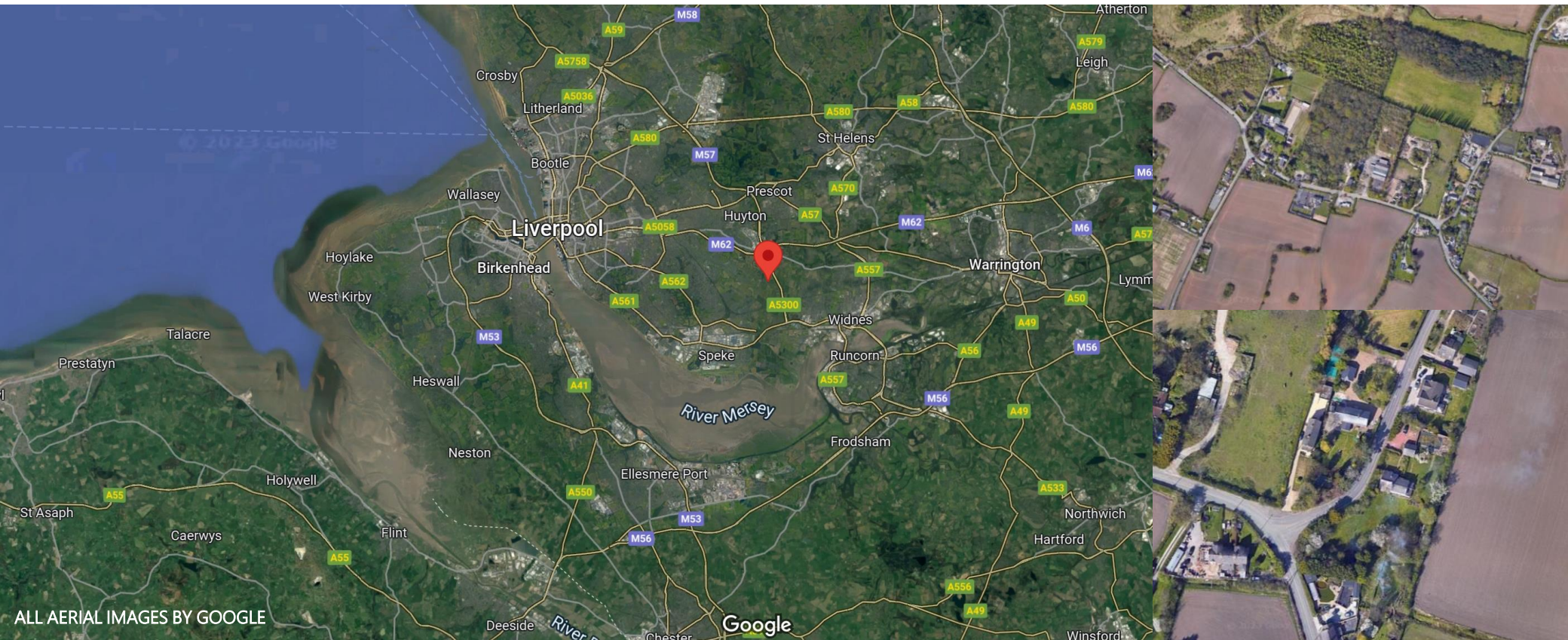


DESIGN & ACCESS STATEMENT

Prepared for Knowsley Council in Support of New Entrance at Alderley, Water Lane, Tarbock Green, L35 1RE

Project Number: **A1076-200** | Revision **P1** | 8th January 2023



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Figure 2.1 – New Entrance in Context with Dwelling

