



WANTAGE VIEW
LIVERPOOL, L36 4QP
DESIGN AND ACCESS STATEMENT
FEBRUARY 2022

INTRODUCTION

This Design & Access Statement has been drafted in support of the planning application for 2 Wantage View Huyton L36 4QP.

The proposal consists of the demolition of the existing garage, construction of garden room and associated internal alterations and external works.

This statement should be read in conjunction with other supporting information, including the existing and proposed plans, sections and elevations. It is intended to be a positive and helpful tool for the Council and interested parties alike and demonstrates, in succinct terms, the extent of consideration that has been invested in the scheme design & layout.

The Statement seeks to provide the contextual background that has informed the design response, describes the evolution of the design in response to brief and consultations and illustrates key elements of the scheme both in terms of function and form.

Legal & Policy Context

The requirement for a Design & Access Statement has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005). Since the cancellation of Planning Policy Statements, guidance has come forward to the National Planning Practice Guidance, which also advocates the use of Design and Access Statements. Both policy guidance documents reflect the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 which requires planning applications to:

- Describe in detail the site and surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site; and
- How issues relating to access have been dealt with within the development.

This statement is therefore submitted as a statutory requirement of the planning process and has been formulated to reflect current advice on design best practice, including CABE's advice on how to produce the Design and Access Statement.

Professional Team

MMA Design & PM Ltd - Architect

SITE LOCATION & CONTEXT

The site is located in Huyton, bounded by Bowring Park Gold Club and in proximity to the M62 landscape buffer zone. It is an established residential neighbourhood.



LOCATION PLAN

The site is the first dwelling in Wantage View and enjoys the benefits of an extended plot with onsite parking from the bullnose to the west. Landscaping is well established, however several of the trees have reached the end of their life (see Arbocultural Report). Our client intends to retain the Conifer (T2) and its retention has been a significant driver for the design development.



SITE PHOTOGRAPHS



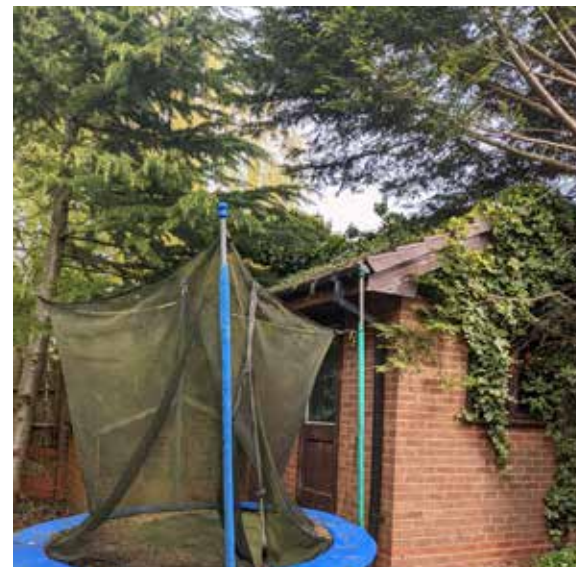
View southwards towards 2 Wantage View



Front elevation of 2 Wantage View



Existing carparking at north end of site



View towards existing garage



Existing garage & conifer (to be retained)



Existing gable end (extension 2007)

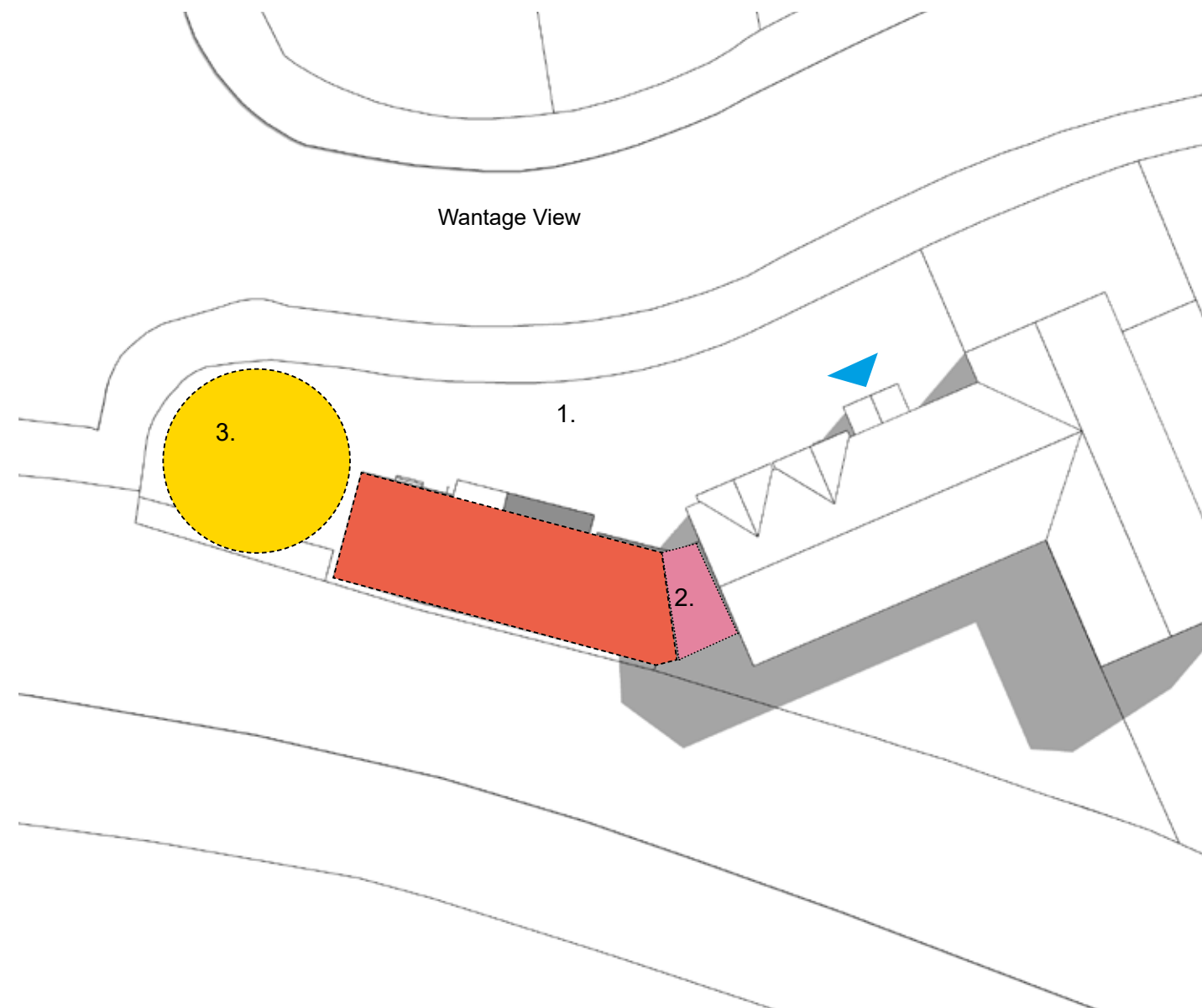
CONSTRAINTS AND OPPORTUNITIES

Opportunities

1. Creating a lifetime home for the extended family, improving the existing ground floor arrangement and ensuring the whole is greater than the sum of the parts.
2. Maximising animation and activity onto Wantage View, celebrating and working with the existing landscape and supplementing it.
3. Creating a contemporary extension which reflects the landscape and flora in colour, texture and rhythm.
4. Improving off street parking provision with electric charging points
5. Securing the boundary to the south to mitigate against anti-social behaviour.

