

## **Proposed residential development of 21 family homes and landscaping, (re-plan of current planning permission 04/01484)**

Land off The Blossoms, Poulton Drive,  
Poulton Le Fylde,  
FY6 7EH

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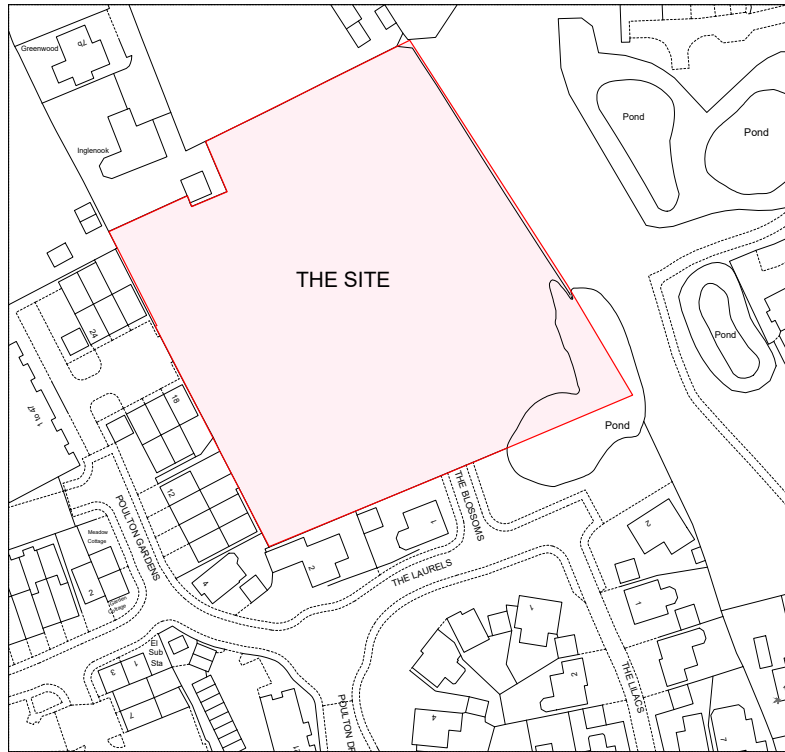
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## 2. Introduction

This Design and Access Statement forms part of the planning application submission to Wyre Borough Council for a development of 21 family homes and gardens together with landscaped public open space.

The proposal completes the development of the land located from Poulton Gardens and The Blossoms, Poulton Le Fylde, in line with the current planning permission ref 04/01484/FULMAJ.

### 3. Site Location, Identity and Context



Site Location

The **1.067 Hectare (2.73 acre)** site is located off The Blossoms and Poulton Gardens and to the south of the residential properties fronting the south side of Little Poulton Lane.

The overall site is square in shape and generally flat although there is a slight slope up towards the east.

The eastern boundary abuts the landscaped public open space established by the adjoining residential site currently under development.

The site is in located in Flood Zone Area 1 ( Low probability ) with an assessment area of approx. 0.95Ha excluding the boundary pond.



