



DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT OF 11 NO. C3 USE 1 AND 2 BED APARTMENTS DESCRIBED AS BLOCK A ON PREVIOUS PLANNING PERMISSION APPROVAL 18/00237/FUL REPLACING THE C2 USE OF MIXED USE ACCOMMODATION OFFERING 19 BEDROOM UNITS AND ASSOCIATED COMMUNAL FACILITIES.

INTRODUCTION

This Design and Access Statement is prepared by KWL Architects Ltd in support of a full planning application on behalf of Prima Group proposing a replacement Block A of 11 no. 1 and 2 bed apartments with 4 wheelchair accessible apartments at ground floor level and 7 apartments at first and second floor levels. They are designed to include wheelchair users and visitors if required within the scope of the design and layouts.

The format and contents of this report adds the changes to the previous planning consent for Block A of which the need for change of use from shared accommodation of 18 bedroom units to 11 no. 1 and 2 bed apartments. The advice was given by Knowsley Council to submit a full application package for the changes to Block A.

Therefore a “reduced” Design & Access Statement has been compiled that covers the response to the changes required by the client for Block A.

1.1 THE APPLICANT, OWNERSHIP AND END USER

The current owners of the site are Prima Group.

Prima Group is a ‘Housing Association’, predominantly based in the North West of England whose key objective is to ‘create vibrant neighbourhoods in which to live & work. Where quality, affordable homes & services which are the heart of the community.

Our strategic objectives are focused on our:

- **Customers** - A landlord of choice that delivers excellence for customers.
- **Partnerships** - Deliver locally for the benefit of neighbourhoods and communities.
- **Business Transformation** - A strong, viable, efficient, and effective business.

- **Growth & Development** - Continue to grow and have a greater reputation than our peers.

Our values and culture are built around:

- **People** – Putting customers and communities first
- **Pride** – Being proud of what we do and striving to do better
- **Partners** – Respecting others, working together, and building partnerships
- **Pioneers** – Being creative, embracing change and learning from experience

Partnerships

- Continuing to work with partners to collaborate in our communities on projects to tackle illegal money lending, implement training and employment projects and deliver on food poverty initiatives.
- Supported colleagues at Crosby HA, Steve Biko HA and Housing First with staff secondment opportunities.
- Reviewed our neighbourhood planning approach, refreshing Neighbourhood Plans and setting out how we aim to be more connected to the communities we work in.
- Working with partners to bring to site new developments to provide specialist accommodation for children leaving care and those with specialist needs, including building new relationships and secure new opportunities to develop much needed accommodation in Knowsley.

Funding

- Prima has an excellent working relationship with Homes England

Growth & Development

- Shifted capital investment plans in response to the pandemic to prioritise external and communal improvement works.
- Continued to deliver compliance works throughout the pandemic for gas, electric, legionella and asbestos to keep tenants safe.

- Made great progress with our growth and development plans, progressing with 7 major schemes that will deliver 125 units and should be on site in 2021:
 - o 30 units at Twickenham Drive, Leasowe.
 - o 5-unit care home at St Johns Rice Lane.
 - o 21 mixed tenure units at Dinas Lane, Liverpool.
 - o 13 units at Prescott Police Station site.
 - o 26 units at White Rock Street, Liverpool.
 - o 11 units at Roughwood Drive, Knowsley.
 - o 19 supported units at Rutland Street, Manchester

Key actions for 2021-22:

- Aim to have all seven new growth projects on site in 2021.
- Enact our Treasury management strategy to support the programme.
- Develop a comprehensive strategy to enable us to support the move towards carbon neutral. We have already included some provision in our medium-term plans to support this important work.

1.2 SITE LOCATION & TOPOGRAPHY



Fig. 1 Immediate context of existing site.

The existing site area red boundary for this application Block A changes is approximately 1372.03m² (0.636 acre). The Site is currently vacant land at 41 Dinas Lane, Roby, Knowsley, L36 2NL and seeking to keep the development amendment proposals for block a supporting this application and current consent to C3 use.

