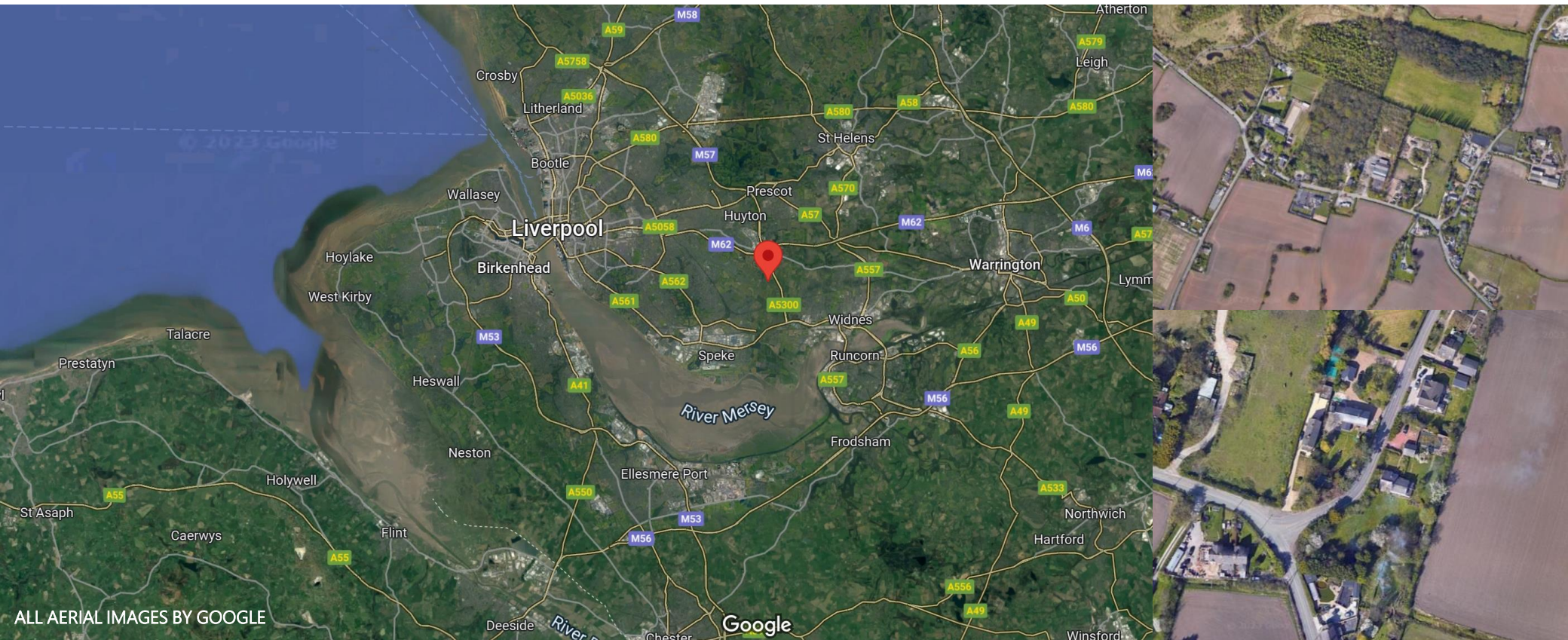


DESIGN & ACCESS STATEMENT

Prepared for Knowsley Council in Support of the Demolition of an Existing Garage and Construction of a New Garage at Alderley, Water Lane, Tarbock Green, L35 1RE

Project Number: **A1076-300** | Revision **P1** | 8th January 2023



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Contents

- 1.0 Introduction
 - 1.1 Development
 - 1.2 Relevant Planning Policy
- 2.0 Design
 - 2.1 Use of Existing Land
 - 2.2 Amount
 - 2.3 Layout
 - 2.4 Garage
 - a) Scale
 - b) Landscape
 - c) Appearance
- 3.0 Sustainability Statement
- 4.0 Access
 - 4.1 Transport Statement
 - 4.2 Access for Vehicles
 - 4.3 External Circulation
 - 4.4 Internal Circulation
- 5.0 Summary