Constraints

1. Working around the existing trees to be retained.
2. Working with the existing building to ensure clear reading of 'new' and 'old'
3. Achieving off road carparking for 3 vehicles with a service area for refuse/ recycling



LEGEND

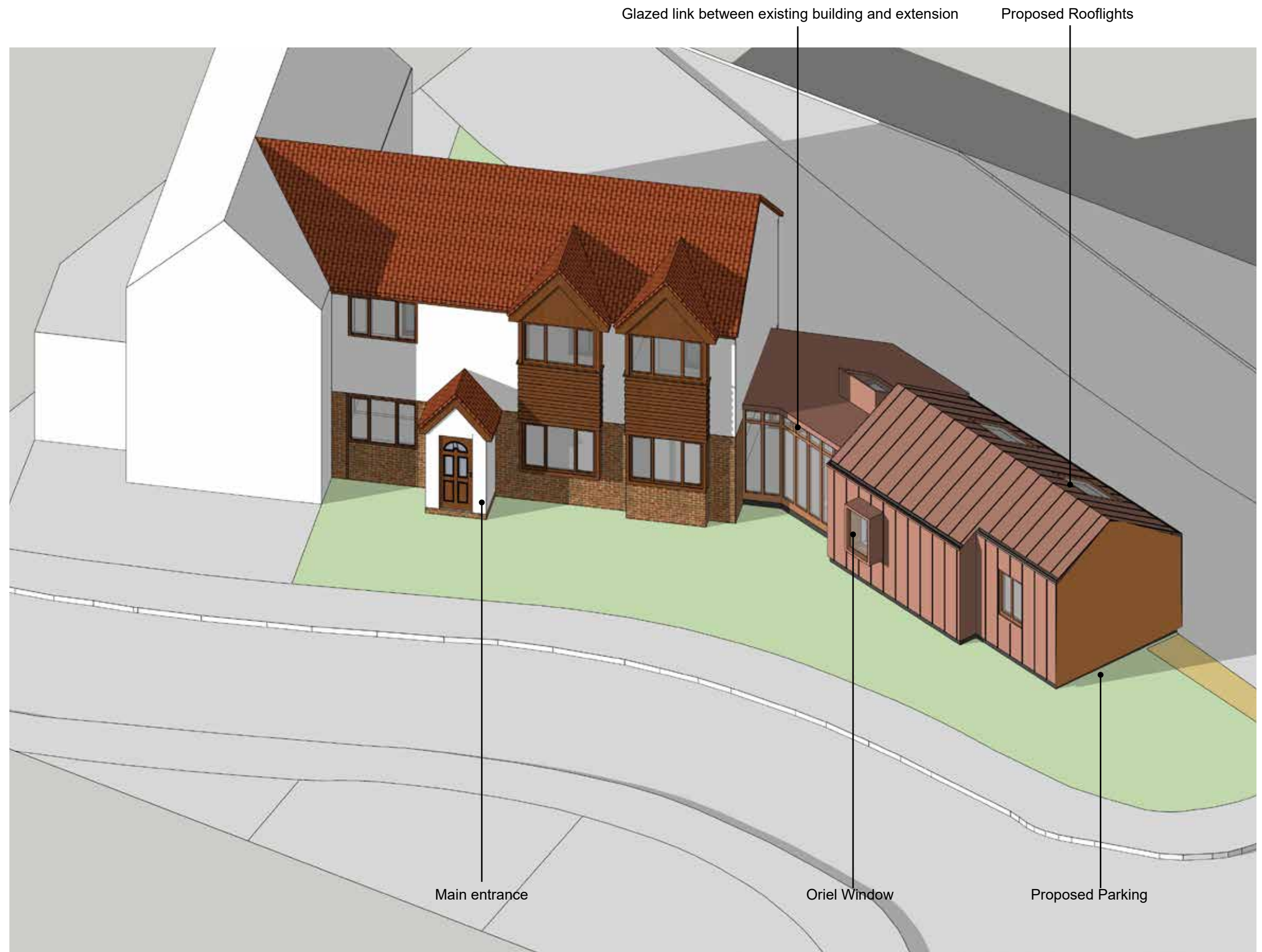
-  Main Entrance
-  Planning Application Boundary



