



DOCUMENT REFERENCE:

RPT_204003_C2_210201

TITLE:

DESIGN AND ACCESS STATEMENT IN
SUPPORT OF PLANNING APPLICATION
PP-09535520

PROJECT:

22 ARCHWAY ROAD, LIVERPOOL, L36
9XB

CLIENT:

CROMER HOUSE DENTAL PRACTICE
20 ARCHWAY ROAD,
LIVERPOOL
L36 9XB

DATE:

10th FEBRUARY 2021

UNIT 3 DESIGN STUDIO LTD

22A JORDAN STREET
LIVERPOOL
L1 0BP

www.unit3-designstudio.com
mail@unit3-designstudio.com

PROJECT OBJECTIVES

This application has been made by Unit3 Design Studio on behalf of Cromer House Dental Practice for the existing residential property situated at 22 Archway Road, Huyton. The application involves the renovation and conversion of the property to provide an extension to the existing adjoining dental practice situated at 20 Archway Road.

Cromer House is an established dental practice in the area serving the wider community with a range of NHS and private dental treatments. The practice is looking to expand its offering and requires additional accommodation in order to facilitate this. The practice recently acquired the adjoining site at 22 Archway Road and the intention is to link the two buildings to enable the two sites to function as one large practice.

The application supersedes a previously planning application (Ref: 19/00475/FUL) granted approval on 22nd January 2020 which involved the renovation and extension of the existing building to provide 7 no. one and two-bedroom apartments. Whilst the accommodation within the new application falls under a different use class, the fundamental approach to the design of the development would remain consistent with that previously agreed with the previous planning case officer.

SITE DESCRIPTION

The site is approx. 836 m² and roughly rectangular lying on a roughly NW / SE axis, it is accessed directly from Archway Road and is located immediately after the intersection with Rupert Road.

The site is located in close proximity to the local commercial centre of Huyton Village fronting onto a large council operated car park and local civic centre. The wider area contains the local library, Huyton Suite and various local authority ran buildings such as Huyton One Stop Shop. An Asda petrol station also lies in close proximity situated on the junction between Archway Road and Poplar Bank.

The existing building at 22 Archway Road is a large semi-detached Victorian house with multiple bedrooms and living accommodation. The ground floor living accommodation has previously been extended with a single storey outrigger to provide additional kitchen space. This construction has since degraded over time and now requires full demolition and replacement to bring it back up to modern standards.

Previous discussions with the planning department have identified the key historical value this building offers to the wider area and so any development would need to emphasise the historical context and promote its unique characteristics.

Other key features on the site include the garden wall to the front of the property and large tree located in the front garden of the property situated at No. 2 Rupert Road. Given the relative size of the existing tree a root protection system will need to be implemented on the areas directly surrounding the trees. This will allow for minimal compression to the tree roots contained within the soil thereby preserving the life of the tree.



View towards 22 Archway Road and the adjoining Dental Practice at 20 Archway Road

USE

The development will allow the necessary expansion of the dental practice into the adjoining accommodation to provide a mixture of teaching and outreach facilities, additional surgical and clinical support space as well as office and administration areas.

The use of the building will change from a class C3 'dwellinghouse' to Class D1/E(e) 'provision of medical / clinical health services'.

The proposed accommodation is schedules as follows:

