



For and on behalf of
Knowsley Council

Design and Access Statement

**5-8a Cavendish Walk
Derby Road, Huyton, L36 9YG**

**Prepared by
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April 2026



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1.0 INTRODUCTION

Introduction

- 1.1 This Design and Access Statement has been prepared by DLP Planning Ltd on behalf of Knowsley Council (the “Applicant”) in support of a change of use application from a retail unit (Use Class E) to a mixed unit containing a community library (Use Class F1) and offices (Use Class E) at Units 5-8a, Cavendish Walk in Huyton Village.
- 1.2 This development proposal seeks to revitalise a currently vacant unit along Cavendish Walk within the Huyton Village area into a mixed-use development. With the 2-storey unit proposed to be redeveloped into a ground-floor community library and an upper floor office.
- 1.3 The purpose of this statement is to explain the design principles and concepts that have helped shape the proposed development alongside the access consideration that have been applied to the design process.
- 1.4 This document has been prepared in accordance with the General Development Procedure Order (GDPO) as amended and the guidance given in the Department of Communities and Local Government (DCLG) publication: Guidance on information Requirements and Validation (March 2012), which requires planning applications to be accompanied by a Design and Access Statement.
- 1.5 The statement follows the following structure:
 - Section 1: Introduction
 - Section 2: Planning Policy Context
 - Section 3: Site Context
 - Section 4: Design Statement
 - Section 5: Access Statement
 - Section 6: Summary

2.0 PLANNING POLICY CONTEXT

Planning Policy Context

- 2.1 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that the determination of planning applications and appeals be undertaken in accordance with the development plan unless material considerations indicate otherwise. This approach is further reinforced by guidance set out in the Framework and relevant Planning Practice Guidance.
- 2.2 Section 2.0 of this Design and Access Statement sets out the policies and material considerations that relate to the design and access elements of this proposal.

Planning Policy – Knowsley Local Plan: Core Strategy

- 2.3 This proposal falls under the jurisdiction of Knowsley Council. The adopted development plan for this council consists of the Knowsley Local Plan: Core Strategy which was adopted in 2016. The Knowsley Local Plan: Core Strategy sets out the vision for growth and development in Knowsley until 2028. The policies from this plan considered to be of relevance to this proposal are set out below.
- 2.4 **Policy SD1 – Sustainable Development:** This policy states that “When considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework” and sets out the plans goals to “secure development that improves the economic, social and environmental conditions in the area”.
- 2.5 **Policy CS2 – Development Principles:** This policy sets out the underlying principles of the local plans vision, all of which should be considered against future development proposals. The principles include key points of relevance to this application including “enhancing local character and promoting quality of place,” and the principle to “Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy.” This policy sets out Knowsley Councils validation requirement for Design and Access statements to be submitted alongside planning applications to ensure the principles of the local plan are met.
- 2.6 **Policy CS6 – Town Centres and Retail Strategy:** This policy lays out the hierarchy of the town centres. It places Huyton at joint top of the centre hierarchy. “Huyton, Kirkby, and Prescot Town Centres will enhance their equal role in providing comparison and convenience

shopping. This will be supplemented by a complementary mix of leisure, health, residential, education, cultural, employment, service uses and complementary evening and nighttime uses...”

2.7 Policy CS 19 - Design Quality and Accessibility in New Development: This policy is a key consideration for the DAS as it sets out the scope for new development to improve the quality of place and character within Knowsley through attractive design of new building and spaces. This policy reads as follows:

- “1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:
 - a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment, and density of the existing built environment.
 - b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure, and features of local importance and historic interest.
 - c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres, and strategic regeneration opportunities.
 - d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high-quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats.
 - e) Provide safe, secure, and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people, and the elderly.
 - f) Integrate effectively with existing development and link to existing shopping and service provision; and
 - g) Demonstrate community engagement during the design phase of major development proposals.

- 2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:
 - a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.
 - b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and
 - c) Accommodate future maintenance and long-term management requirements.
- 3) To address the challenges of climate change and future changes in social, economic, and environmental priorities, new development should integrate:
 - a) Sustainable design principles, with regard to Policy CS17: Housing Sizes and Design Standards and Policy CS22: Sustainable and Low Carbon Development as appropriate.
 - b) Biodiversity (in accordance with Policy CS8).
 - c) Flood risk mitigation (in accordance with Policy CS24).
 - d) Waste recycling; and
 - e) Energy and resource efficiency..."

