

REV A

Design / Access Statement

Demolition of existing bungalow and erection of two storey 5 bedroom detached house with all associated works @ 19 Ormskirk Road, Knowsley Village, Knowsley L34 8HB

Contents

- 1. General information / Introduction**
- 2. Background & Ownership**
- 3. Location plan**
- 4. Site and area appraisals**
- 5. Planning History**
- 6. Consultations**
- 7. Programme**
- 8. Design principles**
- 9. Design solution**
- 10. Summary**
- 11. Access Statement**
- 12. Safety and Security**

1.0 Background information

1.1 Name of the scheme

Demolition of existing bungalow and erection of two storey 5 bedroom detached house with all associated works @ 19 Ormskirk Road, Knowsley Village, Knowsley L34 8HB.

1.2 Applicant

Mrs N Bryne

1.3 Architect.

Smith Young Architecture Ltd
23 Roscoe Street
Liverpool
L1 2SX

1.4 Planning Consultant.

Devaplan
223 Queens Dock Business Centre
Norfolk Street
Liverpool
L1 0BG

1.4 Introduction

The design and Access Statement has been prepared to satisfy the requirements under PPS 1 and as a description of the design process to accompany the proposed drawings submitted for planning consent.

Erection of two storey detached house with 4no. Bedrooms/ loft and all associated works. The report presents a case to redevelop the site in line with aspirations of the client.

2.0 Background & Ownership

Mr & Mrs Bryne
19 Ormskirk Road,
Knowsley Village,
Knowsley
L34 8HB.

3.0 Location plan



3.1 Site Details

The existing site area is 1817m²

4.0 Site and Area Appraisals

4.1 Site Description

The application site is a corner plot on Ormskirk Road with Sugar Lane to the side. It is a large plot of approximately 1817sq.m (0.182ha) consisting of a detached bungalow and associated garden area.

The adjacent property on Ormskirk Road to the north is a bungalow, as is the property adjacent to that. At the rear is a two-storey detached house, adjacent other detached houses. On the opposite side of Ormskirk Road to the site are fields which are within the green belt. On the opposite side of Sugar Lane to the site is a copse

4.2 Status of Existing Building

C3 Dwelling.

4.3 Services

In reference to Public utilities, along Ormskirk Road and Sugar Lane foot paths and road there exists the usual services e.g. underground services, drainage systems, electric, gas and water, there are no overhead power lines near the site. There would no need for new connections to the development site, as they presently serve the existing building.

4.4 Adjacent land uses, and relevant planning proposals

The site is situated on edge of the largely residential suburb of Knowsley Village, south of the site is largely a wooded area.

4.6 Pedestrian / Vehicular movement

The development site is access from Ormskirk Road and Sugar Lane.

Bus stops and public transport facilities are within a close proximity. Taxi stops, cycle routes, are primarily located along Knowsley Lane.

There are good road links with the M57 and M62, approx. 8 minutes away by car.

5.0 Planning history

In regard to the development site, research has found that there is a approved Planning History to erect two storey detached dwelling.

App ref	Site	Description	Date Approved	Decision
74/11664/HIST	19 Ormskirk Road Knowsley L34 8HB	Erection of bathroom and dressing room bedroom extensions and garage workshop	24 July 1989	Approved
23/02820/FUL	19 Ormskirk Road Knowsley L34 8HB	Erection of 1no. bungalow and 1no. house and including demolition of existing bungalow.	06 August 2024	Refused

6.0 Consultations

6.1 Local Authority

A formal pre-application has been submitted (Ref. 25/00030/PREAPP). An online meeting was held on 19th August 2025 with Alan Kilroe. The meeting was positive and was subsequently followed up with revised plans via email. The plans were positively accepted and was encouraged to formally submit following this.

6.2 Public Consultation

No Public consultations have been carried out.

7.0 Programme

If and once approval has been granted it is envisaged that the project will commence in 2026 and completed within 12 months.

The successful contractor would be selected only if they were a member of the Considerate Contractor Scheme.

The three main areas that the Scheme's Code covers are:

- **The environment**

Registered sites should do all they can to reduce any negative effect they have on the environment. They should work in an environmentally conscious, sustainable manner.

