925m away from the site to the east. Pimbo Garden Centre & Coffee Shop is also located around a 1500m walk distance to the south of the site.

4.05 Across abovementioned areas, several further services and facilities can also be accessed, these including doctors surgeries and clinics, nursery services, several convenience stores and ATM, a veterinary centre and then several opportunities for sport and recreation including snooker halls, leisure clubs,



Up Holland village centre

outdoor pitches and open space including, in very close proximity to the site, the Chequer Lane Playing Fields and fishing lake.

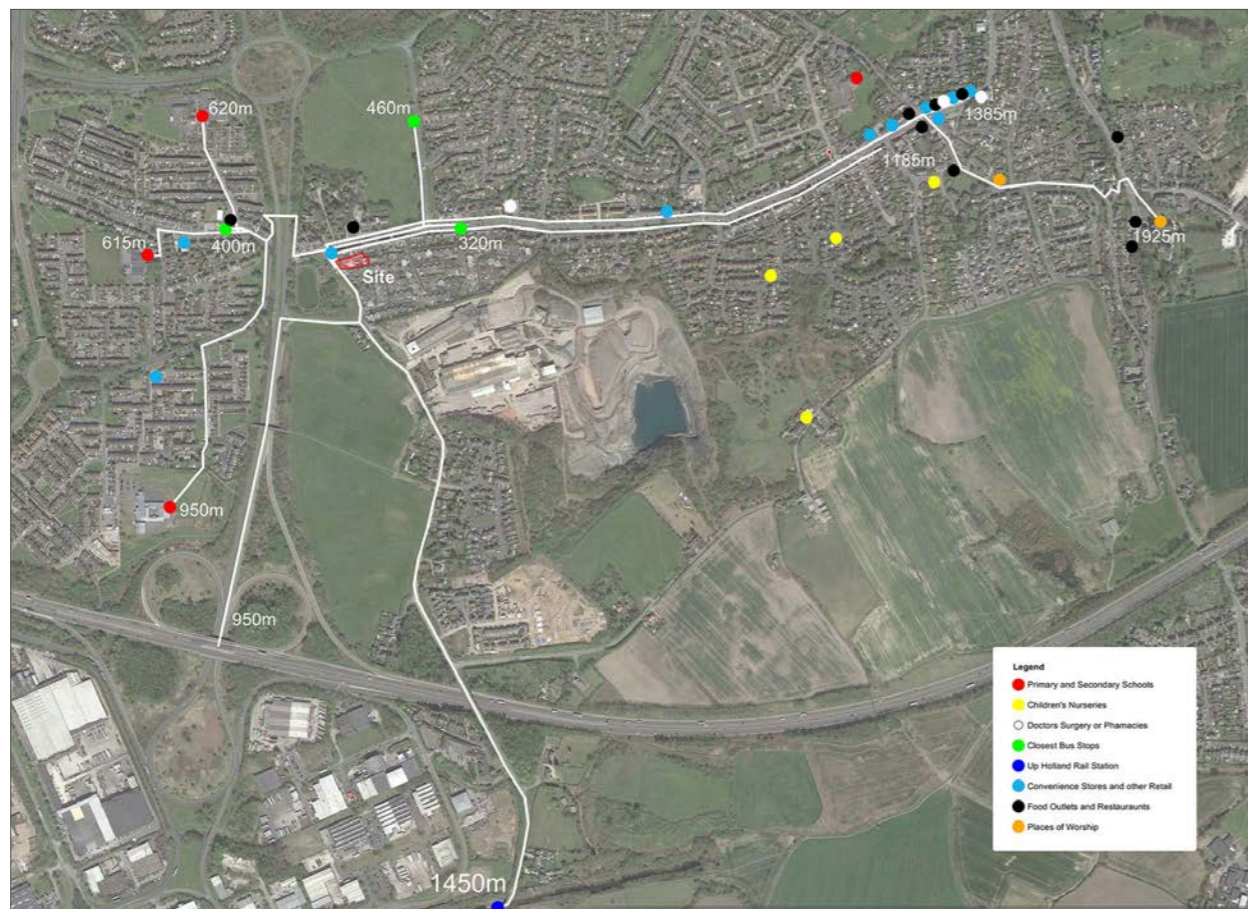
4.06 In addition to the above, and within accepted 5km cycle distances, the centre of Skelmersdale and key employment areas around the Pimbo Road industrial estate are each easily accessible.

4.07 Furthermore, several bus stops are located in close proximity to the site, with those to the north and east of the roundabout junction between the A577 and Ormskirk Road (north east of Darfield) located around a 320m and 460m walk distance respectively. Bus stops are also accessible via the Stannanought Rd A577 underpass to the north west along Claybrow Road (400m walk distance). All these stops appear to provide a high frequency of bus services between Skelmersdale and Southport to the west; with eastbound routes then offering connections to Wigan and Appley Bridge beyond. Services include the 311 and 312, 375, 385 and 395 and then the 730 735 and 740.

4.08 Upholland Rail Station is



Hall Green Surgery, Ormskirk Road



Basic aerial photograph highlighting key local features, Google Earth



St Thomas the Martyr Church and White Lion Public House



Chequer Lane Playing Fields and fishing lake

Land at 1-3 Chequer La, Up Holland

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Up Holland rail station



The Plough and Harrow, Ormskirk Road



Venilde and Sons Ltd. - fencing and garden supplies

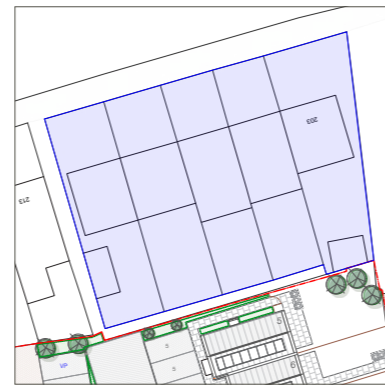
also in close proximity to the site along Chequer Lane and Pimbo Lane; located an approximately 1450m walk distance from the centre of the red line area. The station offers direct services to Wigan Wallgate (15min) and Manchester (55mins), whilst Liverpool can be accessed within 25-50 mins with only a single change at Headbolt Lane station. In summary, and whilst the proximity of the local highway network and M58 (950m away) is noteworthy, the proximity of both Upholland Rail Station, and several local bus stops will ensure new residents have good access to forms of transport other than the private car to reach a significant range of local services, facilities and workplaces as well as destinations further afield.

Use

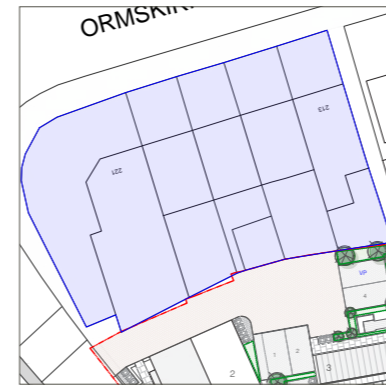
4.09 National and local policy promotes sustainable patterns of development by focussing housing in or alongside existing settlement. Policy GN1 of the WLLP 'Settlement Boundaries' states that within

defined settlements, development on brownfield land will be encouraged subject to other Local Plan policies being satisfied. Policy GN4 'Demonstrating Viability' then states that the Council will seek to retain existing commercial / industrial (B1, B2 or B8) and retail (A1) land / premises, unless it can be demonstrated that one of several key tests can be met. These tests are reviewed in more detail in SAA's Planning Statement, but it is important to note here that the several commercial buildings on the application site (previously operated as H Greaves and Sons Butchers until April 2023) would only attract a niche market (being largely refrigerated); the inherent constraints of the site (surrounded by residential properties and with limited opportunities for commercial access improvements), also limiting the site's appeal to commercial buyers; this fully supported by a full statement prepared by local land agents and chartered surveyors SHP, this again referred to in more detail in SAAs full Planning Statement.