Other Supplementary Planning Documents/Guidance

2.8 Further Knowsley Council Supplementary Planning Documents are also to be considered as part of the consideration process for this application. Those assessed to be relevant include:

- Design Quality in New Development SPD
- Huyton Village Masterplan SPD 2017 - 2028
- Town Centre Uses SPD

Other Material Considerations – The National Planning Policy Framework (December 2024)

2.9 A revised version of the National Planning Policy Framework (The Framework) was published by the Government in December 2024 and is a material consideration. This document sets out the overarching principles for development, with the new guidance being an evolution of the previous version with the focus remaining on making effective use of the land and promoting sustainable development.

- 2.10 Sustainable development lies at the heart of the framework with paragraph 11 stating that “Plans and decisions should apply a presumption in favour of sustainable development”.
- 2.11 Paragraph 8 furthers this sentiment stating that “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”. The three sustainable objectives being economic, social, and environmental.
- 2.12 Chapter 12 of the NPPF ‘Achieving Well-Designed Places’ elaborates the design standards required for development proposals, reiterating the need for design leading into high quality buildings and the benefits that good design can offer.
- 2.13 Paragraph 131 of the Framework highlights the importance of good design, noting that it is a key aspect of sustainable development and should contribute positively to making better places for people to live and work.
- 2.14 Paragraph 139 is clear that significant weight should be given to: “...development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

Other Material Considerations - The National Design Guide

- 2.15 The National Design Guide was published on 1st October 2019 and forms part of the government’s Planning Practice Guidance. The document has been written to set out the characteristics of a well-designed place and demonstrate what the government mean by good design in practice.
- 2.16 The design guide includes design guidance for “**Well-considered parking, servicing and utilities infrastructure for all users.**” This section of the guide setting out the need for parking to be designed in a way that responds to the local condition, ensuring that its attractive, conveniently sited and includes considerations for Electric vehicle charging and parking accommodation for people with disabilities.

3.0 SITE CONTEXT

3.1 This section describes The Site and the wider context of The Site's location and its surroundings. It identifies the constraints and the development opportunities to form the design.

