

den

architecture

Design & Access Statement

Specialised Supported
Housing Accommodation
Roby Road, Huyton, Liverpool
3423

March 2024
REV B

Introduction

Design and Access Statements are documents that explain the design thinking behind a planning application. They illustrate that the applicant has carefully considered how everyone, including disabled people, older people and very young children, will be able to use the places they want to build. It is important that they are written specifically for the application they accompany. They need not be very long, but the amount of detail they contain should reflect how complex the application is, i.e. a statement for a major development is likely to be much longer than one for a single building.

The circular, Guidance on changes to the development control system, says that statements should explain the design principles and concepts that have informed the development and how access issues have been dealt with. So, although there will be a design and an access component, design and access statement should not be considered as two separate documents. Much of the preliminary work that needs to be done for the design component will help inform the access component and vice versa. Additionally, the approach to inclusive access should not be limited to the access part of the statement – it should infuse the whole document.

This Design and Access Statement has been prepared by Den Architecture on behalf of Jagger, Jones & Muzzlewhite and accompanies the Planning Application for Alterations and Refurbishment Works to the existing residential home to create Specialised Supported Housing (SSH) accommodation. The application site is the Former St Helena's Residential Home, Roby Road, Huyton.

The purpose of this Design & Access Statement is to provide the background, context and an explanation of the concept to show how the design has been informed by these considerations.

The Supported Living Concept

Jagger, Jones & Muzzlewhite develops quality housing designed to meet the needs of, and create better outcomes for, the UK's most vulnerable people. Working in partnership with care providers, housing associations, commissioners and care professionals, they help vulnerable people to live in their own homes.

Supported living is a service designed to help people with a wide range of needs retain their independence by being assisted in their own home.

People in supported living have their own tenancy and are responsible for their own bills and cost of living. This may include full or part furnishing and repairing any damage – exact details will vary locally. To afford these, the person may be entitled to a wide range of benefits and grants. In single person supported living, they will also have their own front door.



Aerial photograph of site



View towards Roby Road



View of from Rear Carpark

Assessment

This section demonstrates that the context of the site and its surroundings has been considered. The size of the surrounding area to be surveyed and the detail with which this is done depends on the sensitivity and scale of the development. Local context includes the physical, social and economic characteristics of the site and surroundings, as well as any existing planning policies.

Physical Context

Physical context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. The statement avoids going into too much detail – it is an opportunity to explain the scheme and not to record local history. Huyton is a town in the Metropolitan Borough of Knowsley, Merseyside, England. Part of the Liverpool Urban Area, it borders the Liverpool suburbs of Dovecot, Knotty Ash and Belle Vale, and the neighbouring village of Roby .

Building Ages/ Statutory Designations

There are no listed buildings on or near the site. The site is not in a Conservation Area.

Scale

The adjacent buildings are domestic in scale.

Building Types

The adjacent buildings accommodate residential use. The existing use is a Care Home.

Access

Access to the site is possible from Roby Road.

Social Context

Social context means how people in the locality will be affected by the development, including any aspirations they may have for the site.

Our Client, Jagger, Jones & Muzzlewhite wishes to create 16 SSH apartments within the existing care home building.

The the upgraded and enhanced accommodation will be appropriate for and enhance its setting, and provide much needed supported housing in the community.



Huyton

Economic Context

Economic context means the contribution the development will have on the local economy.

During construction the local amenities of the surrounding area will benefit with construction workers spending money in the area. Going forward the tenants, staff and visitors will impact the local economy positively.

Consultation

The current scheme for self-contained specialised supported living apartments is designed to meet an acknowledged need for accommodation for vulnerable people with mental health and/or learning disabilities and/or Autism in the borough. It has been designed with the engagement and support of representatives of the Knowsley Council Adult Social Care team who have had the opportunity to review and comment on the plans.

A letter of support from Steve Baker, the Commissioning and Contract Officer (Whole Life Commissioning Team), who along with his colleague Stephanie Walters (Commissioning Manager) have been actively engaged in discussions, has been provided as part of this application. This also confirms that Knowsley Housing Benefits team have been engaged in discussions on the rent levels required to support the scheme and have indicated that they are acceptable.

In addition, the scheme has been designed with the involvement of both Northern Healthcare (the Care Provider) and Encircle Housing to ensure that it meets the needs of both the future residents and the staff who will support them.

Evaluation

This section evaluates the information collected and identifies opportunities and constraints that will inform the scheme. Evaluation may involve resolving any conflicting issues and the statement should clearly set out what decisions have been taken and why. This will give those reading the design statement an understanding of why elements of the scheme that they may not at first entirely agree with, have been decided on.



