

Proposed House Types
04



Design Proposals - Proposed Schedule of Accommodation

The proposed development incorporates a mix of affordable residential units which are reflective of the needs required in Knowlsey Council's existing housing stock.

The proposed schedule of accommodation highlight a diverse range of property types, providing accommodation for a variation of families etc.

The design of the houses do not vary between tenures - the same level of quality and detail has been applied to all unit types to create a hollistic, cohesive and sustainable neighbourhood.

1B 2P Apartment	07no.
1B 2P M4(3) Apartment	03no.
2B 3P Apartment	04no.
1B 2P OFD Apartment	03no.
1B 2P OFD Apartment	14no.
1B 2P OFD Apartment	02no.
1B 2P OFD Apartment	02no.
1B 2P OFD M4(3) Apartment	02no.
2B 3P Mews House	03no.
2B 3P House	09no.
2B 4P House	05no.
3B 4P House	10no.
3B 5P House	02no.
3B 5P Courtyard House	08no.
4B 7P House	14no.
TOTAL	88no.



Proposed Schedule of Accommodation

Design Proposals - House Type Mix and Diversity

Following an extensive analysis process, a mix of affordable units have been proposed to accommodate a diverse range of 1-bedroom own-front-door apartments, 2-bedroom own-front-door apartments, 1-bedroom communal access apartments, 2-bedroom communal access apartments and 2-bedroom houses, 3-bedroom houses and 4-bedroom houses to ensure there is provision for a variety of persons to grow with the sites accommodation offering.

This is in accordance with Halsnead Masterplan SPD Policy 6.15, whereby it is sited that Halsnead has capacity

to accommodate a varied development of house types with a range of larger units [4 bedroom homes] required.

The scheme seeks to introduce affordable-only units, as is in keeping with the site opportunities and constraints, to align with Knowlsey Council's Local Plan Core Strategy Policy CS15. All units adhere to adopted policy requirements for affordable units.

The diversity of housing on offer also contributes to the establishment of a sustainable neighbourhood allowing residents to stay within the community when their housing needs change.

Block Types

House Type		Number
A		7
B	.1	1
	.2	1
C		1
D	.1	2
	.2	1
	.3	1
	.4	1
	.5	1
	.6	2
E		1
F		2
G		1
H		4

Apartment Type		Number
Block	A	1
	B	1
	C	1
	D	1
	E	1
	F	1



Proposed House Type Mix

Scale and Massing

The masterplan includes building massings ranging from 1 - 3 storeys. This includes 2-storey houses and small apartment blocks with single storey elements, 2-storey houses, 2.5-storey houses with single storey terraces and 3-storey houses lining the main spine road. The layout is carefully curated, taking topography into account, to ensure that property types are grouped and that roof lines and fenestration patterns work together coherently. This is reflected in the submitted street scenes.

A 3-storey apartment block is strategically located to act as a key nodal points and to terminate key vistas through the site, marking the entrance when accessed from Fox's Bank Lane and the primary road that runs through the site is lined to the north with 3-storey town houses. The increased massing will aid visual navigation and legibility. This apartment block sits back from the road edge, and is framed by mature planting to the road-side verge. It is hoped that this strategic massing will help to reduce the visual impact of the motorway bridge behind it as well as the electricity pylon located at this end of the site.

3-storey houses line the main spine road creating a strong visual identity to the site - and stepping to reflect the site topography. These units also create gateways into the courtyard clusters that step down in scale to meet the linear park to the north.

2.5 storey units are utilised to provide visual interest and variety to the east and south of the site where narrow gables are layered together.

Single storey elements have been located to transition the built-form into the proposed landscape, providing a seamless transition to work alongside the proposed level changes according with the existing topographical constraints.

These elements include single storey bay windows to front elevations fronting onto the proposed spine road, providing an animated and activated street scene.



Proposed House Type Storey size

Daylighting, Sunlight and Privacy

Each area of the site has undergone an analytical study at both ground and upper floors, so as to ensure that appropriate interface distances that are in accordance with Knowsley Council's planning policy have been maintained. This was raised as a concern during the pre-application process in relation to previous iterations of the site layout.

