



In support of application for full planning permission for :

Change of use of former Police Station to provide 8 No self contained Flats with part demolition of existing out buildings to construct 6 No Townhouses to the rear of site.

Site location:

Derby st , Prescott , L34 3LG
Easting (x) 346308 Northing (y) 392851

Introduction :

The proposal is for providing residential units to the 'Former Police Station' and new residential to the rear of the site which was formally a car park. The applicant is Prima Group who owns the site and will be the developer .
Prima Group is a ' Housing Association ' predominatly based in the North West of England whose key objective is to create vibrant neighbourhoods in which to live & work. Where quality , affordable homes & services are the heart of the community.

Prima's strategic objectives are focused on our:

- Customers - A landlord of choice that delivers excellence for customers .
- Partnerships - Deliver locally for the benefit of neighbourhoods and communities .
- Business Transformation - A strong , viable , efficient and effective buisness.

Our values and culture are built around :

- People - Putting customers and communities first .
- Pride - Being proud of what we do and striving to do better.
- Partners -Respecting others , working together and building partnerships .
- Pioneers - Being creative , embracing change and learning from experience .

Partnerships :

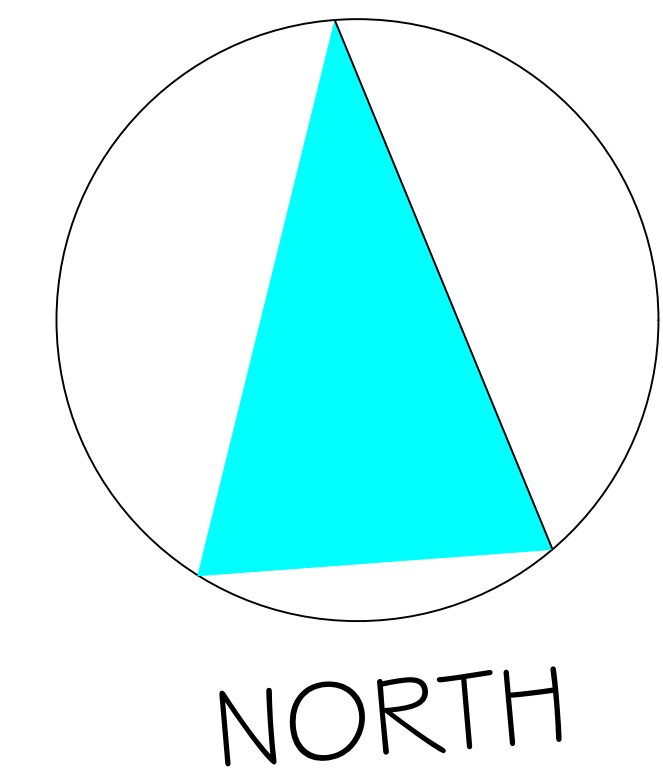
Support other associations - Crosby HA , Steve Biko HA , Richmond Fellowship and Housing first .
Prima has an excellent working relationship with Homes England .

Developments within the Knowsley Borough :

- 11 New Build units at Roughwood Drive , Kirkby - completed 2021
- 21 units / 2No apartment blocks with four wheelchair accessible units at Dinas Lane Huyton - to start on site November 2022.

