

Design and Access Statement

Valleyfield

North End Lane, Halewood,
June 2022



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1.0 Introduction

This Design and Access Statement has been produced by DK-Architects in support of the planning application submitted for a proposed replacement dwelling situated at Valleyfield, North End Lane, Liverpool, L26 5QB.

The document is in-keeping with planning application guidance, stating that Design and Access Statements are to accompany planning applications.

The intention of this proposed development is to provide a carefully designed, high-quality family home, appropriate to this bespoke site and vastly improving the current accommodation on the site. The proposal will not only better meet the needs of the current occupiers needs, but it will vastly improve upon the current position, materiality and aesthetic value for the street and add quality to the housing offer within the borough.

The site and existing property is very privately located, located at the far end of a semi-rural lane and benefits from a substantial garden which is open on three sides. The site is located within Green Belt and has been designed as a replacement dwelling ensuring that the openness of Green Belt is preserved or improved where possible.

A visual impact assessment has been completed as part of this Design and Access Statement in response to the Greenbelt policies applicable to the site. The property has one adjoining neighbouring property to the South-East and can be viewed only on immediate approach along the North-West extents of North End Lane.

With the exception of North End Lane, the property is only visible from one other highway, 450-500m away through gaps in mature and tall hedgerow and vegetation across a number of fields from Lydiat Lane. There are also glimpses of the property from the Transpennine Trail as it crossed Lydiat Lane 650-700m away.

A public footpath linking North End Lane to the Transpennine Trail and onto Halewood Road runs across the rear boundary of the property, however, this footpath was closed in July 2021 and is not currently in use.

The design of the property is intended to meet all policy guidance and compliance and will serve as an architectural asset to the area, creating a high-quality, sustainable family dwelling with associated amenities of parking and private gardens.

2.0 Site Location and Context

Location

The application site is located in Halewood, Liverpool. The site is located at the far end of a semi-rural lane, North End Lane, which is off Gerrards Lane.

The site is accessed directly off North End Lane via a private driveway for 2 vehicles, however, the lane only extends partially across the frontage of the property with over two-thirds of the property adjoining a private field.

The dwellings on the lane are primarily detached with the exception of the immediately neighbouring properties which are semi-detached. The materiality, scale and architectural style of the existing houses varies significantly along the lane with different tones and types of brick, render and timber.

The immediate site, the lane and the surrounding is maturely planted with vast mature soft boundaries and mature trees providing a strong visual character to local area.

Context

The site is bounded by North End Lane to the South West, with one neighbouring property, Clearview, to the South East. There are fields bordering the site elsewhere.

To the side (north-west) of the site there is a private field. The owners of Valleyfield have a long-term lease agreement for the private use of this field and use it to keep chickens and train their two dogs.

To the rear (north-east) of the site runs a public footpath which has been closed since July 2021. Beyond this are private farmers fields and Lee Valley Golf Course.

The surrounding context is semi-rural with a range of different residential properties types and ages along the Lane. The adjacent properties are some of the remaining original houses on the lane dating from circa 1880 both of which have had significant extensions to the rear or side. Beyond these properties are 2no. bungalows, assumed to have been built within the last 50-60 years, one of which has recently been vastly extended.

Access

The nearest bus stops are located on Gerrards Lane and Lydiate Lane approximately 0.5 miles from the site with routes to Speke, Halewood and Liverpool City Centre.

The nearest centre is Woolton Village which is approximately 1.5 miles away and can be accessed on foot within 30 minutes.



01
Site Location Plan
(application site identified in red)



02
View of existing property at Valleyfield



03
View towards site from North End Lane looking North West

3.1 Planning Policy

In order to understand the key drivers of the design rationale it is important to address the fundamental National, Regional and Local planning policy considerations that will influence the replacement dwelling on the site. The following is a brief summary of the relevant policies with particular regard to the design guidance, as the use is as existing, and its type desirable to the area.

National Planning Policy

Planning Policy Statement 1

Delivering Sustainable development

Exerts the importance of sustainable and inclusive development. High quality development is to be encouraged through good and inclusive design which should support existing communities and contribute to the creation of safe, sustainable, liveable and mixed communities.

Planning Policy Statement 3

Housing

Encourages the re-use of urban land and buildings, noting the importance of housing design quality with the rejection of poor design. It encourages housing to be developed in suitable locations which offer a range of community facilities with good access to key services and infrastructure.

Protecting Green Belt Land

Proposals affecting the Green Belt

Policy seeks to protect the openness and permanence of the Green Belt. The construction of new buildings are inappropriate in the Green Belt with the exception of 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'

Regional Planning Policy

North West of England Plan Regional Spatial Strategy to 2021

Regional Spatial Strategy (RSS 2003)/Regional Planning Guidance for the North West (RPG 13)

In accordance with national planning policy principles, the overarching aim of the Regional Spatial Strategy is to promote sustainable patterns of spatial development and physical change. The following policies within this strategy will be relevant to the proposed development:

Policy DP2

Promoting Sustainable Communities

Sustainable Communities should meet the diverse needs of existing and future residents, promote community cohesion, equality and diversity and should endorse a high quality of life and protects against the loss of key benefits and services.

Policy DP4

Make the Best Use of Existing Resources and Infrastructure

Quality in new development - encourages the development of a high design quality with a respect for its setting. The utilisation of suitable infill opportunities within settlements that are well located in relation to housing, jobs, other services and infrastructure.

Policy DP 7

Promote Environmental Quality

The promotion of good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the NW Design Guide and other best practice;

Policy DP9

Reduce Emissions and Adapt to Climate Change

Encourage better built homes and energy efficiency, eco-friendly and adaptable buildings, with good thermal insulation and increasing renewable energy capacity

Local Planning Policy

Knowsley Unitary Development Plan

PPS1 - Delivering Sustainable Development

This PPS considers that Local Authority Design Statements should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes.

Policy CP3 - Development Quality

Provide a high design quality which will respond to and enhance the characteristics of the site and its surrounding area.

Policy G1 - Development within the Green Belt

Replacements of existing dwellings which would not result in a disproportionate increase in the size of the original dwelling would be considered appropriate.

Policy G7 - Alteration, extension or replacement of existing dwellings in the Green Belt

As a general guideline enlargements of over 50% will not be allowed. The size of the "original dwelling" is defined as "That which existed on 1 July 1948 or the dwelling as originally built if this was later".

Policy DQ1

a) Respond to and, where appropriate, enhance the characteristics of the immediate surrounding area through the use of appropriate scale, density, massing, height and building lines;

c) Protect the amenities of neighbouring occupiers;

e) Preserve and manage any existing important natural features such as trees, hedgerows, greenspace, ponds, slopes and streams and where possible make use of these as design features.

Knowsley Local Plan Core Strategy

Policy CS2 Development Principles

4c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;

g) Maintaining or enhancing the tranquillity of open countryside and rural areas;

Policy CS22 Sustainable and Low Carbon Development

a) Designing new buildings for flexible uses throughout their lifetime;

h) Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible

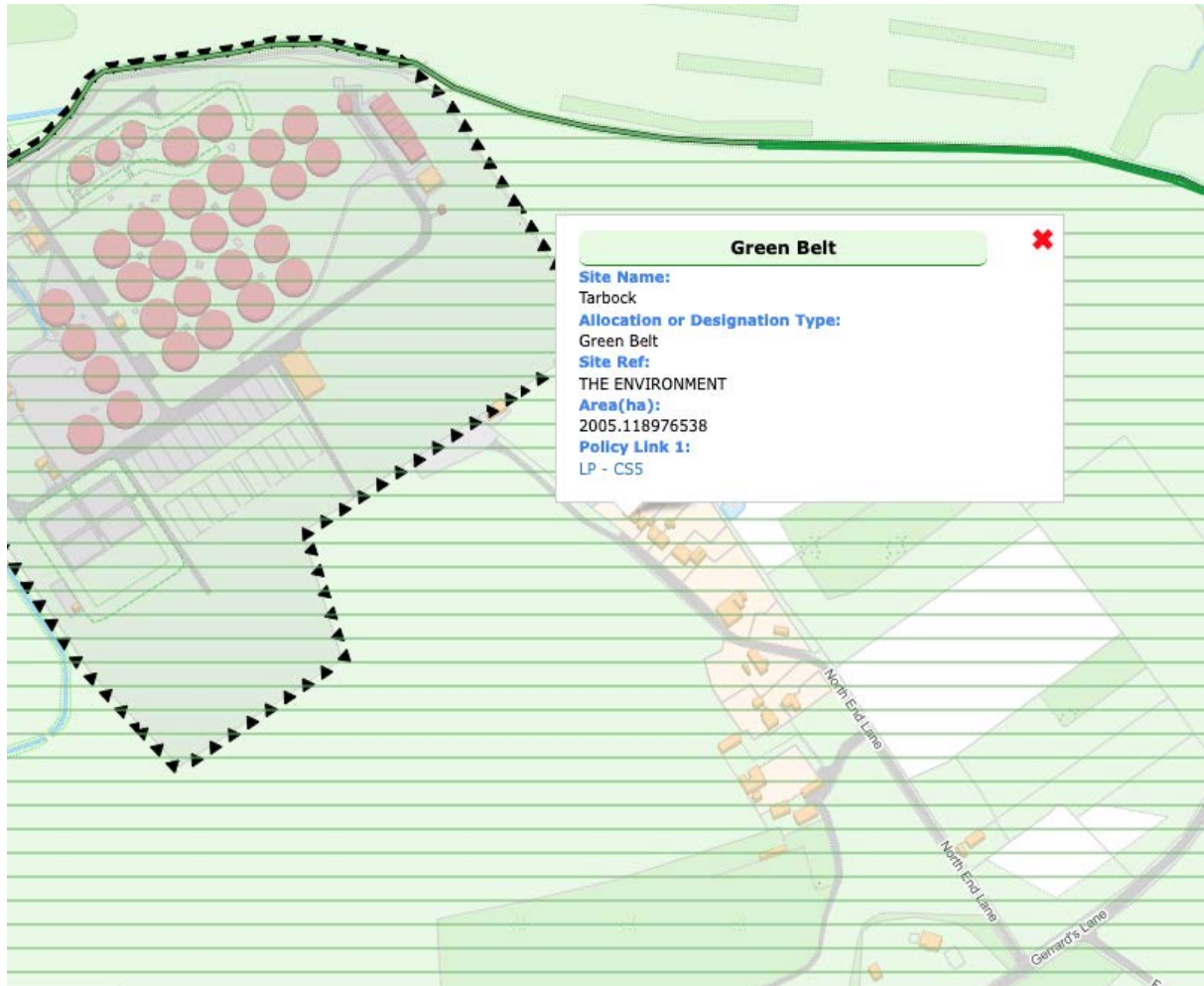
PG05 Planning Policy Guidance 2: Green Belts

The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. Development plans should make clear the approach local planning authorities will take, including the circumstances (if any) under which replacement dwellings are acceptable.