Aerial photograph of site

Opportunities

The following opportunities exist in relation to the site

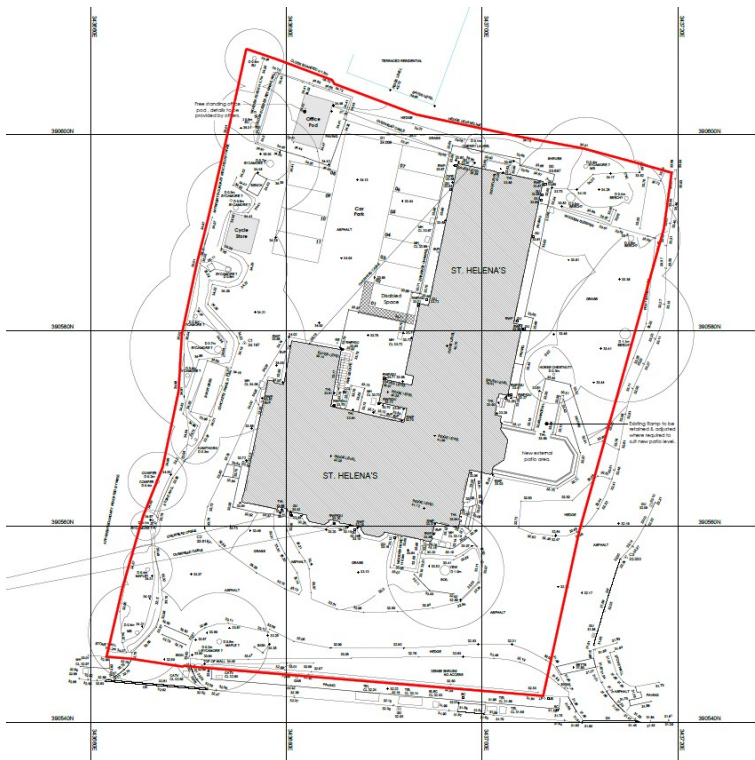
- Reuse of an existing building to provide Specialised Supported Housing development which caters for the unique and diverse needs of residents with a range of needs.
- Provide accommodation which fits within the local authorities preferred care model.

Constraints

- There are no perceived constraints.

Design Component

This section shows how development options have been evaluated and any potential conflicts resolved. The statement shows the decisions that have been made are informed and based on an understanding of all elements that affects the application site.



Site Layout



View from Site Car Park

Use

The proposed scheme provides a high quality purpose-built supported living apartment development which caters for the unique and diverse needs of residents. The proposed self-contained apartments, (which include 24-hour on-site support), have been designed to ensure that the residents will be able to live as independently as possible.

Amount

16 One Bed Apartments are proposed within the existing building. A small prefabricated office pod is proposed to replace the existing portable buildings in the rear carpark.

Layout

The scheme reuses the existing building, and largely follows it's existing cellular layout. A small prefabricated office pod is proposed to replace the existing portable buildings in the rear carpark.

Scale

The scheme reuses the existing building so the over all scale remains the same. The Office Pod building will be single story and smaller than the existing portable buildings it replaces. The existing Conservatory is also to be removed.

Parking

The existing parking is retained. This provides 11 spaces.



Garden

A new amenity area for residents is provided by the removal of the conservatory. This leads to an existing grassed area.

Boundary Treatment

The existing boundary treatments will be retained.

Appearance

The existing building is to be retained.

The only external additions will be new roof light, proposed at the rear of the building, and new solar panels on the roof (the exact amount to be confirmed).

