



Proposed Residential Development

21 Huyton Church Road

Planning, Design & Access Statement

October 2021

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1.Introduction

This Planning, Design & Access Statement has been prepared by Smashbox Architecture and supports an outline planning application submitted to Knowsley Council for the erection of up to 54 dwellings together with associated car parking provision at 21 Huyton Church Road, Huyton.

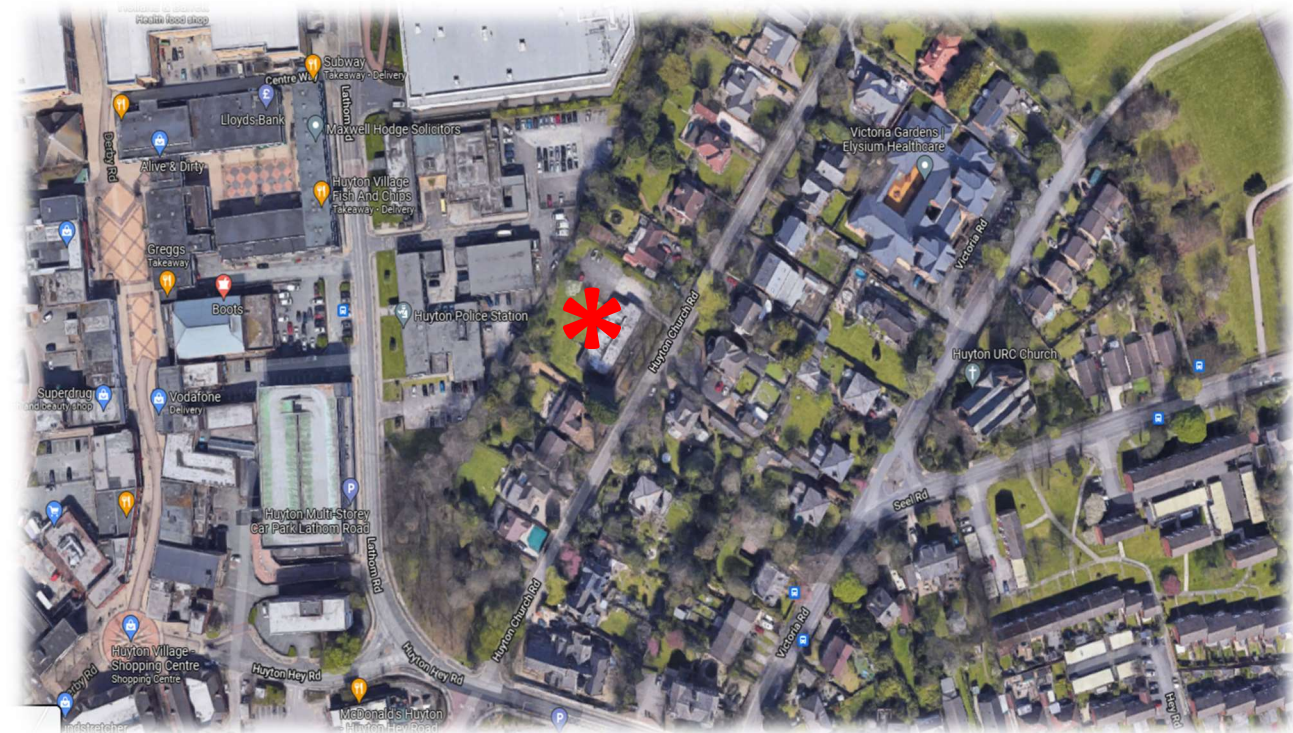
The total application area is 0.7 acres / 0.28 ha.

The description of development is as follows:

“Outline planning application for the erection of up to 54 no. dwellings (Use Class C2 and/or C3) with access arrangements.”

Consent is sought for the principle of residential development together with detailed access, siting, design and layout. The matter of Landscaping is reserved for subsequent approval.

The planning application is supported by an illustrative site layout and interchangeable floor plan at ground floor to support either a C2 or C3 use, which defines the key design principles that any subsequent reserved matters applications would need to comply with. An Illustrative Site Layout has also been included to demonstrate one interpretation of these fixed parameters. This demonstrates that the site is capable of accommodating up to 54 one, two and three-bedroom apartment style properties with appropriate parking arrangements.



The Vision for The Site

The Proposals for the site aim to:

- Create a sustainable development of high quality housing with a strong sense of character
- Create a place for people to live, work and enjoy which is well integrated and complements the local community, the local economy and the local and wider environment
- Safeguard existing features and protect the existing setting and urban grain
- Provide an appropriate range, form, and density of new homes to help meet local housing needs
- Provide private amenity and feeling of space within a central location



2. Planning Context

The design and layout of the development has been informed by a range of planning policies and other guidance.