Visual amenity

The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

3.1 Planning Policy Map



Map Legend	
	Existing Major Sporting Uses
	Development Opportunity Sites
	Proposed Park and Ride Site
	Waste Allocations
	Major Development in Greenbelt
	Conservation Areas
	Action Areas
	Safeguarded Land
	Sustainable Urban Extensions
	Greenbelt
	Local Wildlife or Geological Site
	Railway

4.0 Existing Condition

The existing house and garage was built in 1954 with the later additions of a two conservatories, one to the rear and one to the side approximately 30 years later. The external walls of the house and garage are constructed of brick. The pitched roof has dark brown plain tiles with a brick chimney. The site is largely screened from the road by large hedgerows and substantial trees, also due to its location at the end of the lane. The rear garden also benefits from mature planting, hedgerow and numerous mature trees.

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The design and construction of the existing house is typical of the period in which it was constructed and there have been minimal internal alterations during this time. The property is in need of significant refurbishment, both structurally and aesthetically, and can no longer meet the needs of its owners.

The house sits up against the south-west boundary of the site adjacent to the only adjoining neighbours and the internal layout does not make best use of access to or views onto the mature gardens. Due to the location at the end of the lane, and the position of the existing house relative to the plot, there is restricted parking for maximum 2 vehicles and additional visitor parking is not easily accommodated on the narrow lane.



01
Front of existing dwelling



02
Side of existing dwelling



03
View from North End Lane



04
Aerial view



05
Mature garden facing North East



06
Mature garden facing dwelling

5.0 Design

The replacement dwelling proposal site is within a primarily residential area and follows the guidance given in the adopted UDP and supplementary design guidance documents. The site is not in an area of local distinctiveness and so local distinctiveness guidance is not applicable. Given the range of architectural styles in the area, there is no particular style that is appropriate for this site. As explained later in this document the proposed scale is suitable to the plot, to the street and to address the rural-edge condition.

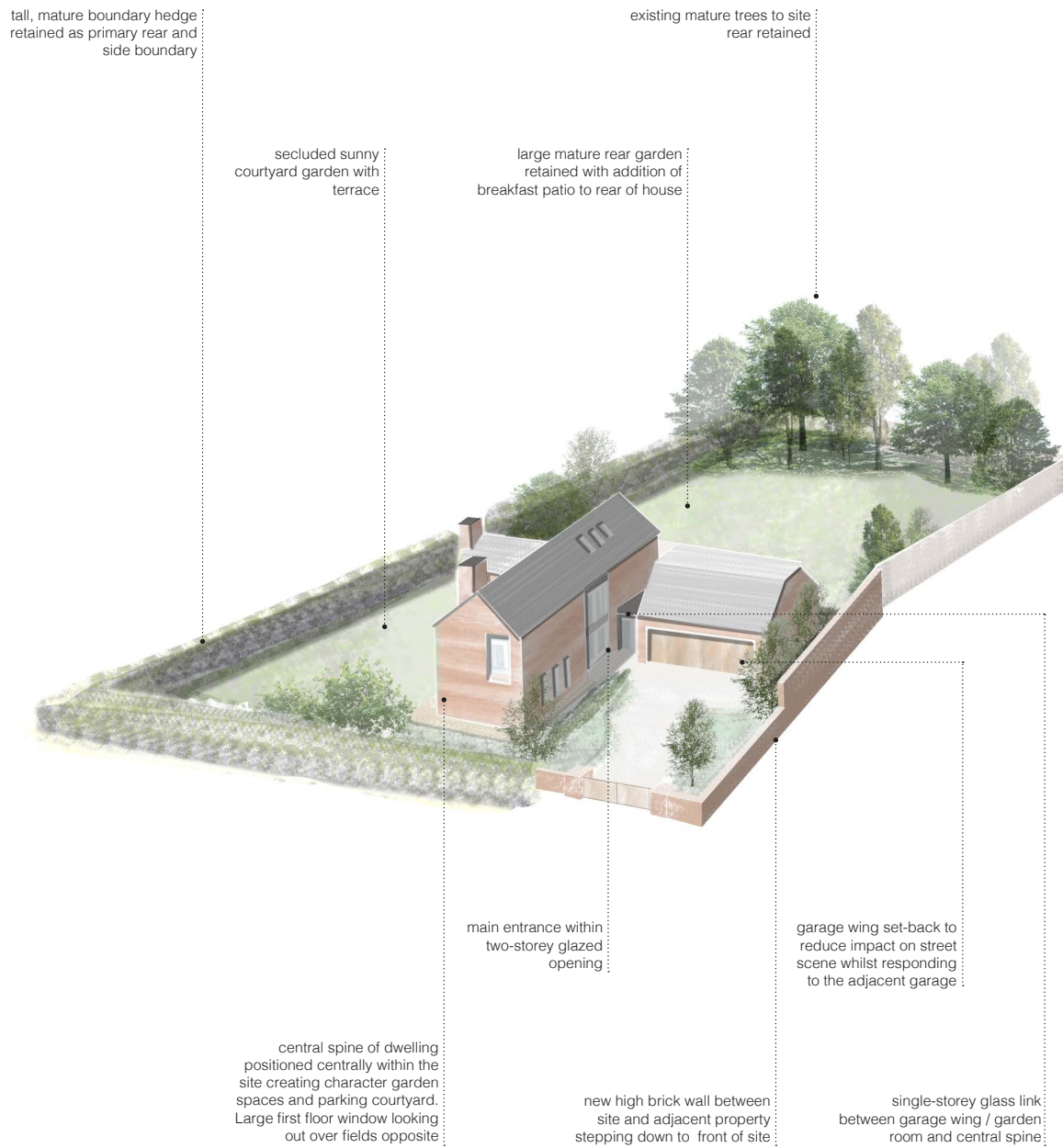
Taking inspiration from the contextual setting of the house, adjacent to open green space, stables and the original rural cottages of North End Lane, the aesthetic of the proposal is one of contemporary agricultural architecture. The proposal responds to two contrasting conditions - the privacy and seclusion of the end of the lane and the openness of the Green Belt beyond.

Use

The proposal is for a replacement dwelling in the Green Belt - as such, the property will be a residential dwelling on the same site as the existing house. The site's immediate context is predominantly residential with proximity to amenities and transport network.

Amount

The proposal will provide 1no. new build residential house with associated parking and amenity space. The dwelling takes the form of a part 1-storey, part 2-story dwelling and will provide 5no. bedrooms along with the associated living, leisure and ancillary spaces for the current owners.



Proposed sketch view from North End Lane

5.1 Site Layout

The layout of the proposed new build dwelling responds to the site orientation, context and landscaping.

The dwelling has been carefully positioned more centrally on the site to better suit the shape of the plot and to avoid overlooking and improve privacy when compared with the existing dwelling.

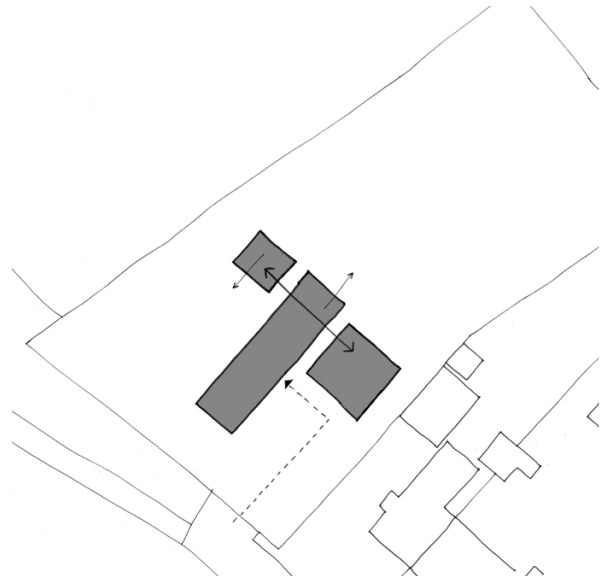
The mass of the building has been broken down into 3 distinct forms, connected by single-storey glazed links. This aspect of the design has range of key functions:

- to reduce the visual impact of the dwelling from the surrounding viewpoints
- to create a variety of different character areas within the existing garden with visible connections to and through the house
- to add interest to the user experience through curated views to the gardens from within the property
- to create connections, both physical and visual within and through the house and gardens

The central spine of the house is positioned central to the plot and is significantly narrower in form and with a lower ridge height than the existing property gable to significantly improve the visual impact of the property on approach from North End Lane and from across the fields from Lydiate Lane and the Transpennine Trail.

The 1.5 storey garage block with bedrooms over has been pushed deeper into the site in a location similar to the garage of the neighbouring property creating a generous landscaped courtyard driveway and vastly improving the separation between the proposed dwelling and the neighbouring property.

