

PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

ISSUE 1 – 11 JUNE 2021

ISSUE 2 – 19 JULY 2021 – REVISION A

PROPOSED DEVELOPMENT OF 11 NO. C3 USE 1 AND 2 BED APARTMENTS DESCRIBED AS BLOCK A ON PREVIOUS PLANNING PERMISSION APPROVAL 18/00237/FUL REPLACING THE C2 USE OF MIXED USE ACCOMMODATION OFFERING 18 BEDROOM UNITS AND ASSOCIATED COMMUNAL FACILITIES.

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1.0 BACKGROUND INFORMATION

1.1 Site Location

Vacant land at 41 Dinas Lane, Roby, Knowsley, L36 2NL.

1.2 Development

There is currently planning approval for erection of 2 no. part two storey, part three storey apartment blocks, comprising (Block A) 18 Bed residential care facility (use class C2) and (Block B) 10 no. 1 bed apartments (use class C3), together with associated development.

The new client group Prima have decided that their current proposals for Block B would be to change this block into a C3 use and include for 11 1 and 2 bed apartments, with 4 apartments at ground floor level being fully wheelchair accessible.

1.3 Date Prepared

16th June 2021

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2.0 INTRODUCTION

This Design and Access Statement is prepared by KWL Architects Ltd in support of a full planning application as requested by the Local Authority to change the use of Block A. Prima Group are now proposing a replacement Block A of 11 no. 1 and 2 bed apartments with 4 wheelchair accessible apartments at ground floor level and 7 apartments at first and second floor levels. They are designed to include wheelchair users and visitors if required within the scope of the design and layouts.

The format and contents of this report adds the changes to the previous planning consent for Block A of which the need for change of use from shared accommodation of 18 bedroom units to 11 no. 1 and 2 bed apartments. The advice was given by Knowsley Council to submit a full application package for the changes to Block A.

Therefore a “reduced” Design & Access Statement has been compiled that covers the response to the changes required by the client for Block A.

3.0 THE APPLICANT, OWNERSHIP AND END USER

The current owners of the site are Prima Group.

Prima Group is a ‘Housing Association’, predominantly based in the North West of England whose key objective is to ‘create vibrant neighbourhoods in which to live & work. Where quality, affordable homes & services which are the heart of the community.

Our strategic objectives are focused on our:

- **Customers** - A landlord of choice that delivers excellence for customers.
- **Partnerships** - Deliver locally for the benefit of neighbourhoods and communities.
- **Business Transformation** - A strong, viable, efficient, and effective business.
- **Growth & Development** - Continue to grow and have a greater reputation than our peers.
-

Our values and culture are built around:

- **People** – Putting customers and communities first
- **Pride** – Being proud of what we do and striving to do better

- Partners – Respecting others, working together, and building partnerships
- Pioneers – Being creative, embracing change and learning from experience

Partnerships

- Continuing to work with partners to collaborate in our communities on projects to tackle illegal money lending, implement training and employment projects and deliver on food poverty initiatives.
- Supported colleagues at Crosby HA, Steve Biko HA and Housing First with staff secondment opportunities.
- Reviewed our neighbourhood planning approach, refreshing Neighbourhood Plans and setting out how we aim to be more connected to the communities we work in.
- Working with partners to bring to site new developments to provide specialist accommodation for children leaving care and those with specialist needs, including building new relationships and secure new opportunities to develop much needed accommodation in Knowsley.

Funding

- Prima has an excellent working relationship with Homes England

Growth & Development

- Shifted capital investment plans in response to the pandemic to prioritise external and communal improvement works.
- Continued to deliver compliance works throughout the pandemic for gas, electric, legionella and asbestos to keep tenants safe.
- Made great progress with our growth and development plans, progressing with 7 major schemes that will deliver 125 units and should be on site in 2021:
 - o 30 units at Twickenham Drive, Leasowe.
 - o 5-unit care home at St Johns Rice Lane.
 - o 21 mixed tenure units at Dinas Lane, Liverpool.
 - o 13 units at Prescott Police Station site.
 - o 26 units at White Rock Street, Liverpool.
 - o 11 units at Roughwood Drive, Knowsley.
 - o 19 supported units at Rutland Street, Manchester

Key actions for 2021-22:

- Aim to have all seven new growth projects on site in 2021.

- Enact our Treasury management strategy to support the programme.
- Develop a comprehensive strategy to enable us to support the move towards carbon neutral. We have already included some provision in our medium-term plans to support this important work.

4.0 SITE LOCATION & TOPOGRAPHY

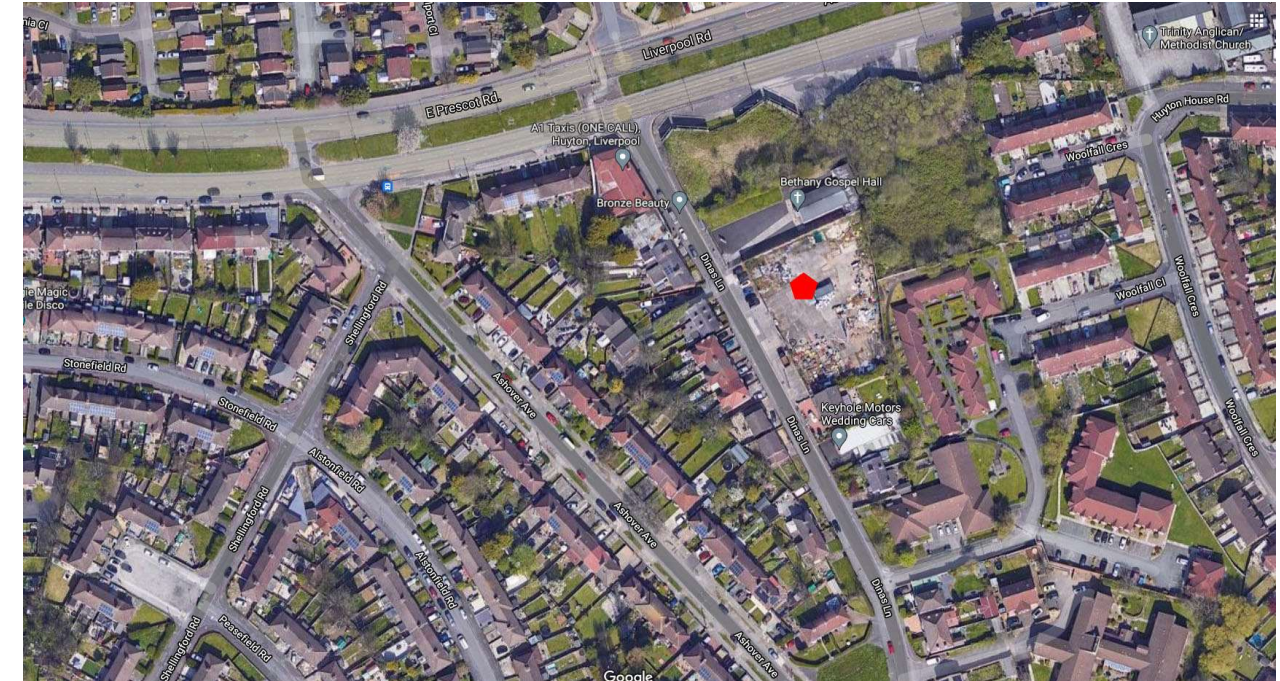


Fig. 1 Immediate context of existing site.

The existing site area red boundary for this application Block A changes is approximately 1372.03m² (0.636 acre). The Site is currently vacant land at 41 Dinas Lane, Roby, Knowsley, L36 2NL and seeking to keep the development amendment proposals for block a supporting this application and current consent to C3 use.

It was previously used for commercial purposes which is bound to the North by Bethany Gospel Church. The Site sits surrounded by residential properties. The designation of the surrounding area is residential and the principle of the proposed use of the amendments Block A accord with this designation.

The previous application that has consent will not differ in description for the existing site and context. The proposals for Block A will not differ in footprint or location within the site ensuring there will be no impact on surrounding properties from the new proposals.

The existing sub-station has been officially declared as not in use. It is therefore, recommended that the sub-station be removed as part of the latest changes to Block A, once all service providers have signed off the sub station as not in use and no longer required.



Fig. 2 Existing Site Plan

5.0 SITE ACCESS (HIGHWAYS / FOOTPATHS / PUBLIC TRANSPORT)

There will be no changes to the proposed site access that currently forms the consent on application 18/00237/FUL. There are changes to the rear of the proposed car parking to increase the spaces and allow for electrical vehicle charging within the scope of this new application to amend Block A proposals.

Secure covered cycle and motorcycle provision will remain as application 18/00237/FUL.

Bus stops, bus routes and cycle routes, are located along the A57 East Prescott Road / Liverpool Road.

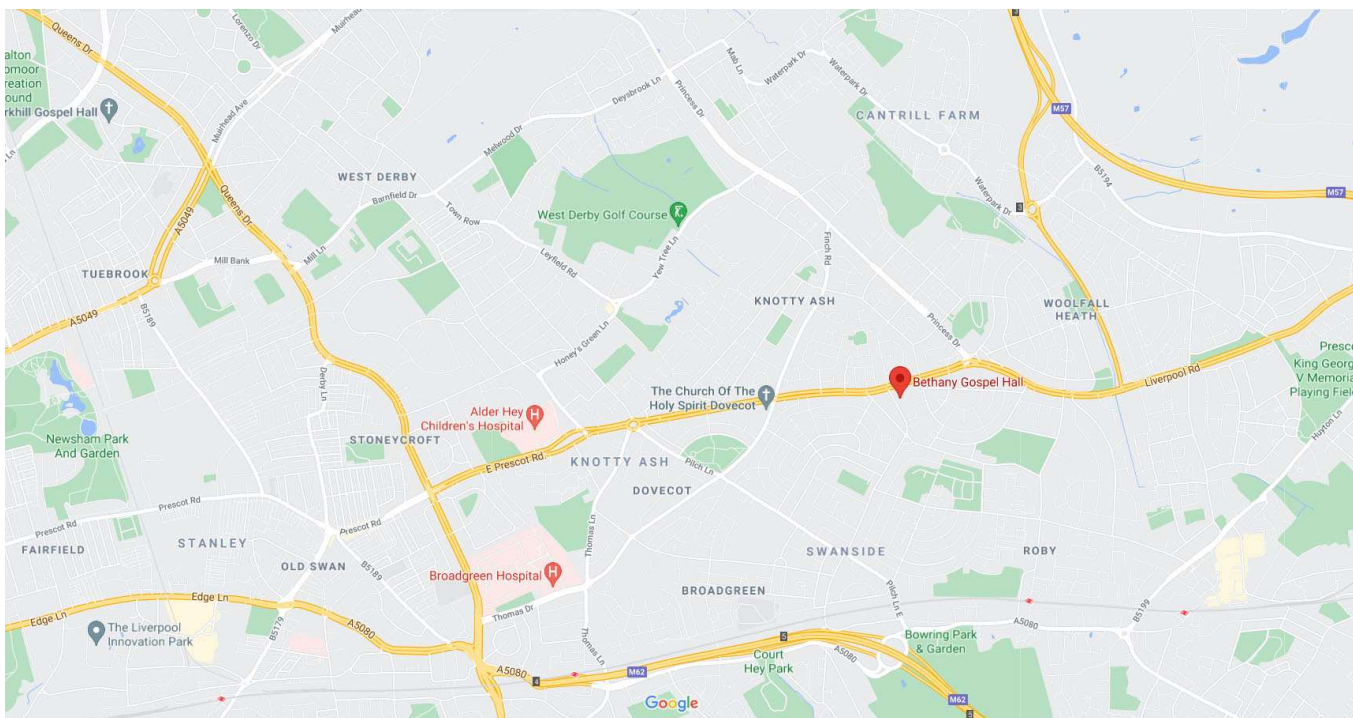


Fig. 3 Local Highways / footpaths / Public Access Routes



Fig. 4 View of sub-station no longer in use – to be demolished



Fig. 4 View of site off Dinas Lane



Fig. 6 View of bounding properties off Dinas Lane



Fig. 7 View of Bethany Gospel Chapel and North Boundary wall

6.0 PLANNING

6.1 PLANNING HISTORY

Planning permissions given to this site on previous applications:

