

DESIGN & ACCESS STATEMENT
PROPOSED DEVELOPMENT
of
18 No. 2 Bed Apartments
Aspinall Street
Prescot L34 5QQ



4188N10H
08.07.2021

40 years **owen ellis**
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1.0 USE

1.1 Existing Site Use:

The site fronting Aspinall Street is occupied by two buildings.

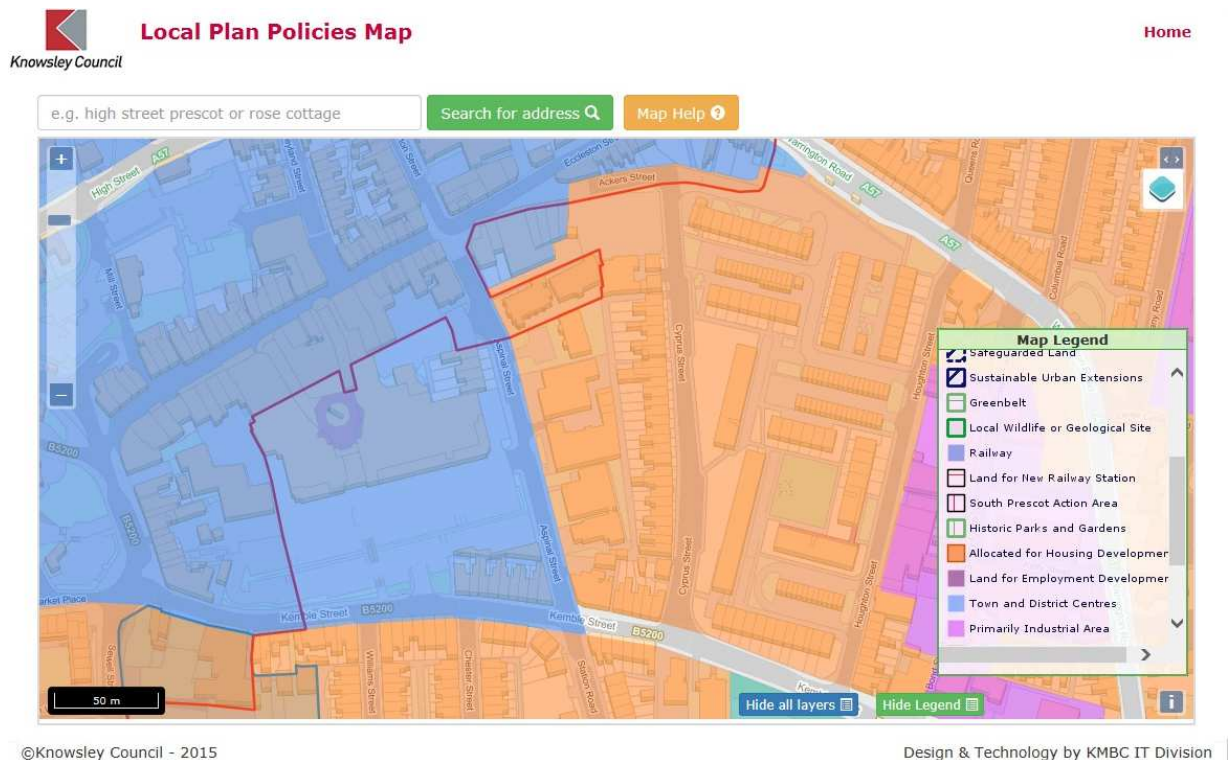
Building 1 – Eccleston House, comprises a flat roof single storey structure dating from late 1960's or early 1970's. It is poorly constructed with a leaking roof and deteriorating fabric, typical of the period. It has been used as a Small Business Centre but is now vacant.



Building 2 – Prescott Business Centre, comprises a single storey brick building from early 1950's also used until recently for Small Business Units but is now vacant. Although it appears potentially earlier in date (1930's) it does not appear on any OS mapping until the early 1950's.

1.2 The street frontage falls North to South by several metres hence the stepped design of the new buildings.

- 1.3 The local plan policies map indicates that entire eastern side of Aspinall Street including this site is allocated for Housing Development.