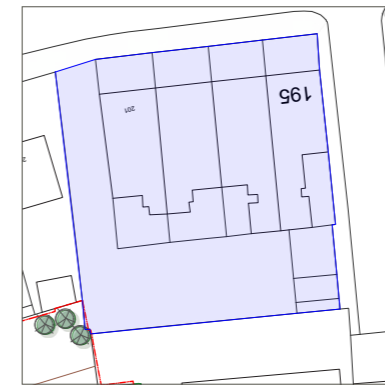
4.10 Furthermore, given the application site



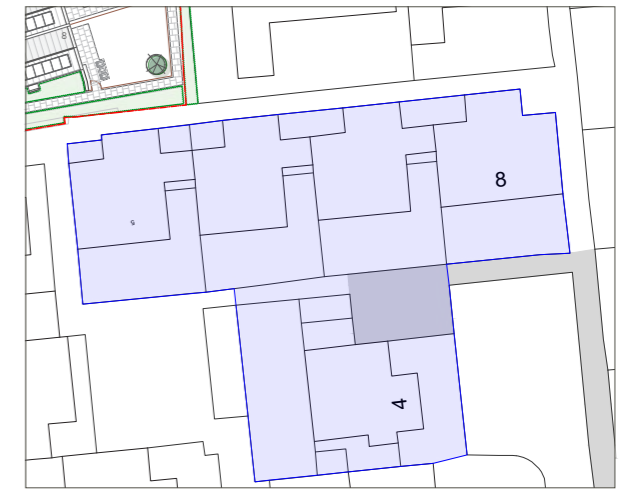
Existing townscape - 203-211 Ormskirk Road developed at 72dph



Existing townscape - 213-221 Ormskirk Road developed at 67dph



Existing townscape - 195-201 Ormskirk Road developed at 52dph



Existing townscape - 4-8 Danbers developed at 41dph

is not only surrounded on three sides by existing residential development, but also, historically, accommodated a row of residential cottages to the rear of 1-3 Chequer Lane, a return to residential use would seem wholly appropriate in land use terms. In addition, it is also considered that removal of this site's existing unrestricted commercial use should ultimately result in betterment for neighbouring residential properties on the basis that traffic levels and visits to the site would be significantly reduced, whilst any further activities associated with the site's use as a butchery (or other commercial use) with its associated activity / noise etc. will also no longer exist.

4.11 Above commentary serves to reinforce the suitability of the subject site to accommodate residential use in perpetuity.

Amount

4.12 Paragraph 123 of the NPPF encourages developers, planning policy and decisions to ensure residential proposals make 'efficient' use of land (Paragraph 122), an objective expanded upon at a local level, with WLLP Policy RS1 outlining that;

'Higher densities (in the order of 40-50 dwellings per hectare, or more, where appropriate) will be expected on sites with access to good public transport facilities and services.'

4.13 Existing developed contexts, associated density levels and

townscape analysis have each been key influences therefore in the collation of the submitted DPA proposals. Indeed, above diagrams and associated analysis / commentary is intended to highlight the fact that in terms of development pattern and grain, proposals will align extremely well with the site's existing built form context and density. Indeed, proposing 8no dwellings on across a site area of 1,427.65m² (0.14ha / 0.35ac) results in a development density of 56dph.

4.14 In summary, proposals offer the right 'amount' of development.

Public Open Space

4.15 Under the subheading 'Landscaping and the Natural Environment', WLLP policy GN3 encourages proposals that minimise removal of hedgerows or trees and provide areas of attractive open space that also, ideally, incorporate new habitat creation wherever possible.

4.16 On a relatively constrained and inherently urban site, opportunities for the delivery of significant areas of public open



View across roof tops towards the application area from Danbers. Elements of roofscape would be seen in the context of only existing surrounding residential development

Land at 1-3 Chequer La, Up Holland

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space are limited, but proposals do encompass an 18-20m² centrally positioned area accommodating a small communal garden and open space. As already noted, this has potential to accommodate attractive landscaped planters / borders and smaller scale columnar street trees, with proposals also suggesting the creation of a convenient seating area for use by all residents, but intended to be accessible in particular to occupants of the proposed 4no. apartments / flats.

4.17 Planters surrounding this space but also, borders and marginal areas to various elements of the site's periphery could also accommodate sedges, grasses, elements of wildflower understory or bulb planting - each incorporated with the intention of improving habitat creation and encouraging local wildlife. Such important elements would also be sited alongside both retained landscaping and screening hedgerow etc, but also, wherever possible, additional new street trees - these key features also improving habitat creation and overall site biodiversity.

4.18 Importantly, the formation of open space as proposed must also be balanced against provision of good levels of private garden space for all proposed houses at plots 4-8, whilst it is also important to point out that by their very nature, streets across the scheme will be extremely low speed areas where play will not be inappropriate and key areas have the potential to become attractive extremely well overlooked and, as a result, valued elements of the wider proposed neighbourhood.

4.19 Finally, it is also important to note that the finished residential development would lie within 150m by foot of the relatively extensive Chequer Lane Playing Fields, where an attractive fishing pond, boardwalk and peripheral hoggin pathways and open space lie adjacent to an equipped area for play with accommodating swings, climbing frames, benches and picnic tables.

Mix

4.20 Paragraph 50 of the NPPF is clear that in order to deliver a wider choice of high quality homes, LPA's should plan for a mix of housing based on current and future demographic trends as well as market trends. This reflects key elements of WLBC's vision for West Lancashire which calls for 'better quality housing, in terms of design, mix and tenure, [which] will

attract new residents'.

4.21 With the above in mind, proposals offer a well conceived mix of 1, 2, and 3 bed homes; this helping create a balanced scheme that complements existing patterns of townscape and tenure found across the immediate local area. Indeed, across the PSLP, a variety of housetypes will ensure that variation in roof lines, scale and massing can be achieved; this appropriate to context and offering an attractive contemporary character and townscape to emerge.

4.22 Proposals involve the retention of all 2 storey elements of 1-3 Chequer Lane (potentially as 2no 1bed flats), alongside the demolition of all single storey adjoining extensions and outhouses, all other commercial buildings on the site, but also the domestic garage currently associated with the existing single residential property.

4.23 To summarise, a total of 8no. residential units are proposed which will include the following:

1 bed homes

- conversion of the former shop and attached dwelling to 2no. flats (Plots 1 & 2) alongside the creation of 2no. new apartments located to the centre of the site

Total: 4 units (50%)

2 bed homes

- creation of 2no. new terraced dwellings

Total: 2 units (25%)

3 bed homes

- creation of 2no. new terraced dwellings

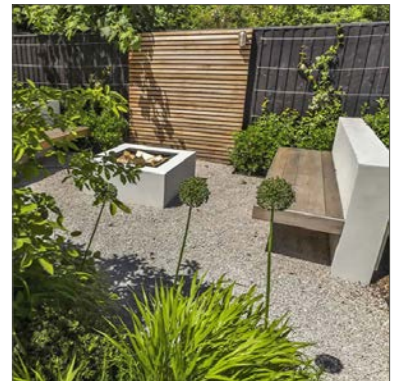
Total: 2 units (25%)

Grand Total: 8no units (100.%)

Summary

4.24 The construction of 8no new dwellings across the application area represents an appropriate development response to the site's principal constraints and opportunities.

4.25 As such, the scheme proposes a wholly appropriate use offering the right 'amount' of development; this making an effective and efficient use of the land.



Design cue and thoughts around housetypes and typology development



Design cue and thoughts around housetypes and typology development



Reduced extract from the Proposed Site Layout Plan - (86D-RUS-100C)

Land at 1-3 Chequer La, Up Holland

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5.0 Layout Principles and Key Character Areas



Reduced extract from 3D site model - elevated view looking 'over' Ormskirk Road and Chequer Lane towards the site. New planting will help filter views of the logically orientated proposals

5.01 As highlighted throughout, full regard has been given to local constraints and opportunities, with the proposed layout aligning well with WLLP Policy GN3 'Criteria for Sustainable Development' which encourages that all new development should':

"Have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials,

landscaping, boundary treatment, detailing and use of art features where appropriate;"

5.02 Within any well designed development, the public realm and urban environment should be readily understood by both residents and visitors alike with a place's layout, structure and character an issue demanding careful attention and thought throughout the design process. Gordon Cullen (1914-1994) believed that if designers could describe a journey through a proposed layout, they would necessarily engage with the three dimensional opportunities and challenges offered by the site and plan. Any layout should maximise privacy, create streetscene interest through the juxtaposition of buildings utilising varied building forms and setbacks and be capable of being interpreted as a sequence of spaces where built

form, movement patterns and landscape work together to create a range of attractive, interesting and unique experiences for residents and visitors alike.

