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Dye House

Design & Access Statement - Planning Consultation Addendum

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Addendum Document

A planning application for the development at Dye House was originally submitted to the Knowsley Planning Authority in April 2022.

In collaboration with the assigned Planning Officer, Jo Sheridan, the design of the scheme evolved to meet the Validation criteria. Formal Validation then occurred on the 6th October 2023.

Following Validation, Clare Appleyard was assigned as the new Planning Officer for the scheme.

During Consultation, feedback was provided from the various stakeholders and consultees.

A meeting was held on the 23rd November 2023. In attendance were ourselves (the Applicant), a Planning Consultant (on behalf of the applicant), the Planning Officer (Clare Appleyard) and a senior colleague (Kevin Foster).

During this meeting, the feedback from the consultees was discussed and key concerns with the design of the scheme were outlined.

As a result, the design of the scheme has been amended to resolve these areas of concern.

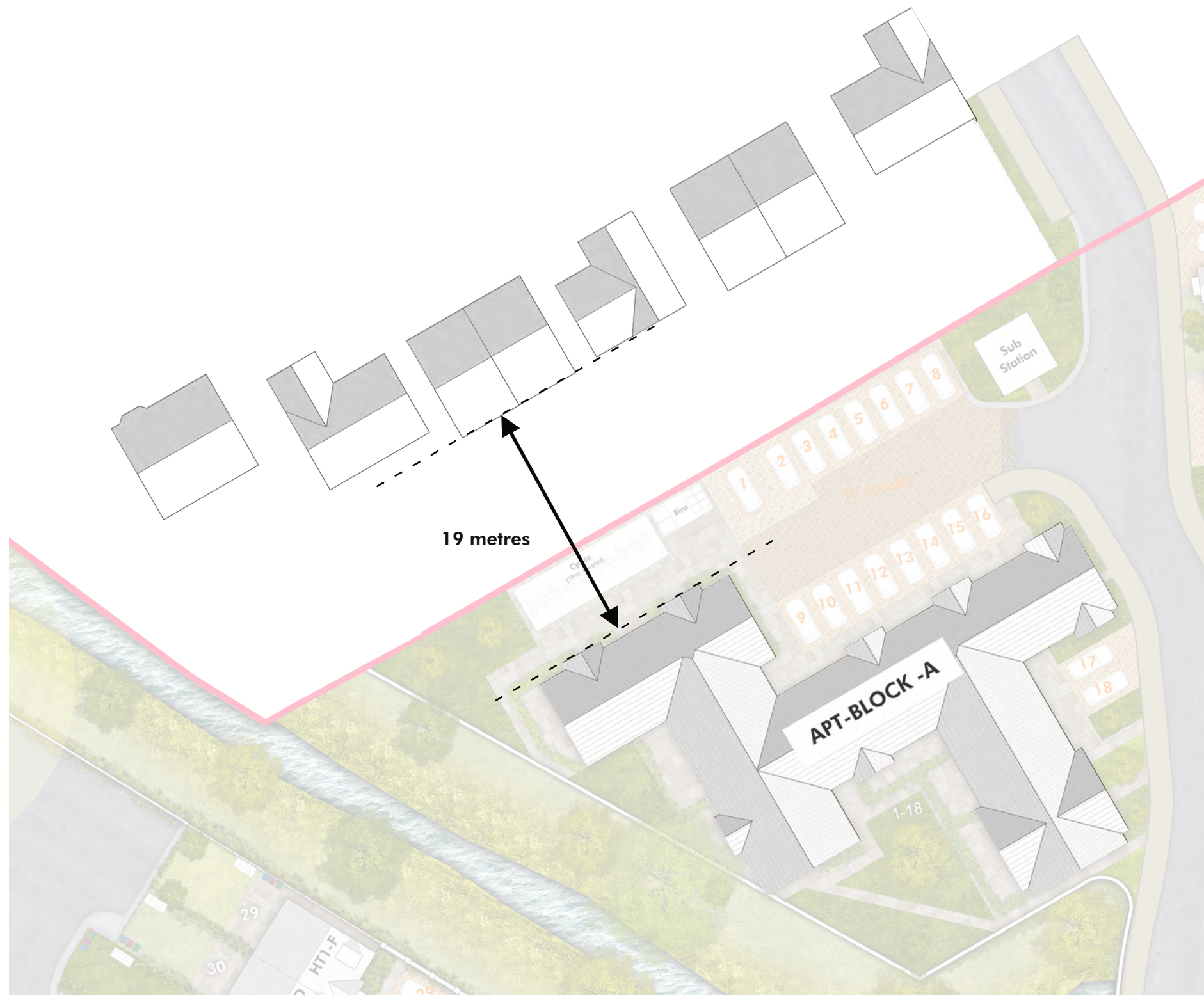
This document seeks to explain how 4 of these these key issues in particular have been addressed.