07/00489/FUL Full permission – approved – 23.10.2007

18/00237/FUL Full permission – approved – 02.08.2018

The site has the benefit of having been previously considered suitable for a residential care home in the form of a three storey building fronting Dinas Lane with ancillary parking to the rear.

The site currently benefits from full planning permission for 10 C3 use 1 bed apartments and C2 use of mixed use accommodation offering 18 bedroom units and associated communal facilities.

7.0 SITE ANALYSIS & CONSTRAINTS

The existing site is well established with large areas of hard standing. The current street frontage offers a commercial viewpoint.



Fig. 8 Existing street frontage.

7.1 OPPORTUNITIES

- The site offers a flat use generally with good access off Dinas Lane and offering good accessibility for the proposals.
- The proposed location of the proposals is accessible to surrounding area and has good access links to public transport and cycle network.
- Proposed development does not encroach on existing green space.
- There are opportunities to provide green spaces within this site and enhance bio diversity within the landscape.

- There is an opportunity to provide electric car charging in the new proposals of Block A which can offer ample provision for both Blocks.
- Provision can be made within the cycle shelter to provide electric bike charging facilities.
- There are opportunities to provide wheelchair accessible apartments at ground floor level in Block A together with consideration given to provide wheelchair accessible apartments on all floors if required for future use.

7.2 CONSTRAINTS

- Established boundaries.
- The design will have to reflect the local context and design proposals of application 18/00237/FUL in order to fulfil the existing planning permissions and condition discharges for Block B.

8.0 DESIGN PRINCIPLES – AS PREVIOUS APPLICATION INCLUDING UPDATED POLICIES

- Supplementary Planning Guidance
- Supplementary Planning Guidance – New Residential Development
- Homes England Design Guidance
- Secure by Design Guidelines
- BS 8300:2001 Design of buildings and their approaches
- Part M Category 3 for ground floor apartments in Block A. Scope to convert all other apartments if required for future users.

8.1 LOCAL ADOPTED POLICIES

- DQ1 - Design Quality in New Development
- DQ2 - Security in the Built Environment
- DQ4 - Trees and Development
- H5 - Development within Primarily Residential Areas
- OS2 - Urban Greenspace
- OS3 - Quantitative Standards – Public Open Space for General Amenity Use, Allotments and Childrens Play
- T6 - Ensuring Choice of Travel to Serve New Development Merseyside and Halton Waste Local Plan
- SD1 - Sustainable Development
- CS2 - Development Principles
- CS3 - Housing Supply, Delivery and Distribution
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS15 - Delivering Affordable Housing
- CS16 - Specialist Supported Accommodation
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Green Space and Trees
- CS22 - Sustainable and Low Carbon Development

The site is situated within an area identified on the Unitary Development Plan as within as within a primary residential area. Policy H5 of the adopted plan deals with development within primarily residential areas and confirms that new development will be permitted subject to it not having an unacceptable impact upon the immediate neighbouring occupiers and not adversely affecting the character of the street scene of the area.

The proposed layout and treatment to the new windows in Block A has been designed to achieve acceptable interface distances along Dinas Lane.

The National Planning Policy Framework would also form a material consideration.

8.2 NATIONAL PLANNING POLICY FRAMEWORK (as stated in current planning consent documents)

The National Planning Policy Framework (NPPF) Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning conditions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 state that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF: or specific policies within the NPPF indicate that development should be restricted.

