

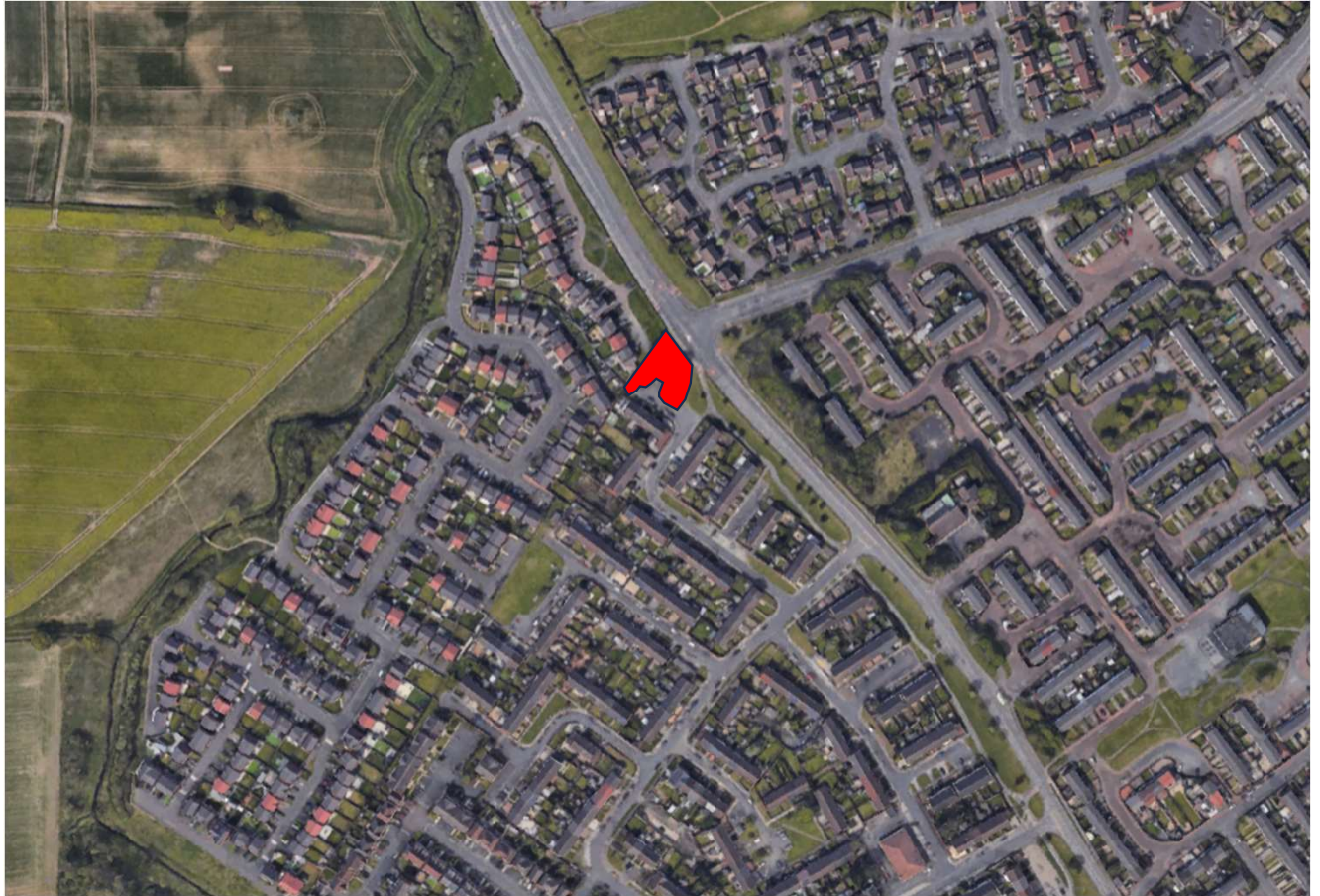
### Introduction

The application site is located in Kirkby, a town in the borough of Knowsley, Merseyside. The site sits adjacent to the main road called Bank Lane and is bordered by Haweswater Close residential dwellings houses and a larger newly developed residential site to the western edge.