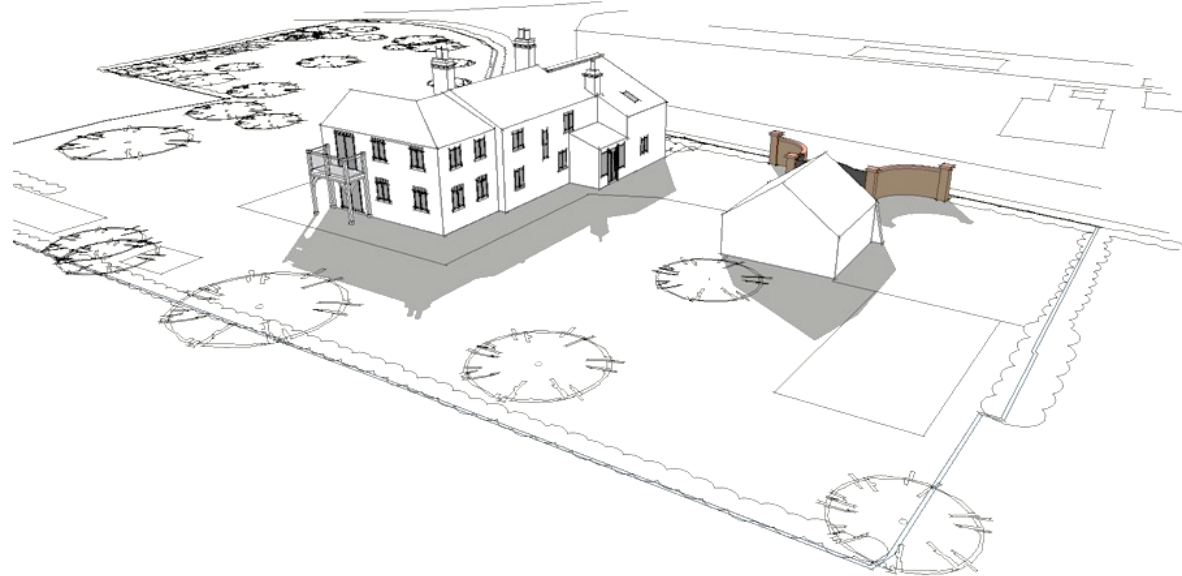


Figure 2.2 – New Entrance in Context with Dwelling

1.0 Introduction

O'Driscoll Architecture has prepared this Design and Access Statement (DAS) on behalf of Mr. Darrin Addams to accompany a detailed planning application for the New Entrance at Alderley, Water Lane, Tarbock Green, L35 1RE

The DAS should be read in conjunction with the plans that form part of the planning application submission.

1.1 The Development

The proposed development will include reusing an existing road entrance and building new pillars, walls, vehicular gates, and a pedestrian gate.

The proposed work will create a safer entrance for the occupiers, giving more visibility to other road users and providing a secure entry that is currently vulnerable.

The existing dwelling has been substantially extended and renovated. The current Entrance would be in keeping with its renovation and extension.

The material will match those used on the dwelling.



Figure 3.1 – Existing Entrance

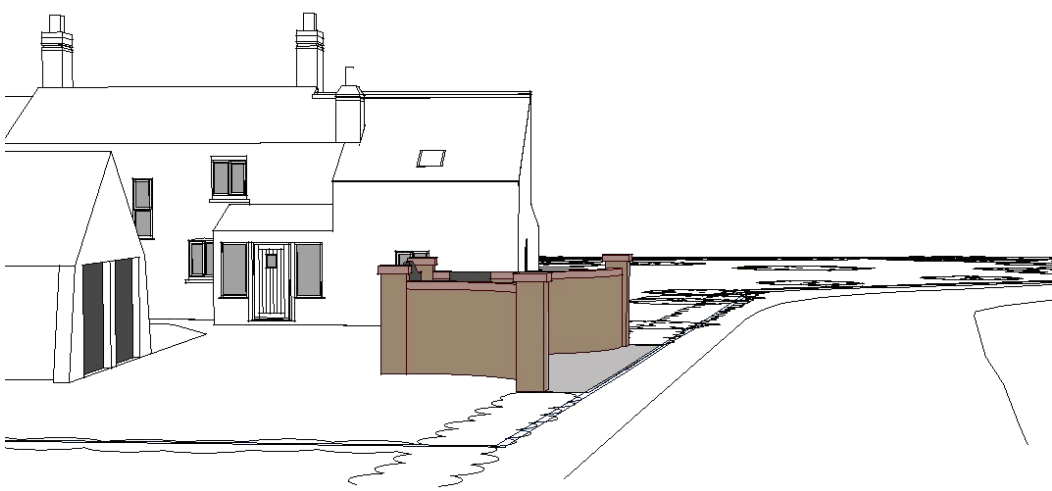


Figure 3.2 – Proposed Entrance

1.2 Relevant Planning Policy

When developing this proposal, the National Planning Policy Framework was considered. The following are some of the more relevant points:

- The **National Planning Policy Framework** states, “In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Bearing this in mind, the development seeks to contribute positively to the local character and enhance the distinctiveness of the dwelling.

Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework



Fig. 4.1 - NPPF

Figure 4.2 - Aerial



Figure 4.3 – Stone and brick used on Dwelling

1.2 Relevant Planning Policy

The **National Planning Policy Framework** state, “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.

Bearing this in mind, the development seeks to make a positive contribution to the local character and enhance the distinctiveness of the dwelling. As part of the boundary to the property, it will change the view of visitors and residents as to the quality of the area and enhance the visual amenity.



Figure 5.1 – Aerial View towards Entrance

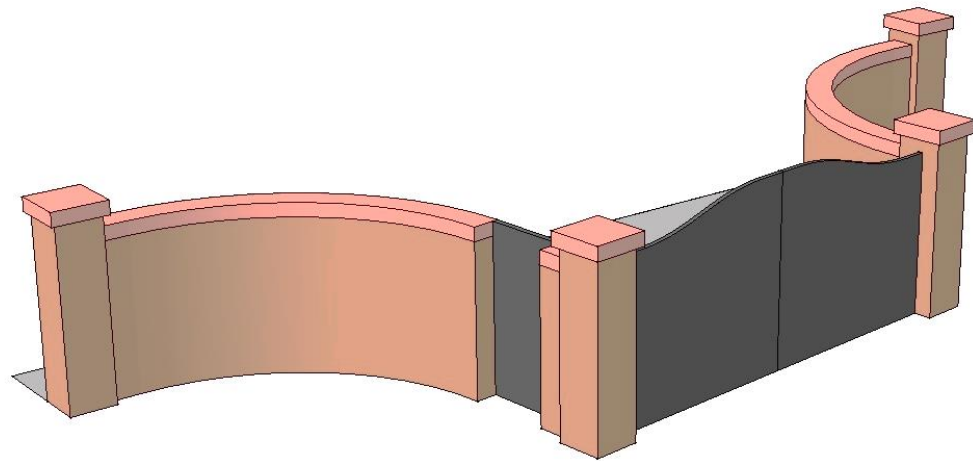


Figure 5.2 – Isometric View of Proposed Entrance

1.2 Relevant Planning Policy

When developing this proposal, the Local Plan Core Strategy has been considered. The following are some of the more relevant points:

Policy SD1 Sustainable Development 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. Work will be undertaken pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area. It also states that “planning applications that accord with the policies in this Local Plan (and any relevant policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise”.

With this in mind, the development will provide work for local companies in its construction, provide a safe entrance, and reduce accidents and near misses. The material on the development will be locally sourced where possible.



Figure 6.1 - LPCS Figure 6.2- Model View toward East



Figure 6.2 – Aerial View towards West

1.2 Relevant Planning Policy

Policy CS19, Design Quality and Accessibility in New Development, states, “In order to enhance Knowsley's existing built and natural environment, improve local distinctiveness and make areas more attractive, sustainable, safer, and better connected, it is necessary to establish high standards of design and accessibility. A positive image for Knowsley is vital to encourage investment and to improve quality of life for residents. Image is strongly influenced by buildings, spaces and cultural landmarks with the approach seeking to reflect positive characteristics of immediate surroundings including the importance of responding to, complementing, and integrating views and scenery, particularly of natural landscapes”. It also states, “The general principles within the policy seek to ensure that new development enhances the ‘quality of place’ in Knowsley. Identifying specific priority areas will allow the Council to encourage the most innovative and creative designs in areas that have the greatest impact in raising the image of Knowsley and attracting new residents and investment. Raising the design quality of key gateways, town centres and transport corridors will improve the area for residents, visitors, and potential investors by providing a more positive and welcoming impression”.

Bearing this in mind, the development will improve the property's visual impact and create an entrance that links with the dwelling through matching materials. As part of the boundary to the property, it will change the view of visitors and residents as to the quality of the area.