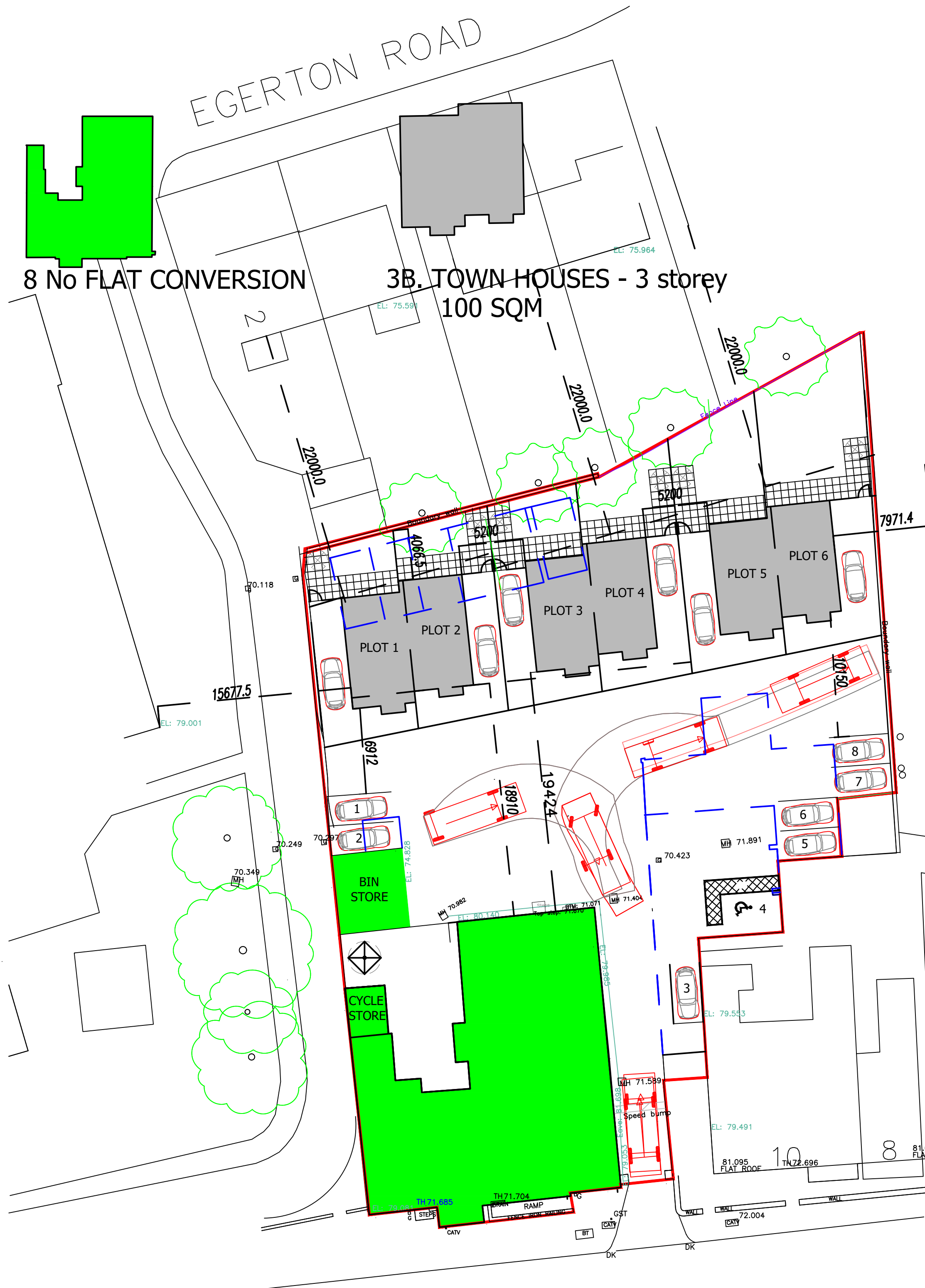
The Site :

The site is currently vacant it is approximately 4 years since its last use as a Police station . The main building will be retained and converted into 8 No self contained flats .The existing out buildings will be part demolished with acception of the former coach house as requested by Conservation officer during Pre application process . The site is accessed via Derby street Prescott .



DESIGN ACCESS STATEMENT PRESCOT POLICE STATION





DESIGN
Pre - Application Advice:

Planning Officer -Mark Quinn
Conservation Officer-Dorothy Bradwell

Ref :21 / 09017/ PRE APP

Conservation officer was not in favour of new build proposal to the rear of site but would possibly consider a 'townhouse option' more suitable ,with trying to retain car park / courtyard aspect. The advice has been considered and hopefully implemented within this full application .