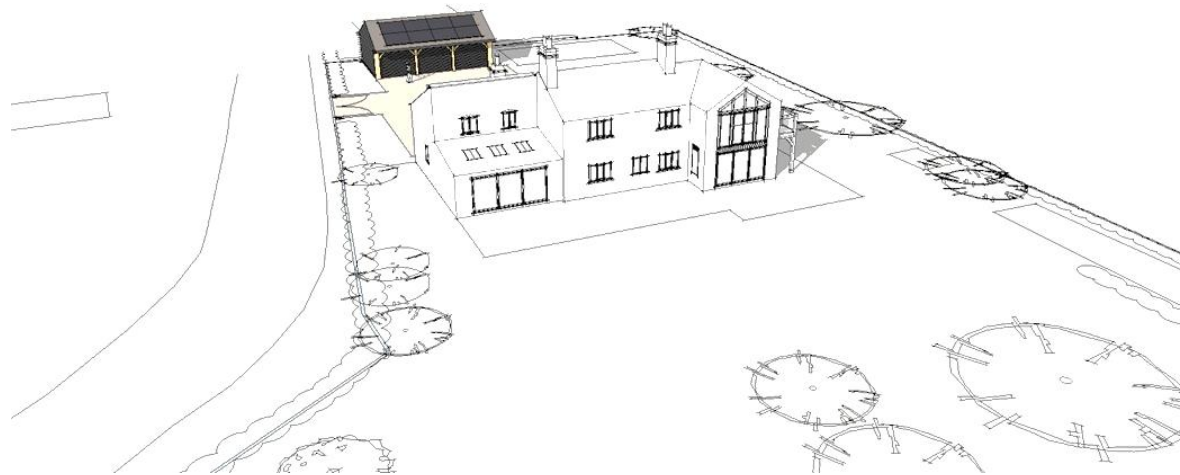


Figure 2.1 – New Garage in Context with Dwelling

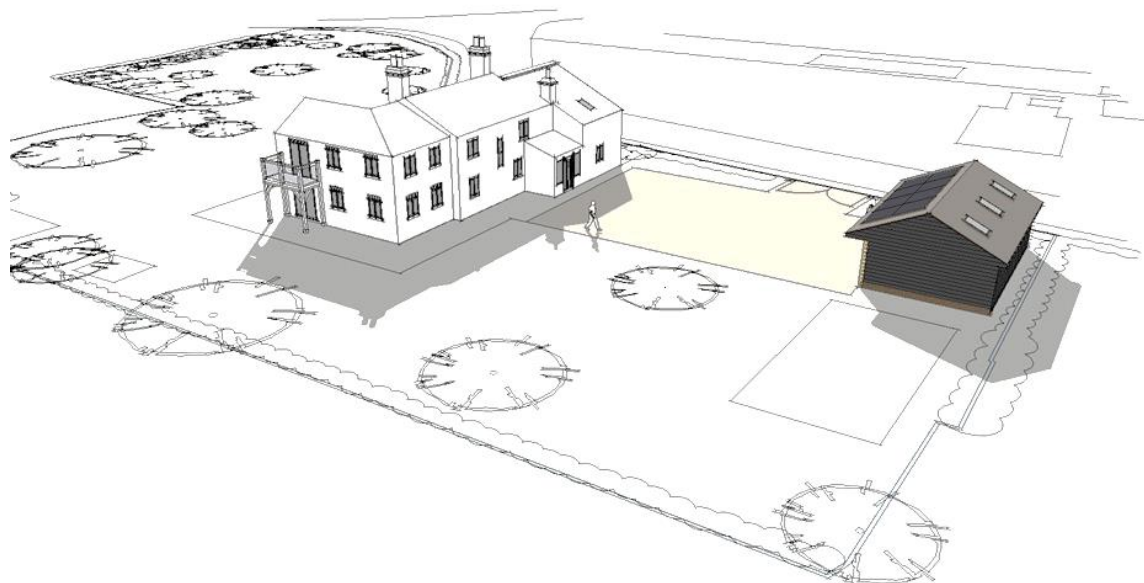


Figure 2.2 – New Garage in Context with Dwelling

1.0 Introduction

O'Driscoll Architecture has prepared this Design and Access Statement (DAS) on behalf of Mr. Darrin Addams to accompany a detailed planning application for the New Garage at Alderley, Water Lane, Tarbock Green, L35 1RE

The DAS should be read in conjunction with the plans that form part of the planning application submission.

1.1 The Development

The proposed development will include demolishing an existing 1970s garage with a new three-bay garage of suitable scale with materials and design that are sympathetic to the area and existing dwelling.