The key policies and documents which have influenced the scheme are set out in this section.

Relevant Legislation & Planning Policy

1. The adopted development plan comprises:
 - Knowsley Local Plan Core Strategy, adopted January 2016;
 - Saved Policies of the Knowsley Replacement Unitary Development Plan, adopted June 2006
 - Merseyside and Halton Joint Waste Local Plan 2013
 - Ensuring a Choice of Travel SPD;
 - Design Quality in New Development SPD;
 - New Residential Development SPD;
 - Trees and Development SPD
2. In addition to the statutory development plan, the National Planning Policy Framework (the Framework) published in March 2012, should be given appropriate weight in the planning assessment.

The key policies of relevance are summarised below –

- The Development Plan
- Core Strategy Policy L1 (Land for New Homes)
- Core Strategy Policy L2 (Meeting Housing Needs)
- Core Strategy Policy L3 (Regeneration and Reducing Inequalities)

- Core Strategy Policy L4 (Sustainable Transport and Accessibility)
- Core Strategy Policy L5 (Climate Change)
- Core Strategy Policy L7 (Design) Core Strategy Policy R5 (Open Space, Sport and Recreation)
- National Planning Policy Framework
- Revised Supplementary Planning Document 1 (SPD1) – Planning Obligations
- SPD3: Parking Standards and Design (February 2012)
- Planning Guidelines for New Residential Development (SPG4)

3. Development Objectives

Commitment to Sustainability

It is the applicant's intention to embrace the need for sustainable development and they will actively work to meet the requirements of the NPPF for delivering sustainable development and Knowsley Council's objectives for sustainable settlements. The applicant will:

- Ensure that the development is planned as a safe, healthy, accessible and attractive place for residents, including the mobility impaired.
- Ensure that the development is well connected to local transport infrastructure, services and facilities
- Facilitate and promote sustainable and healthy forms of travel by public transport, walking & cycling. There is provision for 100% bicycle parking within a secure storage area within the proposed site plan, and the inclusion of electric charging points for both vehicles and bicycles.
- Encourage social cohesion and reduction in crime and fear of crime through careful site planning and the delivery of high quality parking and amenity space
- Ensure that the new homes are energy efficient
- Ensure that the development makes appropriate provision for the protection and enhancement of native biodiversity
- Ensure that the surface water drainage strategy is effective through the use of sustainable drainage techniques where possible
- Ensure that the development addresses other key sustainability issues including efficiency in land use; maximization or recycling; reuse of resources; and reduction in waste and pollution.

Safe, Legible Urban Framework

An attractive housing layout will be created to complement the existing built surroundings. The proposed layout carefully considers the layout and frontage to Huyton Church Road, the opportunities for modest yet strong architectural design, open spaces and landscape treatment.

Legibility and sense of direction within the layout has been created through careful attention to retain of the existing access, mature trees and planting to the front of the site to ensure the proposal enhances the character and appearance of the conservation area.

Crime prevention and community safety will be prime considerations in layout. The principles of security explained in the 'Manual for Streets' will be respected, and natural surveillance over public spaces will be promoted in the detailed layout and orientation of housing. A Heritage Statement has been included within the application to support the development.

Walking and Cycling

A network of safe, convenient and attractive footpaths will be provided within the site to provide convenient routes to the primary roads, local facilities and to accommodate and encourage sustainable forms of travel.

All footpaths will have natural surveillance along active frontages.

Inclusive Access

Routes within the site will be fully accessible to all people including the disabled and others with limited or impaired mobility.

Sustainable Travel

Access

Vehicular

Primary vehicular access into the site will be provided directly off Huyton Church Road, along the eastern boundary. Provision for 27nr car parking spaces will be provided on site.

Internal Roadway

The internal parking area will be designed to accommodate traffic with speeds of up to 20mph, and may include a shared surface where the needs of pedestrians and cyclists take priority over motorists.

Public Transport

There are established bus services within walking distance of the site on Huyton Hey Road to the South and Latham to the West. Enhanced links to these services will be incorporated into the design of the scheme.

Pedestrians and Cyclists

The scheme will deliver a pro-pedestrian/cyclist environment by providing dedicated pedestrian routes as well as discouraging car use and reducing vehicular speeds through the measures described above.

Secure and covered parking provision is included for 54nr bicycles.

Housing Style

Housing Provision

The development will provide up to 54 new homes within the site. It is suggested that the apartments be accommodated within two buildings to the front of the site to resemble the scale and proportion of two detached Victorian villas, with a glazed 'link' to connect the two and provide communal circulation space. The third building at the rear of the site could accommodate ancillary accommodation for C2 use and/or additional apartments if a C3 use was implemented. Internally each building can each offer flexible living accommodation for all families and ages.

