



34 CHURCH ROAD, ROBY

DESIGN AND ACCESS STATEMENT

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CONTENTS

	PAGE
1.0 INTRODUCTION	03
2.0 SITE CONTEXT	
2.1 Location	04
2.2 Site Photographs	05
2.3 Site Context Photographs	06
2.4 Existing Site Plan	07
3.0 DESIGN PROPOSALS	
3.1 Design Development	08
3.2 Internal Layout	09-10
3.3 Proposed Elevations	11
3.4 Materials	12
4.0 ACCESS STRATEGY	
4.1 Access Statement	13
5.0 SUSTAINABLE ENERGY	14

1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the development of 1no. three-storey dwelling with associated parking and private garden on the land adjacent to 34 Church Road, Roby.

The proposal seeks to optimise the use of this infill site through the delivery of a high-quality, contextually responsive dwelling that reflects the established character and grain of the surrounding residential area.

Careful consideration has been given to the scale, massing, and architectural expression of the building to ensure it integrates appropriately within the street scene while reinforcing local distinctiveness.

The design approach has been informed by relevant national and local planning policies, with an emphasis on achieving a sustainable form of development that enhances the site and its immediate setting.

This statement sets out the design rationale underpinning the proposal, alongside the access strategy, demonstrating that the scheme provides a safe, inclusive, and convenient environment for future occupants and visitors.

2.0 SITE CONTEXT

2.1 LOCATION

The application site comprises land currently forming part of the residential garden of No. 34 Church Road in Roby, situated within an established suburban area within Knowsley.

The site is not located within a designated Conservation Area; however, it lies in close proximity to one, and as such the character and setting of the wider historic environment have been taken into account in the design approach.

The surrounding area is characterised predominantly by detached and semi-detached dwellings set within generous plots, with a varied but coherent streetscape in terms of scale, massing, and materials, typically ranging from two to three storeys in height.

The site is enclosed by existing boundary treatments and forms part of a well-established residential curtilage pattern.

Roby benefits from good local connectivity, with convenient access to public transport including Roby railway station providing direct links to Liverpool and surrounding areas, as well as regular bus services along Church Road. A range of local services and amenities, including shops, schools, and community facilities, are located within accessible distance of the site, contributing to its sustainable location.

The proposal represents an infill development that seeks to make efficient use of underutilised garden land, while respecting the spatial characteristics, residential amenity, and setting of neighbouring properties.

Careful consideration has been given to the relationship with surrounding dwellings, including matters of scale, massing, overlooking, and privacy, ensuring the development integrates appropriately within its context.



--- Site Boundary

2.0 SITE CONTEXT

2.2 SITE PHOTOGRAPHS



Front Aerial view of 34 Church Road



Existing Site Access



Rear Aerial view of 34 Church Road

2.0 SITE CONTEXT

2.3 SITE CONTEXT PHOTOGRAPHS



Jaqueline Court (Adjacent Property)