The proposed work will open the space to the north of the dwelling, locate the garage in a more suitable location, and provide adequate garage space to cater to a residence of this size.

The existing dwelling has been substantially extended and renovated. The existing garage has not increased to match. The new garage will be appropriate in scale to adequately suit the dwelling scale and mass.



Figure 3.1 – Existing Garage to be Demolished



Figure 3.2 – Proposed Garage

1.2 Relevant Planning Policy

When developing this proposal, the National Planning Policy Framework was considered. The following are some of the more relevant points:

The **National Planning Policy Framework** state, “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness”.

Bearing this in mind, the development seeks to make a positive contribution to the local character and enhance the distinctiveness of the dwelling.

Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework



Fig. 4.1 - NPPF

Figure 4.2 - Aerial



Figure 4.3 – Stone and brick used on Dwelling

1.2 Relevant Planning Policy

The **National Planning Policy Framework** state, “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.

Bearing this in mind, the development seeks to positively contribute to the local character and enhance the distinctiveness of the dwelling.



Figure 5.1 – Aerial View towards Garage



Figure 5.2 – Isometric View of Proposed Garage

1.2 Relevant Planning Policy

When developing this proposal, the Local Plan Core Strategy has been considered. The following are some of the more relevant points:

Policy SD1 Sustainable Development states that “when considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Work will be undertaken pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area. It also states that “planning applications that accord with the policies in this Local Plan (and any relevant policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.”

With this in mind, the development will provide work for local companies in its construction, provide a space to create sustainable energy with the solar panels, and improve the environmental condition with a more considered location of the garage rather than awkwardly located.



Figure 6.1 - LPCS Figure 6.2- Model View toward East



Figure 6.2 – Aerial View towards West

1.2 Relevant Planning Policy

Policy CS19, Design Quality and Accessibility in New Development, states, “In order to enhance Knowsley's existing built and natural environment, improve local distinctiveness and make areas more attractive, sustainable, safer, and better connected, it is necessary to establish high standards of design and accessibility. A positive image for Knowsley is vital to encourage investment and to improve quality of life for residents. Image is strongly influenced by buildings, spaces and cultural landmarks with the approach seeking to reflect positive characteristics of immediate surroundings including the importance of responding to, complementing, and integrating views and scenery, particularly of natural landscapes”. It also states “The general principles within the policy seek to ensure that new development enhances the ‘quality of place’ in Knowsley. Identifying specific priority areas will allow the Council to encourage the most innovative and creative designs in areas that have the greatest impact in raising the image of Knowsley and attracting new residents and investment. Raising the design quality of key gateways, town centres and transport corridors will improve the area for residents, visitors, and potential investors by providing a more positive and welcoming impression”.

Bearing this in mind, the development will improve the property's visual impact, and create separation between the existing historic house and external storage, thereby mitigating its impact. The development will also create more openness in the ‘Green Belt’ with a more appropriately located building.

