



19 New dwellings
Lyneham, Whiston
Design & Access Statement

12th September 2022

Introduction



Overview of Proposed Development

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Purpose and Format of the Statement

This Design and Access Statement meets the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and Circular 1/2006 from the Department for Communities and Local Government (DCLG).

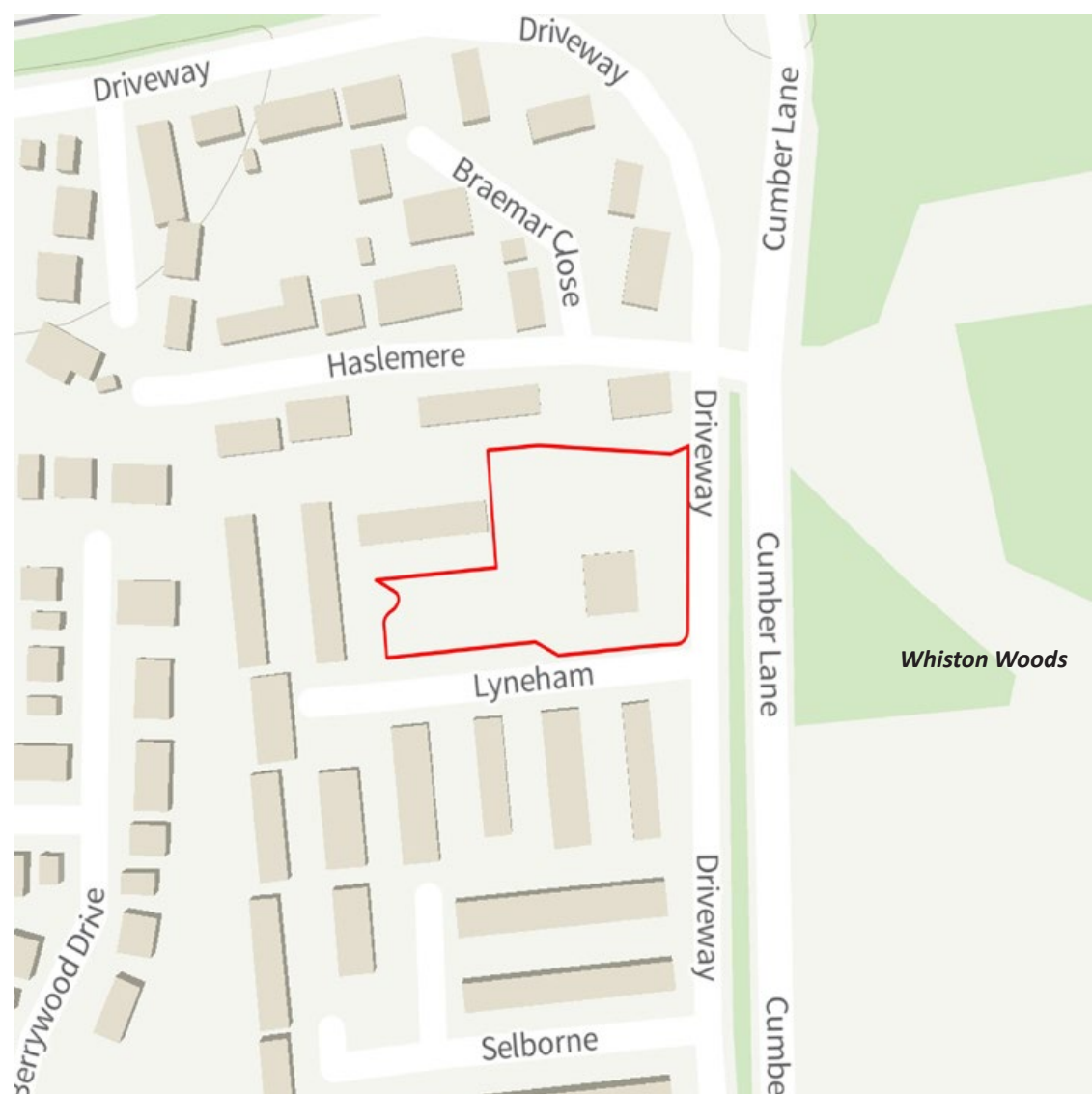
These state that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with. The structure and content of this statement has been informed by 'Design and Access Statements: How to Write, Read and Use Them. (CABE 2006).

This statement has been prepared by Level 2 Architects on behalf of Built Group Ltd in support of a full planning application for 19no. new dwellings comprised of 4no. 2-storey (2 bed) houses, 3no. 2-storey (4 bed) houses and 12no. 2-storey (2 bed) cottage style apartments, all aimed at the affordable rent market. The aim for the development is to activate an unused plot of land and deliver a desirable residential development that fits in to residential area.