A traditional yet contemporary elevational design has been illustrated at this stage to respect the scale and proportion of other dwellings within the local Conservation Area. The floor to ceiling heights reflect the sense of grandeur of other historical properties within the area, whilst the two buildings to the frontage provide a sense of 'two separate plots'.

The proposed development aims to deliver a mix of tenure and accommodation, which reflects the needs of the local community. It is anticipated that the residential use will comprise a combination of 1, 2 and 3 bedroom apartments style housing over 4.5 storeys of accommodation. A dual use of C2 and C3 accommodation is sought to offer flexibility at reserved matters stage in order to adapt to market changes to ensure that the most viable scheme can be delivered efficiently.

Energy Efficient, Adaptable Housing

Housing Design

The design of each apartment building respects the local amenity and character of the Conservation Area, whilst the design incorporates Modern Methods of Construction (MMC) to offer energy efficiency. The indicative elevations have been designed to use traditional scale and proportion whilst incorporating current environmental initiatives. Locally appropriate building materials will be used to ensure that the development complements the local surroundings.

Homes For Life

The development will consider the adaptability of homes. All buildings will be designed in accordance with current building regulations approved document M “Access to and use of buildings”.

Home Office Space

The layout of each dwelling has been designed to include flexible accommodation and services to enable a suitable space that can be used as a home office.

Energy Efficiency

New homes will be built to meet the sustainability requirements of Knowsley Council and BREEAM code for sustainable homes.

Protection of Local Amenity

Existing Local Residents

Appropriate building orientation, heights and boundary treatments have been suggested to protect the amenity of any existing properties within proximity to the site.

Ecological Enhancement

The ecological value of existing trees, hedgerows and other landscape features will be protected where possible. The existing hedges within the site will be retained, enhanced and managed as part of the proposals. Opportunities for wildlife habitats around these areas will be maximised through additional planting and management, and the ecological value of existing trees and hedgerows will be protected wherever practical.

A variety of bird nest boxes could also be placed on the retained trees within the site, which will mitigate for the loss of any bird nesting habitat.

4. The Site & Its Context

The Site is located within a sustainable location for residential development within the heart of Huyton, directly adjacent to existing residential communities in addition to local retail and community services. The application site benefits from public transport connections, with the closest bus stops located approximately 100m away on Huyton Hey Road, providing regular direct services to both Huyton and other local town centres.

The application site comprises 0.7 acres of land, which is currently occupied by a single storey building that is occupied by Cubex (UK) Ltd who are looking to relocate to larger commercial premises.

The site occupies a prominent position along Huyton Church Road, which forms the site's eastern boundary. Huyton Police Station borders the site to the West and existing residential properties line the site's boundaries to the north and the South.

The character of the surrounding area is dictated by a mix of uses set within a residential hinterland. There is no single architectural vernacular in the vicinity as such, with existing buildings displaying a mixture of styles and heights. Although most are predominately two to three storey in height, there is a range of building heights within the vicinity and a mixture of semi-detached and detached properties, bounded by large scale retail and commercial uses.

To the east of the site is a number of trees and hedgerow which line Huyton Church Road along the site boundary and a further small number located along the boundary with the existing residential properties. It is the applicant's intention to preserve and retain all existing trees and planting to the street frontage and where possible elsewhere (these trees are not subject to a Tree Preservation Order (TPO)).

Although the site is located within the Conservation Area boundary, it is not located within the setting of any listed buildings, locally listed buildings, scheduled ancient monuments or nationally listed historic parks and gardens within the area potentially affected by the proposed development.

The site constitutes a highly sustainable location for residential development. The application site is a brownfield site, providing a valuable opportunity to improve the character of the area and amenity for neighbouring properties.

5. Proposed Layout

Scale

The application seeks outline planning permission for the erection of up to 54 houses with associated external works, car parking and amenity within the curtilage of 21 Huyton Church Road.

The proposed site layout demonstrates how the site could be appropriately developed.

Proposed Use and Amount

The proposal seeks planning permission for the development of the site for housing, either as C2 or C3 residential use. The development will provide up to 54 dwellings. The residential development will comprise a mix of 1, 2 and 3 bedroom apartments within the setting of detached style villas, in order to reflect the character of the locality whilst also helping to recapture the scale and sizing of the properties in line with the original Victorian design intent for the road.

The proposed mix, tenure and size of each unit is indicative at this stage and will be subject to discussion and negotiation with planning officers.

Access and Parking

Vehicular access to the development site will be via the existing single vehicular access point directly from Huyton Church Road, on the eastern site frontage.

Suitable parking provision will be made for the new homes, the detail of which will be determined at reserved matters stage.