Use and Amount :

The proposal is for a total of 18 new dwellings .
8 No self contained flats to main existing building .
6 No town houses to the rear of the site .
The mix has been arrived at on the basis of Prima's extensive knowledge of the housing demand in the area .

Layout :

Main Building :
Layout of existing building has allowed for the provision of various sized dwellings without changing the scale . Unfortunately as time has passed internal original features have been removed we have tried to retain areas ie cells and incorporated them within layout design .

Rear of Site :

Layout to the rear of the site we feel where possible we have dealt with constraints / interface distances etc . Unfortunately to make the scheme viable we propose to demolish a number of out buildings as indicated on site plan Dwg 102-1F .

Landscaping :

The application includes an ecological assessment of the site .
Landscaping is tarmacadam hardstanding with private domestic turfed to the rear of the new build townhouse as indicated on Dwg 102-13

Site Boundaries:

The existing site boudaries vary from common brick walls , sandstone walls , timber panel fencing and the out buildings themselves forming the boundary between Prima's site and number 8 & 10 Derby st . We assume due to the proposed site being within ' conservation area ' we need to retain existing boundaries and any repair works must be carried out to Conservation officers specification / approval. Boundary treatment information indicated on Dwg 102-08.

Scale :

The scale of the development is in keeping with scale of the locality .

Appearance :

The appearance of the 'Former Police station ' will be maintained as original and dealt with in keeping with conservation elements that need to be matched or retained . The outer fabric / elevational treatment will be to 'Conservation officers ' specification / approval .
The proposed town houses have taken complimentary elements from main building eg similar coloured facing brickwork with contrasting smooth engineering brick detailing and elevational treatment.

Waste Management :

Secure hard-standing for refuse and recycling bin storage is to within the the curtilage of the flats and within the curtilage of each townhouse plot as indicated on Dwg 102-09



PRE APPLICATION OPTION



ACCESS

Vehicular and transport links :
The site is well situated on Derby st , Prescott close to motorway and accessible to public transport links buses and rail .
The site is close to various local amenities , restaurants , public houses ,shopping , churches , schools , sporting and cultural venues .

Inclusive access :

