



10 New Build Houses
Moss Green Close, Huyton
Design & Access Statement

6th August 2021

Introduction



Visual of proposed houses

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Purpose and Format of the Statement

This Design and Access Statement meets the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and Circular 1/2006 from the Department for Communities and Local Government (DCLG).

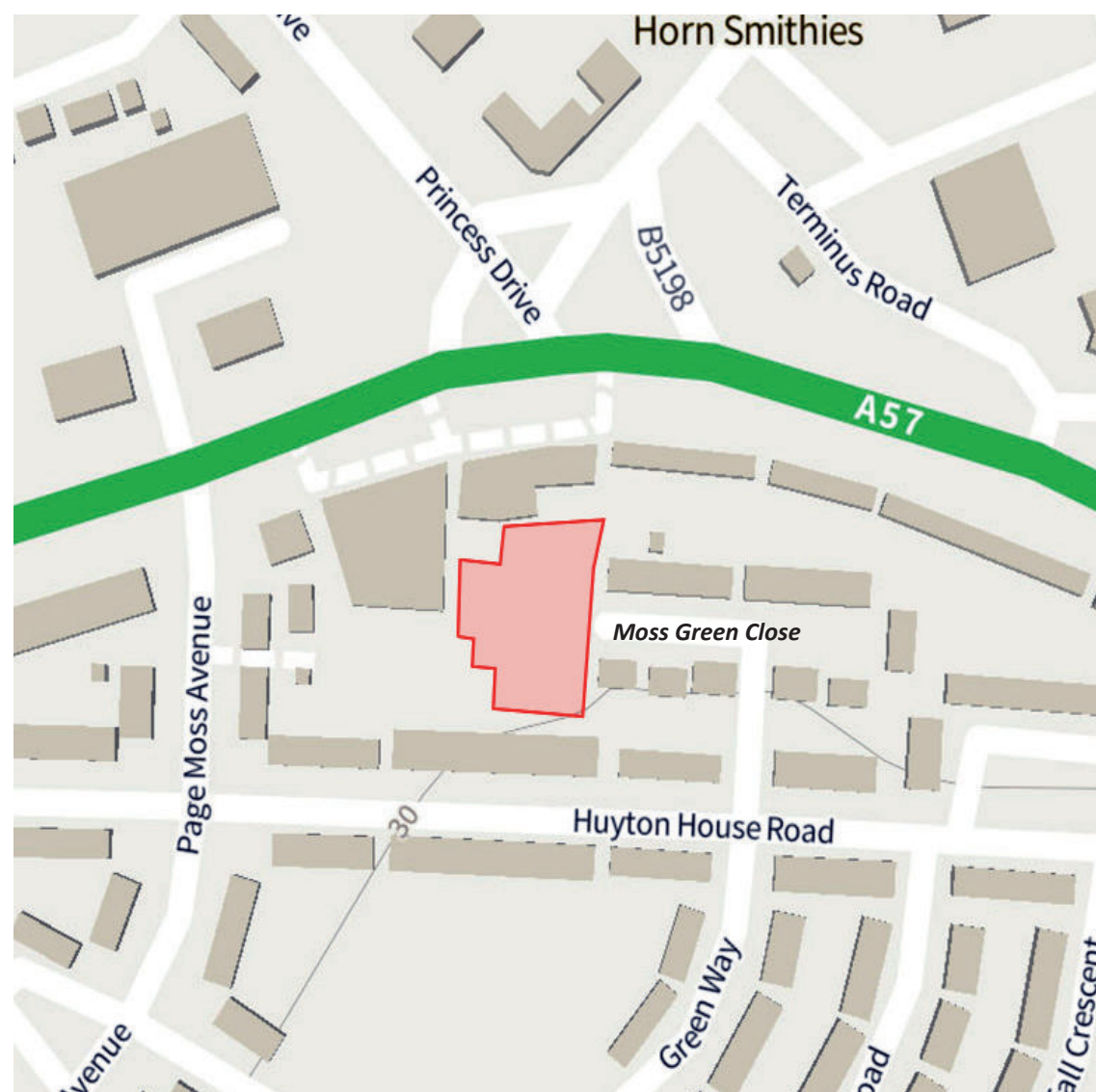
These state that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with. The structure and content of this statement has been informed by 'Design and Access Statements: How to Write, Read and Use Them. (CABE 2006).

This statement has been prepared by Level 2 Architects on behalf of Built Group and Livv Housing in support of a planning application for 10no. new build 3 bed houses all for affordable rent. The aim for the development is to activate an unused plot of land and deliver a desirable residential development that fits in to residential street that is already established and managed by Livv Housing. The proposals herein have been formulated in collaboration with the applicants, design consultants and in consultation with local neighbours.

