

# willacyhorsewoodarchitects

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Proposed residential development

30, Liverpool Road, Formby. L37 4BW

prepared by

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statement

design & access

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## Introduction

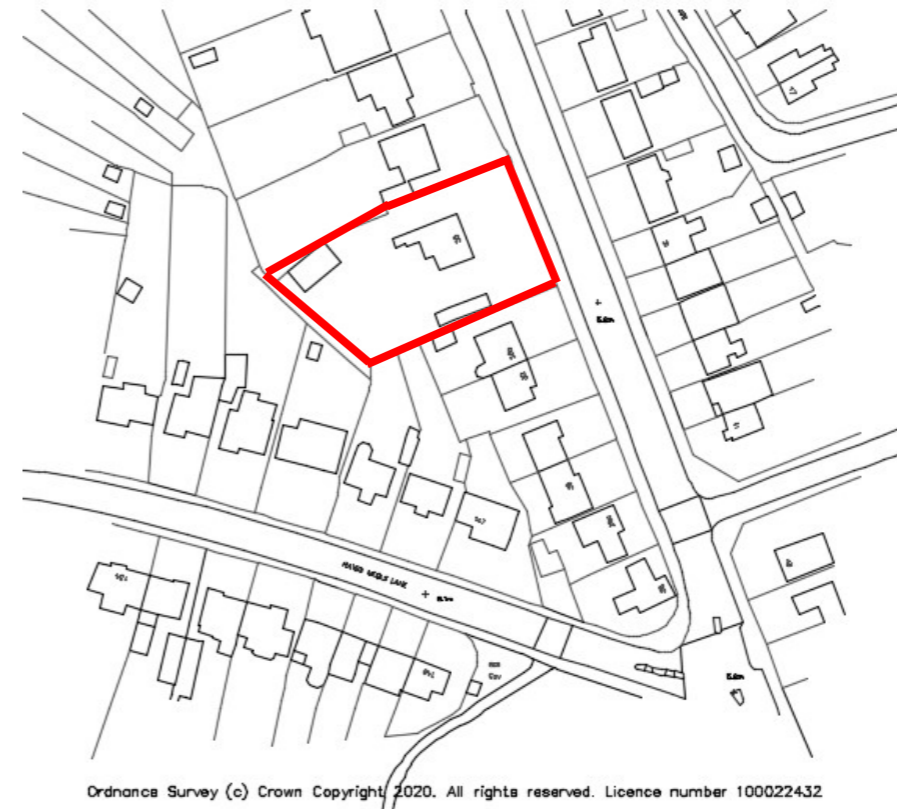
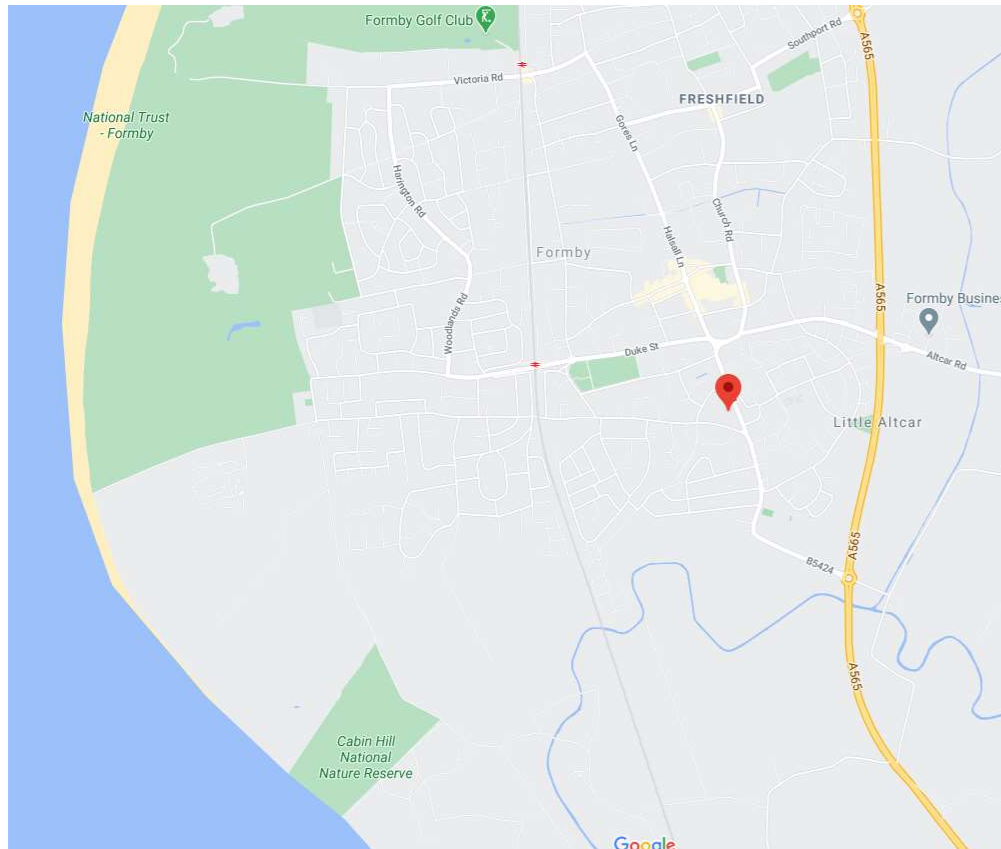
The objective in producing the document is to give an overview of the project from the early concept design stages, explaining the design principles and concepts applied to the proposed development.

