



AN48 DAS - DESIGN AND ACCESS STATEMENT

Land at 2-4 Chapel Street, Prescott, L34 5QH

Rev - _10.07.23

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1. Introduction

- 1.1. This Design and Access Statement has been prepared in support of a full planning permission application. The application relates to the proposed erection of 5no. apartments on land at Chapel Street, Prescott.
- 1.2. The Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and the National Planning Practice Guidance.
- 1.3. The applicant has considered the proposals in terms of the feasibility and the site's context. The proposals, therefore, are based upon a good understanding of the local, physical and economic context of the environment.

2. Site Location and Description

Location and Characteristics

- 2.1. The Site lies within the administrative area of Knowsley Metropolitan Borough Council.
- 2.2. The Site fronts onto Chapel Street in the town centre of Prescott and comprises 174m² of unused brownfield land.
- 2.3. The Site shares a boundary with 75 Eccleston Street, a mixed-use property with retail space and shopfront at ground floor and assumed residential use at first floor level.
- 2.4. The site is within the Prescott Town Centre Conservation Area.
- 2.5. There are no public rights of way across the Site.



Figure 1: Location Plan

Site Description

- 2.6. The Site is in an area defined as Development Opportunity Sites identified within the Knowsley Local Plan Policies Map (Figure 2).
- 2.7. The Site is within an area known as the Eastern Action Area (Prescot Town Centre Masterplan SPD) and identified within a key opportunity site (Eccleston Street East).
- 2.8. It is located to the northeast of the town centre and the area contains some attractive historic buildings but suffers from indistinct connections between the town centre and residential areas to the north and east.

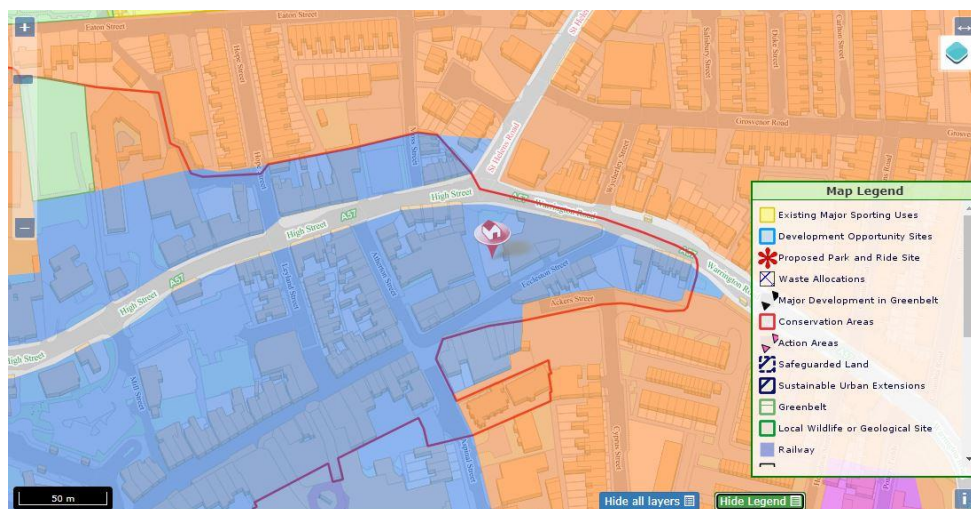


Figure 2: Knowsley Local Plan Policies Map

3. Proposed Development

3.1. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and the National Planning Practice Guidance, this section identifies the: use, layout, scale, landscaping, appearance, and access of the proposed development.

3.2. The description of development is as follows:

“Erection of 5no. apartments”.

Design Principles

3.3. The key design principles that have influenced the design evolution of the proposed development are:

- Provide an efficient layout and use of the building.
- Provide a design which is reflective of the surrounding characteristics.
- Provide a sensitive design which respects the sites’ location within the Conservation Area.

3.4. Detailed consideration has been given to the scale and appearance of the proposal to ensure that the proposal is of a high-quality and sensitive design.

Use and Amount

3.5. The proposed building will be situated on unused brownfield land, adjoining 75 Eccleston Street to make efficient use of the tight and constrained site.

3.6. The building will accommodate 2no. 1b1p apartments at ground floor level, 2no. 1b1p apartments at first floor level and 1no. 2b3p apartment at second floor level.