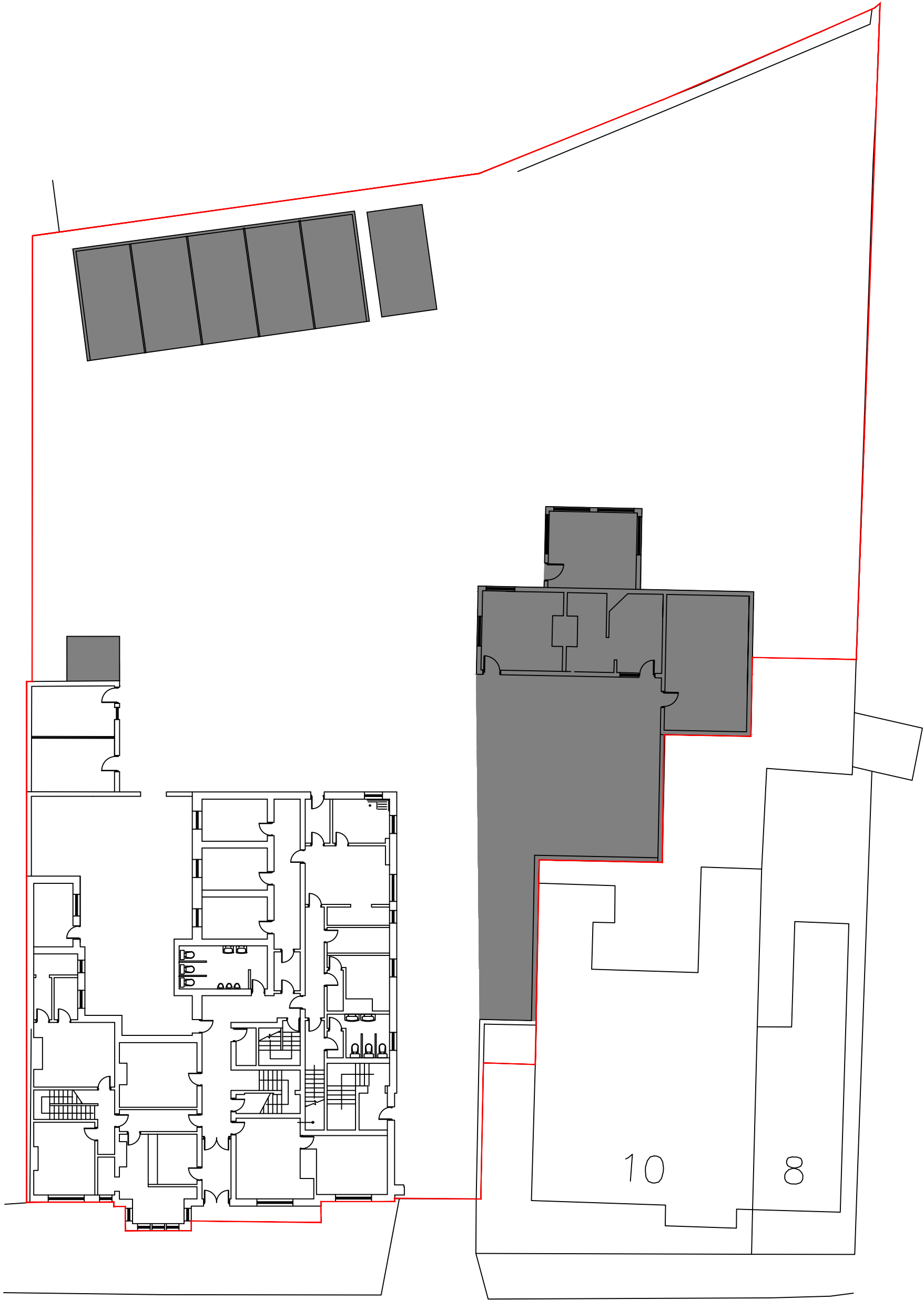
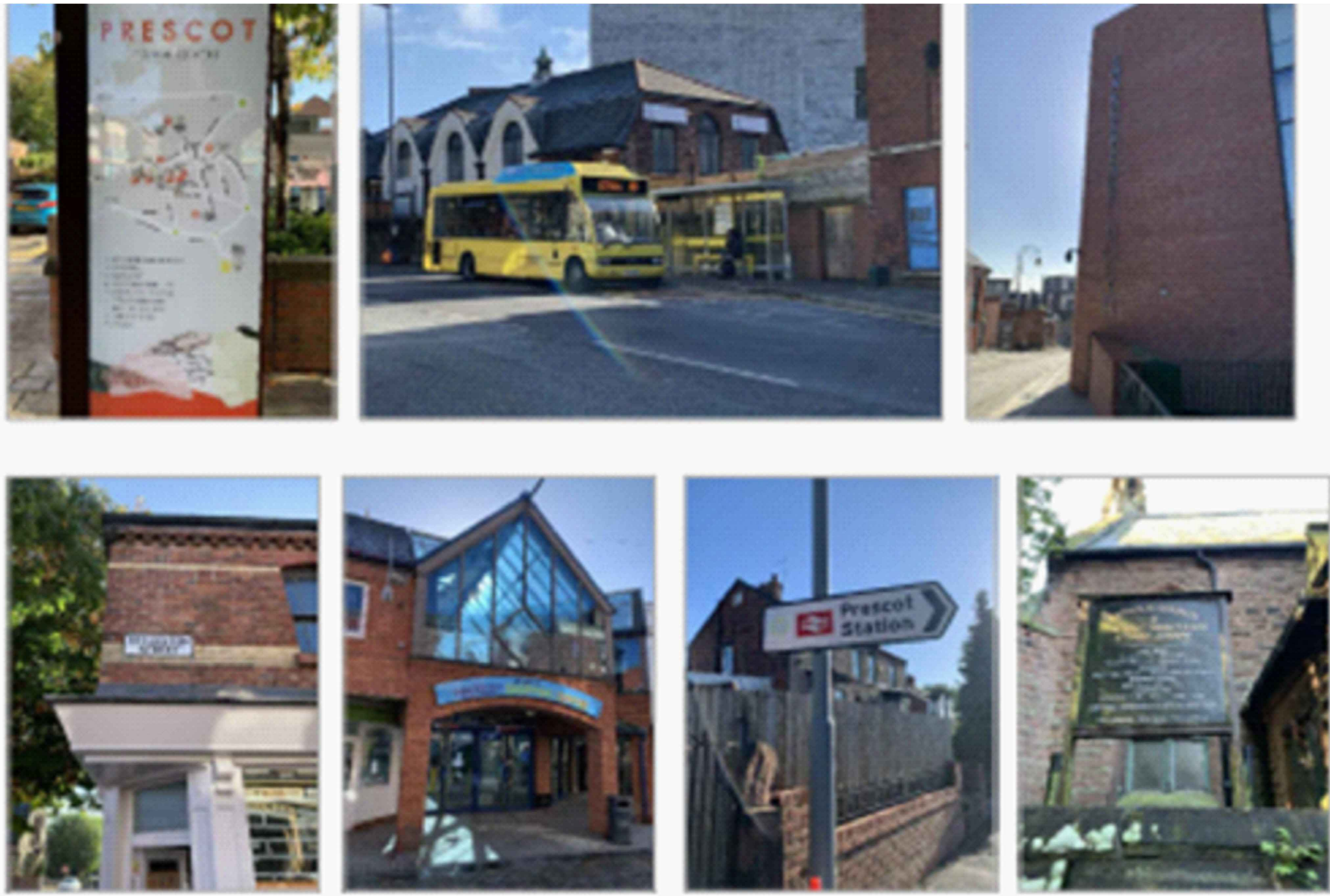
The main access to Former Police station is via main entrance which is accessed via existing ramp which is being retained , although not fully DDA compliant . All internal doors to the ground floor to have 926mm door leafs fitted with exception of the rear courtyard entrance doorway . Flat 1 is fully accessible as indicated on Dwg 102-2B .Rear access to existing building is via existing stepped door way , levels to be retained as to satisfy conservation . The site to the rear - former car park ,existing levels are to be closely retained due to existing drainage invert levels etc and the new townhouses will be stepped providing level access to front entrances . A number of existing out buildings are to be demolished to make the rear of the scheme accessible and viable.

Parking Provision :

All 6No town houses have in-curtilage car spaces 2No per dwelling .
8No Flat conversion parking provides 8No spaces including 1 No disabled space .

CRIME PREVENTION

The design incorporates the principles of Secure by Design .



OUT BUILDINGS TO BE DEMOLISHED

ACCESS

- TRAVEL DISTANCES :
- Prescot Shopping Center - 6 min walk 0.3 mile .
 - Our Lady's Catholic Primary school - 9 min walk 0.5 mile
 - Our Lady Immaculate & St. Joseph Catholic school - 4 min walk 0.2 mile .
 - Prescot Fire & Police station - 10 min walk 0.5mile .
 - Prescot Train station - 16 min walk 0.8 mile .
 - Clock Face Pub / rest- 3 min walk 0.1 mile.
 - Shakespeare North Playhouse -3 min walk 0.2 mile .
 - Prescot Cables FC - 6 min walk 0.3 miles.
 - Whiston Hospital - 26 min walk 1.3 miles , Drive 7min 1.6 mile .
 - Bus stops - 2min walk 10A every 7 min .
 - Liverpool City center - Bus 10A 48min to Liverpool , Train 46 min to Liverpool .