Each area of the site has been evaluated, with every window categorised as either a:

- Primary Window
- Secondary Window, or;
- Obscured Window [Applicable primarily to bathrooms.]

The study outlines that each key habitable room benefits from a key primary window, with some benefiting from an additional secondary window

where site aspect and the buildings elevational design allows.

In instances where primary windows interface with other primary windows in adjacent dwellings, distances to ensure privacy have been maintained throughout. Where there are instances of lesser distances, these occur only where the window has been highlighted as either obscured, or secondary to a primary window.

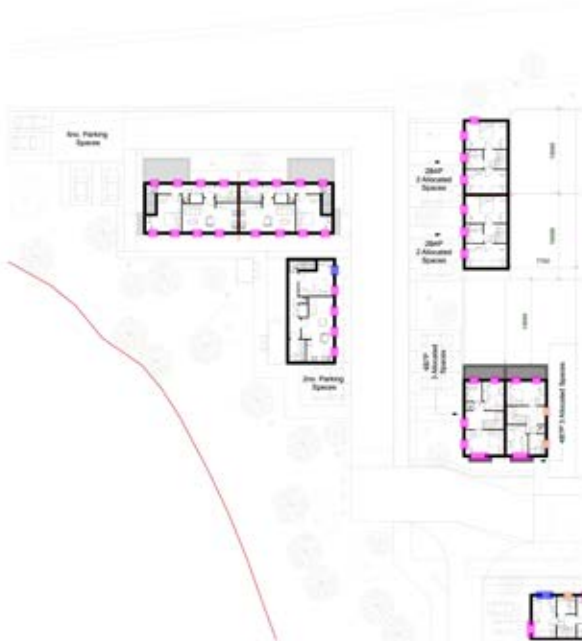
The site layout further provides the required distances to ensure that overshadowing of larger units do not over-bear onto lower units, as outlined within the street scene elevation-al studies. All units have access to sufficient daylighting and natural sunlight to all habitable rooms. Any instances of overheating, should they occur, will be addressed at the detailed design stage.



Extracts of all areas of the site have been provided over the next few pages to demonstrate the interfaces achieved throughout in relation to the classification of each window type. Garden sizes are also highlighted.



Proposed Study Area 01 - Ground Floor Plan



Proposed Study Area 01 - First Floor Plan

Key

	Primary Window
	Secondary Window
	Obscure Window

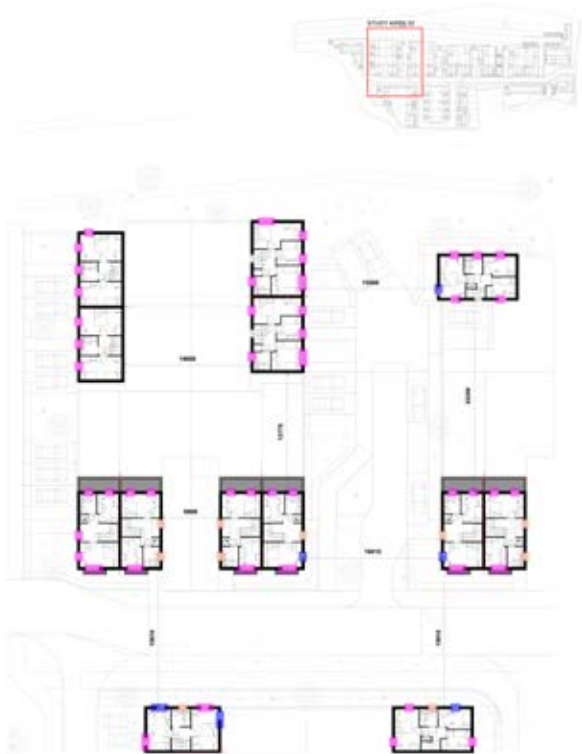
Dimensions in Black = Interface
Dimensions in Green = Garden



