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DESIGN & ACCESS STATEMENT

Re Project no' 22-023; 8 Normandy Road. New build semi-detached dwelling house adjacent to existing dwelling house at 8 Normandy Road, Huyton, Liverpool, L36 7UU

for

Applicant Mr Phil Barton and Ms Rebecca Parkinson, 16 The Avenue, Huyton, Liverpool, L36 7SD

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Project no. 22 – 023; 8 Normandy Road. New build semi-detached dwelling house adjacent to existing dwelling house at 8 Normandy Road, Huyton, Liverpool, L36 7UU

Introduction

This application for planning approval relates to the applicants proposal to construct a new build 3 bed dwelling house to adjoin their existing property at 8 Normandy Road in Huyton. The proposed new dwelling house will be a two storey three bedroom semi-detached dwelling.

Site

The site is situated adjacent to the existing dwelling house at 8 Normandy Road Huyton, Knowsley L36 7UU.

The site coordinates are as follows: Northing and Easting: X (Easting): 343965, Y (Northing): 391273. Grid Reference (6 figure): SJ439912. Latitude: 53.415268, Longitude: -2.8445277. Latitude: 53.24'55"N, 002.50'40"W.



Site Plan (not to scale) illustrating the footprint of the proposed office building within the site.



Extract from local plan policies map indicating use class designation around the site is within land allocated for domestic dwellings.

The site is currently 283m². The proposal will see the site split in two between the proposed new dwelling and the existing dwelling to which it is adjoined. As a result, of the development, The site area of number 8 will be 144m². The site area of the new property (8A) will be 139m².



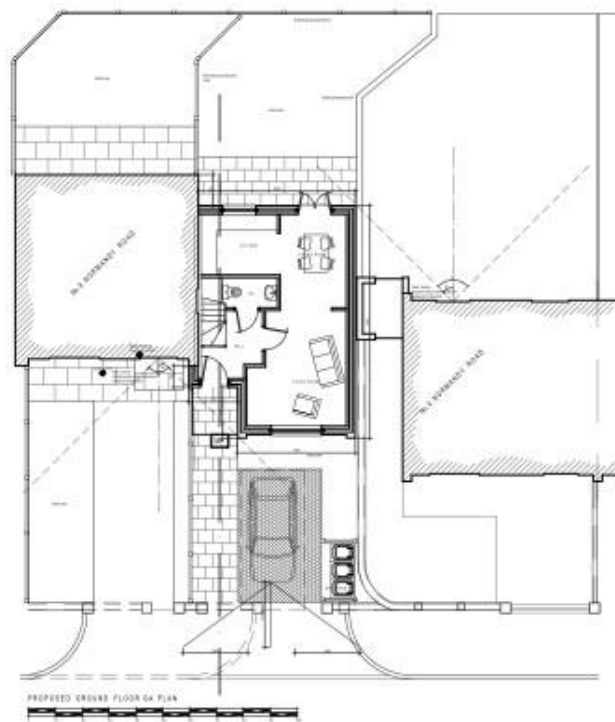
Photograph of the front of number 8, Normandy Road

Layout, Design, and physical Appearance

The footprint of the proposed house is dictated largely by the 45 degree line of site from the centre line of the first floor window above the front door of number 8 Normandy Road and the 45 degree line of site from the centre line of the first floor window in the rear elevation of the adjacent number 6 Normandy Road. The resulting building footprint is 47.7m².

The building layout is conventional with a protected hallway and reception rooms at the front and rear of the property. The kitchen is situated behind the hall and stairs and provides. Access to the rear garden is provided from bi-folding doors serving the dining room.

The proposals will also require the creation of alterations to the existing vehicular access from the site. This can be seen on the proposed ground floor GA plan.



Architectural Language:

In terms of the proposed building's architectural language, the proposed new house borrows extensively from the architectural language of the adjacent buildings both in terms of their scale, elevational treatment and materiality.

Most of the properties on Normandy Road are gabled properties with their eaves line parallel to the street. The house proposed in this application differs slightly in so far as the 'leg' of the 'L' shaped footprint has a gable which faces the street. The roof pitch is the same as the adjoining property at number 8.



Materiality:

The proposed new dwelling will be built in traditional cavity wall construction with the outer leaf in a combination of textured brown facing brick to match the existing property in stretcher bond in the same brick as the adjacent buildings. In addition to this, like the existing house, this facing brickwork will be offset with a cement based render in an off white colour, again to match the adjoining property. The fascias and rainwater goods will be in white u-PVC, again to match the adjacent dwelling. The window frames are in white u-PVC with double glazed inserts. The proposed roof tiles will be roof tiles selected to match the adjacent building.