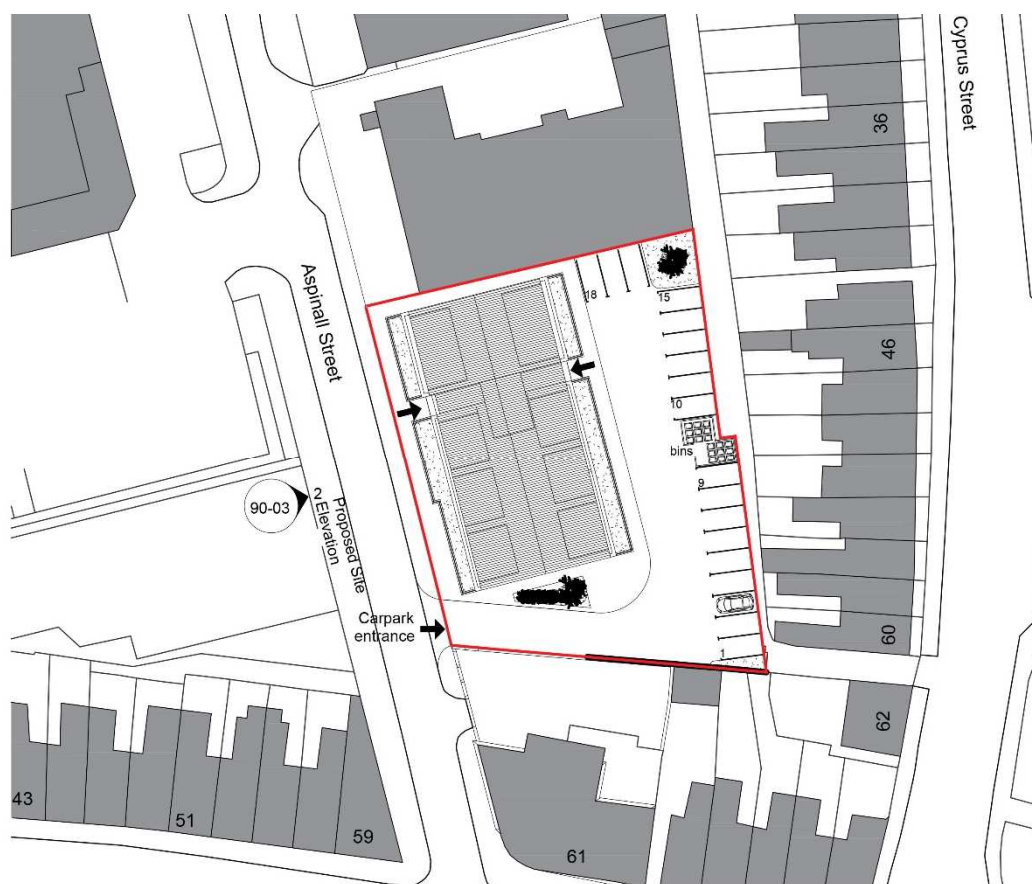


Local Plan Policies Extract

- 1.4 It is proposed that the exiting buildings on the site are demolished and replaced by a stepped 3 storey block comprising 18 No. 2 bed apartments. The developer has entered into an agreement with Torus Housing Association so that they will acquire them on completion and take them into their stock. A copy of the Heads of Terms Agreement is included at Appendix 1.

2.0 AMOUNT

- 2.1 The application is for 18 No. 2 bed apartments and associated parking, accessed from Aspinall Street using the existing pavement crossing to the south end of the site.



Proposed Site Plan

The apartments are arranged on 3 floors which within the streetscape appears proportionate with the surrounding buildings. The upper floor is within the roof space and is lit by dormer windows which reduces the overall impact of the three storeys.



Streetscape View

- 2.2 Parking is placed at the rear so it does not dominate the streetscape. To ensure good pedestrian access the building is accessed from both the front and rear elevations. The ratio of parking provided is one space per dwelling, whilst this falls short of the SPD requirement of 1.5 spaces for a 2 bed dwelling it is considered adequate because of the town centre location with good access to transport and nearby amenities accessible on foot. Torus' own data from similar developments suggest that greater provision would not be necessary.

Torus have offered the following additional information justifying the reduced parking provision including experience from other schemes;

"I can confirm that we are happy to accept this scheme of 18x 2B flats with a parking provision of 18 spaces in total. The ratio therefore being 1:1. We are comfortable that this is sufficient for the scheme, and the residents would still be able to benefit from location public transport links also if needed.

The scheme being situated in a town centre location gives confidence that fewer cars will be required by the residents of these apartments as every amenity needed is well within a mile's radius and therefore within walking distance for most (the apartments will be marketed for general needs tenants so no restrictions on age or ability).

Here are the distances between the site and its nearest amenities:

- 2 x Doctor's surgeries (Prescot Medical Centre and park House Medical Centre) – 0.2 miles
- Hospital (Whiston) – 0.9 miles
- Shopping Centre (Prescot) – 0 miles
- Supermarket (Tesco Extra) – 0.5 miles
- Cables Retail Park – 0.5 miles
- Prescot soccer and leisure centre – 0.5 miles
- Primary School (Prescot Primary) – 0.5 miles
- Secondary School (The Prescot School) – 0.7 miles
- Bars/restaurants – 0 miles

Public transport:

- Bus stop – 0.1 miles
- Train station – 0.4 miles

Also, we already have a number of schemes on the edges of town centre locations with similar parking provisions already and they all work well with the residents in situ:

- Pensby Road, Wirral LA – scheme of 15x 2B flats with a parking provision of 80% (12 spaces)
- Mill Lane, Liverpool CC – 34 flats in total (1B and 2B), with a total of 13x parking spaces which includes 2x disabled bays.
- Marwood Tower, Liverpool CC – ratio of 1:1 parking on site but only 50% avg take up by residents which shows that this is effectively an over provision.

We also have a scheme under construction, Allerton Police and Fire Station, which will provide 1 space for every 4 apartments. These apartments are for over 55's but is close to many amenities including, shops, a library and public transport links".

Aimee Roberts

Development Project Manager, Torus

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Four of the spaces will have EV charging points.

Covered secure bicycle parking will be provided at the rear of the property. (See Site Plan).

3.0 LAYOUT

- 3.1 The proposed block has been sited so that it adds to the streetscape. The orientation of the apartments and the pedestrian access points will enliven this section of Aspinall Street.
- 3.2 The interface with other residential property has been considered, the siting of the new apartments gives an interface distance of 25 – 28m when measured from the rear to the rear of the outriggers of the houses fronting Cypress Street.
- There are no dwellings on the opposite side of Aspinall Street, the sites are taken up by car parking.
- 3.3 The building has a split level to address the fall in the site and to break up the overall mass of the building into two sections, both served by a common stair.

4.0 SCALE

- 4.1 The site is predominantly surrounded by two storey Edwardian housing.
- 4.2 The proposed apartment block will be 3 storey but to reduce the impact the block is split level, the ground floor is partially below ground level because of the fall in the site and has the upper floor within the roof. The overall impact is therefore much reduced and not incongruous within the streetscape.



3d view looking down Aspinall Street

5.0 LANDSCAPING

- 5.1 The site is located within a tight urban setting therefore scope for extensive areas of landscaping on site are limited.
- 5.2 It is intended that the interface between the site and Aspinall Street will be softened by a planting strip behind the boundary wall comprising native hedge planting.
- 5.3 To the rear an area will be set aside for residents use.
- 5.4 It will be necessary to remove an existing established tree to the front elevation (London Plane; *Plantanus x hispanica*), four new trees will be planted as part of the development. Species and positions will be agreed by Condition.

6.0 APPEARANCE

- 6.1 The block will be split level around the access point to allow the block to follow the fall in the land.
- 6.2 The ground and first floors will be brick faced to compliment the local vernacular.
- 6.3 The second floor will be treated differently to reduce the overall scale and reflect the slate roofs of adjacent terraced housing. The accommodation will be achieved on this floor by the use of extensive dormers.
- 6.4 The development is deliberately placed parallel to Aspinall Street to reinforce the streetscape and provide a lively interface.

7.0 ACCESS

- 7.1 Security will be maintained by limiting access points to the common stair; There will be pedestrian access from Aspinall Street and also at the rear to the parking area and bin stores.
- 7.2 The split level design allows the ground floor entrances to be level with the existing pavement.