We have updated all of the information in line with amended scheme. This includes architectural drawings, drainage strategy, landscape architect's design, noise report and vehicle tracking.

Initial Proposal

The initial proposal had a minimum interface distance of 19m with the neighbouring Taylor Wimpey development. We believe that this was in accordance with planning policy, since the 19m interface distance from the Rear Principle Elevation of the TW house was with a Non-Principle Elevation of Proposed Block A.

Planning Policy specifies a minimum distance of 12m between a Principle Elevation and a Non-Principle Elevation. We therefore believed our proposed distance of 19m was more than sufficient to be in accordance with the Planning Policy.



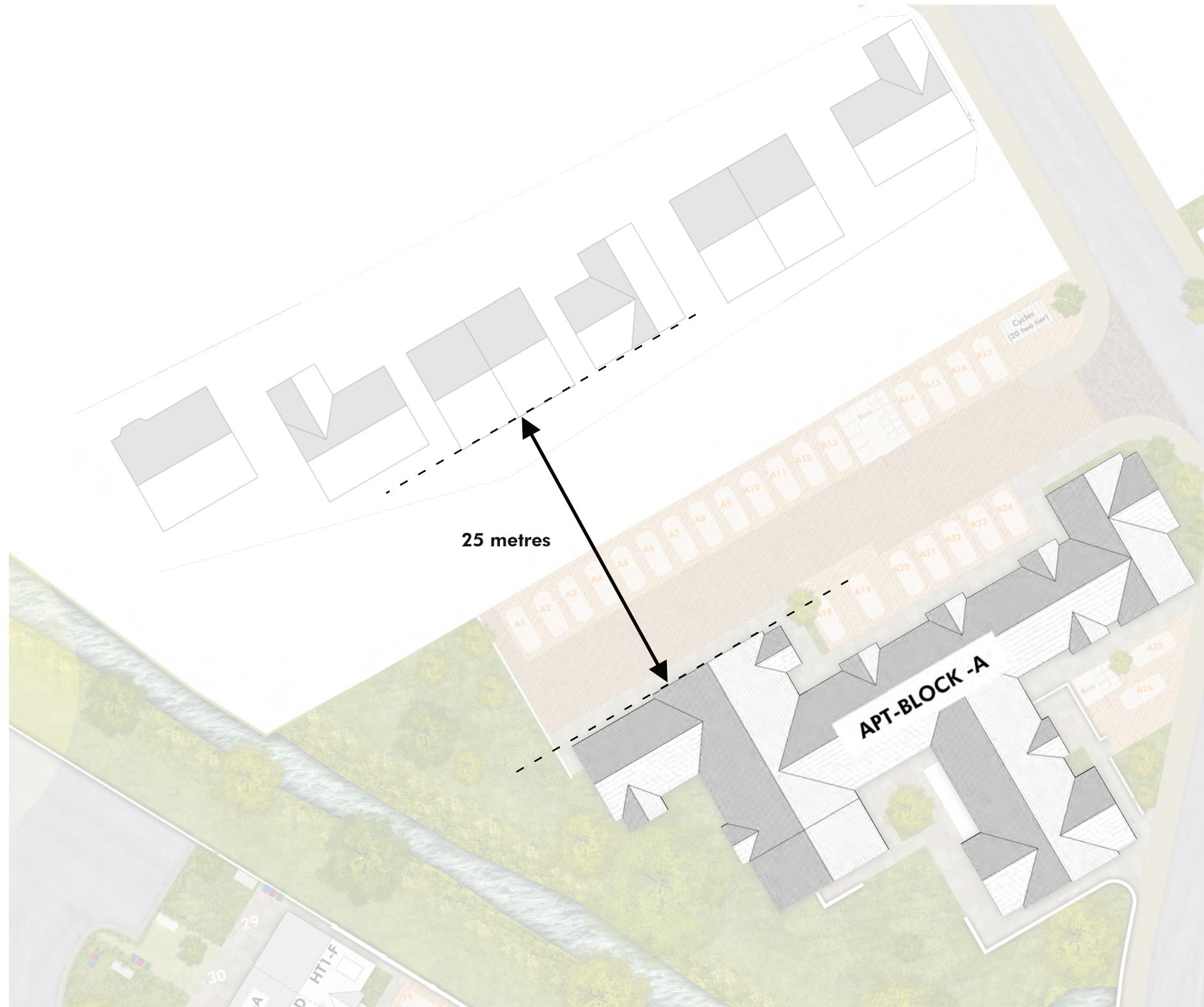
Planning Consultation - Feedback and Iterations

The Planning Officer raised concerns that this could in-fact be deemed a Principle Elevation and would therefore require a minimum distance of 25metres.