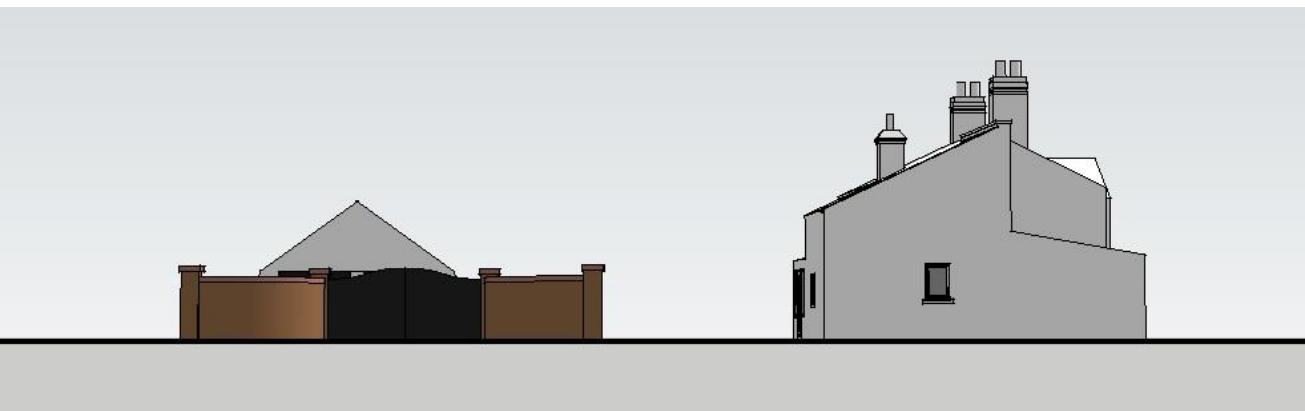


Figure 7.1 – Side View from Road



Figure 7.2 –Adjacent Similar Entrances

1.2 Relevant Planning Policy

Policy CS20, Managing the Borough's Historic Environment, states that “the designation of an area as a Conservation Area ensures that important local buildings are protected from unauthorised demolition and that new development is expected to integrate appropriately with the special character of the area, even if previous unsympathetic developments exist. The general presumption is always in favour of the preservation of buildings or structures that make a positive contribution to the character and appearance of a Conservation Area. This approach is not intended to prevent change or development, but to ensure that where change does take place, it helps to preserve or enhance the special character of the area”.

Bearing this in mind, the development will improve the property's visual impact and create an entrance that links with the dwelling through matching materials. As part of the boundary to the property, it will change the view of visitors and residents as to the quality of the area.



Figure 8.1 – Existing Entrance awkwardly located off-road with low visibility

2.0 Design

2.1 Existing Land Use

The existing land use will remain the same, i.e., a dwelling house with gardens, a Garage, a swimming pool, and ancillary storage sheds.

2.2 Amount

The application is for the construction of new pillars, wall, gates, and a pedestrian gate. The entrance will be 4500mm wide; the walls will be 1800mm high, and the pillars 2100mm high, which matches the original pillar height. The area of the entrance will be 35m²

2.3 Layout

The proposed layout intends to locate the new Entrance more appropriately with the site boundaries.

The new entrance will be safer for drivers to egress and for other road users to identify a property entrance.

The Entrance will be low to the ground limiting its overall visual impact from the road and surrounding dwellings and farms.



