

DESIGN AND ACCESS STATEMENT

(Full Planning Application Stage)

Proposed Three Storey 3/1 Bed Apartments

at

31 Beechwood Road

Liverpool

L19 0LA

Merseyside

for

Mr. Bill Doyle

The Holmstead

North Mossley Hill Road,

Liverpool

Merseyside

L18 8BL

14f/2570
24/10/14

October 2014

1.00 PHOTOGRAPHS OF SITE



VIEW OF SITE FACING 29 WOODLANDS ROAD SET BACK REAR OF SITE



VIEW OF LAND (AT FRONT OF SITE) OWNED BY LIVERPOOL CITY COUNCIL



VIEW AT FRONT OF SITE WITH 27 BEECHWOOD ROAD (ON L.H.S.)



VIEW AT FRONT OF SITE FROM BEECHWOOD ROAD



VIEW LOOKING DOWN BEECHWOOD ROAD IN FRONT OF SITE



VIEW OF SITE LOOKING UP BEECHWOOD ROAD WITH HOLMLEIGH HOME



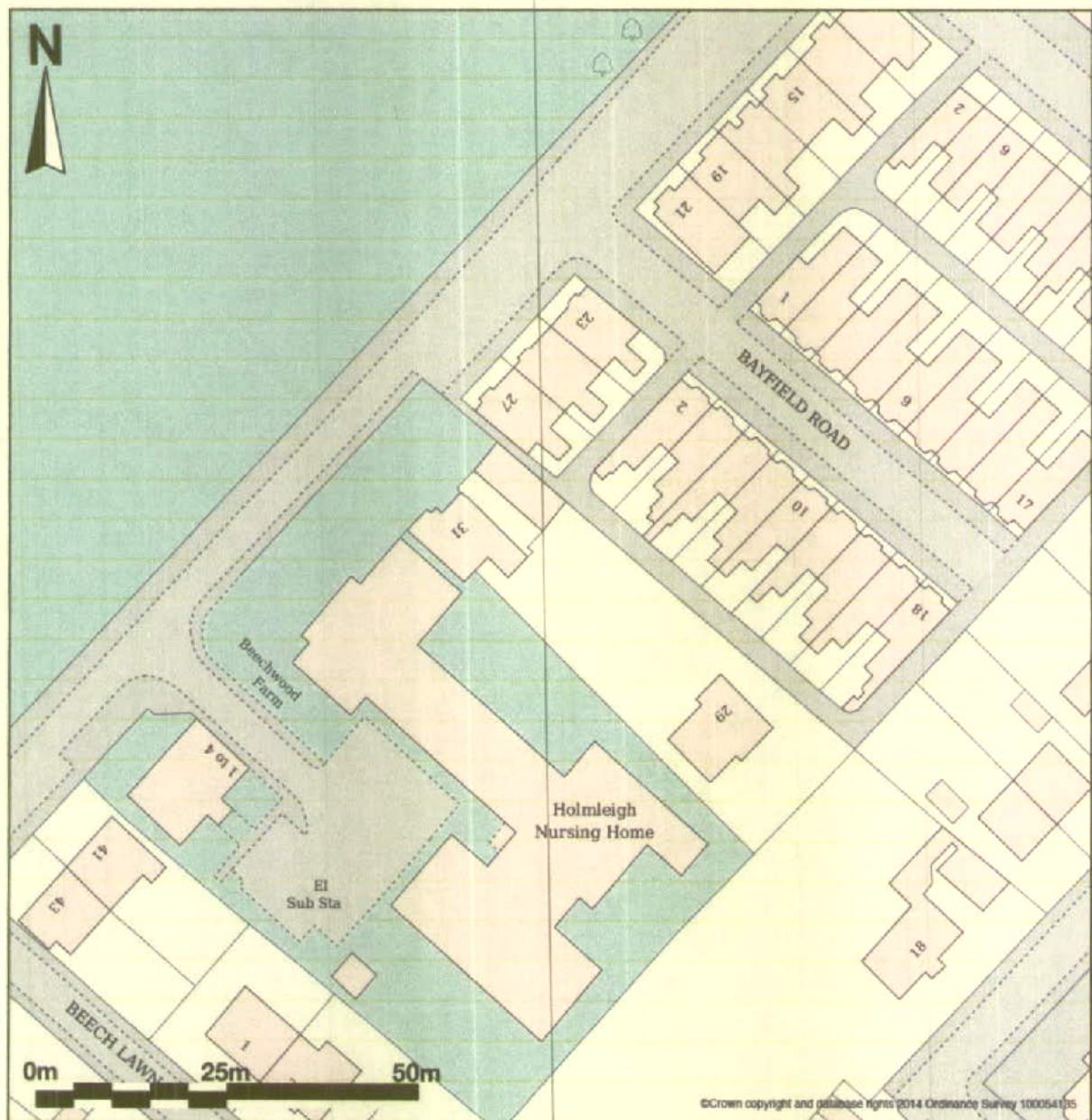
VIEW OF 27 BEECHWOOD WITH ENTRANCE OF SITE ON RIGHT

2.00 REQUIREMENT

A Design and Access Statement is required by virtue of Article 6 of the Town and County Planning (General Development Procedure) (Amendment) (England) order 2006 which has been made under section 62 (5) Town and County Planning Act 1990 (as submitted by section 42 of the Planning and Compulsory Purchase Act 2004).