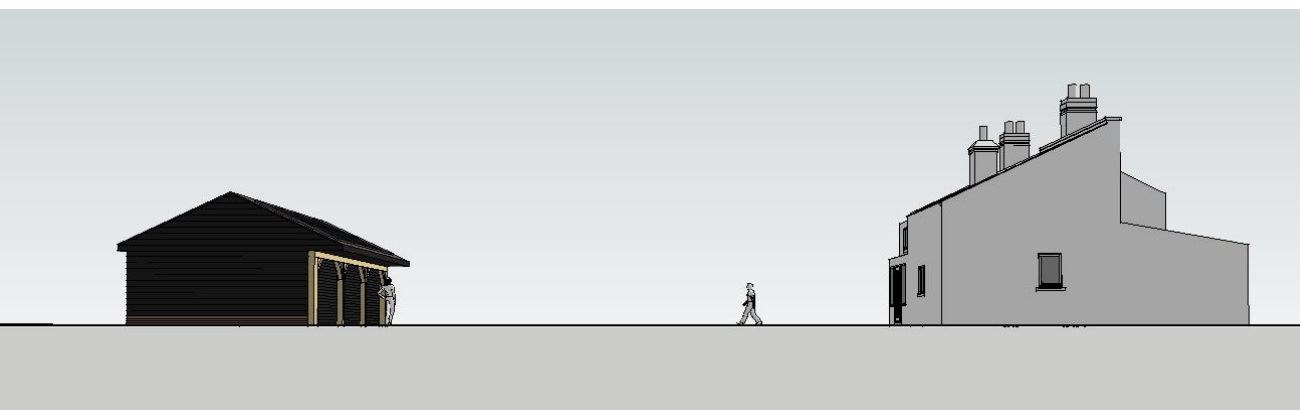


Figure 7.1 – Side View from Road Demonstrating Separation



Figure 7.2 –Adjacent Similar Garages

1.2 Relevant Planning Policy

Policy CS20, Managing the Borough's Historic Environment, states that “the designation of an area as a Conservation Area ensures that important local buildings are protected from unauthorised demolition and that new development is expected to integrate appropriately with the special character of the area, even if previous unsympathetic developments exist. The general presumption is always in favour of the preservation of buildings or structures that make a positive contribution to the character and appearance of a Conservation Area. This approach is not intended to prevent change or development, but to ensure that where change does take place, it helps to preserve or enhance the special character of the area”.

Bearing this in mind, the development will improve the visual impact of the property, and create separation between the existing historic house and the existing 1970s building, thereby mitigating its impact. The break will make a visual more in keeping with historical records.



Figure 8.1 – Existing Garage awkwardly located in site reducing the openness of the Green Belt

2.0 Design

2.1 Existing Land Use

The existing land use will remain the same, i.e., a dwelling house with gardens, a garage, a swimming pool, and ancillary storage sheds.

2.2 Amount

The application is for the demolition of **35m²** of internal space awkwardly located in the center of the area north of the existing dwelling and replaced with a **52m²** garage located tight to the northern boundary providing a better overall vision of the current home and surrounding countryside.

2.3 Layout

The proposed layout intends to locate the new garage more appropriately with the site boundaries.

The existing dwelling will be better spaced from the garage and provide a more spatially-aware site.

The garage will be low to the ground, limiting it visually from the road and surrounding dwellings and farms.



Figure 9.1 – Most Adjacent Properties have Garages on the Boundary

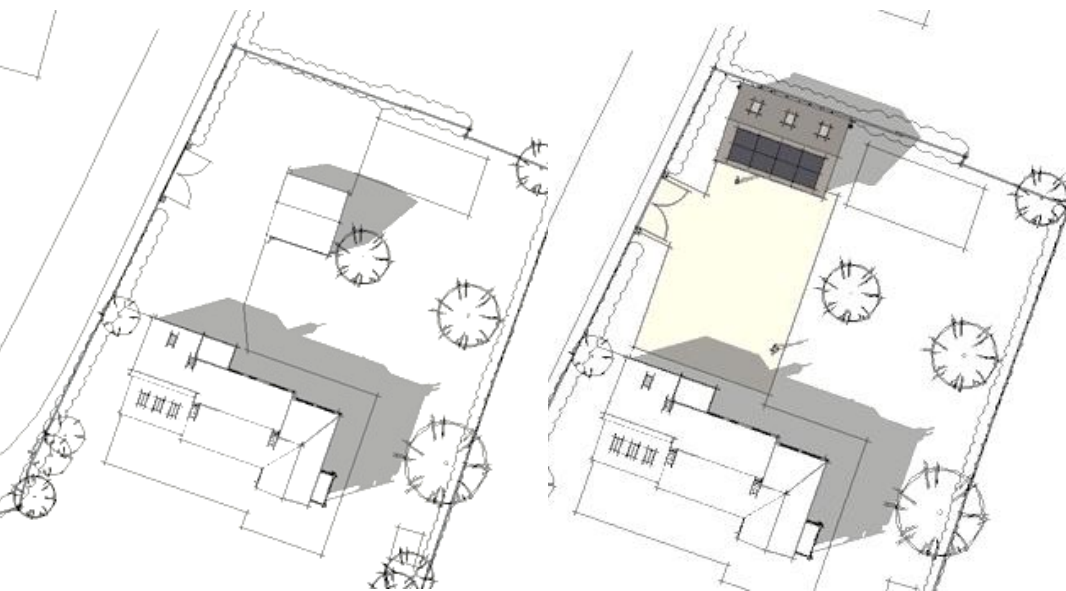


Figure 9.2 – Existing & Proposed Garage Locations Compared

2.4 Garage

a) Scale

The proposed dwelling has increased in size with a significant extension; the garage will be proportionally similar, keeping the scale and mass appropriate.

b) Landscaping

The Proposed Garage will be set on existing hardstanding with no disruption to the existing trees or soft landscaping.

