



PROPOSED RESIDENTIAL DEVELOPMENT

Lickers Lane, Knowsley

DESIGN AND ACCESS STATEMENT - ADDENDUM

REF: 21062_DAS_AD_01 DATE: July 2023

Vistry 
Partnerships

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INTRODUCTION

1 INTRODUCTION

Background and Purpose of the Addendum

The Design and Access Statement (DAS) addendum accompanies the Full planning application Ref: 22/00600/FUL, submitted on behalf of Countryside (Vistry at the time) Partnerships, which seeks approval for residential development on Land to the South of Lickers Lane.

Following submission of the application in September 2022 and validated in October. There have been numerous design workshops with the local authority. The scheme has been revised to respond to comments from the planning officer and highways department.

Supporting Application Documents

The table, shown below and on the next page provides a list of drawing numbers which accompanied the original architectural drawing pack, and the revised drawing numbers which seek formal approval. The drawing pack should also be reviewed alongside the revised landscape and drainage drawings and suite of supporting reports.

This statement should still be read in conjunction with the original Design & Access Statement, reference 21062_ DAS_01, dated September 2022, which provided the detailed context appraisal.

Drawing Title	Original Reference	Proposed Reference
Proposed Site Layout	21062_01_D	21062_01_L
Illustrative Site Layout	21062_02_D	21062_02_H
Boundary Treatment Layout	21062_03	21062_03_A
Boundary Treatment Details	21062_04	21062_04
Illustrative Street Scenes	21062_05	21062_05_B
Character Area and Materials Layout	21062_06	21062_06_A
EV Charging Location Plan	21062_07	21062_07_A
Hard Surface Plan	21062_08	21062_08_A
Eveleigh	21062_UC_HT_01	21062_UC_HT_01_A
Mountford	21062_UC_HT_02	21062_UC_HT_02_B
Mountford - Semi Detached	21062_UC_HT_03	21062_UC_HT_03_B
Mylne	21062_UC_HT_04	21062_UC_HT_04
Wyatt	21062_UC_HT_05	21062_UC_HT_05
Sharman	21062_UC_HT_06	21062_UC_HT_06_A
Stafford	21062_UC_HT_07	21062_UC_HT_07_A
Mountford_Special	21062_UC_HT_08	21062_UC_HT_08
Eveleigh (Dual Aspect)	21062_UC_HT_09	21062_UC_HT_09_B

Drawing Title	Original Reference	Proposed Reference
Grainger	21062_GE_HT_01	21062_GE_HT_01_A
Wyatt	21062_GE_HT_02	21062_GE_HT_02_A
Eveleigh	21062_GE_HT_03	21062_GE_HT_03_A
Mountford - Semi	21062_GE_HT_04	21062_GE_HT_04_B
Mylne	21062_GE_HT_05	21062_GE_HT_05
Mountford - Detached	21062_GE_HT_06	21062_GE_HT_06_B
Eveleigh (Dual Aspect)	21062_GE_HT_07	21062_GE_HT_07_B
Mountford - Part Render	21062_FP_HT_01	21062_FP_HT_01_B
Grainger - Part Render	21062_FP_HT_02	21062_FP_HT_02_A
Mylne - Part Render	21062_FP_HT_03	21062_FP_HT_03
Apartments_Elevations	21062_FP_APT_01	21062_FP_APT_01
Apartments_Elevations	21062_FP_APT_01	21062_FP_APT_02_A
Apartments_Ground Floor Plan	21062_FP_APT_01	21062_FP_APT_03_A
Apartments_First Floor Plan	21062_FP_APT_01	21062_FP_APT_04_A
Apartments_Second Floor Plan	21062_FP_APT_01	21062_FP_APT_05_A

A red outline of a folder with a tab on the top left. The number '2' is centered inside the folder.

2

CHANGES TO THE PROPOSAL

2 CHANGES TO THE PROPOSALS

AMOUNT

2.1 Amount

The original application sought approval for the construction of 120no. residential dwellings (class C3), comprising a mix of 2, 3, & 4 bedroom dwellings, as demonstrated within the adjacent (Table 1).

2.1.2 Amount

The revised proposal seeks approval for the construction of 120no. residential dwellings (class C3), comprising a mix of 2, 3, & 4 bedroom dwellings, as demonstrated within the adjacent (Table 2). The only amendment to the schedule of accommodation is that the Mountford house type has decreased by 4no. and the Eveleigh has increased by 4no. This is due to issues caused by the steep levels, and accommodating a level threshold to the dual aspect Mountford wasn't possible.