This statement should be read in conjunction with the application drawings and supporting documentation.

1.1 Site Location

Current Status



Site Location



Aerial Photo

The application site which is 0.43 Hectares is situated on the corner of Haslemere and Lyneham in a quiet residential sub-urban area. Haslemere is concealed behind a tall row of trees from Cumber Lane and Whiston Woods to the east of the site, Cumber Lane provides the main vehicular access into this residential area, and includes local public transport links with bus stops only 100 yards away from this site.

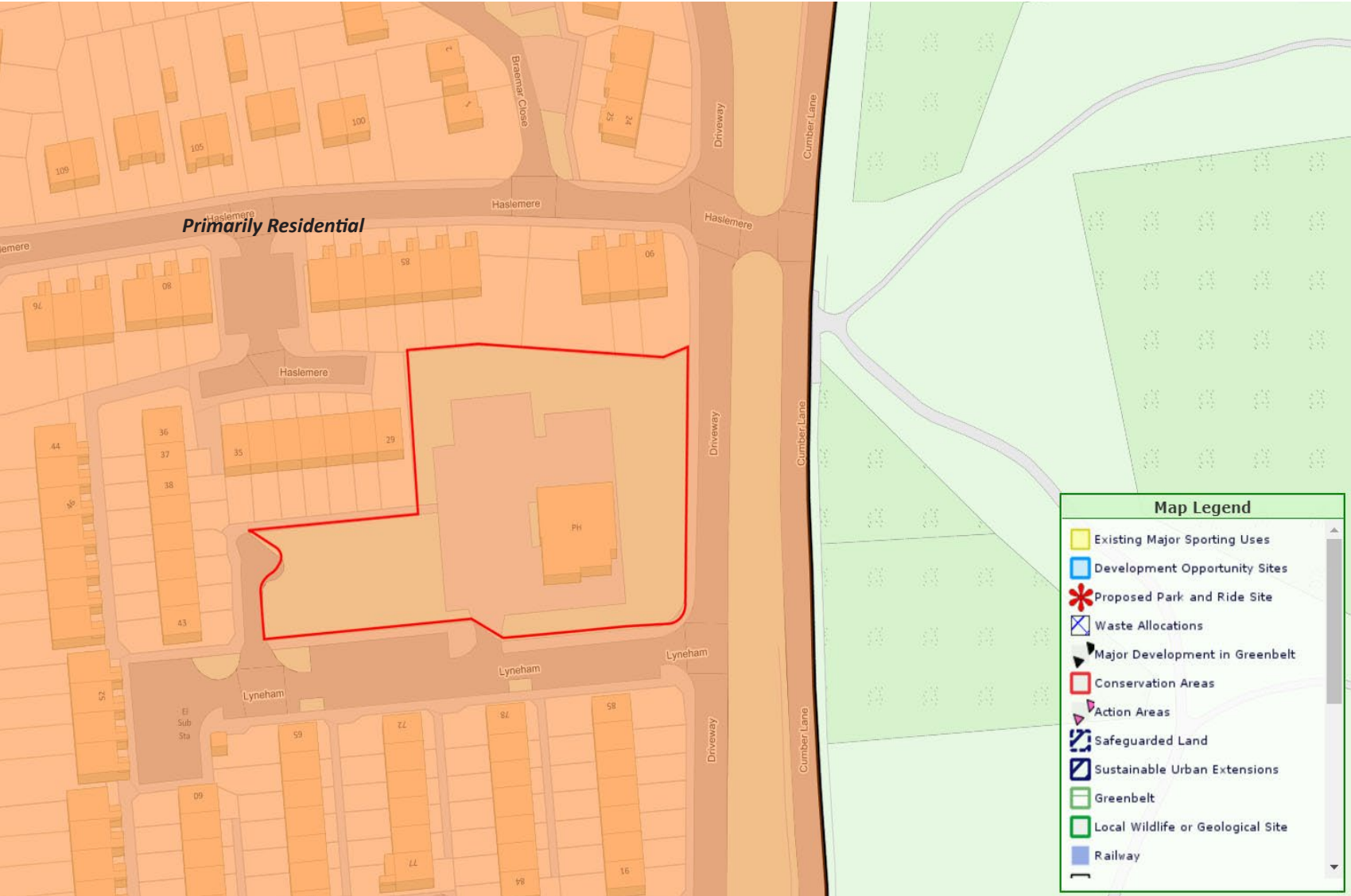
The site is currently occupied by a local convenience store (in a former public house) which operates 13 hours every day and will continue to operate unaffected by the proposals in this application, the building is surrounded by open land some of which is recreational and some of which is under utilised.

There are 2-storey terraced properties on three sides of the site, those to the north and west look into this land and those to the south have blank gables and are orientated away from Lyneham. There is a mix of dwelling types; including 2-storey houses and 2-storey apartments on Haslemere to the north of the site, these have communal gardens rather than the private rear gardens provided in the houses. The site is largely open to the public, and only separated from private gardens with a timber close boarded fence, fronting the public footpaths there are bollards and knee rails that border the land.

It is understood an outline application was granted in 2016 for a residential use with all matters reserved for future approval. This application is for full planning and provides the relevant information required for consideration; including the use, scale, material and numbers of properties, together with arboricultural assessments, ground levels and technical reports.

1.2 Site Analysis

Planning Position



Extract from Knowsley MBC Proposals Map



Current Site conditions

The application boundary is situated within a residential area, allocated for housing development on the local proposals map as shown in the orange colour above. The land is not within a conservation area nor does it affect local sites of significance such as green belt or open countryside.

The site does offer a brief pause in the intensity of residential property in this area so we feel the visual amenity fronting the shop should be maintained in the development of this site. The rear of the shop does not offer high value visual amenity and could be re-developed without detrimental impact on the surrounding neighbourhood.

1.3 Contextual Analysis

Constraints & Opportunities



Aerial Photo overlooking the existing shop



Photo of parking areas on Lyneham

Most noticeable on the approach to the site is the amount of on-street parking that is readily available for both residents and shop customers, this is comprised of both parallel parking and bay parking on both sides of Lyneham itself. Inside the site boundary there is informal parking which is the former public house car park and appears to be barely used.

As described earlier in the statement the land is mostly overlooked from properties to the north and west of the site boundary, but over the shop there is a 3 bed apartment which includes windows and doors that look out toward Lyneham and Haslemere rather than looking inward toward the car park.

The green verges around the perimeter of the site boundary are open to the public and the existing trees offer a visual amenity for local residents. These trees are assessed in the arboricultural impact assessment and we aim to retain this level of visual amenity in this development with a level of replanting to mitigate any loss of trees.

2.1 Layout

The Development



Response to Constraints

Based on the site analysis overleaf we have identified the opportunities for building new properties in a structured arrangement that will fit in to the surrounding footprint of detached houses and apartments.

Using the interface distances from Appendix 4 of Knowsley Council's New Residential Development SPD we have spaced out linear 'build zones' which will maximise the extent of land to be used for new properties whilst ensuring appropriate amenity is offered. Using blank gables on either existing or new properties we can ensure privacy is afforded by orientating outlook internally to the site.

The existing car park access is insufficient to serve new properties behind the shop therefore it is proposed that a new vehicular access is required off both Lyneham and Haslemere that will connect up as a small gyratory making the existing shop a separate island plot.



Proposed Layout

Following the footprint of these build zones we have refined this layout further by defining front and back, public and private, and realistic plot sizes for the houses and apartments. Resident parking would be spread across the front of the new properties utilising small pockets of land rather than all lined up in bays.

The natural position for the apartments is in the northern section which back on to other 2-storey apartments and share communal gardens in the same way. This leaves the western section for back-to-back detached houses that can use the access roads laid out with this arrangement.

2.2 Amount The Development



Aerial view over the development

The aerial visual shown above 'as proposed' shows the line of cottage flats at the rear of the shop and rear of the site and amount of land taken up by the houses. For a site of 0.43 Hectares the spacing between properties is not overly mean and matches the density of the local area. There is clear active frontages which will assist with natural surveillance and security – and this activity has been taken around to the Haslemere side on the cottage flats to turn the corner and connect front doors to the footpaths.

This visual also shows that there is ample space for providing new parking within the plot in front of the shop entrance straight off Lyneham without affecting access arrangements for new or existing residents.

2.3 Scale

The Development



Proposed visualisation of the cottage flats from Haslemere

The houses and the cottage flats are all 2-storey with a duo-pitched roof which fits in with the 2-storey feel in this residential area. The repetitive nature of a run of terraces is also in keeping with the local blueprint of linear terraces, however we have stepped back the cottage flats as shown in this visual which helps to break up the length of the terraces into a more appropriate scale.

The individual front doors to the apartments which are either recessed behind a canopy or protruding in a single storey entrance porch bring the scale down closer to pedestrians and provide additional interest to the front facades.

These small single storey entrance porches also tie in with the single storey scale of the existing shop and the eaves lines to the main roof generally line up with the existing eaves to the roof of the shop.



