Cherryfield Drive, Kirkby

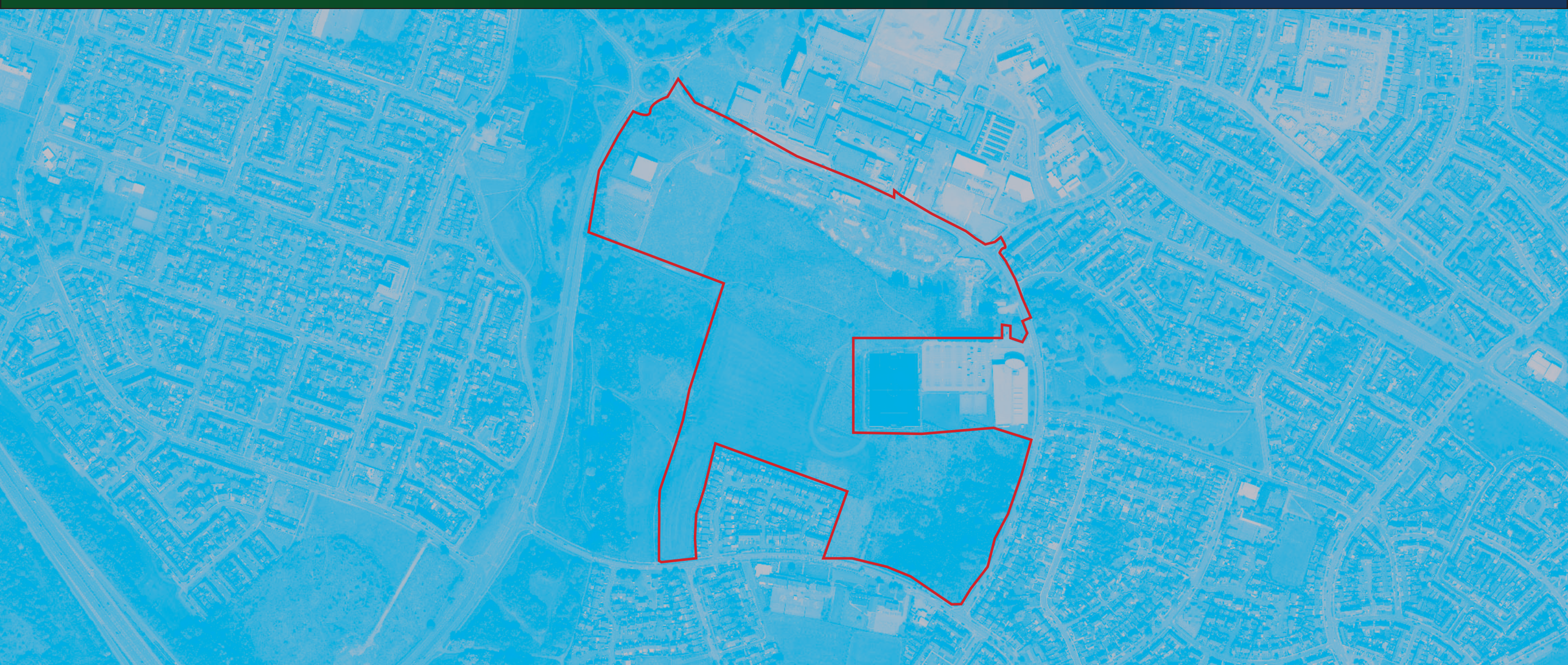
Design & Access Statemen

October 2024

DAVID WILSON HOMES
WHERE QUALITY LIVES

BARRATT HOMES

Prepared and presented by
Barratt David Wilson North West



Aerial view of site

"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"

(NPPF paragraph 126)

PART 1 DESIGN & ACCESS STATEMENT

1.0 \\ Introduction

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PART 2 - BUILDING for LIFE 12 ASSESSMENT

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9.0\\ Creating a Place

10.0\\ Streets and Home

1.0 \\ Introduction

1.0.1 \\ Overview

This Design & Access Statement has been prepared by Barratt David Wilson Homes North West and Barratt Manchester (BDW)

Full planning permission is sought for a development of 800 dwellings and associated access, landscaping, parking and infrastructure.

It will incorporate a broad mix of houses designed with an emphasis on creating a strong sense of place and includes areas of open space for public recreation, amenity, landscaping, and for SUDS purposes.

An Indicative Development Framework Plan, for the wider area, was prepared initially by Knowsley Metropolitan Borough Council (KMBC) to show how the proposed development would sit with the existing/proposed adjacent amenities.

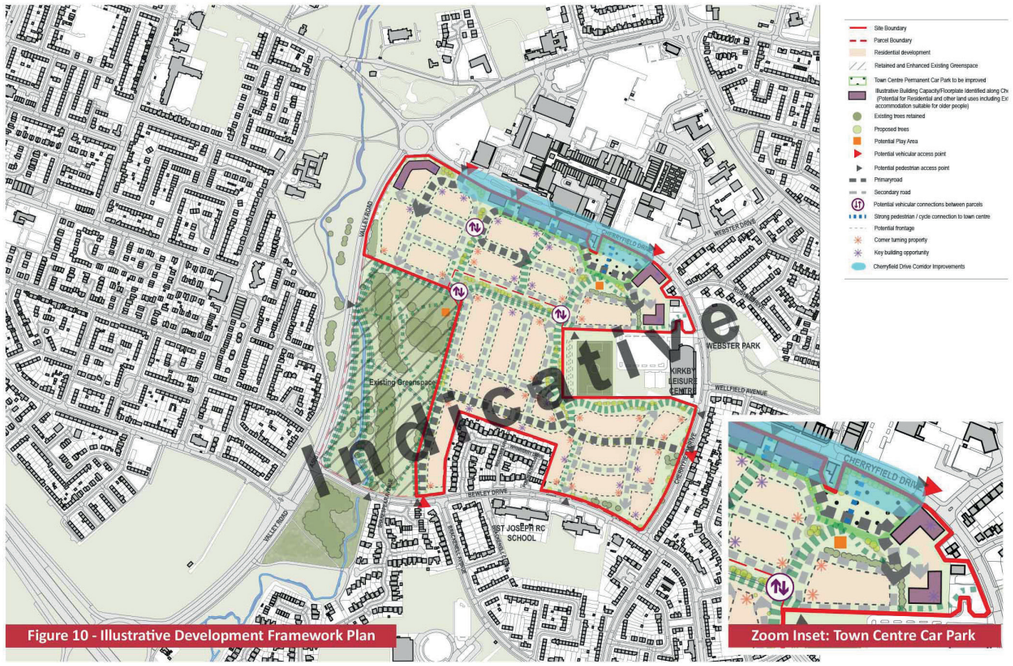


Figure 10 - Illustrative Development Framework Plan

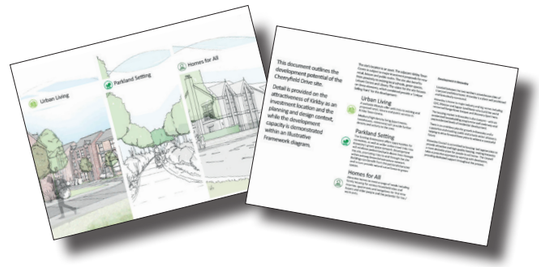
Zoom Inset: Town Centre Car Park

Indicative Development Framework Plan

1.0.2 \\ Vision

The Vision for this proposed development was outlined within KMBC's own 'Site Development Brief' and focused on three key elements, which combined provide a 'Unique Selling Point' for the development, these are as follows:

- Urban Living
- Parkland Setting
- Homes for All



These elements will be addressed further within different parts of this document.