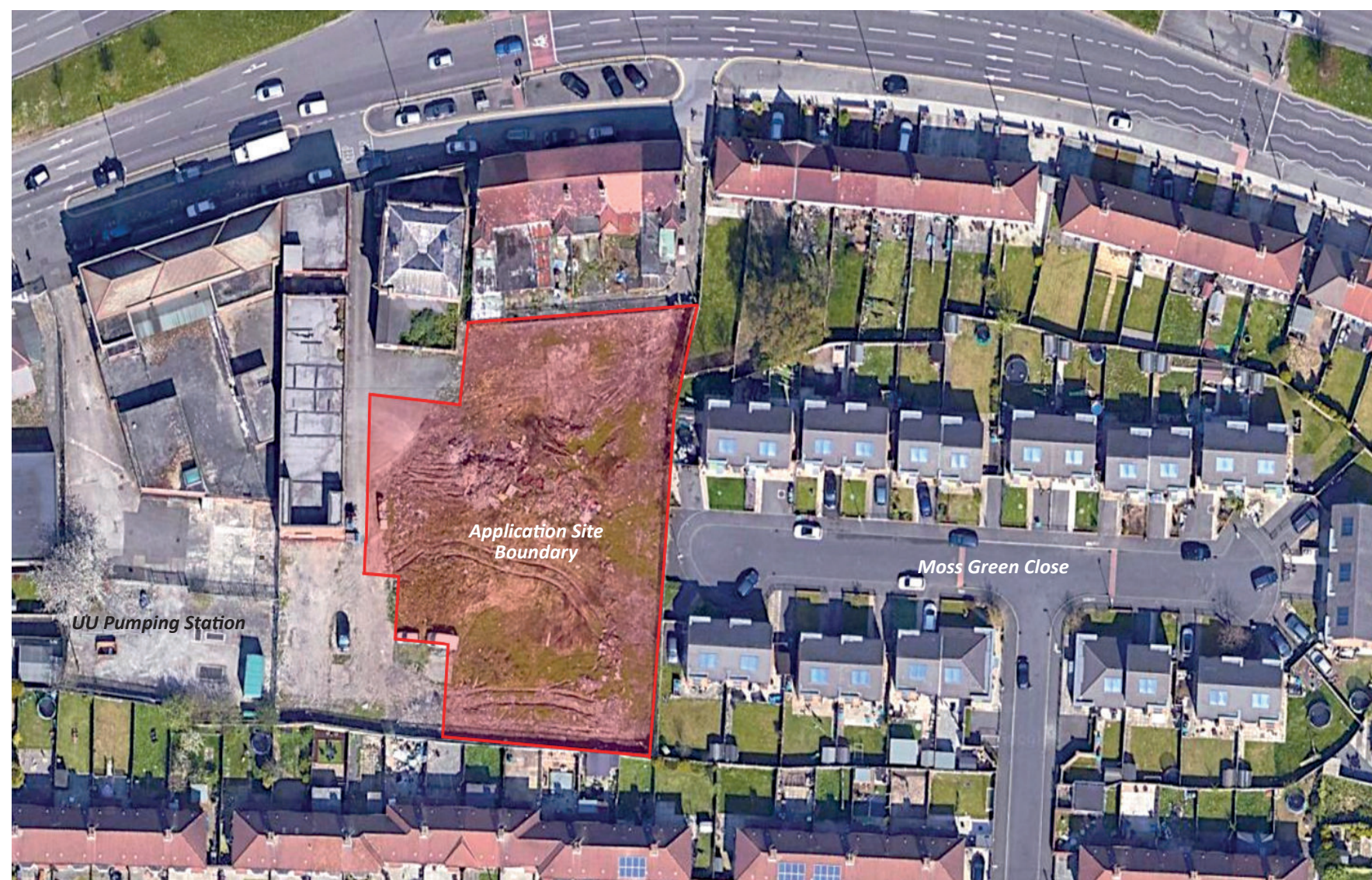
This statement should be read in conjunction with the application drawings and supporting documentation.

