

DESIGN & ACCESS & PLANNING STATEMENT

PROPOSED DEVELOPMENT @

The Heyes Farm
Lower Road
Halewood
Knowsley
Merseyside
L26 2XA

Prepared by Architectural Emporium Ltd
on behalf of Mr Terry Cavanagh

First Issue: 30.11.2023

CONTENTS

Executive Summary
Development Case

DESIGN

Existing Site Location
Existing Site
Context
Extent, Use & Amount
Bellway / Redrow Homes Consultation
Planning Objection
Masterplan
Form / Elevations / Materiality
Landscape
Level Adjustment
Precedents

ACCESS

Vehicular and Transport Links
Parking
Inclusive Access
Emergency Services
Refuse / Deliveries

CONCLUSION

Appendix A - External Lighting Lux Levels

Appendix B - Archeological & Heritage Statement

Appendix C - Car Parking Demise Diagram

EXECUTIVE SUMMARY

This Design and Access Statement highlights the extensive investigation, research, consultation and design development that has been undertaken during the preparation of this application.

Our client has identified the opportunity to create a further 6no. residential units in addition to the 12no. already approved as part of an application on the adjacent land also owned by the Client (Ref:21/00074/FUL). To facilitate this 1no. of the previously approved houses will be repositioned. Refer to associated drawing 2.001 (Rev F) for boundary extents.

The client has previously already successfully converted a dilapidated agricultural building into 3no. residential units at the entrance of the site with great success.

Prior to this application, the practice and Mr Terry Cavanagh have undertaken numerous steps to ensure that the size, location and use of the new buildings is appropriate for the surrounding environment & residents. This document has been laid out in accordance with CABE guidelines on writing Design and Access Statements.

Should you require any further information or explanation regarding this document please contact Architectural Emporium Ltd.

The design has been carefully considered to fit into its surroundings but to also offer a modern architectural statement for the area.

DEVELOPMENT CASE

The site & surrounding area has recently been removed from the Greenbelt to allow much needed house-building to take place in the Knowsley Council Area.

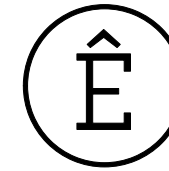
Since taking ownership of the site our client has safeguarded the site and ensured the long term survival of an Agricultural Barn which is Architecturally interesting and gives significant visual amenity to the area. This act has also resulted in the removal of the significant social problems associated with the site, vandalism, joyriding, fires and general disobedience.

Residential is sought after building type in this semi rural area. Other building types or uses which could be considered for the site are either already well provided (farm shops etc..) or closing down due to lack of demand (Public houses, restaurants etc..).

We therefore consider a mix of residential properties as the only suitable use to protect the long term future of the site and also enhance the character of the area.

We have previously consulted the Local Authority Planning Officers (20/00005/PREAPP) prior to the submittal of application 21/00074/FUL, which as mentioned has already been granted planning permission. As part of that pre-app, the land was zoned conjunction with the adjacent house builders for residential development. We have also consulted the adjacent house builders and they have confirmed our proposals will have no prejudicial effect on their proposals.

Prior to this additional submission we have had informal discussions with Kevin Foster regarding the principle of the development, means of application and the highways implications.



DESIGN - Existing Site Location

Location

The existing building occupies a reasonably level site in a semi rural area on the eastern outskirts of Liverpool, being approximately 8 miles from the city centre but having a range of facilities available in the more immediate area. The site is also convenient for access to Liverpool Airport and the M62 Motorway.

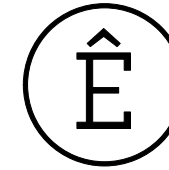
The site does not fall within the Halewood Conservation Area and has recently been removed from the Greenbelt during a reclassification related to the large housing development on the adjacent site.

The site forms part of the sustainable urban extension site at the East of Halewood. The wider site is allocated for approximately 1100 dwellings, although through the masterplan process it is now considered the allocation could accommodate up to 1500 dwellings. Therefore our proposal for residential use on your site is considered acceptable in principle unless other material considerations indicating otherwise.

A key requirement of Policies SUE1, SUE2, SUE2b is that the site is developed in a comprehensive manner in accordance with a previously approved masterplan. The site is subject to a draft Supplementary Planning Document and Masterplan which has been formally adopted.

The site is a self-contained site that does not rely on any infrastructure from neighbouring land parcels. The scheme does not compromise the comprehensive development of the adjoining land parcels.





DESIGN - Existing Site

Site

The whole site owned by the applicant comprises an agricultural barn recently converted in 3no residential units, footprints of former barns / outbuildings, land and a pond. This application applies to the whole site excluding the recently converted barn & adjacent land, see drawing 2.001.

Parking for the existing Barn is located to the rear of the existing barn and accessed by driving past the RHS of the existing barn. Cars accessing and leaving the site via this location has not caused any issues during the lifetime of the development.

The Existing Barn adjacent dates from circa 1867 and is not Listed. The barn is of conventional construction, the external walls are of solid masonry construction of varying thickness under a pitched roof surfaced with traditional slate. There is a tall brick chimney which is in a good state of repair.