St. Bartholomew's Church



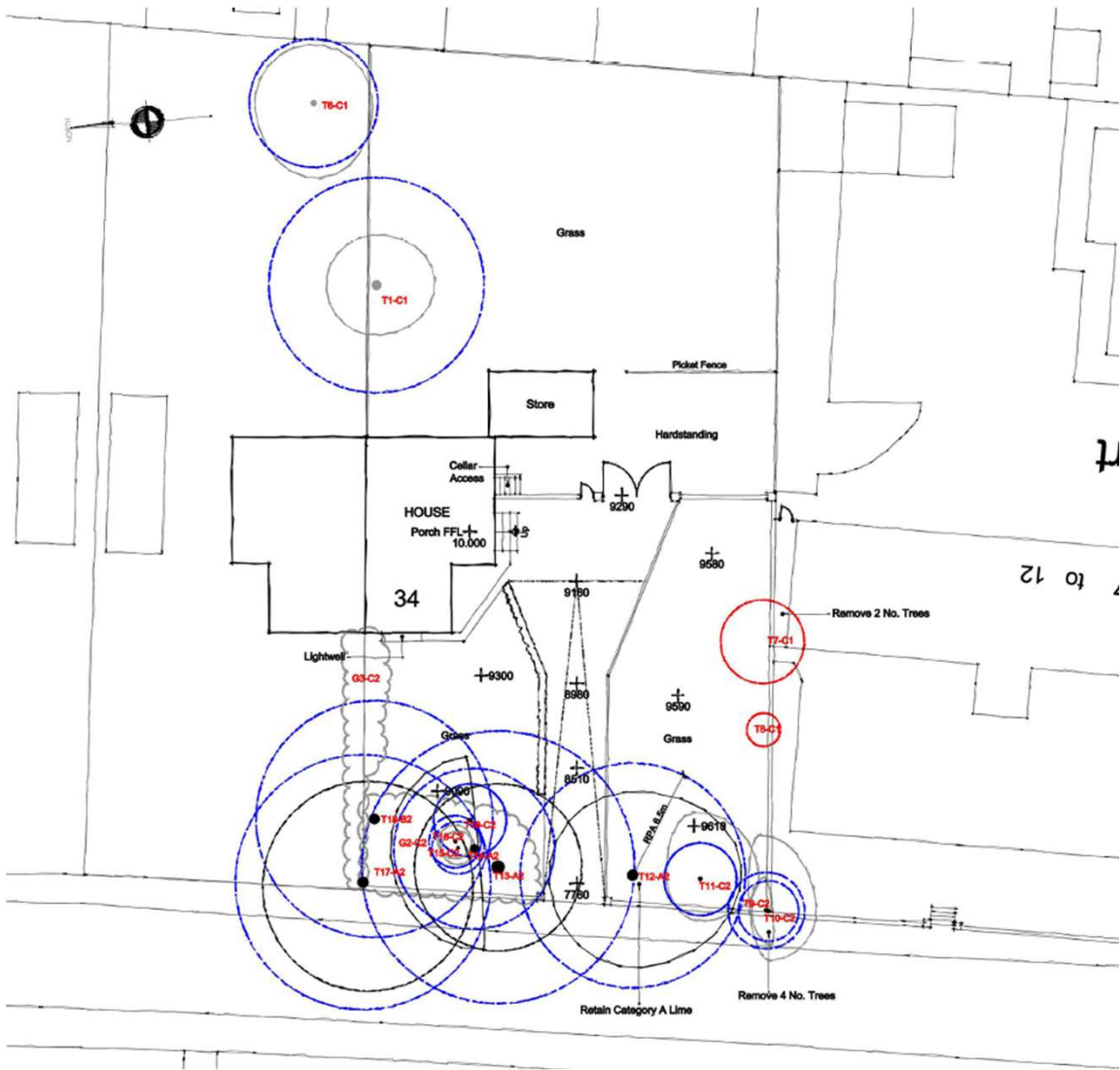
Properties along Church Road



Properties along Church Road

2.0 SITE CONTEXT

2.3 EXISTING SITE PLAN



3.0 DESIGN PROPOSALS

3.1 DESIGN DEVELOPMENT

The design of the proposed dwelling has been informed by a detailed analysis of the site and its context.

The proposed building has been positioned to respect the established building line along Church Road. The site access point will be retained as existing and will serve as a shared access for No. 34 Church Road and the proposed dwelling.