1.1 Site Location

Current Status



Site Location



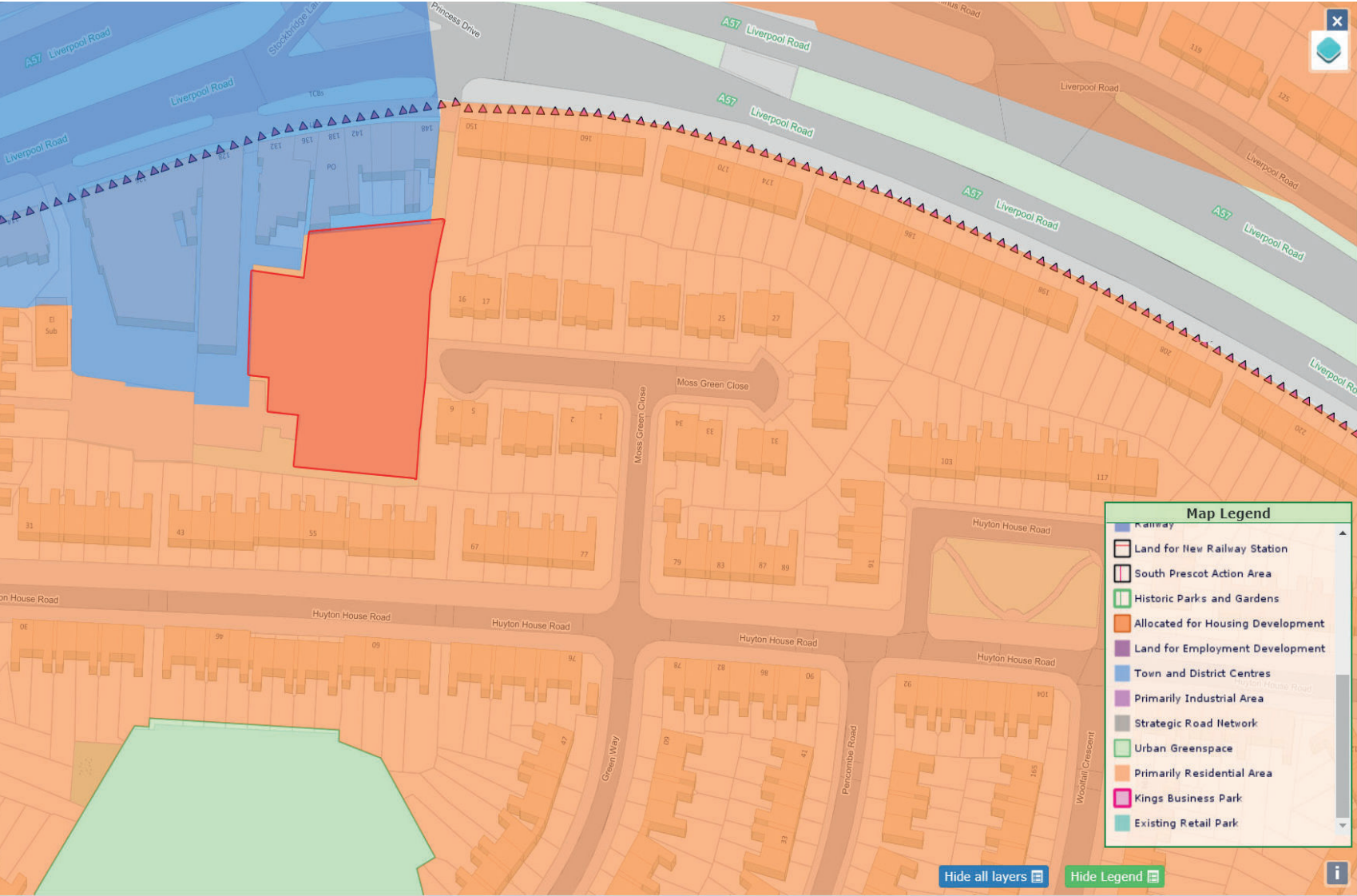
Aerial Photo

The application site is situated off Moss Green Close which itself includes 2-storey semi detached houses built in 2010, this site would be a continuation of Moss Green Close requiring the road and footpaths to be extended beyond the fence line. The site is currently unoccupied and use is somewhat restricted due to being enclosed on all four sides, the shops on Liverpool Road back on to the site and there is an operational United Utilities water pumping station positioned directly to the western corner of the site, this together with the associated easements restrict building to the areas shown on the application plans.

There was planning permission on this site for 8 dwellings under 10/00168/FUL from 22nd June 2010 which has since expired in 2013, this is reviewed later in the document and has been referenced in the application plans. The site has been secured from the adjoining properties on Moss Green Lane with a timber panel and palisade fence and remained undeveloped since then.

1.2 Site Analysis

Planning Position



Extract from Knowsley MBC Proposals Map



Current Site conditions

The application boundary is situated within a residential area, allocated for housing developments on the local proposals map, to the north east of the site are properties allocated as Town and District Centre (shown in light blue) which largely comprises local convenience stores, florists, funeral directors, solicitors and post office.

Huyton Farm is in a sustainable location for residents, Liverpool Road (A57) is within walking distance and provides access to a local transport network, local shops and routes into Liverpool or to the motorways. The sustainability and accessibility of the site and surrounding network is further analysed in the supporting Transport Statement submitted with this application.

Livv Housing Group manages a large number of properties around this site and will be expanding the existing management to this development, extending the community and offering affordable rent housing with assured tenancy agreements. This also offers the opportunity to add to Knowsley Council's Housing Strategy priorities in delivering new build Affordable Housing for 2021. The proposed new build houses also meet energy efficiency standards in line with Knowsley Council's Policy CS22: Sustainable and Low Carbon Development.

