



DESIGN AND ACCESS STATEMENT

Huyton Lane, Knowsley

PROJECT NO: 1443

PROJECT NAME: HUYTON LANE KNOWSLEY

DOCUMENT DATE: JUNE 2025

JDA-ARCHITECTS.COM

DOCUMENT REFERENCE	1443-JDA-XX-XX-PP-A-0001
SITE ADDRESS	Huyton Cricket and Bowling Club Pavillion Huyton Lane Knowsley L36 7XD
CLIENT DETAILS	Breck Homes
DOCUMENT DATE	June 2025

The document was first issued in June 2025 with the following revisions being made.

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01

Introduction

The Process

1.1 Forward

The following Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the CABE guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

Further to this the documentation has been produced in accordance with Knowsley Council Guidance.

1.2 Application

The application is a full planning application on behalf of Breck Homes for a proposed residential development for the land of Huyton Cricket and Bowling Club.



Supporting Information

This Design and Access statement should be read in conjunction with all other supporting information that forms the application which includes:

DOCUMENT	ISSUED BY
Design and Access Statement	JDA
Architectural Information	JDA and Breck
Topographical Survey	Survey Eng Ltd
PEA Ecology Survey	
Tree Survey and AIA	Tree Solutions
BNG Report	UES
Bat Survey	UES
Air Quality Assessment	EnviroSolution

DOCUMENT	ISSUED BY
Noise Assessment	EnviroSolution
Transport Assessment	Prime Transport Planning
Phase 1 Site Investigation	IGE
Energy Statement	Breck
Fire Risk Assessment	Ironside Farrar
Drainage Report	Townsend Water Engineering
Heritage Report	Lichfields
Planning Statement	Lichfields
Health Impact Assessment	Lichfields
Statement of Community Involvement	Lichfields and Breck

DOCUMENT	ISSUED BY
Japanese Knotweed Statement	Breck
Social Value Strategy	Lichfields
Building and Structural Survey	Northern Structural Services
Schedule of Works Listed Building	Breck
Landscape Plan	Trevor Bridge



02

Site Context and Analysis

The Site



Site Location

2.1 Site Location and Description

The Site is located within the administrative area of Knowsley Metropolitan Borough Council. The site is accessed from Huyton Lane and is within close proximity to the Town Centre.

The site is bound by residential uses to the North, South and West. The North-eastern boundary is defined by the River Alt, which flows towards wetlands located beyond Huyton Lane to the East.

The site itself is relatively flat, with a difference of approximately 1m between the highest point to the North of the site, to the lowest point to the West of the site. The site predominately comprises neutral / poor grade grassland with other areas of dense scrub to the South West of the site. There are a number of trees on the site, these are primarily located in groups along the boundary of the site, as well as some individual trees to the South West of the Site.

The Huyton Cricket Pavilion is the only building on site. The Pavilion, constructed in 1875, sits to the North West of the site and is Grade II listed, it is currently vacant.