The wider site features a private fishing pond and wild / wildflower natural planting to retain the agricultural feel of the area.

Since taking ownership of the site our client has cleared off decades of vandalism and misuse. This act has also resulted in the removal of the significant social problems associated with the site, vandalism, joyriding, fires and general disobedience.

Whilst safeguarding the site and ensured the long term survival of an Agricultural Barn our client has proved himself suitable long term custodian of the site to develop further.



DESIGN - Context

The Context of Lower road is a Agricultural in nature with the following building types:

- Agricultural Buildings
- Converted Agricultural Buildings (Farm Shop)
- Converted Agricultural Buildings (Residential)
- Residential Units built at various times during the 20th Century.
- Sports Clubs
- Industrial (Chemical)

Mostly the buildings in the Local Area are residential in nature and are of a size suitable for family occupancy. The conversion of Barns and Barn Type buildings is a popular and common building type in the surrounding area including on Lower Road itself.

Material

Red Brick walls & slate or concrete roof tile is the most prominent material in the area however rendered walls with stone detailing is also utilised sporadically.

The most modern building on Lower road is a Mock-Tudor house with UPVC Georgian windows which appears to have been granted permission in past decade.

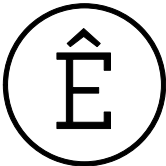
Adjacent to the site is a mainline train line with a brick & Sandstone bridge crossing Lower Road approximately 30m from the site.

Density

The surrounding area has a very low density and is still largely open fields and hedgerows.

This is due to change in the coming years as major developments by several large scale house builders will commence either side of Lower Road.





DESIGN - Extent / Use / Amount

Extent

The scheme submitted compromises the whole area edged in Red on drawing 0.001 or the drawing opposite.

The areas edged in light blue and green are adjacent sites currently being developed by house builders Redrow & Bellway. The area outlined in dark blue is owned by the Client and has already been granted planning permission for the erection of 11 no. houses.

Use

As the British countryside has become de-industrialised there is an ever growing desire for families to relocate to the country.

The older and more visually interesting building stock are often converted into housing which is much sought after but as these opportunities become less and less there is a need for new build housing with a suitable agricultural feel to be introduced to meet the demand.

The Scale of our proposal should encourage families into the area who will respect the existing residents and the adjacent countryside.

The predominant building type in the area is residential so we propose that adding additional residential accommodation to be entirely appropriate.

Amount

Historically the site has had numerous building which have been demolished in recently history due to structural instability. Therefore our proposal does not significantly increase the historic density of the site.

Considering the total site area within the red line boundary of this application, we are only building on 9.8% of the site. This will retain the open feel of the countryside context.

Scale

Our proposed buildings reflect the scale in both height and length of the existing refurbished barn where appropriate.

DESIGN - Bellway Homes Consultation

We have consulted Jayne Aspinall of Bellway Homes Ltd (Green)and included their latest proposals onto our drawings and agreed the following points:

- Bellway Homes Masterplan is developed and shown in context to our development.

- Our development is not Prejudicial to the wider Bellway Homes Masterplan in anyway and doesn't impede on the development, unlike other adjacent sites such as the RSPCA, which do need to be considered.

- Also our development is of a scale that does not impede the development and is in a location which is not and will not be considered for the access or service requirements of the larger Bellway Homes scheme.

- Bellway Homes Ltd are supportive of our development in principle and are happy to assist us in any reasonable way.

Redrow Homes Consultation

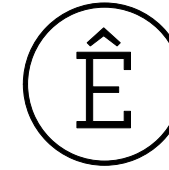
The Redrow Homes scheme was at a much earlier stage of development however we have shown the most up to date information available to us.

Planning Objection

We have no objections to the adjacent developments in principle however we are concerned that a few of the houses proposed are too close to our boundary and limit our development opportunity.