DESIGN PRINCIPLES

1. To extend and improve the long term viability and functionality of the dwelling for use by the extended family
2. To create a single storey garden room extension which celebrates the junction between new and old with a glazed link, hardwood framed, creating a new animated 'heart' to the dwelling.
3. To create another bedroom/ multipurpose room to future the dwelling for extended family/ carer use.
4. To make internal alterations to the existing dwelling on the ground floor, relocating and extending the kitchen area for this expanding family, linking to the new dining area/ 'heart' space.
5. To celebrate and enjoy the existing mature landscape by orientating the new glazed link around the conifer and allowing the glazed link/ heart space to enjoy views in both directions, to Wantage View and the streetscape (improving passive security and animation at this key point into the Close) and to the private garden area.
6. To use contemporary materials (VM Zinc Pigmento brown) to reduce the massing and articulation of the new garden room hence reinforcing the hierarchy between existing dwelling and subservient extension. The tones reflect the hues of the landscape and will be assimilated visually. Wrapping the material from wall to roof on the principal elevations allows for simplicity of junction details, further reinforcing subservience.
7. Using the new extension as the 'edge' to the south reinforces security for the dwelling to this public footway.
8. Setting the extension back behind the landscape also reinforces elevational hierarchy.
9. The west and south elevations will be brick to match existing, with rooflights to counter lack of penetrations on the south facing boundary elevation.

We have undertaken a Pre-Application consultation with Planning Officer Louise Everard & Head of Planning Mark Cawood in November 2021. The Planning Officer confirmed by telephone on 26th November 2021 that the revised scheme was acceptable to KMBC.



PRECEDENTS

1. Contemporary zinc clad extension
2. Cladding eaves/hidden gutter detail
3. Cladding ridge detail
4. Pitched roof cladding extension
5. Red cladding
6. Window detail in red cladding extension
7. Pigmento brown cladding extension
8. Brown pigmento cladding extension



1.



2.



3.



4.



5.



6.



7.



