



DESIGN AND ACCESS STATEMENT

Project Ref:	Gorse Cottage
Address:	1 Gorse Cottage Gerards Lane Liverpool L26 4XE
Proposal:	Single storey side/rear extension, change of use of land to residential and erection of garage
Date:	25/08/22
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Design

1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1.1 Physical Context

The site consists of a residential cottage with auxiliary outhouses, stables and sprawling land.

The area also benefits from reasonable local amenities such access to local shops and pubs, good public transport and road networks via the A562.

1.1.1.2 Historic Context

There is no listing, conservation orders in the area. The original cottage has already been extended at the rear.

1.1.1.3 Social Context

The proposed development will not affect neighbouring properties. No overlooking or privacy issues will be created, as the distances between dwellings are adequate, and the design ensures this also.

1.1.1.4 Economic Context

The construction will use local tradesmen and supply lines for materials. This will in turn boost the local economy.

1.1.1.5 Planning Policy Context

To our knowledge the proposed development does not contravene any planning policy. The development is in the Green Belt and care has been taken as such to respond to the guidance on this matter.

1.1.2 Evaluation

It was decided to proceed with the planning permission based on attached scheme.

1.1.3 Design

The design allows for harmony with the existing elevations. Responding sensitively to the context with regards to both scale and materiality. The addition allows for increased space more in line with modern family living. Providing functional bedrooms, service spaces and a living space at the rear that takes advantage of the orientation and views the site benefits from. The plan also provides a ground floor living space for an elderly relative.

The rear elevation and window styles are more modern in style to allow for a light, forward thinking proposal but this is within the confines of the site and will not impact on the streetscape or wider context.

The existing stable is removed and a new garage erected to the top of the site. The existing (former) out house building is also removed and the m2 reconstituted within the proposal.

- 1.2 Use**
The proposal will continue to use the property in a domestic setting.
- 2.1 Amount**
The proposal adds sensibly to the existing development to remain in line with the context. The m2 rates of the additions are within 50% of the original house as per Green Belt guidelines.
- 2.1 Layout**
The proposed scheme is characterised by a flexible open-plan extension to the rear and additions and services areas conducive to modern living accommodation provisions.
- 2.1 Scale**
The scale and proportion of the proposal remains in line with the context and conserves the cottage feel and references the gables to the rear.
- 2.1 Appearance**
The design follows the original style that does not detract from the existing or surrounding buildings.
- 2.0 Access**
This statement will look at the two main facets of access relating to the application, vehicular and transport links. There will be a sliding entrance gate to the rear of the site for the proposed garage.
- 2.1 Vehicular and Transport Links**
The site has good public transport and road networks via the A562.
- 2.1.1 Access and Egress Locations**
The main points of access and egress to the property will be from the proposed ground floor residential entrance.
- 2.1.2 Local Public Transport**
The site is located in a sustainable location and is served by a good range of transport services both by train and bus and a cycle route.