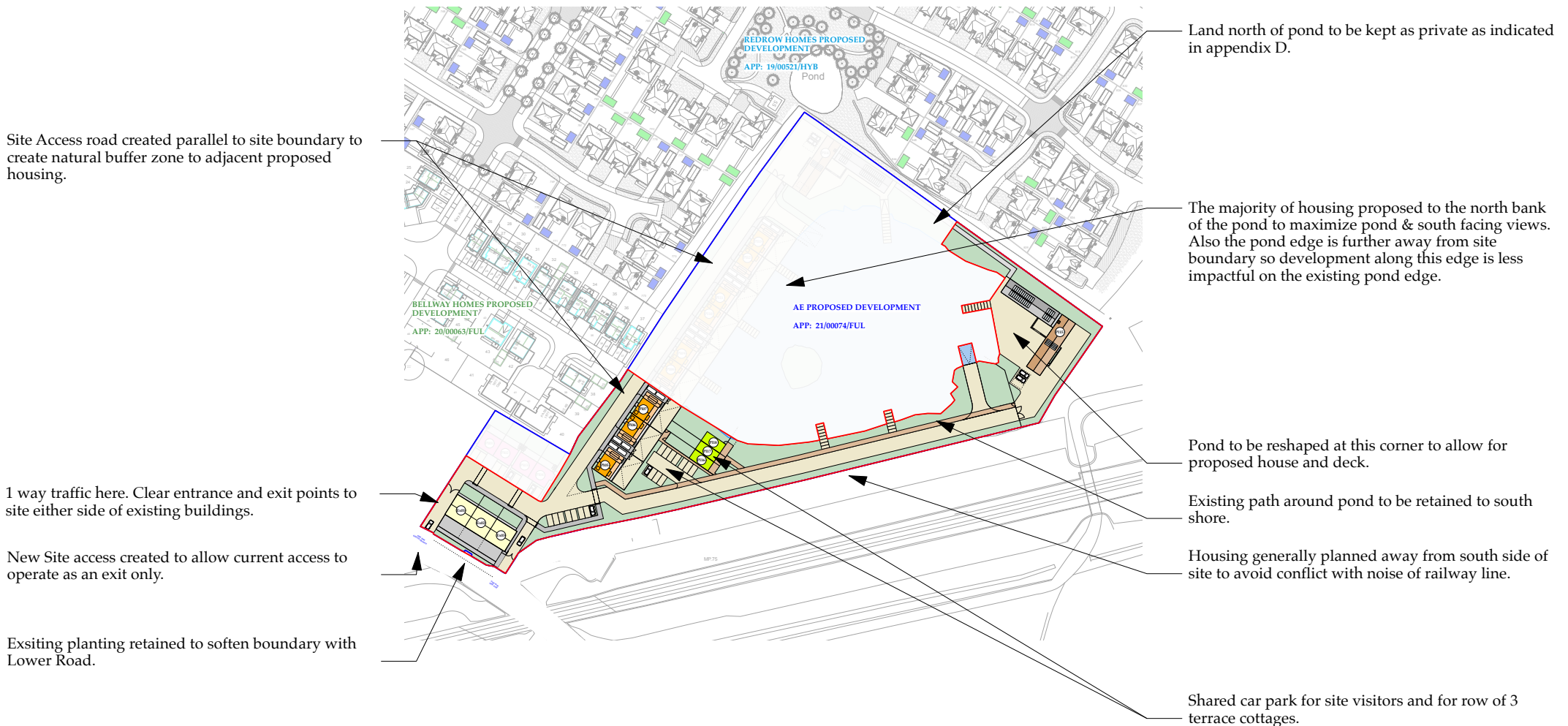
We have been respectful of the boundary in our proposals so we request the adjacent developers do the same.



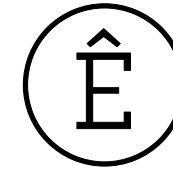


DESIGN - Masterplan

Our intention with the masterplan was to be sensitive to natural qualities of the existing site whilst maximising the development potential of land released from the greenbelt for much needed housing in the area.



DATE: 30/11/2023
REF: 7.010 Design & Access & Planning Statement
JOB: 144c The Barns



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DESIGN - Form / Elevations

Our Design approach is intended to be respectful to the original historic & agricultural context yet still modern and appropriate for construction in 2020.

Form

A series of self similar pitched volumes are used to form the housing types in this application. The scale and pitch of each are altered slightly to reflect functionality of interior or contextual consideration.

House Type 01 are tall volumes which is a common waterside building form which maximises south facing views over the pond and wider landscape.

House Type 02 is excluded from this application but is part of the previous accepted application, refer to drawing 2.001 if required.

House Type 03 are large family houses and contain large spacious interiors to accommodate this. Creating long agricultural forms works well to accommodate the internal spatial arrangement whilst being sensitive to the agricultural context. The long forms are also allows numerous generous openings around the existing pond.

House Type 04 is the smallest of the two typologies within this application. The three type 04 houses included in the masterplan are in a terrace row and resemble the existing converted agricultural building at the site's entrance as well as the type 02 houses behind.

Elevations

A Pastiche response is avoided and what we will implement will be a confident, robust modern design using natural materials which should compliment the recently completed barn in a sympathetic way yet being obviously modern. Openings in the fabric will be kept to a minimum and be compositional in nature. Openings are arranged so the vast majority face onto the open spaces of the scheme. The openings will be filled with fully opening windows & doors clear of transoms & mullions where possible to maximise the natural light and create a simple un-fussy response to the facade. Internal Steel guardings will be provided wherer required to prevent falls and comply with building regulations.



DESIGN - Materiality

Materiality

The Same material pallet will be used across all House types. This will create self-similarity and a sense of place across the development. See house type drawings for exact locations.

Some materials will be grouped to complement each other. Red clay roof tiles will be used generally when the predominant material is red brick, and natural slate roof tiles will be used where timber cladding or zinc is the predominant material.

Some materials will run consistently across all forms to tie the buildings together as a family of self similar buildings. Windows, Gutters, down pipes and balconies.

The proposed red facing brickwork will be selected to compliment the adjacent barn and surrounding buildings. Timber cladding or natural zinc will be used to break up the expanse of brickwork as a sensitive material suitable for an agricultural setting.