entrance from The Blossoms



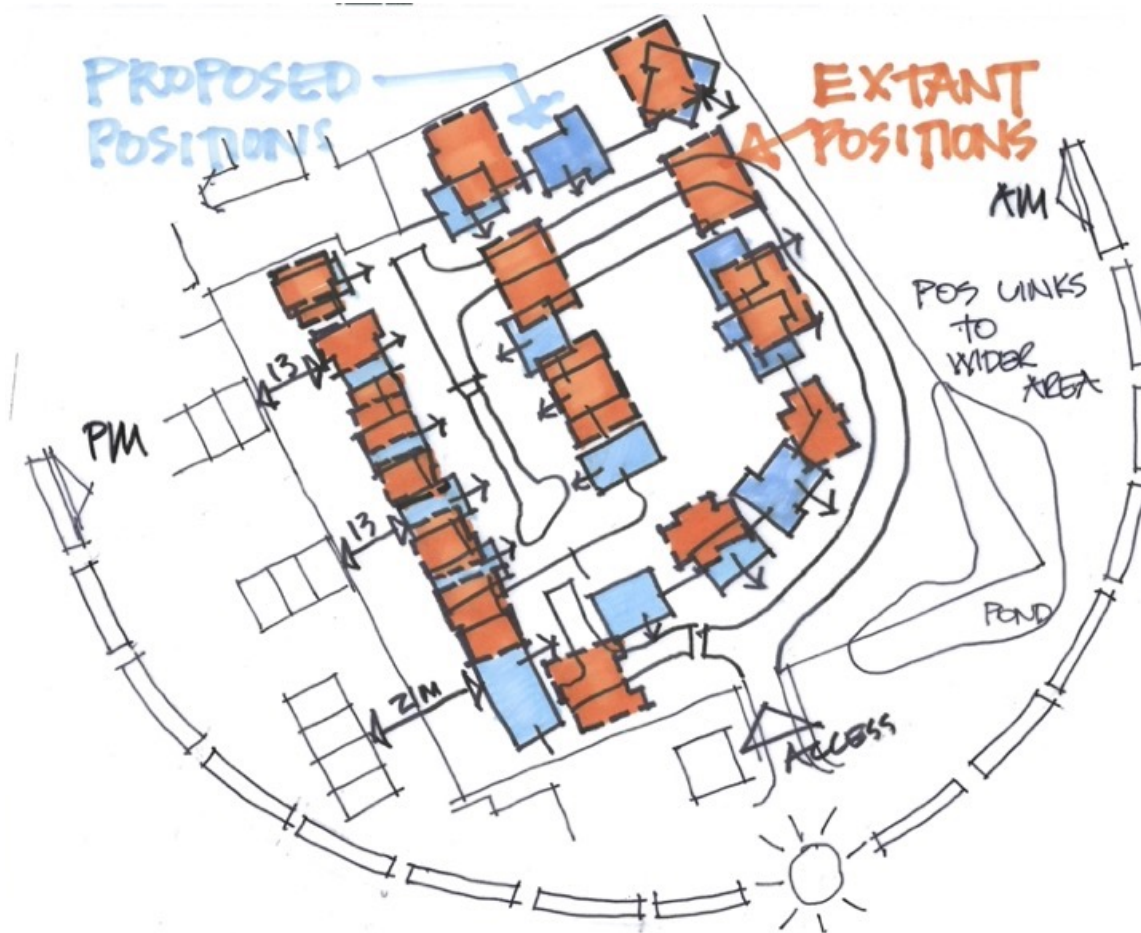
Approach from The Laurels



Poulton Gardens



## 4. Concept Layout, Built Form and Movement



Development sketches showing the site parameters and constraints together with a sketch overlay of the current approved and proposed house positions



The concept layout follows the parameters established by the existing access position and the recently established adjoining public open space.

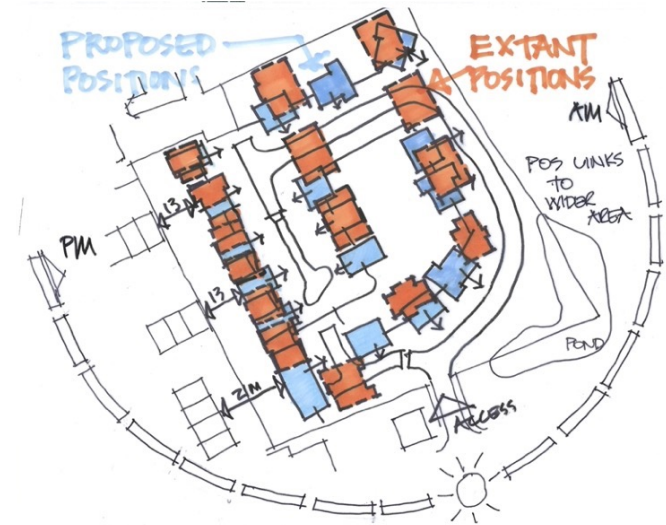
A linear tree planted and landscaped buffer zone is included along the southern boundary linking round to the eastern public open space and open views.

The proposed house positions are generally in the same footprint zones as the current approval, and the stand off distances to the adjoining properties are maintained from the current approval. A significant improvement is that the internal circulation route is located away from existing properties and along the eastern boundary and into the heart of the development.

All new residents will enjoy an open aspect on the eastern boundary as they travel round the site. The access position allows the houses to the north to be located further away from the site boundary and removes any potential congestion of the currently approved open rear parking arrangement in the south-western corner next to the flats.

## 4. Concept Layout, Built Form and Movement

### Proposed Amended Site Layout



Development sketches showing the site parameters and constraints together with the proposed outline solution.