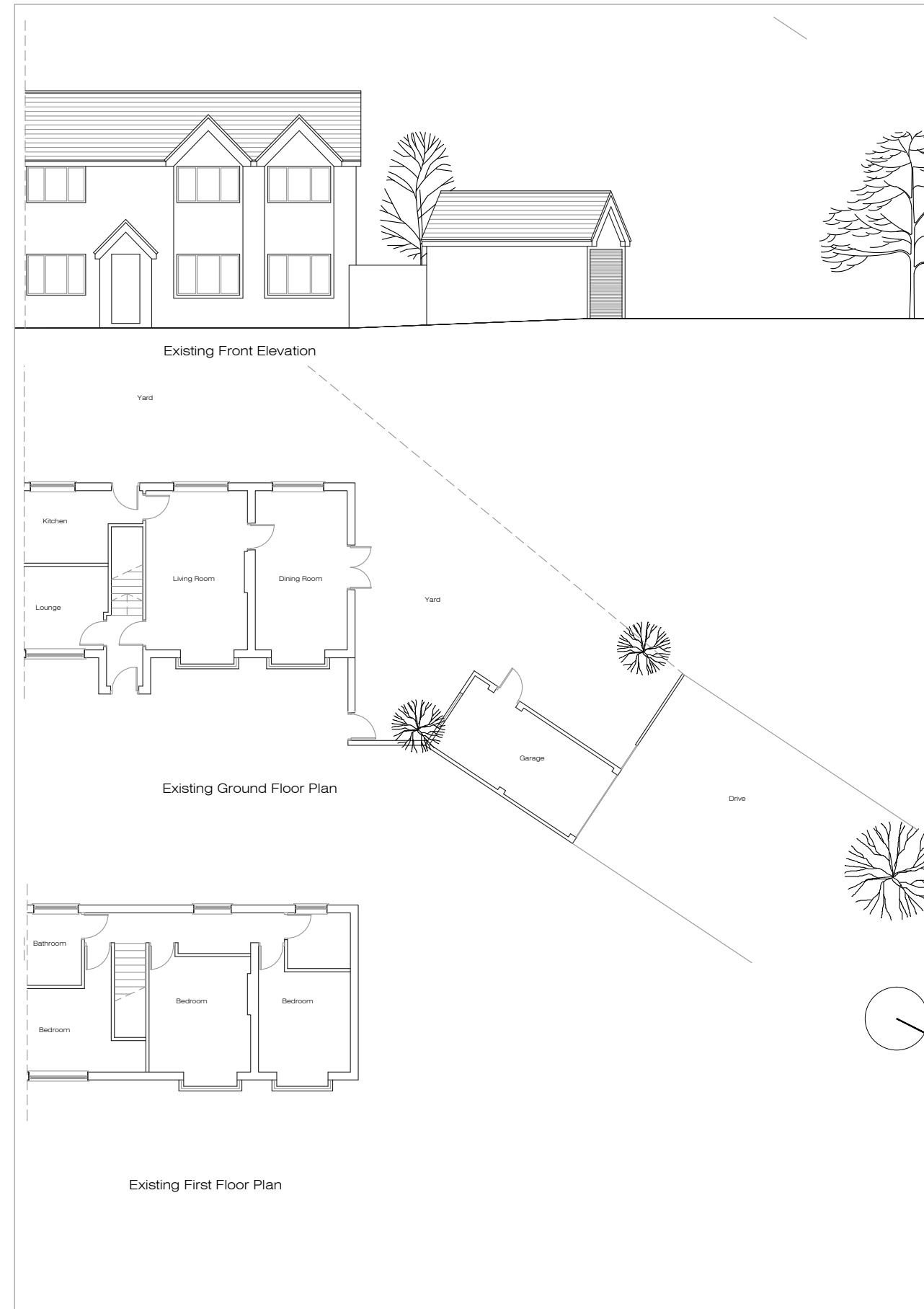
8.

EXISTING GROUND FLOOR PLAN

The existing dwelling has been extended at ground and first floor levels (07/01051/FUL) in 2007. The resultant space on ground floor level is poorly utilised and is distanced from the existing undersized kitchen. As a consequence the living room has become a 'corridor' between the two spaces.

The existing conifer tree is much loved by the family but as a consequence of the siting of the garage, is under appreciated.

The garage is not used for housing a vehicle as it is also undersized and the residual space create is poorly used.

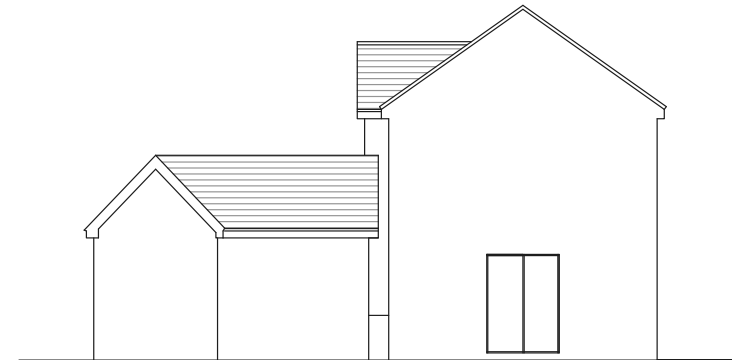


EXISTING ELEVATIONS

The original dwelling was extended in 2007 on 2 levels to create an additional bedroom and dining room.