Daylighting, Sunlight and Privacy



Proposed Study Area 02 - Ground Floor Plan



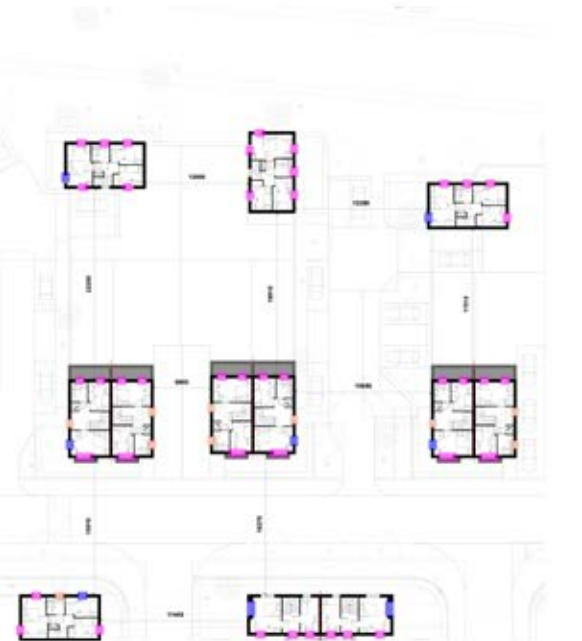
Proposed Study Area 02 - First Floor Plan



Proposed Study Area 03 - Ground Floor Plan

- Key
- Primary Window
 - Secondary Window
 - Obscure Window

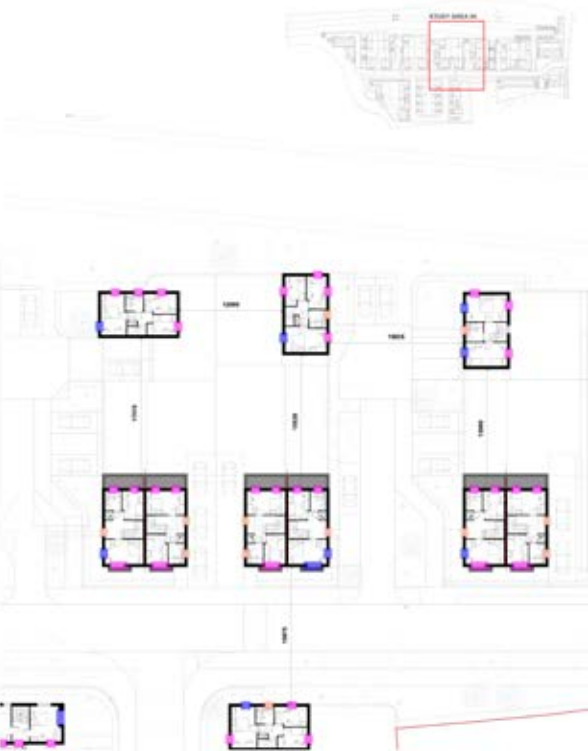
Dimensions in Black = Interface
Dimensions in Green = Garden



Proposed Study Area 03 - First Floor Plan



Proposed Study Area 04 - Ground Floor Plan



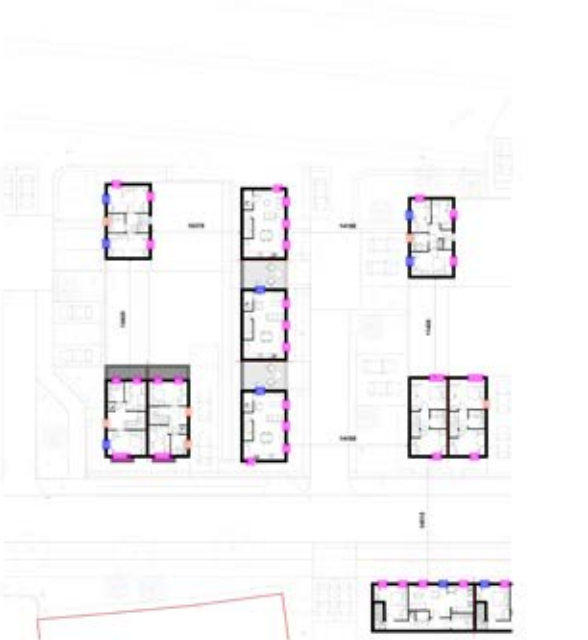
Proposed Study Area 04 - First Floor Plan



