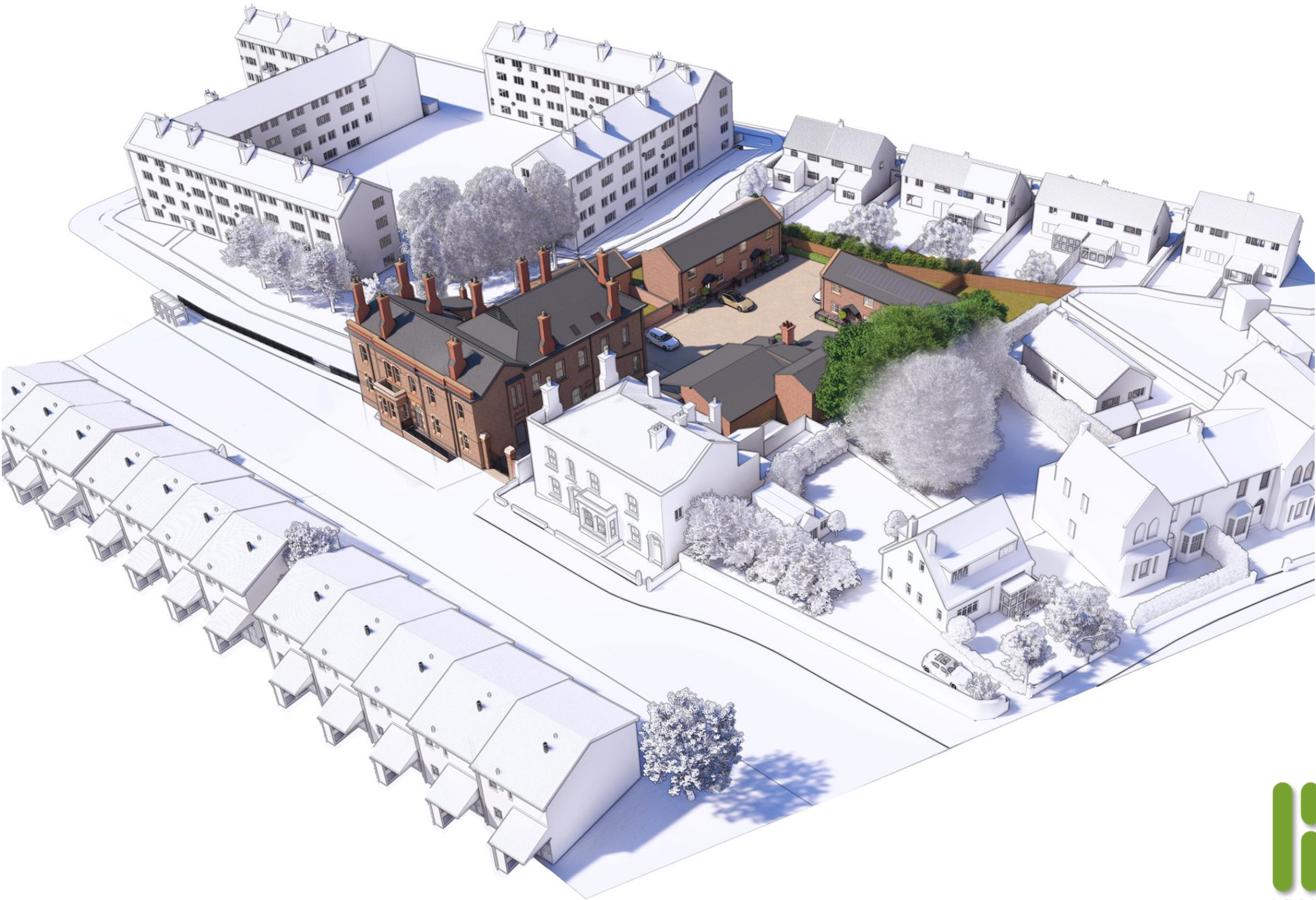






- 1.0 Introduction
- 2.0 Site – Context
 - 2.1 Site – Location
 - 2.2 Site Analysis – Sun Path
 - 2.3 Site Analysis – Built Environment
 - 2.4 Site Analysis – Internal Features
 - 2.5 Site Analysis – Design Concept
- 3.0 Design – Opportunities and Constraints
 - 3.1 Design – Consultation
 - 3.2 Design – Design Evolution
 - 3.3 Design – Proposed Site Layout
 - 3.4 Design – Proposals Former Police Station
 - 3.5 Design - Proposals Outbuildings
 - 3.6 Design - Proposals New Houses
 - 3.7 Design – Alterations and Enhancements to fabric of Existing Buildings
- 4.0 Ecology
- 5.0 Landscape
- 5.0 Sustainability Statement
- 6.0 Access Statement
- 7.0 Conclusion

This report should be read in conjunction with the following consultants reports to support the latest proposals submitted as part of this application:

- 1. Built Heritage Statement – RPS Consulting
- 2. Former Prescott Police Station – Bat Survey Report – August 2023



Figure 1 – Former Police Station – view of front elevation from street



Figure 2 – Former Police Station – view from courtyard of police station and ancillary buildings

This Design and Access Statement has been prepared on behalf of Prima Group in support of an application for full planning permission to Change the use of the Former Prescott Police Station and ancillary buildings to seven apartments together with the erection of four new dwellings, with the conversion of and extension of one ancillary building and the conversion of another together with associated works.

The site of the Former Prescott Police Station was purpose built as a police station and law courts and it retains many original features, providing evidence of how police and court facilities were designed and functioned in the later Victorian Period in the local area’.

‘The building is well-detailed but not too fussy, with Gothic features, blue engineering brickwork string courses, special brick detailing and carved stonework. It has a strong character commensurate with the important civic role it was designed for. The architects were Reade and Goodison (a fairly prolific Liverpool-based architecture firm often associated with civic projects) and built by Messers Jones and Sons of Mount Pleasant. In the later Victorian period, the formal and imposing style of many civic buildings was designed to impress and dominate, symbolic of their roles. The Prescott Police station and Courtroom bears these hallmarks.

The red pressed brick at parapet level and the multiple red brick chimneys, which are a key feature on the skyline, may be later additions’.

The client brief, which (as will be demonstrated) can be achieved whilst better revealing and respecting the key features of the former police station and ancillary buildings. The proposed development will have no impact on the low, local significance of the non-designated heritage asset Nos 8-10 Derby Street, other than to enhance the former Police Station’s group value with this asset. The scheme will secure an optimum viable use for the asset that will sustain it for future generations.

“Prima Group currently owns and manages 2700 properties in the Liverpool, Sefton and Wirral areas, plus a small number in Llandudno. As a Housing Association, we provide homes for families, single people, over 55’s, students, key workers and shared ownership Homes.

Ensuring our customers have a good place to live that is safe, warm and secure is important to us, but we aim to do more than that. We care about our customers, working to create vibrant neighbourhoods, guided by our simple mission to put our customers and communities first.

Our vision is creating good quality, safe and affordable homes, helping to build strong communities.”