Scale

3.7. The area of Eccleston Street East is currently occupied by a collection of 2-3 storey buildings that step down to single storey buildings on the northern side of Eccleston Street.

- 3.8. The Site is adjoined by a two-storey building (75 Eccleston Street).
- 3.9. 75 Eccleston Street is currently c.6m up to eaves level, with a ridge height of c.8.5m. 73 Eccleston Street opposite is c.9m high, with the buildings to the rear c.7m high.
- 3.10. The proposed building will match the current eaves height, with the Ridge slightly higher at c.9.1m to allow for sufficient head height within the roof space.



Figure 3: Proposed street scene from Chapel Street

Layout

- 3.11. As previously stated, the proposed building accommodates 5no. apartments in total, 2no. 1b1p apartments at ground floor level, 2no. 1b1p apartments at first floor level and 1no. 2b3p apartment at second floor level.
- 3.12. The proposed building fronts onto Chapel Street, where the main pedestrian access is located.
- 3.13. The siting of the new apartments gives an interface distance of c.6.8m when measured from the habitable room windows to the external face of Prescott and Whiston Methodist Church. The interface distance to the external face of 73 Eccleston Street is c.7.4m.
- 3.14. The rear of the Site overlooks the flat roof of 77 Eccleston Street to the northern boundary, with no habitable windows facing the rear elevation.
- 3.15. There are no habitable windows facing opposite the Site either on Chapel Street or Ecclestone Street and therefore can be argued that the impact on the neighbouring buildings is negligible.
- 3.16. The proposed layout plans submitted with this application demonstrates the efficient use of space within the Site and complies with national minimum space standards.

- 3.17. Amenity spaces for each flat have been incorporated within the scheme. Although the proposed amenity spaces do not meet the required standard of 20m², the proposed spaces are maximised and should be considered acceptable due to the town centre location of the Site.



Figure 4: Ground Floor Layout

Appearance

- 3.18. It is proposed that the external facing material will be of a rustic brick type to compliment the Conservation Area and surrounding buildings.
- 3.19. Projecting and recessing features have been incorporated on the front elevation i.e., plinth course, window lintels and cills, dentil course at eaves level to also match the character of the Conservation Area.
- 3.20. The proposed slate roof will include lead faced flat roof dormers to the front and rear. The dormers will help create the necessary head height in the roof space, making the layout more efficient whilst adding interest to the elevations.
- 3.21. The materials proposed are in keeping with the existing buildings on site whilst being sympathetic to the Conservation Area.

Noise and Odour

- 3.22. A Noise and Odour assessment will be submitted as part of this planning application.

Access

- 3.23. Pedestrian access to the common entrance and stair will be from Chapel Street. The Site is relatively flat.
- 3.24. Bin and bicycle storage will be located to the rear of the building, accessed from the current access on Eccleston Street.
- 3.25. 2no. 1100l euro bins are proposed for resident refuse and 5no. cycle stands. The refuse collection point will be on Eccleston Street, as indicated on the layout plans (Bin collection route).
- 3.26. The proposal ensures good natural surveillance and it is anticipated that entrance door sets, easily accessible windows and communal entrance door sets will meet Secure-by-Design Standards.

Summary

- 3.27. The proposals have had regard to and respond positively to the site's location and existing space.
- 3.28. The proposals provide five apartments in a highly sustainable location whilst making use of unused brownfield land.
- 3.29. Furthermore, the proposals will have negligible impact on the setting and significance of the Conservation Area.



Figure 5: Proposed external view from Chapel Street

4. Conclusion

- 4.1. The Design and Access Statement has been prepared in line with Government guidance. It is submitted on behalf of the applicant.
- 4.2. It adds 5no. dwellings of appropriate size to Knowsley's housing stock which has regard to and responds positively to the site's location within a Conservation Area.
- 4.3. A review of the proposed use of the site, its layout and the scale of development has been provided. The design elements of the proposed development have also been outlined and the proposals assessed as being entirely in line with the policy requirements of sustainable development.
- 4.4. The proposal will have no material impact upon the environment and will make efficient use of the current space.
- 4.5. Considering the above, we believe the proposals should be supported.