- **The workforce**

Registered sites should provide clean, appropriate facilities for those who work on them. Facilities should be comparable to any other working environment.

- **The general public**

Registered sites should do all they can to reduce any negative impact they may have on the area in which they are working. Sites should aim to leave a positive impression on those they affect

The contractor will be instructed to work within reasonable hours 8.30am – 5.00pm weekdays, any weekend work or disturbance, the contractor will have to notify residents of any disruption.



8.0 Design principles

Design guides

- Secure by Design Guidelines
- BS 8300:2009 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 9999 Part 8 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M to the Buildings Regulations 2004
- Approved Document B / A / L1 to the Buildings Regulations 2010

Proposal Drawings

This section is to be read in conjunction with the following drawings:

25.002 – 001	Location
25.002 – 002	Site Plan as existing
25.002 – 003	Site plan as Proposed
25.002 – 004	Site plan as proposed
25.002 – 005	Ground floor plan
25.002 – 006	First floor plan
25.002 – 007	Proposed Front Elevations
25.002 – 008	Proposed Gable Elevations
25.002 – 009	Proposed Rear Elevations
25.002 – 010	Proposed Gable Elevations
25.002 – 011	Contextual Elevation
25.002 – 012	Contextual Elevation
25.002 – 014	Garage plans & Elevations
25.002 – 015	Boundary Wall detail

9.0 Design solution

9.1 Design Objectives

- The design proposal is to create a distinctive, safe and pleasant, welcoming, adaptable, efficient and bring joy and delight to all occupants.
- To respect the existing character of the site.
- The proposal will be of significant architectural quality.

The classification of use within the scheme will be C3.

9.2 Plan form/ layout

Please refer to Proposed Floor plans drawing no. 25.002 – 005 /006 for floor plan layouts.

9.3 Scale, Form and Massing

The scale of the proposed two storey detached dwelling is a simple massing and is respectful and in keeping with its surrounding context. Refer to drawing no. 011 /012.

9.4 Privacy/ Overlooking

There is no windows on either side elevation overlooking neighbouring properties. Any habitable windows are within correct distances from surrounding properties.

9.5 Noise

No issues with noise.

General: - Windows, doors, small gaps, cracks, grilles, louvers, etc. can completely negate a wall's effectiveness. Gaps between walls and the floor and ceiling will be sealed with an acoustical sealant.

Carpets and curtains or soft blinds can be fitted; they will assist sound absorption and have other benefits such as internal noise reduction. The installation of secondary glazing will also aid towards noise reduction.

9.6 Materials / Colours / Texture

Refer to drawing no. 25.002 – 007=010 for further information.

9.7 Landscaping

Refer to drawing no. 25.002 – 002, 003 for further details.

10.0 Summary

In summary, the above information and drawings provided as part of this application we hope illustrates that the proposed design would greatly enhance and maintain the character and appearance of the area by bringing use to a derelict/ dormant site.

11.0 Accessibility – Access Statement

In the design of the proposed development and as the scheme progresses.

11.1 Approach

Direct access from Ormskirk Road & Sugar Lane .

11.2 Car Parking

There is direct drives from Ormskirk Road & Sugar Lane fronting the houses. The proposed dwelling has two proposed car park spaces.

11.3 Main Entrances

There is level access at the main entrance.

11.4 Internal Doors

The provision of all internal doors to all floors will be such that they will allow the passage of wheelchairs, the New Approved Document and the British Standard gives an effective clear opening width of 800mm. Table 2 of the Approved Document M is set out below.

11.5 Internal Ramps

There is no provision for internal ramps within the scheme as these have been designed out.

11.6 Internal Stairs / Means of Escape in Case of Fire

Comply with part K.

11.7 Passenger Lift

Not applicable.

11.8 Platform Lifts

Not applicable.

11.9 WCs / Bathrooms - General Provision

Comply with part M.

11.10 Internal Levels

The ground floor is level throughout.

11.11 References

- BS 8300:2009 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 9999 Part 8 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M to the Buildings Regulations 2004

12.0 Safety and Security

As the design develops it is key to a successful project and the intention of the design team to have constant contact with Secure by Design Team to ensure a safe crime free environment.