The proposed development has been designed to be a place with a locally influenced character, with well laid out streets and buildings and is to be responsive to its surroundings, local character and local landscape.

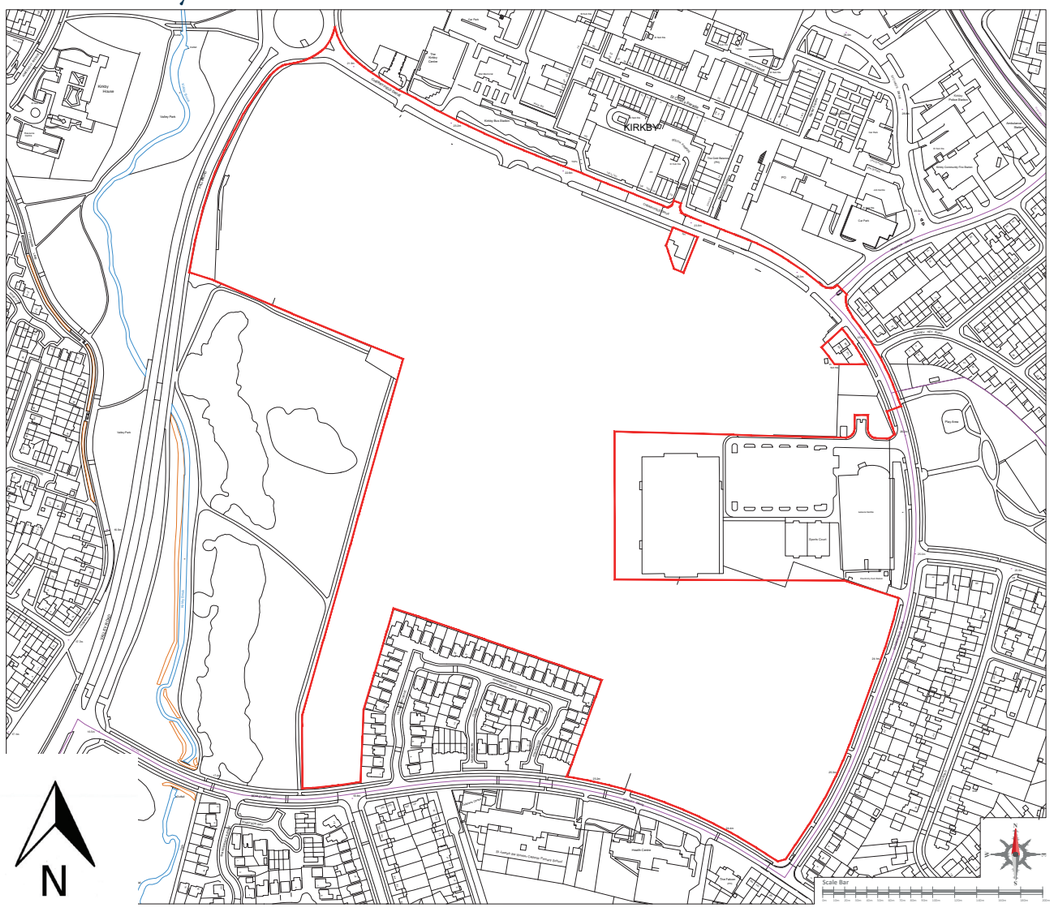
Initial Constraints & Opportunities Plan

As described within KMBC's own 'Site Development Brief':

The site's location is an asset. The adjacent Kirkby Town Centre is subject to major investment proposals for new retail, leisure and public realm. The site also benefits from proximity to existing local schools, green spaces, Leisure Centre and Library'

The development will be seen as a natural infill to Kirkby and will help to create an environment in which people want to live, work and play.

The site offers a number of opportunities to create pedestrian/cycle links crossing the site offering easy access to existing green spaces and to Kirkby Town Centre. These connections will be incorporated where possible within proposed green spaces to create natural green links between the wider existing green infrasture. These proposed green links will include SUDS and ecology areas around the site to aid biodiversity.



Location plan

1.0.3 \\ Site Location

The site lies to the south of Kirkby Town Centre and is adjacent to Cherryfield Drive on the northern and eastern site boundaries, Bewdley Drive to the south and Valley Park to the west.
There will be three points of vehicular access into the site, two off Cherryfield Drive and the third off Bewdley Drive.

1.0.4 \\ Suite of documents

The Design and Access Statement is part of a suite of documents which make up the Full planning application, and it should be read in conjunction with those documents. A full list of submission documents is detailed in the Supporting Planning Statement ('SPS') prepared by Asteer Planning.

Where appropriate, the various elements of the application have been cross referenced within this document.

1.05 \\ Structure of the document

The format follows the national planning guidance for Design and Access Statements and is structured based on the advice given in 'Design and Access Statements, The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013'

1.06 \\ Design Team Information

Client : David Wilson Homes (North West) and Barratt Homes (Manchester)
Planning : Asteer Planning
Residential Design : David Wilson Homes (North West) and Barratt Homes (Manchester)Archaeology : Allen Archaeology
Drainage : Coopers
Tree Survey : SEED
Environmental : Egniol Consulting
Heritage : Turley
Noise Assessment : Noise Consultants
Transport : Mode
Ecology : ERAP
Energy and Sustainability : Environmental Economics
Landscaping : Golby and Luck
Statement of Community Involvement : UK Networks

2.0 \\ Policy Background

2.0.1 \\ Introduction

This document is primarily a design statement, explaining the design response to the Constraints and Opportunities afforded by the site - the areas of guidance which have been used to inform our response are outlined below. However, as with all developments, the design ethos is shaped by both the national and the local socio-political context.

2.02 \\ By Design (DETR/CABE, 2000)

This provides Government guidance on the fundamental principles that are common to good design and how they can be applied.

'By Design' highlights the fact that good design is important everywhere and the creation of successful places depends on the skills of designers and the commitment of those who employ them, as well as input from the planning system. The key aspect it focuses upon includes the design of buildings and spaces, landscapes, roads and movement systems.

It seeks to enhance the quality of urban development through a move from reliance on prescriptive development standards towards a more design led approach with a positive emphasis on place making.

'By Design' states that successful streets, spaces, villages, towns and cities tend to have characteristics in common. Key objectives of good urban design being as follows:

- Character – a place with its own identity
- Continuity and enclosure – a place where public and private spaces are clearly distinguished
- Quality of the public realm – a place with attractive and successful outdoor areas
- Ease of movement – a place that is easy to get to and move through
- Legibility – a place that has a clear image and is easy to understand
- Adaptability – a place that can change easily
- Diversity – a place with variety and choice.

2.03 \\ NPPF 2021 Chapter 12 (Achieving Well Designed Places).

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. To achieve this requires clear vision and engagement with all stakeholder through the whole process.

2.04 \\ Knowsley Core Strategy 2016 - Policy CS19 (Design Quality and Accessibility in New Development).

Policy CS19 outlines the Vision to ensuring Knowsley has successful suburban townships which provide a sense of place and community. There is considerable scope for new development to improve the quality of place and character within Knowsley, by promoting attractive design of new buildings and spaces. The policy sets out to enhance local distinctiveness, identity and accessibility whilst considering good standards of amenity and to address challenges of climate change and future changes in social, economic and environmental priorities.

2.05 \\ Building for Life 12 (2012)

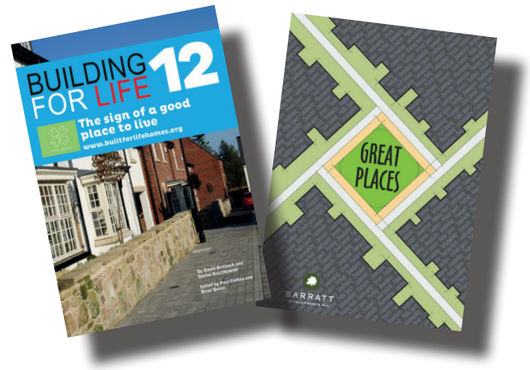
Building for Life is the government recognised standard for creating well designed residential places, based on established urban design principles.

The latest version, Building for Life 12 (BfL12) was updated in 2012 to respond to the NPPF, and the broader concept of Localism. It promotes a process of entering into dialogue with all stakeholders in the design process in order to shape the scheme into a well-designed place.

BfL12 poses a set of 12 key questions for the design to frame the discussion on design quality. A BfL12 Assessment has been included within Part 2 of this Design & Access Statement.

2.06 \\ Great Places

Great Places is our internal place-making design ethos and guidance. It acts as a companion to BfL12 and assists our designers in achieving the Built for Life standard and accreditation, whilst ensuring our schemes meet the high design standards we have set for ourselves.



3.00 \\ Context Analysis

3.01 \\ Site Context

The application is for up to 800 dwellings and is approximately 23.7 Ha (58.6 acres) gross and 16.5 Ha (40.7 acres) nett and is primarily flat across a majority of the site.

3.02 \\ Surrounding Context

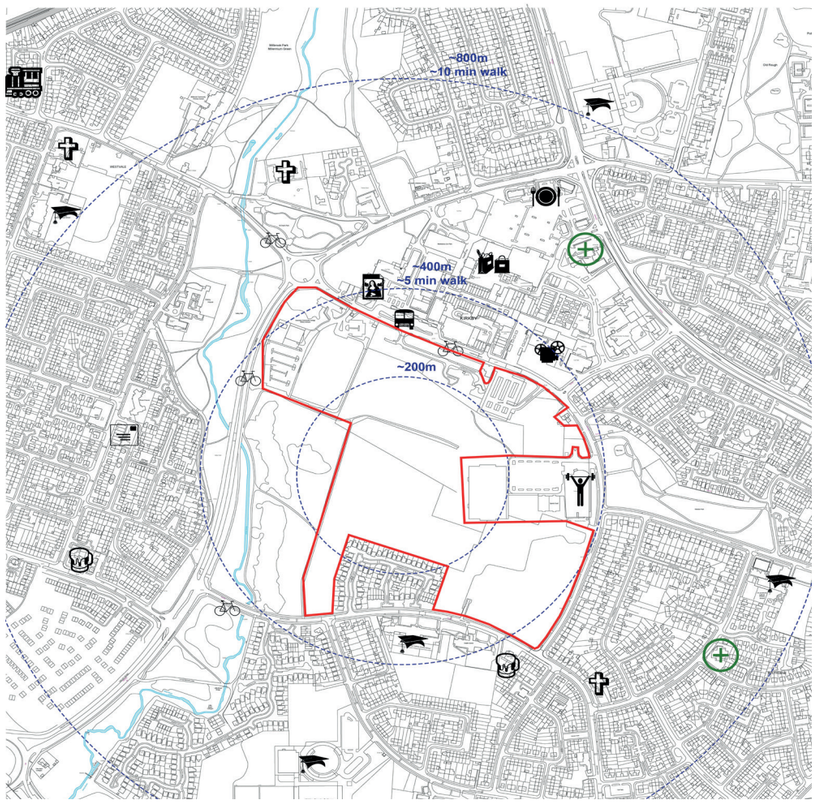
The surrounding area of the site consists of Kirkby Town Centre to the north, existing housing to the east and south, and Valley Park to the west. There are a range of services and community facilities within close proximity of the site as outlined in Section 3.04 below.

3.03 \\ Accessibility Context

In respect of the site's accessibility, it is located within walking and cycling distance of a number of services and facilities available within the surrounding area of the site and within the settlement area.
The following facilities are located within 10 to 15 min. walk of the site:

3. 04 \\ Local amenities

- Shopping facilities
- Bus Station
- Railway Station
- Schools
- Leisure Centre
- Kirkby Gallery
- Food outlets
- Proposed Cinema
- Health Centres
- Places of Worship
- Post Office
- Public Houses
- Cycle routes



Local amenities plan

3.05 \\ Site Setting - Development Framework

Development principles were defined within the 'Indicative Development Framework Plan' with regard to connections, points of access, long distance views, location of green links etc. and this is what the proposed scheme design has been based around.

4.00 \\ Consultation

A detailed programme of pre-application has been undertaken including pre-application discussions with KMBC Officers, a community consultation exercise and presentation to ward members. Full details of the consultation undertaken and how BDW has responded to matters raised are contained with the Statement of Community Involvement (SCI) which should be read in conjunction with this Statement.

5.0 \\ Design Principles

5.01 \\ Design Concept

The basic structure of the proposed scheme has been established in accordance with the 'Indicative Development Framework Plan', and is in direct response to the identified constraints and opportunities for this site.

The design has regard to current design thinking, in particular the well established principles that underpin the Building for Life 12 design tool, it also takes into account wider guidance relating to design issues ranging from sustainability through to parking and bin storage, all of which are demonstrated in the submitted drawing pack.

The key features of the design philosophy fall into two distinct groups: those that form the widely accepted good design principles applicable to all designs, and those that are a specific response to the site and its context, These will be key to giving the new place its own character and identity.

General design principles:

- Perimeter block form, with a clear distinction between the public and private realm.
- A logical framework of streets and spaces, and making the best use of the attributes of the site.
- Active frontage onto all streets, pedestrian routes and open spaces.
- Integrated movement for pedestrians and vehicles. Safe links to local amenities and the wider area.
- A network of 'dynamic' linear streets connecting to 'static' open spaces, to create interesting places for social interaction.
- An environment which is not dominated by cars.
- A public realm which is well overlooked and supervised, following Secured by Design principles to promote security for all residents and visitors.
- Recognisable built forms and features to enhance legibility throughout the scheme, including feature spaces, landmark buildings, co-ordinated building materials, and high quality landscaping to help define the streetscene.
- Primarily parking will comprise of in-curtilage parking, either to the front side or integral garages. No parking courts are proposed.
- Inclusive access to the development for all.

Key to KMBC's Vision for the site, our proposals address the 3 key elements in the following way:

URBAN LIVING - *A walkable lifestyle offer with links to existing and proposed retail, leisure and public services in KirkbyTown Centre. Medium/high density living (apartments, townhouses, retirement) will provide further density and activity to the area.*

Our proposals address this by ensuring the connections to local facilities are accounted for, as well as providing a mix of different house typologies to suit all needs.

