

22.03.2021

Co. No. 09613643

DESIGN AND ACCESS STATEMENT

Ref: P326_ 10 Nyland Road

0.0 Introduction

This Design and Access Statement has been prepared by LJ Architects Ltd in support of the full planning application for the proposed extension to 10 Nyland Road, to create a Newsagents.

This Design and Access Statement is to be read in conjunction with all other submitted drawings.

The proposal will be designed and constructed strictly to Building Regulations requirements including fire safety requirements and will be operated under appropriate licenses.

1.0 Planning Policy Context

It is understood that a full planning application is required as the proposals fall outside of the requirements for permitted developments as defined by the Town and Country Planning (General Permitted Development) (England) Order 2015.

National planning policies are to be adhered to as well as the shared policies developed by a partnership of the constituent Local Authorities. Also to be considered is the specific local policies of Knowsley Council within which the application site is located.

As such the following policies are relevant:

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 11. Making effective use of land.

Knowsley Replacement Unitary Development Plan
CP1 RESIDENTIAL REGENERATION AREAS 4.5
CP1 STRATEGIC EMPLOYMENT LOCATIONS 4.7
CP3 Development Quality
CP6 Economic Development

2.0 Use

The site is situated on Nyland Road within a predominantly residential area. The proposal is to erect a single storey extension that will be used as a newsagent (please refer to supporting drawings). The purpose of the proposal is to provide and benefit the local residents with the necessary services that are lacking in this area.

3.0 Amount

The proposed extension area is approximately 60sqm which constitutes the extent of the building envelope.

The size of which has been calculated provide the optimum operational capacity for the needs of the business whilst being respectful to the existing context.

4.0 Layout

The shop will activate a currently inactive street scene along the side boundary of the house, whereby the shop frontage would replace the existing blank fence line.

The proposal sees the introduction of 2no. accessible parking spaces along with 4no bicycle parking spaces with Sheffield style stands.

The Bin store creates provision for recycling and non-recycling waste to the Council's requirements. These bins are to be collected via on-street presentation in accordance with Local Authority collection service.

5.0 Scale

The scale of the proposal is modest in size in comparison to the existing property and is viewed as a single storey element from the street.

6.0 Appearance

It is considered that the appearance of proposal is in keeping with the residential aesthetic of its context, using traditional materials and features such as brickwork and a hipped roof. To add to this the proposed active frontage is located at the side of the existing property as to not interfere with the front elevation.

7.0 Access

Vehicular access to the site is via Nyalnd Road. The proposal seeks to create 2no car parking spaces and will retain 2no car parking spaces for the house meaning no loss of parking for any of the residences.

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