The central spine acts as a bookend to the rural edge condition creating a defined 'end' to the lane.



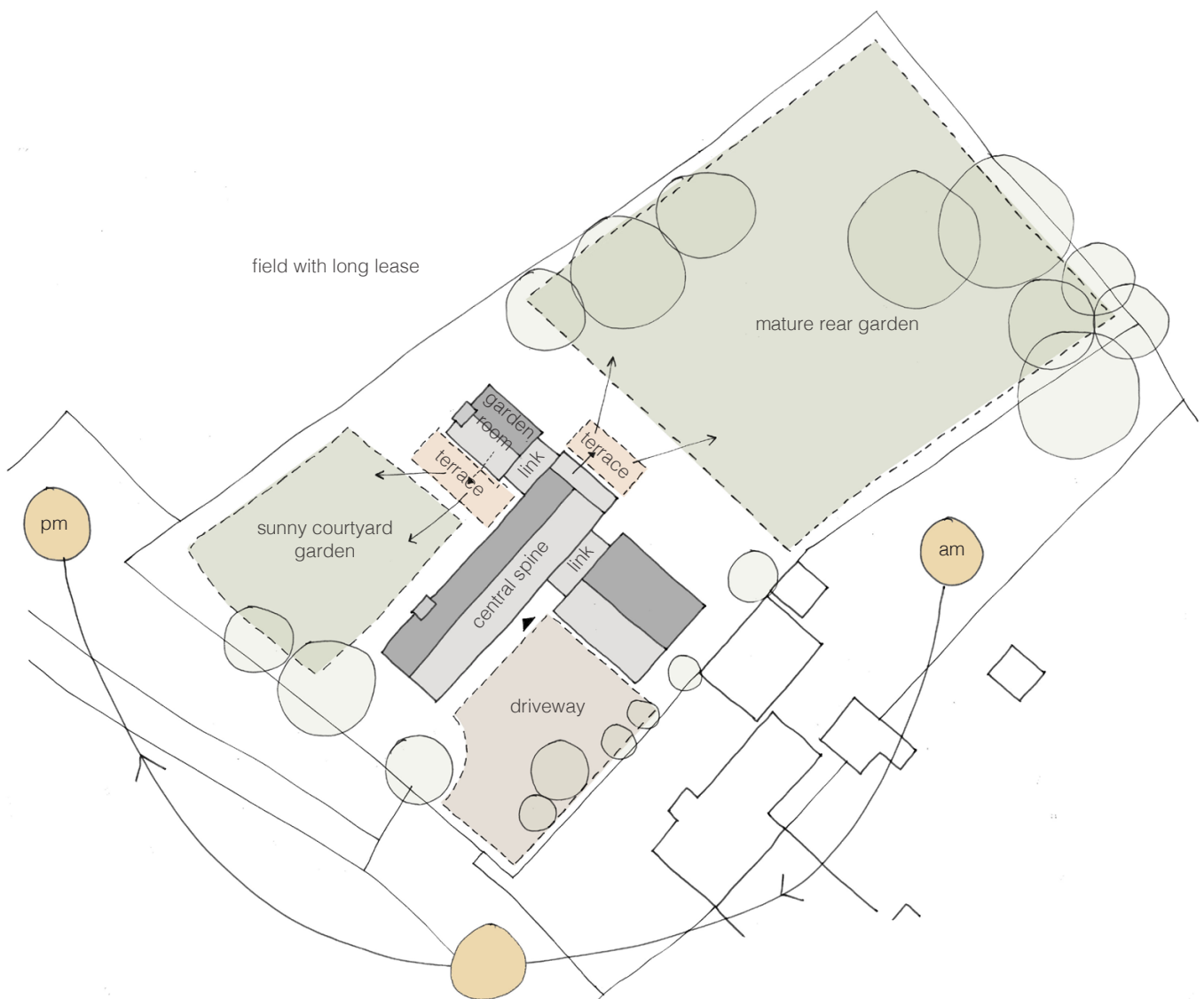
The narrow main form of the house has created more space within the south-west corner of the site to create a courtyard garden - a secluded and private outdoor space benefiting from vast afternoon-evening sunshine. Complementing this area is the addition of a single-storey garden room with large glass doors and windows out onto the courtyard garden with views out over the mature rear garden.

Both the garage wing and the garden room are connected to the main spine of the house through single storey glazed links which:

- provide subtle transitions between internal spaces
- provide usable and practical spaces of interest within the home rather than standard circulation
- provide curated views into the courtyard garden and mature rear garden
- provide views from the driveway and courtyard garden to the mature rear garden

The overall site layout responds to site orientation, user experience with an overarching aim to add quality to the lane and improve the visual amenity.

Spatial Strategy



5.2 Internal Layout

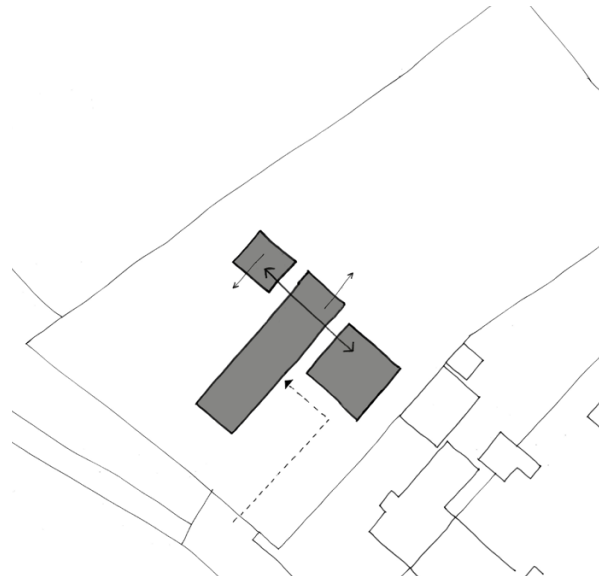
The house is made up of 1, 1.5 and 2 storey elements with living and ancillary accommodation, garage and plant space provided at ground floor and bedrooms, bathrooms and storage provided at first floor.

The main entrance to the house is within the south-east elevation of the central spine accessed from the driveway courtyard and is clearly identified through a two-storey glazed slot within the elevation. Entry into the house is directly into a 2 storey void with central staircase and landing over leading to first floor accommodation. The primary living accommodation is located within the central spine of the house and is split into three zones:

- Private living accommodation to the left hand side of the entrance hallway comprising snug and office.
- Ancillary accommodation to the right hand side of the entrance hallway comprising WC, storage utility and link to garage wing.
- Open plan living accommodation to the rear of the house and link to garden room

All ground floor living spaces have large windows with views out into the gardens with only the main entrance hallway windows and narrow slot windows from the hallway and office facing out towards the parking courtyard.

The hallway between the entrance hallway and kitchen to the rear splits off to provide access to the garage wing which is accessed via a single storey glass link which serves as a boot room and secondary access from the rear garden (for the owner's dogs). From the boot room there is a second staircase providing access to bedroom accommodation above the garage. The addition of the second staircase enables the glass link between the central spine and the garage wing to remain single storey and reduce the visual impact of the house from North End Lane. It also provides



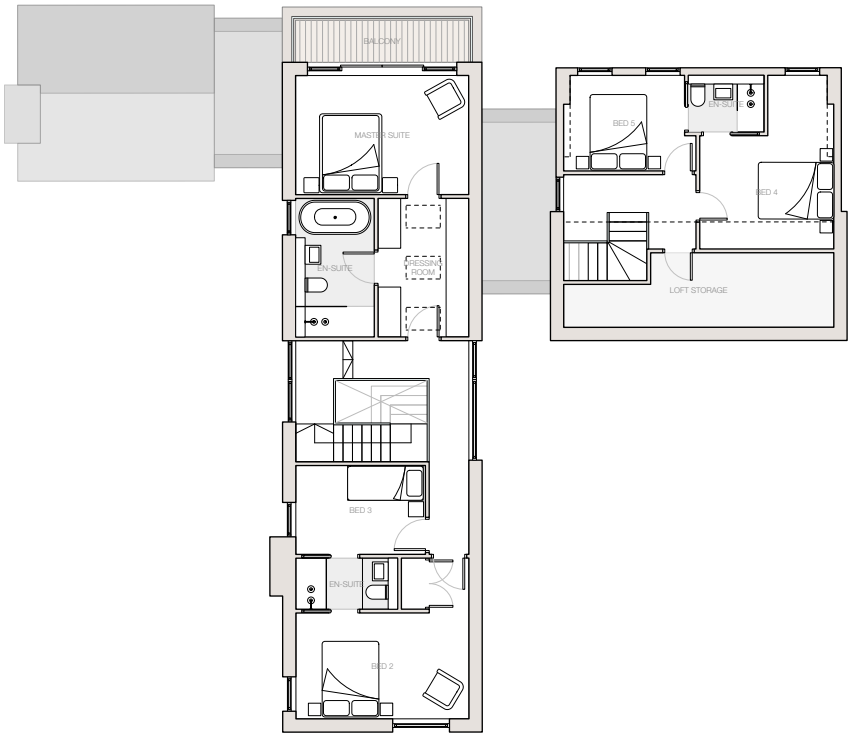
flexible living options for the residents providing either guest accommodation or flexible use spaces such as a second home office or small gym / recreation rooms.