Larger Site Context



2.2 Site Context

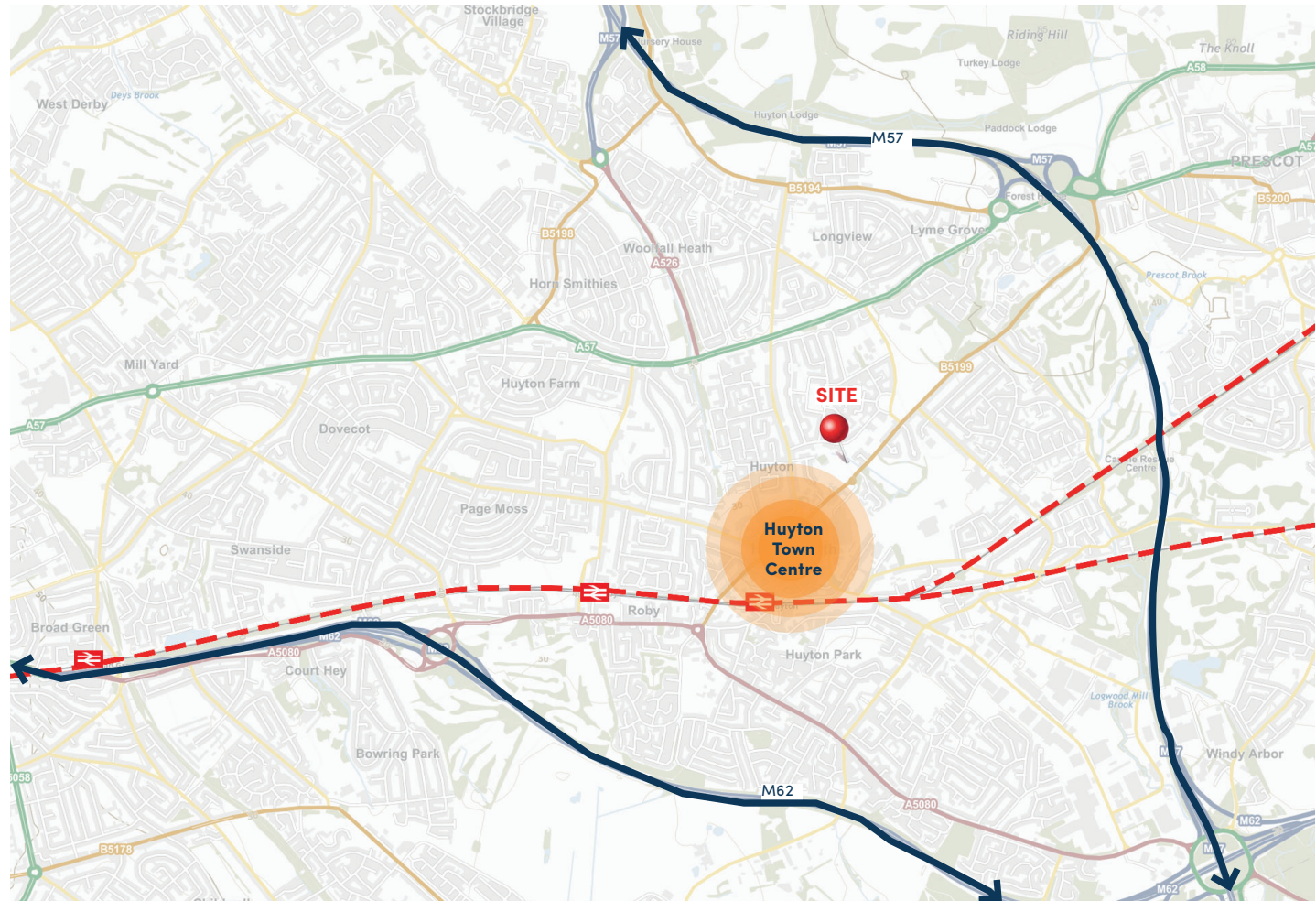
The site benefits from excellent highways infrastructure connecting the site to the wider area. Huyton Lane runs in a north-east to south-west direction, connecting with the M57 in the north-east and the M62 via the A5080 in the south-west.

The site is also within close proximity to the Town Centre.

There are bus stops close to the site on both sides of Huyton Lane, approximately 200 metres from the site. There are also bus stops on Blue Bell Lane, within a 600 metre walking distance from the site. These stops are served by regular services that in addition to serving local destinations also cover routes to Liverpool John Lennon Airport, Liverpool and Warrington.

The nearest railway station to the site is Huyton station, located approximately 1.4 kilometres south of the site.

The station acts as an interchange between the Liverpool - Wigan Line and the northern route of the Liverpool-Manchester Line.





Huyton Lane Site View



Existing Cricket and Bowling Club



Existing Pavilion



Boundary Treatment



03

Planning Policy

Planning Considerations and Policy

Planning policy and design guidance for this scheme has been taken from the following documents;

- Knowsley Local Plan Core Strategy January 2016
- Design Quality in New Development Supplementary Planning Document January 2016

Planning History:

Ref. 02/00130/FUL Full Application for demolition of Existing building and erection of a food store- Application Withdrawn

Ref. 02/00130/FUL – Full Application for the Erection of a new building to form a club house, change of use of bowling green to a car park, a new Bowling Green, and alteration to the site access, with other associated minor development-Application Withdrawn.

The policies which are particularly relevant are;

CS9 North Huyton and Stockbridge Village

To re-balance the housing market to meet local needs and contribute to those of the wider Liverpool City Region through comprehensive housing led regeneration in North Huyton and Stockbridge Village.

Policy CS16 Specialist and Supported Accommodation

The council will support developments that aim to To meet the needs of households requiring specialist housing or supported accommodation.

CS21 Green Spaces and Trees

Proposals should retain existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/ wildlife interest.