Layout Commentary - Key Features

5.03 The existing commercial site access located directly to the south of Venilde and Sons Ltd. is proposed to be retained in situ and will serve both one of the 2no proposed 1bed flats (plot 2) located within the retained stone built frontage building at 1-3 Chequer Lane and 2no further new build 1bed apartments (plots 3 and 4) to the east and at the centre of the wider redevelopment site. Importantly, this access will also enable continued vehicular access to a single garage serving no217 Ormskirk Road.



Distinctive suspended oriel style gable bay windows to plots 5 and 8. Textured relief / contrasting bonds across certain elements of the elevation will also add variety and interest

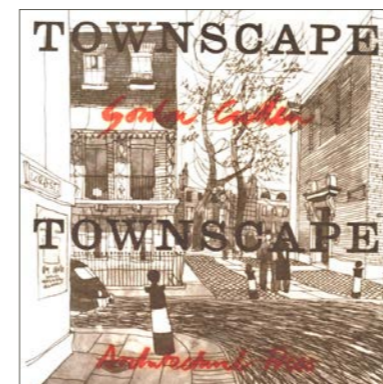
5.04 With the removal of both an existing single story lean-to element and further flat roofed rendered extension to the east of the principal stone building at 1-3 Chequer Lane, manoeuvring into both the existing single garage and proposed parking spaces serving plots 3 and 4 (together with an additional visitor parking space) will be vastly improved. Furthermore, removal of the abovementioned outhouses will also serve to significantly open up views towards not only the centre of the redeveloped site, but also the attractive gabled frontages to plots 5 and 6, and distinctive suspended side



Reduced extract from the Proposed Site Layout (Colour) - (86D-RUS-101A)



Existing northern site access



Cullen's 1961 'Townscape' - a key urban design text



Design Cue. The Gables, Crosby (DK Architects)

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gable window to the 3 bedroomed end terrace plot 5, to the east. Designed to address amenity concerns, offset side windows have been added to the ends of the proposed terrace at plots 5 and 8 to provide additional light to the units' living spaces without compromising amenity levels from surrounding homes. These units shall, as a result, act as an attractive stop vista in views east from the retained and improved northern access.

5.05 Proposals then involve the creation of a 'new' access south of the existing frontage building at 1-3 Chequer Lane, this achieved through the removal of an existing domestic double garage block. Serving 5no units and therefore operating as arguably the redeveloped site's 'primary' access, it is important to note that there is a dropped kerb already in this position - the access simply widened and extended to serve both one of the 2no proposed 1bed flats (plot 1) located within the retained stone built frontage building and then 4no further new-build mews properties to the rear (east) of the site.



Existing access and dropped kerb alongside the existing stone frontage building to be retained post development

5.06 At a strategic level, it is important to note that the overall 'footprint' and 'shape' of all proposed new build elements are broadly rectangular, with narrower east or west facing elevations / frontages / gable ends contrasting with deeper east-west elements; this, in turn, generally reflective of overall site shape, whilst also enabling central ridge lines (to either the wide fronted south facing block accommodating plots 3



Design Cue. The Gables, Crosby (DK Architects)



Design Cue - narrow fronted deep plan units



Local design precedent for gable fronted typologies

retained hedgerow planting currently in situ along the site's shared boundary with Danbers to the south, this dense, evergreen feature doing much to filter (around plots 3 and 4), screen (parking areas serving plots 5-8) or fully truncate (plot 8's gable to No5 Danbers) views through to the redeveloped application area post development.

5.09 To the north, the south facing principal facade of plots 3 and 4 shall read as a single contemporary 'cottage' with large habitable room windows and a single door offering access



Blockwork wall, close board fencing and dense hedgerow / evergreen vegetation above the pedestrian access alongside Danbers. This will be retained post development

and 4, or narrow fronted deep plan terraces at plots 5-8) to stay lower and less intrusive due to roofs spanning 'shorter' elements of built form.

5.07 Indeed, taking cues from attractive gable fronted terraced homes along Ormskirk Road, the proposed 4no unit terrace of new, contemporary, gable fronted dwellings will offer an attractive, symmetrical row with axial views through the scheme from Chequer Lane similarly terminated by attractive frontages associated with plots 7 and 8 and the distinctive suspended side gable window to the 3 bedroomed end terrace plot 8 to the east.

5.08 To the south, views east will be successfully framed by

to the ground floor apartment, whilst successfully framing and offering high levels of surveillance over the proposed private drive access to the easternmost courtyard parking area serving plots 5-8 to the east.

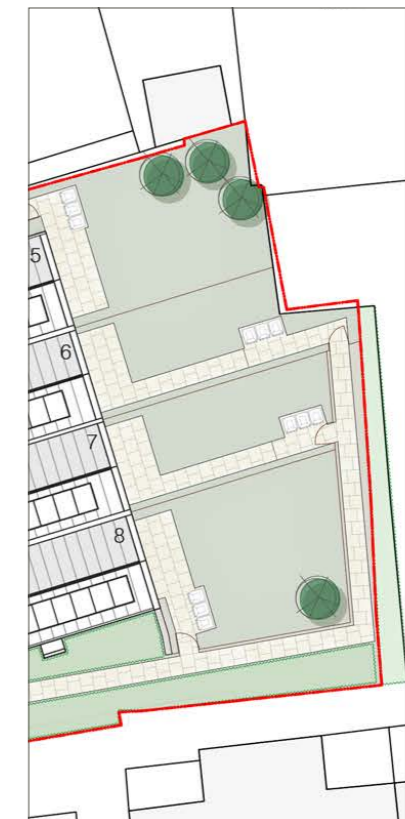
5.10 Whilst 'Appearance' is dealt with in more detail within Section 8.0, it is relevant to note here that all new-build units will exhibit a contemporary feel, with proposed dwellings east of the retained and converted traditional stone cottages comprising large windows, constructed using a good quality brick, which can then be utilised to create textured relief to the units' front elevations (see image to previous page).

5.11 Courtyard areas could then be finished in attractive, potentially buff or grey block paved units with parking bays picked out in attractive contrasting units finished in appropriate muted tones (browns or russets). With potential to form part of any site-wide drainage strategy at any future Reserved Matters stage, all driveways could also be finished using permeable block paving, likely to be Marshall's 'Driveline Piora' product or similar.

5.12 Importantly, plots 5-8 will each enjoy generous areas of private rear garden space to the east, whilst it is also important to note the proposed central area accommodating a small communal garden / open space with potential for attractive landscaped planters / borders and smaller scale / columnar street trees and seating is proposed. Indeed, this area, for use by all residents but intended to be accessible in particular to occupants of the proposed 4no. flats. could



Design Cue low level vegetation around proposed parking areas



Proposed rear private gardens for plots 5-8

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Central seating area and planting area



Design Cue, central open space and seating area

ultimately be characterised by attractive sedges or grasses set below clusters of indigenous new trees or occasional shrub planting / hedging helping to define whilst also helping to filter views from adjacent homes.

Layout - Further Observations

5.13 Paragraph 130 of the NPPF highlights that all development should:

"establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;"

5.14 Across the scheme the design team believe this to be the case, with clear definition between the public and private realm, and particularly plots 4-8 accommodating 'defensible

space' to their frontages and sides. A variety of hard and soft treatments to the street, will also provide enclosure to semi-private spaces (fencing, hedges, shrub beds etc), whilst importantly, 'active frontages' shall exist throughout the site, creating a safe and naturally well surveilled environment.

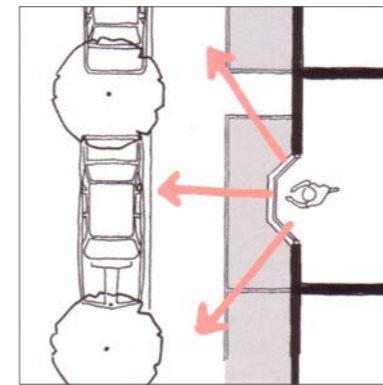
5.15 Plots 4-8 will have individual footpath accesses to their rear gardens giving direct control over their own private domain. This will aid security, but still allow easy access. These footways will also enable waste and recycling to be located to the rear of the properties and away from the streetscene.

5.16 Through the sites redevelopment, there may be opportunities through negotiation with adjacent landowners and occupiers (particularly 203-221 Ormskirk Road) to improve existing boundary fencing.