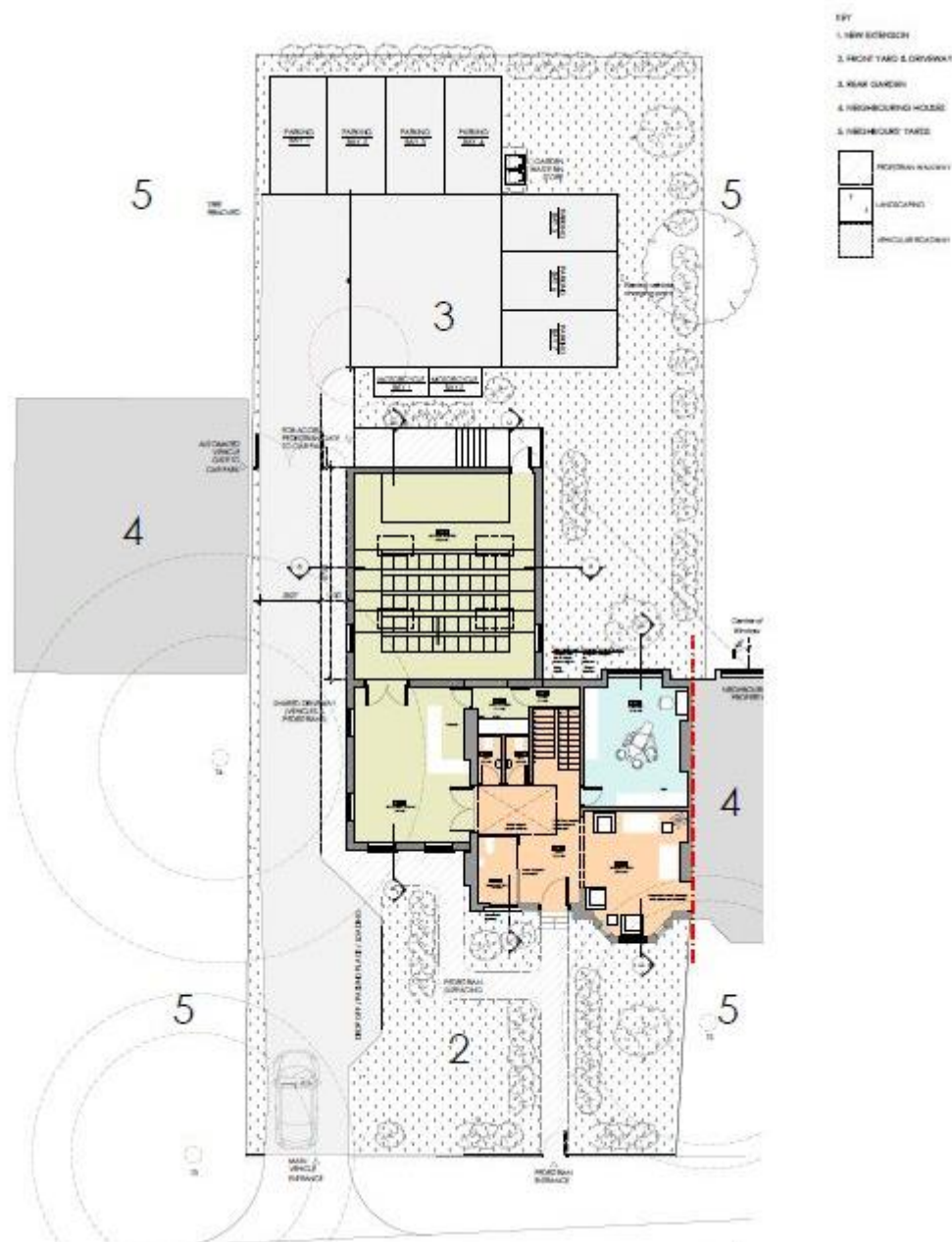
Reception, circulation and ancillary facilities (toilets etc)	-	98.4m ²
Clinical spaces	-	95.4m ²
Educational & training facilities	-	100.1m ²
Office and administration areas	-	46.9m ²
Total Accommodation	-	340.8m ²

The above accommodation is distributed throughout both the refurbished areas of the existing building and a new build extension to the side and rear. The distribution of accommodation can be summarised as follows:

Refurbishment of the existing building	-	246.7m ²
New build extension to the side and rear	-	94.1m ²

Parking facilities will be implemented towards the rear of the property and will provide 7 no. car parking spaces, as well as 1 no. spaces for motorcycle parking. Parking will be accessed via a driveway which runs from front to back along the South-West edge of the site. The orientation of the parking spaces at the rear allows for a landscape buffer between the new parking area and the existing property boundaries also creating an external shared amenity space.

Bicycle storage will be located at the rear of the new extension adjacent to the motorcycle parking bay. The parking and bicycle storage areas will remain secure by the installation of a new vehicle and pedestrian access gate positioned along the new access route.