In dealing with Decision Taking. NPPF paragraph 186 & 187 requires local planning authorities (LPA's) to approach decision making in a positive way, to foster the delivery of sustainable development, looking for solutions rather than problems. Paragraph 187 also requires LPA's to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Paragraph 215 advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords the NPPF, the greater the weight that may be given. Section 1 of the NPPF deals with building a Strong, Competitive Economy, paragraph 18 acknowledges the government commitment to securing economic growth in order to create jobs and prosperity and paragraph 19 requires the planning system to support and encourage sustainable economic growth.

Delivering sustainable development

The policy direction within the NPPF follows a number of broad themes. In summary they are:

Building a strong economy

"Planning should operate to encourage and not act as an impediment to sustainable growth". The NPPF aims to cut red tape, encourage investment and promote jobs. It stresses "investment in business should not be over-burdened by the combined requirements of policy expectations". Authorities are expected to set a clear vision and

economic strategy to promote growth, set criteria for or identify strategic sites, support business, promote knowledge clusters and identify priority areas for economic regeneration. Policies should avoid the long term protection of sites allocated for employment where there is no reasonable prospect of the site being used for that purpose.

Delivering high quality housing

Authorities are urged to significantly boost the supply of housing to meet the full, objectively assessed need for market and affordable housing. Councils are expected to maintain a five year supply of deliverable sites.

Requiring good design

"Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people". The NPPF gives a strong emphasis towards delivering good design, albeit policies should avoid unnecessary prescription or detail, albeit policies should avoid unnecessary prescription or detail. Policies should not impose particular styles or tastes but the NPPF encourages authorities to promote or reinforce local distinctiveness. In terms of innovation "LPA's should not refuse permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing town scope if those concerns have been mitigated by good design.

Delivery and decision making

The NPPF states that 'Local authorities should approach decision making in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground'. "LPA's should look for solutions rather than problems". Most important, paragraph 15 emphasises that the presumption in favour of sustainable development means that "development which is sustainable can be approved without delay".

Finally, paragraph 182 of NPPF concerns the examination of plans. This emphasises the need for plans to be positively prepared and based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

9.0 DESIGN RESPONSE

The site plan below proposes changes to Block A within the existing layouts to provide 4 wheelchair use apartments at ground floor level and the opportunity to provide wheelchair access apartments at both first and second floor levels if required for future use. They are set out within the context of the original application 18/00237/FUL and original position / orientation of Block A alongside Block B. The proposals of the new internal layouts as apartments will still fully integrate with the original application and existing context (illustrated in figure 9).



Fig. 9 Proposed Site Plan

The development site itself has a general flat level that decreases in a slight fall from East to West boundaries at approximately 700mm over 51m in length.

The Proposed site plan (shown in figure 9) shows the position of Block A in the same position and orientation as the original application.

The architectural form and materials of the proposals will reflect the original application with a change from render infill panels to cladding, this is more suitable for good maintenance and avoiding details that will not weather properly against the brickwork over a number of years. The cladding will also offer a more modern addition to the elevations. The landscaped setting including varying boundary fences, new hedgerows and low level planting will further enhance the original proposals and offer more privacy and a stronger street frontage highlighted below in Figure 10.



Figure 10 – The image clearly shows the relationship and direct link with the surrounding dwellings and original application of Block B.

The ground floor level shows 2 1 bed apartments and 2 x 2 bed apartments that will be fully wheelchair accessible throughout. The layouts within each apartment will be fully part M category 3 standard and satisfy Homes England criteria.



Figure 11 – Ground floor plan

The first floor plan includes 1 x 1 bed apartment and 3 x 2 bed apartments. There are opportunities in the layouts to include for wheelchair accessibility for future use if required and satisfy Homes England criteria.



Figure 12 – First Floor Plan

The second floor plan includes 2 x 1 bed apartments and 1 x 2 bed apartment. The layout of the second floor allows for minimum internal eaves within roof areas of 1500mm high to allow for full useable use of footprint from the previous application of Block A. There are opportunities in the layouts to include for wheelchair accessibility for future use if required and satisfy Homes England criteria.