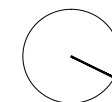
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



PROPOSED SITE PLAN

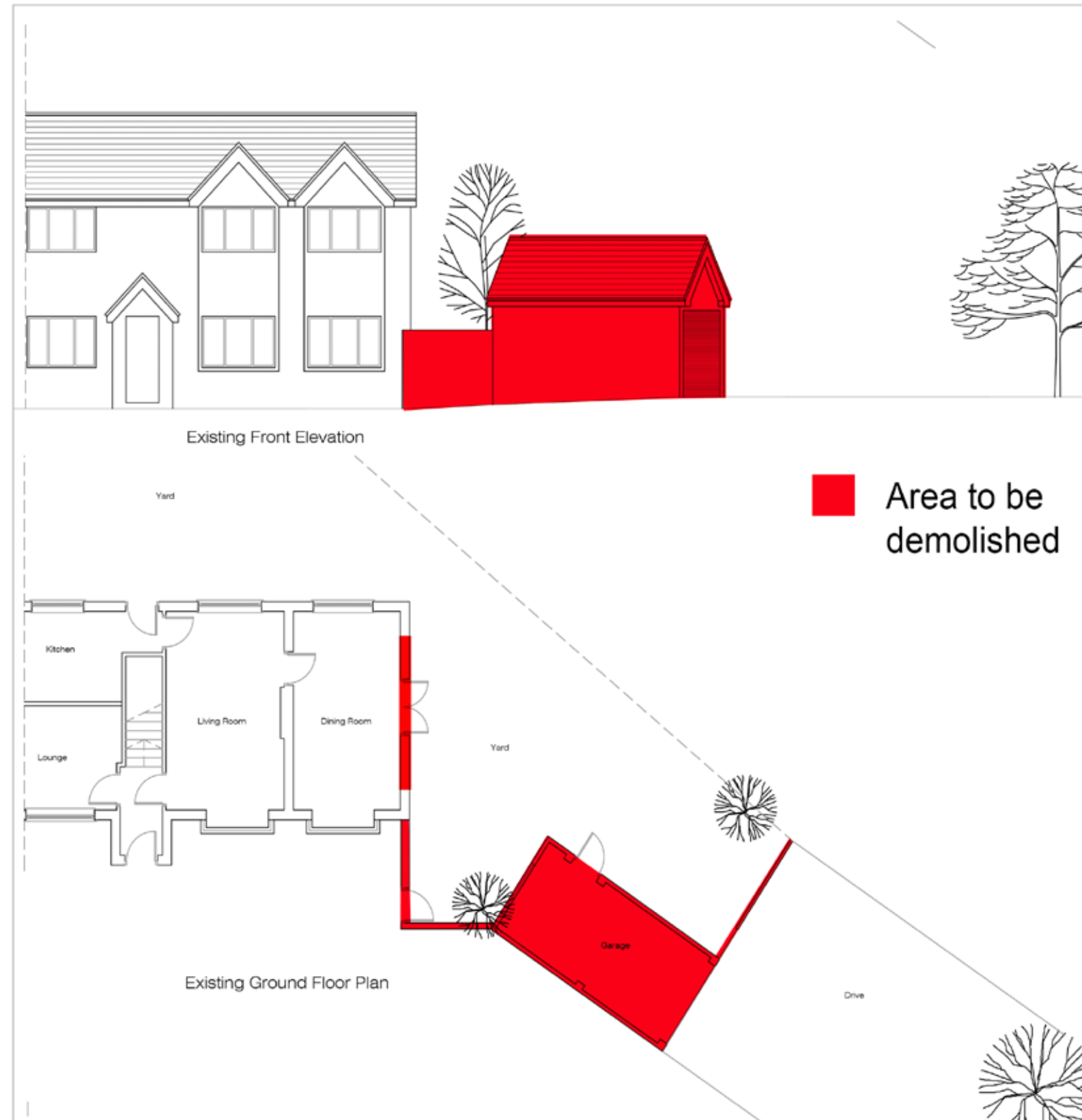
The proposal seeks to create an 'inhabited' garden wall, defining the southern boundary and creating space around the existing mature landscape. Separating the main volumes by means of a glazed link which creates an animated frontage onto Wantage View.