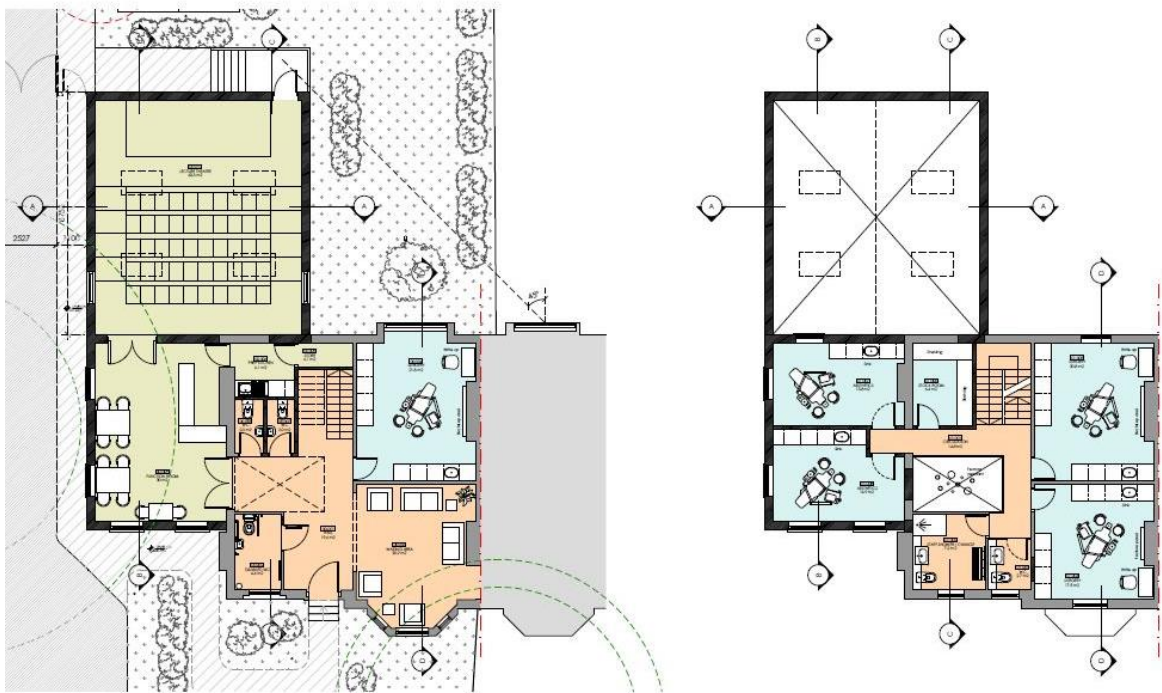
LAYOUT

The position of the new extension remains unchanged from the previous planning application. It takes a central location within the site to provide clear separation from the south-western boundary and avoid encroachment on the RPA of the existing tree located on the property at 2 Rupert Road.

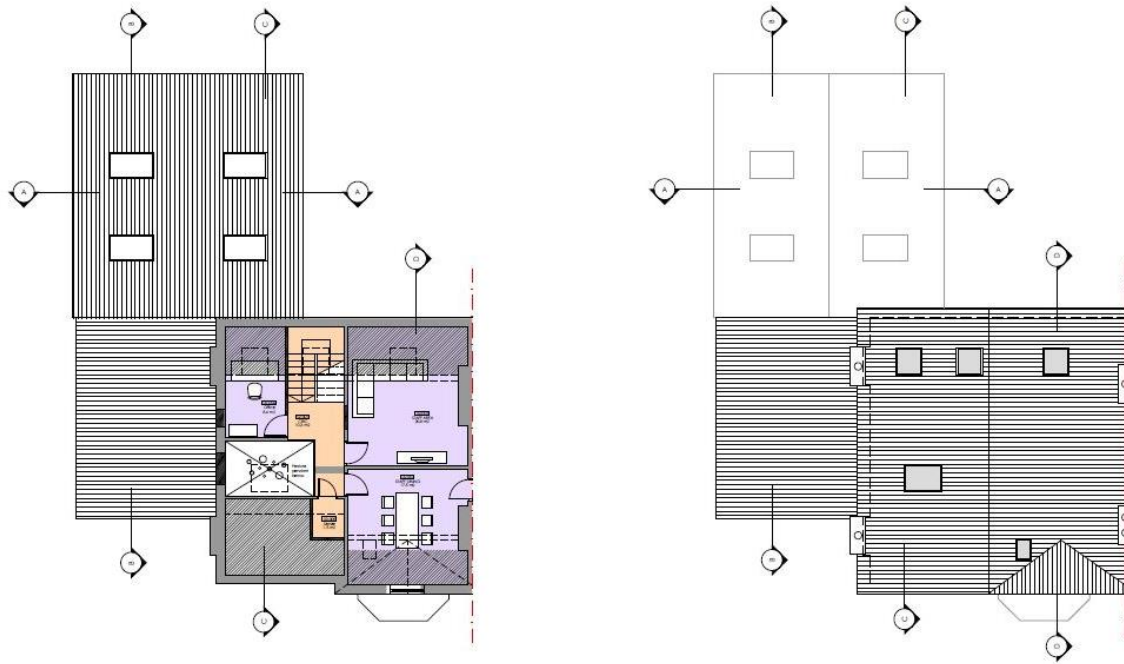
The footprint of the extension largely replicates the footprint of the existing single storey outrigger. This area is identified within the tree report as not being likely to contain any tree roots due to the presence of foundations.

