

DESIGN & ACCESS STATEMENT – SITE AT MILTON AVENUE, L35

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1.0 INTRODUCTION

- 1.1 The Design and Access Statement has been prepared in support of the application for Full Planning Approval – New Building Works for 1No. 2 bedroom house on Milton Avenue, Whiston. The statement is intended to demonstrate that the proposals are in accordance with relevant National planning Policy Guidance and Development Plans.
- 1.2 The Statement reviews the planning considerations that are relevant to determining the application and identifies important matters which support the proposals including the approach to the design of the development and accessibility.
- 1.3 The design solution submitted is illustrative of the development proposals for the regeneration of this area. The Statement has been written to reflect the content and form of the document published by CABI 'Design and Access Statement: How to write, read and use them' (2006) and adhered to the advised structure:

Design

- Use -What buildings and spaces will be used for.
- Amount – How much will be built on the site.
- Layout - How buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- Scale – How big the buildings and space will be.
- Landscaping – How open spaces will be treated to enhance and protect the character of place.
- Appearance – What the buildings and spaces will look like, for example, building materials and architectural details.
- Access – How everyone can use the place comfortably, safely & easily.

In addition, a statement on designing out crime is provided.

1.0 INTRODUCTION

1.4 Identity

The proposed site is situated within a residential area in Whiston, Merseyside. A 3-bed semidetached house currently sits on the site to be developed and amongst an already established area of residential houses, it neighbors several existing residential properties. Several public parks, schools & amenities are within close walking distance, including St Edmund Arrowsmith and Whiston Willis Primary School. The proposed development plans to redevelop the land adjacent to the house site.

1.5 Urban Grain and Enclosure

The proposed development has been designed to take into account the relevant urban grain of the surrounding area, in both massing and use of materials. This proposed application is for 1No. 2-bedroom family home which is positioned adjacent to the existing house. The shape and positioning of the land and the neighboring houses has influenced the design outcomes of this project, with proportions in keeping with the surroundings.

The existing surrounding buildings alter throughout the street and range from extended semi-detached houses to terraced houses. Some surrounding properties have been recently extended while others are much older. All properties have off street parking with front and rear gardens, in general the new dwelling should create, preserve and enhance the street scene. The development aims to create anew dwelling which responds positively to the positioning of the site.

2.0 USE

- 2.1 The site is located on Milton Avenue, a residential road with some commercial properties. It lies approximately 1 mile from Whiston centre. The proposal is situated close to public transport routes. The proposal is within walking distance of local amenities such as shops, schools, municipal parks and many other community facilities.
- 2.2 The proposed residential property has been designed to successfully integrate into the surrounding area. The location of the development should encourage the occupants to walk and cycle which in turn has benefits for the environment, road safety, and residential amenity and for health. The development is located on a comprehensive network of attractive and safe pedestrian and cycle routes.
- 2.3 Situated in a prime location for both bus and car transportation is also of significant interest as it sits within close proximity to local roads which leads straight to major road networks. Plugged into this main road are multiple services and other main roads. These type of road connections maintain the site and provide it with multiple amenities both local and nonlocal.

2.4 Local amenities in the area consist of schools, parks, pubs, shops & recreational facilities (i.e. gyms & leisure centers), all well situated next to main roads or on public access routes through to Liverpool city centre and further. How well a region is connected, both internally and externally, will play a large part in how successful, inclusive, safe and sustainable it is. The proposed development would include existing public transport accessibility and connections between different modes of transport (rail & bus), to ensure that all occupants have access to and are not excluded from any facilities or opportunities due to a physical restriction. Well established connections between the new dwelling and existing amenities ensures that they are available to more people, more of the time.

2.5 The development is within walking distance of:

- St Edmund Arrowsmith Catholic Academy
- Whiston Willis Primary Academy
- St Leos & South Mead Catholic Primary & Nursery School
- Whiston Woods
- St Leos Park
- Whiston Train Station
- Whiston Hospital