The remainder of the first floor accommodation is housed within the central spine which is split into two zones to each side of the landing:

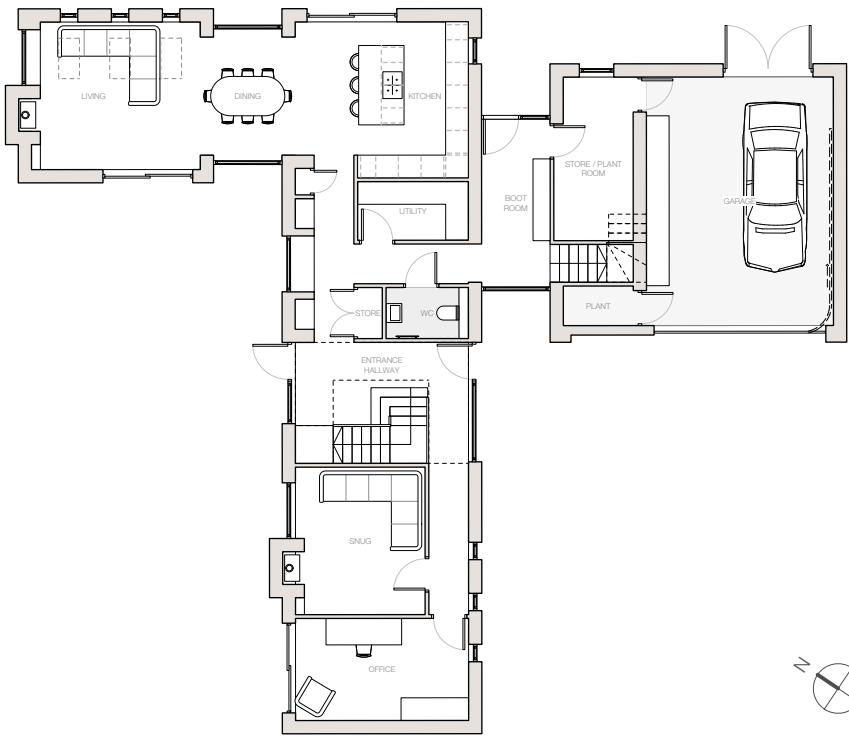
- Master suite with dressing room and bathroom
- 2no. bedrooms with a shared en-suite.

All bedrooms have views out to the gardens and the countryside beyond. There are no windows on the south-west elevations from within habitable rooms in order to protect the privacy of the residents and the adjacent neighbours.

The internal layout provides a range of scales and types of spaces with both self-contained and open-plan living spaces to suit modern family living, but all with a focus on quality of space and views and access to the outdoor space - a bespoke asset of this site. The house is designed to be adaptable with spaces able to serve multiple functions without impact on the external aesthetic of the



Proposed First Floor Plan



Proposed Ground Floor Plan

5.3 Scale and Massing

Scale

The scale of the proposed dwelling has been considered to create a modern and flexible series of living spaces whilst improving the relationship of the property to its neighbouring property in terms of position and mass and also reducing the visual impact of the house from the key views.

The main spine gable form is significantly narrower than that of the existing house, whilst also having lowered eaves and ridge - in-keeping with the character of converted agricultural buildings and reducing visual impact.

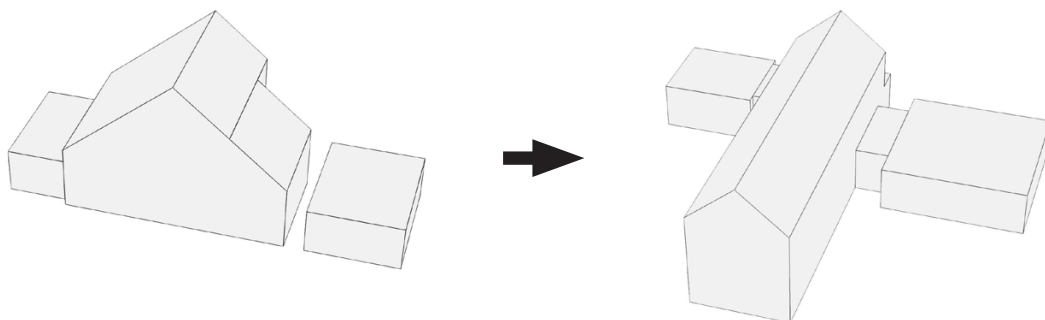
The garage wing has been positioned deeper into the site and away from the road boundary, reducing its visual impact from the road, improving the relationship with the adjacent property garage and increasing in-curtilage car parking to avoid parking on the narrow lane.

The garden room is single-storey with lowered eaves and a shallow pitched roof and is positioned within the private enclosed rear garden, bound on all sides by well-established, high level hedgerow.

Massing

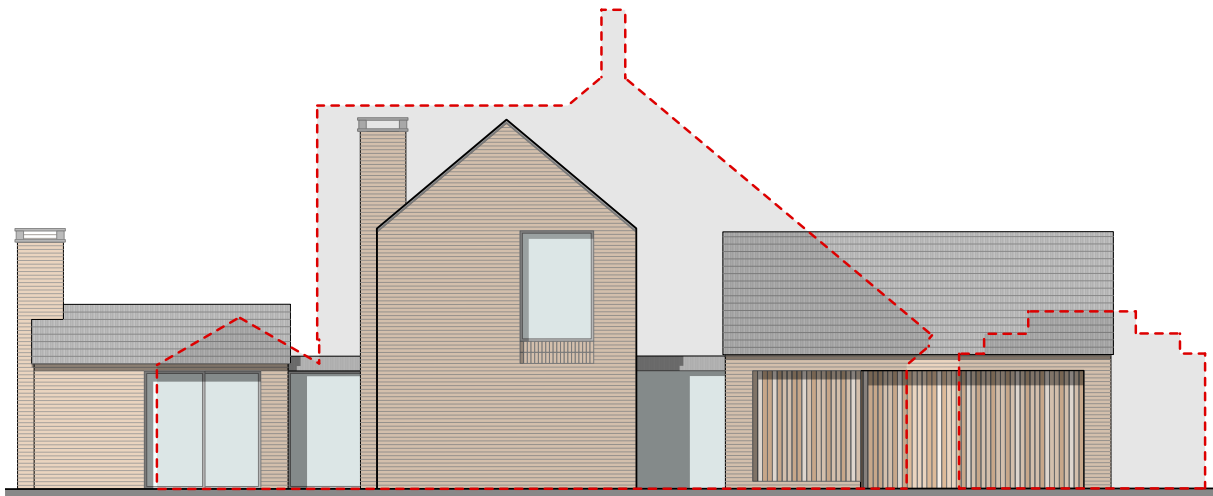
The massing of the building is split into three components, each of varying scale in response to use, orientation and relationship to external conditions:

- The narrow form of the central spine of the house, houses the majority of the living and sleeping accommodation and is set at 2-storeys, but with lowered eaves and ridge to reduce visual impact. Located within the centre of the site the spine forms a structure around which the rest of the site is anchored and also provides a 'book-end' to the lane end which is currently undefined.
- The garage wing is set at 1.5 storeys with accommodation at first floor within the 'roof space' of the garage. Connected to the central spine by a single-storey glazed link with flat-roof, this form creates a clear boundary between driveway courtyard and private mature rear garden with no openings other than the garage door within the front facing elevation.
- The garden room is set at 1 storey height with a shallow pitched roof. Connected to the central spine by a single-storey glazed link with flat-roof, this form sits subtly behind the existing tall and well-established hedgerow surrounding the garden, and helps to create garden spaces of varying character and function.

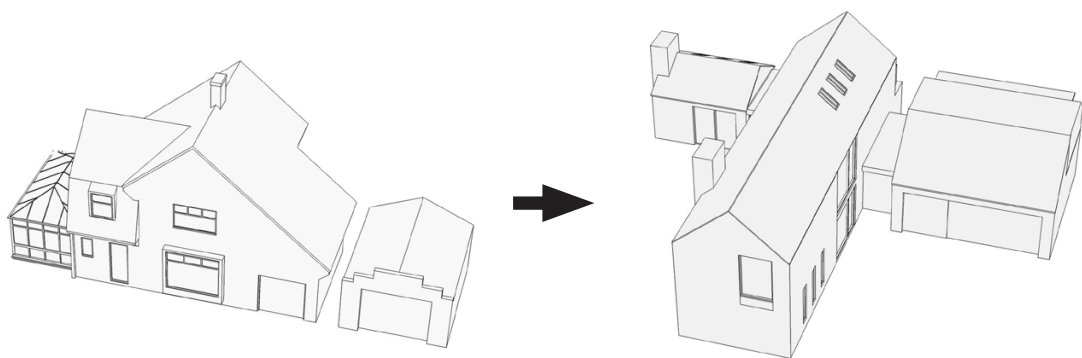


Massing Evolution Comparison

The proposed front elevation with the massing of the existing front elevation shown dashed in red. The ridge heights are significantly lowered to improve the openness of the greenbelt and the broken-down massing of the building creates gaps between the building forms to allow glimpses of the open Green Belt beyond.



