

Date 4 July 2024

Design & Access Statement

Proposed Demolition of Southmead Childrens Centre

at

Sherwood Drive,
Whiston,
Knowsley,
L35 3XZ

Design & Access Statement

Introduction

This statement has been prepared to support the full planning application for the Demolition of Southmead Childrens Centre, Sherwood Drive, Whiston, Knowsley, L35 3XZ.

The full planning application looks for the approval to demolish the existing 2 storey building, which has been left in a state of disrepair. A section of the building will be occupied until 31 August 2024.

In terms of the future repurposing of the site, the Council knows that there will be a demand arising from the development of circa 1,600 homes at Halshead Garden Village for additional education provision, whether that be via a new build school on the site and/or by extending the capacity of nearby schools. Until the Council has concluded the work to design and identify this additional educational provision, it is considered prudent to safeguard the post-demolition Southmead Centre site as an option.

Main Building

Southmead Childrens Centre, Sherwood Drive, Whiston, Knowsley, L35 3XZ.

Currently comprising of a 2-storey building across 2 floors, which offers recreational space for private business for the local area.

The building is constructed using traditional masonry, with timber upper floors, concrete staircases, and timber roof structure.

Most of the external windows and doors are UPVC, a small amount are timber framed. There are aluminium entrance doors to service areas and vehicle areas.

The building currently has electric, gas and water supplies serving the main building, which are in the process of being isolated and disconnected.

Site

The property is situated at Sherwood Drive in Whiston, Knowsley.

The main building site is enclosed by 1.8m high palisade fencing. The site has a tarmacked covered car park area which is accessible from the front of the building. The site is secured by locked entrance gates to the front of the building.

The site is accessible via Sherwood Drive.

Operating times

The building is currently occupied, vacant possession will be on 1 September 2024.

Access

The site is accessible via Sherwood Drive. Construction traffic will be managed via the Traffic Management Plan at the time of the works as not to impact local businesses, public or residents.

Security

There is no existing CCTV.

The site is secured with metal palisade fencing.

The Proposed Demolition

The demolition of the building will be done in a coordinated manner to minimise disruption to the local community, local businesses, residents and public. The site will be hoarded off from public access for the duration of the demolition with all construction vehicles, machinery and welfare being contained within the site hoarding. Construction traffic will be managed via a full construction management plan which will be issued before any works commence.

Once the building has been demolished the hoardings will remain in-situ, providing a safe and secure environment until times of redevelopment.

Summary

The demolition of the Southmead Childrens Centre is an important factor in allowing the area to be regenerated as part of the redevelopment of Whiston and the surrounding areas.

This report is to be read in conjunction with the following planning information, submitted as part of the demolition planning application.

- AS-000 SOUTHMEAD LOCATION PLAN
- AS-001 SOUTHMEAD ELEVATION 1
- AS-002 SOUTHMEAD ELEVATION 2
- AS-003 SOUTHMEAD ELEVATION 3
- AS-004 MAIN BUILDING GROUND FLOOR PLAN
- AS-005 SOUTHMEAD MODULAR PLAN
- AS-006 SOUTHMEAD MAIN BUILDING FIRST FLOOR PLAN
- AS-007 SOUTHMEAD MAIN BUILDING GROUND FLOOR PLAN
- AS-008 SOUTHMEAD MODULAR FLOOR PLAN
- SOUTHMEAD SFLOOD RISK PLANNING
- ECOLOGICAL ASSESSMENT