Proposed Study Area 05 - Ground Floor Plan

- Key
- Primary Window
 - Secondary Window
 - Obscure Window

Dimensions in Black = Interface
Dimensions in Green = Garden

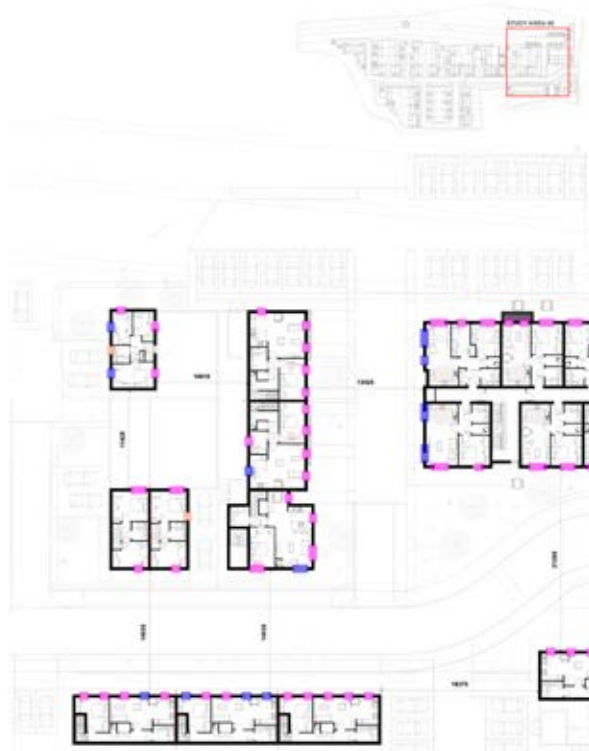


Proposed Study Area 05 - First Floor Plan

Daylighting, Sunlight and Privacy



Proposed Study Area 06 - Ground Floor Plan



Proposed Study Area 06 - First Floor Plan

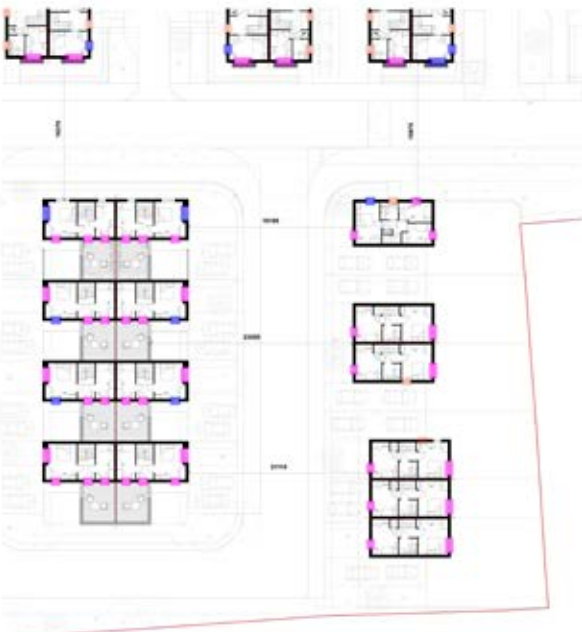


Proposed Study Area 07 - Ground Floor Plan

Key

- Primary Window
- Secondary Window
- Obscure Window

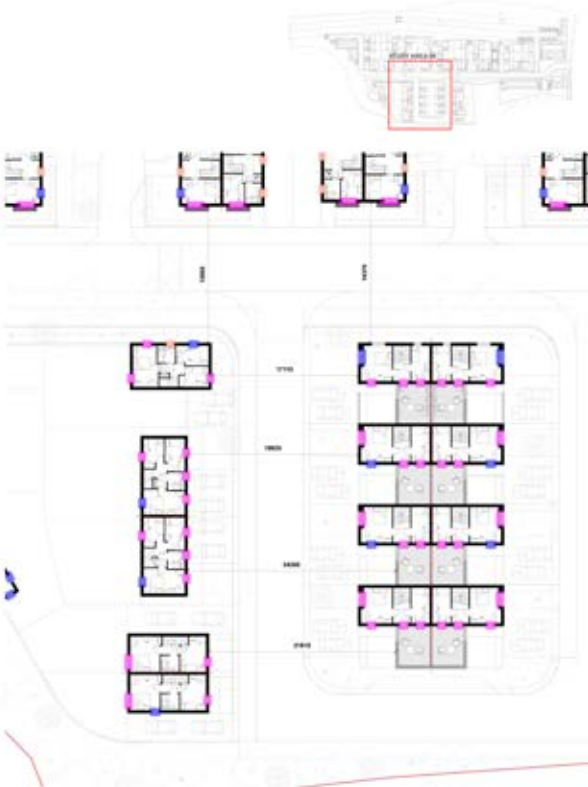
Dimensions in Black = Interface
Dimensions in Green = Garden