Elevation comparison



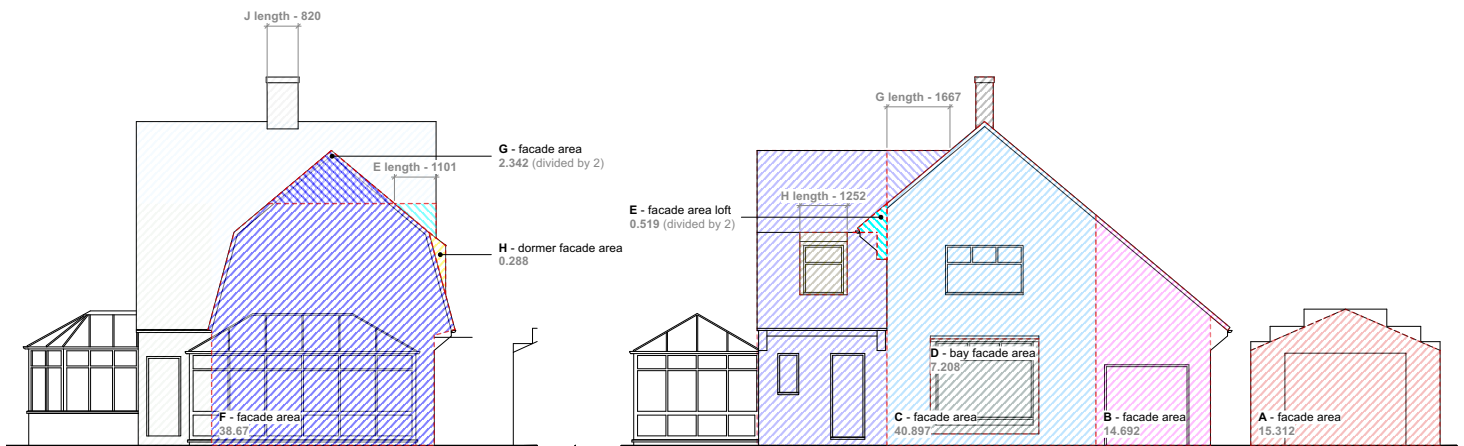
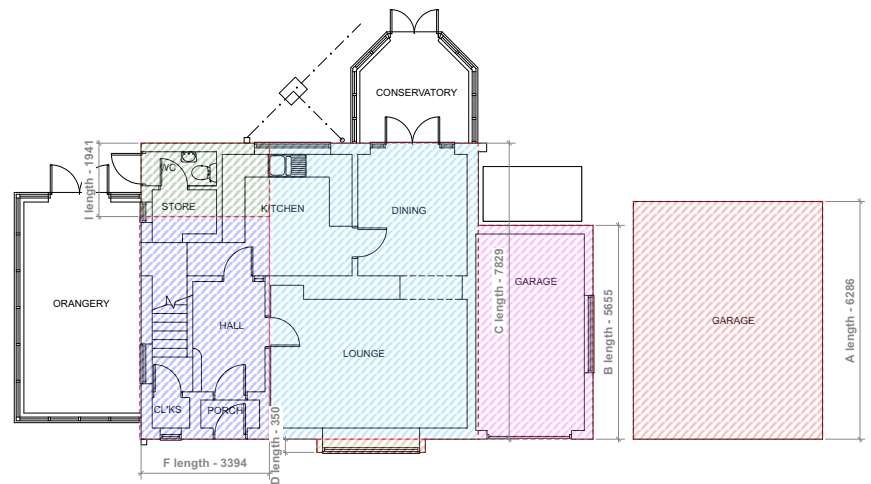
Detailed Form Comparison

5.4 Volume Calculations

Existing

A detailed measure and analysis of the existing dwelling volume, excluding the additional conservatories, has been completed. The measurements and calculations are detailed below.

These studies confirm that the original volume of the house is **673.20** cubic metres.

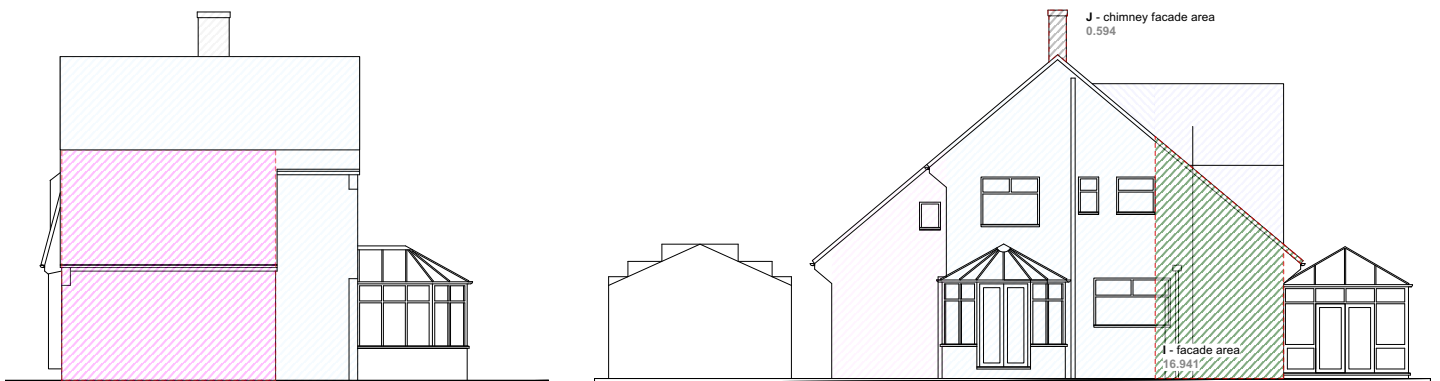


	HOUSE
	131.24598
	HOUSE
	1.952057
	HOUSE - DORMER
	0.360576

	GARAGE
	96.251232
	HOUSE
	83.08326
	HOUSE
	320.182613
	HOUSE - BAY
	2.5228
	HOUSE - BAY
	0.2857095

Key	Description	Elevation Area (m ²)	Elevation Length (m)	Volume (m ³)
A	Garage	15.312	6.286	96.25
B	Gable Elevation 1	14.692	5.655	83.08
C	Gable Elevation 2	40.897	7.829	320.18
D	Bay Window	7.208	0.35	2.52
E	Gable Elevation - Loft	0.2595	1.101	0.29
F	Side Elevation - 1	38.67	3.394	131.25
G	Side Elevation - 1 Roof Junction	1.171	1.667	1.95
H	Dormer Window	0.288	1.252	0.36
I	Rear Elevation	16.941	1.941	32.88
J	Chimney	0.594	0.82	0.49

TOTAL VOLUME	669.25
Oil Tank	3.95
TOTAL + TANK	673.20



	HOUSE 32.882481
	HOUSE - CHIMNEY 0.48708

5.4 Volume Calculations

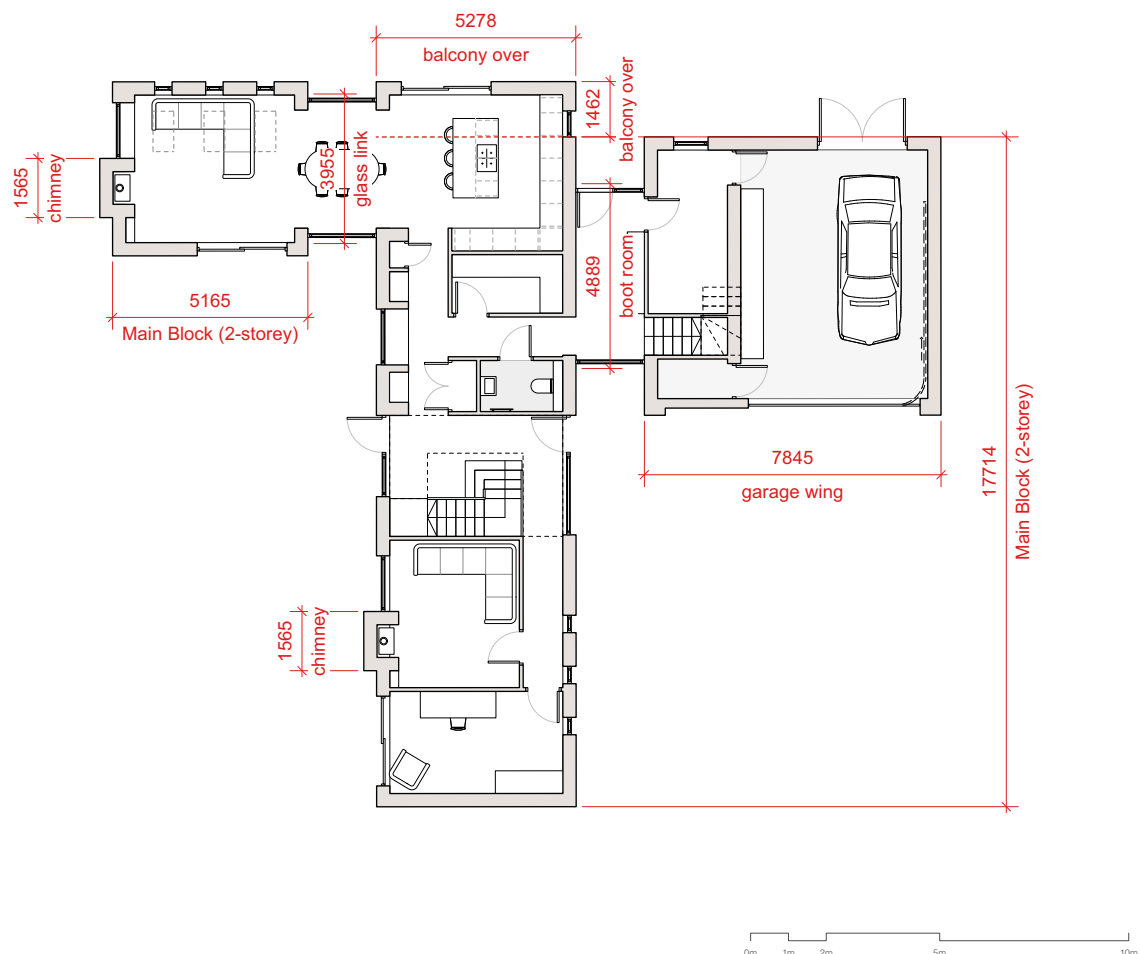
Proposed

Local Planning Policy states that a replacement dwelling may be considered acceptable with a volume increase of 50%. As such, a detailed measure and analysis of the proposed dwelling volume has been completed. The measurements and calculations are detailed below.