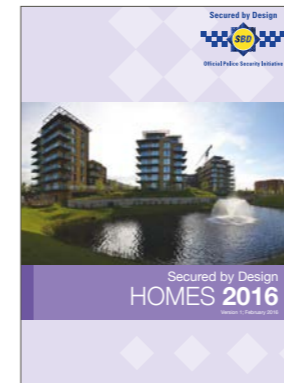
Secure by Design

5.17 Paragraph 130 of the NPPF highlights that all development should:

"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."



Caption



Secure by Design

development, including the central open space and seating area will be consistently overlooked by proposed homes in order to lessen the opportunity for anti-social behaviour.



Wildflower mix



Design cue - contemporary development, Formby

5.18 As noted above, all areas of the



Reduced extract from 3D site model looking north east 'over' Chequer Lane towards the site with the general form of rears to units facing onto Ormskirk Road beyond

Land at 1-3 Chequer La, Up Holland

Design and Access Statement

6.0 Development Scale and Privacy



Application site extents marked onto an oblique aerial photograph highlighting site context (Google Earth)

6.01 The Land at 1-3 Chequer Lane site is incredibly well contained, offering a discreet, sustainably located redevelopment opportunity, with capacity to accommodate a high quality residential development.

Massing and Scale

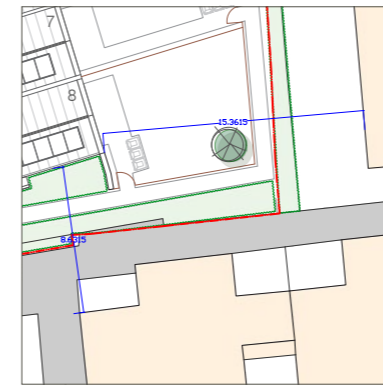
6.02 As such, the submitted design proposals have potential

to offer a logical addition to existing built up areas that will not result in the creation of unsympathetic urban sprawl. This is due mainly to the presence and close proximity of key defensible boundaries alongside the surrounding, consistently residential uses.

6.03 Issues associated with development assimilation, the proposed shape and orientation of buildings, and their location on the site, have each been carefully considered alongside the internal configuration of generally open plan homes, the placement of habitable room windows and the location and function of proposed planting - each representing key factors affecting the site's overall visibility and potential for assimilation post construction. In terms of development quantum, footprint, site coverage and resulting development density, this has also been carefully determined as set out at Section 4.0, where it has been shown that proposals are mindful of local development patterns, massing, density and scale, and then grain and context; proposals offering a tangible character and identity that would seamlessly compliment existing townscape.

6.04 Moving on to the scale of individual proposed new-build elements, all dwellings will be delivered across building envelopes that are two storeys in height - this fitting in very well with surrounding development along Ormskirk Road in particular. Although residential units to the south of the application site (Danbers) are generally single storey in height, these have no direct visual relationship with the application area. Indeed, No5 Chequer Lane faces west, away from the application site and whilst numbers 5-8 Danbers face north (onto a shared pedestrian walkway immediately south of the site boundary), this is framed by a blockwork wall with close board fencing above - these elements together rising

to between 2-5m to 2.75m along this edge. Furthermore, and above the link, this visually impermeable boundary extends further, with dense hedgerow rising between 1.0m to 1.5m above the block work wall and close board fencing.



Distances between proposed and existing development at Danbers (south) and 193b Ormskirk Road (east)

6.05 As a result, and whilst No5 Danbers would lie only 8.6m away from the eastern half of the side elevation of proposed plot 8, this would have no visual relationship or 'presence' in the streetscene or in overall townscape terms.

Privacy

6.06 Policy GN3 'Criteria for Sustainable Development' states that development proposals should;

"Retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of proposed and neighbouring properties;"

6.07 Privacy distances both between new-build elements and existing built form, and internal to the site are broadly in accordance with accepted national guidelines and homebuilder standards. The adopted WLBC Design Guide then quotes widely accepted privacy distances (back to back distances and distances between facing primary windows of 21m for example), but it is important to note the Guide also encourages flexibility, stating:

"The minimum distance between main elevations and those that do not contain primary windows of habitable rooms is 12m. However, this distance could be reduced in areas

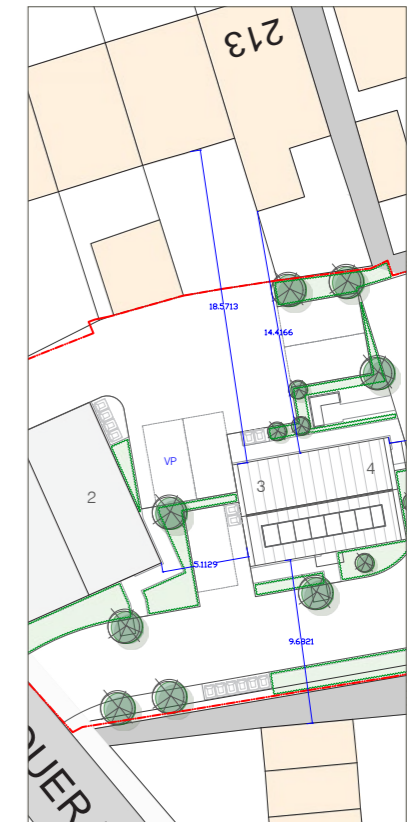


The site is surrounded by two storey residential development to the north

of high density or where the proposal is designed or oriented in such a way to avoid the development appearing over-dominant from the neighbouring properties."

6.08 On this basis, it is important to note that whilst, for example, the existing frontage building lies only 5.12m from proposed plots 3 and 4 at its closest point, it is assumed that the retained building would be subdivided horizontally with access to ground and first floor flats taken either from an existing door to the building's south elevation, or from the previous shop door access to the north western corner of the building. As such, the converted building is unlikely to have any fenestration to its east facing elevation (other than, potentially, a stair window which could accommodate opaque glazing).

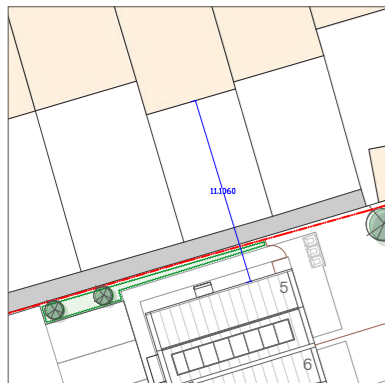
6.09 Plot 3 and 4's north elevation as plotted on the proposed layout would then situated 18.6m from No215 Ormskirk Road and 14.4m from a single storey extension to the rear of No213 Ormskirk Road. Importantly, non-habitable room windows



Distances between proposed and existing development along Ormskirk Road (north), the retained frontage and Danbers (south). The projection at 213 is single storey only

Land at 1-3 Chequer La, Up Holland

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Distances between proposed and existing development at Danbers (south) and 193b Ormskirk Road (east)



Far eastern site boundary. Proposals will be separated visually by a circa 1.75m high concrete panel retaining wall, with dense hedgerow above.



Design cue, contemporary homes, Formby



Design cue, contemporary homes, Canterbury

occupy this elevation; the assumption being that proposed stair windows would again be opaque. Kitchen windows might also be filled with opaque glass, these open plan kitchen / dining / lounge areas each enjoying large floor to ceiling windows to principal south facing elevations as highlighted on the Illustrative / 'Proposed Unit Typology' drawings as submitted with this OPA.

6.10 To the east, plot 5, as highlighted on the PSLP, lies 11.1m from the most extensive, and extended No207 Ormskirk Road. Importantly however, Plot 5's northern gable is designed on the submitted illustrative drawings to be blank other than for an upper floor (opaque) bathroom window and blank (to the north) 'oriel' style projecting bay window; this a key design feature with fenestration facing only west (towards the adjacent parking area) and east (towards the plot's private rear garden). This feature is mirrored at plot 8 as noted at paragraph 6.05 above.

6.11 Finally, it is important to note that the proposed terraced row at plots 5-8, lies 15.4m from the existing bungalow to the east at 193b Ormskirk Road (see image with measurements, previous page), again separated visually by a circa 1.75m high concrete panel retaining wall, with dense hedgerow above. This is to be retained in the control of 193b Ormskirk Road (applicant's home) due to its functioning as an effective screen, the proposed units then enjoying sizeable private gardens to the west. West facing elevations to plots 6 and 7 would then be located around 14.0m from the narrow, east facing elevations to plots 3 and 4 though again, only opaque glazed access doors, hall / stair windows or bathroom windows would populate these attractive (illustrative) apartments.