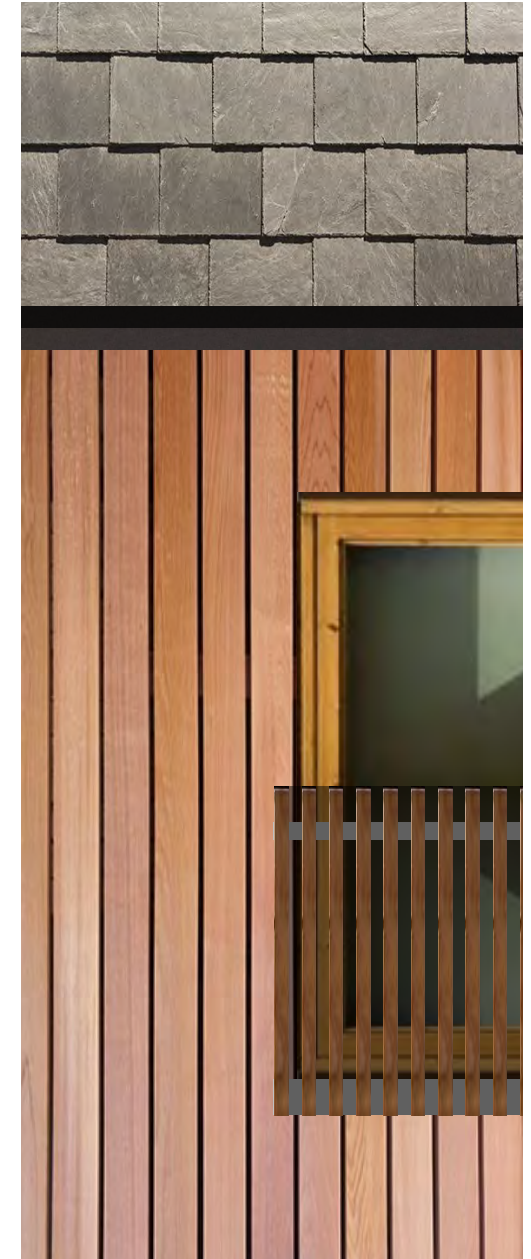
Heavy Timber frames will be used to all windows & doors to create a strong compositional response whilst also echoing the original timber doors & windows of traditional barn buildings.

New black conservation roof lights are proposed to improve the internal quality spaces whilst being completely in keeping wit the architectural character of the area and building type.

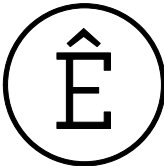
Red clay & Natural slate roof tiles will be use to create a more contemporary feel and a subtle variation to the existing barn adjacent and in the surrounding area.

Concealed gutters and down pipes will be used to create a bold modern statement on the timber clad buildings and zinc.

Traditional exposed gutters in anthracite zinc will be used to all red brick volumes.



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DESIGN - Landscape

Standard Urban Design Features such as subdivision of plots into gardens additional hard-standings and the erection of bin stores and garages will be kept to a minimum where possible to retain a countryside / Agricultural Feel.

With the above in mind the approach to the landscape is to keep it as a loose, open and agricultural type setting. We have avoided creating extensive patio areas and the communal soft landscaping will be wildflower / wild grassed areas rather than lawn spaces.

Boundaries

Boundaries will be solid brick & timber between units to maintain privacy.

Simple Black railings with access gates will be used to close off the development from the public roads.

Black estate style agricultural fencing with hedge planting behind will form the site boundaries between public and private spaces to give a softer feel to the development generally.

It is hoped that the division between communal and private will feel like divisions between country fields rather than gardens.

Vertical timber balustrades will be used to create edge protection to the pond side house type 01 in a matching material to the decking.

Significant sections of existing boundary treatments including soft planting can be retained where little new development is taking place to reduce the impact on the biodiversity of the site.

See Drawing 2003 for exact locations of all boundary treatments.



DESIGN - Landscape

Surface

Tarmac will be used for the roadways within the site but elsewhere to keep the agricultural feel we will use bound gravel for pavements and front drives, grasscrete for the parking bays.

Where hard surfaces are required adjacent to the dwellings we will use natural stone and timber surfaces.

This approach should echo the previous farmstead use of the site and numerous materials are selected from the Halewood Masterplan Document.

See Drawing 2003 for exact locations

Street Furniture

Bin stores will be incorporated into the buildings or accommodated in garage spaces of the houses so that no bins will be visible externally.

Lighting

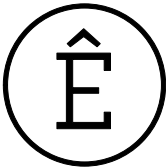
Low level lighting will be provided to highlight the site pavements, walkways and housing external areas.

Lamppost lighting will be used to illuminate the site roadways but will be kept to a minimum and no spill will be allowed onto the neighboring properties.

See Drawing 2004 for exact locations

See Appendix A for site wide LUX Levels.





DESIGN - Level Adjustment

The site as a whole is of a reasonably level nature and we are not proposing significant changes.

Included as part of the previous accepted application, where the proposed housing is located along the edge of the existing pond (to the West side), material will be brought in to make up the levels. Our initial estimation is that 5000m3 of material will be required to make up the ground required.