We had numerous discussions to illustrate how this was not the case for a number of reasons. We also undertook several design iterations to further mitigate any potential impact on the neighbouring Taylor Wimpey scheme. Design changes in these iterations included the removal of any key architectural features from the facing elevation, and the reduction of the ridge height by 1 metre to further lessen the impact on the TW scheme.

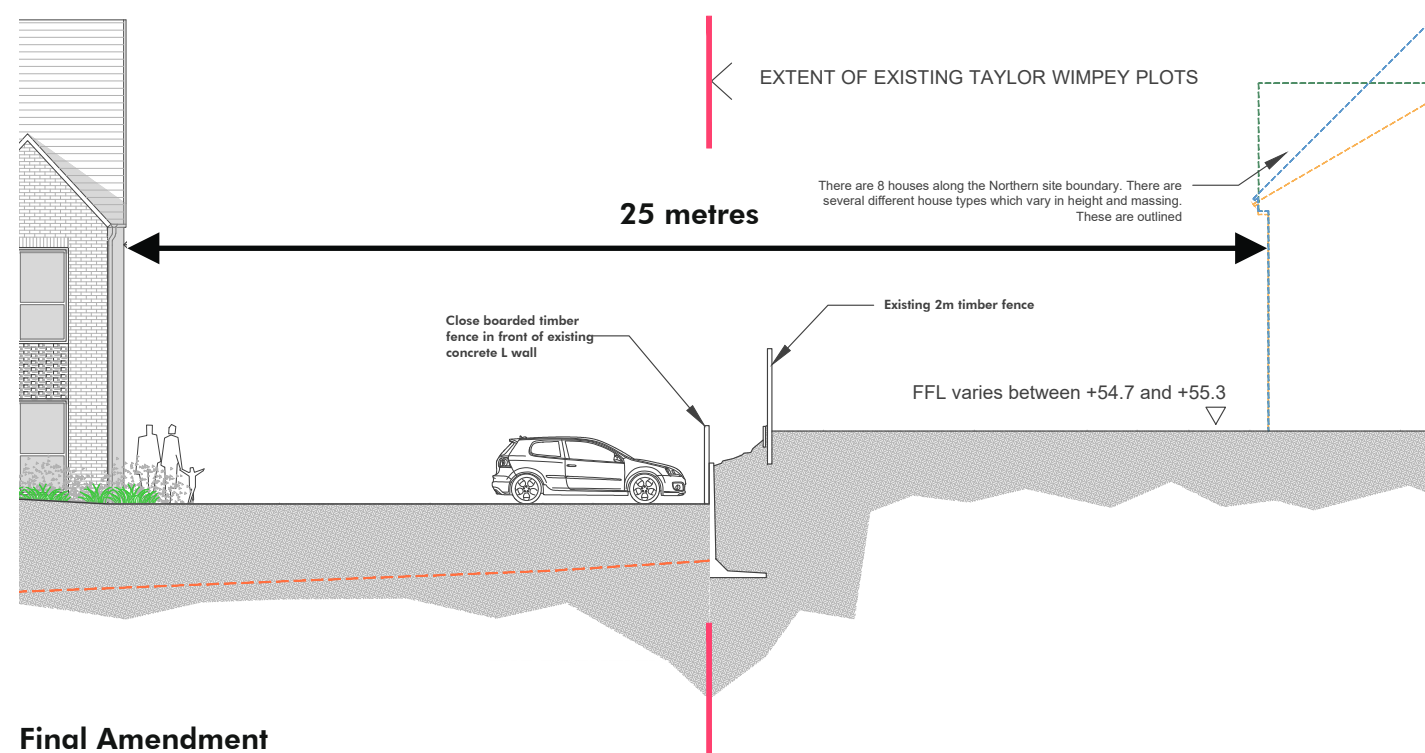
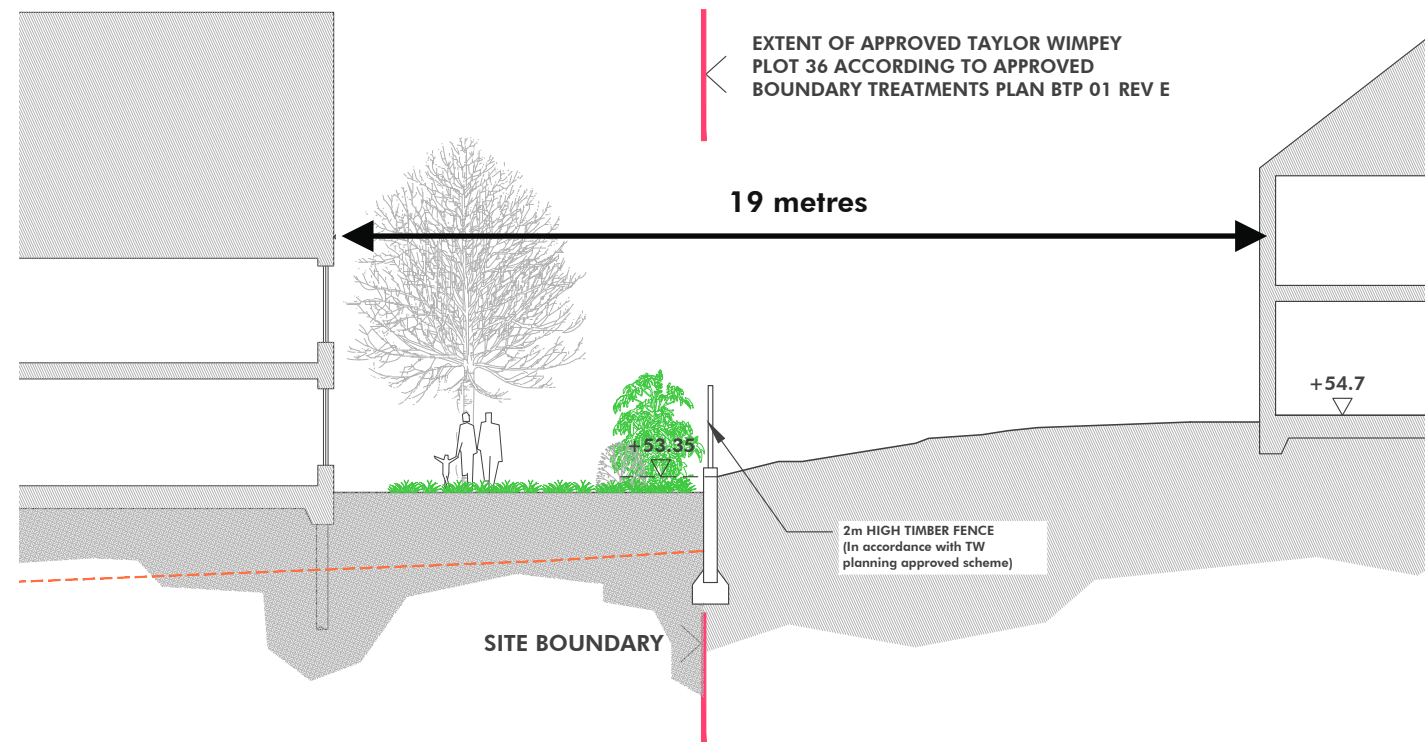
Final Amendment