These studies confirm that the proposed volume of the replacement dwelling is 53.79%, slightly exceeding the percentage stated within the policy. However, in accordance with other aspects of policy, this development results a significant uplift in design

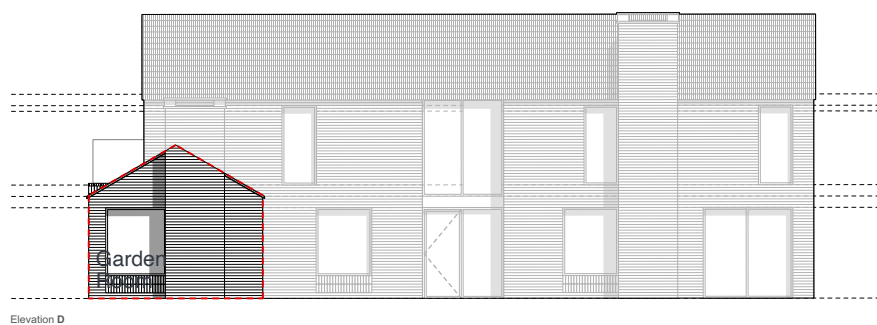
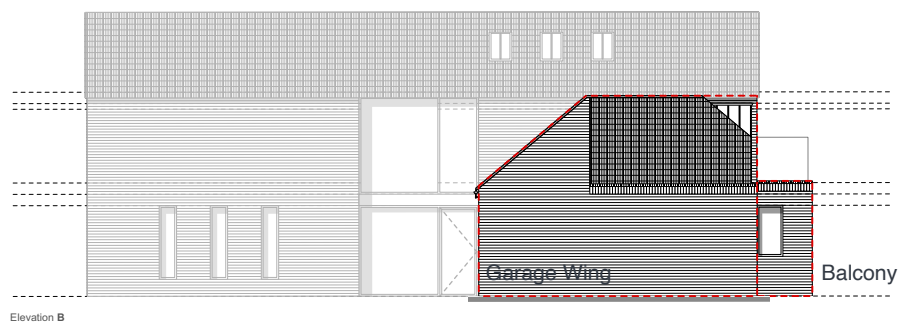
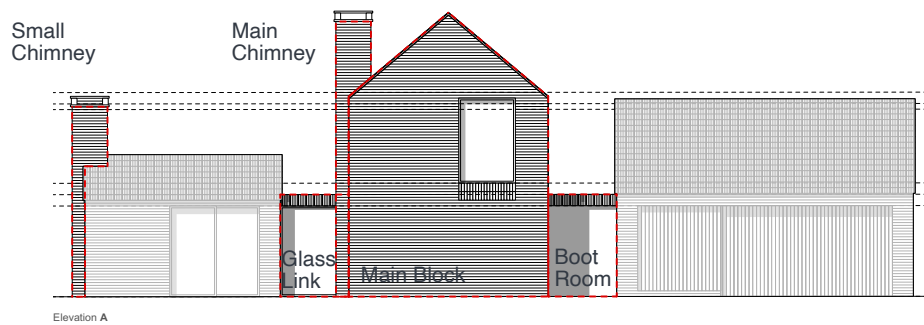
quality and character for the local area, whilst also vastly reducing the visual impact of the property - as demonstrated within the Visual Impact Assessment later in this document.

For these reasons, it should be considered that the additional 3.79% volume, which is required to ensure that the internal spaces within the property function properly, has a nominal impact on the Green Belt when compared with the significant improvements the project will make in other, more obvious and tangible aspects such as views and design quality.



Key	Description	Elevation Area (m ²)	Elevation Length (m)	Volume (m ³)
A	Main Block	33.797	17.714	598.68
B	Garage Wing	35.649	7.845	279.67
C	Boot Room	4.887	4.889	23.89
D	Garden Room	15.618	5.165	80.67
E	Glass Link	4.887	3.955	19.33
F	Main Chimney	3.474	1.565	5.44
G	Small Chimney	2.639	1.565	4.13
H	Balcony	4.453	5.278	23.50

TOTAL VOLUME	1035.30
EXISTING VOLUME	673.2
PERCENTAGE	53.79%



5.5 Appearance and Materiality

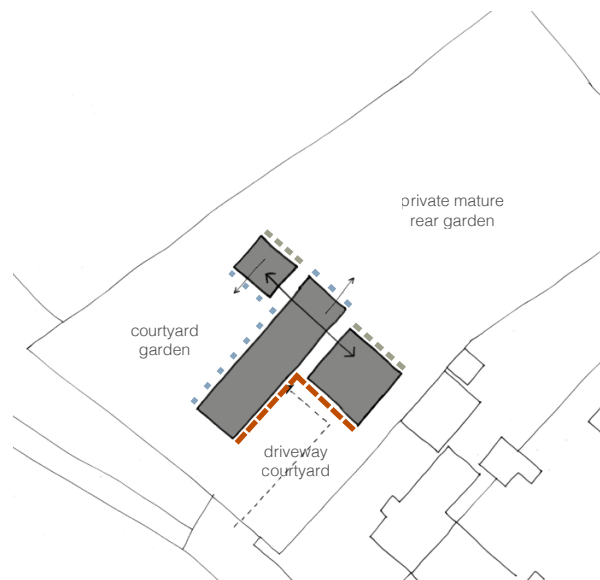
Having taken inspiration from the semi-rural contextual setting of the house, the aesthetic of the proposal is one of contemporary agricultural architecture. The resulting building consists of three forms, only two of which are visible from North End Lane, and reflects a brick-built barn conversion set within a mature landscaped setting.

The existing properties on North End Lane are a mixture of different ages, styles and materials including brickwork, stone lintels, render and some timber. There are also existing stable blocks on the lower end of North End Lane constructed with a combination of brick and stonework with large openings.

In-keeping with the proposed aesthetic of the building, the predominantly proposed material is brickwork, a high-quality red-multi with a reclaimed or hand-made appearance. The brickwork will be contrasted by grey aluminium windows and slate roof tiles. The introduction of timber to the garage frontage and aluminium dormers to the roof space over the garage provide a contemporary contrast to the brickwork whilst retaining robustness suited to the site exposure.

The proposal responds to two contrasting conditions - the privacy and seclusion of the end of the lane and the openness of the Green Belt beyond.

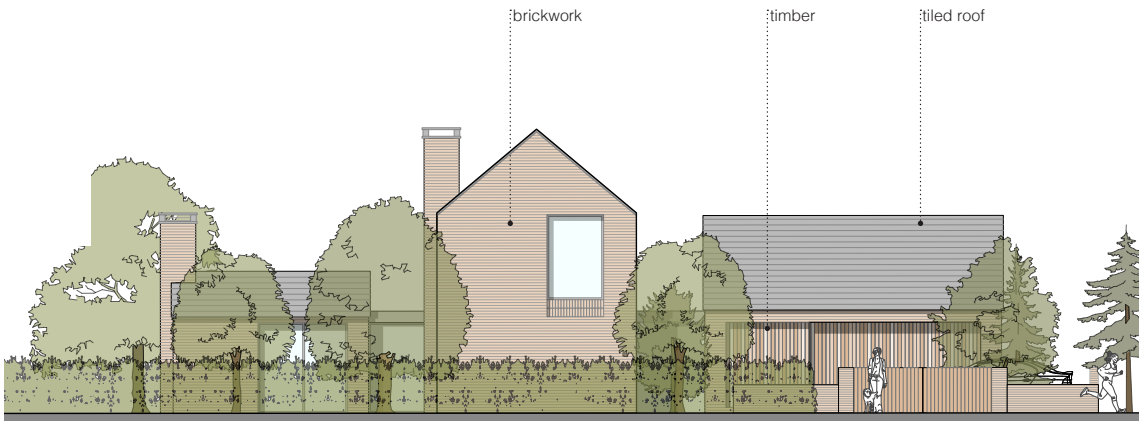
The existing entrance to the site is located in the south-eastern corner of the site at the far end of North End Lane. The south-eastern boundary of the site is also the only site boundary shared by an adjacent property. As such, the relative elevations of the central spine and garage wing have only very select openings - which primarily mark the entrance to each block. There are three further tall narrow openings looking onto the parking courtyard from the ground floor of the main spine, two from within the hallway and one from the home office to allow for natural surveillance of the entrance driveway during the working day.



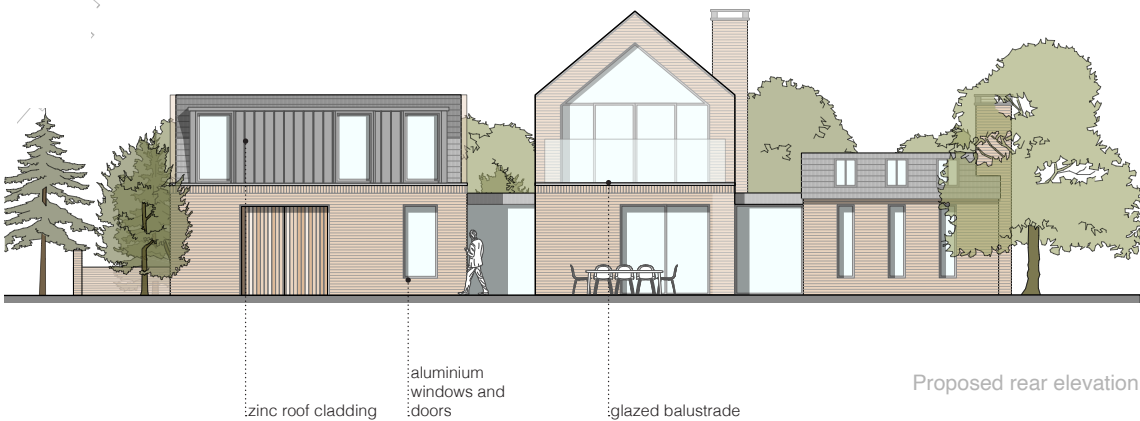
There are no windows at first floor on either block facing this aspect in order to protect the privacy and amenity of both the proposed dwelling and the existing adjacent property.

The south-west elevations of the central spine and garden room look out onto the private courtyard garden which benefits from afternoon-evening sun. These elevations have significantly more and larger windows and openings providing vast natural daylighting to the living accommodation and a range of curated views across the private garden and, from the upper floors, to the green open space beyond.

The north-east elevation of all three blocks face out onto the mature rear garden. Here windows are positioned to suit the internal space and provide views, whilst reducing in size, where there are other windows within rooms to compensate, due to the northern aspect.