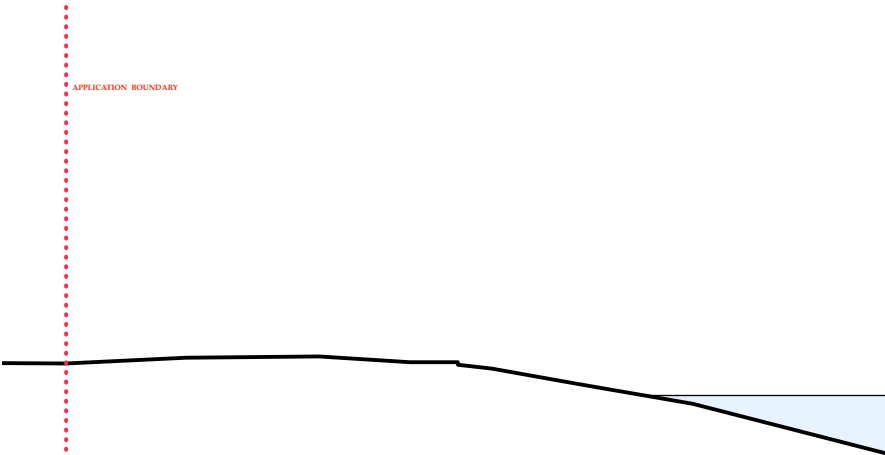
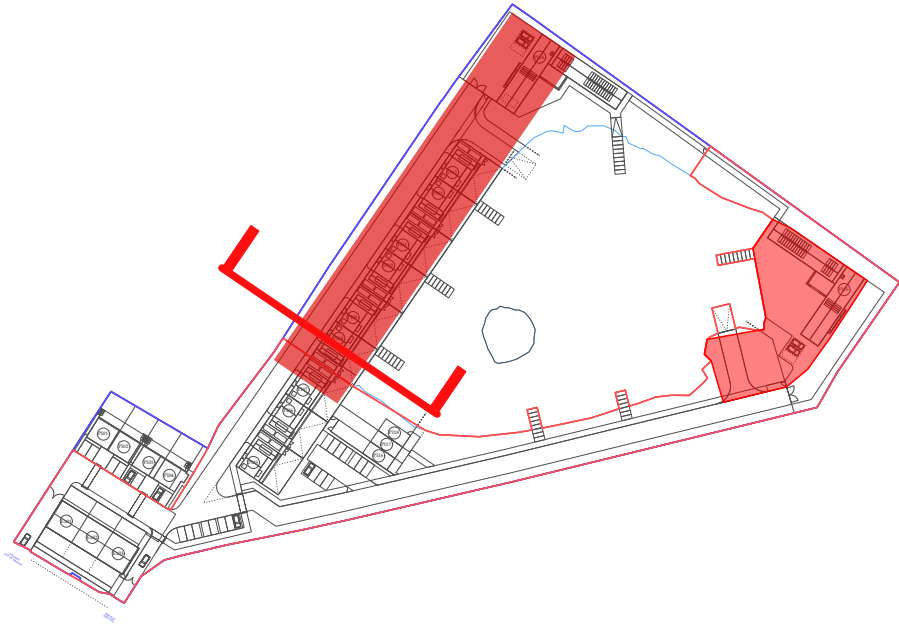
Our initial estimation for the land to the North-East (highlighted in red on the below existing/proposed plan diagram, is that 3500m3 material will be brought in to make up the levels.

Exact civil engineering details can be provided in due course but we request this is reserved by condition.

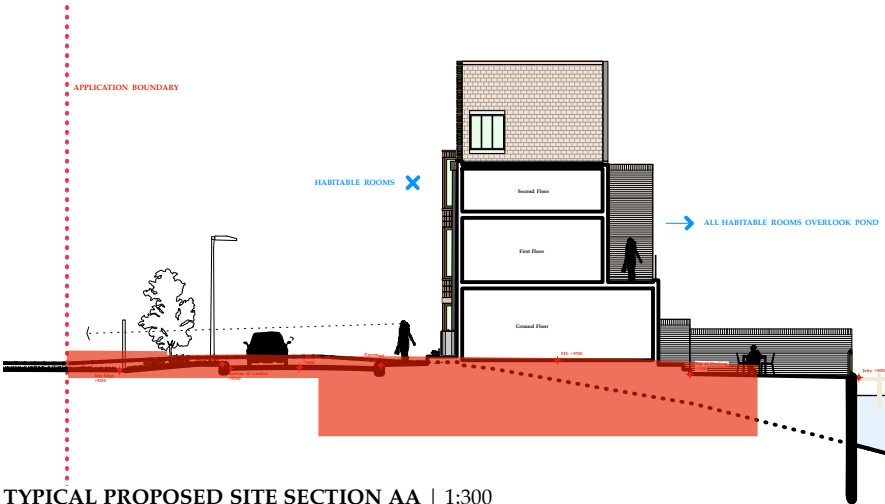
See Drawing 2.002 for site wide levels



- Red fill indicates specific site zones which require land making up.

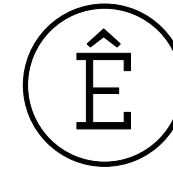


TYPICAL EXISTING SITE SECTION AA | 1:300



TYPICAL PROPOSED SITE SECTION AA | 1:300

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DESIGN - Precedents

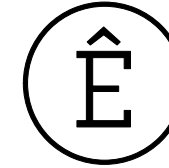
The examples opposite are indented to demonstrate the high aspiration we have for the proposed dwellings. They hopefully demonstrate that we can create a contemporary building using traditional materials which feels modern and still contextual.