In line with the original application submission, the scheme still provides a balanced housing mix which will positively contribute to a well-balanced community.

ACCOMMODATION SCHEDULE			
	House Type	Description	No.
	Grainger	4 Bed Detached	4
	Mylne	4 Bed Detached	18
	Mountford	3 Bed Detached	6
	Mountford	3 Bed Semi Detached	5
	Wyatt	3 Bed Townhouse	8
	Eveleigh	3 Bed Semi Detached	33
	Sharman	3 Bed Semi / End	16
	Stafford	3 Bed End Mews	18
	Apts Bespoke	2 Bed Apartments	12
		TOTAL	120

TABLE 1

ACCOMMODATION SCHEDULE - UPDATED			
	House Type	Description	No.
	Grainger	4 Bed Detached	4
	Mylne	4 Bed Detached	18
	Mountford	3 Bed Detached	4
	Mountford	3 Bed Semi Detached	3
	Wyatt	3 Bed Townhouse	8
	Eveleigh	3 Bed Semi Detached	37
	Sharman	3 Bed Semi / End	16
	Stafford	3 Bed End Mews	18
	Apts Bespoke	2 Bed Apartments	12
		TOTAL	120

TABLE 2

2 CHANGES TO THE PROPOSALS

ORIGINAL LAYOUT

2.2 Original Layout

1. Access taken from Lickers Lane via the YHG scheme adjacent.
2. The existing woodland, to the north, is retained. The new Residential Avenue is positioned to the south, forming a boundary between the development and the woodland.
3. The new Residential Avenue, to the south, will provide connection to emerging and future development parcels. Feature nodal points are created at the junction between the Residential Avenue and the Access Street.
4. The layout allows for vehicle and pedestrian access to the emerging development to the west.



2 CHANGES TO THE PROPOSALS

REVISED LAYOUT

2.2.1 Revised Layout

1. Lane revised to a reduced width of 4.5m & to be block paved throughout to suit design code.
2. 1m verge shown to one side of lane & 2m to the other side.
3. Hipped roofs removed from the development.
4. 2.5 storey moved to be central on vista through to YHG development.
5. Parking and plots re positioned to improve areas for landscaping.
6. 2m wide footpath added to North and east of access street.
7. Larger trees proposed along access street to give stronger tree lined street.
8. Dual aspect Mountford types replaced with Eveleigh due to level issues. Additional windows shown to gable to compensate.
9. Dropped kerbs on service verges drawn straight to better illustrate areas that can be landscaped.
10. Highway connection to the adjoining YHG site amended to tie in.
11. External works & levels revised generally across the site.



2 CHANGES TO THE PROPOSALS

LANDSCAPING & OPEN SPACE

2.3 Landscaping

The landscape proposals have been increased in accordance with the Halsnead Garden Village Design Guide.

The landscape layout has been revised to reflect the aforementioned planning layout. Additional hedges and tree planting have been shown to the spaces created by moving parking spaces and houses. In the open space to the North the wildflower meadow planting has increased. Additional trees have been shown to the Northern side of the Access Street to create a tree lined avenue and there has also been an improvement to the green infrastructure along the Lane. Biodiversity net gain / ecology enhancements and protection to existing TPO trees have been incorporated into the revised designs.

Figure 3: Landscape Layout UG_1599_DRW_01



2 CHANGES TO THE PROPOSALS

ELEVATIONS

2.4 Appearance

As a result of the design workshops held with the council there have been several elevational changes to the house types, such as removing hipped roofs, an increase in render and additional windows to exposed elevations.

The street scenes below have been amended as follows:

1. Revised to suit comments on the levels such as removing a step in the 2.5 storey townhouses.
2. Ground level amended to reflect the road which gives a more gradual realistic feel.
3. Revised to reflect the changes to the house types such as hipped roofs removed & additional windows to exposed elevations.
4. Additional streets have been drawn to give a better representation of the character areas and the development as a whole.
5. Dormers in Green Edge character area amended to be a more traditional style.



Figure 5: Proposed Illustrative Street Scenes



SUMMARY

3 SUMMARY

3.0 Summary

The proposed amendments result in subtle changes to the structure of the layout but will make a meaningful alteration to the development as a whole and reflect the comments made by the Planning Officer.

MPSL on behalf of Countryside Partnerships have worked closely with the other consultants and the Local Authority to ensure that any concerns have been addressed and the application will be looked upon favourably.

We therefore request that a positive and expeditious consideration is given to this much needed housing application.



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