Proposed front elevation



Proposed rear elevation

5.6 Landscape

Approach

Vehicle (and pedestrian) access to the front door of the proposed dwelling is via private access drive off North End Lane which will provide an inclusive and safe access by means of a shared vehicular and pedestrian surface. The driveway will be gently sloping from the entrance at the end of North End Lane up to the main entrance door within the centre of the south-east elevation of the central spine - clearly identified as a two-storey glazed opening within the otherwise brickwork elevation.

A private and discreet second entrance to the property will be via the side gate between the south-eastern site boundary and the garage wing. From here a path will lead around the garage wing to the glass link connecting this form to the central spine. This glass link will have an access door from within the private rear garden directly into a boot room for use by the residents and their dogs - rather than using the main entrance.

Landscaping

Where possible, the landscaping will remain largely unchanged due to the mature and well established nature of the existing landscaping.

A number of trees are planned to be removed to facilitate the construction of the property, primarily fruit trees located to the rear of the existing garage - which will be impacted by the construction of the new garage. New tree planting will be introduced along the boundary with the adjacent property to provide privacy screening to both properties.

A new parking courtyard will be accessed from the existing access point on North End Lane where new brick gate posts will be formed connecting to a low level wall along North End Lane and along the south-

east site boundary - stepping up to a high-level wall in line with the front of the existing garage to protect the private amenity of this and the adjacent property. The new driveway, expected to be of resin bound gravel or imprinted concrete, will be complemented by new soft planting and vegetation on approach to the property in prominent visual locations from the street scene in order to complement the architecture add further quality improvement to the context.

Boundary Treatments

The majority of the existing boundary treatments will be retained, especially mature hedgerow. New additions will be sympathetic to the existing site conditions and wider lane and will include:

- New low level (900-1000mm) brick boundary wall with gate pillars to front boundary to meet neighbouring stone wall.
- New low level (900-1000mm) brick boundary between parking courtyard and adjacent property from the front boundary to line through, approximately, with the line of the front elevation of the neighbouring property.
- New high-level (2000mm) brick boundary between parking courtyard and neighbouring property from the back of the low level brick wall to line through with the front elevation of the neighbouring garage.
- New low level hit and miss fence with gate between front elevation of proposed dwelling to rear of front boundary wall - fence to be planted with hedgerow as the intention is for the boundary to appear as a hedge, rather than a fence, once the planting has been allowed to mature.
- New high-level timber fence with access gate (2000mm) between garage wing and high brick wall to provide security and separation between the parking courtyard and the rear garden.



Proposed landscaping site plan

5.7 Accessibility and Sustainability

Pedestrian Links

The house is accessible from North End Lane which is connected to the wider road and footpath network via Gerrards Lane to the south-east. There is also a public footpath to the rear of the property connecting to Halewood Road and the Transpennine Trail, however, this is currently closed for maintenance.

Bus Links

The nearest bus stops to Halewood, Speke and Liverpool City Centre are on Gerrards Lane and Lydiate Lane.

Rail Links

Halewood Train Station	1.5miles
Hunts Cross Train Station	2.2 miles
Liverpool South Parkway Train Station	3.5 miles

Part M

The primary entrance into the dwelling is located within the centre of the main spine of the building - the entrance is easily identifiable as a two-storey glazed slot within the otherwise solid elevation. The entrance leads to a two-storey double height hallway which provides views through to the rear garden and a staircase for circulation up the building. There is a secondary entrance via a glazed link which leads to a boot-room / utility area.

The proposal is designed to comply with Approved Document M of the building regulations. In order to comply with approved document M, the scheme has been carefully designed to ensure that, where possible, all pedestrian routes shall have no gradients steeper than 1 in 20.



All ground floor rooms to the rear of the dwelling have level access to garden and patio areas. The internal layout of the house allows for future flexibility with different wings of the house being used to provide varying types of accommodation, and more private rooms to the front of the house able to be converted to ground-floor living accommodation in the future if required.

All rooms benefit from full-height or low-level windows to ensure views for all building users. The garage space is wide enough to allow for a building user to park and transfer from the vehicle to a wheelchair or similar protected from the weather if this were to be a requirement in the future.

Sustainability

The existing house is of poor construction with low-levels of insulation and with little consideration given to solar gain and views. The existing property is also heated by an oil fired boiler.

The proposed house will take a fabric-first approach, with high levels of insulation, vast natural daylighting and will employ low-level fixtures and fittings. The internal layout of the house responds to the orientation of the site creating a range of spaces that will benefit from different levels and types of daylight throughout the day.

Significant plant space has been provided within the garage wing of the house to accommodate the tech associated with low-carbon energy sources such as air-source heat pumps, solar panels and MVHR and a strategy for the most appropriate low-energy solution will be established with a specialist consultant.

The house will also benefit from electric car charging points.



6.1 Viewpoints

Due to the secluded nature of North End Lane, the site and proposed replacement dwelling are not readily visible from the surrounding area, with the exception of a few key viewpoints. Here we have highlighted the viewpoints and included existing photographic studies of the view of the existing property in both Winter (Feb 22) and Summer (May 22). These viewpoints have been used to determine the impact of the proposal within the Visual Impact Assessment towards the end of this document.



View 01

Long view - a gap in the hedge on Lydiate Lane.

At eye level, the property is only visible from the opposite side of the road here and not elsewhere due to the height of the hedge.

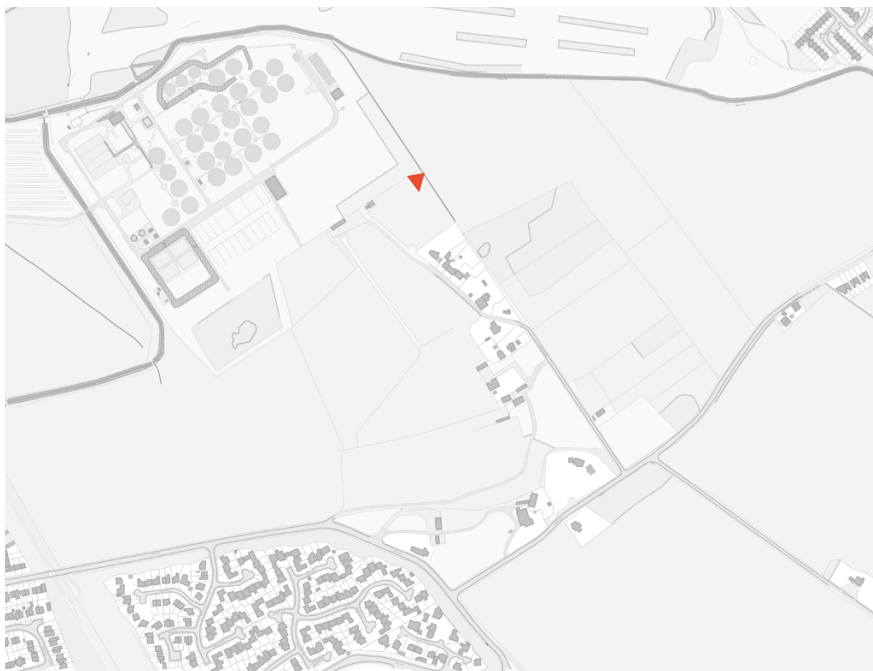
The winter image is taken from above the hedge.



Winter



Summer

**View 02**

Long view - view through fencing from public footpath to rear of property and adjacent field.

This footpath has been closed for the past two years so has no footfall at present. Beyond the footpath, is a golf course from which will have a similar view albeit at a significantly greater distance.



Winter



Summer

6.1 Viewpoints



View 03

Long view - view from the Transpennine Trail bridge over Lydiate Lane.

These viewpoint are taken from the end of the bridge through a gap between the bridge and adjacent trees (03a) or by standing on the central plinth which is approximately 1m above standard eye level to view over bridge (03b).



Winter



Summer

**View 04**

Close view - on approach along North End Lane.

This is the view of the property on direct approach from North End Lane. The view is only possible in one direction as this is the last property on the lane and beyond is private gated access to a small stable block.