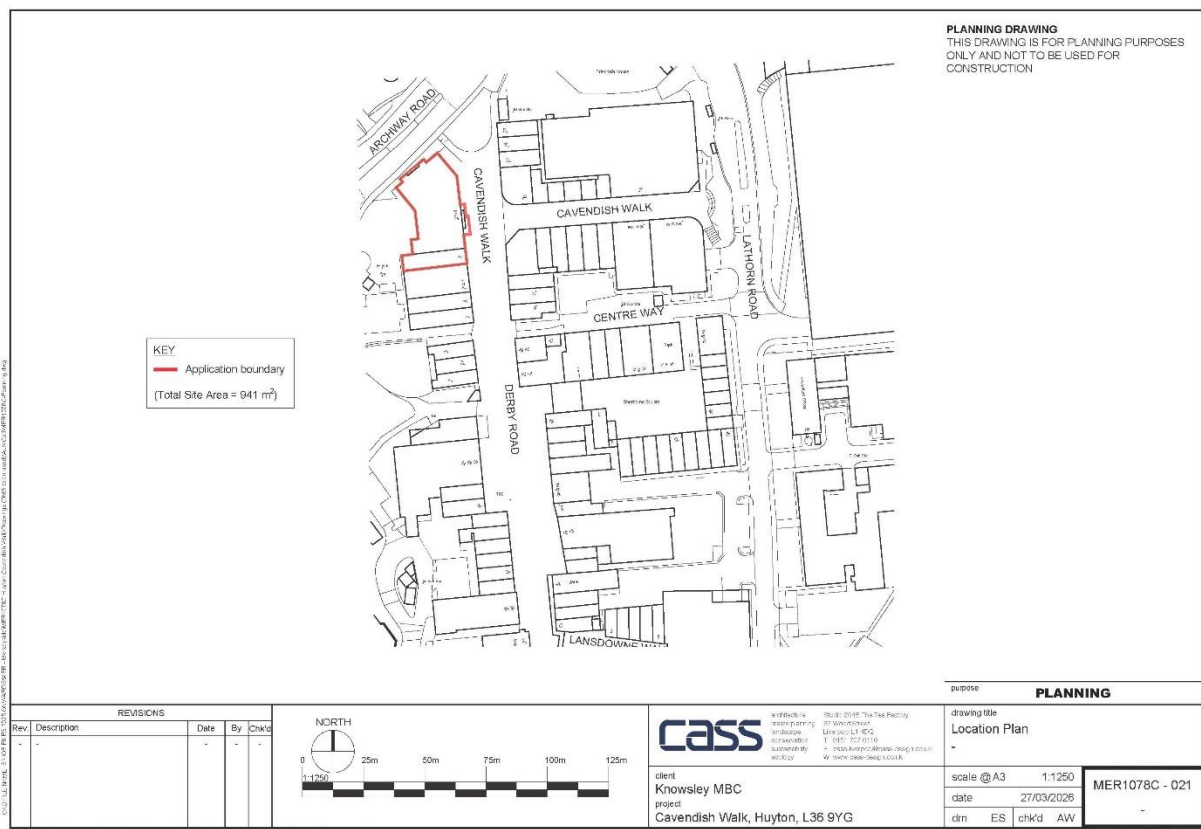


Figure 1: Site Location Plan

The Site

- 3.2 The Site is located within Huyton village at Unit 5-8a Cavendish Walk, Huyton, Merseyside L36 9YG.
- 3.3 The building is a 2-storey end unit at the north end of the Huyton Village retail area.
- 3.4 The ground floor of the site is currently vacant however was previously occupied as a retail unit (Class E of the GDPO). The proposed use of the site is for a community Library (Use Class F1).
- 3.5 The first floor of the site has remained unused since its construction and is proposed to be used for offices (class E).

Wider Site Context

- 3.6 The Site is located within Huyton Village. Huyton village is the main shopping area for Huyton and features a range of retail options alongside other amenities including restaurants, beauticians, and a bank.
- 3.7 The site is bordered by attached units to its south that are currently occupied by various retail businesses. There are further retail units facing the unit.
- 3.8 The front of the site faces east onto the pedestrianised 'Cavendish Walk' which runs through Huyton Village.
- 3.9 Archway Road (The B5199) is a dual carriageway situated directly north of the site.
- 3.10 The rear of the site faces west onto an existing service yard.
- 3.11 The Site has been acquired by Knowsley City Council as part of a wider master plan for the regeneration of Huyton Village.
- 3.12 Huyton village is a designated 'Main Town Centre' within the Knowsley local development plan. It has been recognised as a Development Opportunity Site.
- 3.13 The Site has no local or national designations however St Michaels Church conservation area is located north of the site, separated from the area by the dual carriageway (Archway Road). The Victoria Road and Huyton Road Church conservation area and The Orchard Conservation Area are also located within 1km of the site.

4.0 DESIGN STATEMENT

Use & Amount

- 4.1 This proposal is for a change of use from a retail unit to a mixed unit including a community library and a separate office space.
- 4.2 The proposed development design features a ground floor redevelopment of a retail unit transforming it into a community library. This will be done via a change of use application from use class E to a mixed-use class property Class/Class F1.
- 4.3 The design of the library (ground floor) includes the following design features:
- A large open room for the main library use.
 - A mixed-gender toilet block at the rear west corner of the unit containing self-contained toilet units.
 - An additional disabled toilet unit.
 - A baby change room.
 - A Changing Places facility.
 - Fire exits with newly fitted fire doors.
 - A new glazed entrance screen.
 - New entrance steps and landing alongside paving to create level access into the building.
 - Replacement of existing glazing and additional new glazing to elevations
- 4.4 Access to both the library and the first-floor offices is provided through the new main entrance. Those accessing the first-floor offices will find a separate stair core and a passenger lift to the north side of the building.
- 4.5 The design of Office Space/First Floor unit includes the following design features:
- A large open room for the main office use.
 - A mixed-gender toilet block at the rear west corner of the unit containing self-contained toilet units including disabled toilet unit and accessible toilet units.
 - Use of the existing stair core as a secondary access point.
 - Replacement of existing windows and additional new glazing to elevations.
 - Replacement of windows to the rear of the building.
 - Rooftop mechanical and electrical / air handline units will be located within the existing screened enclosure.