Figure 3 – Existing Site Accommodation Plan

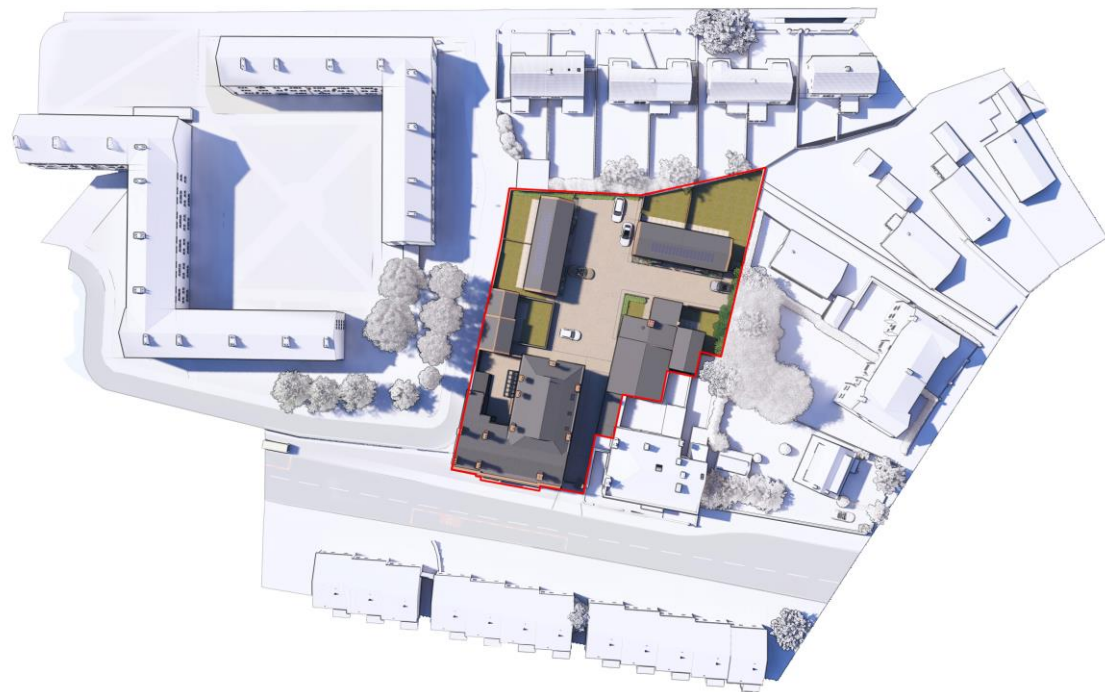


Figure 4 – Birds Eye View – Showing proposals in the existing context

The Site is formed of a large, near square plot with the main building largely addressing Derby Street and includes as highlighted in the existing site accommodation plan in figure 3:

- The former Prescott Police Station and Associated Courtroom Rear Wing
- Ancillary Buildings – Outbuilding 1 ‘Stables and Outbuilding 2 ‘Ancillary Building’
- Enclosed Yard with garages
- Courtyard

The site is within an urban area, surrounded by twentieth-century residential development and is set within the north-western margin of the Prescott Town Centre Conservation Area. A small section of the area extends north of Derby Street to take in the Former Police Station and adjoining building to the site entrance as shown in figure 4 outside the red boundary fronting Derby Street.

There are no on-site trees but off-site boundary trees are shown in figure 3. The highlighted area in orange is the former police station. The building highlighted in green is outbuilding 1 ‘Stables’. The building highlighted in blue is Outbuilding 2 ‘Ancillary building’ with the canopied area. The buildings highlighted in pink are the garages.

Generally, the site is bounded by solid brick walls and brick coping to the east and at the returning to a small section rear north end behind the garages. The north boundary has private fencing just after the garages to the rear dwellings of the site. The Eastern boundary has a solid stone wall to the red boundary. The front entrance to access the site offers 2 large pilasters with temporary gates to secure the site.

2.1 SITE - LOCATION

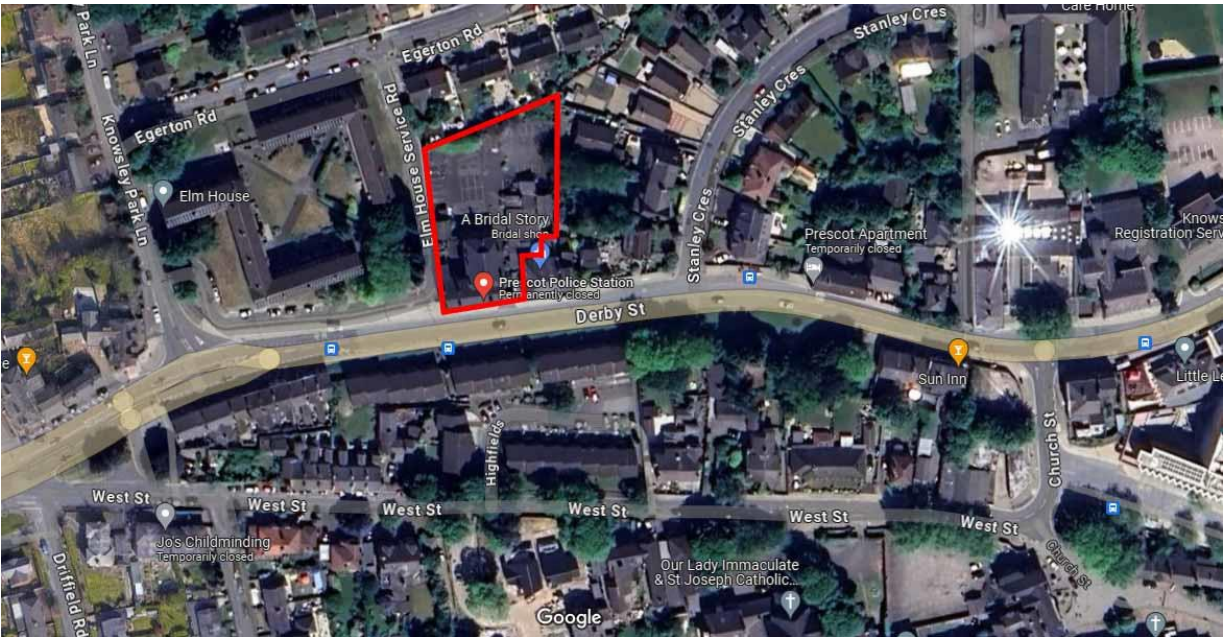


Figure 5 - Map Extract of Immediate Site and Context

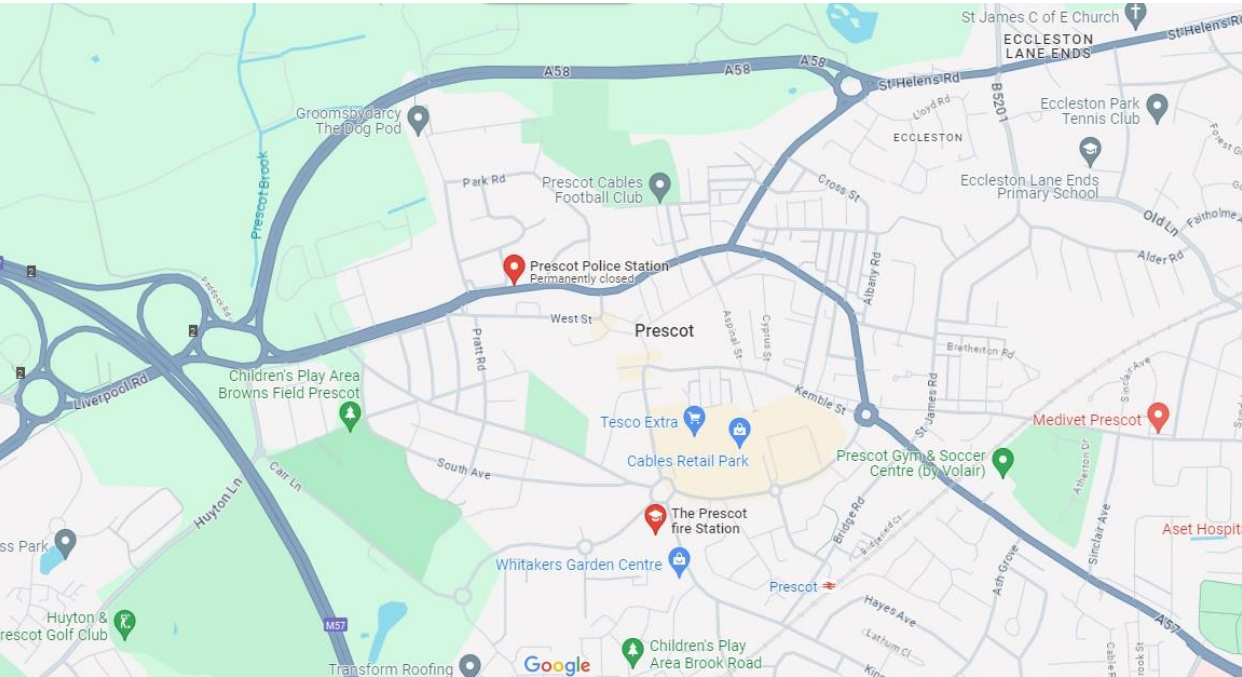


Figure 6 – Wide Area Road Network of the Site

The Former Prescott Police Station, Derby Street, Prescot, L34 3LE (Site) is located on the North side of Derby Road, Prescot in the Borough of Knowsley in Merseyside.

