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DESIGN AND ACCESS STATEMENT FOR THE PROPOSED SIX  
HOUSES ON THE SITE AT BARONS HEY L28, PREVIOUSLY  
GIVEN APPROVAL FOR FOUR HOUSES UNDER 06F/1428.

Scope of application

The application is to erect three pairs of semidetached houses and lay out off road car parking to each dwelling and a residual part of the site will be laid out to allow for an overspill and guest parking facility.

The layout of the site will incorporate new site cross over access points to all of the new houses, which are similar in position to the previously approved cross over points granted under the application for four houses on the same site.

The concept of residential development has already been agreed on the site via a previous planning application under 06F/1429, to erect four houses, hence this application is a progression from this concept but with a more sustainable and economically viable scheme, which aims to meet planning policy for an increase in residential units of this type within the area.

Design Statement

The proposal site sits on Barons Hey and is near the town centres of West Derby and Stockbridge Village. Barons Hey is not classed as an A or B status road and as such the inclusion of the new access points should not be considered as a negative impact on highway safety, especially when the open aspect of the front of the site allows for clear lines of site.

The use of the proposal is to form three pairs of semidetached self-contained houses each with private amenity space and off road car parking, with perimeter access around the houses for bin storage and amenity space with @ 11-11.5m deep gardens to the rear, with the two end houses having a lesser depth of garden but the additional side width should more than over compensate for this.

The existence of these residential units is consistent and sustainable within the predominately residential area, and as such they will not cause any unnecessary nuisance to any adjoining or adjacent properties.

The density of the proposal is consistent with other properties in the area, and due to the need for of road parking the space around the units can be considered as being quite generous.

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The potential for over-looking/interface distance between the new properties and any other residential use is not an issue as minimum recommended interface distances have been met and exceeded in the most part, and as such the positioning of the houses is quite sustainable.

The scale and overall design of the proposed properties allows for a pleasing mass and height, and interesting physical features such as band courses, soldier courses to window heads and will have the element of matching materials to the houses that already exist.

The landscaping element of the proposal is to subdivide the site into six relatively equal plots, each then with a site access point for off road car parking, and a perimeter paved access around the units leading to rear patio areas. The remaining area is then subject to soft landscaping in the form of lawn areas with trees planted as noted on the site plan.

To the rear of each unit it would be proposed to erect an 1800mm high timber panel/concrete post fence as a separation to each unit for the dual purpose of forming an enclosure of the plots and also to aid the aspect of overlooking from a low level within the site. To subdivide the units in the front it would be proposed to erect a 1000mm high timber/concrete panel fence between each unit running along the communal boundary, which terminates at the position of the footpath, and then an open aspect of the front exists to allow for lines of sight for vehicle users due to the number of access points making it unsafe and possibly clumsy in design to have a front wall/fence due to the number of breaks that would have to be included.

The security element of the proposal takes into account the openness of the front of the site to allow for a clear panoramic view up to and within the site, and an enclosed a secure rear and side fenced off area, which will give the aspect of secureness to occupants of the houses, also as standard the houses will be fitted with an alarm system.

#### Access statement

The proposal site is located within an established residential area with established movement networks already in place. It is within easy reach of public transport links and is with easy walking distance of Stockbridge village, and the tesco super store on Deysbrook Lane. The above points clearly demonstrate that safe and easy access is available for pedestrian and private and public vehicular movement.

Off road parking will be available on site, and it must also be considered that the area has a quite very low density so parking is not considered to be of any negative impact.

Access into around the proposed properties will be available for disabled use with ramped and level access threshold access to the front doors and adequate space within the houses for disabled and ambulant disabled use, and the parking bays to the houses will be made 3300mm wide for the potential for disabled use.

It is clear therefore that the proposed houses are in a sustainable location, and would allow residents a variety of opportunities to access facilities by means other than a private motor vehicle, with this being fully inclusive for all genders, disabilities and ethnic groups.