The overall arrangement is designed to enable informal observation of the communal areas and access roads

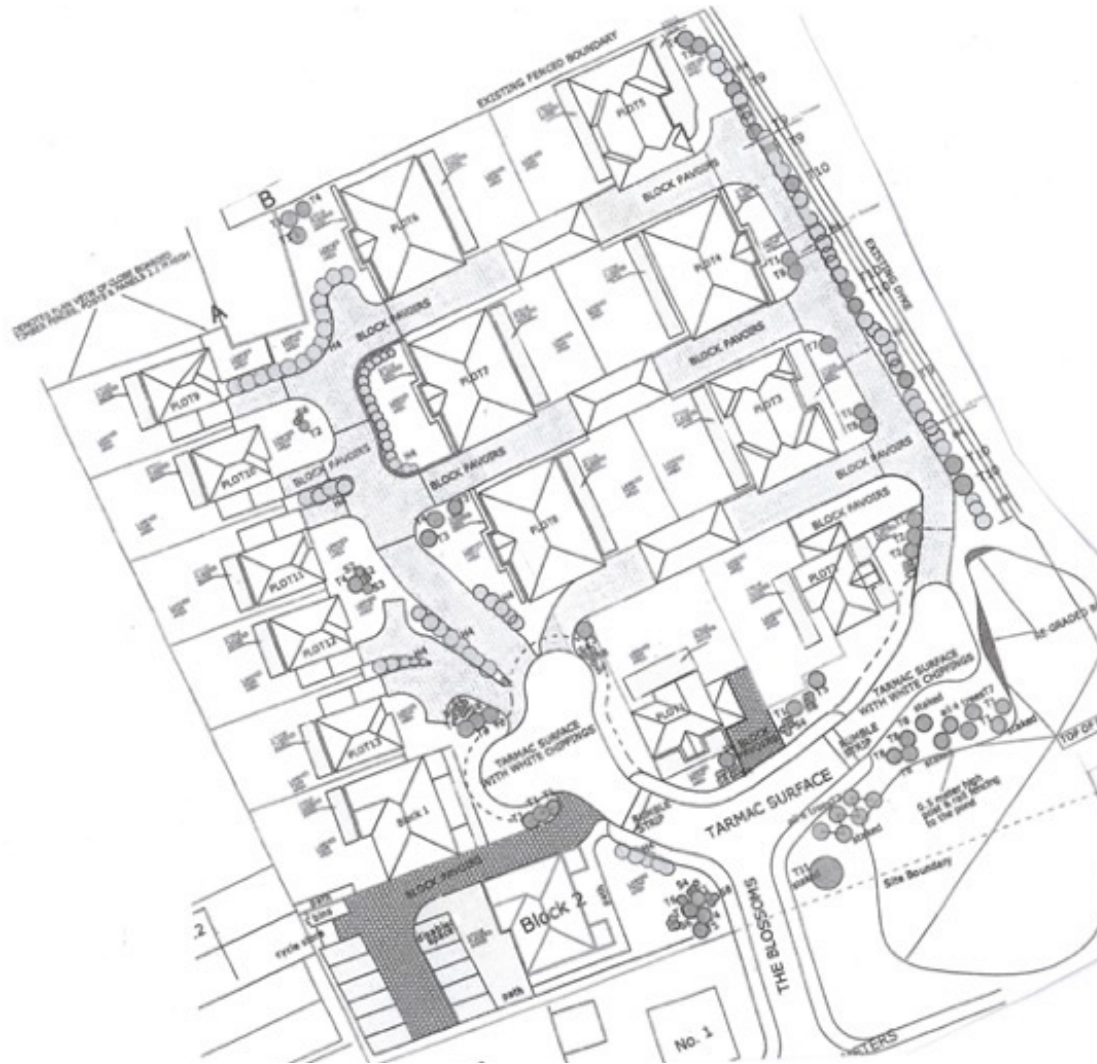
Parking arrangements are designed to integrate spaces within secure landscaped areas and reduce the adverse impact of cars



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## 5. Landscaping, Nature and Public Open Space

### Current approved extant planning permission ref 04/01484 Landscaping scheme



The approved layout includes a total of 0.096 hectares of public open space, provided along the eastern boundary including part of an existing pond and space around it. This also abuts the area of open space on the adjacent development.

The councils agreed requirement for public open space for the approved layout was established at a rate of 0.004 hectares per dwelling giving a total requirement for the site of 0.084 ha.

The location of the open space, is naturally fixed by the presence of the abutting wider public open space and pond and contributes to the attractive appearance of the development, although it was acknowledged that it would not provide a usable recreation area.

The Council approved the scheme as one that would contribute positively by virtue of its location and connectivity to the wider open space although it did not provide a useable recreation area and deemed that the provision will comply with their policy.