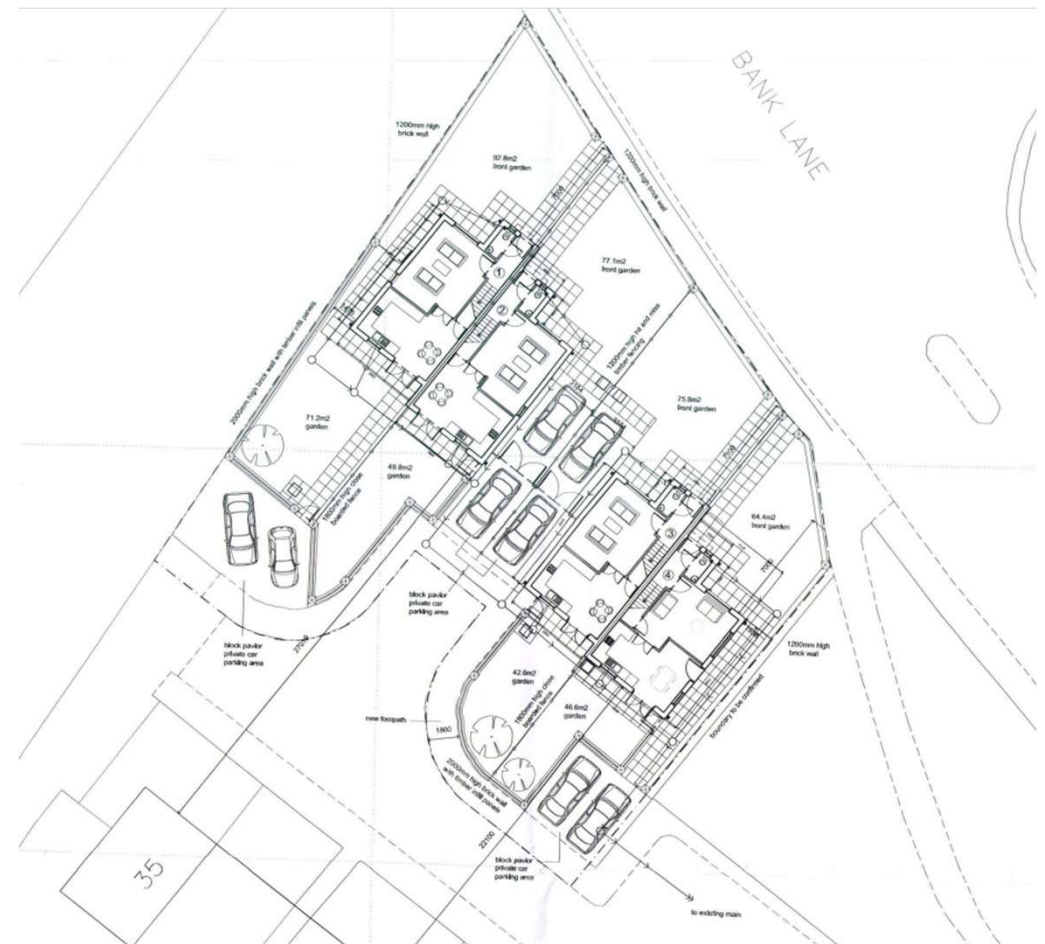
The site location is illustrated in image 1. Directly adjacent to the south is a recent residential development by Persimmon Homes and existing residential dwellings. The site is currently a vacant green space and is considered to be well located in sustainability terms for residential development being in an area with the local amenities in close proximity.

The site has a former extant planning permission of similar size and scale reference to extant planning permission: **"09/00485/FUL | ERECTION OF 4NO. SEMI-DETACHED DWELLINGS TOGETHER WITH ASSOCIATED WORKS. | Land Adjacent To 35 Haweswater Close Tower Hill Kirkby Knowsley L33 2DJ"**.

Bank Lane is a main route from Sefton to Knowsley, providing an opportunity to develop and significantly enhance the edges of a well-established residential area with good connectivity to local services and the existing transport network.



These proposals will replace a disused/ vacant plot of land allocated for residential use, The main goal is to provide good quality secure homes to make better use of a site located in a residential area. This statement should be read in conjunction with the application drawings and supporting documentation.