Layout

The Illustrative site layout demonstrates how a development of up to 54 dwellings could be accommodated on the development site.

In summary, the proposed site layout demonstrates a development comprising up to 54 apartment style properties, comprising of two (4.5 storey) properties along the site's northern frontage to Huyton Church Road and a smaller scale of development to the rear of the site to afford additional dwelling and/or ancillary accommodation to be used in conjunction with a C2 use should that become the most viable development in due course.

The layout demonstrates that communal and private amenity space can be provided to the rear of the site, providing for residents use and enjoyment. Additional semi-private amenity space is also afforded to the front of the site within the existing landscaping.

Car parking would be provided in the existing configuration to afford some off-street parking for the use of residents and visitors to the development. The proposed site layout plan demonstrates that the site is capable of accommodating 27 parking spaces within a central courtyard and sufficient cycle parking for up to 54 bicycles (1 per dwelling) within a secure, covered facility.

Safety & Security

The proposed layout incorporates the key principles of design for safety as set out in 'Safer Places', including:

ACTIVITY: Outdoor spaces encourage family activity to reduce the risk of crime;

ACCESS AND MOVEMENT: Well defined routes, spaces and entrances provide for convenient movement without compromising safety;

MANAGEMENT AND MAINTENANCE: Outdoor spaces have been designed with management and maintenance in mind;

URBAN STRUCTURE: The scheme is planned to ensure that different uses do not conflict;

SURVEILLANCE: All publicly accessible spaces are all overlooked by properties and / or vehicular routes;

OWNERSHIP: Spaces are designed to promote a sense of ownership, respect, territorial responsibility, and community;

The proposed development will seek to achieve 'Secured By Design' status and the details of how this is achieved this will be considered at the Reserved Matters stage.

6. Appearance

Design Principles

It is the applicant's intention to propose a design that will concentrate on creating a successful 'place' for people. Building layout and style, hard and soft landscape, highway design and use of materials will all work together to create a cohesive character. These elements will also take account of local context to ensure that the design will fit harmoniously into its surroundings.

Architectural Quality and Style

DEFINING LANDSCAPE CHARACTERISTICS

The following broad design principles will be adopted throughout the scheme to ensure that the character is coherent:

BUILDING MATERIALS AND COLOUR

Buildings will reflect the predominant building materials of the nearby traditional and recently built houses around the site. It is suggested that the use of brick (although perhaps more contemporary in style) and large feature windows will be the primary materials used. The occasional use of reconstituted stone facades and architectural detailing may be used to add variety and definition at key locations within the site. Rainwater goods will be either black or coloured to blend with walls. Roof tiles would generally be grey slate effect.

BUILDING LAYOUT

At this stage, the layout has been considered to respond directly to the setting. All pedestrian routes and activity spaces will be overlooked by adjacent properties to provide active frontage and

natural surveillance. The layout and positioning of each dwelling will seek to enhance the sense of place throughout the scheme, creating nodes, vistas and focal buildings.

BUILT STYLE & FORM

It is suggested that the elevations would be modest and quite simple, with perhaps vertical elements to knit into the overall style of the Huyton Conservation Area.

Each building would appear to be of 4 storeys of traditional height with additional habitable accommodation within the roofspace (apparent to the rear elevations only) and a lower ground floor level to respond to the existing topography on site.

FRONT ENTRANCES

It is suggested that main entrance would be located within a subordinate glazed link between the two buildings along the street frontage. This also helps the transition from public to private space.

GARDEN & AMENITY SPACE

The indicative site layout includes communal amenity space to the rear of the site whilst all dwellings at lower ground would have their own private patio space. It is suggested that all apartments within the upper floors would have the benefit of a private balcony or terrace.

7. Conclusion

- The redevelopment of the site provides an opportunity to re-use a brownfield site in a sustainable location, providing much needed residential accommodation of a C2 or C3 nature, which would further provide a positive contribution towards the vitality and viability of the Local Centre.
- The proposed apartments have been carefully considered to meet the specific requirement for new residential accommodation within Huyton and the overall borough requirement for a mixture of family homes.
- The application site is capable of meeting all of the relevant requirements of other technical / development management policies identified within the Development Plan and material considerations have been identified that provide further support to the application proposals.
- The development proposals have also been assessed against the definition of sustainable development contained in the Framework (paragraphs 18. 219). Overall, the proposal comprises a sustainable development, attaining the requisite beneficial economic, social and environmental outcomes, which are now enshrined in national planning policy.

In addition, the benefits of the proposal would be:

- Visual improvements to the character of the local area and the redeveloped local centre;
- Positive contribution towards the vitality and viability of the Local Centre.
- Direct employment through construction jobs; and
- Indirect employment through the increased expenditure of residents in local shops/facilities.

