

DESIGN and ACCESS STATEMENT

PROPOSED CHILDRENS HOME
Ribblers Lane,
Kirkby L32 7RB



Applicant: LDG Developments Ltd
Reference: A1381
Date: 13th June 2023

1.0 Introduction

- 1.1 This statement explains the design principles, concepts and issues relating to the development proposal.
- 1.2 Ribblers Lane is a linear Conservation Area which runs parallel to the M57 and it has the character of a semi-rural suburb and most of the buildings are listed. The area is bordered by a narrow strip of green belt with a high-density housing development to the North East and original terraced cottages to the North West with South.
- 1.3 The proposal is to construct a new two storey building containing 4 no. double bedrooms for young children with 2 no. single bedrooms for 'live-in' staff and ancillary accommodation with a single storey portion housing visitor/education/games centre with associated car parking spaces and hard and soft landscaping.
- 1.4 The proposed development is detailed on the following drawings-
 - A1381 SK 01D Location/Site Plan
 - A1381 SK 02C Proposed Ground and First floor plans.
 - A1381 SK 03C Proposed Elevations

2.0 Site Appraisal

- 2.1 The site is located on Ribblers Lane, Kirkby, L32 7TW at its junction with Heskin Road with Hedgecote to the North East boundary of the site and Ribblers Lane to the South West boundary.
- 2.2 The site area is approximately 995 sq. m with a road frontage to Hedgecote of 90m and a boundary length to Ribblers Lane of 84m. On the opposite side of Ribblers Lane there are a pair of cottages, built of brick with slate roofs, which are not listed buildings, and which have had several extensions/additions in the past. The date for the original pair of cottages is not known but appears to be the late 1800's. The buildings to the North East of the site are part of the development to provide public housing for the planned movement of population from Liverpool after the Second World War. To the Western boundary of the site are 3 cottages (118-120 Ribblers Lane) which are recorded as listed buildings.
- 2.3 The existing buildings on Ribblers Lane within the conservation area are of a traditional nature with field brick and stone quoins brick to the elevations and natural slates to the roof, while the doors and windows are painted timber.

- 2.4 The site currently has planning permission (ref: 20/00421/FUL) granted on 21st April 2021 for the erection of a pair of cottages. The permission contains several conditions to ensure that the new buildings blend in with the conservation area both in style and detail. The design for the new buildings will include many of the details included in the conditions of this planning permission.

3.0 Highways and Drainage

3.1 Parking.

Access for parking will be from Hedgecote with provision for up to 4 staff cars who have to be on site for supervisory purposes with an additional space for visitors, although it is expected that these will very occasionally. These parking spaces will be located at either end of the Northwest end site to ensure that the safety of the children is paramount and will leave the central area of the site vehicle free for outside activities.

3.2 Surface Water Drainage.

It is intended that the surface water will discharge via a Sustainable Waste Management Design and Layout.

3.3 Foul Water Drainage.

Foul water drainage from the new dwellings will discharge into the existing Foul water drainage system located in Hedgecote.

4.0 Appearance

- 4.1 The materials for the new buildings will be: –

WALLS.

Handmade brick and blend with the local brick and stone within the conservation area.

CIILS and LINTELS.

Cills and lintels shall be formed of natural stone or brick.

ROOF.

Slate roofing shall be natural slate and ridge tiles shall be clay in a grey colour.

WINDOWS.

Windows shall be set back in a reveal the width of 1 brick deep. Windows shall be constructed of timber, with a painted finish and utilise a traditional casement opening.

EXTERNAL DOORS.

Doors shall be timber, with a painted finish.

RAINWATER GOODS.

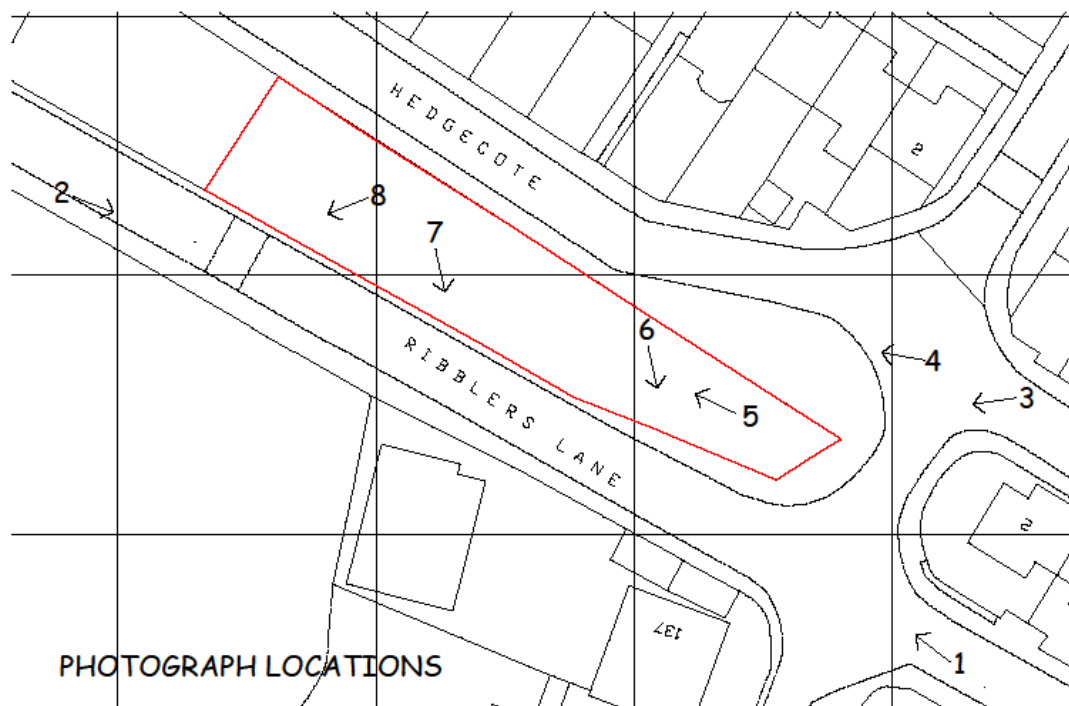
Alumasc Heritage black profiles gutters and downpipes.

4.2 The garden amenity space is to be refurbished and landscaped.

5.0 Heritage Statement.

5.1 The Historic Environment Record Officer has advised (ref: CME2876) that there are no entries on the Merseyside Historic Environment Record within the proposed development site. There are, however, designated heritage assets near to it:- Listed buildings: Nos. 118-122 Ribbler's Lane and Nos. 121 and 123 Ribbler's Lane.

6.0 Photographs





Photograph 1 – Looking North West along Ribblers Lane



Photograph 2 – Looking South East down Ribblers Lane



Photograph 3 – Looking West from Cheddar Grove



Photograph 4 - Looking West along Hedgecote



Photograph 5 - Looking West within the Site



Photograph 6 - Looking South from within the Site towards Ribblers Lane



Photograph 7- Looking South from within the Site towards Ribblers Lane



Photograph 8- Looking South from within the Site towards Ribblers Lane

70 Conclusions

- 7.1 This development will provide much needed accommodation to children for both for the physical development and its use for a children's home.
- 7.2 The distinctiveness of local area will not be affected by these proposals as the new dwelling only occupies 263m² which is 26% of the total site area.
- 7.3 The development will not compromise highway safety.
- 7.4 The proposal will be insulated too current Building Regulations to ensure there is no excessive heat loss and comply with the current SAP regulations to give an energy rating of B.