Figure 9.1 – Aerial of Local Area

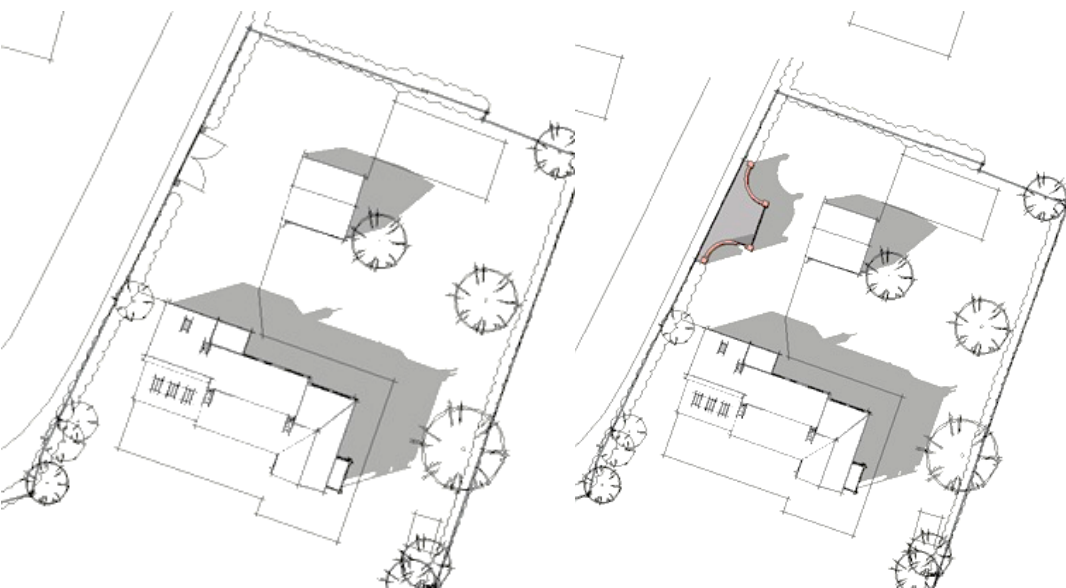


Figure 9.2 – Existing & Proposed Entrance Locations Compared

2.4 Entrance

a) Scale

The proposed dwelling has increased in size with a significant extension; the Entrance will be proportionally similar, keeping the scale and mass appropriate.

b) Landscaping

The Proposed Entrance will be set on existing hardstanding with no disruption to the existing trees or soft landscaping.

The hedge line to the roadside will be maintained and trimmed to keep sight lines.

c) Appearance

The Proposed Entrance uses a classic design with materials that reflect the existing dwelling, such as matching brick for the plinth and sandstone for the wall and pillar capping.

Lighting will be utilised for night-time use to improve the safety of road users by making the entrance more visible. Note that the existing entrance pillars also utilised lighting.