EXTRACT FROM THE ENVIRONMENT AGENCY FLOOD MAP INDICATING FLOOD ZONE 1 AND LOW RISK

<https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/New-Residential-Development-Updated-SPD.pdf>

<https://localplanmaps.knowsley.gov.uk/documents/knowsley-local-plan-adopted-core-strategy.pdf>

Knowsley



Front Overlooking - 20 metres + 3m per floor

Rear Overlooking - 22 metres + 3m per floor

Side Overlooking - 12 metres



Cycle storage should be provided



General waste (240L)

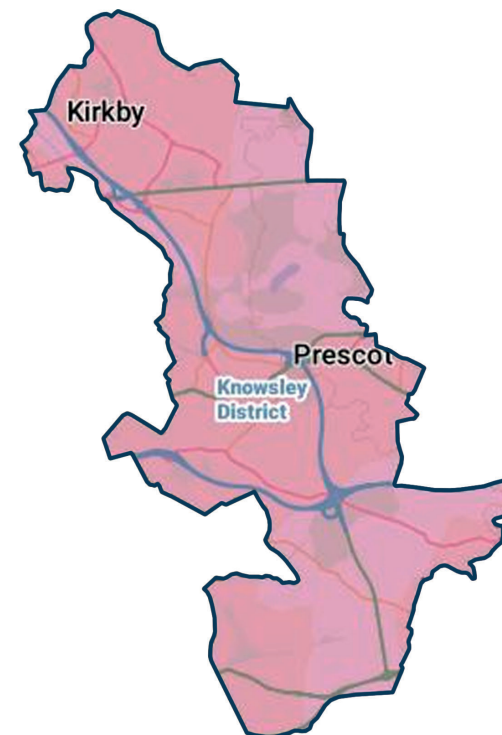
Dry recycling (240L)

Garden waste (240L)



If the development is on a greenfield site the council will apply M4(2) to 20% of dwellings

At least 5% of new dwellings should be M4(3)