1.3 Contextual Analysis

Constraints & Opportunities

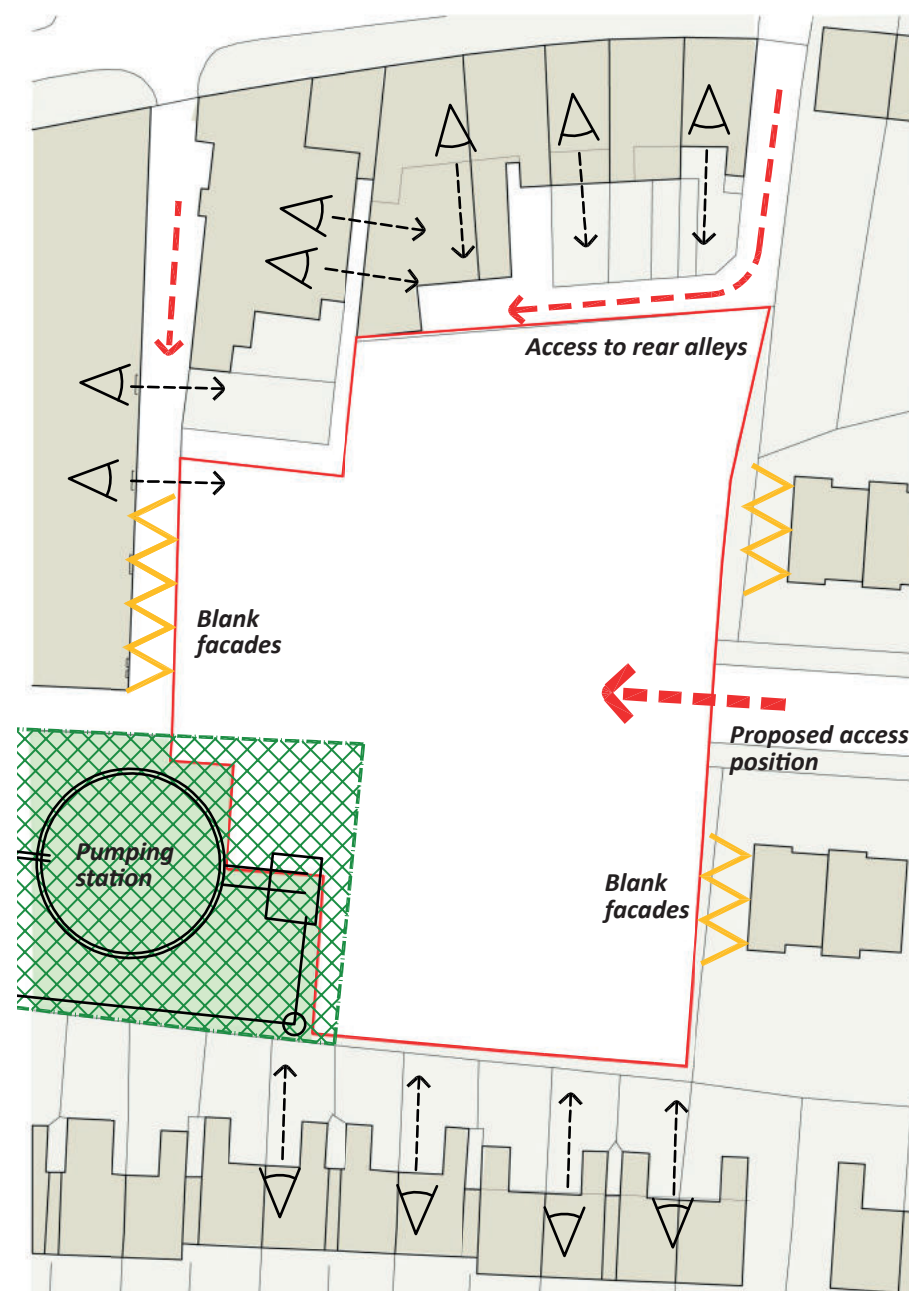


Photo of retail storage building (128 Liverpool Road)



Photo looking toward site entrance



Photo from rear of Cravens



Rear of properties on Huyton House Road

The application site is currently vacant and has been secured with palisade fencing to the perimeter, the ground is partially covered with tarmac or concrete and low level shrubs, the surface is currently uneven due to soil mounds and vegetation.

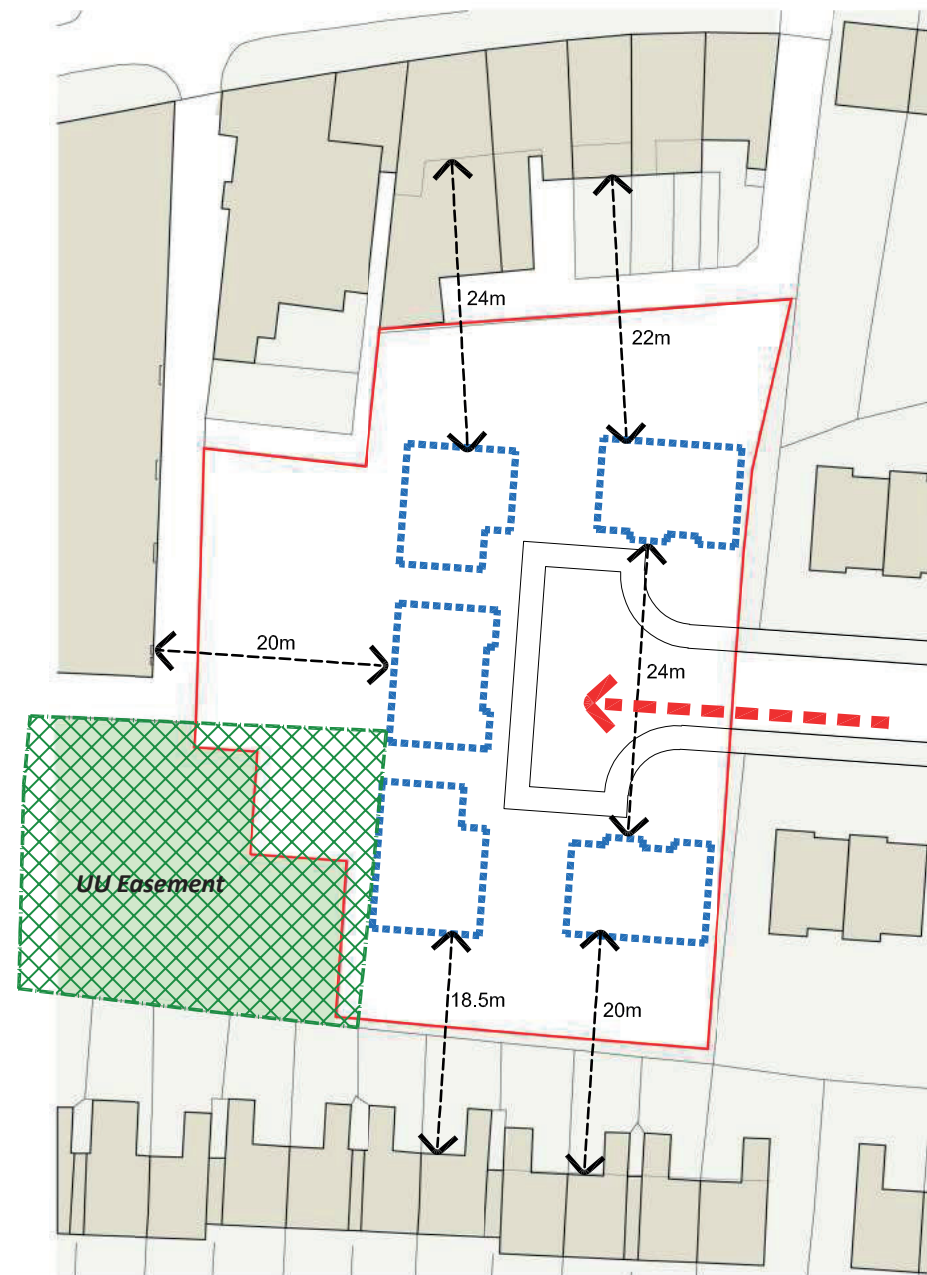
As can be seen in the photograph overlooking from existing properties generally only occurs to the north and south of the site, the gable ends of the houses on Moss Green Close face into the site which have no windows, and the southern end of the retail storage for 128 Liverpool Road is has no habitable windows facing into the site.