6.12 As noted in Sections 3.0 and 5.0, with narrower east and west facing elevations and deeper east-west plan forms, central ridge

lines to all proposed new-build units would stay lower and less intrusive due to their spanning shorter elements of built form. As such, illustrative units across the redevelopment scheme would have eaves and ridge heights similar to or lower than those found across the local area.

6.13 Key height parameters associated with a sample of existing and proposed illustrative dwellings and housetypes are highlighted below (ridge heights follow eaves heights):

- Retained stone building at 1-3 Chequer Lane frontage, potential for conversion to 2no 1bed flats, plots 1 and 2 - 5,320mm / 8,000mm
- 1bed apartments, plots 3 and 4 - 5,037mm / 7,703mm
- 2bed townhouses, plots 6 and 7 - 5,006mm / 7,692mm
- 3bed townhouses, plots 6 and 7 - 5,004mm / 7,783mm

Interpolated from topo survey...

- No221 Ormskirk Road - 5,450mm / 8,240mm
- No213 Ormskirk Road - 5,050mm / 7,830mm
- No207 Ormskirk Road - flat roof 2no storey extension 4,970mm

Summary

6.14 As such, the positioning and storey heights of proposed homes across outline proposals are appropriate to both their location on the site and design intentions of the overall scheme; as highlighted in more detail at Section 5.0, 'Layout'.

6.15 As such, new development will appear well integrated with existing townscape - units offering continuity of form, materials, scale with a more contemporary, modern aesthetic (see Section 8.0 'Built Form and Appearance').



Reduced extract from 3D site model - looking south east through the proposed courtyard space towards plots 5-8. New planting will help filter views of the logically sited and orientated proposals. Limited fenestration to the rear elevation of plots 3 and 4 - these with potential for translucent or opaque glazing



Reduced extract from proposed plans - plots 3 and 4 proposed one bed apartments

Land at 1-3 Chequer La, Up Holland

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7.0 Landscaping and Public Spaces

7.01 Landscape forms an integral part of the proposed development scheme which in turn aims to offer a high quality external environment incorporating green margins, pedestrian links and public open space. Proposals aim to contribute to scheme character through the creation of low maintenance, useable and simple spaces which frame views, provide seasonal colour and interest, offer focal points and promote human well-being.

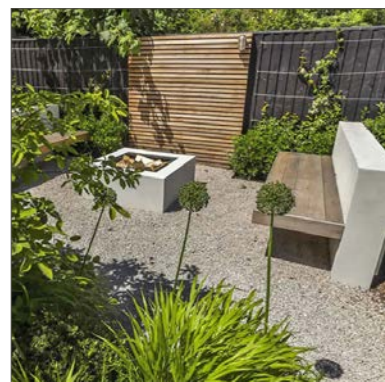
7.02 Importantly, new landscaping will add to tree, hedgerow and groundcover planting across the area and will act not only to filter views, but also to enhance the area generally. Planting will also enable the creation of new habitats and encourage biodiversity. As well as offering screening benefits, trees and shrubs will also help reduce windborne pollution.



Design cue - central seating area and open space



Design cue - attractive grasses, low maintenance shrubs etc.



Design cue - central seating area and open space

Landscape Strategy and Key Principles

7.03 Although submitted in outline, and with an inherently urban character and immediate context, a robust landscape strategy should be developed for the site at Reserved Matters stage; this aiming to enhance existing features and character, whilst minimising adverse landscape and visual effects through delivery of a high quality structure and wider landscape strategy that also promotes ecological diversity and habitat creation.

7.04 The arrangement of proposed illustrative open space, new planting and marginal green areas etc. at this initial outline stage have been informed by the following key objectives and criteria:

- Understanding site constraints and opportunities including the potential to filter views from the north with potential for verge / marginal areas - these to be enriched by tree and wildflower planting wherever possible
- Incorporating access, parking and courtyard areas that are treated at a pedestrian scale with appropriate surfacing, street trees and



The use of attractive planting and street trees to punctuate parking areas

- ornamental planting that help punctuate spaces, define plots and compliment key boundaries
- Introducing a centrally positioned open space accommodating a small communal garden with associated landscaped planters / borders and smaller scale columnar street trees
- Introducing a convenient seating area for use by all residents
- Exploring the potential for permeable paving throughout
- Framing key streets with an appropriate hierarchy of congruent boundary treatments
- Making connections to adjacent communities and destinations including play areas, public transport, schools, shops and other facilities

Planting Strategy

7.05 There are no trees on site currently, but potential new planting opportunities and are clearly highlighted on the PSLP.

7.06 Proposed planting should seek to provide an inspiring mix of native and ornamental species that offer ecological and aesthetic interest across the site. Proposals shall create an attractive landscape environment with year-round colour and interest achieved through the introduction of:

- Indigenous trees, some with a columnar habit. Species might also comprise flowering fruit trees to add variety and interest across key spaces
- Flowering evergreen hedgerows to frame parking areas and key developed edges in particular
- Indigenous shrubs, lower level groundcover or native sedges and grasses to add variety and interest as well as a rich texture. Elements of these species could also



Benches will be appropriate at the heart of the scheme

be introduced to raised planters (especially around the central open space / seating area) to offer a vertical dimension or structure to key landscape elements

- Wildflower understory or bulb planting

7.07 Key principles for areas of new planting include the framing of new dwellings with soft landscape elements offering the potential to disguise corners or straight lines, reduce the geometric appearance of roofscape, whilst also providing shade in summer.

7.08 As such, areas of new planting will assist with landscape and visual mitigation, whilst improving amenity for residents of both proposed and existing homes.

Ecology and Biodiversity

7.09 All abovementioned elements of any proposed landscape strategy would also aim to strengthen green infrastructure across the site, this also providing important habitats for nesting opportunities for many bird species as well as improved wildlife corridors for pollinators and species such as bats to use as foraging and commuting routes across the site.

7.10 During the pre-application period, Pennine Ecological were commissioned to undertake a Preliminary Bat Roost Assessment



Pipistrelle bat



Design cue - front garden trees and attractive boundary treatments



Grassland and bulb mix



Central seating area and planting area

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Mountain Ash (Rowan)



Prunus avium (Cherry)

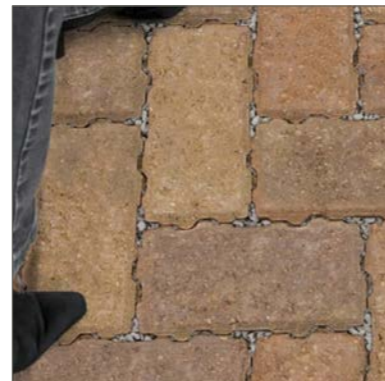
(PRA) of on site buildings and those at 1-3 Chequer Lane. Assessment concluded that emergence of bats was absent; activity limited to only commuting and foraging.

7.11 Notwithstanding the absence of roost behaviour, proposals have potential at Reserved Matters stage to consider enhancement for bats as part of its biodiversity net-gain goals, in accordance with local and national planning policy. As such, integrated bat boxes to key gables, or ridge access tiles could each easily be introduced alongside a lighting plan for the site that aligns with Bat Conservation Lighting Guidelines.

Streets and Public Realm

7.12 A collaborative, open approach to street design which considers the needs of pedestrians and cyclists as well as vehicular requirements has been applied across proposals with connectivity of key importance.

7.13 As such, all proposed carriageway and private drive / parking areas have potential to be formed with block paving. Finished in potentially buff or grey block units, with parking bays picked out in attractive contrasting units finished in perhaps more muted tones (browns or russets), surfacing across the site could also hold significant potential to assist with any site-wide drainage strategy at any future Reserved Matters stage. Indeed, hard surfaced areas as highlighted on the PSLP could be finished using permeable block paving, likely to be Marshall's 'Driveline Priora' product or similar.



Marshall's 'Driveline Priora' in Bracken or similar

7.14 As such, hard landscaping will not only compliment built form, but also respond positively to any wider proposed landscape strategy for the site.

Boundary Treatments

7.15 External site boundaries and boundaries to properties will be clear and unambiguous. Public and private space will be designed to delineate ownership and defensible space. Rear gardens to plots 4-8 will be arranged so as to be inaccessible to the public and defined by 1.8m close board fencing to a distance of 3-4m out into gardens and 1.2m close board fencing beyond.