4.8 x 2.4 Metre parking spaces required

Town centre

1 Bed House - 0.5/1 Parking space

2 & 3 Bed House - 1.5 Parking spaces

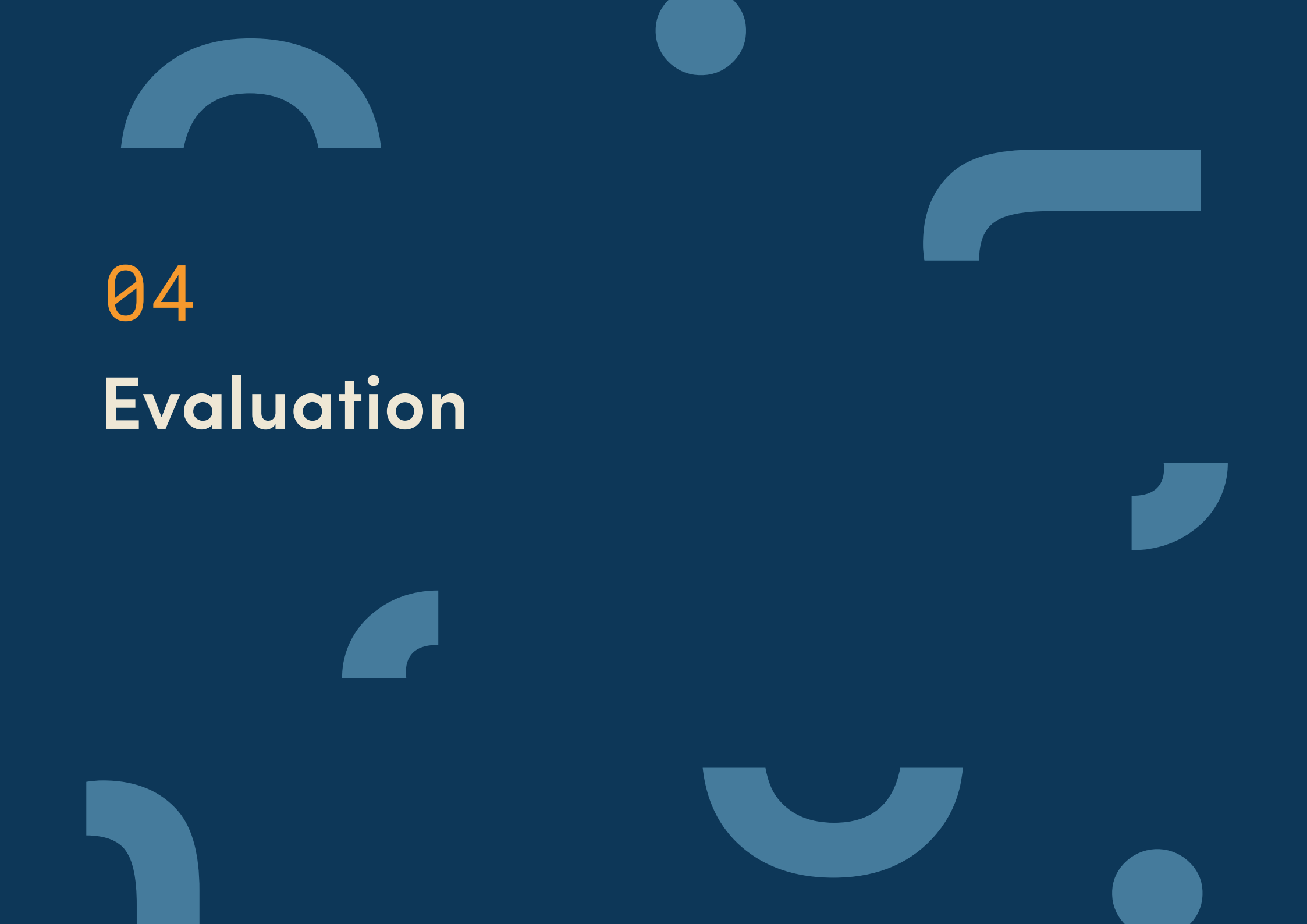
4+ Bed House - 2 Parking spaces

Out of town

1 Bed House - 1 Parking space

2 & 3 Bed House - 2 Parking spaces

4+ Bed House - 3 Parking spaces



04

Evaluation

Constraints and Opportunities



Key

-  Site Boundary
-  Existing Urban Grain
-  Contour Lines
-  Existing Trees and Hedgerows and Root Protection Zone
-  Potential Vehicular Access
-  Public Right Of Way
-  Existing Listed Building
-  Overlooking Distances





05

Design Development

Intial Pre-App Approach



Following an initial approach where over 55's units were introduced to the North, a Housing Association was approached to become a partner in the scheme.

Following agreement that the Listed Building could not be physically linked to the Independent Living due to ongoing service arrangements, the Design Team made an initial approach with the adjacent scheme.

However, with a view to allowing access to residents, the IL block was located to the West of the site whilst offering potential sports uses to the North. The remaining site was offered to two storey houses with private drives to Huyton Lane.

Following submission to the Local Authority, concerns were raised by the officer over the relationship between the Listed Building and the three storey nature of the IL block.

With Litchfield Heritage consultant, Domonic Holding, advising on Listed Significance, the Design Team was tasked to re work the scheme to further emphasise the Listed building by considering:

- Relocation of the IL block to offer greater interface
- Creating views from approach to the listed building to heighten significance
- Retention of sporting nature to what will become a fully refurbished community facility
- Generating formal areas of open space to the front of pavilion offering a greater "prominence and dignity within the site"
- Reconsideration of buildings lines creating opening vista to Listed Building
- Retention of single storey units to the east



Design Development



Taking on board the commentary from officers and heritage consultants, a second informal sketch was put forward to address concerns and create a much softer approach around the Listed Building.

Whilst the Design Development lost a number of dwellings, it was considered positive to open up the approach and formal areas of open space to the LB.

The Independent Living block has been relocated to address Huyton Lane and offer bookend scale to the East of the site.

Private drives have been removed but with the use of walk up apartments, an active frontage has been retained to the remainder of the road as the site is accessed from the roundabout.

The road then sweeps west to offer views to the Listed Building which has been offered far greater levels of relief with greenery to the front and rear.

To the west two storey houses back onto neighbours with single storey bungalows to the East offering a lowered scale to the pavilion.

Sporting/community uses are still considered with the suggestion of padel courts to the north.

Without committing to formal advice, the commentary from Local Authority was more positive with "it appears to be more sensitive than previous designs to the listed building, as well as creating a strong frontage along Huyton Lane"

Further design development and consideration of the Heritage Significance was taken forward from this point.



Pre App 2 Site Plan



The proposed site plan was been developed to react and respond to the sites constraints and opportunities and in particular work with the Listed Building, Arboricultural constraints whilst delivering a scheme that will deliver much needed homes for the Huyton Community.

Working with a partner with a long history in Over 55's accommodation, this intergenerational development will be an asset to the neighbourhood.

The development has been carefully designed to ensure the protection of all trees subject to a preservation order as shown in the enclosed site plan which highlights all Root Protection Zones and canopies.

With a client committed to fully refurbishing the listed building and considering the retention of the sporting history, this blended scheme should be considered a community asset.