Proposed Study Area 07 - First Floor Plan



Proposed Study Area 08 - Ground Floor Plan



Proposed Study Area 08 - First Floor Plan

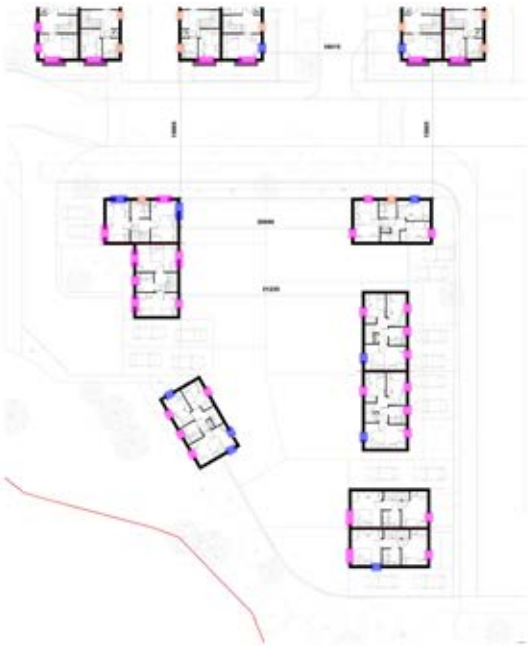


Proposed Study Area 09 - Ground Floor Plan

Key

- Primary Window
- Secondary Window
- Obscure Window

Dimensions in Black = Interface
Dimensions in Green = Garden



Proposed Study Area 09 - First Floor Plan



Character and Distinctiveness - Built Precedent

Scale and Form

The masterplan successfully integrates new homes into the established rural setting using a light-touch approach to limit impact on the overarching landscape character of the site. The proposed homes provide a wide range of varied accommodation types that cater for differing living circumstances that help create and support a sustainable community. The scale, materiality and fenestration of each house type has been carefully considered to create a holistic aesthetic that strengthens the sites unique sense of character.

Integration of Apartment Types:

Apartment typologies provide additional massing in key nodal points to enhance site legibility, whilst helping to provide continuous frontage at prominent corners.

These blocks sit harmoniously with the houses through:

- Consistent gable widths and proportions
- Consistent brickwork detailing, timber detailing, recesses etc.
- Consistent windows styles used across both houses and apartments along same streets.

Visual Cohesion

Gable fronted units are consistently used to bookend perimeter blocks, line the primary access road and to turn around corners, with cohesion created through consistent materiality and fenestration.

In areas significantly constrained by the site's unique landscaping features and topography, differing dwelling types are clustered around courtyards with cohesion created through:

- Consistent gable widths and proportions
- Consistent fenestration types
- Consistent brickwork, timber accents and roof detailing.

Within the site plan differing building lengths and storey heights are used to create for differing dwelling types.



① Timber to First Floor Accommodation



② Brick Detailing to Highlight Entrances



③ Gables to key corners / Nodes



④ Pedestrian focus / shared surface treatments



⑤ Landscaping integrated into street



⑥ Clear boundaries providing defensible space



⑧ Landscaping where possible to soften parking provision



⑦ Courtyard / Mews Housing



⑨ Modern Agricultural forms

Appearance and Materiality

Adjacent Context:

There is minimal surrounding context to the site at Halnsead Farm due to its rural location. The immediate notable buildings are primarily agricultural, with key historic context such as the Grade II listed Barn at Sape Gate, located along Fox’s Bank Lane just north of the site.

The traditional rural material palette consists of textured red bricks, timber accents and slate roofs all integrated within areas of mature landscape.

Proposed Materiality:

Whilst the site itself is isolated in its rural setting, and is surrounded by extensive and mature planting and tree cover, building materials have been selected to reflect the agricultural and historic context of Halsnead, including red brick walls, grey roof tiles and black timber accents within the street-scape.