Full contextual elevation of the proposals from Haslemere

2.4 Appearance



Terraced houses and apartments common in the area



Front driveways and rear private gardens to houses

This local residential area is dominated by red/orange stock brick with white cladding and white windows, white rainwater goods, grey concrete roof tiles and door canopies. The window openings are centralised to each unit which leaves repeated blank brick panels on party wall lines and gables.

Our aim with for the appearance of the new dwellings is to lift the area with modern looking properties that also fit in with the materials and general feel of the area.

White windows in punched openings will be used to create uniform facades across the development and we have paired entrance doors instead of splitting them so residents can share entrance canopies. The black composite doors contrast with the white window frames for the modern look. The same red brick will be used throughout, with brick soldier courses used over windows or at floor levels to break up any large expanses of stretcher courses of brick, and special recessed lattice panels are used on the front of the houses to differentiate these from the cottage flats.



Visualisation of proposed cottage flats



Visualisation of proposed terraced houses

2.5 Landscaping



The proposals achieve local requirements for 10 metre garden lengths for houses and over 20m2 of amenity space allowed for per apartment.

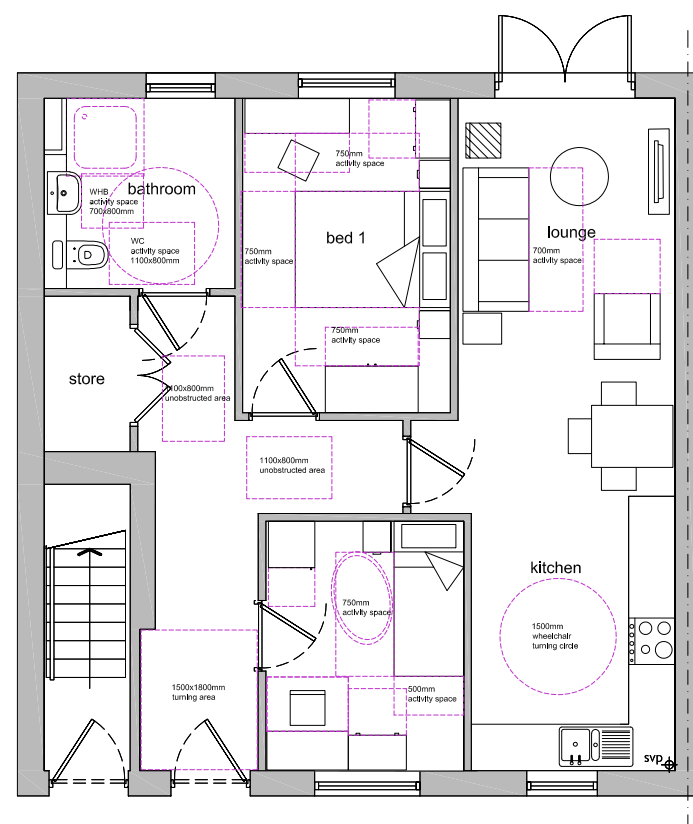
The houses all have private gardens to the rear with passageways providing access to the central gardens in the terraces. These gardens will be provided with footpaths as well as lawns and will be an opportunity for planting new trees and hedges.

The front driveways will be finished with grey flags and tarmac, the flags will be used to delineate the entrances shown on the drawings to be paired.

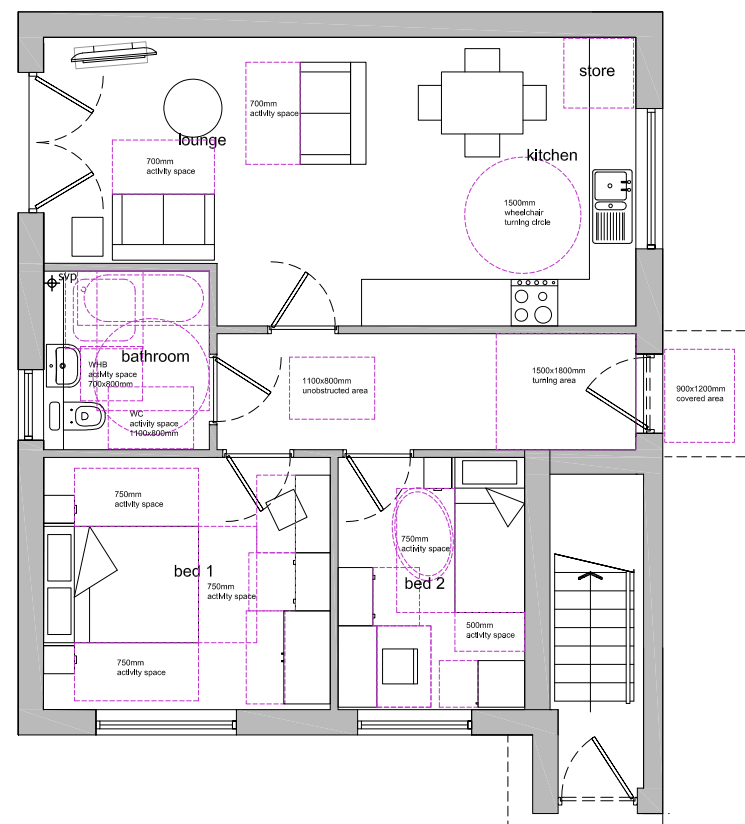
The same applies to the cottage flats but the back gardens will be communal and so will be one large open area secured at the perimeter by close boarded timber fences. Some existing mature trees will be retained on the northern boundary which provides added privacy for residents in these cottage flats.