The layout and design has been informed by the Heritage Significance whilst ensuring a sustainable and environmentally positive scheme reinforcing our commitment to sustainable responsibility and conservation

The proposal includes for:

- 45 family homes of varying NDSS compliant homes
- 71 M4 (2) Independent Living Apartments of varying sizes
- 2 padel courts
- Retained and upgraded Grade II Listed Building with community use and potential sport.
- Generous public open spaces with landscaped walking routes





06

The Proposal

Design Response

6.1 Use and Amount

The proposal is a mix of Social Rent, Shared Ownership and Right to Buy housing and apartments. A Total of 81 units are proposed, making efficient use of the land, with a net density of 45 dwelling per ha (dph) and a gross density of 36.65 dph.

6.2 Scale

The scheme primarily comprises of 2-Bed properties (41 in total), with some additional 3-Bed (16 in total), 4-Bed (6 in total), and 1-Bed (18 in total).

Reflecting the scale of existing properties in the surrounding area the proposed dwellings comprise primarily of semi-detached and terraced two-storey houses with some additional three-storey apartment blocks, and single storey bungalows. Internally, the properties offer appropriate living space for individuals and families, with the range of accommodation being from 50sqm to 114sqm, and all of them being NDSS compliant.

22% (18 in total) of the new dwellings are designed to be accessible and adaptable to the standard set out in Part M4(2). These are House types C, CC, I and J. Similarly, 7.4% (6) of the new dwellings are designed to be wheelchair user adaptable to the standard set out in Part M4(3). These are the Maisonette GF units in House type L.

6.3 Appearance

The proposed elevations have been designed to complement the existing building through the considered use of materials and detailing. Areas of render are introduced alongside red brick to create a cohesive visual relationship with the existing structure, while also providing subtle contrast and definition to the new elements. Additional detailing within the gable ends has been incorporated to reflect the architectural character of the surrounding context, ensuring the proposals sit comfortably within their setting and maintain a consistent and sympathetic street scape.



Access and Movement

6.4 Access and Movement

The scheme has been designed to provide safe and inclusive access across the site. Level access is provided to all entrances, ensuring the proposals meet the needs of wheelchair users and people with reduced mobility.

A series of informal, gently curving footpaths are introduced around the existing building. These routes maintain permeability and encourage movement through the site, while also preserving open space and soft landscaping around the retained structure.

Pedestrian movement is prioritised, with shared surfaces and clearly defined foot ways helping to reduce vehicle dominance. Secure cycle storage is provided close to each unit to support active travel, and vehicle access has been kept simple and efficient, with minimal impact on the surrounding environment.



Proposed Site Plan



Housetype	m ²	Ft ²	Total No.	Total m ²	Total Ft ²
Type B - 2B3P Bungalow (NDSS)	61	657	4	244	2626
Type C - 2B3P House Type (NDSS & M4(2))	74	797	9	666	7169
Type CC - 2B3P House Type (NDSS & M4(2))	74	797	1	74	797
Type F - 3B4P House Type (NDSS)	86	926	13	1118	12034
Type G - 3B4P U/P House Type (NDSS)	90	969	1	90	969
Type I - 3b5P Corner Turner HT (NDSS & M4(2))	106	1141	2	212	2282
Type J - 4b6P House Type (NDSS & M4(2))	114	1227	6	684	7363
Type L1 - 1B2P Maisonette GF M4(3)	65	700	6	390	4198
Type L2 - 2B3P Maisonette GF (NDSS)	72	775	6	432	4650
Type M - 2b3P Apartments (NDSS)	61	657	12	732	7879
Type N1 - 1b2p Apartment (NDSS)	50	538	6	300	3229
Type N2 - 2b3p Apartment (NDSS)	61	657	6	366	3940
Type N3 - 1b2p Apartment (NDSS)	50	538	6	300	3229
Type N4 - 2b3p Apartment (NDSS)	61	657	3	183	1970
TOTAL	81	5791	62334		

Site Area	Density		Footage			
	Ha	Ac	Un/ha	Un/ac	m ² /ha	m ² /ac
Gross	2.21	5.46	36.65	14.83	2620.36	1060.42
Nett	1.80	4.45	45.00	18.21	3217.22	1301.97

	No of Units	% Required in Policy	% Achieved
M4(2)	18	20%	22%
M4(3)	6	5%	7.4%

- SOCIAL RENT
- SHARED OWNERSHIP
- RENT TO BUY

Street Elevations



Street Scene Elevation A-A



Street Scene Elevation B-B



Street Scene Elevation C-C



07

Conclusion

Conclusion

This Design and Access Statement demonstrates that the proposed development is appropriate in its context. The proposals deliver much-needed housing through a design that is inclusive, sustainable, and responsive to its surroundings. The scheme improves accessibility, enhances the site's appearance, and creates well-integrated spaces that support long-term use and contribute positively to the local area.