In spite of these design alterations, it was not accepted by the Planning Officer that this constituted a Non-Principle Elevation. As a result, we have redesigned the scheme to accommodate a 25m interface distance between Block A and the neighbouring Taylor Wimpey Scheme. The reduction in the ridge height remains in place.



Final Amendment

As shown in the section drawings (left) we have amended the design of the scheme to accommodate a 25m interface distance between Block A and the neighbouring Taylor Wimpey Scheme. The ridge height has also been reduced by 1 metre to further lessen the impact on the neighbouring development.



Initial Proposal

The initial proposal showed units on plots 44 and 45 at the North-East corner of the site. The design team believed that the 17m interface distance between the rear elevation of the houses on plots 44 and 45, and the side elevation of the neighbouring property of the then-proposed Taylor Wimpey Scheme (16 Walnut Grove) was sufficient.

Now built, and with the side elevation of 16 Walnut Grove clearly constituting a Principle elevation, the design team acknowledged an interface distance of 17m with the principle rear elevations of plots 44 and 45 would not be suitable.

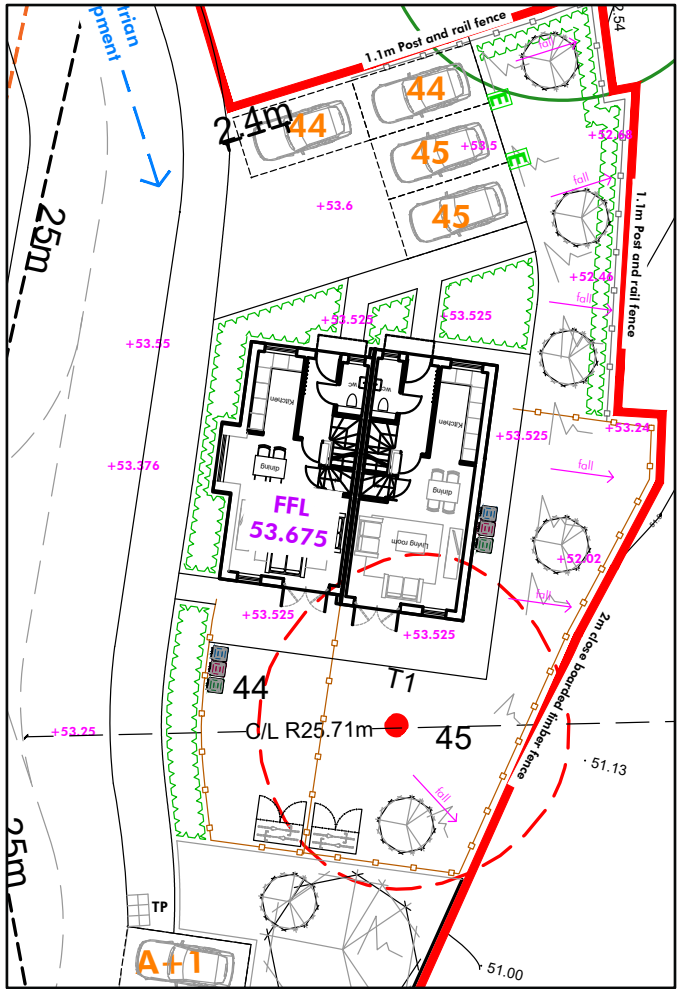


Planning Consultation - Design Iterations

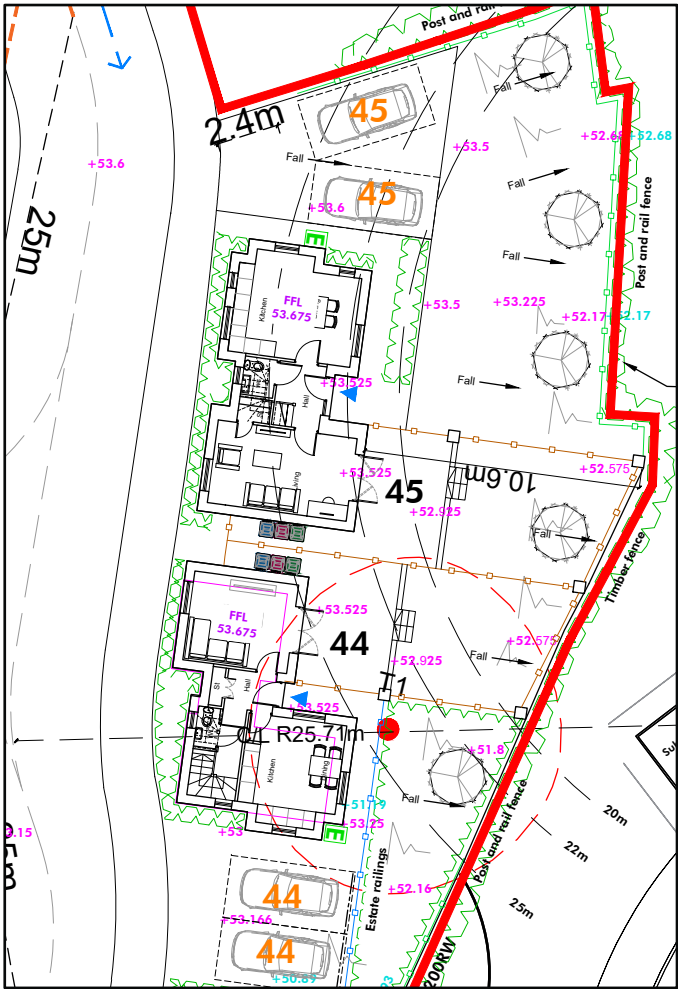
The design team undertook several iterations, including reorienting the houses on plots 44 and 45 to ensure that the facing elevation was non-principle (See Iteration A).

It was then brought to light by the planning officer that the Planning Policy stipulates that any developments in SUE sites must make concerted efforts to ‘address’ one another. It was deemed that the non-principle elevation was not meeting this criteria.