The site is close in proximity to Prescot Town Centre with bus stops directly outside. It has immediate access to the M57 via the direct road networks. The frontage to the site access offers a large pavement area.



Figure 7 - Existing Site Location Plan – Former Prescott Police Station Highlighted in red

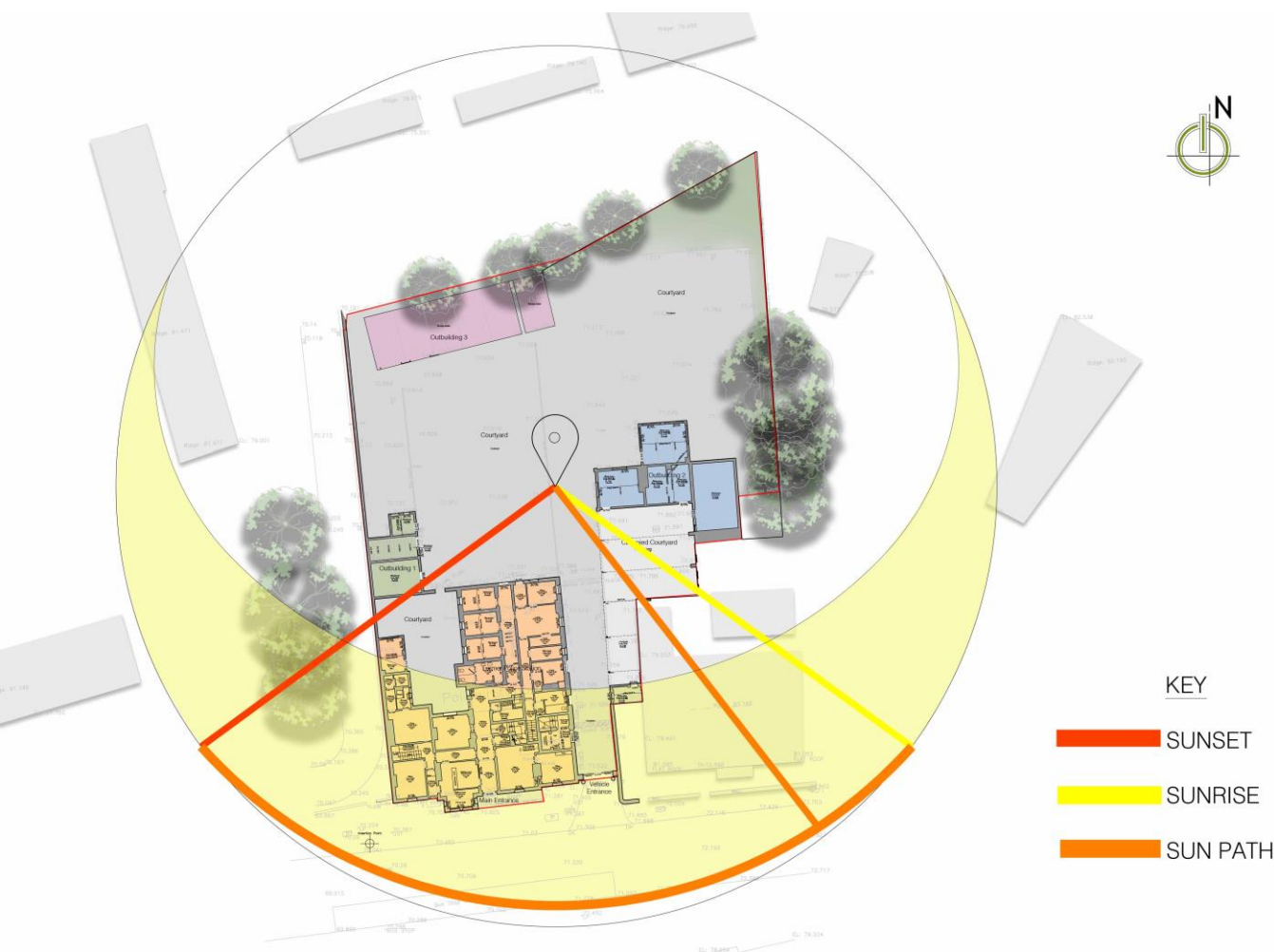


Figure 8 - Winter Sun Path

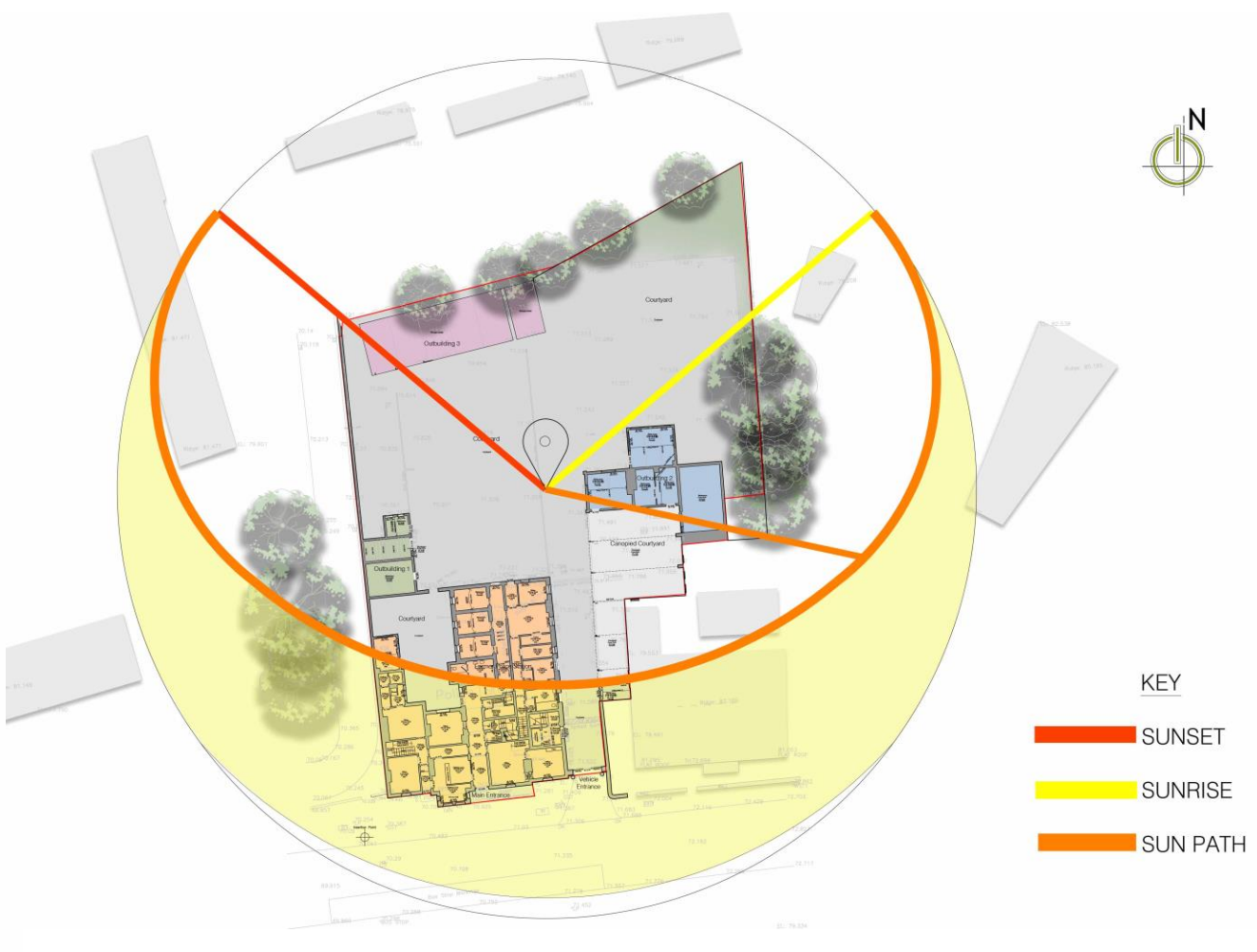


Figure 9 - Summer Sun Path



Figure 12 – Plant Room



Figure 13– rear inner courtyard



Figure 14 – side inner courtyard



Figure 15 – rear elevation



Figure 16 – Principal East Elevation

- Massing must respond in rhythm and scale to the existing and former styles.
- Built form should be regular in its design details
- Window sizes and proportions should be in context to the surrounding buildings
- Main Entrances to communal facilities must be clear and visible
- Roofscares should contribute to the existing character
- Subsistence of new extensions



Figure 17 – Courthouse Entrance



Figure 11 – Principal West Elevation



Figure 10 – Former Police Station Plan – Highlighting the Photographs of Built Environment External



Figure 18 – Principal South Elevation



Figure 20 – Side Elevation



Figure 21 – Front Elevation



Figure 25 – Side Elevation



Figure 26 – Side Elevation



Figure 27 – Side Elevation of ancillary buildings

- Massing must respond in rhythm and scale to the existing and former styles.
- Built form should be regular in its design details
- Window sizes and proportions should be in context to the surrounding buildings
- Roofscapes should contribute to the existing character
- Subsistence of new extensions



Figure 19 – Outbuilding 1 Floor Plan



Figure 28 – Front Elevation and Canopy

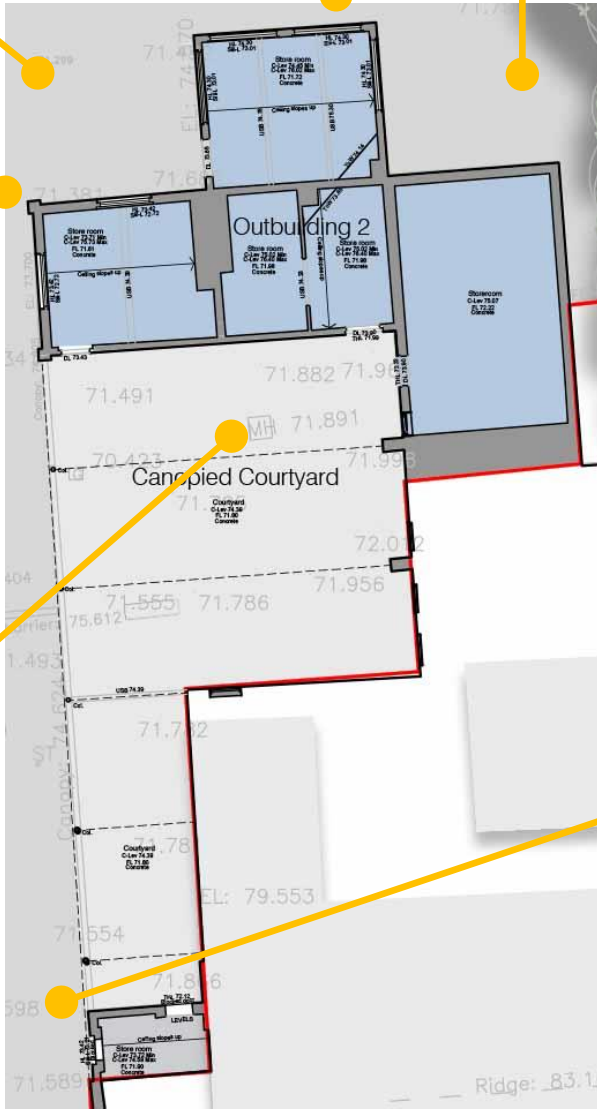


Figure 24 – Outbuilding 2 – Floor Plan

- Existing form and structure should be legible and protected
- Original slated roof to be retained
- Roofscape details to be retained
- Enhancement to walls above structure required



Figure 22 – Rear Elevation



Figure 23 – Side Elevation Courtyard



Figure 29 – View of existing canopy in outbuilding 2



Figure 30 – Existing Store near entrance to site

2.5 SITE ANALYSIS – INTERNAL FEATURES – MAIN BUILDING FORMER POLICE STATION



Figure 31 - Existing Ground Floor Plan



Figure 34 - Original cell window



Figure 37 - Original stairs



Figure 35 - original grate



Figure 38 - Original fireplace



Figure 32 - original window



Figure 33 - modern window



Figure 36 - Feature Arch in Hall



Figure 39 - Original fireplace and window

- DEMOLITION AND FEATURE REFERENCE KEY:
- Existing fabric to remain
 - Later additional fabric to be demolished / removed
 - Existing original fabric and features to be demolished / removed
- RG01 Ground floor room / area reference
RF01 First floor room / area reference
DG01 Ground floor internal door reference