PARKLAND SETTING - *The Existing Greenspace offers opportunities for recreation, as well as wider active travel links into Knowsley's green space network. Development will reinforce pedestrian/cycle desire lines through the site, promoting links to and through the site within astrong Green Infrastructure network.*
Buildings can benefit from the parkland character and in turn provide natural surveillance to green spaces.

Our proposals include green links between existing greenspaces expanding the existing green network whilst creating a parkland edge character . Linked green spaces are offen more useful for visual elements, recreational use and wildlife corridors than isolated and unrelated landscape elements.

HOMES FOR ALL - *Attractive homes to meet a range of needs including family housing for various household sizes and incomes, apartments and bungalows for first time buyers and older people and the potential for live / work units..*

The house types proposed offer a mix of 1 to 4 bed accomodation, 10% affordable housing of mixed Tenure types. Typologies include bungalows, apartments, terrace and detached units, all of which covers a wide range of household sizes and incomes.

5.02 \\ Design Structure - Block Plan

The original 'Indicative Development Framework Plan' established key principles that needed to be addressed when developing the proposed scheme design in terms of a specific response to the sites context, these included :

- Main point of access into the site from Cherryfield Drive and Bewdley Drive.
- Pedestrian/cycle routes through the site towards the Town Centre and the wider area.
- Location of green links and open spaces for recreation and social interaction uses.
- Sustainable drainage by the introduction of SUDS features.
- Strong built form onto Cherryfield Drive to the north close to the Town Centre
- Inclusion of the retained / extended public car park to the north, to help serve and contribute to the regeneration of Kirkby Town Centre.

The above points were addressed as part of the initial Feasibility Sketch that was presented to KMBC and other relevant stakeholders for consultation, and whilst the initial plan has since evolved into the current proposed scheme the key principles remain, underpinning the overall design concept.

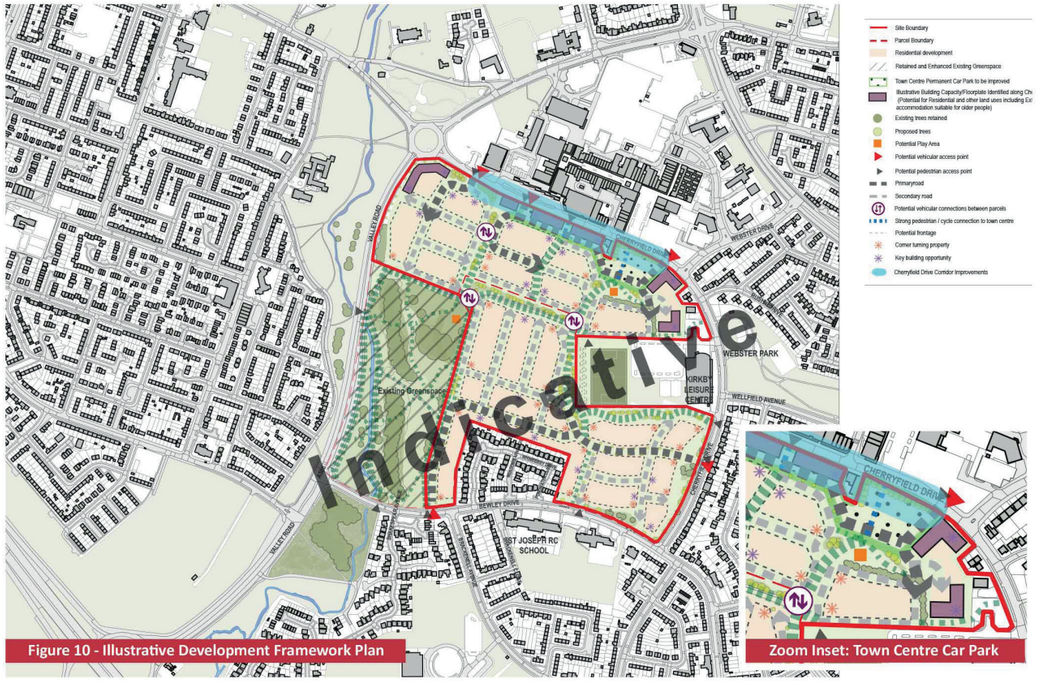


Figure 10 - Illustrative Development Framework Plan

'Indicative Development Framework Plan' on which the current proposals are based.

Proposed Planning Layout

6.0 \\ Design Proposals

6.01 \\ Land Use

The land use plan indicates areas allocated for different uses within the scheme design.

These consist of the following:

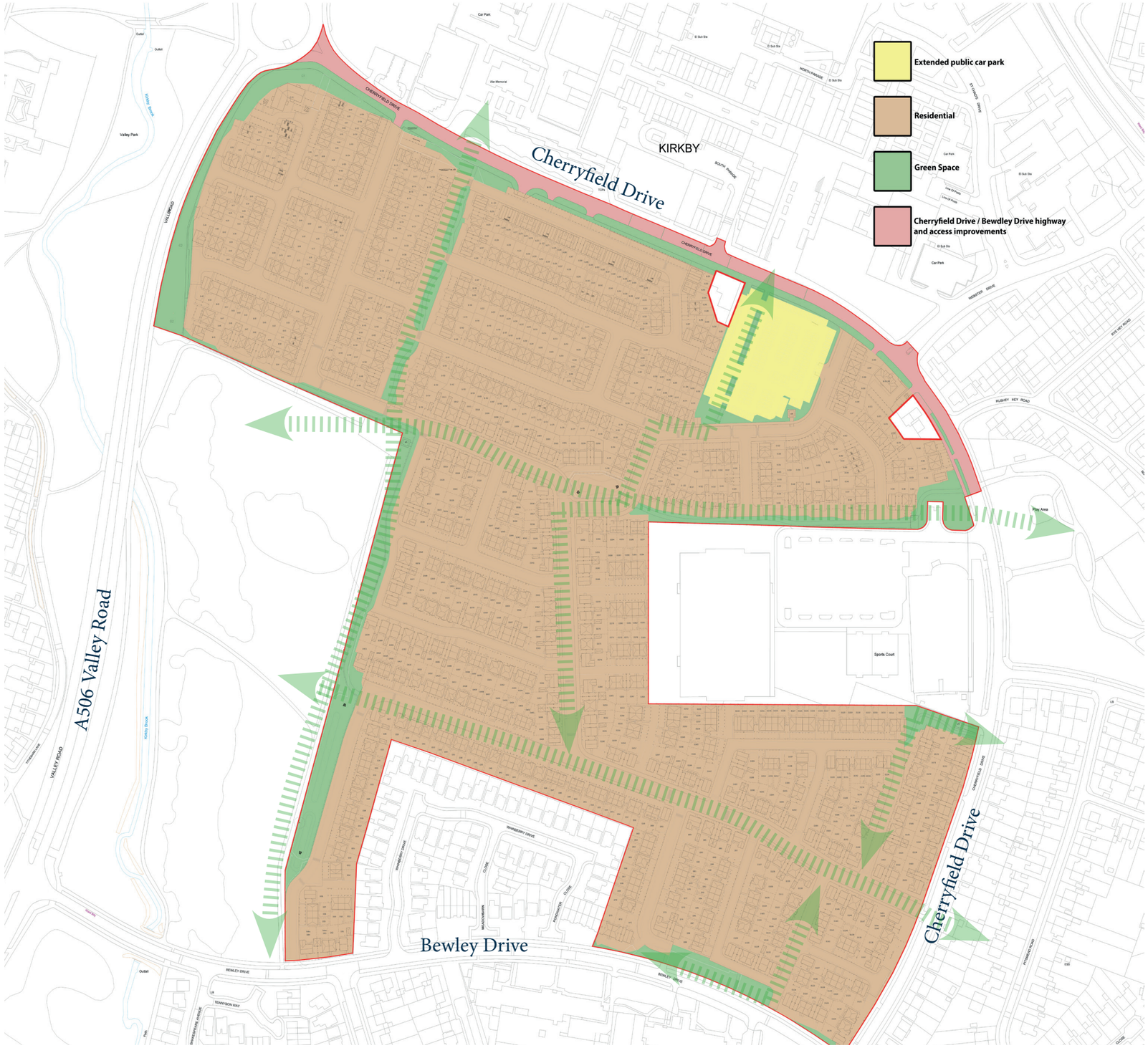
Residential - Areas allocated to housing