Further design iterations were undertaken, including Iteration B (left), whereby the units were split into two detached units, achieving 25m interfacing distances from 16 Walnut Grove. These units were also designed to address the neighbouring development by fronting onto the Public Open Space of the Taylor Wimpey scheme, whilst also addressing the highway within Dye House. We believe that these design alterations meant that the North-East corner was therefore in line with the planning policy.



Design Iteration A



Design Iteration B

Final Amendment

However, following these design changes, the Planning Officer informed us that that there was a desire for a ‘Green Corridor’ to run North-South through the Taylor Wimpey scheme. They explained that housing in this location would not enable residents of both Orchard Park and Dye House to fully enjoy the benefits of the Green Corridor.

As a result, the two houses at the North-East corner of the site (formerly plots 44 and 45) have been removed from the scheme. The resulting open space grades down to meet the level of the adjacent land to create a seamless integration between the two sites. By extending the Green Corridor into our site, residents of both developments can now enjoy more public open space.



Planning Consultation - Feedback

The initial proposal showed a 6m high acoustic barrier fence at the position shown on the site plan.

At the meeting on the 23rd November 2023 they proposed that we explored the possibility of lowering the fence height. The Planning Officer stipulated that further noise modelling should be undertaken to assess the acoustic performance of different fence heights.

We presented the findings of the further noise modelling for fence heights of 2 metres, 2.5 metres and 3 metres.