Development of this site will not affect the way retail properties on Liverpool Road are serviced as the alleys that are used to access the sides and rear of these properties will be retained.

United Utilities pumping station protrudes into this site by a significant amount, the diagram above shows the equipment which is buried below ground and cannot be built upon due to the associated easement. The applicant has agreed the position of the easement with UU and the legal team.

2.1 Layout

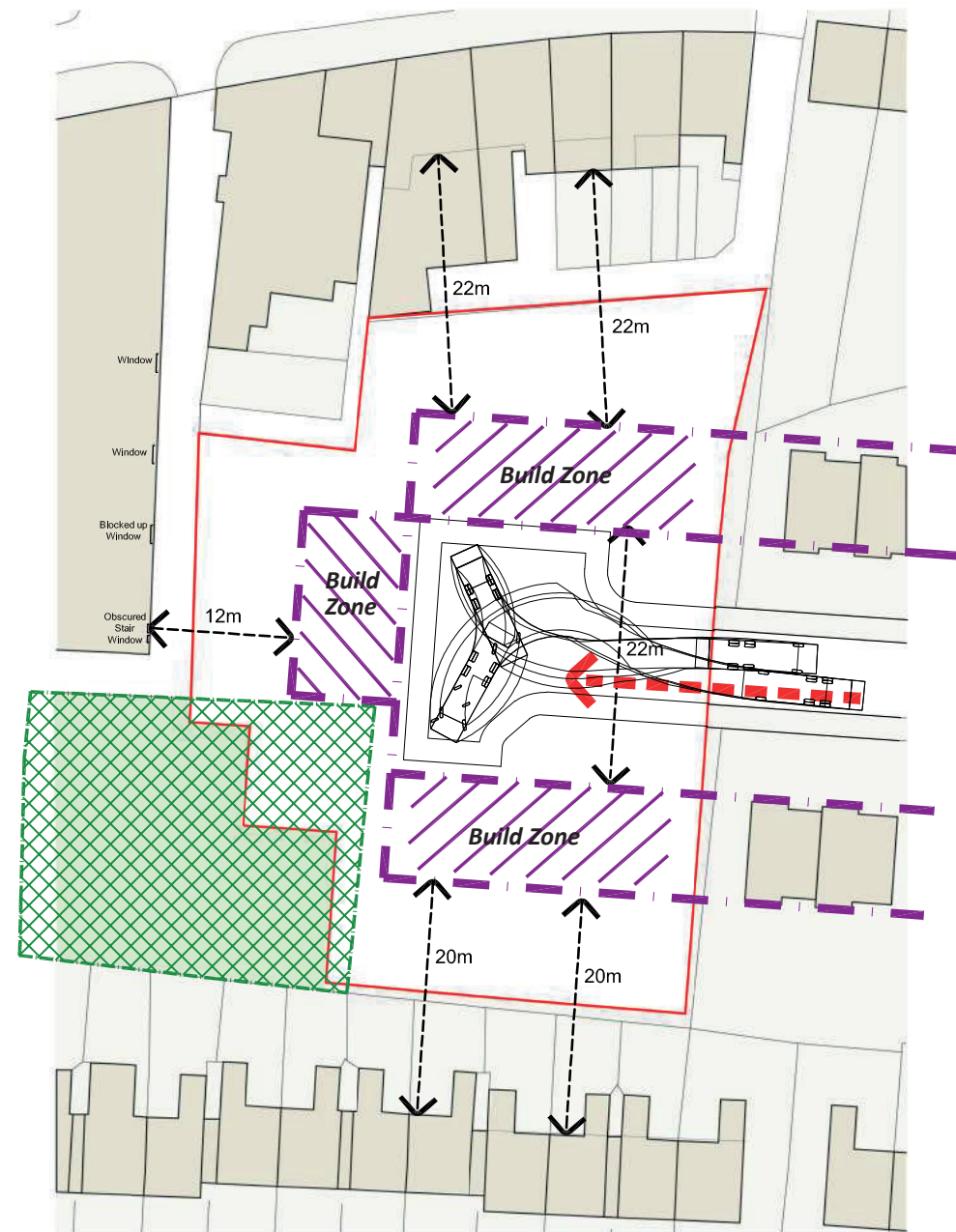
The Development



Former Planning Permission Layout

The previous planning permission shown in blue above comprised 6no. 2-storey semi detached houses and 2no. bungalows, the bungalows were positioned in the corners of a U shaped layout, the rear of the southern bungalow was aligned with the easement for the pumping station.

Note that the turning head included in the application extends to the full width of the street, this turning head leads to parking spaces in between houses which effectively reduces the opportunity for front gardens. This turning head is required to be amended to enable a 10.5 metre bin wagon to be able to turn around. Currently this wagon reverses in Moss Green Close and this development proposes to improve this situation.



Response to Constraints

In developing the new layout we have taken the position of the approved layout as a starting point and introduced a viable turning head for the bin wagon, this changes the rear interface distances and moves car parking bays into the corners. Similar to the approved layout the houses on the north and south sides of the street will be aligned with the existing properties on Moss Green Close and will not continue beyond the line of the pumping station easement.

Interface distances comply with Appendix 4 of Knowsley Council's New Residential Development SPD, and the properties on the south side of the site achieve 20 metres which matches those in the approved layout.



Proposed Layout

In the proposed development we have split up the build zone into semi-detached properties in order to provide adequate space for car parking, this is preferable to terraced properties and consistent with other properties on Moss Green Close.

The proposed layout is symmetrical and rational, with a slight stepping in frontages which is also consistent with recent and older houses around the site. This arrangement provides good sized rear gardens for each new house, rear gardens vary in size and shape due to the space left over.

2.2 Amount The Development



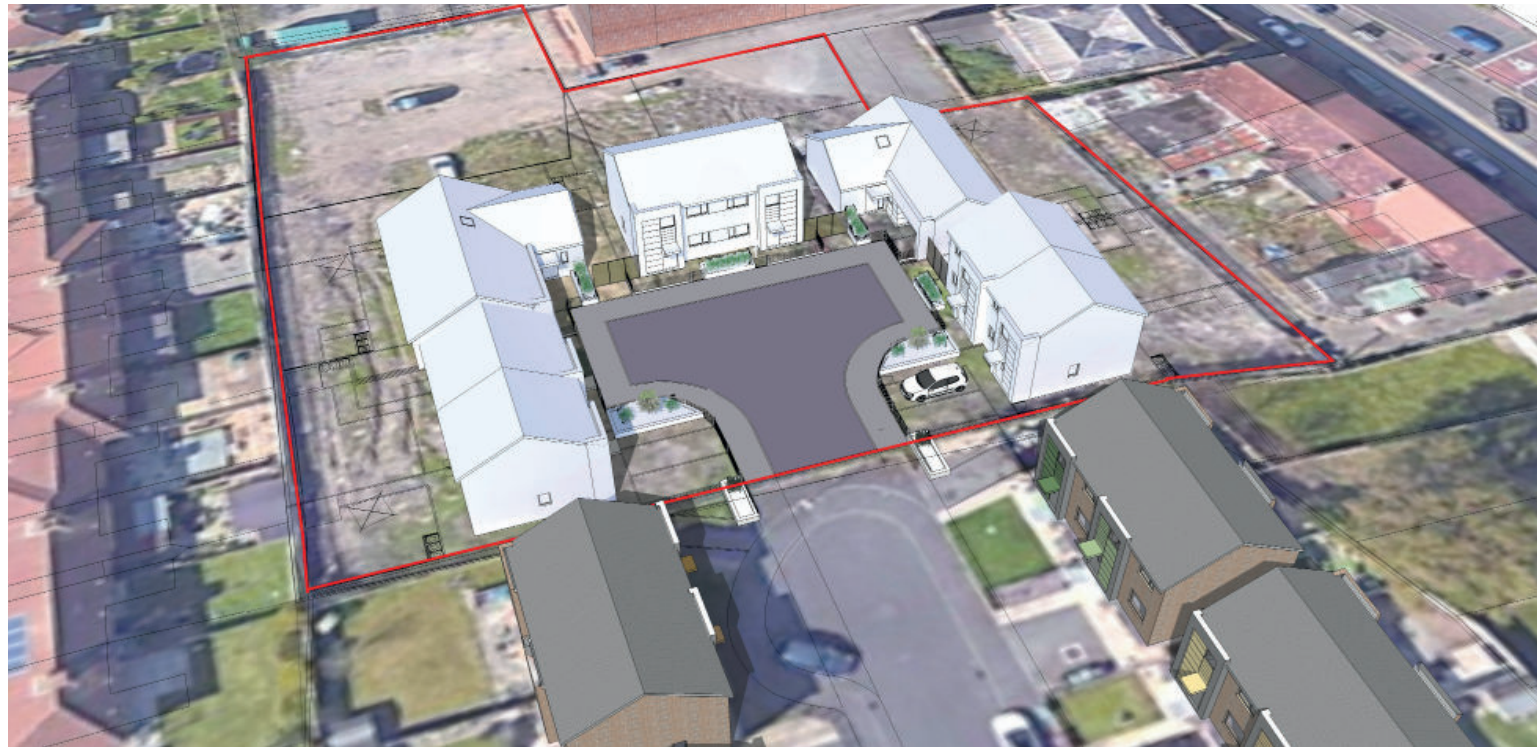
Aerial view over the development

As explained in the Layout appraisal taking into account the requirement for vehicle / bin wagon turning, and requirement for car parking we believe the site is capable of accommodating 10no. 3 bed houses, each 84m² which achieves minimum National Space Standards. Each house has 2 car parking spaces and private amenity.

The site area is 0.23Ha, making 43 dwellings per hectare.