Winter



Summer

6.2 Visual Impact Assessment

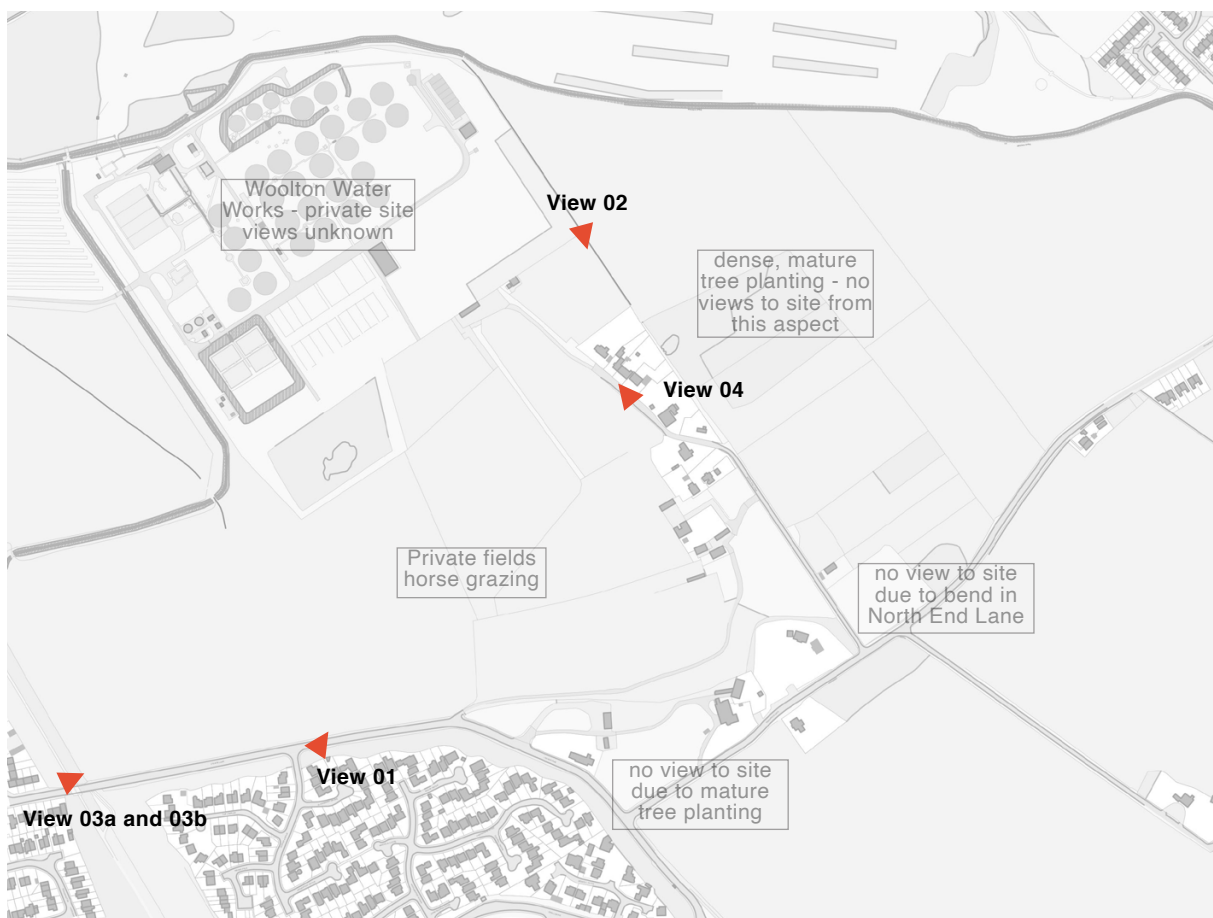
A thorough Visual Impact Assessment of the site has been carried out to assess the approximate visibility of the site from both the immediate area and wider landscape context.

An analysis of the surrounding landscape has taken place to identify key receptors. Determining to what extent the proposed development will impact on North End Lane and the wider neighbourhood.

A series of photographs have been taken from the landscape surrounding the site where views of the current property are visible and have then been edited to show the massing of the proposal and its impact on the surrounding environment.

The photographs have been taken primarily from where there is public access, such as a highway or public right of way, and illustrate the current visibility of the site from these public areas. The locations of the viewpoints are shown and identified in the previous section of this report and are identified on each figure and are listed and shown on the local map of the area below. Notes are also included on this map to highlight surrounding land-use and indicate why other views have not been investigated.

The scoring of each viewpoint can be found on the adjacent table and the photographic studies are included within this second followed by a summary document.



Viewpoint Number	Viewpoint Location Description	Photograph Co-ordinate (N/E)	Focal Length (mm)	Distance from Site (m) as the Crow Flies
01	Long view - a gap in the hedge on Lydiate Lane.	E - 343859331 N - 386863042	26mm	474.9m
02	Long view - view through fencing from public footpath to rear of property and adjacent field.	E - 344116541 N - 387377092	26mm	107.7m
03	03a Long view - view from the Transpennine Trail bridge over Lydiate Lane. <i>(03b is located approximately 3 metres north-west from 03a)</i>	E - 343610551 N - 386808862	26mm	682.2m
04	Close view - on approach along North End Lane.	E - 344146245 N - 387229865	26mm	25.2m

6.2 Visual Impact Assessment

View 01

Winter - Existing Condition



Winter - Proposed Condition



note: Existing house outline indicated in red on the proposed views for clear comparison

Summer - Existing Condition



Summer - Proposed Condition



6.2 Visual Impact Assessment

View 02

Winter - Existing Condition



Winter - Proposed Condition



note: Existing house outline indicated in red on the proposed views for clear comparison

Summer - Existing Condition



Summer - Proposed Condition



6.2 Visual Impact Assessment

View 03a

Winter - Existing Condition



Winter - Proposed Condition



note: Existing house outline indicated in red on the proposed views for clear comparison

Summer - Existing Condition



Summer - Proposed Condition



6.2 Visual Impact Assessment

View 03b

Summer - Existing Condition



This view is achieved by standing on the central plinth which is approximately 1m above standard eye level to view over bridge.

note: Existing house outline indicated in red on the proposed views for clear comparison

Summer - Proposed Condition



6.2 Visual Impact Assessment

View 04

Winter - Existing Condition



Winter - Proposed Condition



Summer - Existing Condition



Summer - Proposed Condition



Viewpoint Location	Description	Level of Views importance	Degree of Visibility	Existing Condition Description	Prominence	Sensitivity to Landscape
		High / Med / Low / Negligible	High / Med / Low		High / Med / Low / Negligible	High / Med / Low
1	Long view - a gap in the hedge on Lydiate Lane	Medium	Low	Top 2/3 of the large front gable is visible above the hedgerow beyond the fields.	Low	Low
2	Long view - view through fencing from public footpath to rear of property and adjacent field	Low	Medium	Top 2/3 of main mass of building visible above the hedgerow. Less visible in summer due to greening of trees adjacent to property.	Medium	Low
3	Long view - view from the Transpennine Trail bridge over Lydiate Lane.	Medium	Low	Top 2/3 of the large front gable is visible above the hedgerow beyond the fields. View impaired in summer due to greening of trees from view point.	Medium	Low
4	Close view - on approach along North End Lane.	High	High	Angled large front gable and 2 storey roof visible and dominating. Garage front elevation prominent. Front gable of house less visible in summer due to greening of trees from view point.	High	Low

Negligible – Where views either don't exist or contribute an insignificant amount.

Low – Where views are incidental to other activities, such as viewers at work or traveling through or past the site on a train or by road.

Medium – Where views are noticeable, but not prominent. Includes residents of outlying areas of residential/urban areas, but from where no particular direct or notable view can be ascertained.

High – Where the view forms a strong component of the activity at the viewpoint location. Includes users of recreational footpaths with specific viewpoints to the subject site and direct, close range views.

Impact significance High / Med / Low	Description of Impact upon final completion	Magnitude to change Large / Moderate / Small / Negligible	Prominence High / Med / low / Negligible	Sensitivity to landscape High / Med / Low	Impact significance High / Med / Low	Montage Yes or No
Low	The narrow gable is half the width of the existing gable and opens up the view to the trees beyond the house. The reduced eaves and ridge allows the proposal to sink into the landscape with approximately the top 1/2 of the gable visible above the hedgerow. The garage wing roof is visible, but the main elevation is not. The garden room is not visible.	Moderate	Low	High	Low	Yes
Medium	Reduced ridge height results in increased sky and greenery views beyond the property. The proposal is longer in form from this angle compared with the other viewpoints and does block previously open space. However, from this viewpoint, the space beyond the property has dense tree planting and houses beyond, rather than open Green Belt which lessens the impact. The viewpoint is also from a rarely used footpath which has been closed by the council for the past 2 years so is less likely to be seen than the other views.	Moderate	Low	High	Medium	Yes
Medium	The narrow gable is half the width of the existing gable and opens up the view to the trees beyond the house. The reduced eaves and ridge allows the proposal to sink into the landscape with approximately the top 1/2 of the gable visible above the hedgerow. The garage wing is only just visible, and is not visible at all in the summer due to trees. The garden roof is just visible above the hedgerow due to the elevated position of the viewpoint.	Negligible	Low	High	Low	Yes
High	The proposed narrow gable is further away from the viewpoint than the existing gable. This, paired with the reduced eaves and ridge height, creates a significant improvement with a vast amount of sky visible that was not previously. The garage wing is not visible compared with the existing condition as it is recessed further into the site and obscured behind mature evergreen tree planting in the neighbouring property. In summer, the front narrow gable of house is obscured by mature trees. The subtle change in orientation of the proposal also acts as a 'book-end' to the lane helping to make sense of the urban design of this area.	Large	Low	High	Low	Yes

The following terminology is used to describe magnitude to change:

Negligible – Where the change is so small that there is, in effect, no change at all within the viewed landscape.

Small – Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.

Moderate – Where proposals would form a visible and recognizable new development but where it is not intrusive within the overall view.

Large – Where the proposals would form a significant and immediately apparent element of the scene and would affect the overall impression of the view.

7.0 Conclusion

The design of the proposed replacement dwelling is the culmination of detailed and considered contextual analysis coupled with sensitive planning policy compliance to result in a bespoke, high-quality appropriate dwelling that will improve the immediate and wider-range visual aspect of this site.

It is acknowledged earlier within this statement that the volume calculations are slightly over the limit suggested in local policy - in order to meet this requirement compromises to the internal layout would have been required with detrimental impact on the accessibility and usability of the home. The focus, therefore, is to provide the right house in the right position to respond to the site conditions and to improve the visual impact on the prominent near and wide ranging views across the Green Belt, which are currently negatively impacted by a large unsightly mass on the landscape.

The design takes inspiration from the contextual setting of the house, with the benefit of the adjacent open green space and reacts sensitively to the original rural cottages adjacent. The proposed aesthetic of the dwelling is wholly appropriate to the setting and the contemporary agricultural architecture will sit comfortably within the site, as if it has always been there, but the contemporary openings and sleek finish will carry undertones of a high-quality, considered character property.

The design cleverly responds to the two contrasting conditions that this site experiences - the privacy and seclusion of the end of the lane is addressed through bold and solid forms of the central spine and garage wing, but their reduced eaves and ridge heights allow them to sit comfortably adjacent to the cottages next door. The openness of the Green Belt is welcomed into the home through large considered expanses of glazing and floor to ceiling windows to the majority of rooms, flooding the spaces with natural light and ensuring that, at the centre of the design, is the well-being of the building users.

The property sensitively addresses all policy guidance and compliance and will create a high quality, sustainable family dwelling with associated amenities of parking and private gardens - a real asset to the neighbourhood of North End Lane.



June 2022

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