



Lingmell Road – Design & Access Statement



On behalf of Mr Francis Strode

1.0 Overview

The proposed development consists of a 4 no. new semi-detached houses on a vacant site. The developer wishes to create new homes that are both fitting for the local context but also improve upon the existing housing stock.

1.1 Site Location & Description

The site of the development has historically been used as a bowling green and is accessed via a local public house car park. The bowling green has since been made vacant and the land is privately owned and currently has no use. Two sides of the site are adjacent to housing, whilst the other two sides face a public house and Lingmell road.

There are currently a small number of trees on the site and they have been assessed by an arboriculturalist who has provided a report which forms part of this planning application.

2.0 Design Statement

2.1 Design:

Following advice from a pre-application consultation, the proposed design is based predominantly on the houses immediately surrounding the site. By keeping the design very similar in nature the development acts as a continuation of the existing street and aims to blend the new houses in with the present housing stock seamlessly.

2.2 Scale:

The proposed development takes careful consideration of the surrounding context, particularly with regards to scale. The ridge height of the new dwellings will match that of the neighbouring houses. The houses sit on the same building line as the neighbouring houses, in order to ensure the continuation of the street feels as seamless as possible.

2.3 Materials & Detailing:

The proposed design utilises a palette of materials that are specifically chosen to match the surrounding context. This consists predominantly of facing brickwork and off-white render, dark grey roof tiles and white UPVC windows. The external works will use a neutral palette of materials which will be both high quality and in-keeping with the local context.

2.4 Lifetime Homes:

The proposed design is accompanied by a lifetime homes checklist. The layout of the proposed dwellings has been carefully considered and accommodates all of the standards set by the checklist; as a result the developer believes the new houses will offer a better solution for long-term, adaptable family housing than the present housing stock.

2.5 Overlooking:

There proposed dwellings have been designed to avoid any overlooking issues. As a result there are no windows that overlook neither the public house carpark nor the surrounding residential units.



3.0 Access Statement

3.1 Dwelling Access

In order to comply with the lifetime homes checklist, level access will be included to both the front and rear of each dwelling. At the front this access will be sheltered and will have an external wall mounted lamp.

The houses will have gated access to the rear of each property, these gates will be brought in line with the front of the house in the interests of security.

3.2 Road Access

In order to allow for off street parking, minor adjustments will be made to the pedestrian highway. A drop kerb will be introduced (in consultation with Amey), which will allow safe and convenient vehicular access to each driveway.

4.0 Planning Statement

The application site is allocated as a Primary Residential Area in the UDP and the surrounding area is predominantly residential, therefore the principle of the residential development should be acceptable provided that it accords with Plan policies.

5.0 Ecology

There are no visible signs of wild life currently inhabiting the site. All 4 boundaries of the site are clearly visible from the centre point of the site and there is no indication of any of the listed protected species having any presence on the site.

6.0 Conclusion

In conclusion, all elements regarding design & access have been carefully considered and all advice provided by Liverpool City Council within the pre-application consultation has been taken into account. As a result it is believed that the proposed scheme should be a positive contribution to the area and approved planning permission by Liverpool City Council.