Figure 10.1 Aerial View

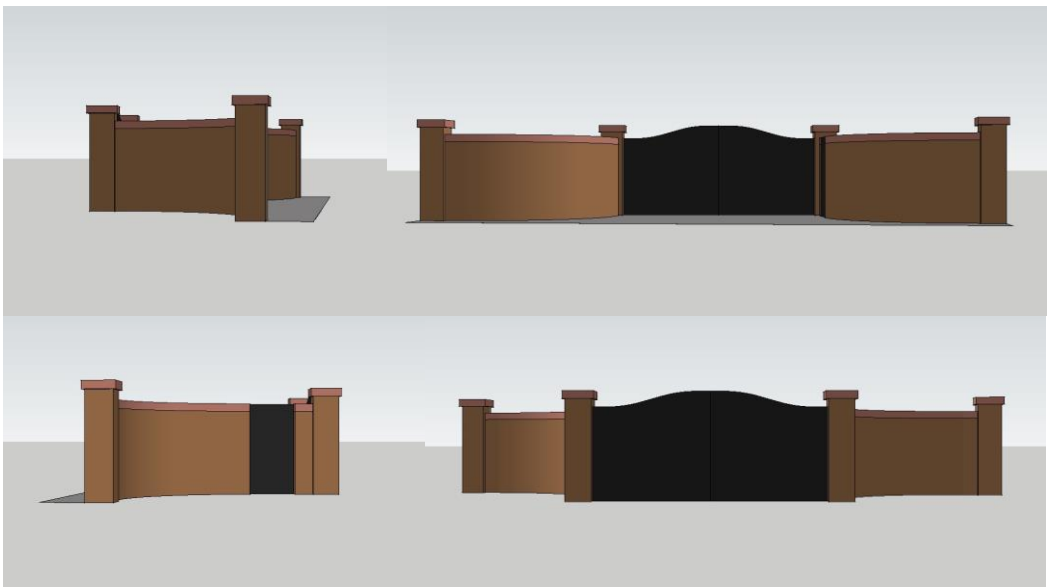


Figure 10.2 – Elevations of Proposal Entrance

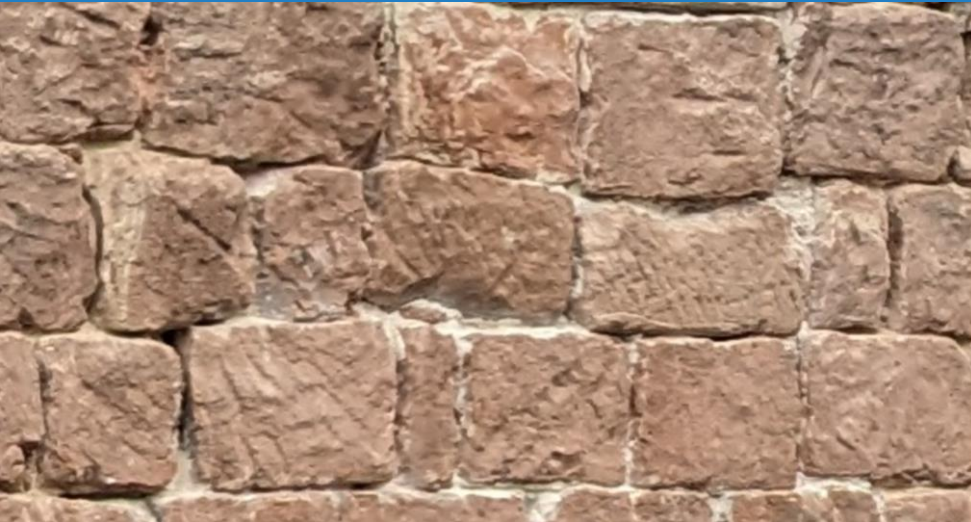


Figure 11.1 – Existing Stone from Dwelling to be used



Figure 11.2 – Existing Brick from Dwelling to be used

3.0 Sustainability Statement

The development is limited in scope and size, limiting its ability to contribute significantly to sustainability. However, there is scope to ensure the materials are locally sourced and healthy as ensuring the labour used in its construction is local, adding to the local economy and reducing travel.

A sustainable appraisal will be carried out with the design team before the detailed design stage to ensure the targets are met. The team will aim to meet the following sustainable design objectives:-

Energy and CO2 Emissions

- Solar Panels are envisaged to be fitted on the property, which will power the gates.

Materials

- Material that matches the existing dwelling will be used.
- Local sourcing of new materials where appropriate.

Pollution

- Material use will be kept to a minimum

4.0 Access

4.1 Transport Statement

There will be no extra load on the existing traffic network.

4.2 Access for Vehicles

An existing entrance will be utilised for access with a hardstanding surface for vehicles to turn into the Entrance. The opening and gates must be the width intended to cater for Septic tank emptying.

4.3 External Circulation

The ground around the Proposed Entrance will be flat for vehicles and people.

4.4 Internal Circulation

The Proposed Entrance will have level access for vehicles and people.



Figure 12.1 – Aerial view of access to property



Figure 12.2 – Approach Road

5.0 Summary

- a. The proposal is to reuse an existing entrance, maintain the hedge boundary and provide safer access to the dwelling.
- b. The proposal seeks to make a positive contribution to the local character and enhance the distinctiveness of the dwelling.
- c. The development will improve the visual impact of the property and create an entrance that links with the dwelling through matching materials. As part of the boundary to the property, it will change the view of visitors and residents as to the quality of the area and enhance the visual amenity.
- d. The development will create more visibility for other road users, reducing accidents and near misses.
- e. The proposal will enhance the property use and amenity, making it a more long-term proposition.
- f. The new Entrance is similar to other Entrances in the Conservation area and similar in scale and mass.

Figure 13.1 – Proposal demonstrating appropriate scale and mass

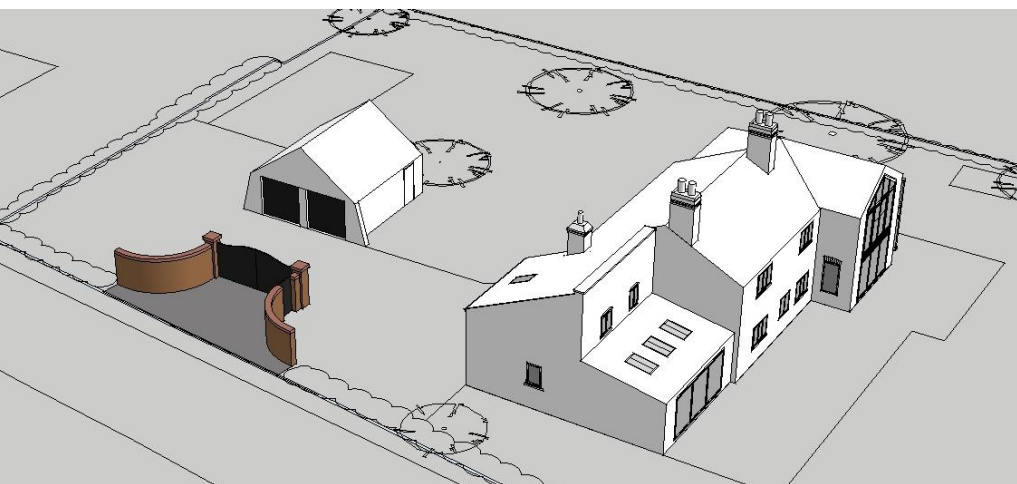


Figure 13.2 – Quality of Design

