

GERRARD'S LANE
DESIGN AND ACCESS STATEMENT

APRIL 2021

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INTRODUCTION

SITE AND LOCATION

INTRODUCTION

LOCATION



FIGURE 1 SITE LOCATION

1.1 Site Description

The site is currently a brownfield site which is run down and overgrown. There is a evidence of a development that has started but failed to complete. The site is located and accessed from Gerrards Lane having a uniform appearance. The site is roughly the same width as its depth and essentially a flat site.

The east of the site is bound by a single track road called North End Lane.

1.2 Location

The site is located to the north of the town of Halewood which is located to the south east of Liverpool City Centre in the Knowsley Metropolitan Borough Council Area.

INTRODUCTION

LOCATION



FIGURE 2 | AERIAL VIEW LOOKING NORTH



FIGURE 3 | AERIAL VIEW LOOKING WEST



FIGURE 4 | AERIAL VIEW LOOKING SOUTH



FIGURE 5 | AERIAL VIEW LOOKING EAST

PLANNING

PROPOSALS

DESIGN APPROACH

SURROUNDING CONTEXT



FIGURE 4 | VIEW OF SITE WITH EXISTING SITE ACCESS



FIGURE 5 | VIEW OF SITE LOOKING WEST DOWN GERRARDS LANE



FIGURE 6 | VIEW WEST DOWN GERRARDS LANE. SITE ON RIGHT



FIGURE 7 | VIEW EAST DOWN GERRARDS LANE. SITE ON LEFT

CONTEXT LOCAL AREA IMAGES

Figure 4 : Image shows the application site viewed from Gerrards Lane. This existing access point is too be kept in situ off the north side of Gerrards Lane.

Figure 5 : Image shows the site coming from the east down Gerrards Lane.

Figure 6 : Image shows the site from further east down Gerrards Lane. On the right hand side of the image the access to North End Lane can be seen.

Figure 7 : Images shows the site looking east down Gerrards Lane with the site visible in the centre of the image on the LHS of the road.

PRE APPLICATION PLANNING RESPONSE

HOW WE ADDRESSED COMMENTS

	Four Architects 113 Portland Street, Manchester, M1 6DW Tel. 01614707969 Email: info@fourarchitects.co.uk	<u>Project:</u> GERRARDS LANE	<u>Status:</u> WORK IN PROGRESS
		<u>Project Location:</u> HALEWOOD	<u>Date:</u> 05/01/2021
		<u>Sheet Name:</u> PRE APP RESPONSE	<u>Job Number:</u> 21-002

Condition Reference	Description	Additional Information Required (By Whom)
1	The site is previously developed and therefore under paragraph 146 of the NPPF, a development of the site would not be inappropriate if it does not have a greater impact on the openness of the Green Belt than the existing development. Notwithstanding the extant planning permission on the site, only one dwelling appears to have been partially erected and therefore the proposed development of 10 houses would have a greater impact on the openness of the Green Belt than the existing development on site and would be inappropriate development. The existence of an extant permission may assist with any case that you intend to provide to demonstrate that very special circumstances exist that justify a development on the site. However, this case would have to demonstrate that the proposed development would not have a greater impact on the openness of the Green Belt than the existing development. Given the increased number of dwellings and the apparent reduction in green space on the site, the current proposals would be likely to have a greater impact on openness and would not be supported.	The proposed application has been submitted with 9no dwellings which is a reduction from the 10 submitted for pre app. The extant permission for 6no dwellings had an inefficient layout and therefore although we have provided a more efficient layout therefore the impact on the openness of the greenspace is significantly reduced. We have been conscious to maintain large areas of green space with shared green space and gardens.
2	Any future planning application should demonstrate how acceptable light and outlook will be provided to the occupiers of the outbuilding. Details of the proposed private amenity space areas for each of the dwellings should also be shown. The distances between ¼ and 7/8 are too close and the scheme would need to be amended to comply with the relevant distances.	Please see attached plans which demonstrate this.
3	The impact of the development on neighbouring properties will need to be addressed in any planning application.	Please see attached plans. We have taken on board this advice and made sure that impact on the neighbouring dwellings is minimal and there is no undue impact on neighbouring properties
4	The Design and Access Statement should explain the design principles and concepts that have been applied to the development, and demonstrate how the proposed development's context and relevant planning policies have influenced the approach to design. The number of properties would need to be reduced with more space between them. The three properties backing onto Gerrard's Lane would not be acceptable.	Please see attached Design and Access Statement

APPENDIX OF RESPONSES TO PRE APPLICATION RESPONSE

DESIGN APPROACH

Design Statement

1.0 INTRODUCTION

1.1 This Planning, Design & Access Statement has been prepared by Four Architects, on behalf of the applicant, in support of a full application for the proposed project of providing 9 no. dwellings on the site as shown in the location plan accessed directly off Gerrards Lane - Halewood.