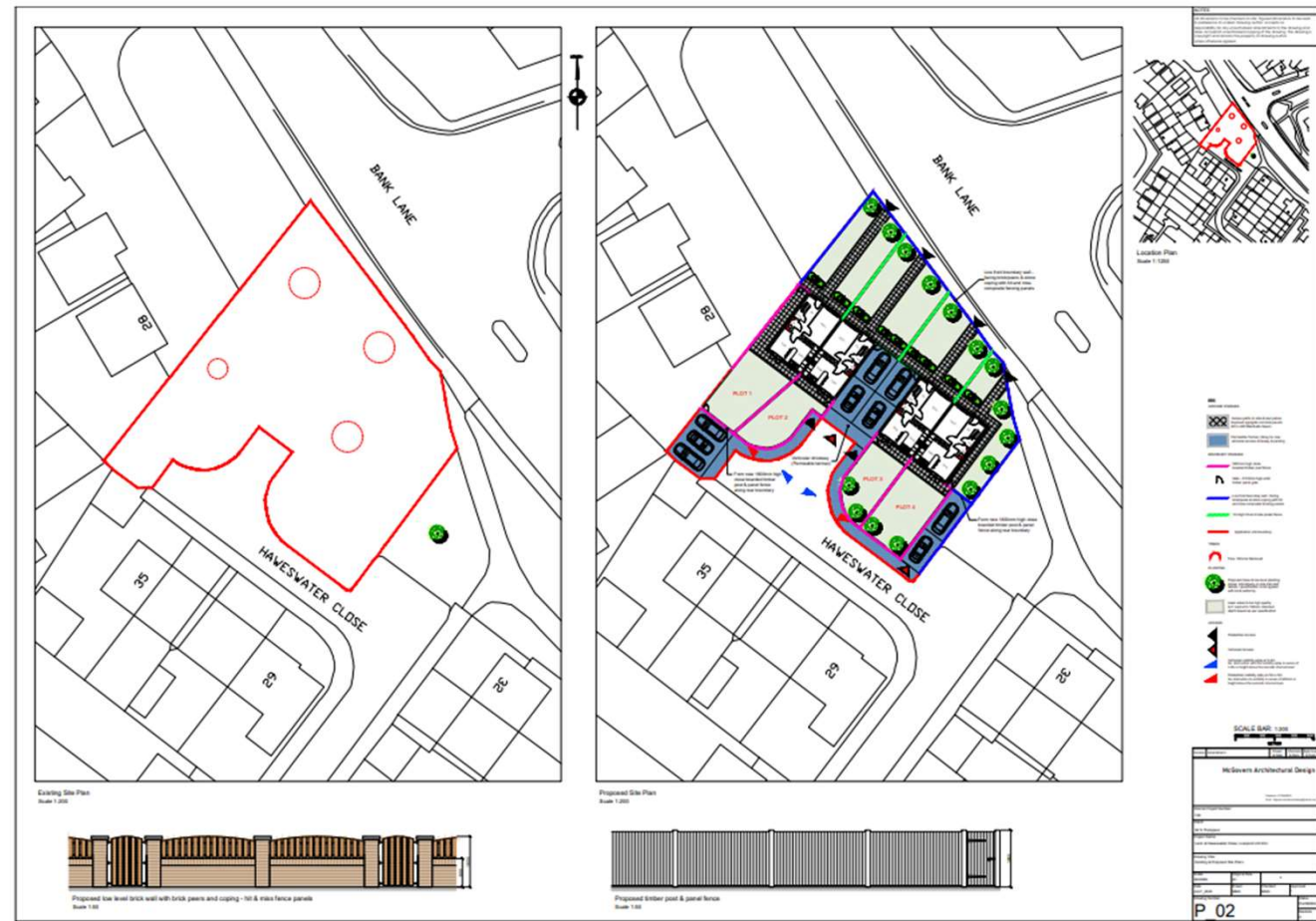


Previously Approved scheme, ref:09/00485/FUL

The development site, highlighted above in red, is 0.1044 Ha and currently accommodates a vacant parcel of green space land. The site is surrounded by a recent redevelopment of 2 and 2.5 storey residential properties, a network of new roads and footpaths, and a large newly developed residential site adjacent.

The land is currently not secured at the perimeter and has a previously approved scheme (now extant) planning ref: **09/00485/FUL**.

There is a public footpath that wraps around the front and side of the site which connects to other footpaths in the residential estate off Haweswater close. Due to its previously approval history, we understand Knowsley Council would support residential use for this land, and it is our belief that the new residential dwellings would be preferred due to the increased natural surveillance it provides over the existing context.