Demolition of the garage and associated wall allows for the landscape to take precedence. Re-orientating the off street carparking allows for 3 vehicles to park away from the main entrance, thus creating separation of vehicle movements and pedestrians.



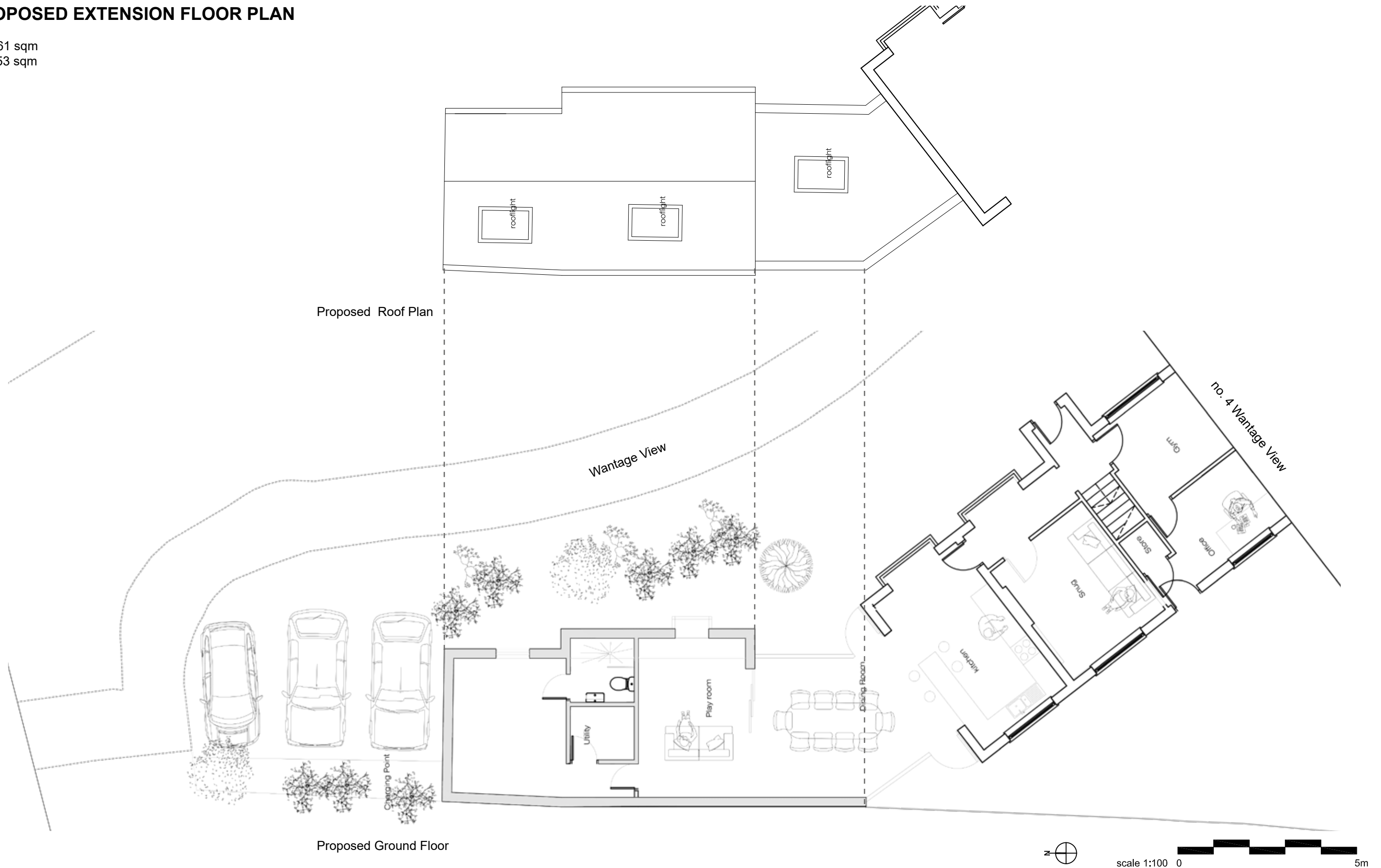
DEMOLITION PLANS: GROUND FLOOR

Garage and associated wall to be demolished. Opening to be created at ground floor level between new proposed kitchen (existing dining room) and new link.