DF01 First floor internal door reference
F01 Original feature / fireplace reference on ground and first floor to remain
GW.01 Ground floor external window reference
FW.01 First floor external window reference
D01 Ground floor external door reference



Figure 41 - Original Fireplace

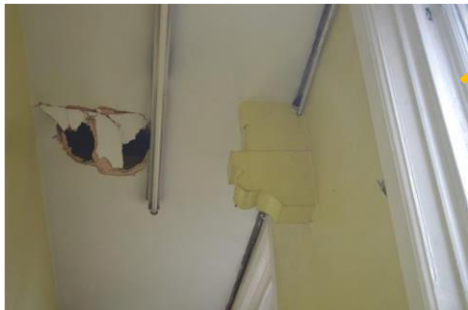


Figure 42 - Corbel detail supporting structure



Figure 40 - Existing First Floor Plan



Figure 43 - Original Court roof structure exposed



Figure 44 - Original court access stairs



Figure 45 – Concept Plan

3.0 DESIGN - OPPORTUNITIES AND CONSTRAINTS

CONSTRAINTS:

Following analysis off 2.1 through to 2.5, location, sun path, built environment, internal features within the site. There are a number of constraints that will affect the layout of the proposed extension and reconfiguration of the former police station and ancillary buildings. These can be divided into primary and secondary design factors:

Primary issues:

- Heritage Asset – Conservation Area – Non-designated heritage Asset
- New development having due regard to heritage assets
- The desirability of preserving / enhancing buildings, their setting within the conservation areas
- The site has not been in use since 2011 nearly 13 years
- Proximity to the Boundary properties
- Proximity to the boundary mature trees
- Proximity to the garden walls
- Viability of extending Outbuilding 1 ‘Stables’

Secondary Issues:

- Abutments to the existing
- The viability of reconfiguring the ancillary buildings

OPPORTUNITIES:

- Enhancing the principal elevations of the police station and ancillary buildings
- Improving the visual connection to the local context with enhancements to the site
- Regeneration of the site, preserving the setting and making a positive contribution
- Subservience of any new extensions and its relationship with the existing built forms
- Providing strong internal layouts and circulation to improve access and egress to the former police station
- New proposals to be subservient in roofscape, plan, elevations and reflect the character of the buildings on site
- Enhancing the existing hard landscape (permeable paving) areas and introducing new soft landscape encouraging biodiversity net gain
- Provide new electrical charging points
- Open up court room roof structure inclusive within the apartments as features
- Enhance original features, protect where necessary
- Attract biodiversity net gain, greatly improve the existing hard landscape of the site

Sections 2.3 through to 2.5 highlight the heritage assets within the conservation on this site. The Design Concept Plan shown in Figure 45 of Section 2.5, takes into consideration when looking at the constraints and determining opportunities for suitability of remodelling existing buildings and providing extensions, together with the detailed proposals highlighting original features within the proposals.