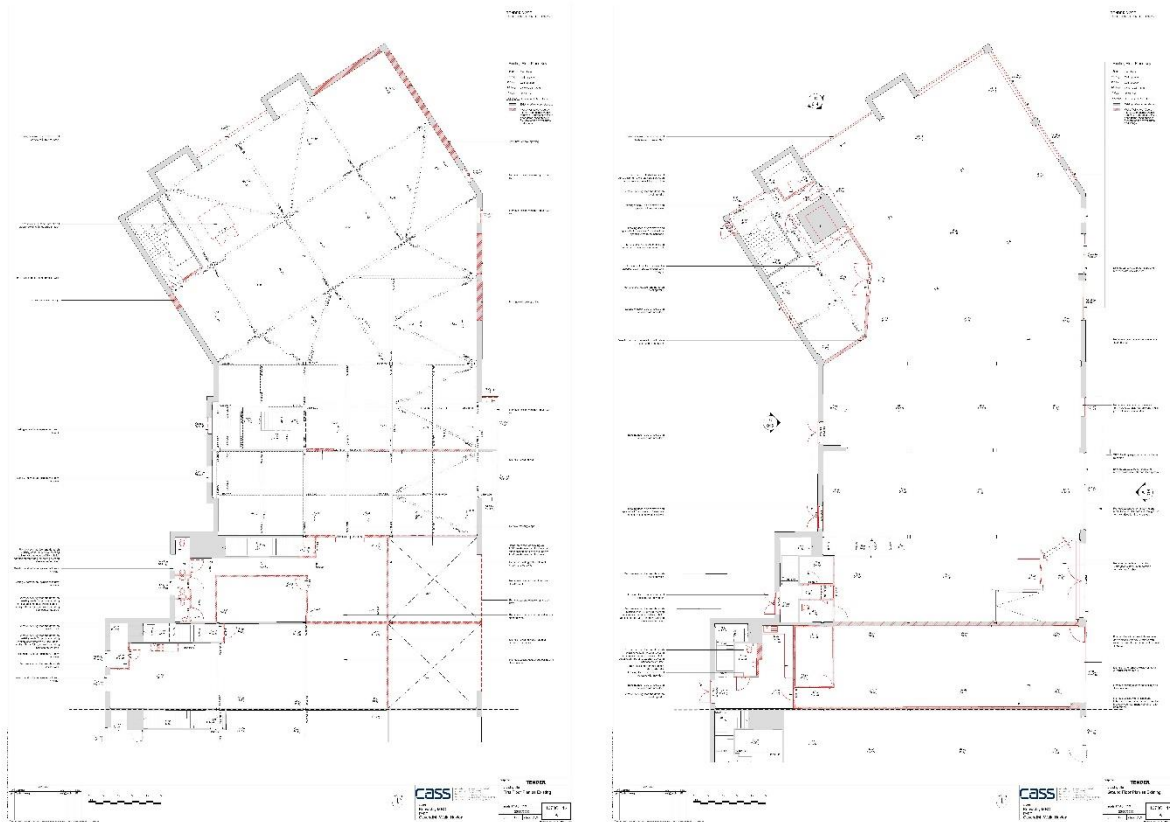


Figure 2: Existing Floor Plans

- 4.6 The upper floor of the unit is proposed to be developed into usable office space having never been developed fully since its construction.
- 4.7 Detailed drawings are included within the application pack displaying the full scope of the design elements included in this proposal.

Layout

- 4.8 The proposed development will use the existing building and proposes no construction of new buildings or structures. The work to be completed includes external and internal improvements to the building.
- 4.9 The two floors are intended to be used for separate purposes however access to the first floor is provided through the library and emergency fire escapes are shared. Access to the first-floor offices will be controlled by restricted access.

Scale and Form

- 4.10 The existing unit is two storeys in height matching the adjoining and opposite units. No upwards or outwards extensions to this building are proposed.
- 4.11 The ground floor unit has a gross internal floor space of 859 sqm.
- 4.12 The first-floor unit has a gross internal floor space of 878 sqm.

Appearance

- 4.13 This development intends to contribute to the wider regeneration of Huyton Village by using a currently vacant unit and putting it back into active use.
- 4.14 The unit's position at the north entrance to Huyton village presents an opportunity to revitalise the area giving it a more welcoming feel which the vacant unit will currently detract from.
- 4.15 Both floors of the proposed development include design elements that work to 'open up' the unit with modern glazing and windows to be installed and new openings installed to the front of the building.

5.0 ACCESS STATEMENT

Vehicle Access and Transport Links

- 5.1 This proposal forms part of a wider masterplan for the regeneration of Huyton village. Car parking provisions are therefore not provided directly on site as they are included elsewhere on the master plan. There will be several accessible car parks for vehicle access to this site for both visitors and staff to the library and offices.
- 5.2 The site is situated along Cavendish Walk; a pedestrianised road that provides wider pedestrian links throughout Huyton. It is walkable from nearby residential areas that are in proximity to Huyton village.
- 5.3 Huyton Bus Station and Huyton Train Station are Both located within 1km of the site provided wide transport links across Huyton, Knowsley and the wider Merseyside region providing several options for transport to the site.

Inclusive Access

- 5.4 The access points are situated at the front of the site for the ground floor library. Cavendish Walk allows for pedestrianised access to both spaces.