It was previously used for commercial purposes which is bound to the North by Bethany Gospel Church. The Site sits surrounded by residential properties. The designation of the surrounding area is residential and the principle of the proposed use of the amendments Block A accord with this designation.

The previous application that has consent will not differ in description for the existing site and context. The proposals for Block A will not differ in footprint or location within the site ensuring there will be no impact on surrounding properties from the new proposals.

The existing sub-station has been officially declared as not in use. It is therefore, recommended that the sub-station be removed as part of the latest changes to Block A.



Fig. 2 Existing Site Plan

1.3 SITE ACCESS (HIGHWAYS / FOOTPATHS / PUBLIC TRANSPORT)

There will be no changes to the proposed site access that currently forms the consent on application 18/00237/FUL. There are changes to the rear of the proposed car parking to increase the spaces and allow for electrical vehicle charging within the scope of this new application to amend Block A proposals.

Secure covered cycle and motorcycle provision will remain as application 18/00237/FUL.

Bus stops, bus routes and cycle routes, are located along the A57 East Prescott Road / Liverpool Road.

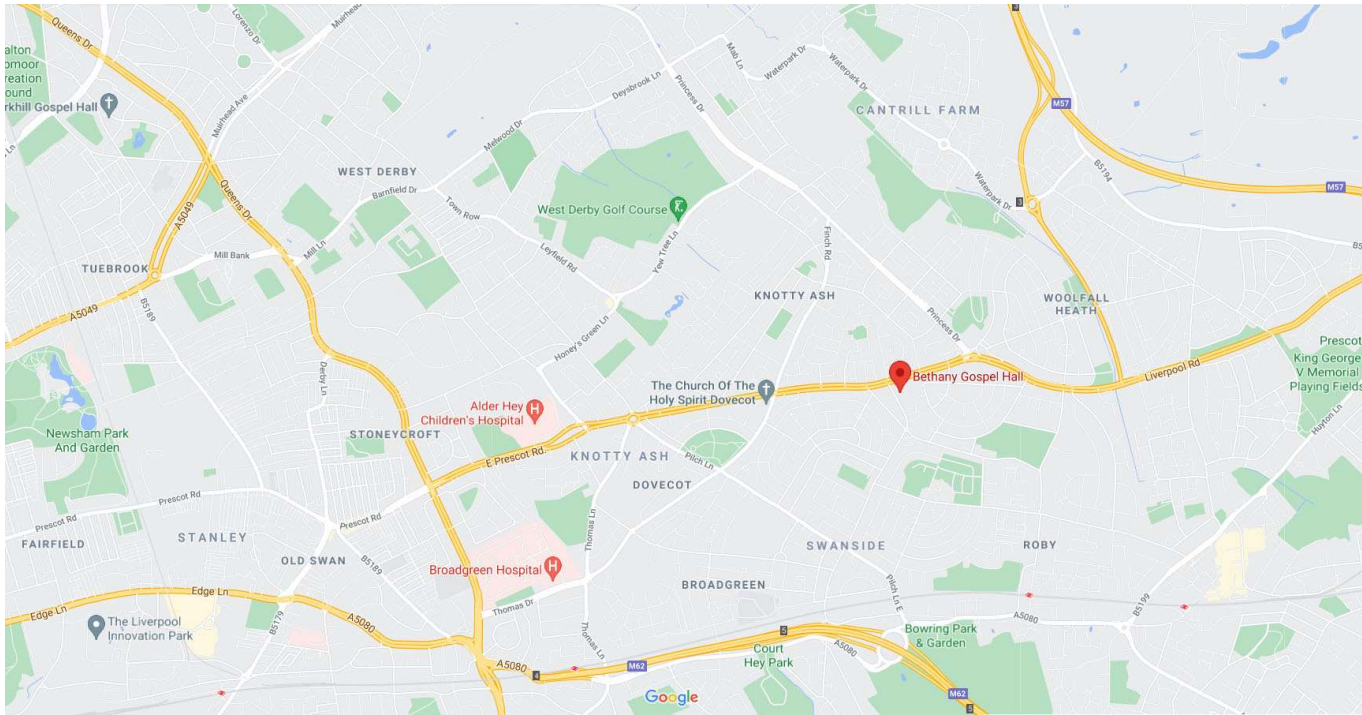


Fig. 3 Local Highways / footpaths / Public Access Routes



Fig. 6 View of bounding properties off Dinas Lane



Fig. 7 View of Bethany Gospel Chapel and North Boundary wall

2.0 SITE ANALYSIS & CONSTRAINTS

The existing site is well established with large areas of hard standing. The current street frontage offers a commercial viewpoint.



Fig. 4 View of sub station no longer in use – to be demolished



Fig. 4 View of site off Dinas Lane



Fig. 8 Existing street frontage.

OPPORTUNITIES

- The site offers a flat use generally with good access off Dinas Lane and offering good accessibility for the proposals.
- The proposed location of the proposals is accessible to surrounding area and has good access links to public transport.
- Proposed development does not encroach on existing green space.
- There are opportunities to provide green spaces within this site.
- There is an opportunity to provide electric car charging in the new proposals of Block A which can offer ample provision for both Blocks.

CONSTRAINTS

- Established boundaries.
- The design will have to reflect the local context and design proposals of application 18/00237/FUL

DESIGN RESPONSE:

The site plan below proposes changes to Block A within the existing layouts to provide 4 wheelchair use apartments at ground floor level and the opportunity to provide wheelchair access apartments at both first and second floor levels if required for future use. They are set out within the context of the original application 18/00237/FUL and original position / orientation of Block A alongside Block B. The proposals of the new internal layouts as apartments will still fully integrate with the original application and existing context (illustrated in figure 9).