Prima Group are hoping to achieve and sustain a long-term future for the former Prescott police station site, together with the heritage significance and the level of impacts. The proposed design strategy for the extension and reconfiguration of the former Prescott Police Station Site appraises this in the context of the Built Heritage Statement prepared by RPS Consulting as the parameters to work with along with the previous pre-application advice from the Planning Officer and Conservation Officer on behalf of Knowsley Council, set out in Section 3.1 – Design Consultations.

The focus of the design is broken down into extension and reconfiguring layouts highlighted in 2.5 – Design Concept Plan. This provides clarity on the benefit of the building’s re-design to improve the heritage assets and enhance the setting of the buildings with minimal impacts and demolitions. The improvement of the buildings within the wider context of the site will integrate further, the wider context of the landscape and setting within the conservation area and its character, focus on design proposals was supporting and encouraging the long-term prosperity – Repair, Restore and Re-use.

It is assumed that this report will be read alongside the Built Heritage Statement and therefore background Heritage information such as Descriptions, historic mapping and historical development etc, are referred to from the Built Heritage Statement document but not reproduced in this report.



Figure 46 – Visual Concept from within courtyard of proposals and context

3.1 DESIGN – CONSULTATION



After May 2023, we were asked to provide new proposals of the Former Prescott Police Station and ancillary buildings ‘site’. Close liaison with the client and their amended brief led us to look at the feedback given to them by the Local authority on May 4th 2023 from the original full planning application scheme submitted by Prima Group.

The initial development ideas of the former Prescott Police Station and ancillary buildings sought to provide focal points for reconfiguration of the existing layouts and proposed extensions, with the focus on areas where significant changes had previously taken place. From the feedback and comments of the Local Authority in May 2023, we established a sketch scheme to set out the principles highlighted in the detailed comments shown in figure 47. These included the retention of all the buildings on site with the only demolition being the garages at the rear and the small later addition of an extension to outbuilding 1 ‘stables’. The scheme shows the removal of 2 new houses and the conversions of outbuildings 1 and 2.

Following detailed feedback of this sketch scheme submission to the Authority, we submitted a second set plans to reflect the Planning and Conservation Officers comments to provide detailed proposals to incorporate and address concerns with minimal impact within the former police station building (figure 48), retaining original features and enhancing them throughout the proposals. Extension to outbuilding 1 ‘Stables’ to provide 1 dwelling that would be viable and converting outbuilding 2 into a dwelling without the requirement to extend. A more formal arrangement shown on figures 49 and 50 set out a stronger connection for the new build houses, within the site and outbuildings.

Detailed comments from the Conservation Officer after the second submission of the floor plan proposal submission included ongoing discussions with the Planning Officer to address final written feedback. This established the parameters and expectations to best reflect the communication with the Authority to submit final proposals that included; subservient layout directly attached to outbuilding 1 ‘stables’. Detailed proposals minimising internal alterations and demolition within the former police station building. Detailed layouts to the conversion of both outbuildings 1 and 2 together with detailed layouts of the proposed houses. The following Design proposals will include the latest detail comments of the Local Authority.



Figure 47 – Initial sketch scheme undertaken to establish principles with Local Authority feedback



Figure 48 – Sketch floor plans of police station / outbuilding 1

Figure 49 – Sketch site plan



Figure 50 – Sketch proposals of outbuilding 2 and new dwellings

3.2 DESIGN – DESIGN EVOLUTION



It was our primary focus how best to improve the character of the Former Prescott Police Station and ancillary buildings, establishing its identity into 7 apartments, conversion of outbuilding 1 and extension into a dwelling, conversion of outbuilding 2 into a dwelling together with associated works to support the proposed change of use with minimum impacts to the original fabric. Also included we considered sustainability, regeneration and inclusive design whilst enhancing its distinctive natural and historic character connecting this site to the towns rich cultural and commercial heritage ,

The existing floor plans and elevations illustrated in figures 51 - 56 together with the demolition and feature reference key, highlight the modern extensions in a blue hatch, the orange hatch highlights the original fabric that requires new openings for windows and a door opening minimising impact on the original fabric of the buildings and their importance and viability of use to reconfigure and develop the former police building and ancillary buildings.



Figure 51 – Existing Ground Floor Plan



Figure 52 – Existing First Floor Plan

- DEMOLITION AND FEATURE REFERENCE KEY:
- Existing fabric to remain
 - Later additional fabric to be demolished / removed
 - Existing original fabric and features to be demolished / removed
- RG01 Ground floor room / area reference
RF01 First floor room / area reference
DG01 Ground floor internal door reference
DF01 First floor internal door reference
F01 Original feature / fireplace reference on ground and first floor to remain
GW.01 Ground floor external window reference
FW.01 First floor external window reference
D01 Ground floor external door reference



Figure 53 – Existing Context South Elevation of Police Station

The internal layouts have seen a lot of additions of change during the decades, conversion to offices being the largest impact. The current layout with all the staircases is also confusing to orientate around the building internally with all the changes that have added to the current use the layouts were originally designed for.

It is important to establish the viability of the buildings including the original windows, doors, fireplaces, stairwell use in the proposals, important features of the cells, court room roof structure.



Figure 54 – Existing Context North Elevation of Outbuilding 2 / Police station / Outbuilding 1



Figure 55– Existing Context West Elevation of Garages / Outbuilding 1 / Police Station



Figure 56 – Existing Context East Elevation of Police Station / Outbuilding 1 / Garages

3.3 DESIGN – PROPOSED SITE LAYOUT



Figure 57 – Proposed Site Plan – Immediate Context

3.4 DESIGN – PROPOSALS – FORMER POLICE STATION

The design approach to the former police station looks closely at the Design Consultations with the Local Authority, Site Analysis – Sun Path, Built Environment, Internal Feature and Design Concept together with the Design Constraints / Opportunities having been considered and included in the proposed site plan shown in Figure 57 - 3.3 Design – Proposed Site Layout. The new proposals are now shown in a further detailed formal arrangement for the site. Highlighted in orange is the proposals for the former police station with even more minimal impact to original fabric. Highlighted in blue are the conversion and extension to outbuilding 1 and the conversion of outbuilding 2 to dwellings. Highlighted in green are the proposed new houses set in a courtyard setting whilst providing green space to improve biodiversity net gain.

The proposed layouts highlighted in figures 58 and 59 in blue are 2-bedroom apartments with the inclusion on the first floor apartments being 2 storey in height to incorporate and take advantage of the double height space in the court room. Highlighted in pink is a 1-bedroom apartment and in salmon are the simplified communal circulation areas that include a new lift for access to all floors.