The wall plate and eaves level will be the same as the neighbouring property. The internal layout differs slightly from the adjacent buildings with the stairs orientated front to back with bathroom situated centrally at the front of the first level.

Roof:

The proposed new roof will be finished in interlocking concrete roof tiles to match those of no. 8. The roof construction of the proposed extension will be a cold vented roof construction and will conform to current building regulations in terms of conservation of fuel and power (part L).

Access

The proposals call for new external works to the front and rear of the proposed new dwelling, new boundary treatments and new external parking provision.

Parking

The development will include the provision of designated off-street parking. This will be located to the front of the property (refer to the proposed ground floor GA plans).

Drainage

The proposed development will require connecting new sanitary installations into the existing drainage on the adjacent site.

Accompanying planning drawings:

22-023 (01)001 Site Location Plan at 1-1250 - Rev P01
22-023 (04)001 Existing and Proposed Ground Floor GA Plan - Rev P01
22-023 (04)002 Existing and Proposed First Floor GA Plan - Rev P01
22-023 (04)003 Existing and Proposed Roof GA Plan - Rev P01
22-023 (05)001 Existing Elevations - Rev P01
22-023 (05)002 Proposed Elevations - Rev P01

Compliance with planning policy guidance:**Appendix:****Relevant supplementary planning documents**

New residential development:

National Policy

2.2 Government policy is set out in the 2018 update of the National Planning Policy Framework (NPPF), which states:

‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.’

(NPPF para. 124)

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

(NPPF para. 127)

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

CS2; Development Principles

Development Principles

1) New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support the following development principles: Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:

- a) Meeting needs for new housing, employment, retail and other service provision;
- b) Improving business productivity and employment levels in Knowsley;
- c) Reducing economic, environmental, education, health and other social inequalities between Knowsley and other parts of the UK; and d) Providing opportunities for positive lifestyle choices and health improvement for people of all ages.

Principle 2: Reduce carbon emissions and adapt to the effects of climate change by:

- a) Contributing to reductions in carbon dioxide emissions from all sources, in line with national targets;
- b) Ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions, including recognising the role of new technology;
- c) Identifying and applying measures offering effective mitigation and adaptation to likely environmental, social and economic impacts of climate change; and
- d) Meeting appropriate minimum standards for sustainability.

Principle 3: Reduce the need to travel and increase accessibility by:

- a) Selecting locations that reduce the need to travel, especially by car, and enable people as far as possible to meet their needs locally;
- b) Assisting the Council in achieving a shift towards more sustainable modes of transport for people, goods and freight;
- c) Encouraging safe and sustainable access for all, particularly by promoting the use of public transport, walking and cycling between homes and employment; and
- d) Supporting the provision and retention of shared space, community facilities and other local services (such as local shops, health facilities, education provision, meeting places, sports venues, cultural buildings, public houses and places of worship).

Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:

- a) Understanding and respecting the character and distinctiveness of places and landscapes;
- b) Protecting and enhancing the historic environment;
- c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;
- d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently;
- e) Mitigating potential negative impacts of traffic growth and road traffic on highway safety, air quality, noise and health;

- f) Supporting policies relating to Green Infrastructure and the greening of towns and cities;
- g) Maintaining or enhancing the tranquillity of open countryside and rural areas;
- h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;
- i) Addressing any issues of unstable land, resulting from Knowsley's legacy of minerals extraction; and
- j) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated. Development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm.

Principle 5: Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy, which:

- a) Do not require major investment in new infrastructure, including transport, water supply and sewerage, or where this is unavoidable, incorporate appropriate development phasing and delivery assistance;
- b) Ensure environmental protection is enhanced through the phasing of new development and delivery of supporting infrastructure, including working with neighbouring authorities and key partner agencies where appropriate;
- c) Support prudent and efficient management of natural and man-made resources; and
- d) Promote sustainable construction and efficiency in resource use (including reuse and recycling of materials).

Application of the Development Principles 2) The development principles are not in order of priority, will be applied equally alongside other Local Plan policies, and will be implemented using development assessment tools including:

- a) Environmental Impact Assessment and associated legislative requirements; b) Health Impact Assessment;
- c) Equality and Diversity Impact Assessment;
- d) Transport Assessment and Travel Planning; and e) Design and Access Statements.

CS4; Economy and Employment

Overall Employment Development

Strategy 1) Planning, site assembly and other available interventions will be used to:

- a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;
- b) Provide sufficient land to meet employment development needs to 2028;
- c) Enhance the quality and efficiency of land use within existing employment areas;
- d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving transport linkages between housing and employment areas;
- e) Address skills and educational barriers to employment;
- f) Encourage recruitment targeted towards communities living in and around the development site;
- g) Support new start-up businesses including social enterprise;
- h) Encourage homeworking through improvements to digital communications and telecommunications infrastructure;
- i) Support the diversification of the rural economy; and

j) Support the appropriate development of tourism facilities.

Scale and Distribution of Development for Employment Uses

2) Provision will be made for at least 164 hectares of land to be developed for employment uses⁷⁷ between 2010 and 2028, to be located primarily within the following locations:

- Knowsley Industrial Park (including Knowsley Business Park);
- Huyton Business Park;
- Kings Business Park;
- South Prescott; and
- Jaguar Land Rover (Halewood).

3) Sites identified within Policy SUE1 have been removed from the Green Belt and allocated to meet needs for a high quality business park, large scale distribution/logistics and any other appropriate uses within the Liverpool City Region key economic sectors up to 2028. Land Supply for Employment Uses

4) Land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by size, location, type and suitability to meet the needs for employment development over the following five year period. 'Town Centre' Employment Uses – Retail, Leisure and Offices

5) New retail and other main town centre uses, as defined in Appendix A: Glossary, will be primarily located within existing town centres in accordance with Policy CS6: Town Centres and Retail Strategy. A sequential approach to site selection shall be applied with locations in existing town, district and local centres of an appropriate scale being considered first, then edge of centre locations and then only if suitable sites are not available should out of centre sites be considered. For edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.

6) Office uses may be located within accessible locations in the other employment areas listed in 2) provided that town centre and edge of centre sites have been considered first in accordance with the sequential approach. The sequential approach, however, will not be required to be undertaken where the office use is ancillary to other employment uses.

Safeguarding of Existing Employment Land

7) Land which is currently in use or allocated for employment development will be safeguarded from changes to other types of development, except where: there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.

CS8; Green Infrastructure

Maintenance and Enhancement of Knowsley's Existing Green Infrastructure

1) Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to:

- a) Ensure more attractive and cleaner residential neighbourhoods;
- b) Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks;

- c) Preserve the character and function of historic environments and valued landscapes;
- d) Mitigate the effects of climate change and flood risk; e) Mitigate air, water and noise pollution;
- f) Provide local opportunities for sport, recreation and allotments; and
- g) Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services.

2) To achieve the above, planning powers and other interventions will be used to:

- a) Protect and enhance strategically important areas of greenspace;
- b) Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale);
- c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets;
- d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;
- e) Improve accessibility for communities to greenspace offering leisure and recreation opportunities;
- f) Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities;
- g) Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and
- h) Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs.

3) Site allocations for greenspace will be identified in the Local Plan: Site Allocations and Development Policies document, with further guidance set out in the Developer Contributions Supplementary Planning Document or future Supplementary Planning Document as appropriate. Strategic Green Links

4) Knowsley's strategically important green links are:

- a) Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village;
 - b) Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad's Park, Millbrook Park, Millennium Green and Mill Dam;
 - c) Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway;
 - d) Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network;
 - e) M57 Green Belt Corridor; and
 - f) Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites.
- Green Infrastructure within the Liverpool City Region

5) Knowsley Council will work with partners to help deliver local and sub-regional programmes, initiatives and strategies to enhance Green Infrastructure. Approach to Green Infrastructure and New Development

- 6) New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will:
- a) Contribute to the creation of a high quality residential environment;
 - b) Provide access to high quality open space for leisure and recreational purposes;
 - c) Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and
 - d) Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.

CS19;

Policy CS19 Design Quality and Accessibility in New Development

- 1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:
- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
 - b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;
 - c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;
 - d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;
 - e) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;
 - f) Integrate effectively with existing development and link to existing shopping and service provision; and
 - g) Demonstrate community engagement during the design phase of major development proposals.
- 2) To maintain a good standard of amenity for all existing and future occupants of and buildings, development proposals will be required to:
- a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;
 - b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and
 - c) Accommodate future maintenance and long term management requirements.
- 3) To address the challenges of climate change and future changes in social, economic and environmental priorities, new development should integrate:
- a) Sustainable design principles, with regard to Policy CS17: Housing Sizes and Design Standards and Policy CS22: Sustainable and Low Carbon Development as appropriate;
 - b) Biodiversity (in accordance with Policy CS8);
 - c) Flood risk mitigation (in accordance with Policy CS24);
 - d) Waste recycling; and
 - e) Energy and resource efficiency.