Green spaces - Areas of public open space and existing green infrastructure.

Public car park - Area for proposed extended existing public car parking.

Cherryfield Drive - Proposed highway improvements to Cherryfield Drive, exact extent of works to be determined.

Green links offering clear and safe pedestrian/cycle routes through the site linking the town centre, existing green spaces and surrounding facilities.



Land Use Plan

6.02 \\ Amount

0Barratt and David Wilson Homes brands.

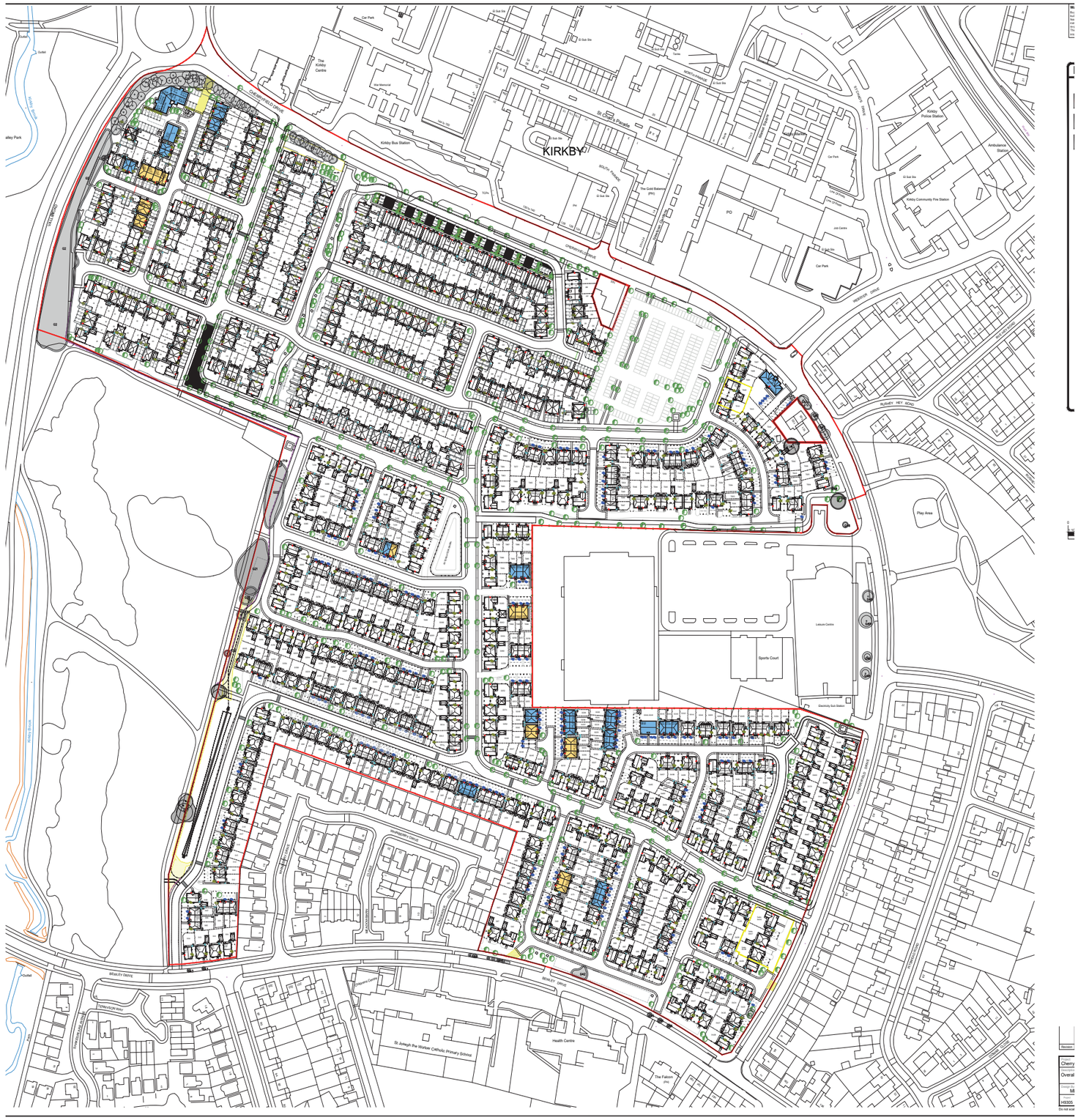
The mix consists of 1 to 4 bed terrace/ semi/ detached/ apartment and bungalow types offering both private and affordable types.

The site provides 10% affordable homes in accordance with policy.10 bungalows are also provided as additional private dwellings.

The affordable allocation therefore consists of the following:

Affordable homes 'Rented' tenure	= 60 plots
Affordable homes 'Intermediate' tenure	= 20 plots
Additional Private bungalows to be provided	= 10 plots

This equates to 10% of 'affordable homes 80 plots



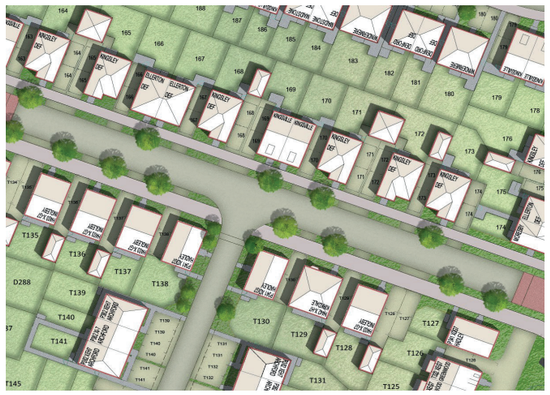
Affordable Tenure Plan (refer to H9305-DWH-XX-XX-DR-UD-203400) for full extent)

6.03 \\ Layout

The detailed layout directly responds to the identified Constraints and Opportunities that this site offers, along with consultation comments undertaken through its evolution.