Garden planting also has the potential to increase biodiversity

Surveillance and Secured By Design

7.16 All open spaces across the scheme will be well-overlooked by a number of dwellings providing frontage and surveillance onto all proposed open space.

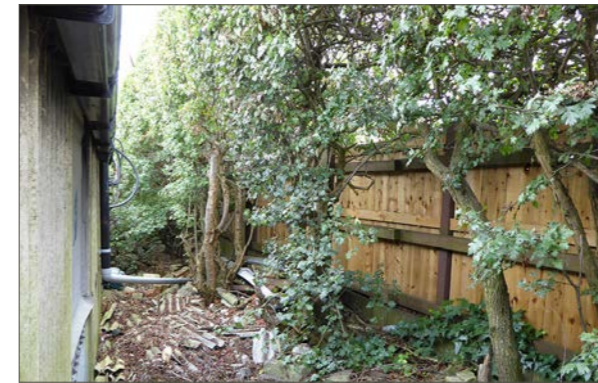


Image looking west along the 'inside' of the southern boundary that in turn frames the adjacent pedestrian link providing access to Danbers. Fencing and vegetation will be retained and enhanced as a integral part of proposals. Further potential for understorey planting and improved biodiversity to site margins as a result



Transition strips or ramps could announce key elements of proposed public realm

Land at 1-3 Chequer La, Up Holland

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8.0 Built Form and Appearance

8.01 A key determinant of success for any proposed scheme derives from the housetypes it contains and the materials and details they then incorporate. Appearance refers to the visual impression a place or buildings make, including the external built form of a development, its architecture, materials, decoration, lighting, colour and texture. Bullet points associated with Paragraph 130 of the NPPF highlight the importance of development proposals being:

“... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”



Existing stone frontage building, 1-3 Chequer Lane

8.02 As discussed in Section 2.0, early townscape and context analysis was undertaken with the intention of drawing out key themes, development forms and architectural references



Attractive / more traditional red brick 19th Century residential terrace with brick string coursing and detail, arched window heads and chimneys at 195-201 Ormskirk Road



Similar 19th Century residential terrace at 187-193 Ormskirk Road, this offering gabled frontages to the street and design cues for elements of the proposed development

that could be incorporated into the Land at 1-3 Chequer Lane proposals. The applicant and his design team firmly believe that these factors can be successfully interpreted in development responses without inhibiting the use of new materials, technology, or the needs of future occupants.

8.03 The illustrative housetypes which now form part of this OPA submission align successfully with existing local character, grain, density patterns and therefore context generally. This in turn helps ‘ground’ the proposals, introducing homes that are entirely appropriate for the site and local area.

Detailing the Place

8.04 The overall style and appearance of the proposed development and illustrative housetypes is one that aims to respect key elements of the immediate surrounding environment’s fabric, with buildings aiming to be entirely congruent, whilst offering simple details that allow for an individual and distinctive character to emerge. This character makes consistent reference to the area’s townscape, heritage and materiality but does not aim to ‘copy’ the appearance or style of local built form - such an approach having potential to appear as a ‘pastiche’ of local building traditions.



Design cue and thoughts around housetypes and typology development, The Gables, Crosby (DK Architects)

8.05 As such, new homes are designed in a coherent style developed from context, but offering a more ‘contemporary’ interpretation of local



Design cue and thoughts around housetypes and typology development. Alternating brick bonds adding texture and variety



Design cue and thoughts around housetypes and typology development

vernacular. As part of this process, glazing has been maximised where possible with deeper windows and openings introduced wherever possible and offering an attractive vertical emphasis complemented by the suggested use of high quality brick.



Detached stone cottages accessed from a narrow lane alongside the Plough and Harrow pub off Ormskirk Road

8.06 High quality brick offering texture and variegation across proposed elevations could also be used (as highlighted across the submitted illustrative ‘Proposed Unit Typology’ elevations) in differing bonds; each of the proposed terraced units displaying a ‘strip’ beneath the kitchen window of the 3bed unit and between the kitchen / dine element and first floor bedroom of the proposed 2bed unit finished in a panel incorporating a distinctive vertical bond. This would offer an attractive contrast to the unit’s more conventional stacker bond then found across all other elements of the row.

8.07 Projections and build-outs across all plots are generally quite angular, with suspended oriel style bay windows (plots 4 and 8) or porch overhangs (to all new units) generally flat to reinforce the ‘clean’ and ‘simple’ aesthetic intended. Plot 4 and 8’s forward projection beyond



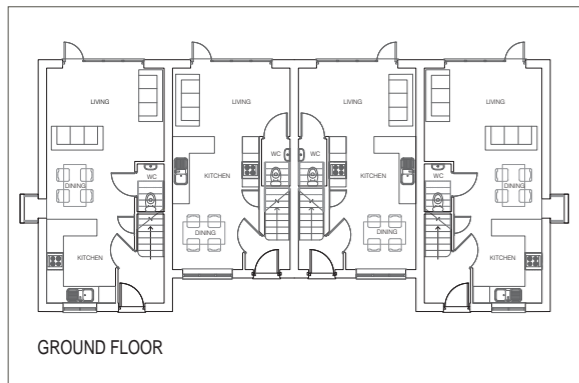
Proposed composite elevation - plots 5-8



The rendered Venilde and Sons Ltd. corner premises and stone 1-3 Chequer Lane

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Proposed floor plans and internal unit configurations, plots 5-8



Local townscape and materiality - stone terracing at 198-204 Ormskirk Road



Design cue - large windows enabling attractive views and light penetration to living spaces



Design cue - contemporary units with large anthracite openings and good quality buff brick



The Plough and Harrow, Ormskirk Road

the wider terrace's build line would also improve the block's aesthetic, introducing a 'depth' and shadow lies across this key elevation.

8.08 In order to positively address any perceived amenity concerns, the proposed oriel style suspended bay windows to the ends of the terrace at plots 4 and 8, provide additional light to these units' living spaces without compromising amenity levels from surrounding homes as noted at Sections 3.0, and 6.0 in particular.

8.09 UPVC windows will be set within relatively deep reveals and coloured in a dark 'anthracite' grey; these providing an attractive contrast to the proposed brown / dark buff coloured brick facades. Quoins, surrounds and other forms of decoration are then avoided in order to keep elevations light and simple in execution.

8.10 In adopting such an approach, with key features outlined as above, proposals have real potential to offer a tangible character and identity.

Materiality

8.11 Early townscape and context analysis highlighted a predominance of brick across the site's developed townscape context, with most blocks of terraced units finished in deep red / russet tones (see images opposite and overleaf).

8.12 Site context also sees a good number (of generally older) buildings finished in stone; this not only in evidence across the application area at 1-3 Chequer Lane, but also at 198-204 Ormskirk Road. Boundary walls around the Plough and Harrow public house, together with adjacent dwellings and outbuildings off Ormskirk Road to the north are also finished in a range of stone finishes - limestone generally offering buff and brown hues to the streetscene.

8.13 In developing the scheme concepts and initial design responses (as outlined in Section 3.0), time was also spent considering the impact of materiality. In this context it is important to note that throughout the scheme's development, a parallel developing 3D model was used to help the process of considering which units should be finished in which material. Before being more fully developed, basic materials were applied to the developing block model to determine the relative impact of whether units could / should be finished in either red brick, buff brick, or render – these being key materials locally.

8.14 It was concluded that whilst a good quality red brick would work well, on balance, a dark buff or brown brick might ultimately be most successful, this offering distinction and contrast with adjacent predominantly red brick development to the north, whilst also echoing the hue and colour of both the stone built site frontage buildings at 1-3 Chequer



Traditional stone cottages and boundary walls, north of both the Plough and Harrow pub, Ormskirk Road



Exploring materiality through application to the developing scheme and 3D model (red brick)



Exploring materiality through application to the developing scheme and 3D model (red brick)

Lane and lighter grey brick units in and around Danbers. Elevations would then sit beneath thin edge concrete tiled roofs.

8.15 Several highly successful, award winning developments and design cues also influenced this choice, with images opposite offering an impression of the design intentions of the submitted proposals.