A simple composition of pitched volumes will be used for all house types. A glazed link will be used in the large L-Shaped building to allow it to read like two simple volumes.

Timber windows with minimal mullions & transoms will form a robust design response as the examples opposite demonstrate.

Internally natural materials will be used and expressed where possible and barn-esqe proportions will be created where possible.





ACCESS

See AMNI Transport Statement for full detail.

Vehicular and Transport Links

Train - The site is located within 800m of Halewood Station. Halewood Station provides a regular connection to the Merseyrail network including Liverpool Lime Street Station. Liverpool Lime Street provides National Rail Services to London, Scotland & Wales.

Bus - A bus stop from the regular local services throughout Liverpool can be accessed on Lower Road within 100m of the site.

Taxi - Private Hire companies can be called 24 Hours a Day.

Airport - The site is located within 4000m of Liverpool John Lennon Airport providing air links throughout Europe.

Parking

Suitable off-street parking will be provided to each proposed housing unit.

Each 2 Bed house will have access to 2no. spaces;
Each 3 Bed house will have access to 2no. spaces;
Each 4 Bed house will have access to 3no. spaces;
each 5 Bed house will have access to 4no. spaces.

The parking spaces which fall outside of houses ownership boundary will not be allotted.

No public spaces will be provided for the fishing pond as this will now only be used for the communal use of the residents in the development.

There is however a multitude of on-street parking available on both sides of Lower Road adjacent to the property.

Inclusive Access

With respect to access for disabled people, the proposed accommodation and its access has been designed to comply with the requirements of the Disability Discrimination Act 1995 and the Building Regulations Approved Document M.

In accordance with the Approved Document M the ground floor layout has been designed to allow ease of access for the disabled to all principal rooms.

The generous circulation areas and Bathrooms allow the houses to be easily retrofitted with accessibility equipment in the future should a future user require it.

Pedestrian and vehicular access to the property will use access points from Lower Road which are level. Levels will be raised slightly at the new site entrance so that we can introduce a root protection zone to the trees on the adjacent site.

Levels will be raised to to the northerly section of the site. This will mitigate the risk of being in the proximity of the flood risk zone and also allow the road through the site to have a nominal fall to avoid standing water on the road.

All falls will be below 1 in 20.

A full 'Minimum Accessibility Standard Assessment' is included in the **AMNI Transport Statement**.

Emergency Services

The development has been planned in respect of access for emergency services. There are access gates at either end of the existing barn building to allow full site access.

A turning heads are provided to allow emergency vehicles to turn at the extents of the site.

Refuse / Deliveries

Bin Stores with room for full recycling provision will be included within the garage spaces (Type 01 & 03) or located in the rear gardens (Type 04).

Residents will wheel there bins to the front of the property for collection on the prescribed days.

As part of the planning pre-application comments the Highways Dept stated 'Refuse vehicles will not drive into the site as the site access roads would be unadapted'.

The refuse will be collected by a private refuse company, the cost of this will be included as part of a service charge for the site which will also include:

- Maintenance to access gates;
- Electric charge for lighting;
- Road / pavement cleaning & maintenance;
- Planting & Pond maintenance.

We have consulted a private refuse company details as follows:

B&M Waste Services

Iris House,
Dock Road South, Bromborough
Wirral CH62 4SQ
Tel: 0330 1234 100
rebeccamottrom@bandmshredding.com
www.bagnallandmorris.com

They conformed the following:

- They have existing refuse collection vehicles operating in the area;
- They have a suitably sized vehicle to negotiate the site, see tracking in transport statement;
- 240ltr General waste bins are collected & emptied weekly £10..50 per bin per empty;
- 240ltr Recycling bins are collected & emptied weekly £7.50 per bin per empty;
- A full site risk assessment will be carried out upon completion of the development.

Residents can remotely open gates for delivery vehicles. Vehicles can track around site as per Fire Appliance or refuse vehicle.

FLOOD RISK

In October 2020 Brighton Consulting Engineers Limited were commissioned to carry out a Flood Risk Assessment

This flood risk assessment was prepared complying with the requirements in National Planning Policy Framework, March, 2012 and the Technical Guidance to the National Planning Policy Framework (March, 2012).

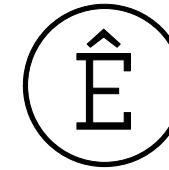
In carrying out this Flood Risk Assessment, information was obtained from the Environment Agency and Knowsley Metropolitan Borough Council.

As the proposal is for a residential development it falls into "more vulnerable" land use category according to Table 2 - Flood Risk Vulnerability Classification in the Technical Guidance to NPPF.

The site is located in Flood Zone 1.

The site is in Flood Zone 1. Therefore, fluvial and tidal flood risk is low. The site is well above the 1% and 0.5% AEP climate change flood levels in 2115. The development will increase surface runoff volume and rate. Therefore, it is recommended to attenuate surface runoff using SUDS to greenfield levels. It is also recommended to incorporate flood resilient/ resistant measures into the building design including raising of the FFL 300mm above surrounding average ground level.