- 5.5 The ground floor library has been designed with ground floor level access to the main entrance and internal ramps / steps making it fully accessible and inclusive for disabled people and those with additional needs.
- 5.6 The upper floor office space is designed to include a lift from the ground floor to support disabled access, and ramp access between the split floor levels on the upper floor.
- 5.7 The close proximity to several transport options allows for inclusive access to the Site.

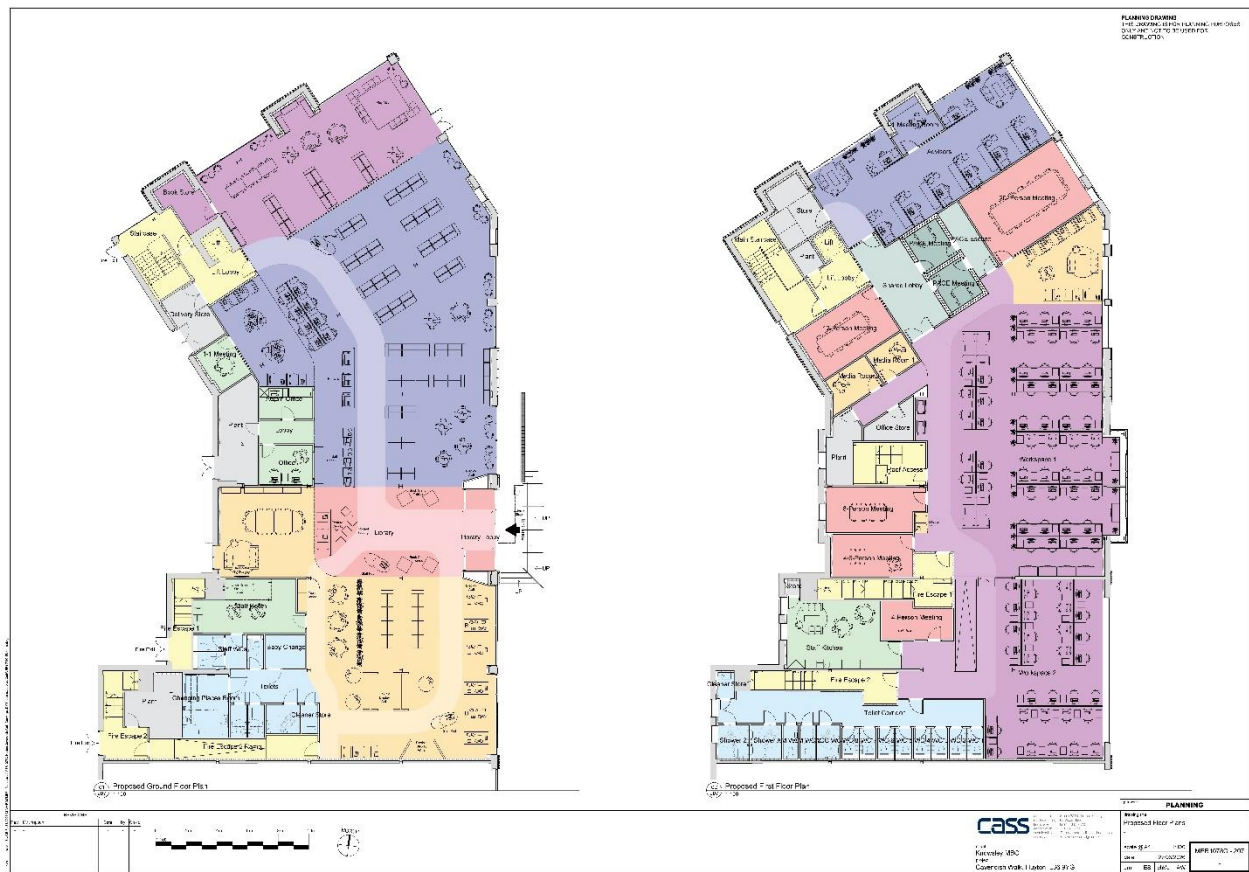


Figure 3: Proposed Floor Plans

6.0 SUMMARY

Summary

- 6.1 The proposed development will help to revitalise the area of Huyton Village, putting a predominant retail unit back into use helping improve the appearance of the northern entry to the wider retail centre.
- 6.2 The design of the proposed development has been adapted to ensure it is inclusive, so the community library is accessible to all and so that any staff requiring inclusive access to the office space are catered for.
- 6.3 The ground floor frontage adheres to relevant local policy and increases active shop frontage in the area.

This proposal forms part of a wider master plan regeneration scheme for Huyton village and its design elements reflects the modern architecture principles used across the scheme.