The internal layout of the building will remain largely unchanged from the existing building. The central staircase will be repositioned towards the rear of the ground floor plan to create a more open and welcoming reception area. This gives the opportunity to arrange the rooms on all floors of the building around a central void spanning ground to second floor. Arranging the rooms in this way will create a better sense of connection between the floors and aid orientation within the building.

Connections between the buildings at 20 and 22 Archway Road will be facilitated in the ground floor waiting area and the second staff accommodation.



Ground and First Floor Plans



Second Floor and Roof Plans

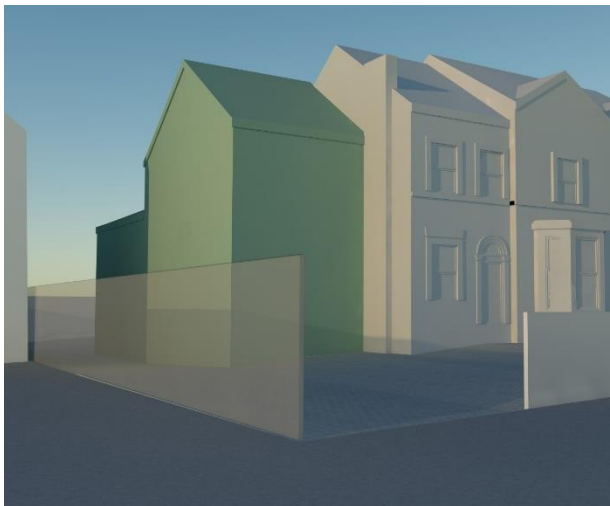
SCALE

The height and size of the extension are proportioned to appear subordinate to the existing building but make effective use of the surrounding space whilst providing ample new accommodation for the surgery. The floor levels within the new extension are congruous with the existing building and the height is defined by the volumetric space requirements of the lecture theatre as well as the cill heights of the rear facing windows at first floor level.

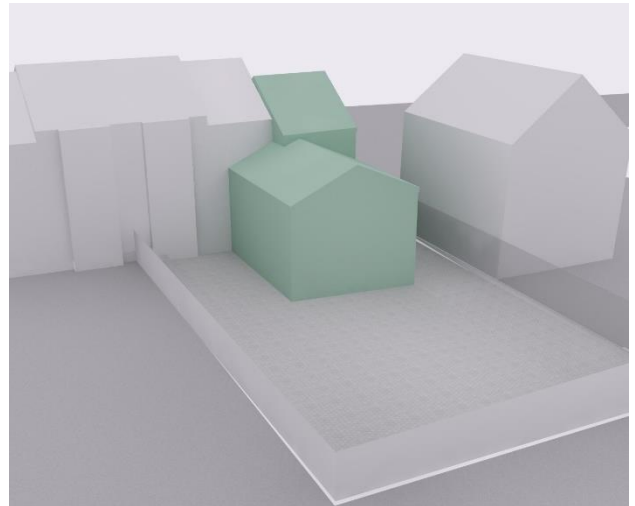
Setting the side extension roof lower than that of the existing house continues the diminishing roof height levels as shown on the image below. The lower height of the new roof presents the extension as the third part of the diminishing sequence.



