

Land at – 2 Roseheath Drive Halewood Liverpool L26-9UH

Proposed Semi-Detached Housing Development

Design statement

July 2023

1.0 Introduction

The application is for the development of one pair of semi-detached houses on the land located at 2 Roseheath Drive Halewood Liverpool L26 9UH

The works will involve the following:

- Removal of concrete hardstanding & scrub bushes to facilitate the development.
- Construction of two three bed semi-detached dwellings.
- Parking and associated landscaping of the site.

This document should be read in conjunction with the drawings and the other documents which form part of the planning application.

2.0 Physical Context

The site is a regular rectangular shape which fronts directly onto Roseheath Drive. The site is bordered to the North, East, south & West by dwellings.

The site benefits from boundary treatments to all sides

3.0 Character of the Area

The dwellings located directly adjacent to the site (North, East, & West) are of facing brick, & render and block construction with a brick on edge detailing, the roofs are formed of grey & red modern concrete interlocking tiles. White upvc windows and a mixture of timber & plastic eaves and soffits.

To the south, the dwellings are of face brick construction, with a mixture of gray & red interlocking roof tiles.

White upvc windows and a mixture of timber & plastic eaves and soffits.

Most other properties in the area are of brick construction or rendered facade with a concrete interlocking tiled roof covering. Architectural styles are similar block to block, but do vary from plot to plot.

4.0 Design

The design of the house has been developed to reflect local styles and create an attractive traditional grouping of dwellings.

A traditional palette of materials have been selected in order to enhance the aesthetics of this development, we feel that we have achieved this with the following;

1. Brown facing brickwork
2. UPVC windows
3. UPVC doors.
4. Concrete interlocking tile roof covering.

The design rationale is based upon the following criteria:

- To ensure that there is no loss to the visual character, quality, and interest of the local area.
- The development successfully links the design of the inside spaces with outdoor spaces on the site.
- Continuity of street frontages and enclosures of space are guaranteed due to the development's design.
- Rainwater is to be dispersed into soakaways located within curtilage of the plot.
- Lifetime homes standards to be implemented.
- Code four Sustainable homes standards to be maintained.

5.0 Access

Vehicular access and transport links; the plot will access directly onto Kempshall Way, as the dwelling will front directly onto. Vehicles will be able to leave each plot in a forward facing manner, being able to turn around using the existing hammer head.

Level access thresholds will be provided as outlined in Part 'M' of the current building regulations. We would intend to provide a small ramp up from external ground level to finished floor level internally.

6.0 Summary

The proposed schemes high quality design is sympathetic to the site.

The site is accessible to all local services and will provide a good environment for local families.

7.0 Secure by Design

So as to achieve a Secure by Design Certification it is our intention to incorporate the following points into our design;

- Gates to the side of the dwelling that provide access to rear gardens or yards must be robustly constructed of timber, be the same height as the fence (minimum height 1.8m) and be lockable. Such gates must be located on or as near to the front of the building line as possible.
- Front entrance door sets shall be certificated to Pas23/24 or equivalent as outlined in SBD new homes.
- Letterbox shields should be fitted to the inside of the door to prevent the door handle being tampered with.
- All ground floor and accessible glazing including glazed units in doors must include one

pane of laminated glass to a minimum thickness of 6.4mm and securely fixed in accordance with the manufacturer's specifications.

- The SBD standards for ground floor, and easily accessible windows are as follows:
 - BS 7950: 1997 or
 - WCL 4
- Windows must also be fit for purpose and shall be certificated to the relevant material standard i.e.:
 - BS 4873: 2004 (Aluminium)
 - BS 7412: 2007 (PVC-U)
 - BS 644: 2003 (Timber)
 - BS 6510: 2005 (Steel)
- Lighting is required to illuminate all external doors, car parking and garage areas.
- A 13amp **non-switched** fused spur, suitable for an alarm system, must be installed. If the full alarm system is installed it shall comply with one of the following standards:
 - BS EN 50131 & PD6662 (wired system)
 - BS 6799 (wire free system)

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside and front of the dwelling where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary.