

Dye House

Proposed site plan



Primary Access Road

Primary site access provided by Taylor Wimpey's approved scheme 19/00684/FUL currently under construction

Apartments

The application proposes a mix of one bedroom and two bedroom apartments, in line with local housing need. All are fully compliant with Nationally Described Space Standards.

Communal Gardens

External amenity provided for residents, with a mix of private, semi-private and communal gardens throughout the development. Communal gardens have been carefully considered to enable south facing aspect while offering extensive views across the brook.

Housing

The application proposes a mix of two bedroom and three bedroom houses. A low density approach enables generous gardens, parking provision and a suitable balance between privacy and promoting community interaction. All houses are provided with electric charging points as well as secure cycle storage. A high standard of energy efficiency is at the heart of this scheme, with consideration of high thermal performance being a key driver from the outset.

Existing Access

Existing access point is retained for pedestrians. Vehicular access for emergency purposes only



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Retention of green assets



Prescot Brook

The site is home to a unique asset, Prescot Brook. This offers key benefits to residents and the public alike, a feature which the development seeks to celebrate and integrate into the scheme.

The development team have approached this as such from the scheme's inception and in line with The Environment Agency's input, an 8m zone either side of the brook remains untouched, with access provided and trees and vegetation are to remain.

Landscaped buffer zone

As many existing trees as possible are to be retained, creating a landscaped buffer along Liverpool Road.

As a result, the existing street scene is to remain largely unchanged, with the ability to catch occasional glimpses of the development through the trees.

Additional planting accompanying the trees as well as across the site as a whole, makes for a valuable asset for both residents and the public.

Existing Trees Retained

The site benefits from a swathe of mature trees sitting outside of the ownership boundary. These are being retained, maintaining the same visual appearance upon the approach to Prescot from the roundabout.



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Typical Street Scene Visualisation



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