Front Elevation Massing Schematic



Massing image of the front. Looking from Archway Rd



Massing image from the rear

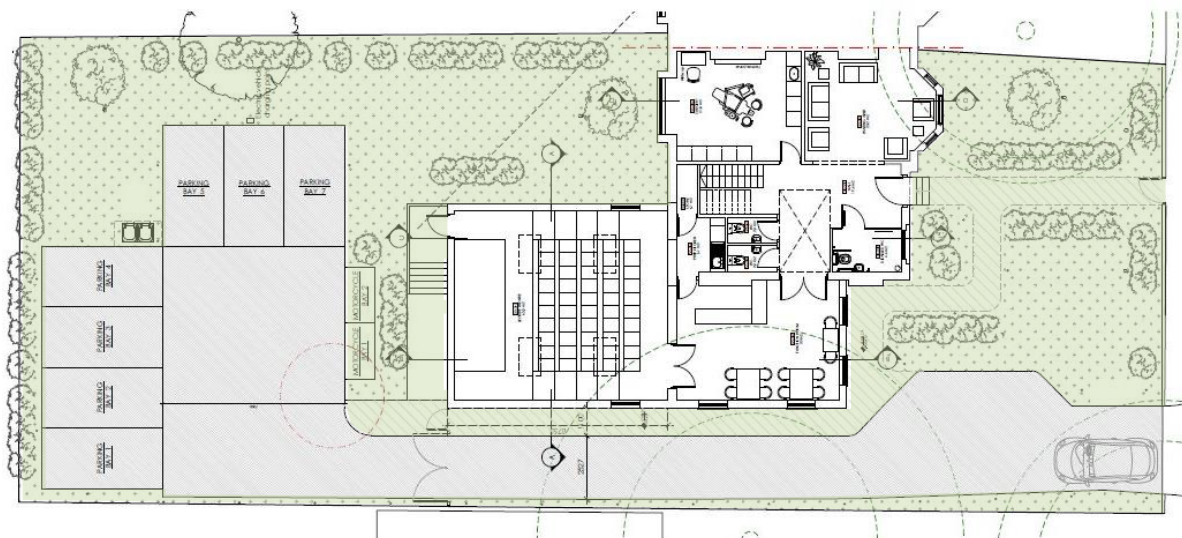
LANDSCAPING

The landscaping at the front of the property, has been designed to facilitate a secondary entrance to the development utilising the existing main entrance door of the property.

The use of soft planting throughout the scheme creates soft visual barriers between the ground floor windows and the external space. They also serve to highlight the main communal path from the street and create an additional buffer between hard and soft surfaces. This also applies to the boundary wall at the front which is lined with hedge planting for additional privacy.

The external lighting elements are positioned throughout the scheme, with spacing relative to the size of the light pool they are expected to emit. The three product types that are proposed include; bollard lights, wall mounted hemispherical lights and spot uplighters. See drawing AL-63-001.

The bollard lights and wall lights proposed will be used to illuminate the pedestrian paths, driveway as well as the parking area.



Landscaped area

APPEARANCE

The original front door of the house has been retained in order to preserve the building's original character as a dwelling. The door will be used to serve as an alternative entrance into the educational wing of the building to ensure that dental patients and educational delegates are separated. The door would be renovated in a style sympathetic to that of the original door.

The windows of the extension maintain the proportions and style of the original windows of the property. Decorative surrounds are omitted to provide a simplified interpretation of the original fenestration pattern. A string course together with Flemish bond brickwork is extended across to the new extension to help unite the façades of the old and new.

As part of the renovation works, the degraded external features of the existing house will also be restored.

The vehicle access / pedestrian gate will be positioned towards the rear end of the driveway, before the parking area. The gates will be of a similar Victorian style to the existing gates at the front of the property with rows of at mid and full height.



Above: Original gates to be replicated on new vehicle & pedestrian gates entering the proposed parking area.



Above: Existing front door to be retained for separate access to the educational facilities

ACCESS

This section summarises the vehicular, pedestrian, and inclusive access arrangements surrounding the existing property.

VEHICULAR ACCESS

The new car park has provision for 7 standard cars 1 motorcycle bay and an external bicycle store. The parking area is accessed via the driveway which runs along the Southeast boundary of the site and is gated to allow access for staff.

A passing place / loading bay will be implemented towards the front of the driveway in order to alleviate the need for cars to stop and pass on the main road. A section of the pavement at the entrance to the driveway will also be dropped to facilitate vehicle access to the site.

PEDESTRIAN ACCESS

Pedestrians will be able to access the front entrance of the property via a new footpath from Archway Road. A section of the existing front boundary wall will be removed in order to create a straight pathway from the street to the reinstated entrance to the educational wing.

Parking within the confines of the site will be restricted to staff only. It is anticipated that patients or visitors accessing the site by car will use the paid council car park opposite the site. The modifications to the pedestrian access are designed to facilitate this.

INCLUSIVE ACCESS

Level access to the development as a whole is facilitated at the entrance to the original dental practice at 20 Archway Road. This will remain the principal entrance for the entire site. Floor level are congruous with 22 Archway Road and are also consistent within the new extension. Surgeries and disabled toilet facilities are provided throughout the ground floor area negating the need for patients or visitors with mobility issues to access the upper floors.

The external ground levels will be evened out and will slope gently with subtle changes in height. This will reduce the need for steps to be used throughout the scheme and will enable ramps to provide the level changes along the pedestrian pathways.

-  Vehicular Access
-  Pedestrian Access