Figure 13 – Second Floor Plan

The proposed elevations have not changed but the window positions have, to suit the new layouts of apartments. The elevation treatments have a minor change to include cladding as a replacement for render infill panels. This will provide a more modern and maintenance free solution to the previous render infill panels on the original

application. The principle height of the roof has not changed but the eaves height has been increased to ensure there is a minimum 1500mm eaves height internally to provide maximum useable floor space within the second floor layout, the pitch of the roof has been changed to accommodate this avoiding any height differences from the original application.



Figure 14 – Front Elevation West



Figure 15 – Side Elevation South



Figure 16 – Front Elevation West



Figure 17 – Side Elevation South

10.0 CONSULTATIONS AND COMMUNITY INVOLVEMENT

Consultation has taken place with the Local Authority in the form of a pre-application enquiry, 15/00062/PREAPP, that was submitted on 24th August 2015, the previous application sought to address the comments raised by the previous case officer Jill Nixon.

The current approved application 18/00237/FUL under a previous ownership of the site. The new owners of the site Prima Group have addressed the need for 1 and 2 bed apartments and have liaised with the Local Authority, they have addressed the need for 1 and 2 bed apartments and to include for 4 wheelchair accessible apartments at ground floor level, as advised by the Local Authority Housing Department. Therefore, the changes to Block A within this application will address current needs.

It is the intention of the client to leaflet drop existing stakeholders within the local area and highlight the proposals within this current application and the changes within Block A.

However, public consultations will form part by virtue of the current planning consultation process.

11.0 SUSTAINABILITY / ENERGY EFFICIENCY

Planning Policy CS22: Sustainable and Low Carbon Development.

New development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:

- a) Designing new buildings for flexible uses throughout their lifetime;
- b) Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;
- c) Ensuring developments are comfortable and safe for users;
- d) Making the most effective and sustainable use of water, aggregates and other resources;
- e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques;
- f) Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect;
- g) Using sustainable materials from local suppliers where possible;
- h) Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible;
- i) Managing flood risk, including through the use of Sustainable Drainage Systems (SuDS) and flood resilient design for infrastructure and property; and
- j) Promoting sustainable waste practices in new and existing developments.

Response

New development complies with Building for Life Standards or equivalent replacement national minimum standards, whichever are higher by ensuring it is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services; and takes into account the need for on-site waste reduction and recycling.

Where appropriate, the proposals apply sound sustainable design, good environmental practices, sustainable building techniques and technology, including the use of materials that reduce the embodied carbon of construction and the use of re-used or recycled materials.

The materials chosen all reflect the approved criteria set out within the Approved Design Code and materials that have been used elsewhere on the wider development site. We also propose to utilise an enhanced building fabric approach that adopts significantly better U-Values than the base limits set out within approved document L (See item 5 below)

Energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement.

In addition to this we propose to utilise, as a minimum the following U-values:

Building Element:	Approved Doc L1A (Base U-values)	Proposed U-Values (model design)
External Walls	0.30	0.18
Floors	0.25	0.13
Roof	0.20	0.13
Windows	2.00	1.40
Air Permeability	10	5
Party Walls	0.2	0.0

The proposals include measures to adapt to climate change, such as the provision of green infrastructure, sustainable urban drainage systems, suitable shading of pedestrian routes and open spaces and drought resistant planting/landscaping.

Some of these criteria relate to the wider site wide development, however the use of SuDS, the provision of shaded seating areas for residents in due course.

The historic and built environment, open space, and landscape character will be protected and enhanced.

The natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure. The whole site is currently hard landscaped, the new proposals will deeply enhance and improve the green space for all users and encourage local wildlife habitats.

The development is appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and is sensitively designed to maintain the tranquillity and local character and identity of the area. The latest layout changes to Block A will not deter from the current planning approval.

The reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to facilities for charging electric vehicles and bikes and encouraging cycling. Low level bollard lighting will be proposed to minimise light pollution.

Flexibility

The standards achieved as detailed above may be a matter for negotiation at the time of the planning application, having regard to abnormal costs, economic viability, the feasibility of meeting the standards on a specific site and other requirements associated with the development. This should be based on quantitative financial evidence.