Based on these findings, the Planning Officer agreed to support the inclusion of a 2.5 metre high fence.



Final Amendment

The initial proposal showed a 6m high acoustic barrier fence. Following further noise modelling, the Planning Officer has agreed to support the inclusion of a 2.5 metre high fence.

Initial Proposal



Final Amendment

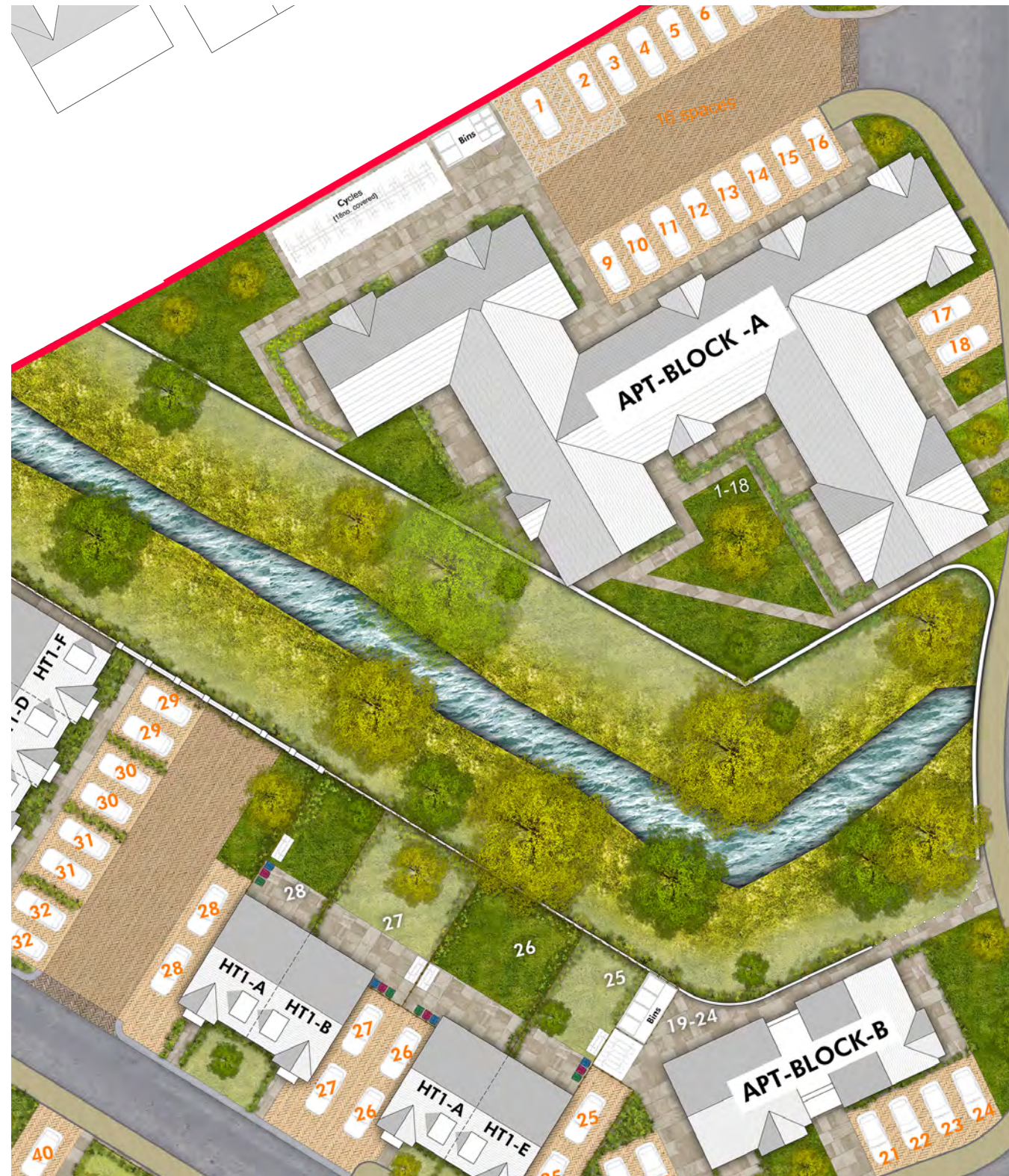


04 / Interaction with the Brook

Initial Proposal

As specified by the Environment Agency, the Main River that runs through the middle of the Brook requires an 8m zone of undeveloped land to be maintained on either side.

The Initial Proposal complied with this by having Apartment Block A and its communal gardens at one single level, accessed from the road, resulting in a retaining wall running 8m from the Brook.