This Design and Access Statement accompanies the application for planning consent to build a Three Storey 3/1Bed Apartments in Beechwood Road, L18.

3.00 LOCATION DESCRIPTION OF EXISTING SITE



FORMER OR OLD SITE PLAN

Previously, I am informed by owner, a two three storey semi-detached houses stood together with some out-buildings, including a barn type structure, but land split off and one half remained i.e. no. 31 and Holmleigh Nursing Home was built as well as the detached house no. 29 Beechwood Road at the rear of site - see old site plan above.

However, no.31 and out-building were later demolished - see adjusted location plan

to represent current plan.

The Site to be considered in this planning application is approximately 0.0569 Hectares in area and is surrounded by terraced block 23-27 Beechwood Road, 29 Beechwood Road and a thin wedge of land at the front, abutting Beechwood Road, owned by Liverpool City Council - see location plan, existing and proposed site plans – drwg. no's 100/01 -03.

Current vehicular and pedestrian access for no. 29 Beechwood Road from existing as well as former entrance on Beechwood Road at front left hand corner of site (if facing site from road) which is to be maintained and shared with new development. Holmleigh Nursing Home is also owned by Doyle Properties.

The site is not included within a Conservation Area and has no Listed Buildings.

The strip of land at the front of the building has several trees includes a large horse chestnut tree together with small earth mound rear of existing sandstone wall rear of paving on Beechwood Road but no plans by applicant to alter unless owner i.e.

Liverpool City Council proposes to do so.

Ownership of land is clarified with coloured lines on location plan and proposed site Plan

Site also located in the Cressington Ward.

4.00 CONSULTATIONS

The owner intends to consult with the 2 main neighbours adjoining his site as treatment at the boundaries needs to be agreed amicably prior to work commencing i.e. Mrs Banks from no 29 Beechwood Road (located rear of the site) and Liverpool City Council, who own the thin strip of land at the front of the site.

The applicant also owns Holmleigh Nursing Home on adjacent as previously stated..

5.00 CONTACT DETAILS

Developer: Bill Doyle (Doyle Properties)

Address: The Holmstead, North Mossley Hill Road, Mossley Hill, Liverpool, L18 8BL.

Email address: doyleproperties@btinternet.com

Contact Mob Tel: 07785 515475

6.00 RECENT PLANNING HISTORY

None as far as applicant aware.

7.00 DESCRIPTION OF PROPOSED DEVELOPMENT

Essentially the proposal is for a three storey 3/1 Bed Apartments with off street car parking and cycle storage facility.

Ground floor apartment to accommodate levels of site and to satisfy Lifetime Homes Compliance – see completed checklist..

The building is within scale of former dwellings on site but design has also attempted to reduce full height by utilising roof space in design.

Built in traditional construction and colours of materials which will blend in with adjoining properties i.e. facing brickwork and slate coloured roof tile, etc.

Vehicular/pedestrian access to remain the same using shared access with no. 29 Beechwood Road located on a plot at the rear of site.

Schedule of Accommodation

Internal

Floor

1 Bed Apartment

Ground

Entrance Hall

Bathroom

Kitchen/Dining/Living Room

Bedroom

First

Landing

Bathroom

Kitchen/Dining/Living Room

Bedroom

Second

Landing

Bathroom

Kitchen/Dining/Living Room

Bedroom

External

Front Parking/Off Loading Space

Access Driveway

Parking Area/Bin Storage

Paths/Ramp/Cycle storage

Garden

Highway/Parking

With regards to parking we have allowed 1 car parking spaces per dwelling with Parking / offloading space at front.

Currently no parking restrictions along the stretch of road to site along Beechwood Road i.e. yellow lines.

Street Lighting

An existing street lamp standard exists at the left hand side of front entrance opening so useful in providing illumination at entrance for pedestrians and motorists for general safety at night time.

Materials Proposed to be used for House

Roof – Concrete roof tiles (Grey)

Rooflights – Timber double glazed

Walls – Red Facing Brick (use soldier course above all openings)

Window Cills – Reconstituted stone

Windows/Doors – UPVC double glazed

Fascias/sofitts – UPVC

Rainwater goods – UPVC

Juliet Balcony – Metal and glass

Materials to be used for Landscaping

Front Parking/Off-loading Space - Brick paviors

Access Driveway - Brick paviors

Parking Area/Bin Storage - Brick paviors

Paths/Ramp/Cycle storage - Concrete paving slabs

Garden Area – Grassed

New fences – Concrete post and timber panels

Soft landscaping to areas along driveway

New hedge to be erected at party line boundary at rear of site in agreement with neighbour i.e .29 Beechwood Road

8.00 SCALE

For this development we feel scale is appropriate as is in scale of former 3 storey semi- detached houses which previously existed, as effectively the height of building is only 2.5 storeys as we have specifically utilised part of roof space within design.

9.00 APPEARANCE

We hope that the design, appearance and colours of materials chosen will fit location and compliment surrounding properties.

10.00 ACCESS

Vehicular and Transport Links

This site is well served by all local amenities and close to public transport i.e. buses on Aigburth Road which run frequently and link to the city, airport and outlying district area's, as well as having good train link connections at West Allerton, Aigburth and Grassendale Railway Stations.