Fig. 9 Proposed Site Plan

The development site itself has a general flat level that decreases in a slight fall from East to West boundaries at approximately 700mm over 51m in length.

The Proposed site plan (shown in figure 9) shows the position of Block A in the same position and orientation as the original application.

The architectural form and materials of the proposals will reflect the original application with a change from render infill panels to cladding, this is more suitable for good maintenance and avoiding details that will not weather properly against the brickwork over a number of years. The cladding will also offer a more modern addition to the elevations. The landscaped setting including varying boundary fences, new hedgerows and low level planting will further enhance the original proposals and offer more privacy and a stronger street frontage highlighted below in Figure 10.



Figure 10 – The image clearly shows the relationship and direct link with the surrounding dwellings and original application of Block B.

The ground floor level shows 2 1 bed apartments and 2 x 2 bed apartments that will be fully wheelchair accessible throughout. The layouts within each apartment will be fully part M category 3 standard and satisfy Homes England criteria.



Figure 11 – Ground floor plan

The first floor plan includes 1 x 1 bed apartment and 3 x 2 bed apartments. There are opportunities in the layouts to include for wheelchair accessibility for future use if required and satisfy Homes England criteria.



Figure 12 – First Floor Plan

The second floor plan includes 2 x 1 bed apartments and 1 x 2 bed apartment. The layout of the second floor allows for minimum internal eaves within roof areas of 1500mm high to allow for full useable use of footprint from the previous application of Block A. There are opportunities in the layouts to include for wheelchair accessibility for future use if required and satisfy Homes England criteria.



Figure 13 – Second Floor Plan

The proposed elevations have not changed but the window positions have to suit the new layouts of apartments. The elevation treatments have a minor change to include cladding as a replacement for render infill panels. This will provide a more modern and maintenance free solution to the previous render infill panels on the original application. The principle height of the roof has not changed but the eaves height has been increased to ensure there is a minimum 1500mm eaves height internally to provide maximum useable floor space within the second floor layout, the pitch of the roof has been changed to accommodate this avoiding any height differences from the original application.



Figure 14 – Front Elevation West



Figure 15 – Side Elevation South



Figure 16 – Front Elevation West



Figure 17 – Side Elevation South

4.0 SUSTAINABILITY / ENERGY EFFICIENCY

The same principles will be adopted as stated in consented application 18/00237/FUL with the addition of electric car charging points within the allocated parking areas shown on the proposed site plan.