See Flood Risk Assessment Ref: 3355 for detailed analysis.



CONCLUSION

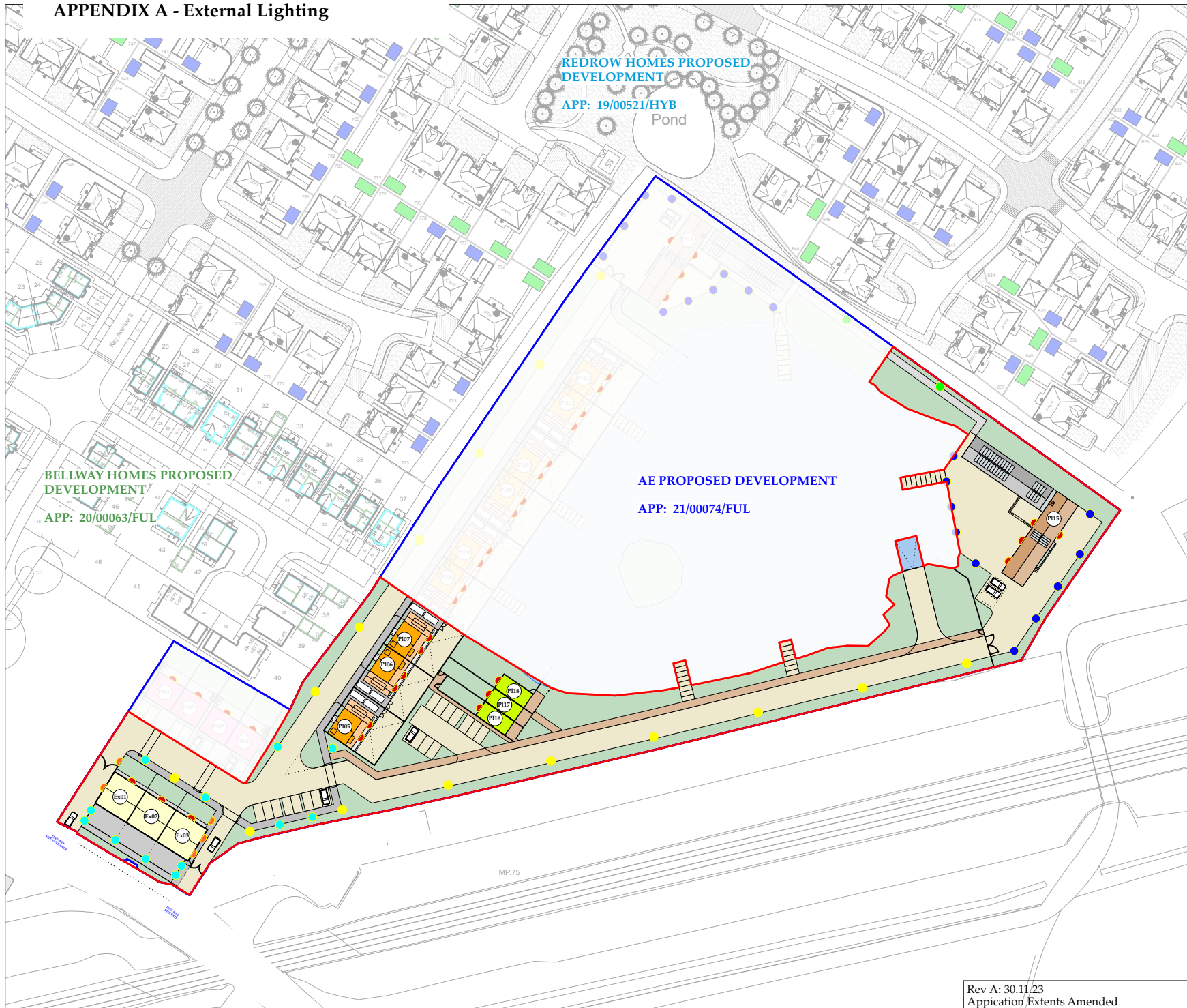
To Summarise we think this is an exciting opportunity to build on the success of our clients recent barn conversion by creating a further 6no. excellent modern houses, on top of the 12 no. houses already granted permission. We believe this development will help ease the councils requirement for new housing maximising the efficiency of Land released from the Green Belt whilst adding to the architectural diversity of the area.

The proposed buildings will provide a confident architectural statement and create an interesting addition to the Lower Road housing mix.

We look forward to you comments and working together to make this a successful & beneficial project for our client & the local community.



APPENDIX A - External Lighting





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0 10 20 30 40 50 60
 Scale:

North Point -



Street lighting on Pole - iGuzzini Street pole-top 530x265mm or Similar approved.	
Illuminated Public Bollard iGuzzini Way bollard round or similar approved.	
Low Level Wall Light (Public) iGuzzini Walky rectangular wall-mounted or Similar approved.	
Illuminated Bollard (Private) iGuzzini Walky rectangular bollard 50x290x600 or Similar approved.	
Wall mounted security light iGuzzini Walky square recessed or similar approved.	
Illuminated Bollard (Private) iGuzzini iPoint bollard for residential areas or Similar approved.	