8.16 All final design decisions around materiality will ultimately be fixed through the Reserved matters process, but over time, it is hoped that the quality of materials proposed will weather and acquire an attractive patina of age. This will enable further assimilation of the development into the wider townscape context and surrounding area.

8.17 Above all, housetypes will be well balanced, well-proportioned and incorporate an attractive range of features that will respond positively to not only the character of the local area as identified at Section 2.0, but also the increasing requirements of Building Regulations. Again, materials utilised will reflect as far as possible the tonal qualities of those found locally and described in both Section 2.0 and above.



Good quality buff / brown stock facing brick



Good quality thin edge tiles



Reduced extract from 3D site model - elevated view looking 'over' Ormskirk Road and Chequer Lane towards the site with the corner forming Venilde and Sons Ltd. and Danbers beyond the existing retained hedge. New planting will help filter views of the logically orientated proposals

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9.0 Energy Efficiency, Resources and Lifespan

9.01 Paragraphs 10 and 11 of the NPPF place great emphasis upon the achievement of sustainable development, placing a 'presumption in favour of sustainable development' at the heart of the Framework. Paragraph 152 then states:

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

whilst in connection with the key objective of using land effectively and efficiently, Section 11 of the Framework states that developers, planning polices and decisions should:

"...recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;"

9.02 At a more local level, WLBC encourage developers to review the need for energy efficiency considerations in the design, layout and choice of materials across all proposed development albeit WLLP Policy EN1, ' Low Carbon Development and Energy Infrastructure' is relatively outdated in its reference to the Code for Sustainable Homes.

9.03 Further relevant planning policy is highlighted and reviewed in SAA's Planning Statement which, along with key information outlined in Section 4.0 above, serves to confirm the application area's sustainable location, status and key credentials. Primarily, this results from the site's location and excellent levels of connectivity to local facilities and services. Within the site however, there are a number of ways site and dwelling energy conservation can be achieved by:

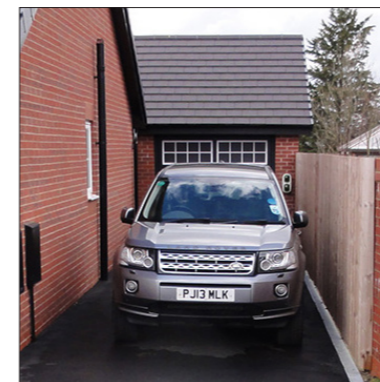
- Installing renewable or low carbon energy / high efficiency energy sources to reduce carbon emissions and predicted energy use by at least 10% below the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on current building regs
- Installing enhanced insulation, high performance

glazing, and doors etc. to improve 'air tightness'

- Specifying white goods noted for their high energy efficiency and low water consumption
- Considering technologies that aim to minimise the use of non-grey water inside and outside the home whilst also ensuring water consumption is reduced to a maximum 110 litres per person per day - this constituting a significant improvement on Building Regulations requirements of 125 litres per day
- Choosing low flow rate taps and reduced capacity cisterns in toilets
- Choosing low energy light fittings
- Where possible, using IT advances and app-based solutions to allow residents to take ownership or management of these systems in order to run them in the most efficient manner possible
- Providing storage space within the curtilage of each plot for waste recycling bins and garden / composting facilities whilst also providing drying facilities in each rear garden
- Providing each household with a 'Home Information Pack' that explains the energy systems on offer throughout the home / development as outlined above
- Exploring the installation of infrastructure to each home that facilitates easy installation of EV charge points
- Use of permeable paving to assist with any future sustainable drainage strategy for the wider site

9.04 After the design of the external envelope of all proposed buildings is finalised through subsequent Reserved Matters submissions, the demands for heating, cooling and hot water can also be analysed to determine a system that will be most appropriate for the development.

9.05 As highlighted across all illustrative elevations, it is assumed that photovoltaic, solar thermal panels or composite tiles could be incorporated across all new



Provision of infrastructure to enable easy installation of electric vehicle charging units

south facing roof slopes, with all units aiming to meet the forthcoming Part L Building Regulations 'Future Homes Standard' requirements. Alongside or in addition, air source heat pumps (ASHP's) could also be used, with patio areas to the rear of the terraced row at plots 4-8 easily able to accommodate such

units. ASHP's would offer a sustainable alternative to gas boilers; the objective of any scheme at Reserved Matters being to reach sustainability targets beyond the requirements of the SAP10 regulations, offering a step towards Net Zero Homes, ahead of the need to stop specifying gas appliances from 2025.

Drainage and Flood Risk

Surface Water

9.06 The production of a Flood Risk Assessment has not been required as part of this OPA submission. However, the site is understood to be located entirely within Flood Zone 1 which the EA define as having a less than 0.1% annual probability of flooding.

9.07 As such, it is assumed that surface water will be discharged into the existing adopted network whilst site development will also offer up opportunities to improve the red line area's current performance in drainage terms. As such, it should be noted that all driveways could be constructed using permeable blocks allowing infiltration, with attenuation enabled through granular layers beneath. Furthermore, house roof areas could enter individual geocellular soakaways within plot gardens then enabling further infiltration.

9.08 Measures such as these would aim to attenuate



Potential for downpipe disconnection to encourage grey water use for gardening, car washing etc.



Mashall's 'Driveline Priora' in Bracken or similar

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for storm periods up to and including the 100 year plus 40% climate change event with an allowance of 10% for urban creep and a 30% allowance for permeable areas entering the system.

Foul Drainage Proposals

- 9.09 It is assumed that foul water from the site would discharge into the local adopted foul water drainage system with any proposed connection constructed to adoptable standards - thereby allowing for adoption under S104 Agreement.

Construction Impacts, Lifespan and Sustainability

- 9.10 The selection of materials and type of construction selected by developers influences how energy efficient a building or place can be and how much embodied carbon it contains. New development should endeavour to use materials carefully to reduce environmental impact either through local sourcing, specification of products with high thermal or solar performance. Efficiencies might also be gained through elements of off-site manufacture or use of smart technologies, supported by digital infrastructure. Resource use can also be controlled through consideration of the 'long view' as outlined in the National Design Guide:

"Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their Lifespan. They have an emphasis on quality and simplicity."

- 9.11 Local authorities generally encourage developers to ensure new homes are built to exacting standards. Whilst there is currently no policy requirement to do so, it is likely that at Reserved Matters Stage, proposed housetypes should aim to meet the M4(2) Building Regulations standards for accessible and adaptable homes and / or M4(3) standards around wheelchair access and wheelchair use in dwellings.



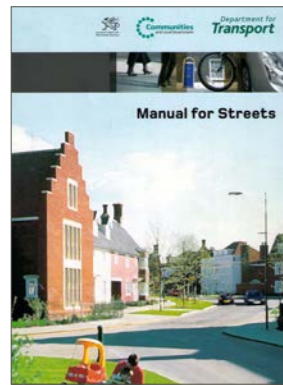
Sustainable housing diagram

- 9.12 In summary, the proposed development will deliver a well-design mix of energy efficient houses to meet the needs of the local housing market.

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10.0 Access, Movement and Connectivity



Manual for Streets

10.01 Section 9.0 (para 104) of the NPPF outlines that transport, movement and connectivity ‘should be considered from the earliest stages of plan-making and development proposals’ in order that ‘impacts of development on transport networks’ can be addressed, opportunities for walking, cycling and public transport connectivity can be maximised. Importantly also;

‘patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places’.

10.02 At Paragraph 104, NPPF also highlights that developers should ensure “opportunities to promote walking, cycling and public transport use are identified and pursued”, whilst at paragraph 105 it goes on to indicate that;

“opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”

10.03 As such, paragraphs below confirm that the proposed development, incorporating 8 new homes, would substantially meet sustainability objectives as set out within the NPPF, WLLP and key WLBC planning documents, demonstrating also how the proposed scheme can be seamlessly integrated alongside local pedestrian, cycle and highway networks. As such, there is no known highway or transport - related reason to object to the planning application.

Design Approach

10.04 Government guidance promotes streets as areas which hold significant opportunities in terms of the contribution they can make to place-making. As such, guidelines encourage streets to become a series of interlinked spaces with a unified but individual identity. This approach helps generate a movement network which has more character and vibrancy, both of which are necessary elements that together make up successful, sustainable neighbourhoods.