## Site History

The 1850 map indicates that the site comprises 1 No. Large field, boarded by hedge row and tree boundaries. The brook that borders the adjacent site to the west is here named as Bank Brook.

The site is surrounded by agricultural land with distinct properties in the area. Dam House sits to the edge of the site in the south, Melling House to the west and The fields are separated by trees and hedge rows into segments of different land ownership. Bank Lane is illustrated as a main connection through the area.

By 1928, the map indicates the site has increased to 1No. larger sized parcel, encompassing the previously segmented parcels of land to the southern and eastern edges of the site. The size of fields has grown significantly, and tree and hedgerow dividers are no longer in place.

Between 1928 1962 the land had become densely populated with residential dwellings. The site itself had become one small parcel of land, residential development to the south edge of the site and a large residential development sitting to the adjacent side of Bank Lane.

The map of 1978 shows little change apart from more residential dwellings and the erection of a school to the south edge of the site boundary.



1850



1928



1962



1978

### Site History and context

As noted above the site has an extant previously approved scheme on it from back in 2009. The scheme was of similar scale and massing although the set out of the revised scheme has now had to take into account the newly developed adjacent residential site and proximity to ours. We have endeavoured to set out the new design layout to be as accommodating to the existing context as physically possible without being obtrusive to the existing adjacent dwellings

Previously approved planning reference:  
09/00485/FUL | ERECTION OF 4NO. SEMI-DETACHED DWELLINGS TOGETHER WITH ASSOCIATED WORKS. | Land Adjacent To 35 Haweswater Close Tower Hill Kirkby Knowsley L33 2DJ.

We feel the newly revised scheme would be a welcome addition to the area through design and citing of the dwellings.



Previously approved scheme Ref: 09/00485/FUL



New/revised scheme proposed

*McGovern Architectural Design*

### Local Facilities/Existing movement framework

The site lies within a well-developed urban context with a wide range of day-to-day facilities in close proximity.

It is within easy reach of public walks, cycle routes, parks and recreation facilities. Many local facilities are within walking distance including schools, community health care facilities and retail stores/shops located within the immediate vicinity and local area.

Connectivity is excellent, both bus and train services being available locally, with connections to other major towns and cities nationwide. And the introduction of the new station at Headbolt Lane in Kirkby is a great as much welcomed addition to the local area in terms of connectivity.

There are also easy connections to major highways links with the M57 a short distance to the south and M58 connecting to the north of the town.

In terms of railway Kirkby Station provides connections to main stations of Liverpool and Manchester which both provide national connections and as above the much-welcomed new addition of station at Headbolt Lane is a what was desired within the local area by residents.

Local amenities and transportation links are located with approx.  
distance: Bus Bank Lane - 374ft 454ft 0.16km 0.32km Train station -  
Kirkby train station 2.09km Maghull 3.2km



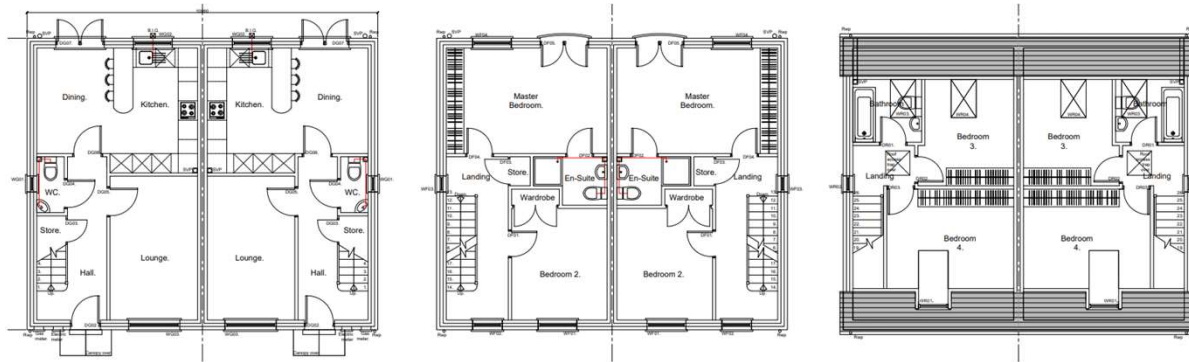
Kirkby comprises of a range of different types, styles and ages of residential properties, with the housing adjacent to the site being a mixture of modern developments and In close proximity to the development site there are distinct examples of the local vernacular including groupings of materials.