APPENDIX 1 – Heads of Terms Agreement

HEADS OF TERMS

Land at Aspinall Street, Prescot, Knowsley

23rd April 2021

1.	Purchase Price:	Land payment: [REDACTED] Build: [REDACTED] Total package price [REDACTED]
2.	Developer / Contractor:	Developer: Remstone Ltd Office 6, Rathbone Building Liverpool Innovation Park, 360 Edge Lane, Liverpool, Merseyside, England, L7 9NN FAO: [REDACTED] Email: [REDACTED] Tel: [REDACTED] Contractor: Alphabet Homes Ltd Office 6, Rathbone Building Liverpool Innovation Park, 360 Edge Lane, Liverpool, Merseyside, England, L7 9NN FAO: [REDACTED] Email: [REDACTED] Tel: [REDACTED]
3.	Purchaser:	Torus 62 Limited 4 Corporation Street Halena Central St Helens Merseyside WA9 1LD FAO: [REDACTED] Email: [REDACTED] Tel: [REDACTED]
4.	Seller / Developer's solicitor:	Hill Dickinson No.1 St Paul's Square Liverpool Mutual Homes L31 9SS

		FAO: [REDACTED] Email: [REDACTED] Tel: [REDACTED]
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5.	Purchaser's Solicitor:	Knights PLC Riverside Court Wilmslow Cheshire SK9 1DL FAO: [REDACTED] Email: [REDACTED] Tel: [REDACTED]
6.	Demise / Development:	Land and proposed scheme at Aspinall Street, Prescott as per the following drawings by Owen Ellis Architects: Site Plan 4188-OEA-ZZ-ZZ-DR-A-90-03 dated 29/01/21 Apartment Building Plans 4188-00-01 to 4188-00-04; 4188-00-21 to 4188-0024; and 4188-00-31 to 4188-00-34 The scheme of steel frame construction will provide 18 no. apartments comprising of the following: 2 no. 2B apartments at 65.46 sq m 2 no. 2B apartments at 63.80 sq m 1 no. 2B apartments at 63.36 sq m 2 no. 2B apartments at 63.34 sq m 1 no. 2B apartments at 62.84 sq m 1 no. 2B apartments at 62.01 sq m 1 no. 2B apartments at 61.91 sq m 2 no. 2B apartments at 61.68 sq m 1 no. 2B apartments at 61.39 sq m 1 no. 2B apartments at 60.93 sq m 2 no. 2B apartments at 57.84 sq m 1 no. 2B apartments at 56.80 sq m 1 no. 2B apartments at 53.34 sq m Totalling 1,106.82 sq m of NIA, plus communal/circulation areas.

		The scheme will be built in accordance with our specification issued by email on 25th March 2021, with no compromise on the following items: • Boiler – Valiant Eco-tech • Profile 22 windows • Extractor is required but no oven or hob given the tenure. We will also require electric cooker points not gas. • 3.5 walls of tiling in bathrooms • Communal lighting as per spec document. • Fob entry door system. • Assuming there would be no highway adoptions and the developer would be responsible for drainage adoptions and certification would be provided. Warranty provider: Premier/Advantage (subject to T&C's).
7.	Tenure:	Freehold
8.	VAT:	VAT will not be applicable on the land transaction. Torus to issue a VAT1614G to disapply the option to tax.
9.	Timings	a) Target exchange of contracts by the end of June 2021. b) Upon acquisition of the site the purchaser is to enter into a JCT build contract with Remstone Ltd who are appointing Alphabet Homes Ltd as Contractor. c) Planning application to be submitted as soon as possible. Estimated start on site likely to be around December 2021, followed by a 12 month build programme.
10.	Conditions	a) Final specification sign-off b) Purchaser not to be responsible for any S106 or unilateral undertaking costs. c) Agreed JCT D&B build contract for the construction of the 18 apartments. d) Financial due diligence on Remstone and Alphabet Homes. e) Torus picking up legal for acquisition, EA, valuation and Clerk of Works only;

		f) A commensurate market valuation being obtainable for the land (RICS 'Red Book') and to verify rent assumptions; g) Acquisition subject to planning (including confirmation that responsibility for discharge of conditions would lie with the developer; h) The requirement for Torus Board approval; i) Legal due diligence confirming good and marketable title – vacant possession and freehold title; j) VAT not being payable on land acquisition; k) Confirmation with Homes England of funding eligibility for this site; and l) Agreement on timescales for delivery m) Implementable Planning Approval
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