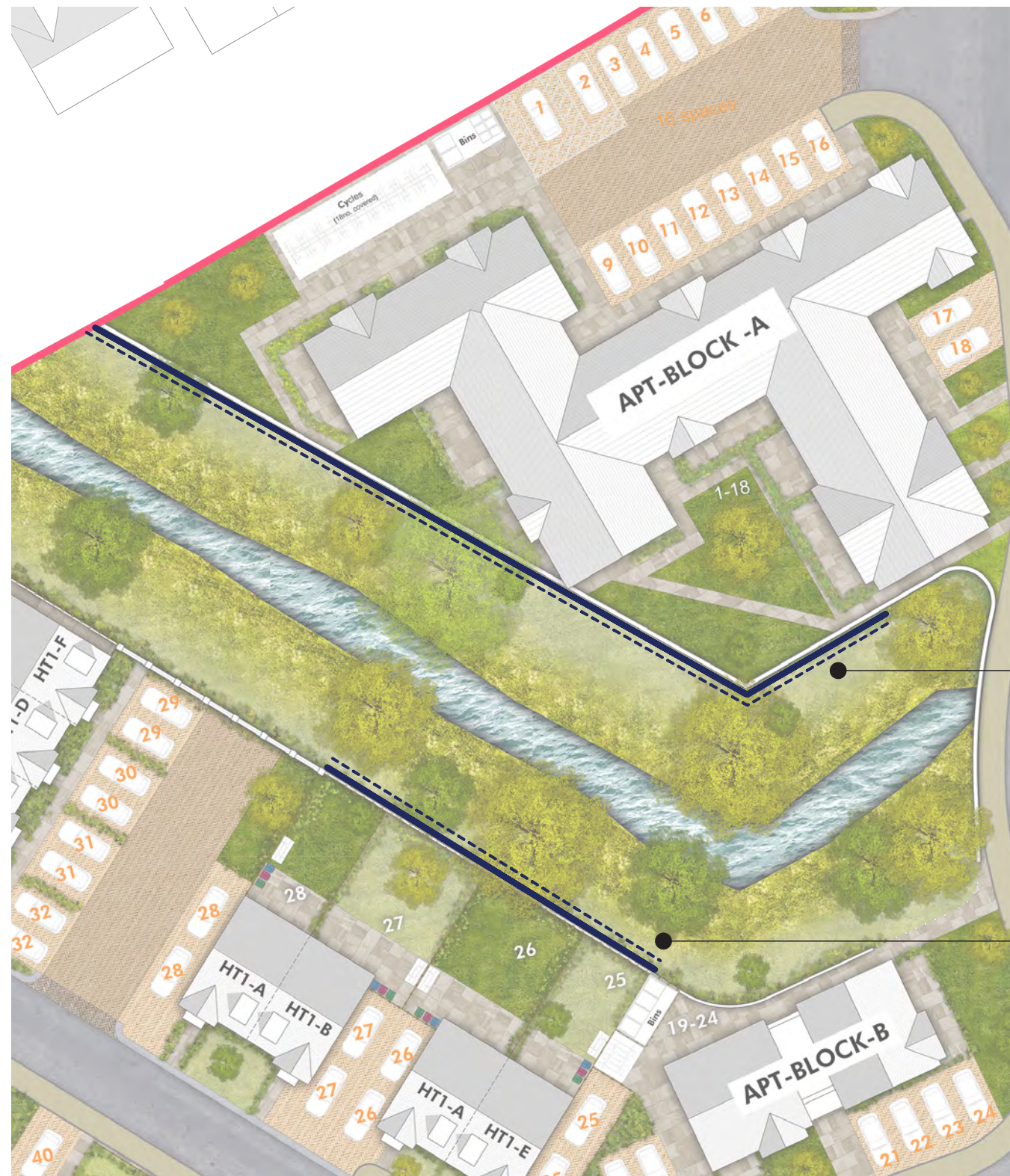


04 / Interaction with the Brook

Planning Consultation - Feedback

The Planning Officer's feedback was that the scheme should strive for better integration with the Brook, in line with the EA's goal to enhance public access to the nation's waterways.

Railings along the communal gardens shown in the initial proposal provided a visual connection to the Brook, but integration was limited by the change in level between the Brook and the Communal Gardens.



Retaining Wall A - Area of Concern

Retaining Wall B - Area of Concern

04 / Interaction with the Brook

Final Amendment

As a result, the design of Apartment Block A has been amended to step down internally. Access from the apartments onto the Communal Gardens is therefore level and grades gradually to meet top of the Brook, resulting in a full and seamless integration between the Communal Gardens and the Brook.

The brook is therefore now fully open access, with a landscape scheme that enhances the public interaction and experience by providing a footpath through the wooded area.

Amendments to Retaining Wall A

Retaining Wall A is Removed. Block A steps down to meet the top of the brook (See Section –)

Landscaping Scheme

A public footpath provided in the landscape plan will enhance interaction with the brook by providing a walkable route through the wooded area.

