

156/0287
2/2/15.

DESIGN AND ACCESS STATEMENT

COTSWOLD, WOOLTON PARK L25 6DR

1	TYPE OF APPLICATION FULL APPLICATION
2	LOCATION OF PROPOSED DEVELOPMENT LAND AT COTSWOLD, WOOLTON PARK, LIVERPOOL L25 6DR
3	DESCRIPTION OF PROPOSED DEVELOPMENT NEW SIX BEDROOM DETACHED TWO STOREY DWELLINGHOUSE WITH ROOMS IN ROOF SPACE
4	DATE OF PREPARATION 27 th JANUARY 2015
5	DATE OF ANY AMENDMENTS
6	APPLICANT Mr CLIFFORD CATO C/O CHESTNUT BUILDING CENTRE, 13-19 PICTON ROAD, LIVERPOOL L15 4LL
7	AGENT RICHARDS DESIGN, 85 MELROSE DRIVE, WINSTANLEY, WIGAN, WN3 6EG CONTACT NAME : MIKE ALLEN, TEL 01942-216499, "E" MAIL : mike_allen@blueyonder.co.uk
8	ASSESSING THE CONTEXT OF THE SITE <p>THE SITE WAS OCCUPIED UNTIL RECENTLY BY A LARGE EXTENDED BUNGALOW WITH LIVING ACCOMMODATION AT FIRST FLOOR LEVEL. THIS HAS BEEN DEMOLISHED SO THAT A REPLACEMENT DWELLING HOUSE CAN BE CONSTRUCTED ON THE FOOTPRINT OF THE ORIGINAL EXTENDED BUNGALOW..</p> <p>THE SITE OF THE PROPOSED HOUSE IS GENERALLY LEVEL ALTHOUGH THE LAND HAS AN INCLINE FROM THE FRONT OF THE HOUSE TO THE HIGHWAY OF WOOLTON PARK & AGAIN FROM THE REAR OF THE HOUSE TO THE REAR BOUNDARY .</p> <p>ACCESS TO THE SITE IS OFF WOOLTON PARK.</p> <p>BOUNDARY WALLS , BOUNDARY FENCING & SHRUBBERY HEDGES CURRENTLY EXIST ON ALL BOUNDARIES IN VARIOUS STATES OF REPAIR</p> <p>THE LAND IS SITUATED IN THE MIDDLE OF RESIDENTIAL HOUSING OF VARYING SIZES & TYPES BUT PREDOMINANTLY DETACHED PROPERTIES.</p>
9	DESIGN PRINCIPALS & CONCEPTS APPLIED TO THE PROPOSAL <p>THE LAND HAS SUFFICIENT AREA TO CONSTRUCT A LARGE DETACHED DWELLING WITH ADEQUATE OPEN SPACE TO THE FRONT & REAR WITHOUT DIMINISHING THE ASPECT OF THE FRONT ELEVATION OR CAUSING UNDUE IMPACT ON ADJOINING & SURROUNDING DWELLINGS.</p> <p>THE CREATION OF THE NEW DWELLING INFILLS A SITE PREVIOUSLY OCCUPIED BY A LARGE DWELLINGHOUSE.</p> <p>THE NEW DWELLING WOULD NOT CAUSE THE TWO ADJOINING PROPERTIES TO BE COMPROMISED.</p> <p>THE NEW DWELLING CREATED MAINTAINS PEDESTIAN & MAINTENANCE ACCESS TO BOTH SIDES OF THE NEW DWELLING.</p> <p>THE DESIGN CRITERIA FOR THE NEW DWELLING HAS SOUGHT TO MAINTAIN THE CHARACTERISTICS OF THE PROPERTIES WITHIN WOOLTON PARK IN TERMS OF THE MATERIALS OF CONSTRUCTION, LINE OF THE EXISTING HOUSES & ROOF TYPE & COVERINGS SO AS NOT TO BE A PROMINENT FEATURE IN A BLOCK OF ESTABLISHED DWELLINGS . IT WOULD BLEND WITH THE EXISTING DWELLINGS IN THE ROAD FRONTAGE. EXISTING & ESTABLISHED BUILDING LINES HAVE BEEN MAINTAINED.</p> <p>THE HEIGHT OF THE BUILDING IS COMPATIBLE WITH THE ADJOINING DWELLINGS & ROOF & GUTTER LINES ARE NOT EXCESSIVE.</p> <p>THE PROPOSED NEW DWELLING IS GOING TO MAINTAIN THE SECURITY OF THE HOUSES TO BOTH SIDES.</p> <p>THE FRONT GARDEN ARE OF THE PROPOSED HOUSE HAS MATURE TREES WHICH ENHANCE THE PRIVACY OF THE LAND & ADJOINING OWNERS</p>