The majority of modern fabric additions internally at both ground and first floor levels within the former police station are proposed to be removed highlighted in blue, in orange there will be minimal original fabric and 2 stairwells removed to enable clarity to the original building form creating good circulation spaces throughout for new apartments whilst reconnecting the original heritage and character. As shown in figures 40 and 41, the proposed floor plans, the external fabric and internal layouts of the principal rooms of the former police station provide a natural separation to create the apartments with very little additions and interventions to satisfy Parts B / E fire and sound regulations. There is an opportunity to improve the sound, fire and insulation standards within the new layouts without any detrimental impact to original fabric and details, the principles and details are set out in 3.5 - alternations and enhancements to fabric. The reconfiguration proposals shown in the floor plans figures 58 & 59, adopts a low density with minimum impacts and more emphasis on enhancements of the asset. Envisaged is more open plan living with the scale and splendour of the principal rooms re-engaged to their original form and function, with particular attention to the roof space zone of the courtroom, the proposals include 2 duplex units to take advantage of this important feature.

The proposals key highlights important features to be retained, modified for protection, and providing enhancement to support modern day living with minimal impacts to the fabric.

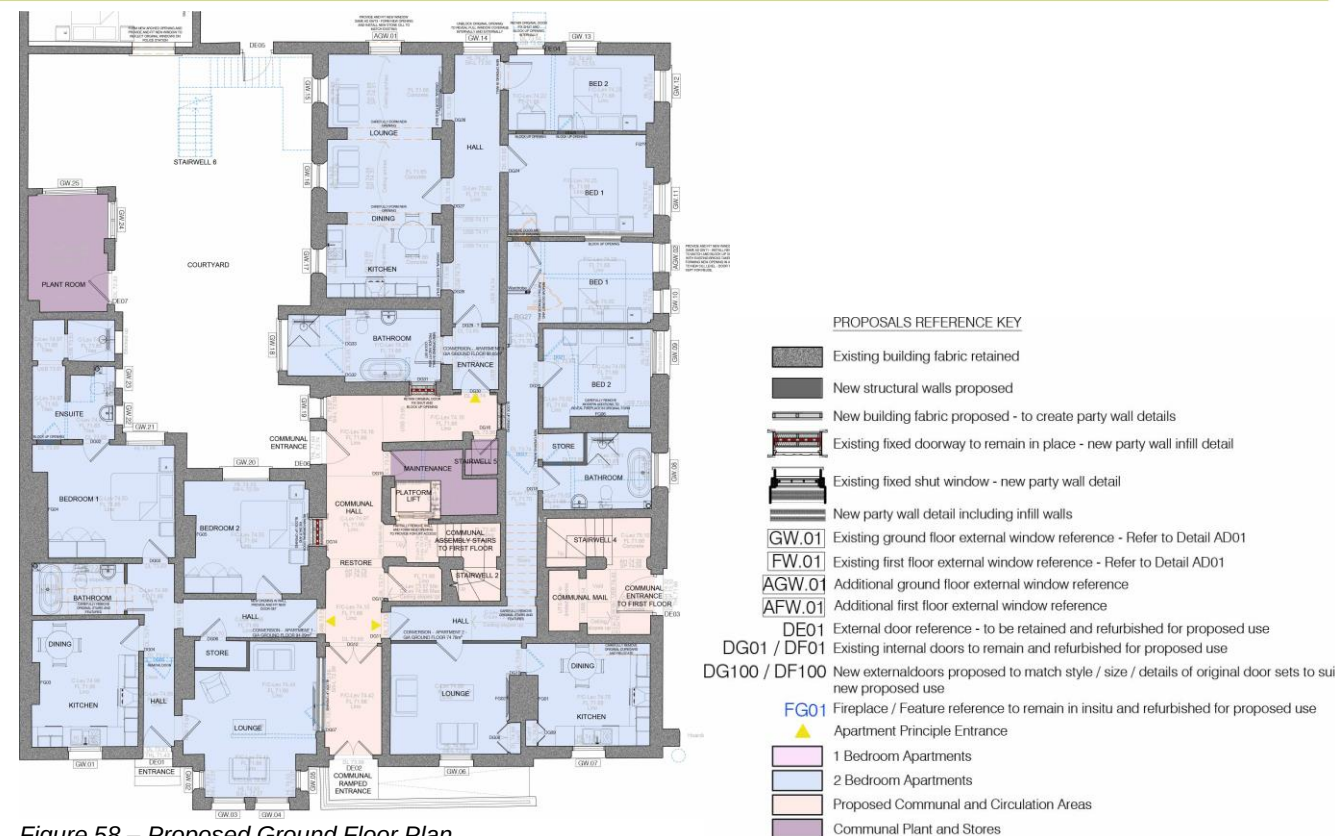


Figure 58 – Proposed Ground Floor Plan



Figure 59 – Proposed First and Second Floor Plans

3.4 DESIGN – PROPOSALS – FORMER POLICE STATION CONTINUED



Establishing more formal layouts to form 7 new apartments within the former police station building is important to reconnecting to the character of the site overall. As shown in figures 60 - 66 the elevations now highlight the original fabric, windows, doors with minimal impacts from its previous use. The removal of the fire stairwell at the rear of the courtyard better reveals from within the site the original building form.

New window insertions have been kept to a minimum highlighted in Figure 65 and any new window replacements to remove modern additions over the use will be timber sash windows in same style, form and detail to enhance the building and adding value to ensuring the building is enhanced to improve u-values and useability. The exterior will have a very light touch.

The proportions and details of the windows and doors will reflect the existing traditional sliding sash box profile windows if they cannot be repaired or modified and all new doors will be in timber and detail.

This non-designated heritage asset in the conservation area takes into account the demand for improvements of the buildings for the end users. There is an opportunity within the existing buildings to improve greatly the u-values, heat loss and gain, section 3.7 gives details of this and the energy statement in section 5 provides the targets with minimal impacts to the assets.



Figure 60 – Proposed South Front Elevation



Figure 61 – Proposed Side East Elevation



Figure 62 – Proposed Rear North Inner Courtyard



Figure 63 – Proposed West Side Elevation Inner Courtyard



Figure 64 – Proposed West Side Elevation Inner Courtyard



Figure 65 – Proposed North Rear Elevation



Figure 66 – Proposed East Side Elevation

3.5 DESIGN – PROPOSALS – OUTBUILDINGS



Outbuilding 1 ‘Stables’ - Establishing a more formal footprint and subservience for the new extension attached to the ‘Stables’ as shown in Figure 67. The exterior of the ‘Stables’ will have a very light touch other than some new windows and doors in the existing openings of the stables building and a new window door set in the extension that reflects the character and style existing on site and the new houses adjoining the ‘Stables’. Following the principles of subservience in floor plan and the elevations. The proportions and details of the windows and doors will reflect the existing traditional sliding sash box profile windows and all new doors will be in timber with glazing apertures. The external materials on the new extension will be a new brick façade together with a stone coping, stone cill / brick head details to reflect the ‘Stables’.



Figure 67 – Proposed East Elevation



Figure 68 – Proposed East Elevation

Outbuilding 2 ‘Ancillary Buildings’ – An internal remodelling of the existing layouts together with a . The exterior of the ‘Stables’ will have a very light touch other than some new windows and doors in the existing openings of the stables building and a new window door set in the extension that reflects the character and style existing on site and the new houses adjoining the ‘Stables’. Following the principles of subservience in floor plan and the elevations. The proportions and details of the windows and doors will reflect the existing traditional sliding sash box profile windows and all new doors will be in timber with glazing apertures. The external materials on the new extension will be a new brick façade together with a stone coping, stone cill / brick head details to reflect the ‘Stables’.

Proposals to both outbuildings also incorporate brick boundary gardens to further enhance the character and setting of the site, also offering privacy.

3.6 DESIGN – PROPOSALS – NEW HOUSES



Following the principles of subservience and reflecting the character of the extension to outbuilding 1 ‘Stables’, the same principle is proposed for the 4 new houses. The proportions and details of the windows and doors will reflect the existing traditional sliding sash box profile windows and all new doors will be in timber with glazing apertures. There is a detailed plinth with 2 courses of blue cant brick and contrasting brick, this reflects the original detailing on the front elevation of the former Police Station. The new brickwork arched heads and stone cills will reflect the detailing on the former Police Station and outbuildings. The gable elevations will best reflect outbuilding 1 with modern materials and changes to best reflect the new porches on the front elevations. Figure 69.