Amendments to Retaining Wall B

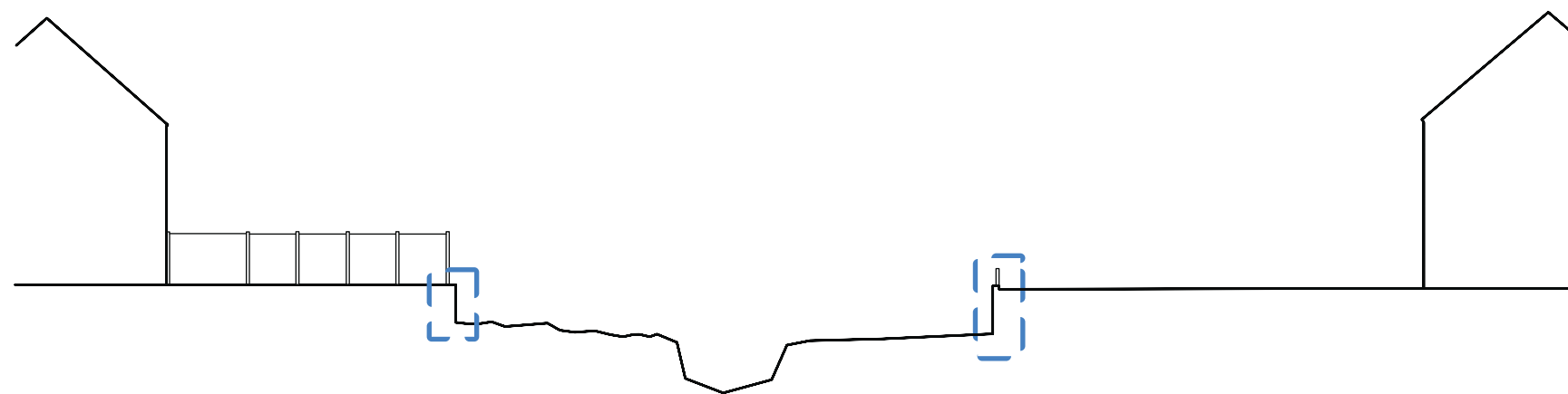
Retaining Wall B is reduced by sloping rear gardens of plots 25-28 downwards towards the Brook .



Final Amendment

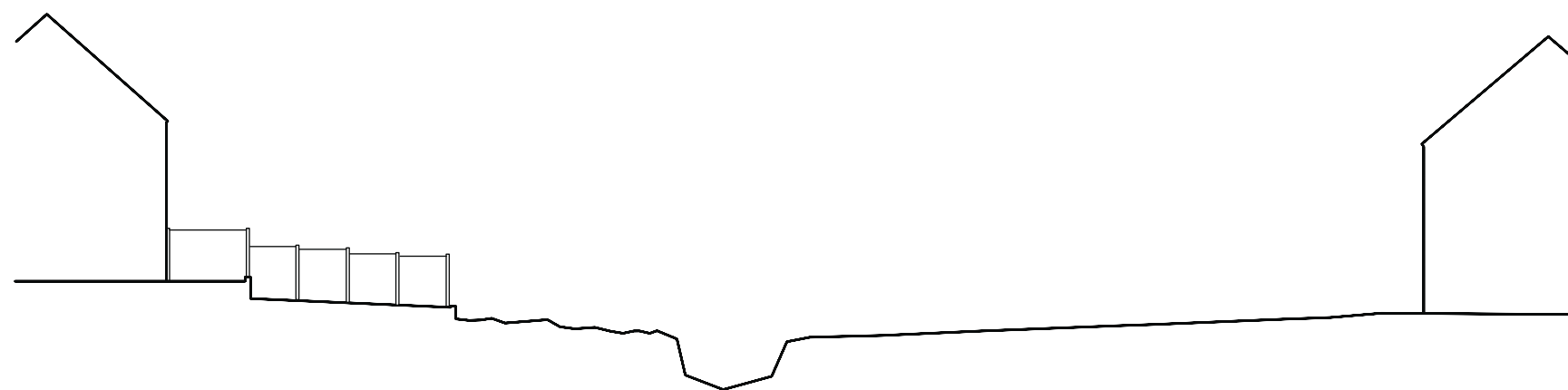
An additional benefit of the removal of the proposed retaining wall is reduced interference with any root protection areas on the Brook, to ensure all that all trees within the 8m zone can be retained.

The size of the proposed retaining wall on the South side of the Brook (Wall B) has also been significantly reduced by splitting the gardens into patio and lawn, and then grading the lawn to fall down towards the level of the brook.



Retaining Wall B - Initial Proposal

Retaining Wall A - Initial Proposal



Retaining Wall B - Amended

Retaining Wall A - Amended (Removed)

Retaining Wall B - Amended Rear View

Furthermore, the 1800mm property boundary will be achieved with a 300mm trellis atop a close-board fence panel, which sits on the small retaining wall. Both of these amendments help to further reduce the visual impact of the retaining wall on the Brook