10	PHILOSOPHY & APPROACH TO CREATE AN ACCESSIBLE DEVELOPMENT ACCESSIBILITY IS A KEY APPROACH TO THE EXTERNAL AND INTERNAL DESIGN OF THE BUILDING. LEVEL ACCESS FROM THE DRIVEWAY TO THE FRONT DOOR OF THE DWELLING IS CREATED BY RAMP WITHIN THE HARD PAVED AREAS. LEVEL ACCESS INTO THE DWELLING IS MANDATORY UNDER THE BUILDING REGULATION WHICH ALSO GOVERNS AREAS INSIDE THE BUILDING SUCH AS DOOR WIDTHS PASSAGE WIDTHS AND GROUND FLOOR TOILET ACCOMMODATION THE BUILDING FULLY COMPLIES WITH LIFESTYLE HOMES CRITERIA
11	KEY ACCESS ISSUES LEVEL ACCESS FROM THE DRIVEWAY TO HOUSE. HARD PAVING CONTINUES AROUND THE SIDE OF THE BUILDING TO THE REAR PATIO AREAS & HOUSE ACCESS. LEVEL ACCESS INTO THE DWELLING IS MANDATORY UNDER THE BUILDING REGULATION WHICH ALSO GOVERNS AREAS INSIDE THE BUILDING SUCH AS DOOR WIDTHS PASSAGE WIDTHS AND GROUND FLOOR TOILET ACCOMMODATION THE BUILDING FULLY COMPLIES WITH LIFESTYLE HOMES CRITERIA
12	VEHICLE & TRANSPORT LINKS THE HOUSE IS SITUATED CLOSE TO A MAIN HIGHWAY WITH EASY ACCESS TO PUBLIC TRANSPORT. THERE ARE BUS STOPS WITHIN 200 METRES OF THE DWELLING FOR MAIN ROUTES IN & AROUND LIVERPOOL PETROL FILLING STATIONS , PLAYGROUND OPEN SPACES & NUMEROUS SMALL SHOPS & SUPERMARKETS,. CHURCHES SCHOOLS AND COMMUNITY CENTRES ARE ALL WITHIN A HALF MILE RADIUS.
13	COMMITMENT TO MAINTAINING THE ACCESS STATEMENT THE ACCESS STATEMENT WILL BE MAINTAINED AND UPDATED IF NECESSARY AS THE DEVELOPMENT PROCEEDS AND WILL BE GIVEN TO THE END USER ON COMPLETION OF THE PROJECT
14	DESIGN STANDARDS & GUIDANCE USED TO PREPARE THE DESIGN & ACCESS STATEMENT DESIGN STANDARDS USED ARE: BUILDING REGULATIONS 2000 APPROVED DOCUMENT M 2004 EDITION BS 8300:2001 PART 5 "SOURCES OF INFORMATION" OF THE DRAFT S.P.D. ON ACCESS FOR ALL LANDSCAPE DESIGN PROVISION OF OPEN SPACE IN NEW HOUSING DEVELOPMENTS & FINANCIAL CONTRIBUTIONS THE GOOD FENCING GUIDE DCLG CIRCULAR 01/2006 THE PLANNING SYSTEM & CRIME PREVENTION ODPM/HOME OFFICE 2003