The existing grass verge and row of trees facing the public footpath will be retained and continue to offer a visual amenity for these residents. It is expected that new trees will be planted next to existing trees to formalise the 'edge' of the site when the new access roads are installed. A 2 metre wide footpath will be maintained around the perimeter of the site.

2.6 Access Inclusive Design



End terrace ground floor apartment



Detached ground floor apartment

Inclusive design is a key objective for the proposals for this development, all access routes on the highway will be to adoptable standards; 2 metres in width and with smooth surfaces limited to 1:15 and 1:20 cross falls to ensure that the surfaces can be readily navigated by all user groups. The adoptable footpaths lead straight to front doors for the apartments on ground and first floors. Existing cross falls and levels on the site are not difficult to manage and will be largely retained to provide level access to achieve building regulations compliance.

Compliance

The proposed houses comply with M4(2) (Category 2: Accessible and Adaptable Dwellings) of approved document M. Larger bathrooms have been provided in the cottage flats ground floor apartments which can be adapted to M4(3) dwellings.

Parking

The proposed site plan shows a minimum of 20 vehicle parking spaces which will provide 100% parking for the development. Car park bay dimensions comply with local requirements being 5000mm long and 2750mm wide and driveways are 5500mm long by 3000mm wide. Ground levels will be adapted to achieve a level access to front doors, whilst meeting the requirements of Part C. Surface finishes will be firm, no loose laid material is anticipated to be used in pedestrian walkways.

Access

Pedestrian access will be a consistent visual tone using 600mm square paving slabs, all paths leading from the adopted highway to front doors. The minimum 900mm wide approach is provided throughout. These paths will be fully accessible with gradients no greater than 1 in 20 and will be contrasting in colour to surrounding hard landscaping to clearly define the routes. Level access will be provided to the principal entrance, ramp gradients are not expected to be required. Level landings to gentle slopes will be at least 1200mm long.

Entrance

External doors to front doors for all apartments will have a level threshold, existing levels will be adapted to achieve this. The principal entrance has a canopy achieving the minimum 900mm width and 1200mm depth. The entrance door will provide at least 850mm clear opening and will open inwards away from the highway.

Circulation

Front doors provide level access, due to the stacked 2-storey apartment design only apartments on the ground floor have rooms on the entrance storey which are step free. Corridor widths achieve the minimum 900mm unobstructed width and unobstructed areas of 1100 x 800mm are provided throughout.

Bedrooms

The main double bed (2x1.5m) has 750mm clear zones to both sides and foot of the bed, other bedrooms with single beds (1.9x0.9m) have 750mm clear zones to one side and 500mm to the foot of the bed. These bedrooms to have clear access routes of 750mm from windows and doors.

Bathrooms

Each apartment has a shared family bathroom (2x1.65m) including WC, basin and bath on the same floor as the main double bedroom. 1.1x0.7m clear access zones are provided in front of the WC and to the side of the bath, 0.7x0.8m clear access is provided to the wash hand basin. There is provision to replace the bath for a level access shower within the bathrooms.

Sanitary facilities

In the WC within the entrance storey on the ground floor is capable of taking a future level access shower: the WC meets the desired 1.45 x 1.8m room size to achieve the requirements of Part M. This also allows for 1.1m in front of the WC and 0.7x0.8m in front of the sink. The WC door can open outwards as shown on the plans.

Fixtures and Fittings

The construction is anticipated to be traditional load bearing masonry allowing for walls around the WC and bathrooms to be capable of supporting 1.5kN/m² for additional ambulant fittings and fixtures. Consumer units will be mounted at 1.4m above floor level. Handles for manually operated windows will be located 1.4m above floor level.