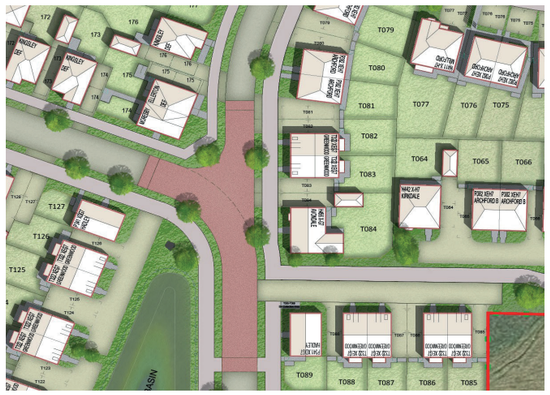
Strong built form and feature areas

Link green spaces to wider countryside



Key buildings used at focal points to terminate street views

Positive response to green spaces



Introduction of swales

Green spaces and links

Proposed Feature 3 Storey Apartemnts

Proposed, Existing parkingentrance

Proposed Feasibility Layout (refer to H9305-DWH-XX-XX-DR-UD-203001 Rev N for full extent)

6.04 \\ Streets and Character

The character of the design is essentially traditional throughout, responding to the local vernacular with regard to the detailing and choice of materials to be used.

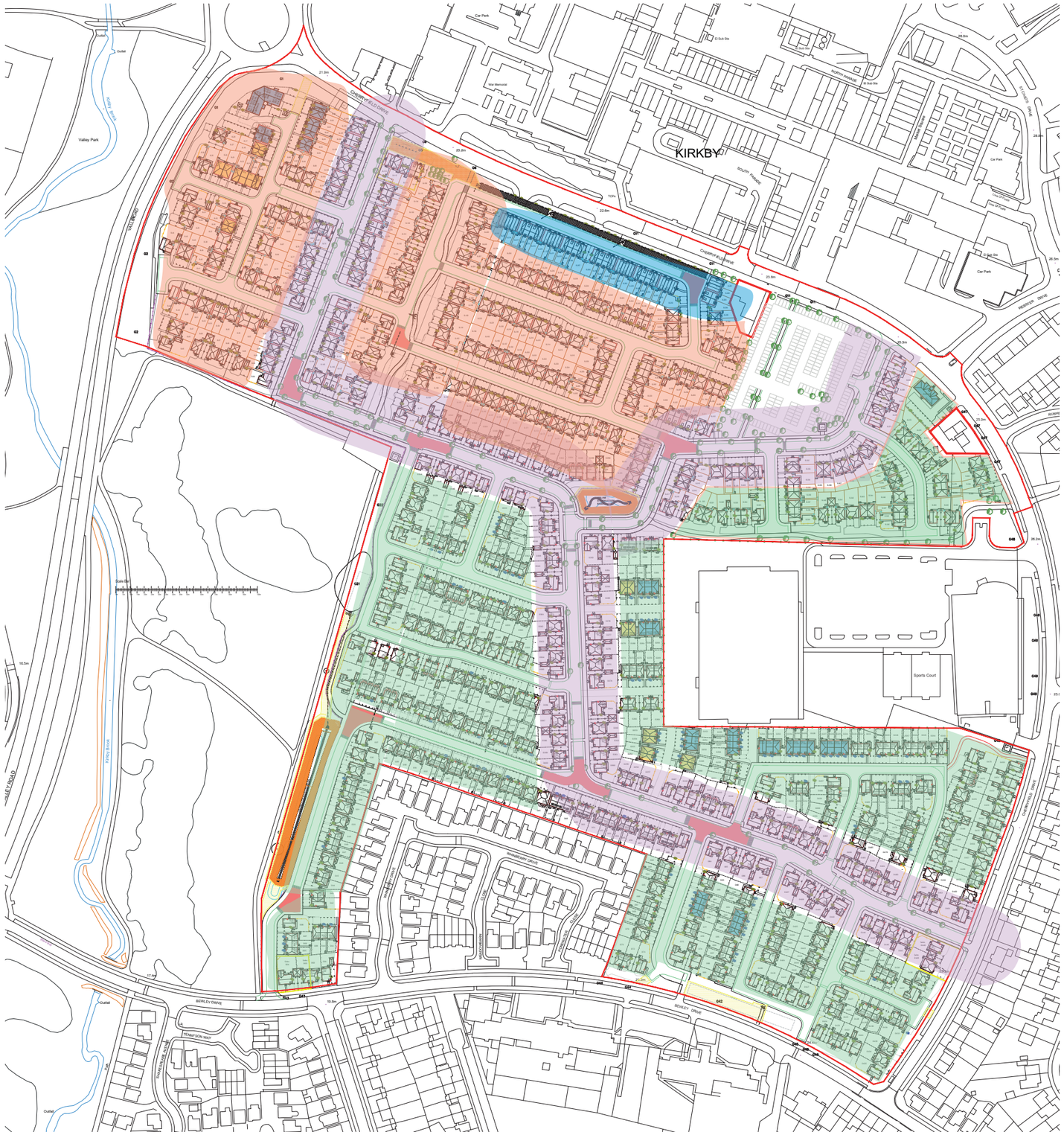
Buildings are supported by both hard and soft landscaping features to frontages, arranged at specific locations within the design to emphasise slightly different characteristics through the scheme.

The local vernacular and the form and design of development, including heritage assets, have influenced the design of the scheme.

The proposals are for 4 different Character Areas, these are as follows:

- Boulevard
- Core
- Green Edge
- Cherryfield Drive North

Church of St Chad



Boulevard Character

Core Character

Green Edge Character

Cherryfield Drive North Character

Proposed Character Area examples

The Boulevard Character

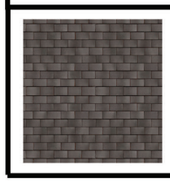
The Boulevard character will be made up of tree lined and planted streets, with rendered focal buildings to help define key areas

The Core Character

The Core character will be made up of a mix of road surfaces, boundary treatments and planting to create variety and sense of place within the development.

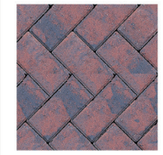
The Green Edge Character

The Green Edge character will be made up of paved/gravel drives and knee rails to front the open space, creating a soft edge to the development.



Cherryfield Drive North Character

The Green Edge character will be made up of paved/gravel drives and knee rails to front the open space, creating a soft edge to the development.



Proposed Character Area details

6.05 \\ Materials

All materials have been carefully selected to complement the local vernacular and have been grouped accordingly within the scheme to emphasise character areas, key buildings and spaces. Refer to separate Materials Plan for exact location of proposed materials, with the following illustrating the proposed palette.