5.0 ACCESS STATEMENT (INCLUSIVE DESIGN)

5.1 ACCESS STATEMENT

The proposed apartments which form the subject of this statement will offer accommodation for wheelchair users that can be tailored and evolve to meet the individual care needs of the residents.

The proposed building will provide new facilities to part M category 3 current standards and satisfy Homes England Criteria.

The resultant development will provide accessible and identifiable facilities for all residents and visitors including those with disabilities. There is scope within the layouts at first and second floor level to provide accommodation for future use of wheelchair users and will currently satisfy accessible and identifiable facilities for visitors including those with disabilities.

5.2 APPROACHES AND CAR PARKING

Block A will be designed in order that the Main Entrances are clearly legible, and visible, with provision for accessible parking spaces immediately alongside the front entrance and rear entrance to the site.

Level access is provided across the car park overall with clearly demarcated parking spaces.

5.3 ENTRANCES

Any entrance communication / bell system / security system will be accessible no higher than 1200mm.

Consideration must be given to all entrances. The clear open width of each doorway will be at least 850mm.

5.4 CORRIDORS

Consideration must be given for corridors to have level floors and be wide enough for wheelchairs users.

5.5 WINDOWS

Design consideration must be given for window sills in lounges and bedrooms they should not be higher than 750mm from finished floor levels to enable external views to be taken from bed bound or seated residents. Windows that will be designed to be floor level and feature a large picture window for unobstructed views out with a smaller opening window unit alongside.

5.6 DEXTERITY

Door handles will be lever arm type so that they are easy to grip and operate. Taps will be lever arm type for easy operation.

5.7 DOORS

Internal doors will have a clear opening width of at least 800mm. Generally, all doors to bedrooms, toilets, Lounges, kitchens etc. have a structural opening of 1010mm at ground floor level allowing a door with a 926mm opening leaf to be used. All principle apartment doors will be slightly wider to meet the clear opening leaf of a principle entrance on all floors.

Where possible doors will have a clear zone at least 300mm from its leading edge to any adjacent wall, so that a wheelchair user can reach them.

All doors to toilets will open out of the room to allow for ease of access by the user but also to allow an assistant access in case of an emergency. Doors will have a thumb turn lock which can be unlocked from the outside by a career if required.

All door opening pressures will not be greater than 30 Newtons.

External doors will have thresholds less than 15mm high. If higher than 5mm, their edges will be chamfered.

5.8 EN-SUITE / BATHROOMS

En-suite showers allow for access and use by wheelchair users, either assisted or independently. Flush level shower areas with floor drainage are provided with Non-slip flooring. Each en-suite / shower room will have an audible and visible assistance alarm, activated by a red pull cord that hangs down within 100mm of the floor. There is option within the layouts at first and second floor level in all bathrooms to have the option of a bath or shower if necessary.

5.9 COMMUNICATION

Emergency alarms will be both audible and visible.

5.10 EMERGENCY EVACUATION PLANS

The building managers will design procedures around known residents and will include recognising visitors with needs.

5.11 POLICIES & PROCEDURES

In addition to increasing the accessibility of the facilities, the building owner / occupier regularly review their policies and procedures, including the Disability discrimination and Equality Act as they develop. This included considering existing and new staff and continual monitoring of their service users.

6.0 SAFETY AND SECURITY

The same principles will be applied from planning consent approval 18/00237/FUL.

7.0 CONCLUSION

The above information and supporting drawings provided as part of this application illustrates the proposed changes to Block A would compliment the previous application for Block A and greatly enhance and maintain the character of the immediate area.

The changes proposed will provide the need for the C3 use apartments and provision of wheelchair accessible apartments. The latest proposal has been designed to ensure the original footprint, form and elevation details will compliment the original application, therefore be considered to be appropriate and in keeping with the existing area and previously approved application 18/00237/FUL.