These typical local features and local distinctiveness are listed below:-

- Grey Roof Coverings
- Red Roof Coverings
- High level Render
- Full Render
- Stone Heads and Cills
- Brick Heads and Cills –
- 2 / 2.5 storey

The appearance of the proposed development will be the visual representation of all the decisions that have informed the design. The proposed use, layout, scale and landscaping will provide the basic structure and inform the selection of building materials and architectural treatment.

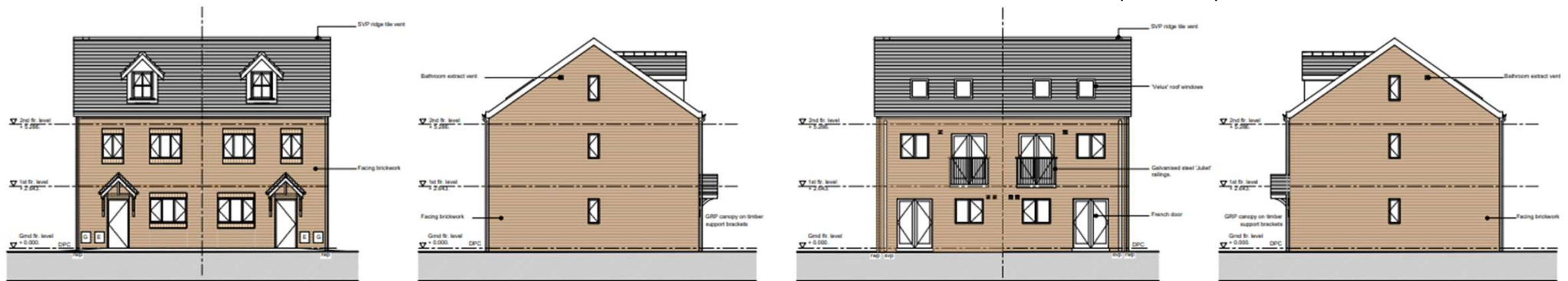




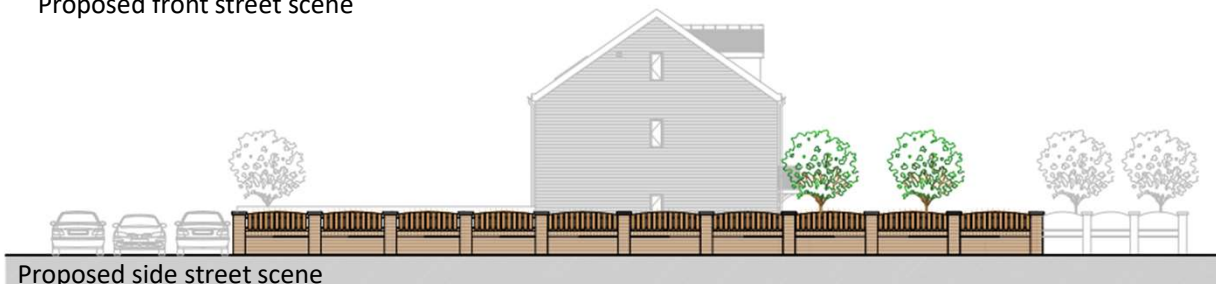
Proposed plans



Proposed site plan



Proposed elevations



Our intention with the appearance for the new cottage style apartments is to reference but not directly reproduce the external look of the Countryside properties across the road. These houses include a red and buff brick, feature band coursing, brick window heads and cills, and red and grey concrete roof tiles. The houses are largely traditional flat facades with gabled walls and hipped roofs. We have reused the feature brick course at first floor level to split out two different bricks on the ground and first floors. The front porches bring some relief and separation for flat entrances and accommodate incoming service meters. The regular window pattern has been lined up across levels and includes brick headers in a square (straight) formation rather than arched. The 35 degree roof pitch used on the cottage style apartments matches the Countryside housetypes that are present in the local area opposite the site, however we have chosen to include dark coloured fascias and soffits and black rainwater goods for a more modern appearance