Facing Materials :

IBSTOCK BRICK

Materials Palette A: Brick (DWH)
Facing Brick- ***Ibstock: Calderstone Claret***
Detail Brick- Ibstock: Ravenhead Smooth Red
Stone Cills- Forticrete: Cast Stone in Bath

Materials Palette B: Brick (DWH)
Facing Brick- ***Ibstock: Oakleigh Red Blend***
Detail Brick- Ibstock Ravenhead Smooth Red
Stone Cills- Forticrete: Cast Stone in Bath

Materials Palette C: Brick (DWH)
Facing Brick- ***Ibstock: Ormonde Antique Blend***
Detail Brick- Ibstock Ravenhead Smooth Red
Stone Cills- Forticrete: Cast Stone in Bath

Materials Palette D: Stone (DWH)
Facing Brick- ***Forticrete Shearstone Blackmoor Old Heather Split Finish***
Stone Cills- Forticrete: Cast Stone in Bath

Materials Palette E: Brick (Barratt)
Facing Brick- ***Forterra: Fulwood Multi***
Detail Brick- Forterra Blue Smooth
Plinth, Door/Window Surround- Forterra: Meadow Red

Materials Palette F: Brick (Barratt)
Facing Brick- ***Forterra: Meadow Red***
Detail Brick- Forterra Blue Smooth
Plinth, Door/Window Surround- Forterra: Meadow Red

Materials Palette G: Stone (Barratt)
Facing Brick- ***Forterra: Black Old Weathered Split Finish***

Materials Palette H: Render (Barratt)
Facing Brick- ***Ivory - Monocouche Render***

Roof Tile A
Russell Grampian - Slate Grey

Roof Tile B
Russell Grampian - Cottage Red

Roofing Materials :

ROOF TILES

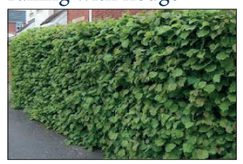
Slate Grey

Means of Enclosure :

1200mm hoop top railing with hedge

450mm knee rail

1800mm close boarded fence



Hedging to landscape details

Please refer to proposed landscaping details for hedge type, and to individual boundary treatment details.

Extract of Materials Plan (refer to Materials plan NW-23-12 to 14 for full extent)

6.06 \\ Street Scenes

DWH - House Types:

Extracts of Character Street Scenes (refer to H9305-DWH-ZZ-XX-DR-UD-203550- Street Scenes 01 for full extent)

BARRATT - House Types:

Extracts of Character Street Scenes (refer to HXXXX-BAH-XX-XX-DR-UD-203550-P00- Street Scenes 01 for full extent)

Cherryfield Drive - Kirkby

6.07 \\ Landscaping

The landscape design will be be key to the overall success of the proposed design. The form and layout of the scheme offers opportunities to create the following:

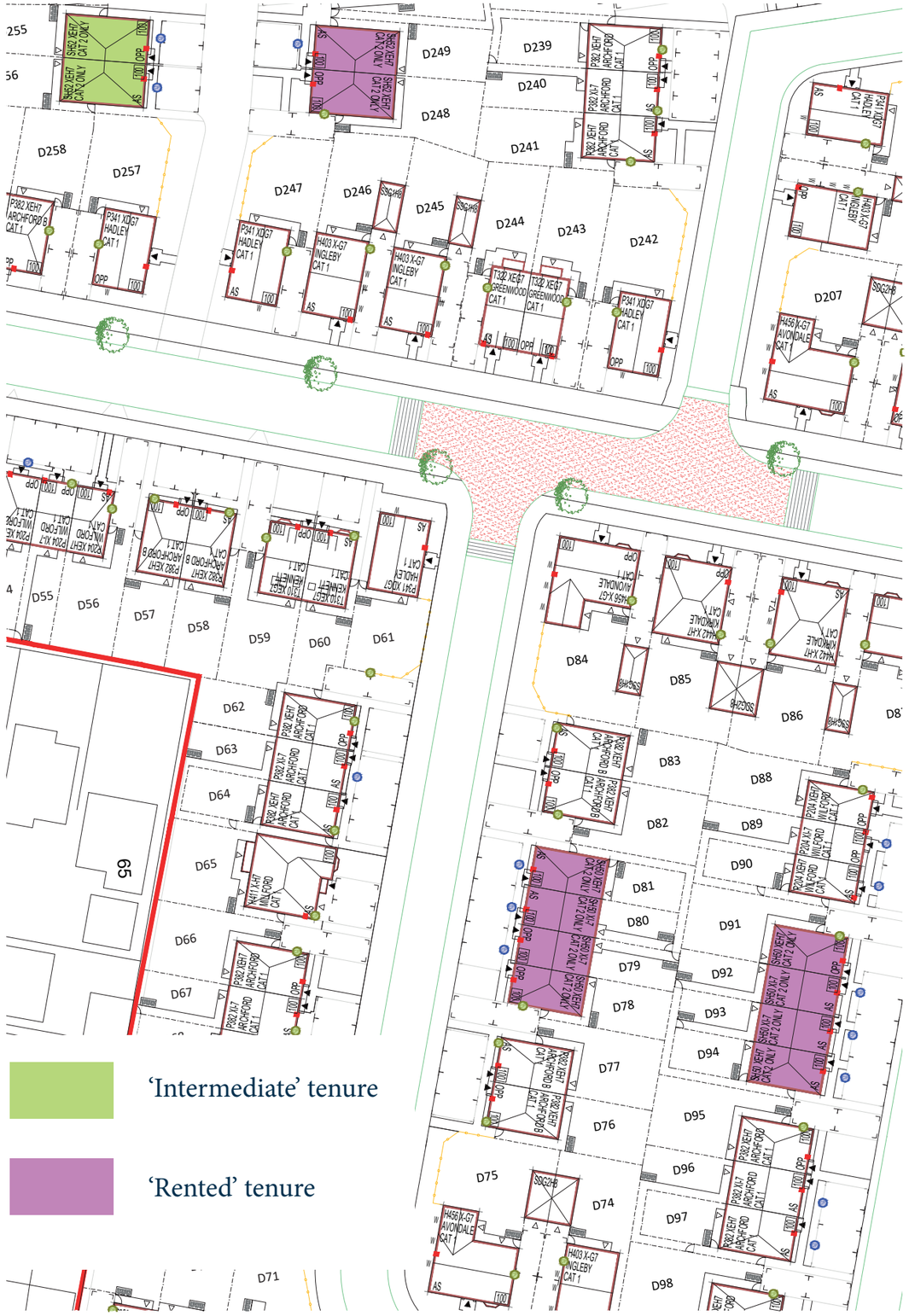
- Create a cohesive interconnected green infrastructure and active travel corridors that 'stitches' existing and new communities together and increases their resilience to climate change.
- Design a multi-functional landscape that provides for amenity, wellbeing, education, wildlife, biodiversity, natural drainage, natural flood prevention, mitigates air pollution, and creates a healthy environment to live/work/play.
- Create a strong sense of place and identity
- Design a mix of accessible public places and routes throughout development that encourage use by all sections of the existing and future community throughout their lives and promote the creation of a cohesive community.
- Landscape and street furniture will be designed for accessible use for all residents throughout their lives.
- Landscape will encourage daily active travel between everyday places, play, learning and wellbeing.
- Landscape will encourage people to meet their friends /neighbours, reducing isolation and provide 'breathing spaces to relax in alone during a busy day.
- Deliver biodiversity net-gain by retaining as much existing mature vegetation/ soil a possible and reinforcing and expanding existing site wildflora and habitats
- Design and specify landscape to promote active travel, sequester carbon, reduce fuel miles whilst also mitigating the imact of climate changethrough appropriate planting, soil specification and flood risk reduction.
- Encouraging residents to walk and cycle everywhere by providing quick and attractive routes between homes and everyday places such as the supermarket, school and town centre.
- Reducing maintenance fuel miles by specifying plant and seed mixes that do not require frequent cutting over the majority of the site.

6.08 \\ Tenure Plan

The development provides 80 affordable dwellings, split into Intermediate (20 plots) and Social Rented (60 plots) tenures. This equates to 10% of the total number of plots.

The development is designed to be tenure blind, with affordable housetypes not confined to a single area of the site. Accordingly the proposed affordable units have been 'pepperpotted' within the scheme - as illustrated on the extracts below.