3.0 AMOUNT OF DEVELOPMENT

- 3.1 A total of one detached two-bed family dwelling specifically designed to meet the requirements of a small family in respect of the site, in both scale, form and layout. The house responds to the height and size of the surrounding area, the height is in keeping with the neighboring houses. It provides the qualities and economies of scale sought after by the National and Regional Planning Policies and Guidelines. The level of development seeks to ensure that the project is economically viable for the client and offers an affordable home to potential buyers.
- 3.2 The detached dwelling is designed as a small family unit to suit the occupants' specific requirements. The site is a brownfield site, there has been a sympathetic response to the site and its surroundings, ensuring that the land is used well whilst at the same time respecting the boundary line of existing dwellings. The density of the entire development aligns well with the existing suburban character of the area, ensuring a density that makes efficient use of the land but not over developing the land in respect of the surrounding neighbours.
- 3.3 To achieve long term sustainability for the development and in turn the area, the planning application seeks to reflect a family dwelling which will add to the current mixed community of varying age groups. Accordingly the development includes a property type that can respond to the continued evolution of the area as well as responding to the building currently on the site.
- 3.4 The application supports the need for varying house types to sustain population levels and to address the issues of urban density. The development can contribute to the identified regeneration programmes of the area and reduce the worsening vacancy rates of the properties.

- 3.5 The national Planning Guidance that is relevant to this site is provided in:

PPS1	Delivering Sustainable Developments
PPG3	Housing

The guidance in PPG3 accepts that the extent of the development will depend on the overall need for housing and the capacity for the existing urban area to accommodate additional housing. The proposal directly supports housing market renewal and would meet local needs or otherwise provide exceptional planning benefits, as well as supporting the renewal of housing markets and the creation of a sustainable community in this area.

4.0 LAYOUT

- 4.1 The area is designed around an ordered structure of formal avenues and streets that form a clear hierarchy of routes and public spaces. The area of Whiston where the dwelling is located is generally a mix of roads with small pockets of open green space. The proposed layout of the dwelling seeks to create a fully developed site adding a sympathetic addition to the streetscape. The design is redeveloping a used plot of land and completes the existing street scape.
- 4.2 The main features of the proposal respect the arrangement of the locality. The street patterns are varied and a positive mix of extended semi-detached and terraced properties. Milton Avenue itself has a steady amount of traffic, most of dwellings sit back off the road with steeped front gardens & drives. The development aims to create a sympathetic urban form which will sit as a positive addition to the street. The rectangular shaped plan of the dwelling allows more traditional facades reminiscent of the adjacent dwelling with 1 protruding single story to the rear.
- 4.3 The intention is to create a private family home within a well established residential area. Redeveloping a brownfield site by replacing a large unused garden into something designed specifically for a small family. Privacy, amenities and public realms between the new and old intend to be kept.
- 4.4 Integrating the dwelling into the already established street has been considered carefully, impact on the existing services are little too non-existent. The siting of the proposal allows for the new off street parking to remove additional cars from the street. The refuse storage will be as existing to the front of the site ensuring the streets are clear of the clutter associated with the storage and disposal of waste. Within the site context, there are no trees protected by Tree Preservation Orders.

5.0 SCALE

- 5.1 In terms of the lateral arrangement of the elevations, the general characteristic of Milton Avenue and the immediate area is the mixture of semi detached family dwellings and terraced properties. The new design respects the height and scale of the surrounding area.
- 5.2 The simple plan of the dwelling creates a sense of enclosure within the site creating a private area to the rear and the front. The property is of reasonable scale in plan and height to the surrounding area. The design has taken the neighbouring roofs into consideration and looks to maintain this height
- 5.3 The proposed development responds to the potential occupant's requirements physically and socially in character, size and materials while still respecting the locality.
- 5.4 The main aim of the design concept was to achieve a private family home that replicates the use of local materials where possible, continuity of architectural detail and an integrated front and rear landscaped area ensures that the development relates positively to the existing area rather than becoming a disjointed add on.

6.0 LANDSCAPING

- 6.1 Integrating the new development with the existing streetscape is imperative and during the process this will be given the utmost attention, aiming to achieve a harmony between old and new while creating simple design.
- 6.2 Two No off street spaces have been provided to the front of the property inline with the local requirements . Permiabile paving will be provided to the hardstand areas to ensure any additional surface drainage is reduced. A enclosed bin store will also be provided to the front of the property to help conceal the refuge storage.
- 6.3 Grassed lawn will be provided to the rear garden to offer a small landscaped element.