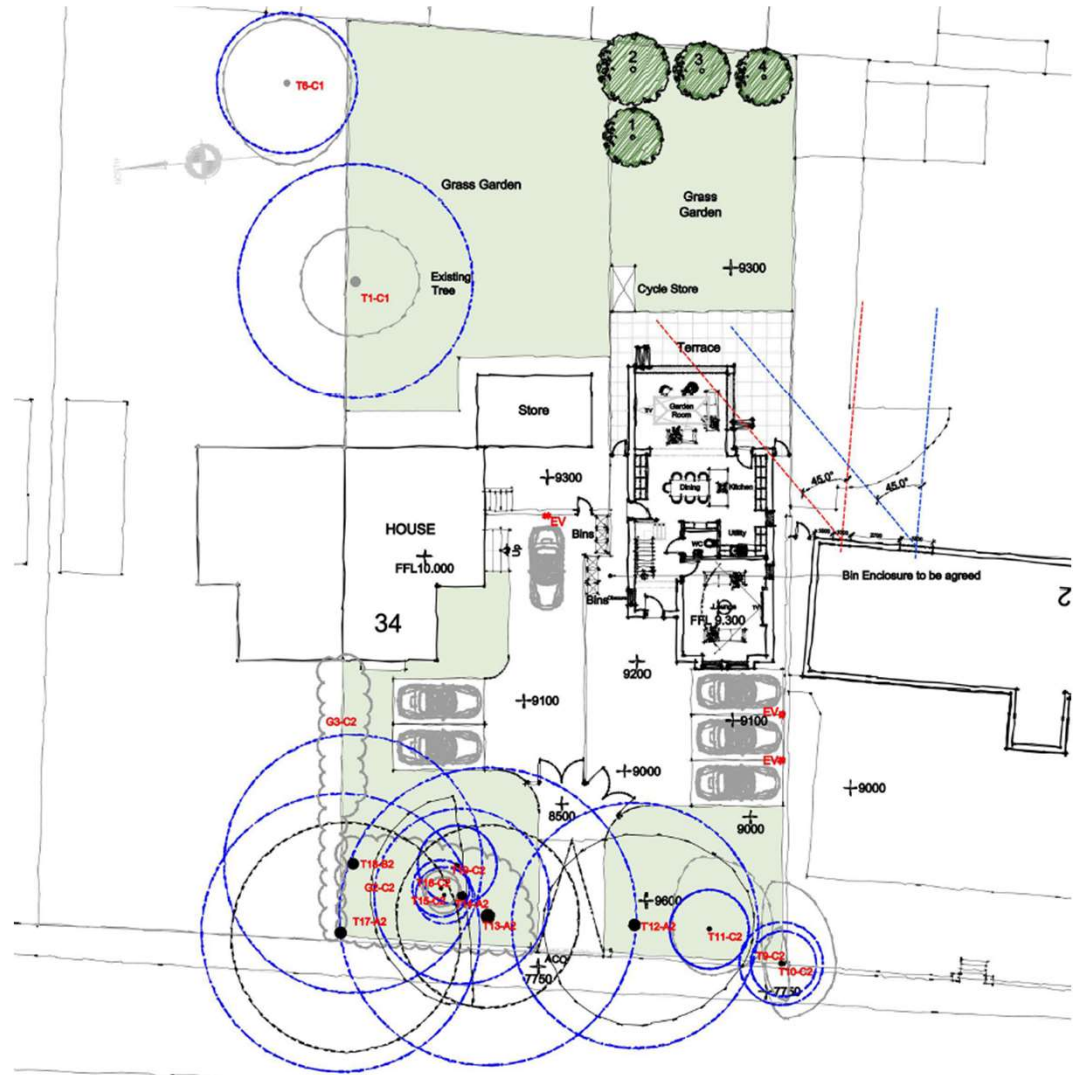
The footprint and orientation have been carefully arranged to maximise the use of the plot while maintaining appropriate separation distances to neighbouring properties, ensuring that the development does not appear overbearing or out of character with the prevailing grain of the area.

The scale of the dwelling has been developed as a three-storey form, with the upper level incorporated within the roof structure to reduce its visual impact and allow it to integrate more seamlessly with neighbouring properties.

The use of a pitched roof form, together with articulated elevations and well-proportioned openings, helps to break down the overall massing and reflect the rhythm of surrounding properties.

Fenestration has been carefully positioned to provide natural light to habitable rooms while avoiding direct overlooking of neighbouring properties, particularly at upper levels.

Externally, the scheme incorporates a clearly defined private rear garden and appropriate boundary treatments to maintain privacy and enclosure.



Proposed Site Plan

3.0 DESIGN PROPOSALS

3.2 INTERNAL LAYOUT

The internal layout of the proposed dwelling has been carefully designed to provide a functional, efficient, and high-quality living environment.