Safe routes to school

10.05 Throughout the scheme, roads are

generally designed to minimum required widths to reduce their impact, generally terminating with a stop vista. This is fully in line with the core principles of Manual for Streets (MfS) and other relevant design guidance including the WLBC Design Guide.



Cycling

10.06 The submitted PSLP has been formulated to respond to key constraints and opportunities related to site shape, existing access points and access requirements, the proximity to existing dwellings, etc. These have helped define a logical movement pattern with well-designed access routes and connecting pathways intended to accord with both WLBC policies and national design guidance. As such, the ‘street’ will become a key element across proposals; not only enabling vehicular movement, but also offering a natural setting for social interaction and activity.

Surrounding Networks and Connectivity

10.07 An understanding of how new housing will be connected to existing facilities via movement across a settlement pattern is fundamental to the success of any new development and the Government’s objectives as set out in the NPPF aim to ensure that new developments are provided in sustainable locations, close to public transport facilities and close to key services.

10.08 On this basis, detailed assessment at Section 4.0 serves to



Panoramic view looking south (left) and north (right) along Chequer Lane from the existing northern site access

clearly underline the site’s excellent location and easy access to a significant range of local services, facilities and workplaces as well as destinations further afield.

Proposed Movement Networks

10.09 The existing commercial site access located directly to the south of Venilde and Sons Ltd. is proposed to be retained in situ and will serve both one of the 2no proposed 1bed flats (plot 2) located within the retained stone built frontage building at 1-3 Chequer Lane and 2no further new build 1bed apartments (plots 3 and 4) to the east and at the centre of the wider redevelopment site. Importantly, this access will also enable continued vehicular access to a single garage serving no217 Ormskirk Road.

10.10 This ‘proposed’ access will be of identical width to existing (varying between 3.5 and 4.1m) but has potential to be improved and resurfaced with new permeable block paved units. Due to its contorted nature, traffic speeds will be low, the route effectively operating as a private drive with shared pedestrian access.

10.11 Furthermore and given this existing access previously served a busy commercial butchery business accommodating both frequent customer and delivery traffic (including some HGV traffic and access), the intensity of this access’s use will be significantly reduced post development.

10.12 Proposals then involve the creation of



Play equipment alongside the Chequer Lane Playing Fields and fishing pond



Existing access from Chequer Lane will provide access to parking serving plots 1, 2 and 4 in addition to an existing garage serving No217 Ormskirk Rd

Land at 1-3 Chequer La, Up Holland

Design and Access Statement



No's 1-3 Chequer Lane and associated southern access serving a double garage and existing on-site residential elements. This southern site access will be upgraded and resurfaced to provide access to proposed plots 3 and 5-8

a 'new' access south of the existing frontage building at 1-3 Chequer Lane, this achieved through the removal of an existing domestic double garage block. Serving 5no units and therefore operating as arguably the redeveloped site's 'primary' access, it is important to note that there is a dropped kerb already located in this position - the access simply widened and extended to serve both one of the 2no proposed 1bed flats (plot 1) located within the retained stone built frontage building and then 4no further new-build mews properties to the rear (east) of the site.

10.13 Again, with potential to be surfaced using new permeable block paved units and with its 4.5m width and limited capacity and length enabling only very low traffic speeds, the route shall again operate as a private drive with shared pedestrian access.

10.14 In summary, it is also worth restating that removal of this site's existing unrestricted commercial use should ultimately result in betterment for neighbouring residential properties on the basis that traffic levels and visits to the site would be significantly reduced, whilst any further activities associated with the site's use as a butchery (or other commercial use) with its associated activity / noise etc. will also no longer exist.

Car Parking

10.15 Parking will be provided as an important element of the proposals. All proposed parking is delivered at surface level courtyard parking with spaces located in close proximity to adjacent homes. All one bed properties have 1 space per dwelling, whilst plots 4-8 then enjoy 2 spaces;

these located directly in front of each home.

10.16 The PSLP incorporates a total of 13 parking spaces serving 8no dwellings thereby generating a ratio of around 163%; this level in full conformance with WLLP Policy IF2, 'Enhancing Sustainable Transport Choice'. It

should also be noted that the scheme accommodates a single visitor bay and single disabled bay this having potential to serve the new build ground floor apartment, plot 3.

Refuse

10.17 All properties will enjoy provision for the safe storage of wheelie bins and recycling bins. All waste bins will then be collected kerbside and provision is made for this across the proposed layout.

10.18 It is assumed that both refuse and delivery vehicles would not necessarily need to penetrate the site Bering in mind its limited scale.

Accessibility

10.19 The properties will be constructed to comply with Parts K and M of the Building Regulations. This has been taken into consideration to provide greater accessibility for all users throughout the site.



Distribution of parking across the scheme.

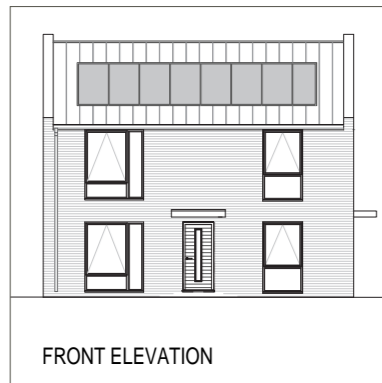


Well overlooked parking and an attractive streetscene improves levels of natural surveillance even into the evening and at night

Land at 1-3 Chequer La, Up Holland

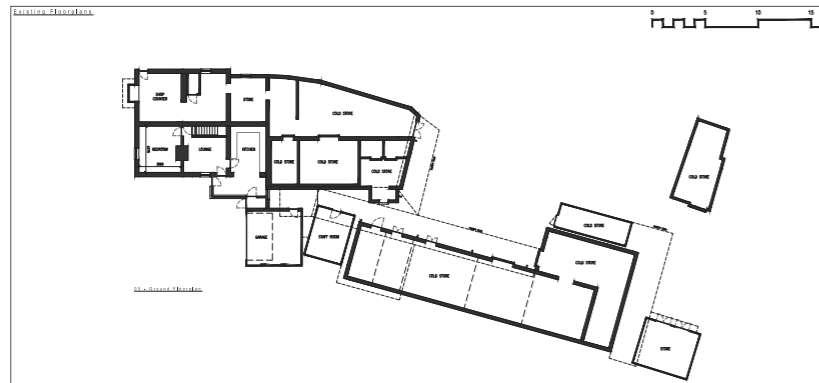
Design and Access Statement

11.0 Summary and Conclusions



Proposed 2no 1 bed apartment block

11.01 This D+AS has highlighted key elements that underpin the proposed development of 8no homes on Land at 1-3 Chequer Lane, Upholland. Commentary has focussed on the site's location, the content of proposals, approach to access, open space, key design parameters and use. It also addresses



Reduced extract from Sharp Curve's 'Existing Floorplan and Elevation Drawings', highlighting various existing on-site building's plan form and internal layout



Reduced extract from 3D site model - elevated view looking 'over' Ormskirk Road and Chequer Lane towards the site with the corner forming Venide and Sons Ltd. and Danbers beyond the existing retained hedge. New planting will help filter views of the logically orientated proposals

scale, general character, design and offers guidance in terms of any ultimate detailed scheme's delivery and, importantly, its appearance.

11.02 The scheme's design, as presented as part of this application, is the product of around 6 months design development, consultation, iteration and review, with work undertaken during the period up to submission and summarised in this D+AS, demonstrating that the site can deliver an attractive new housing area in a positive way and help in meeting the area's housing targets, on a suitable and sustainably located site.

11.03 The urban form, aesthetic and character of Up Holland have each been primary influences; guiding the design from the outset, having led to the development of an attractive well overlooked public realm with convenient access drives, footpath links, attractive open space and marginal planting across the proposal. A well conceived mix of housetypes will ultimately be provided through the Reserved Matters process to provide a range of 1, 2, and 3 bedroomed apartments and houses which will appeal to a wide section of the community.

11.04 As such, development of the site will have a tangible character and identity that responds to the site's immediate context, offering a logical and well considered redevelopment opportunity and sustaining the local area in years to come.



Application site extents marked onto an oblique aerial photograph highlighting site context (Google Earth)



Reduced extract from 3D site model - looking south east through the proposed courtyard space towards plots 5-8. Again, new planting will help filter views of the logically sited and orientated proposals



Reduced extract from 3D site model looking north east 'over' Chequer Lane towards the site with the general form of rears to units facing onto Ormskirk Road beyond