There is an inclusion of a large amount of photovoltaics to one roof elevation dependent on orientation to the sun cycle. It is proposed to use an inlaid tile system that will provide a flush finish overall and blend in with the roofscape, not protrude above the roof tiles. The best way to achieve this will be recommended by the tile manufacturers.

All houses are fronted to the courtyard and have a low-level ornate metal fence and gate set, offering both the protection from the open plan courtyard layout and character to the setting.



Figure 69 – Proposed North Elevation



Figure 70 – Proposed East Elevation

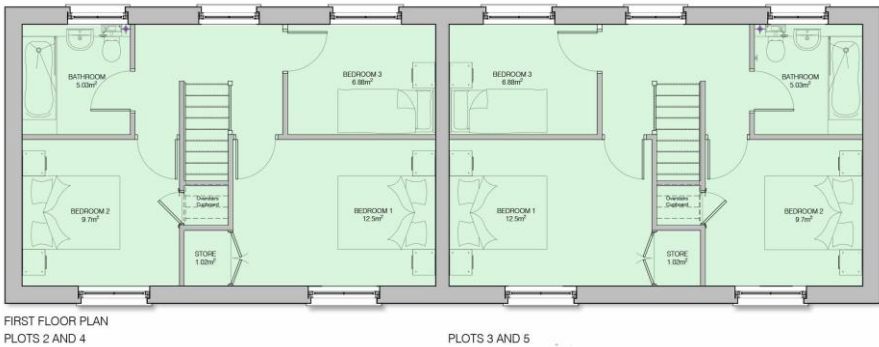


Figure 71 – Proposed West Elevation



Figure 72 – Proposed Elevations

3.7 DESIGN – ALTERATIONS AND ENHANCEMENTS TO FABRIC



Including Prima Groups ethos' to continually sustain and provide fit for purpose housing that further enhances the former Prescott Police Station and secures a long-term future. The removal of stairwells 1 and 3 within the current layouts of the former police station has simplified the access and circulation to each apartment. This also includes the permanent blocking up of stairwell 3 to protect the original stairwell and gate set.

The reconfiguration allows new interventions away from principal rooms as is reasonable. New bathrooms which tend to truncate spaces and require potentially invasive service routes, have been located away from the core and set within spaces that have already been heavily altered.

It is important to keep in place original features / details. These support the full planning application consent to fully illustrate and demonstrate the minimal impacts on floors, walls, existing windows and doors to remain blocked up, establishing the main principles of enhancing and retaining the character of the non-designated asset. The proposed treatment details highlighted in figures 73 and 74 offer solutions that are sensitive in nature to the fabric of the building and upgrades the fabric discretely, greatly improving the building to current Regulations from a police station into 7 apartments.

There is a window schedule with a repair, modify and renew method statement submitted as part of this planning application. It is important to retain the original form, function and details externally and internally to all the existing sliding sash windows, as shown in figure 73. This sets out the importance and principles respecting and enhancing the original character of the former police station but also retaining its character. There will also be more clarity within the new proposals to safely access and exit the new apartments at first floor level. The removal of the secondary stairwells that serviced the use of the police station and courthouse within the current layout has simplified the access to each apartment. This also includes the permanent blocking up to protect the original stairwells at first floor level and basement level.

Typical Acoustic Floor and Wall Detail –

It is our intention to set out principles that enhance the existing fabric with minimal impacts. The new floor finish and new wall details include the existing floorboards to remain and existing skirting if original to be cut to provide new acoustic floor finish. Existing floorboards to be temporarily removed to provide the new service routes or structural upgrades to the floor if necessary. Figure 74 illustrates the principal of providing acoustic and fire rating from above – this keeps impacts to a minimum on the original fabric below.

Figure 75 provides an example of enhancing and incorporating original roof structure within duplex apartments.



Figure 73 – Existing Window Plan - Retaining character form and details including any new window replacements

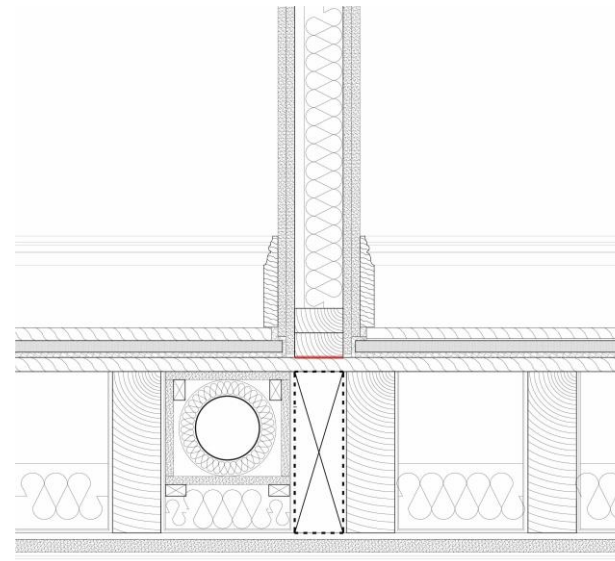


Figure 74 – Proposed acoustic floor and wall interventions with existing internal fabric



Figure 75 – Example of a converted apartment enhancing the original roof structure

To support this planning application, Ecology and Survey Reports have been submitted:-

Below are examples of provisions for bats and swift boxes on the new builds towards enhancement of net biodiversity net gain to Ecology recommended in the reports:



Figure 76 – Example of a new bat box



Figure 77 – Example of a new swift box

4.0 LANDSCAPE



The client would like to propose the improvement and enhancement of the landscaping immediately servicing the site of the former Police Station. This also provides future residents the same varying spaces to cater for their needs and hobbies.

The landscape strategy forms an integral part of the remodelling and integration with the site context and buildings improving its setting and new proposed use. This allows the new development and the aim of the strategy to secure a landscape that works for the residents whilst respecting and protecting natural features within a non-designated asset within the conservation area. It shows an approach to ensuring that the existing environmental assets of the site are enhanced and new interventions are in keeping with the character, charm and significance of the immediate grounds and heritage assets.

There are plans to install electric vehicle charging to the proposed new car park areas in the courtyard and under the canopy parking layouts.