1.2 The applicant is seeking support for:

- The erection of 9.no residential dwellings site

2.0 SITE AND SURROUNDINGS

The Site

2.1 The application site is 1.65 acres and comprises in part a derelict overgrown site which is a brownfield site. On site currently there is an unfinished dwelling in a state of disrepair.

2.2 The site is not the subject of any statutory Listed Building designation nor is it on the register of Local Heritage Assets.

Surrounding Area

2.3 The site is situated in an area which is characterised primarily by residential uses, with local amenities and transport links within a short walk from the application site. The site is located to the North of Halewood which is roughly a 15 minute walk.

Planning History

2.4 There have previously been applications submitted and subsequently approved for the site which formed application 04/00080/FUL.

2.2 This application permitted 6.no detached dwellings. The development was started as can be seen from the images but was never completed.

2.3 There was also an application permitted for a single detached dwelling to the adjacent site which now forms part of this application site.

3.0 DESIGN DEVELOPMENT

3.1 This section serves as the Design and Access Statement for the application and describes the development proposals.

3.2 The development is for 9 no. 4 bedroom houses across the site, with two different house types as part of the mix. We have successful experience of providing these styles of projects which are perfect for families which meet modern living needs

3.4 The proposed aesthetic will be a sympathetic addition to the area in predominantly brick and be a mixed red palette of tones in a random configuration which will be in keeping with the surrounding dwellings and area. The housing range will follow traditional form with contemporary elements meeting modern living standards

4.0 DESIGN

4.1 The layout has been designed to make the most efficient use of the site, to meet end user requirements and to provide a legible and inclusive scheme for all users of the site.

4.2 As aforementioned the material will be mainly brickwork which suits the locality and context of the surroundings.

4.3 The design draws on the traditional forms and detailing of bespoke residential dwellings. We want to provide plenty green space and it would be proposed that all of the gardens have large gardens.

5.0 CONCLUSIONS

5.1 The proposals accord with the relevant national and local policy and guidance and will:

5.2 The proposal are a sympathetic addition to the built and surrounding area while providing the required levels of housing that are needed locally and nationally.

5.3 Consequently, the proposal is wholly in compliance with the NPPF, the adopted Local Plan and the Council's adopted Supplementary Planning Documents. As such, we conclude that the proposals are entirely appropriate in planning policy terms.

5.4 Accordingly, we look forward to receiving your confirmation that the application has been registered and, subsequently, approved.