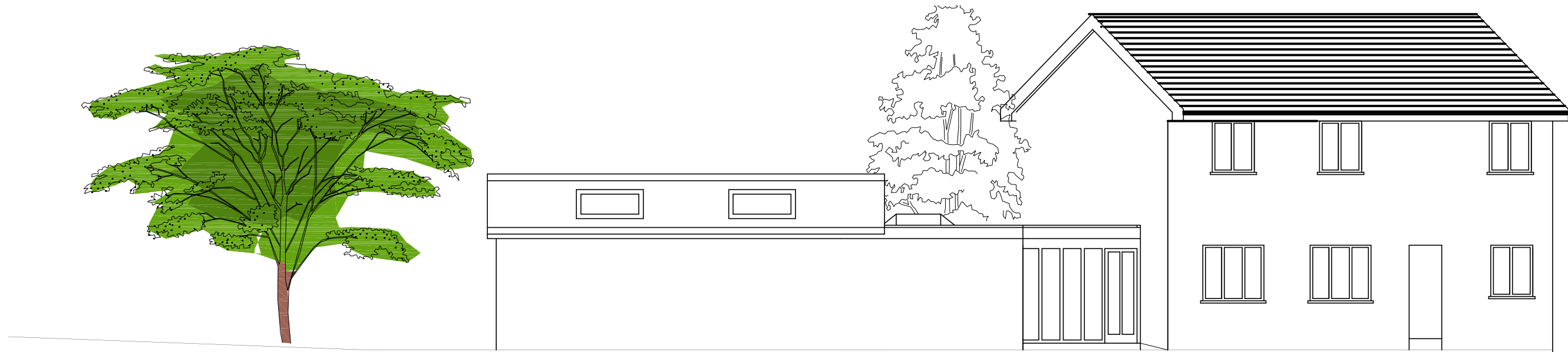
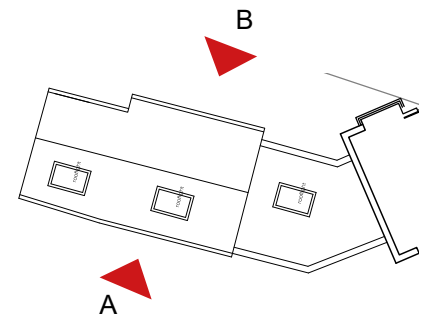


PROPOSED EXTENSION FLOOR PLAN

GIA: 61 sqm
NIA: 53 sqm



PROPOSED ELEVATIONS



Elevation A



Elevation B

CHARACTER AND APPEARANCE

The proposed garden room extension presents 2 elements

- the glazed link, creatin a new animated frontage onto Wantage View and enjoying views of the retained Conifer
- the new bedroom/ play room and associated wc/ shower room and utility.

The proposal seeks to create a clear hierarchy between the new and the old in terms of massing and prominence to the street scene. The elevational treatment, wrapping the materiality over to form the roof finish further reinforces this functional subservience, creating singularity in terms of form and aesthetic. The materiality has been chosen to reflect both this functionality and also the tonality of the existing dwelling and associated landscape hues.

The function of the link is create a visual pause - focussed on the animation internally, the rythmn of the glazing reflecting the verticality of the trees and vegetation. Inter-reflectionality will also reduce the visual mass by disassimilating the volume perceptively.



[illegible]

VIEW FROM WANTAGE VIEW TOWARDS NORTH



VIEW FROM WANTAGE VIEW TOWARDS SOUTH