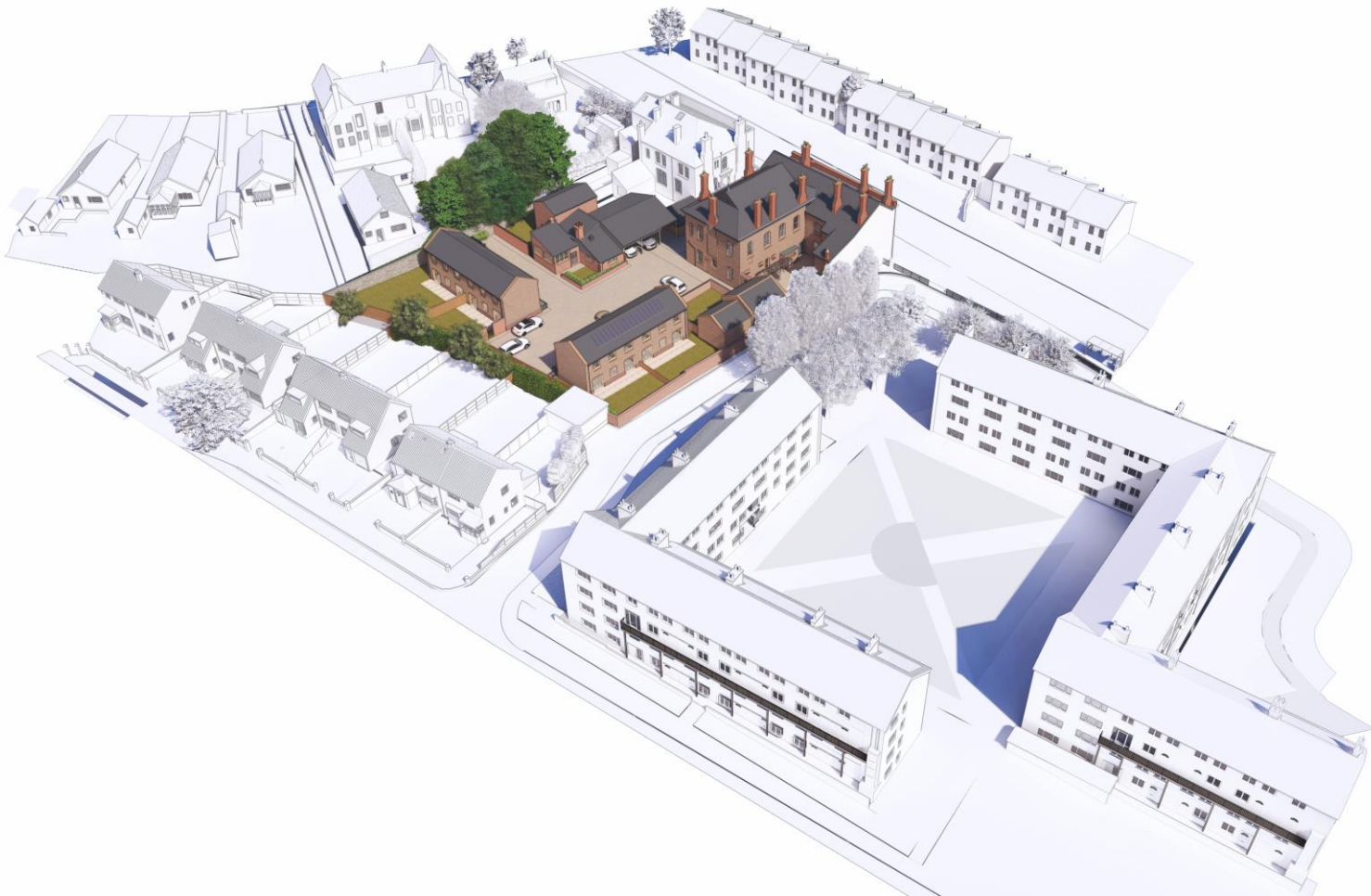


Figure 78 – Proposed Site Plan with New Landscape Schedule

5.0 SUSTAINABLE STATEMENT



It is expected that the new proposals will exceed current Building Regulation standards by improving the thermal efficiency of the walls, floors, windows / Doors and roof in, reducing air permeability. Within the existing buildings there will be modifications to windows / doors / the internal fabric to external walls, floors and new party walls that is subject to full planning consent, conditions and conformity to meet building regulation requirements for existing buildings and non-designated assets within a conservation area.

Further enhancements may be made in the following areas; the use of more energy efficient lighting, reducing the amount of water that runs off the site into storm drains, minimise the water consumption by providing high efficiency machinery. Enhancing the sound and thermal insulation use in the home and enhancing the security of the home to meet ‘Secure By Design’ criteria where appropriate.

Site Waste will be minimised; with a Site Waste Management Plan in progress during construction. High standards of site management throughout the construction phase of the project will ensure a clean, safe and tidy site, which will minimise damage, loss, the waste of materials and labour. Local materials are to be sourced wherever possible. There is an opportunity to re-use the bricks where possible from new openings on site to partially block up

The proposals will have a minimal impact on the surrounding landscape, there is no impact to existing trees and vegetation. The existing buildings have been designated unsuitable to provide PV panels, the position of them is overshadowed by large amount of chimneys and other roof details, it is not feasible to provide these panels on the existing buildings also avoiding unnecessary damage additional detailing to natural slate.

For all new dwellings, evidence will be required by the developer to demonstrate all of the following criteria have been considered (proportionate to the scale of development):

How the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated.

This current application of the conversion of the existing buildings, extension and newbuild dwellings has been designed in full accordance to enhance the immediate setting, character and wider site requirements.

The proposal achieves a minimum of 110 litres per person per day including external water use. We can confirm that the specification of all sanitary goods will be chosen to meet this requirement.

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, including the use of energy efficient passive solar design principles where possible.

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

Building Element:	Approved Doc L2A – Proposed u-values	Approved Doc L2A – Proposed u-values
	New Fabric	Improvement in existing
External Walls	0.18	0.18
Floors	0.13	0.18
Roof	0.11	0.15
Windows / doors	1.2	1.4 if new
Party Wall	0.0 full fill insulation	insulation

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



Approaches

The proposals to the existing listed building will provide new facilities to current standards. Design Criteria include Part M4(2): of the current Building Regulations and BS: 8300, plus guidance from the Centre for Accessible Environments.

The totality of the proposals will provide accessible homes for all residents, including those with disabilities.

Parking

The on site parking is relevant to housing provision and will reflect the choices and electric car charging options. The disabled bays and positions have also been included for better ease of access.

Doors

Doors will have clear opening widths of at least 800mm, and more often 850mm. Where possible, all doors will have door handles at least 300mm from any side wall, so that wheelchair users can reach them. All door-opening pressures will not be greater than 30 Newtons.

External doors will have no thresholds higher than 15mm if higher than 5mm, their edges will be chamfered.

Windows

The window types are large sliding sashes. The existing will be modified to upgrade the mechanisms for ease of use.

Alarms

A high-tech nurse call system will be installed. These will include facilities for people who may have fallen to summon assistance. Emergency alarms will be both audible and visible.

Dexterity

Door handles will be lever arm type where necessary so that they are easy to grip and operate.

Lift Provision

A new platform lift provision is proposed in order to satisfy full accessibility to ground and first floor apartments.

Dexterity

Door handles will be lever arm type where necessary so that they are easy to grip and operate.

Emergency Evacuation Plans

The building managers will design procedures around known residents and will include recognising visitors with particular needs. Where possible, residents will be kept in safe locations and only moved if necessary.

Policies and Procedures

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

7.0 CONCLUSION



In summary: the reconfiguration approach to redevelop the former Prescott Police Station and ancillary buildings seeks in the first instance to minimise impact on the principal spaces of the building. Where we propose new interventions, these have been kept to a minimum or located in areas where modern alterations have already taken place. On balance these will ultimately secure greater benefit in the restoration and future preservation of the building, character and setting.

The proposed development will provide much needed housing designed to meet the provision for housing needs with the focus of Prima Group 'ethos' to further enhance and regenerate a site that can offer options in this area of Prescott. This represents a carefully considered scheme that makes efficient use of the site. The proposals are designed to a very high standard.

It is intended the proposals will greatly offer high living standards and options for new residents, designed to meet the demand for people within this part of Merseyside. It represents a carefully considered scheme that makes efficient use of the site overall. The scheme also incorporates appropriate provision for access to, parking, landscaping and communal spaces, greatly improving.

Proposing photovoltaics on the new build houses to provide renewable energy will greatly benefit on reducing the buildings electricity costs, reduce project carbon emissions and demonstrate market leading design and innovation.

The scale and design of the new proposals along with the reconfiguration of the existing buildings into dwellings and its immediate environment are well considered and will greatly enhance the character and appearance of the setting of the former Prescott Police site. The proposal will not result in any material harm to the amenities of any neighbouring properties.



Figure 79 – Visual of the Houses and Outbuilding 1 'Stables' with extension from the courtyard



Figure 80 – Street View Visual of the proposed apartment of the 'Former Police Station' from Derby Street