Willacy Horsewood architects have set out to explain the approach to access and how relevant Local Plan policies have been considered. Quality design and commercial viability were key factors in developing initial feasibility schemes.

Understanding the context and site history was fundamental in informing and influencing the early conceptual ideas, striving to deliver a high quality architectural design that sits appropriately in its surroundings, whilst also having regard to the historical character of the area.

Willacy Horsewood Architects have been appointed to prepare an application for the demolition of the extant house set within large private gardens and to provide much needed housing making more efficient use of a site in a highly sustainable location

## 1.0 EXISTING BUILDINGS & CONTEXT



### Location Plan

The site is located on a key highway which links the centre of Formby with the A565 Formby Bypass and beyond to Liverpool and Southport



Extant house viewed from existing driveway



From the rear







Neighbouring houses on Liverpool Road

The neighbourhood is a mix of large detached houses to the northern end encompassed by our site and semi-detached houses to the south and opposite





Views along Liverpool Road to the southern end of our site showing semi-detached houses



## 2.0 THE DESIGN PROCESS

This proposal to replace the large existing house in extensive gardens with a mix of semi detached and detached houses is also informed by the planning statement which has been prepared by Pegasus Group and forms part of this application.

The extant house sits in a disproportionately large garden and this application proposal is to provide new housing with good sized gardens which retain the character of the original dwelling, but also made much more efficient use of the site. Aspect distances are easily achieved and the proposals sit comfortably in the street scene both in terms of appearance and scale.