The same principles will be adopted as stated in consented application 18/00237/FUL with the addition of electric car charging points within the allocated parking areas shown on the proposed site plan.



12.0 ACCESS STATEMENT (INCLUSIVE DESIGN)

12.1 ACCESS STATEMENT

The proposed apartments which form the subject of this statement will offer accommodation for wheelchair users that can be tailored and evolve to meet the individual care needs of the residents.

The proposed building will provide new facilities to part M category 3 current standards and satisfy Homes England Criteria.

The resultant development will provide accessible and identifiable facilities for all residents and visitors including those with disabilities. There is scope within the layouts at first and second floor level to provide accommodation for future use of wheelchair users and will currently satisfy accessible and identifiable facilities for visitors including those with disabilities.

12.2 APPROACHES AND CAR PARKING

Block A will be designed in order that the Main Entrances are clearly legible, and visible, with provision for accessible parking spaces immediately alongside the front entrance and rear entrance to the site.

Level access is provided across the car park overall with clearly demarcated parking spaces.

12.3 ENTRANCES

Any entrance communication / bell system / security system will be accessible no higher than 1200mm.

Consideration must be given to all entrances. The clear open width of each doorway will be at least 850mm.

12.4 CORRIDORS

Consideration must be given for corridors to have level floors and be wide enough for wheelchairs users.

12.5 WINDOWS

Design consideration must be given for window sills in lounges and bedrooms they should not be higher than 750mm from finished floor levels to enable external views to be taken from bed bound or seated residents. Windows that will be designed to be floor level and feature a large picture window for unobstructed views out with a smaller opening window unit alongside.

12.6 DEXTERITY

Door handles will be lever arm type so that they are easy to grip and operate. Taps will be lever arm type for easy operation.

12.7 DOORS

Internal doors will have a clear opening width of at least 800mm. Generally, all doors to bedrooms, toilets, Lounges, kitchens etc. have a structural opening of 1010mm at ground floor level allowing a door with a 926mm

opening leaf to be used. All principle apartment doors will be slightly wider to meet the clear opening leaf of a principle entrance on all floors.

Where possible doors will have a clear zone at least 300mm from its leading edge to any adjacent wall, so that a wheelchair user can reach them.

All doors to toilets will open out of the room to allow for ease of access by the user but also to allow an assistant access in case of an emergency. Doors will have a thumb turn lock which can be unlocked from the outside by a carer if required.

All door opening pressures will not be greater than 30 Newtons.

External doors will have thresholds less than 15mm high. If higher than 5mm, their edges will be chamfered.

12.8 EN-SUITE / BATHROOMS

En-suite showers allow for access and use by wheelchair users, either assisted or independently. Flush level shower areas with floor drainage are provided with Non-slip flooring. Each en-suite / shower room will have an audible and visible assistance alarm, activated by a red pull cord that hangs down within 100mm of the floor. There is option within the layouts at first and second floor level in all bathrooms to have the option of a bath or shower if necessary.

12.9 COMMUNICATION

Emergency alarms will be both audible and visible.

12.10 EMERGENCY EVACUATION PLANS

The building managers will design procedures around known residents and will include recognising visitors with needs.

12.11 POLICIES & PROCEDURES

In addition to increasing the accessibility of the facilities, the building owner / occupier regularly review their policies and procedures, including the Disability discrimination and Equality Act as they develop. This included considering existing and new staff and continual monitoring of their service users.

13.0 SAFETY AND SECURITY

The same principles will be applied from planning consent approval 18/00237/FUL.

14.0 CONCLUSION

The above information and supporting drawings provided as part of this application illustrates the proposed changes to Block A would further improve the previous application for Block A and greatly enhance and maintain the character of the immediate area.

The changes proposed will provide the need for the C3 use apartments and provision of wheelchair accessible apartments. The latest proposal has been designed to ensure the original footprint, form and elevation details will strengthen the original application, therefore, be considered to be appropriate and in keeping with the existing area and previously approved application 18/00237/FUL.

Consideration has been given to greatly enhance the landscape of the site from the previous application and provide electric vehicle charging and a substantial sized cycle store.