



Document: DESIGN AND ACCESS STATEMENT

Project: PROPOSED SINGLE STOREY, TWO BED DWELLING

Site address: Land adjacent to
90 Penmann Crescent,
Halewood,
L26 0UQ.

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INTRODUCTION:

The application site is a undeveloped left over site within the middle of a well established residential area with seven direct neighbours and a vehicle access route off Hollies Road.

The site was originally owned by Knowsley Metropolitan Borough Council and was sold on with a restrictive covenant supporting the erection of a single bungalow on the land.

SITE ANALYSIS:

The existing grain of the neighbouring properties places a number of important constraints on any proposal for the development of the site, including ensuring that any new dwelling protects the existing private residential amenity of the neighbouring gardens and avoids issues of overlooking.

USE & PROPOSED DESIGN:

The proposed design has been carefully developed to take these constraints into account and has been further refined following pre-app discussions with KMBC Principle Planner Mark Quinn.

The proposed structure consists of a single storey dwelling, arranged primarily along the south east boundary of the site, with a mono-pitch roof that falls to the boundary.

The design has been developed in order to minimise the visual impact of the new structure on the neighbouring properties by setting the structure off the boundary by a metre to all sides and by including a shallow mono-pitch roof set at just fifteen degrees in order to keep the roof profile as low as possible.

In addition, all clear glazing to all habitable rooms have been orientated to face west towards Hollies Road, thus avoiding any perception of overlooking. In addition, it is proposed to form a two metre high boundary fence around the site in order to further limit any potential overlooking from the property.

This combination of orientation of windows and continuous boundary treatment will not only protect the existing amenity of the neighbouring properties, but will also provide a high level of privacy for residents of the new dwelling.

Due to the positioning of the clear glazing, it has been important to include alternative proposals for getting natural light into the rear of the property, especially around the kitchen area. This has been resolved by including three high level roof lights over the kitchen island that will flood this area with huge amounts of natural light, without allowing any overlooking in either direction. In addition, the design includes an obscured window in the north elevation of the living area in order to bring further light in, again whilst protecting the privacy of both the neighbours and the residents of the proposed dwelling.

The design decision to concentrate the new structure along the south east boundary of the site frees up a considerable portion of the site for use for parking and a private garden, with the proposals offering approximately 90m² of garden area which is comparable to neighbouring gardens, along with parking for two cars and a bin/ recycling storage area.

The unusual nature of the site has led to the development of a quiet, contemporary design and the use of a mono-pitch roof allows for the creation of a vaulted ceiling internally where the additional

ceiling height allow for the installation of clerestory window to the primary rooms that will bring further natural light into the property while also adding a sense of drama to the building.

In line with the contemporary design, the front elevation of the building will be clad in high quality timber cladding and the roof over the bi-fold doors is extended out to create a small, covered seating area that will allow the occupants to fold the doors back and open the house out onto the garden for large parts of the year, helping to make the maximum use of this site.

Two dedicated parking spaces have been provided along in a similar position and with a comparable driveway to that included in the previously approved proposals for the site (application 15/00743/FUL), while the proposed gates have been set back in excess of six metres from the kerb edge to allow vehicles to pull full off the roadway before opening them.

CONCLUSION:

The proposed application brings into use a vacant plot of land that has been unused for some time.

The design offers the opportunity to create a high quality, contemporary new dwelling that has been carefully designed to sit quietly within an existing residential area.

The considerate design takes great care to protect the private residential amenity of the neighbouring properties as well as avoiding overlooking of existing windows, while also providing a bright and spacious new home.

The proposals have been further refined in response to pre-app advice and comply with both spirit and letter of local and national planning guidance and should be supported.