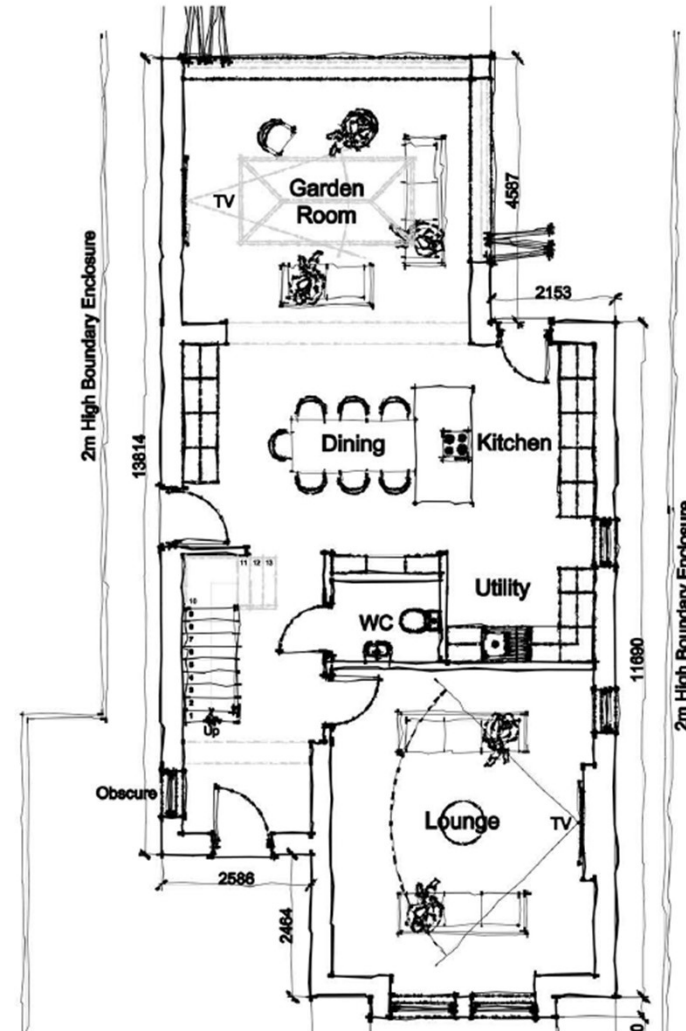
The ground floor accommodates the primary living spaces, arranged to create a logical flow between areas and provide a strong connection to the private rear garden, enhancing natural light and usability.

The first floor comprises well-proportioned bedrooms and associated bathroom facilities, ensuring comfortable accommodation for future occupants.

The upper floor, incorporated within the roof space, provides additional habitable accommodation, contributing to the overall efficient use of the building's volume.

Throughout the dwelling, the layout has been designed to maximise natural daylight and outlook, with appropriately positioned windows serving each habitable room.

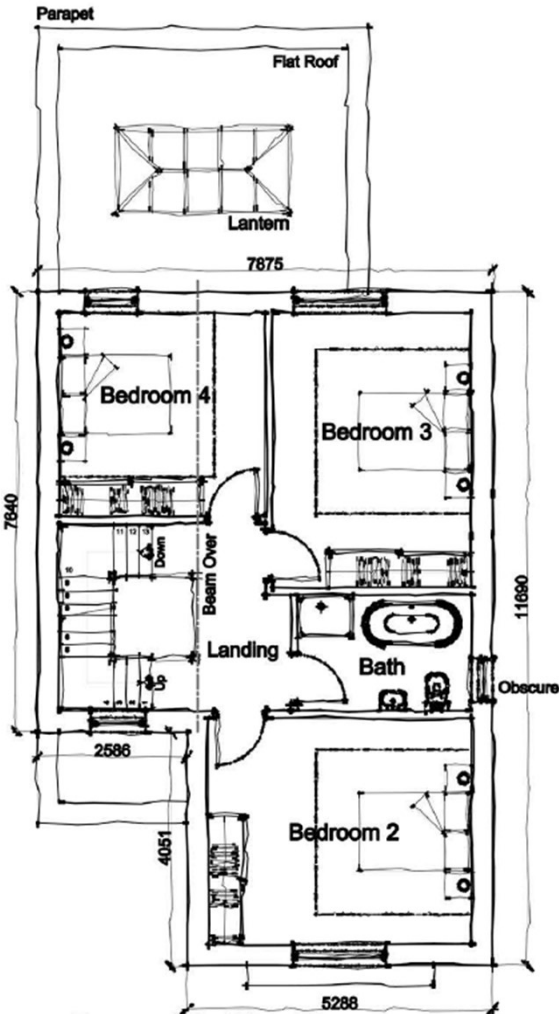
Circulation spaces have been kept clear and efficient, and the arrangement of rooms ensures a clear distinction between public and private areas within the home, supporting both day-to-day living and longer-term flexibility.