PROPOSALS

PLANS AND ELEVATIONS





FIGURE 8 | PROPOSED SITE PLAN

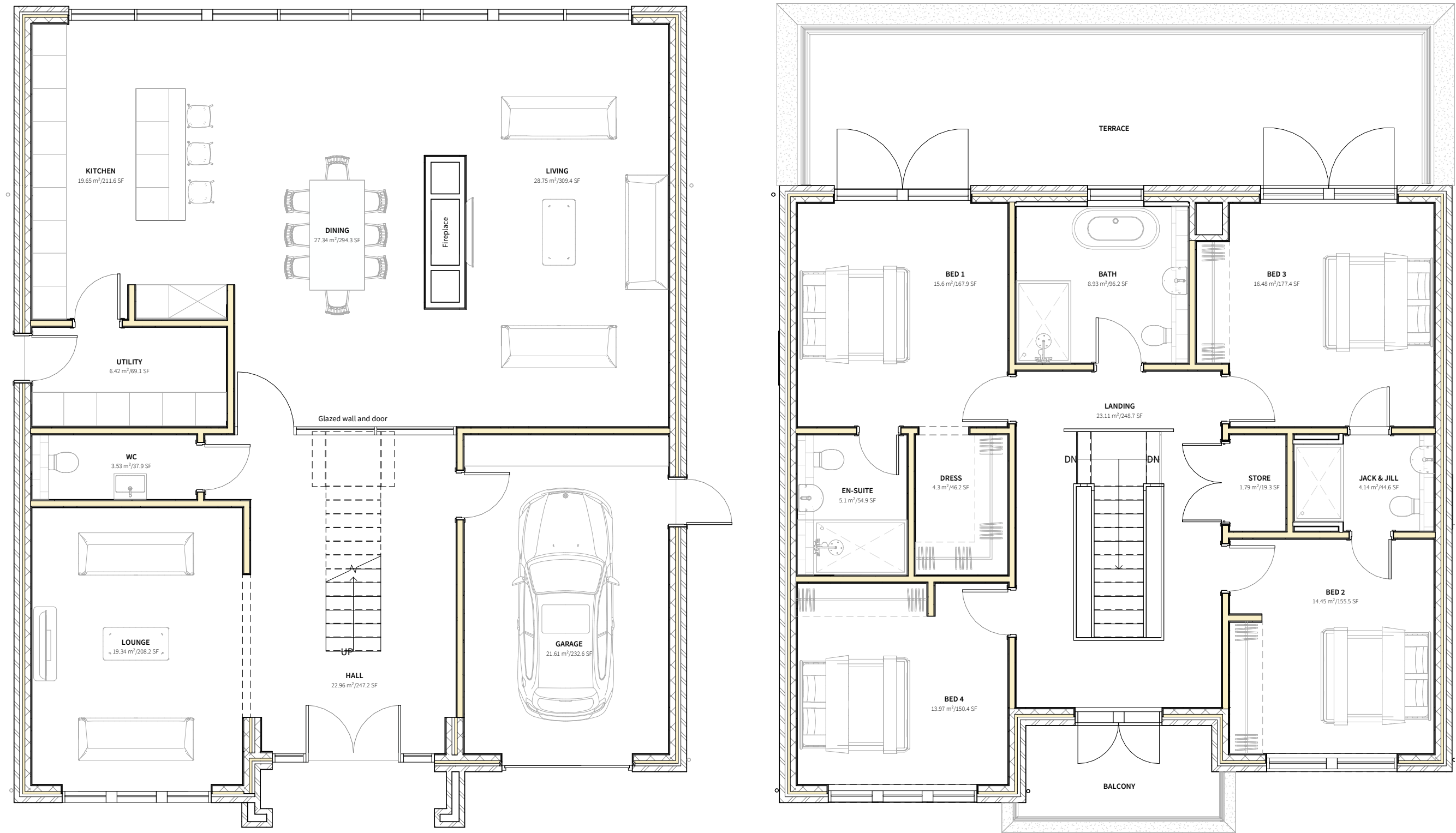


FIGURE 9 | PROPOSED HOUSETYPE 1



FE General Arrangment - Front Elevation
1:50

SE1 General Arrangment - Side Elevation 1
1:50

- MATERIALS KEY**
subject to approval
- 1 Red Brickwork
 - 2 Red Sandstone
 - 3 Aluminium windows in dark grey
 - 4 Timber doors finished dark grey
 - 5 Slate roof tiles
 - 6 Timber soffits and fascias coloured dark grey