The pond is retained in its present form and fenced to prevent public access. The pond fronts onto existing public open space along its eastern edge and it was deemed that there would be no adverse impact on the ecology of the pond.

# 5. Landscaping, Nature and Public Open Space

Proposed Landscaping Scheme



As established by the current approved layout, the open space location is naturally fixed by the presence of the abutting wider public open space and pond and is a main characteristic contributing to the attractive appearance of the scheme,

The proposed layout also includes a total of 0.096 hectares of public open space (as previously approved) along the eastern boundary including part of an existing pond and space around it. This also abuts the area of open space on the adjacent development. In addition a landscaped buffer is provided along the south-west boundary to bring the overall area to 0.112 hectares in total.

The new scheme will therefore provide a 15% increase in public open space over that on the existing planning approval.

The revised housetype positions are further away from and do not impact upon the pond as retained and approved in its present form by the current planning permission.

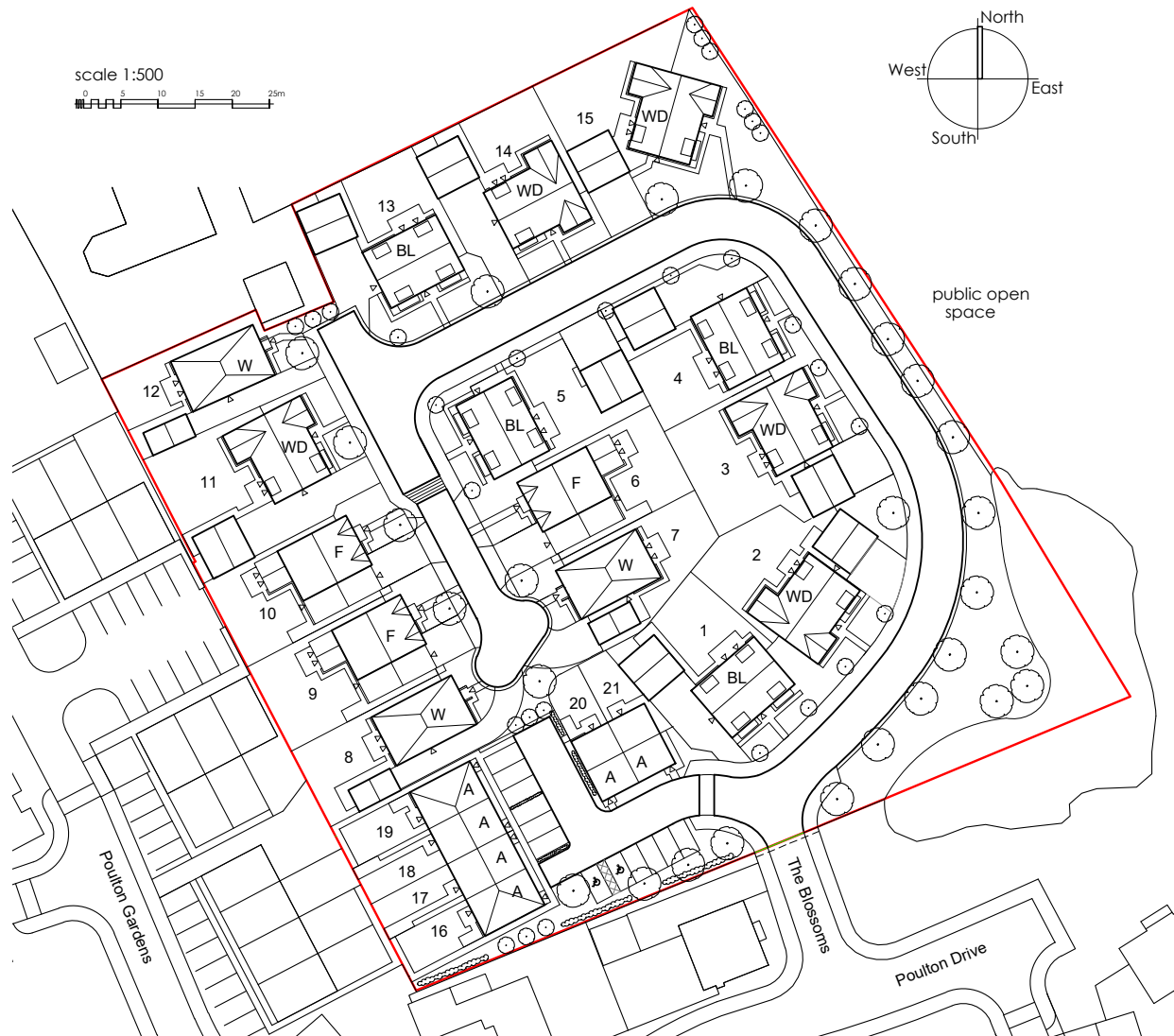
The landscaping to the open space areas at the heart of the design gives an opportunity to introduce indigenous plants and create an attractive setting to help encourage a variety of wildlife habitats to develop.