Proposed Ground Floor Plan

3.0 DESIGN PROPOSALS

3.2 PROPOSED FLOOR PLANS



Proposed First Floor Plan



Proposed Attic Floor Plan

3.0 DESIGN PROPOSALS

3.3 PROPOSED ELEVATIONS



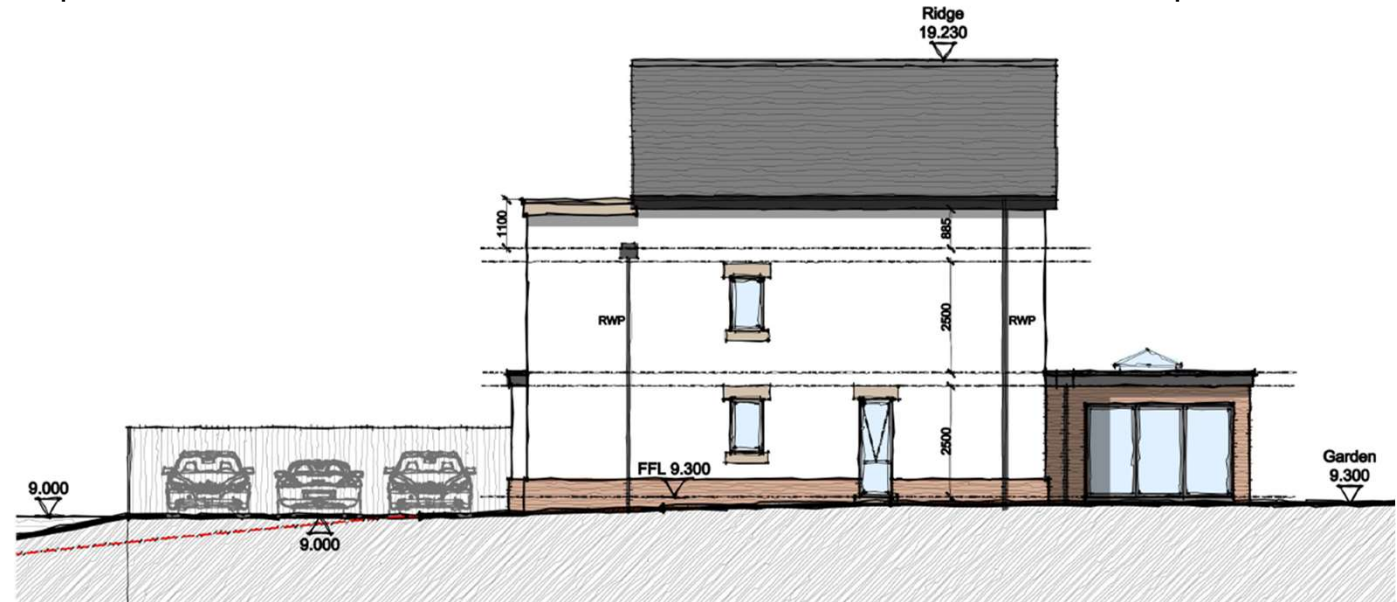
Proposed Front Elevation



Proposed Rear Elevation



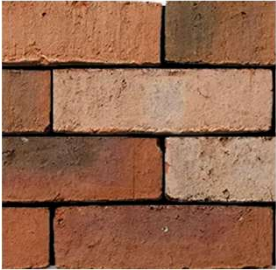
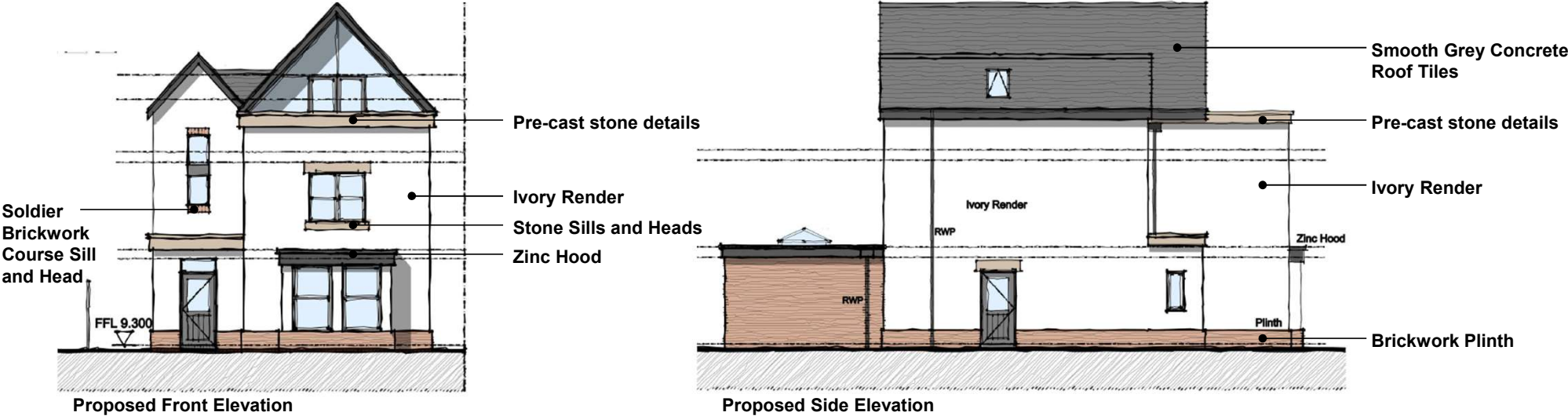
Proposed Side Elevation



Proposed Side Elevation

3.0 DESIGN PROPOSALS

3.4 MATERIALS



Ibstock Birtley
Beamish Blend
Brickwork



Smooth Grey Concrete
Roof tiles



Black UPVC Rainwater
Goods



Ivory cement render



Stone window sills and
heads



Double Glazed White
UPVC Windows

4.0 ACCESS STRATEGY

4.1 ACCESS STATEMENT

The applicant recognises the requirements of the Equality Act 2010 and Building Regulations Approved Document M to ensure that all new developments are accessible to all sectors of the community, irrespective of disability.