FOR: PLANNING
 CHECKED BY: AJ | DRAWN BY: JR
 SCALE: 1:1000
 PAPER SIZE: A3
 JOB: THE BARNs & No. 144

2.004_RevA
 FIRST ISSUE: 25.08.23
 PROPOSED EXTERNAL LIGHTING

Rev A: 30.11.23
 Application Extents Amended

TO: Directorate of Regeneration & Neighbourhoods
ADDRESS: Housing, Planning & Building Control
PO Box 26, Archway Road,
Huyton, Knowsley
Merseyside L36 9FB

A & H ASSESSMENT

DATE: 14.09.21
REF: 144.412
JOB: 144 The Barns

Archaeological & Heritage Assessment

1.0 Introduction

With regards to Archaeological & Heritage Assessments the: [National Planning Policy Framework](#) paragraph 189 states that "...The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

The site is not located in a Conservation Area and there are no Listed Buildings either on the site or in the near vicinity. That being the case this Archaeological & Heritage Assessment is appropriate in length.

2.0 Archaeological Assessment

Merseyside Environmental Advisory Service (MEAS) have advised that there are two non-designated heritage assets recorded on the Merseyside Historic Environment Record within the proposed development site: Barn at The Hayes, Lower Road, Halewood, possibly an 18th century building (MME11808) and former site of a shippon or outbuilding at The Hayes, Lower Road, Halewood, a mid to late 19th century building (MME11809).

Further feedback states the following:

'The barn has been converted to three dwellings and the Merseyside HER holds a full set of drawings (plans and sections) of the demolished Shippon and outbuilding. Therefore, archaeological investigation of these assets would not serve to further our understanding of their significance.'

MEAS advise that archaeology does not need to be considered further for this application.'

3.0 Heritage Assessment

As the existing barn is a non-designated heritage asset we have assessed its significance and decided it worth considering in the design of our scheme and ensure we do 'no harm'.

The proposed housing on the scheme is screened from the non-designated heritage asset of the previously converted barn by the rear fencing, however we still consider this a material consideration for the following reasons:

- To access the site all residents are required to pass the barn;
- It is still an integral part over the overall masterplan for the site and should be considered so;

Following the assessment we have ensured the new housing directly to the rear of the existing barn is sympathetic is design to it in the following way:

- **Scale** – the eaves and ridge height matches the existing barn ;
- **Materiality** – Sympathetic red brickwork and slate roofing is used to match and compliment the existing barn ;
- **Architectural Detail** – Circular window forms, timber materials to the window and red stone heads & cills, and guttering and downpipes are specified to match the existing barn.
- **Landscape** - The gardens and fencing to the rear will remain unaltered. Heritage cobbles will be used to the front to create hardstanding suitable for parking whilst creating an agricultural courtyard feel.

The remainder of housing on the scheme are not so closely linked to the existing barn in proximity. This being the case we have proceeded with a slightly more set of divergent forms and contemporary approach to design. That being said the material palette of the buildings will remain consistent so the development as a whole will feel as one and the forms will still retain an agricultural feel.

4.0 Conclusion

The assessment has established that there will be no impact on any designated heritage assets or their settings and significance within the surroundings of the study site as our development is suitable set back and designed with a sympathetic approach to form and materiality.



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A: Architectural Emporium
13 Hope Street
Liverpool L1 9BH

APPENDIX C - Demise Diagram & Parking Schedule

Parking Schedule:

Ex01 - 2no. Dedicated Space - Within Landscape
 Ex02 - 2no. Dedicated Space - Within Landscape
 Ex03 - 2no. Dedicated Space - Within Landscape

PI01 - 2no. Dedicated Spaces - Within Demise
 PI02 - 2no. Dedicated Spaces - Within Demise
 PI03 - 2no. Dedicated Spaces - Within Demise
 PI04 - 2no. Dedicated Spaces - Within Demise

PI05 - 2no. Dedicated Spaces - Within Demise
 PI06 - 2no. Dedicated Spaces - Within Demise
 PI07 - 2no. Dedicated Spaces - Within Demise
 PI08 - 2no. Dedicated Spaces - Within Demise
 PI09 - 2no. Dedicated Spaces - Within Demise
 PI10 - 2no. Dedicated Spaces - Within Demise
 PI11 - 2no. Dedicated Spaces - Within Demise
 PI12 - 2no. Dedicated Spaces - Within Demise

PI14 - 3no. Dedicated Spaces - Within Demise
 PI15 - 3no. Dedicated Spaces - Within Demise

PI16 - 2no. Dedicated Spaces - Within Landscape
 PI17 - 2no. Dedicated Spaces - Within Landscape
 PI18 - 2no. Dedicated Spaces - Within Landscape

Communal / Guest Parking - 7no Spaces.

Total Parking Provision - 28 Spaces (within 'new' application boundary (red line))

-  - Indicates Area within private demise of house.
-  - Indicates associated parking assigned to houses PI16 - 18
-  - Indicates Area within private demise of house and associated remote parking bays assign to house.
-  - Indicates communal / guest parking bay.