In addition, single storey outriggers and recessed panels are highlighted in a contrasting black materials, either timber or brick to build upon the site’s established unique sense of character

The materiality and traditional forms embed the proposed new dwellings within the rural setting of Halsnead and the Wider context of Whiston. However, opportunity has been sort through the scale, materiality, fenestration and contemporary detailing of each house type which has been carefully considered to create a holistic aesthetic and clear identity that strengthens the site's unique sense of character.



Proposed materiality - images are material examples, subject to approval



Typical 4B5P Houses along Spine Road



Typical Courtyard Housing - View 01



Typical Courtyard Housing - View 02

- ① Textured Red Brick Slip
- ② Textured Black Brick Slip
- ③ Black Fibre Cement Cladding - Vertically laid
- ④ Fibre Cement Roof tiles
- ⑤ Black UPVC windows
- ⑥ Protruding Brick detailing

Character and Distinctiveness - Street Development



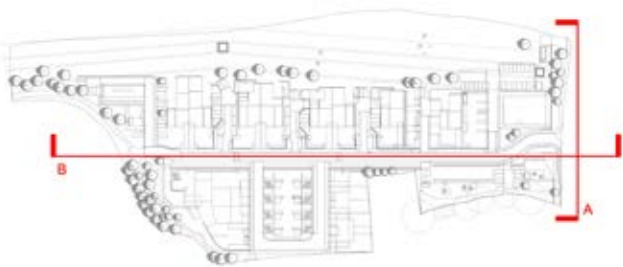
Proposed Street Scene B-B Part A- Primary Access Road
[North Facing]



Proposed Street Scene B-B Part B - Primary Access Road
[North Facing]



Proposed Street Scene A-A - Site Access
[Fox's Bank Lane]

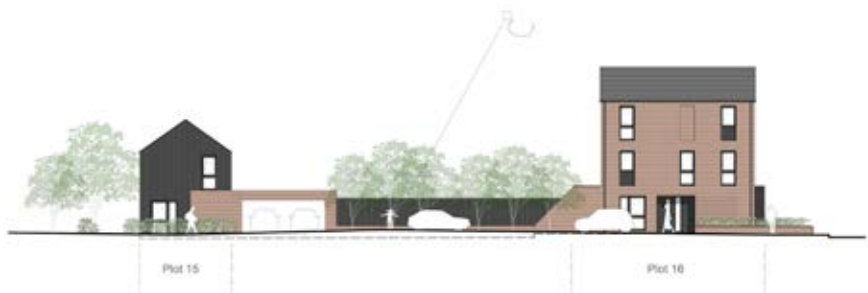


Key • (Scale 1:2000 @ A1)

Character and Distinctiveness - Street Development



Proposed Street Scene - Typical Courtyard



Proposed Street Scene - Typical Courtyard



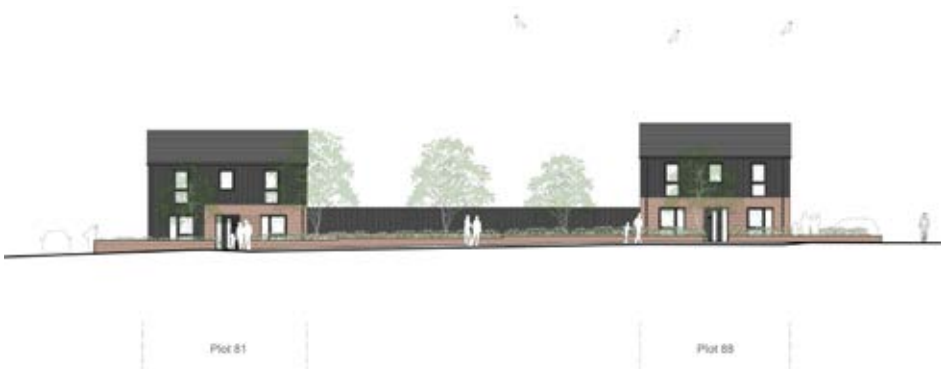
Proposed Street Scene - OFD Apartment Block



Proposed Street Scene - Typical Courtyard



Proposed Street Scene - Back to Back Housing



Proposed Street Scene - Spine Road Houses