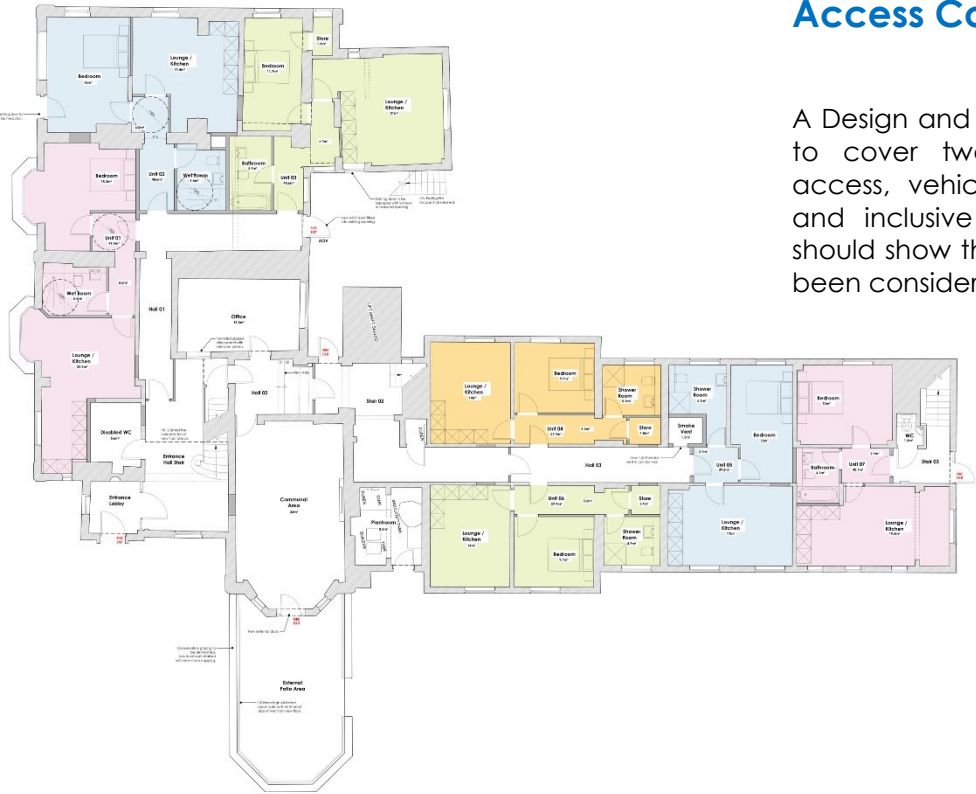
All existing windows are to be refurbished or replaced with new windows with a similar appearance.

An existing door at the front is to be replaced with a new fixed door within the same opening, and a door to the rear is to be replaced with a window. The existing conservatory is to be removed.

The proposal seeks to create a building that not only meets the specific needs of the residents, but is also in keeping with the surroundings in terms of scale and density. The scheme will improve the appearance of the site, adding amenity space through the removal of the conservatory and creating a pleasant residential environment .

Access Component

A Design and Access Statement needs to cover two potential aspects of access, vehicular and transport links, and inclusive access. The statement should show that all access issues have been considered together.



Proposed Ground Floor Plan



Proposed First Floor Plan



Huyton

Vehicular and Transport Links

Access by Public Transportation

The site is less than a 1 minute walk to the nearest bus stop, offering regular services into Liverpool and the surrounding area. The site is also 500m from Huyton Railway Station.

Vehicular Access

The site is accessed by vehicles from Roby Road, which is a 30 mph speed limit zone. The site is accessed straight from the road with very good visibility.

Emergency Access

Emergency vehicles are able to drive onto the vehicular access point as required.

Refuse

Refuse collection will be from Roby Road. A bin store is provided within the site near the site access.



Proposed Ground Floor Plan

Inclusive Access

The basic definition of inclusive design is that products and services should be designed to be easily usable by as many people as possible. Taking into account the differences between people and their abilities, inclusive design looks at ways of designing products, services and the environment to suit the majority of people and avoid physical barriers and the need for adaptations. In other words, good design, where products are fit for purpose.

The proposed scheme addresses these requirements creating an environment which is all inclusive and suitable for the occupier requirements.

As a matter of course the scheme will also be fully compliant with the relevant sections Part M of the Building Regulations.



Proposed First Floor Plan

The scheme will have level access at all entry points at ground floor.

Conclusion

In summary the application proposal is for the reconfiguration and refurbishment of an existing building to provide a total of 16 self-contained one-bedroom Supported Living Apartments, with associated open space and car parking. The scheme will provide high quality specialised accommodation for vulnerable adults with a range of needs. The application site is within a predominantly residential area, and through conversion, preserves the existing building.

The application proposal would meet an identified need for supported living facilities for people with a range of needs in Huyton.

The site is in a highly sustainable and accessible location, with good public transport links and access to local shops and services within close walking distance.

There are no technical constraints to development in terms of flood risk, highways, ecology, utilities etc.

The proposed development is entirely consistent with the aims, objectives and requirements of the NPPF. The application scheme is exactly the type of development advocated by the NPPF, and will assist in the delivery of the Government's objectives to increase the supply of new homes and widen the choice of housing options for the local community, including those with disabilities.

The proposed development accords with all the relevant policies of the adopted development plan. The site is clearly suitable for a residential supported living development. The proposed scheme will bring back into use a vacant building in a highly sustainable location, and will provide high quality accommodation for adults with a range of needs. The scheme is appropriately designed for the area.

The application scheme is acceptable and appropriate in terms of its proposed use, amount of development, layout, appearance, landscaping, and access arrangements.

For the reasons given in this Statement, we consider that the proposed development accords with the strategic objectives and relevant policies of the development plan, and is entirely consistent with the NPPF and the PPG. Thus, we conclude that the application is 'in accordance with the development plan' and so we respectfully suggest that it should be approved.

Design & Access Statement

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