The hedge line to the roadside will be maintained. The tree and hedge line to the north boundary will be maintained, allowing space to grow.

c) Appearance

The Proposed Garage uses a classic quality design with materials that reflect the existing dwelling, such as matching brick for the plinth, oak for the feature opening, and slate for the roof.

The dark tones of the wood effect weatherboarding will give the impression of a lower building and contrast with the oak post and beams.



Figure 10.1 Aerial View

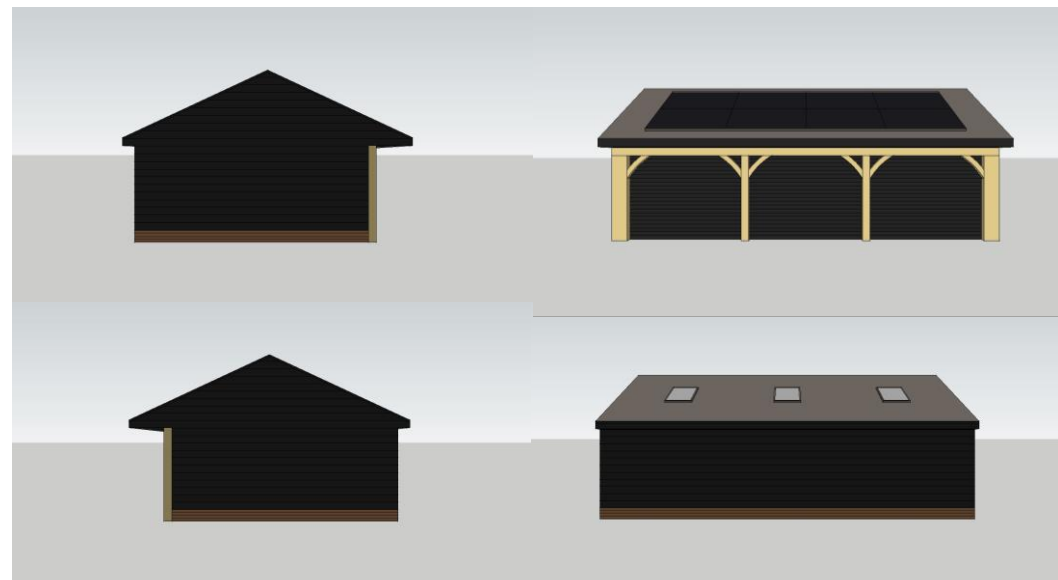


Figure 10.2 – Elevations of Proposal Garage

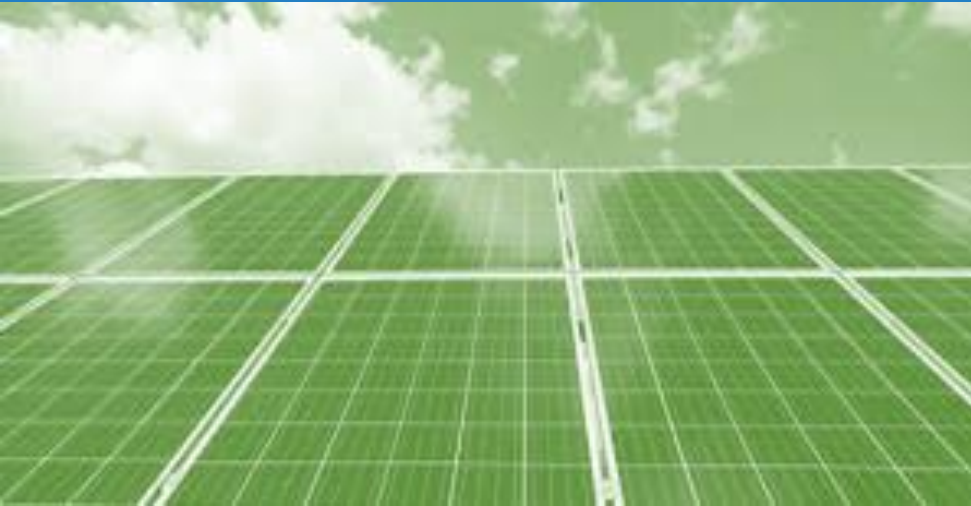


Figure 11.1 – Solar Panels

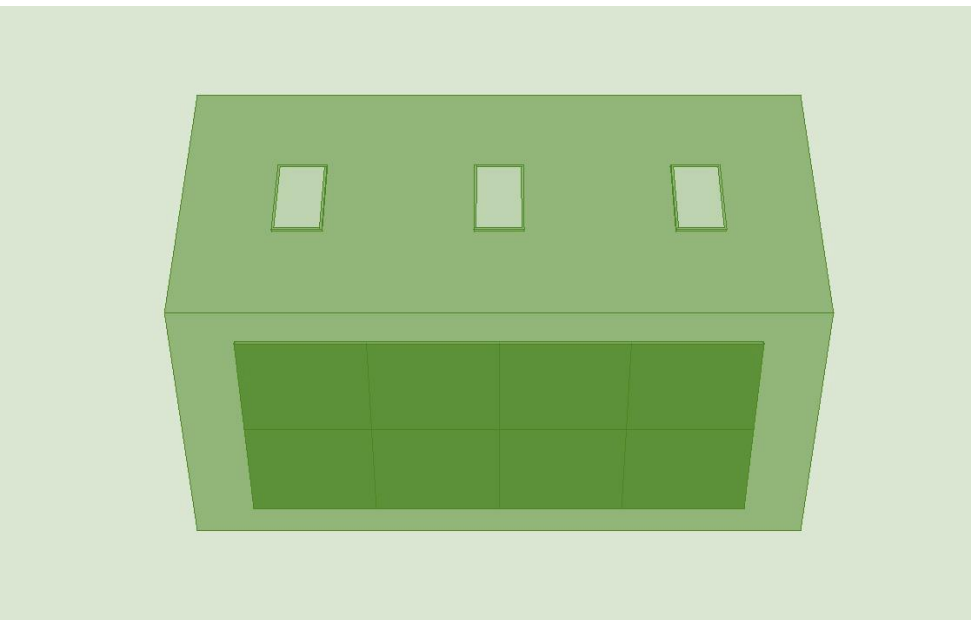


Figure 11.2 – Proposed Roof with Solar Panels on South Side
Project No. A1076 - Garage

3.0 Sustainability Statement

There is an excellent opportunity for this development to incorporate many sustainable measures to reduce its environmental impact. One of the leading sustainability considerations is improving the building's natural light and energy efficiency.

A sustainable appraisal will be carried out with the design team before the detailed design stage to ensure the targets are met. The team will aim to meet the following sustainable design objectives:-

Energy and CO2 Emissions

- Solar Panels for electricity generation will be incorporated into the design with the expectation to feed back into the grid.
- The works will be constructed in such a way as to limit heat loss and to be airtight.

Materials

- Materials with lower environmental impact based on the BRE Green Guide will be used when possible.
- Local sourcing of new materials where appropriate.