2.3 Scale

The Development



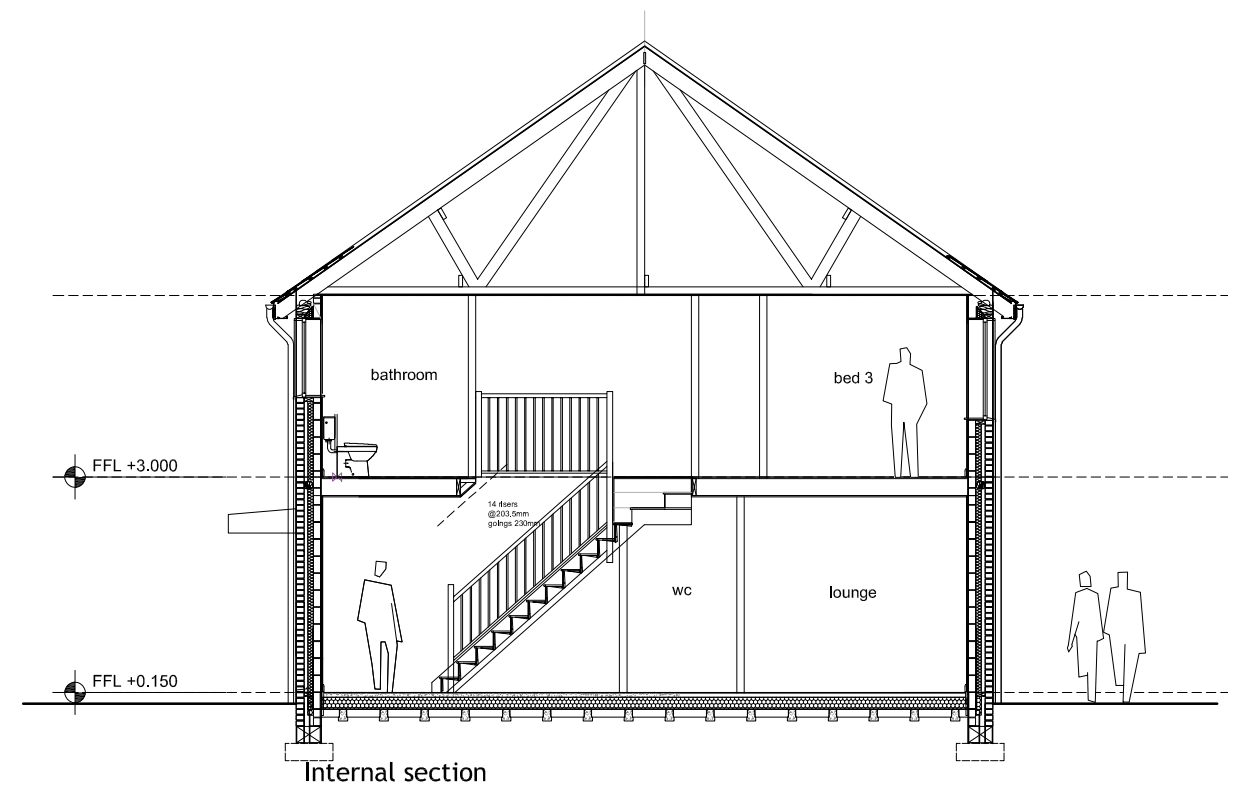
Proposal from previous Planning Permission 10/00168/FUL



Current Proposal

These diagrams explain the scale and siting of the proposal in context with the houses built in 2010, the main difference is the position of the building line on the West side of the site and removal of the bungalows. The proposed scale of 2-storey houses is appropriate for the area, and depth of the properties is similar to the properties on Moss Green Close making the eaves and ridge heights all tie in.

As demonstrated here the density of the development is consistent with the rest of the street and there will be a continuation in certain features and details.



2.4 Appearance



Visualisation of proposed houses facing West

With these houses being an extension to Moss Green Close our ambition for the proposed appearance was to blend in using scale and proportion but set apart with materials and colour. The applicants and management team at Livv Housing expressed a preference for traditional materials to be used and so our solution was to use the red brick that is prevalent in the existing houses in the street.

This red brick will be used in a limited number of ways, with stack bond detailing over the door and in recessed panels on the front and rear facades. This gives an understated appearance that fits with the look of the street but also represents the different timing of construction.

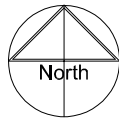
Other features and materials are repeated from the existing houses to help with continuity. A simple zinc canopy highlights the entrance door and artstone cills are used below windows. Anthracite coloured windows are used which also match the existing houses on Moss Green Close. The roofing materials and eaves and verge detailing will be consistent in the street.

2.5 Landscaping



As explained earlier in the document the adjustment to the adopted highway to enable a bin wagon to turn in the street restricts the options for front gardens however there is a 1 metre zone between the back of footpath for low level planting / hedging in between parking areas and walkways. The road allows for a 2 metre wide adoptable footpath but with this being a cul-de-sac there is no through route and therefore no passers-by will be using this footpath other than the local residents, so we see the street and footpaths being used informally by residents in the same way as they currently do on Moss Green Close.