7.0 APPEARANCE

- 7.1 The proposed development has been specifically designed to be sensitive to the existing volume and massing of the neighbouring buildings. Careful consideration was given to the existing character of the area with the proposed development offering a suitable approach.
- 7.2 The built form of the proposed dwelling reflects the wants and needs of the likely owners taking into consideration the local characteristics and distinctiveness. The principle aim will be to use traditional materials. The elevational treatments will be brickwork to match existing as closely as possible. The location of the windows and doors seeks to limit excessive blank facades and maximise the opportunity for the windows and door to create active street fronts as well as taking advantage of the surrounding views. The buildings' entrance is accessed from the front off Milton Avenue giving a higher degree of visibility and so that the regular character of the street will be accentuated by a continued building line parallel to the street.
- 7.3 National Planning Guidance emphasise the importance of acknowledging and making a positive response to the context. In this regard the built environment adjoining the site provides some design context and it is also relevant to consider the character and distinctiveness of the wider locality. The architectural form of Whiston as a whole is generally mixed and a variety of newly built developments with traditional and older larger properties most being rectilinear plan shapes combined with pitched roofs. The houses in the area are mostly designed to meet particular requests of the occupants.
- 7.4 The design of the building allows for the front to be more traditional with entrance, with gable pitched roofs. The sides are kept as a blank façade giving privacy to both neighbouring houses.
- 7.5 In the design of the building we have endeavored to respect the context in the area. We have sought to accomplish this with the use of a sympathetic palette of building materials and external finishes and we are dedicated to refine this further in close collaboration with the Planning Officer. Finally we have sought to proportion the building to sit comfortably in a context of predominantly traditional house types.
- 7.6 The redevelopment of the existing land optimizes the use of the land available and as a result regenerates the small and isolated piece of land.

8.0 ACCESS

- 8.1 An inclusive development that allows access to everyone regardless of disability, age, ethnicity or social grouping. We are active in ensuring that any potential sources of discrimination are addressed in the physical characteristics of the scheme. The design has been developed to meet the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include for example the Building Regulations: Part M (Access to and use of buildings), the Office of the Deputy Prime Minister.
- 8.2 The property is designed to sit where underused garden is located. Careful consideration of the changes in levels across the site has ensured that the dwelling will be able to meet the access standards required by both Part M and Supplementary Planning Guidance Notes.
- 8.3 Pedestrian approach: the property will be developed with a path from the road to the entrance similar to the drive which is currently on the site. The property's access will be constructed from firm, durable and slip resistant material and will be well lit, designed and maintained to meet the standards laid down in BS 5489.
- 8.4 The application site is in a sustainable location close to several urban centres and to substantial employment areas. Bus services run along close by and allow access to a wide range of services without dependence on the car.
- 8.5 As part of our proposals for our residential development we propose a full crime prevention system to provide a 'safe as possible' route for residents and visitors to the site.
- 8.6 The front entrance and rear and side doors will all be well lit and designed according to the potential occupants requirements .
- 8.8 The site benefits from being in a quiet residential area with constant but not busy traffic flow during most times of the day, 7 days a week.
- 8.9 The site resides close to the Town Centre and numerous parks where provision for cyclists is fairly high.

9.0 DESIGNING OUT CRIME

- 9.1 A heavy emphasis is placed upon providing safe and secure environments for all those who use them. The success of a development is often illustrated after construction has been completed whereupon the buildings are being used on a daily basis.
- 9.2 If a project can be seen to be resilient to crime years after its completion, the initial groundwork of applying crime fighting measures at the design stage can be shown to triumph. When designing developments principles of secure by design should try to be introduced where possible. SBD is a scheme developed by the police and its requirements and recommendations ensure that the prime objective of providing safe and secure environments is met. To achieve this objective equal weight should be given to both environmental design and physical security.
- 9.3 Natural surveillance is the cornerstone in the achievement of community safety. The proposed development sits within a well established residential area where neighbourhood watch would be in use. Natural surveillance will principally be achieved by having openings to the front of the street framing and overlooking the street. The location of windows and doors will seek to limit the blank facade.
- 9.4 Private off street parking will be provided.
- 9.5 The site will be demarcated and secured by new fencing which will create the boundary between the garden and the public pavement. The rear gardens will be demarcated and secured by a minimum 1800mm high boundary wall, fence or similar to what already exists which will help with the security risk to the existing properties that are adjacent to the proposed development.

9.6 The property will be clearly named and numbered to assist residents, postal workers and the attendance of the emergency services.

9.7 All external lighting to comply with BS 5489. The lighting will be designed to illuminate all external doors and vulnerable areas, and will be designed and fitted according to the owners requirements. We propose the use of low consumption lamps with the units positioned to reduce glare, light pollution and possible attack.