Pollution

- Where possible, insulating materials will have a Global Warming Potential (GWP) Rating of 5 or less.

4.0 Access

4.1 Transport Statement

There will be no extra load on the existing traffic network.

4.2 Access for Vehicles

An existing entrance will be utilised for access with a hardstanding surface for vehicles to turn into the garage.

4.3 External Circulation

The ground around the Proposed Garage will be flat for vehicles and people.

4.4 Internal Circulation

The Proposed Garage will have level access for vehicles and people.



Figure 12.1 – Aerial view of access to property



Figure 12.2 – Approach Road

5.0 Summary

- a. The proposal is to demolish an existing 1970s 2 Bay Garage and replace it with a 3 Bay Garage to reflect the increased proportions of the dwelling. This extra space will adequately contain the machinery to maintain such a large property.
- b. The proposal seeks to positively contribute to the local character and enhance the distinctiveness of the dwelling.
- c. The proposal will improve the visual impact of the property, and create separation between the existing historic house and external storage, thereby mitigating its impact. The demolished Garage will allow more space for suitable planting.
- d. The development will also create more openness in the 'Green Belt' with a more appropriately located building.
- e. The proposal will enhance the property use and amenity, making it a more long-term proposition.
- f. The new Garage is similar to other Garages in the Conservation area and smaller in scale and mass.

Figure 13.1 – Proposal demonstrating appropriate scale and mass



Figure 13.2 – Quality of Design