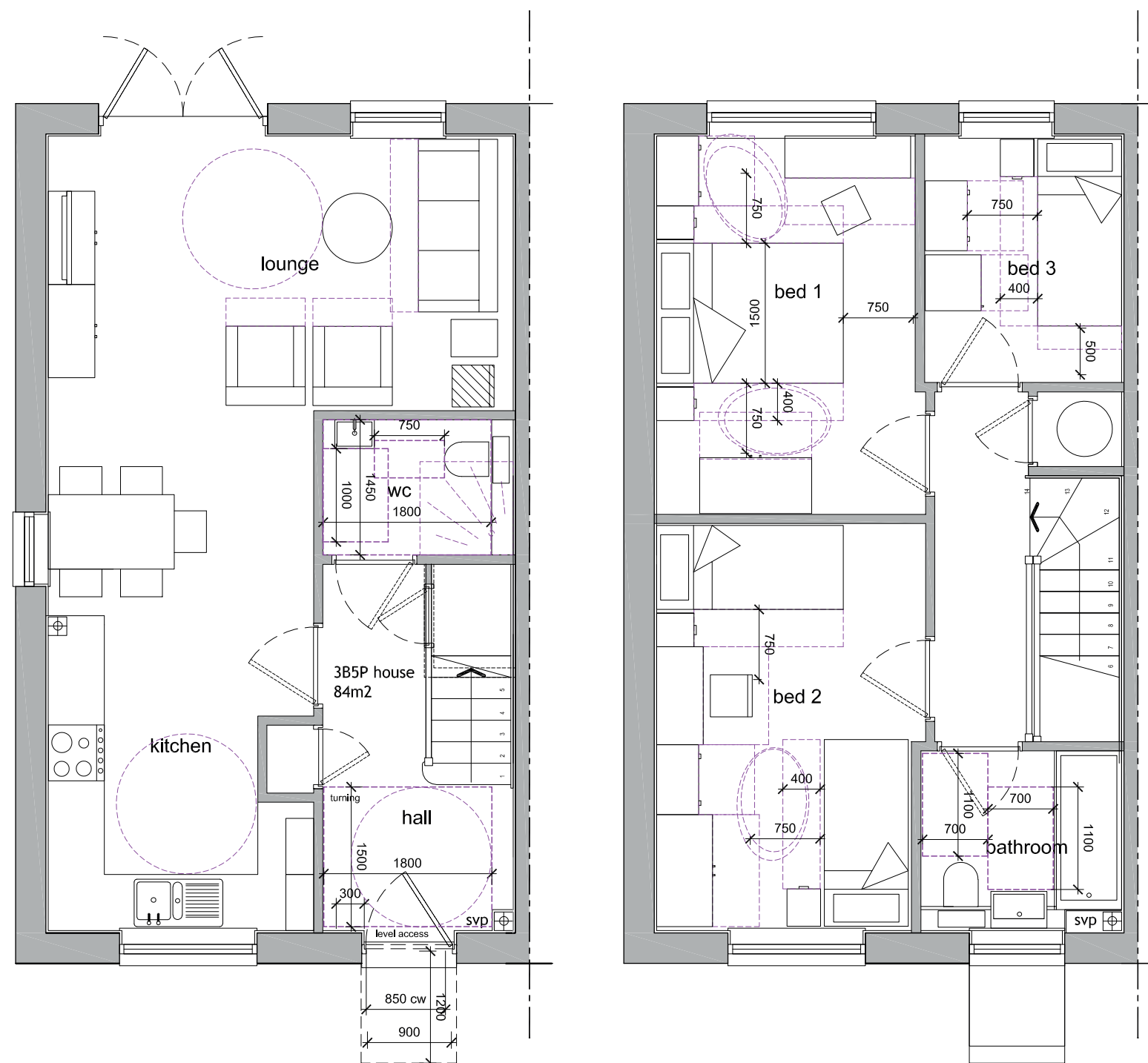
As shown in the visualisations the position of the parking areas between houses successfully conceals them from view, both from the front of the properties and the rear. All plots have good sized rear gardens which are separate to the allocated driveways by a timber fence. Natural coloured paving slabs are used sparingly to define walkways at the front of the houses, and patios at the rear, these materials and uses are consistent with the driveways and patios for Moss Green Close.



KEY

- Shared surface road/ 2m wide footpath all to adoptable standards. Coloured chippings in asphalt & Marshalls Keykerb
- 450mm sq slabs to front of dwellings, 600mm sq at rear, natural grey concrete
- Rowlawn turf to rear gardens
- 600mm ht Buxus sempervirens 'Suffruticosa' hedging
- Black Macadam to driveways
- 1.8m conc post /timber panel fence incl. 300mm gravel bd
- 2.4m conc post /timber panel fence incl. 300mm gravel bd

2.6 Access Inclusive Design



Inclusive design is a key objective for the proposals in this application, all access routes on the highway will be to adoptable standards, 2 metres in width and with smooth surfaces limited to 1:15 and 1:20 cross falls to ensure that the surfaces can be readily navigated by all user groups. Existing cross falls and levels on the site will be largely retained.

Compliance

We confirm the proposed houses comply with M4(2) (Category 2: Accessible and Adaptable Dwellings) of approved document M.

Parking

The proposal includes for 2 in-curtilage vehicle parking spaces per dwellings, designed to provide parking dimensions of 5000mm long and 2750mm wide throughout. Parking is generally level, ground levels will be adapted to achieve a level access at front and back, whilst meeting the requirements of Part C. Surface finishes will be firm, no loose laid material (expected to be black macadam)

Access

Pedestrian access will be consistent with the other properties in Moss Green Close, with paths leading from the adopted highway to front doors. The minimum 900mm wide approach is provided. These paths will be fully accessible with gradients no greater than 1 in 20 and will be contrasting in colour to clearly define the routes. Level access will be provided to the principal entrance, ramp gradients are not expected to be required. Level landings to gentle slopes will be at least 1200mm long.

Entrance

External doors to front and back will have a level threshold, existing levels will be adapted to achieve this. The principal entrance has a canopy achieving the minimum 900mm width and 1200mm depth. The entrance door will provide at least 850mm clear opening, and 300mm nib to the leading edge.

Circulation

A minimum nib of 300mm to the leading edge to doors are provided on the entrance storey, all rooms on the entrance storey are step free, corridor widths achieve the minimum 900mm unobstructed width. The living area is included on the entrance storey of the house and the stairs achieve the minimum 850mm width to allow future installation of stair lift.

Bedrooms

The main double bed (2x1.5m) has 750mm clear zones to both sides and foot of the bed, other double beds (1.9x1.35m) have 750mm clear zones to one side and foot of the bed. These bedrooms to have clear access routes of 750mm from windows and doors.

Sanitary facilities

The WC within the entrance storey is capable of taking a future level access shower: the WC meets the desired 1.45 x 1.8m room size to achieve the requirements of Part M. This allows for 750mm in front of the WC and 1000mm in front of the sink. The WC door can open outwards as shown on the plans.

Bathrooms

The house has a shared family bathroom including WC, basin and bath on the same floor as the main double bedroom. 1.1x0.7m clear access zones are provided in front of the WC, the basin and to the side of the bath. There is provision to replace the bath for a level access shower within the bathroom.

Fixtures and Fittings

The construction is anticipated to be traditional load bearing masonry allowing for walls around the WC and bathrooms to be capable of supporting 1.5kN/m² for additional ambulant fittings and fixtures. Consumer units will be mounted at 1.4m above floor level. Handles for manually operated windows will be located 1.4m above floor level.