## 6. Homes and Buildings, Amount, Appearance and Scale

The proposed site density = **20 units/Ha** to match the current approval.

The net developable density is  $3676m^2/1.1067 = 3321m^2/Ha$ .



APPROVED CURRENT EXTANT PERMISSION  
21 Dwellings; application ref 04/01484

housetype	description	number of each type	total no bedrooms
WD9A	5 bed det	3	15
WD8A	5 bed det	3	15
WD7A	4 bed det	2	08
WD6A	3 bed det	5	15
WD4A / 5A	2 bed flat	6	12
WD4A	1 bed flat	2	02
<b>overall total</b>		<b>21 units</b>	<b>67 beds</b>

PROPOSED AMENDED LAYOUT HOUSETYPES  
21 Dwellings

housetype	description	floor area	number of each type	total no bedrooms
WD	5 bed det	268 m <sup>2</sup>	5	25
BL	4 bed det	227 m <sup>2</sup>	4	16
F	3 bed det	154 m <sup>2</sup>	3	09
W	3 bed det	152 m <sup>2</sup>	3	09
A	2 bed semi-det	85 m <sup>2</sup>	4	08
A	2 bed mews	85 m <sup>2</sup>	2	04
<b>overall total</b>		<b>3676 m<sup>2</sup></b>	<b>21 units</b>	<b>71 beds</b>

The current planning permission provides for 2 no 1 bed flats as affordable units. The revised layout is designed to provide a minimum of 2 no 2 bed houses as affordable homes with this designation and provision of further affordable housing to be confirmed following the site appraisal and viability report.

## 6. Homes and Buildings, Amount, Appearance and Scale

### elevational treatments and materials



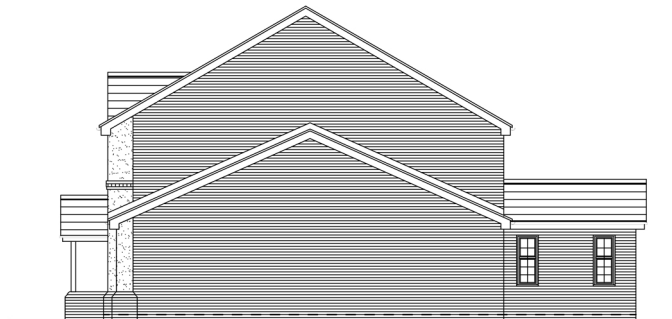
The overall scale and height of the buildings are two storey with dormer rooms within the roofspaces on the Windsor and Belfry.

The elevational treatments are traditional in design and the overall appearance is one of a carefully detailed arrangement

The scheme uses a palette of brickwork and render walls, with grey interlocking tiled roofs which are compatible with existing domestic architecture in the vicinity.



Sustainable technologies are to be introduced into the housing designs, most notably in the field of energy conservation and in the use of alternative sources of energy with solar panels and heat exchange pumps.



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## 7. Accessibility, Resource and Lifespan

The site location benefits from good accessibility to nearby everyday services and facilities with these destinations reachable by sustainable modes of transport, including walking, cycling and public transport

All properties will have a level access to the front door and all ground floors will have a toilet together with level access between the ground floor living and kitchen accommodation. A room capable of use as a bedroom is also provided at ground floor level.

External paths and parking spaces are designed to be used by those who have a disability or visual impairment.

Residents cycle storage spaces are to be provided as part of the proposal.

Access into the site and Internal circulation access within the development is designed to cater for the Council Refuse Vehicles and Emergency Service Vehicles.

Access for disabled people serving the dwellings is designed to be level and to comply with current Building Regulations and DDA requirements

The individual properties are to be constructed in accordance with the principles of fabric first energy conservation, reducing the need for energy through passive measures including form, orientation and fabric and using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights.

The properties will be built maximising renewable energy resources, including on-site generation and community-led initiatives.

The development will have a dedicated management committee to enable residents to develop a sense of ownership and belonging over time, while also feeling welcoming to visitors.

Community participation will be welcomed in the ongoing management of the communal areas.