RE General Arrangment - Rear Elevation
1:50

SE2 General Arrangment - Side Elevation 2
1:50

FIGURE 10 | PROPOSED HOUSETYPE 1



4 Front Corner 3D



1 Front 3D View



3 Rear Corner 3D



2 Rear 3D View

FIGURE 11 | PROPOSED HOUSETYPE 1

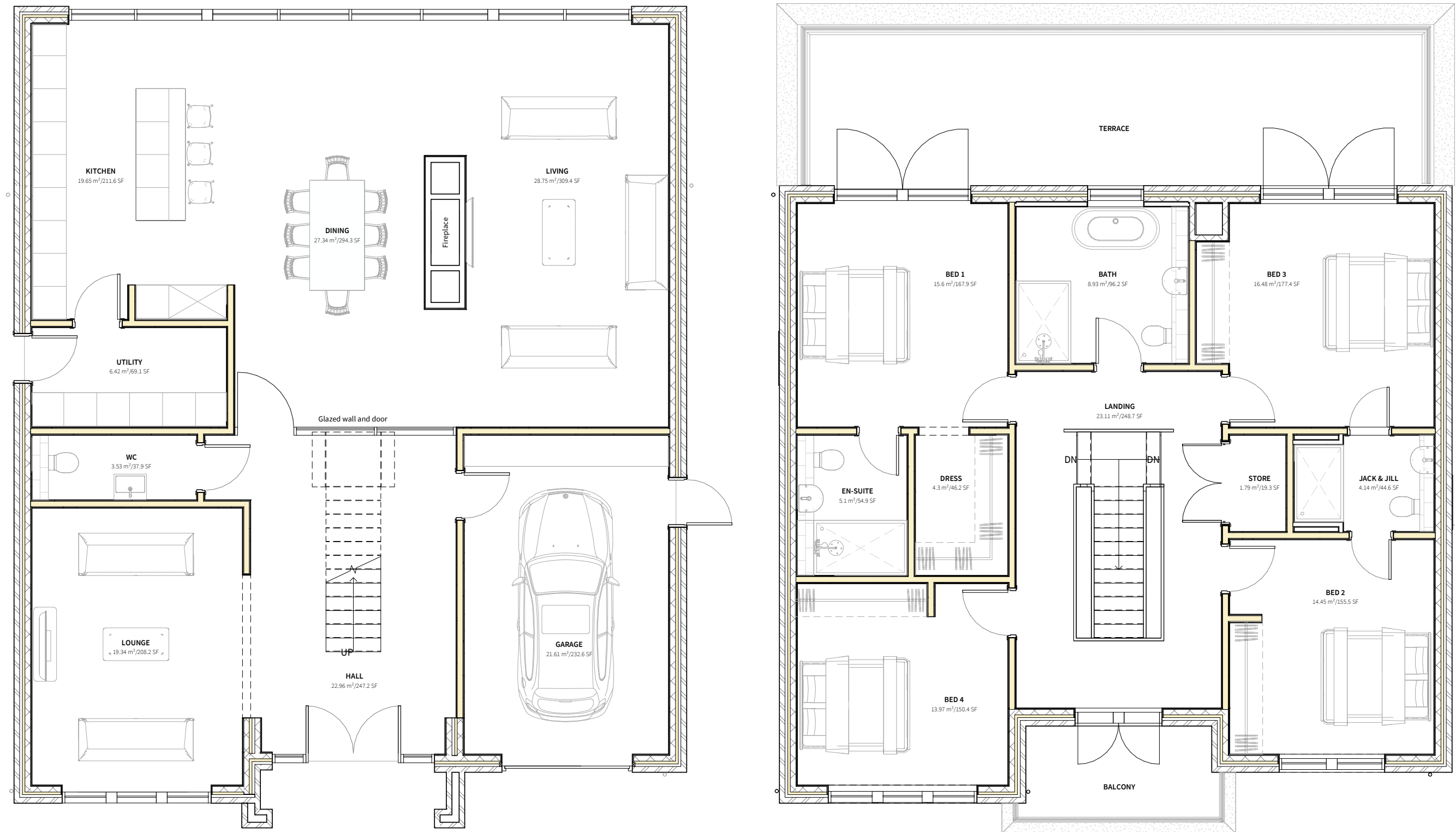


FIGURE 12 | PROPOSED HOUSE TYPE 2



FE General Arrangment - Front Elevation
1:50

SE1 General Arrangment - Side Elevation 1
1:50

- MATERIALS KEY**
subject to approval
- 1 Red Brickwork
 - 2 Red Sandstone
 - 3 Aluminium windows in dark grey
 - 4 Timber doors finished dark grey
 - 5 Slate roof tiles
 - 6 Timber soffits and fascias coloured dark grey



RE General Arrangment - Rear Elevation
1:50

SE2 General Arrangment - Side Elevation 2
1:50

FIGURE 13 | PROPOSED HOUSE TYPE 2



4 Front Corner 3D



1 Front 3D View



3 Rear Corner 3D



2 Rear 3D View

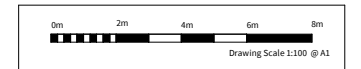


FIGURE 14 | PROPOSED HOUSE TYPE 2