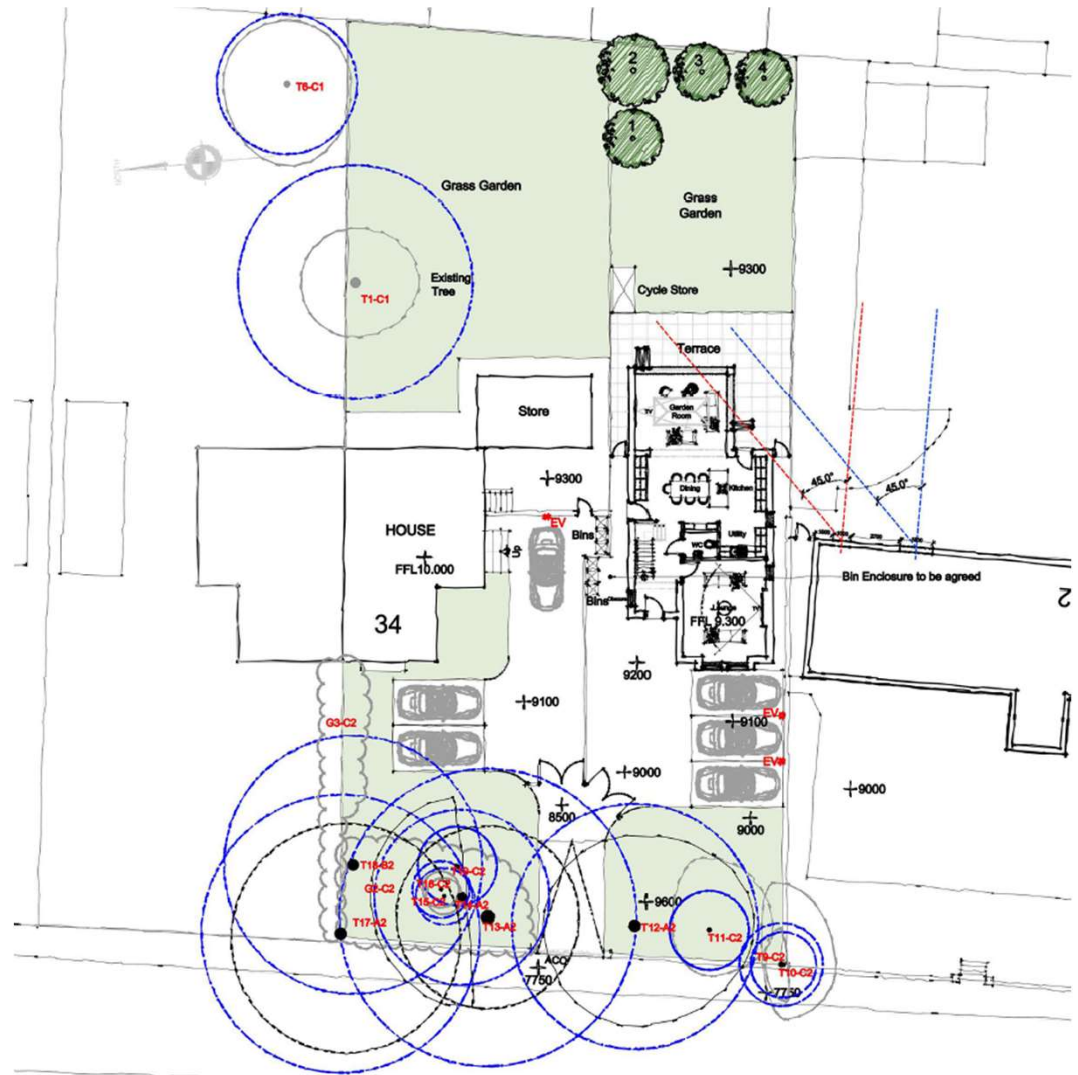
The proposed development has been designed to provide safe, convenient, and inclusive access for all users, considering the site's existing constraints and the surrounding residential context.

The site access point will be retained in its existing form and will serve as a shared access for No. 34 Church Road and the proposed dwelling, with no changes proposed to the established vehicular or pedestrian arrangements.

The scheme provides clear and legible routes into the dwelling, with level or gently sloping thresholds where feasible to support inclusive access. At ground floor level, the internal layout has been designed to enable efficient circulation and ease of movement between principal living spaces, including direct access to the rear garden. The design incorporates inclusive principles in line with best practice.

All new external and internal doors, as well as room proportions, will comply fully with M4(2) requirements, with 850mm clear openings to all external doors and 750mm clear openings to all internal doors.

Overall, the proposed development ensures that access arrangements are practical, safe, and proportionate to the scale of the dwelling, while respecting the character of the site and the surrounding area.



Proposed Site Plan

5.0 SUSTAINABLE ENERGY

The proposed development has been designed with a fabric-first approach, promoting energy efficiency and environmental performance throughout.

The layout and orientation of the dwelling have been considered to maximise natural daylight and ventilation, reducing reliance on artificial lighting and supporting good indoor air quality.

Materials have been considered with durability, longevity, and responsible sourcing in mind to minimise lifecycle impacts.

Where feasible, locally sourced or low-impact materials will be prioritised to reduce transportation-related emissions, and construction methods will aim to limit waste, encouraging recycling and reuse of materials wherever practicable.

Opportunities to incorporate additional sustainable features, such as measures to reduce energy and water demand, will be explored as the design progresses. The development has been designed to allow flexibility for future low-impact technologies, ensuring that sustainability considerations remain central to the long-term performance of the dwelling.