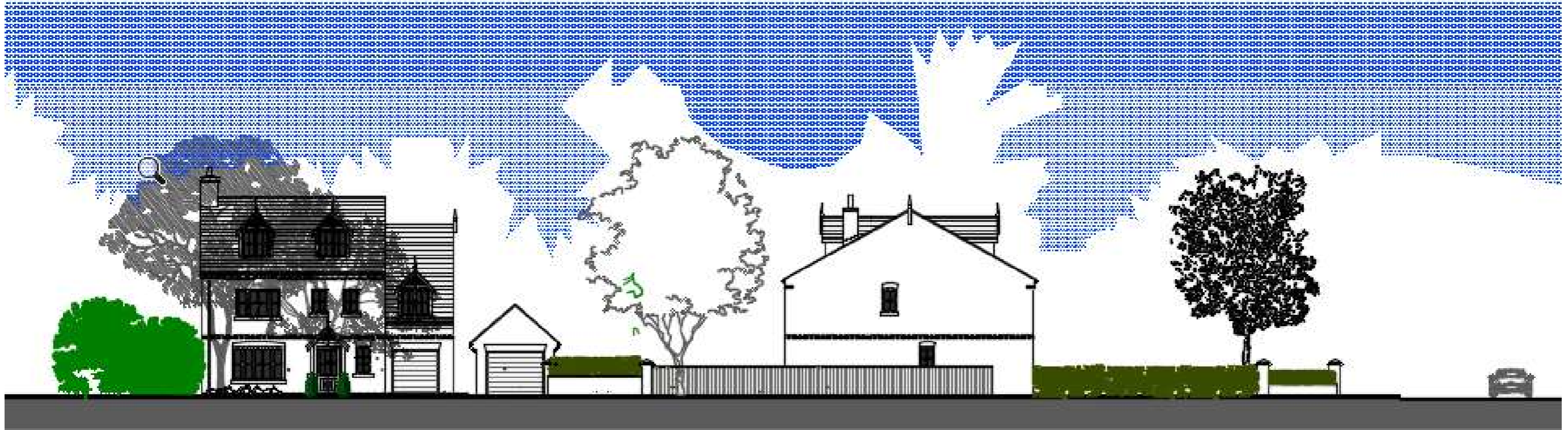


Plot 01

Plot 02

Plot 03





Plot 04 to the rear

Side view Plot 01

Liverpool Rd



Plots 01 & 02 Front elevation facing Liverpool Road



Plots 01 & 02 Rear elevations





Plot 03 Front elevation facing Liverpool Road



Plot 03 Rear elevation



Plot 04 Front elevation facing south



Plot 04 Rear elevation





Proposed site layout showing efficient use of space to provide family homes with large gardens in a sustainable location

## Materials

The proposed development will use high quality materials and propose to match existing external finishes from the existing house namely stone sills local facing brick, Natural slate roof, dark brick feature string course

## 3.0 AMOUNT

The existing house has a GEA of 247sqM the proposed house will provide approximately 790sqM of accommodation

## 4.0 USE

The proposed development will be used purely for a private residence and allows for more combined family living with spaces better orientated to take advantage of the views and the sun.

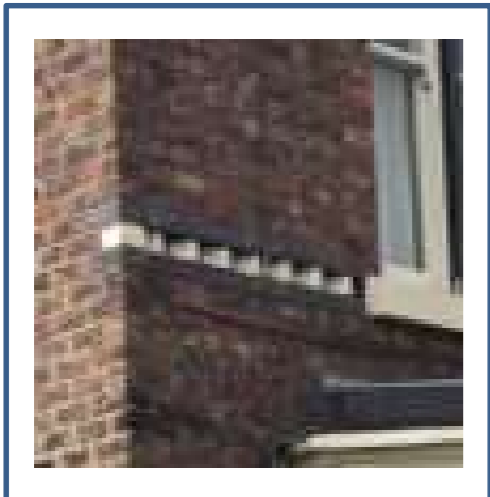
## 5.0 LAYOUT

The proposed development will be maximise the potential of an underdeveloped site in a prime location. The extant house which is showing signs of ageing sits fairly central in a large plot and the proposals seek to optimise land use providing much needed family housing.

## 6.0 SCALE

The scale and massing sit very comfortably on the street scene with ridge heights to adjacent properties respected. The urban grain is followed and the massing of the proposed houses is similar to others in the vicinity.





### 7.0 APPEARANCE

The principals of the design follow the pattern of the existing key design features from the extant house are picked up with the proposed design. Sash windows, stone sills, feature brick stringcourse





## 9.0 ACCESS

The site has excellent access with Liverpool, Southport and Preston.

At a localised level the proposals have been developed in conjunction with a highway consultant to ensure safe vehicular access is achieved. Cars can access and leave the site in a forward gear and there is ample safe parking for all houses.

The site is fairly level so ambulant access for residents can be easily achieved and a great improvement on the existing house which has several steps up to ground level

## 10.0 CONCLUSION

The proposals aim to deliver a high-quality housing in place of a house which is much in need of repair. The extant house sits in disproportionately large gardens and the proposal seeks to make much more efficient use of a highly sustainable site within the settlement.