Furthermore, as demonstrated by the images below the elevational appearance remains consistent regardless of private or affordable tenure.



Extract from Affordable Tenure Plan (refer to NW-23-30 for full extents)

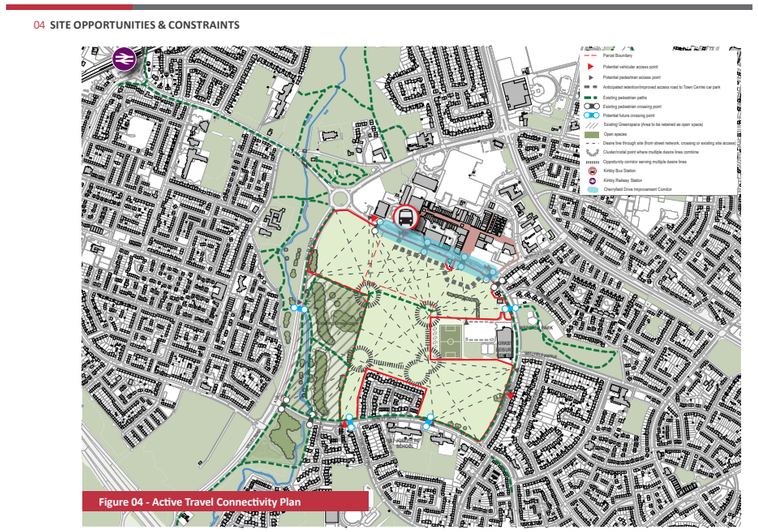
6.09 \\ Sketch Views

Proposed Street View of proposed tree lined Boulevard

Proposed Street View of Cherryfield Drive North Edge

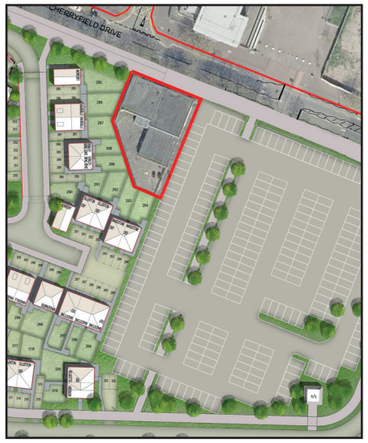
6.10 \\ Integration & Movement

The site location offers a number of opportunities to link existing local services and facilities as well as improving cross connections between them.
KMBC's original 'Site Development Brief' outlined the principles of Movement required for the site, as outlined within the 'Active Travel Connectivity Plan'. The key points of connection include access to the town centre, bus and train stations, parks, schools etc. These points of connection will include vehicular, pedestrian and cycleroutes.



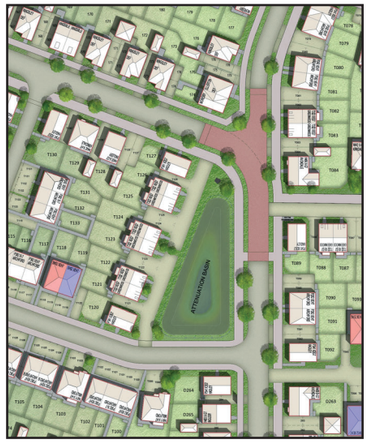
Original Travel Connectivity Plan

The sketch proposals accommodate for these key connections, and where possible pedestrian and cycleroutes are incorporated within linear green spaces that cross the site. These green spaces not only help to improve the overall movement network but to also create safe walkable, cycling routes, as well as visual, recreational and wildlife corridors.

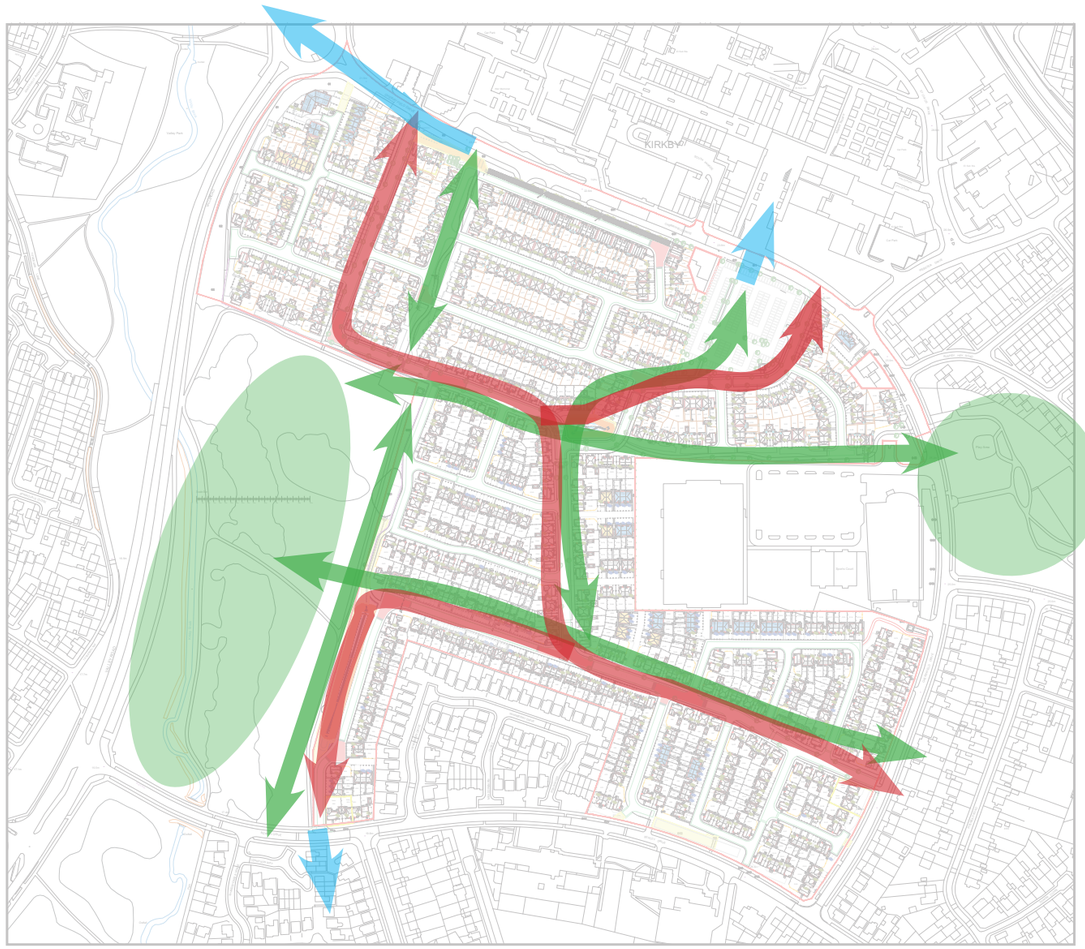


Green link through to the Town Centre

Footpath / cycle routes through green spaces



Tree lined boulevards to primary routes



Proposed sketch scheme indicating key connections

7.00 \\ Conclusion

The design of the development has been driven by a desire to produce a high quality residential environment which pays due regard to its local context.

It is considered the proposals comprise a sound design solution responding to the KMBC 'Site Development Brief' and Vison for the site.

The proposals take account of general good practice design principles and site specific constraints, such that the scheme should be supported from a design perspective.

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WHERE QUALITY LIVES