

# DESIGN AND ACCESS STATEMENT

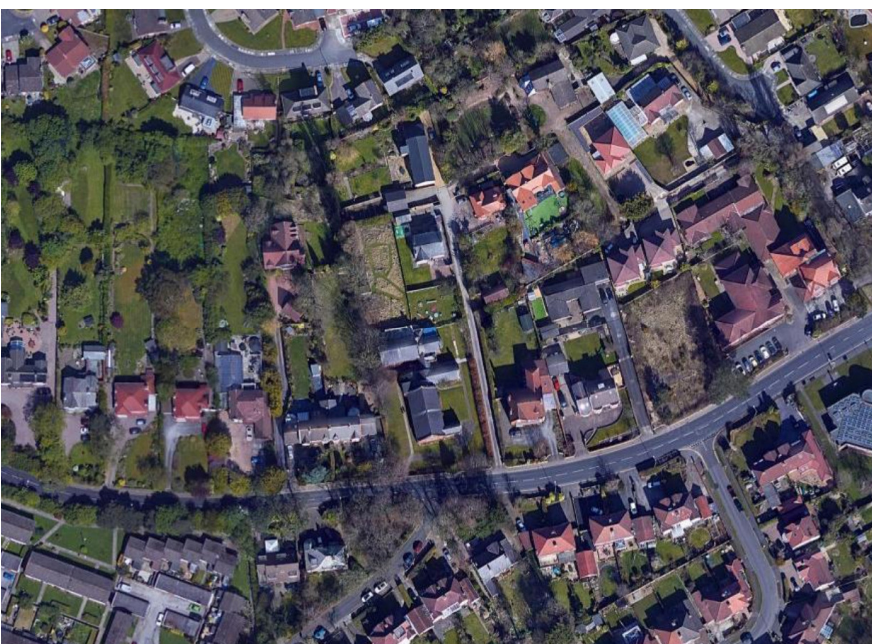
For

**Apartment Scheme  
At  
Former Upton URC site  
Ford Road  
Upton  
Wirral  
CH49 0TG**

On Behalf Of

**HAMILTON CHURCH LTD**

December 2020



## PROJECT DIRECTORY

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## INTRODUCTION

This document is to be read in conjunction with the application for full planning consent to build 8 no. 3 and 4 bedroom houses on the site of the former Upton United Reform Church, Ford Road, Upton, Easting (327469), Northing (388067). The development on the site will create 7 no. three bedroom houses and 1 no. 4 bedroom house, set out in semi-detached pairs either two or three storeys in height.

The contents of this statement should be read alongside all of the other reports and documents that accompany and support the planning application. This scheme has been developed on behalf of the Client, Hamilton Church Ltd.

## THE SITE

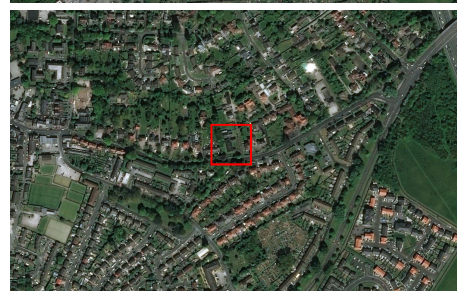
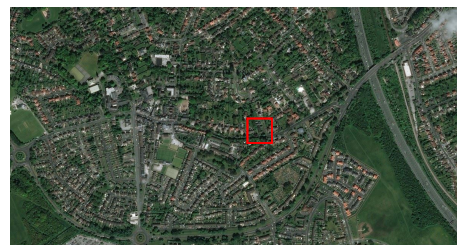
The application site is located in the Central part of the Wirral, within Upton village, directly to the West of the M53 motorway. The site is approximately 3.5 miles away from Birkenhead town centre.

The site has several facilities nearby, including schools and a post office, and a number of shops, restaurants and cafes on Ford Road and Arrowe Park Road. Arrowe Park Hospital is also 1.2 miles away from the site.

The proposed site is considered to be well located, being close to major access routes and with several bus stops in the immediate vicinity. Upton train station is also only 0.5 miles away, giving access to other parts of the Wirral, Chester and Liverpool.

The buildings which surround the site are predominantly residential dwellings, with a wide mix of dwelling types, including larger detached or semi-detached properties, and smaller terraces of more recently built houses. No real precedent style is set. The houses are a mix of two and three storeys, with the second floors tending to be rooms in the roof.

The site is approximately 2908 m<sup>2</sup> in area.



## HISTORY OF THE SITE

The site previously housed the former United Reform Church, and its associated hall and outbuildings. There is currently no vehicle parking provided on the site. Looking through historic mapping, we believe that the church was built around 1914, and has previously been a Presbyterian church and a Sunday school. More recently it has been used for several community groups as well as its original purpose as a church, and had been consistently used throughout the week/weekends, with multiple groups of visitors attending site and parking on roads in the near vicinity.

The site is designated as part of a Primarily Residential Area in the Unitary Development Plan, where new housing development can be permitted subject to compliance with UDP Policy HS4 'New Housing Development'.

## THE PROPOSALS

The proposed scheme of eight houses is suitable in size and scale for the site. All required interface distances with the existing residential properties around the site have been met. Houses 1-4 sit at the front of the site, blending in to the streetscape of Ford Road, with the overall height of this block being less than the ridge height of the former church, and following the natural descent of the ridge lines of the existing properties either side of it along Ford Road. Houses 5-8 sit at the rear of the site, and are similar in scale to the Manse House adjacent to it. A street elevation has been produced to reflect how the scheme fits into the surrounding context. Elevational treatments have also been carefully designed to reflect the numerous styles and details of the buildings that surround the site nearby. Mansard style roofs, pediment details and dormer windows are all features that can be found in other properties in the near vicinity, and are replicated in these proposals (see existing images adjacent).

The scheme proposes two parking spaces per dwelling, which are accessed via a new shared surface road which enters the site from Ford Road. This location allows us to retain a large part of the existing stone wall along Ford Road and retain as many of the existing trees as possible,



including all of those that are covered by a tree protection order (TPO). This gives good visibility of the site but also allows the front of the site to be well screened by the existing and newly proposed landscaping scheme.

The dwellings will have individual private garden areas for use by residents. We have created large garden areas and retained all TPO'd trees as part of the landscaping scheme for the site.

Access to the site will be provided by a new entrance off Ford Road, which will be designed to meet all relevant Wirral Highways standards. An existing bus stop, shown on the existing site plan, sits in front of the site and would affect our access. We would propose this bus stop would be relocated to a new position along Ford Road. This would be subject to the agreement and approval of Wirral Highways and Merseytravel. Vehicle tracking for a large vehicle (such as a bin wagon) has also been provided to show that the visibility of any road users on Ford Road will not be impeded.

A materials schedule listing the proposed materials for the scheme is included as part of this application. Proposed material samples will be supplied to the planning department for approval if requested. The materials have been selected to complement/blend in with the wide range of facing materials used in the surrounding buildings.

## LANDSCAPE AND EXTERNAL WORKS

The inclusion of landscape proposals within the design aims to build on and improve the existing landscape character. There are a number of existing trees across the site which are now covered by a tree protection order (TPO NO. 406). The scheme proposes to remove three trees on the site, but none of these are covered by the TPO. The trees lost would be replaced with a large number newly planted trees, suitable in scale and species for the nature of the proposed development.

Our overall landscaping proposals intend to place emphasis on enhancement and restoration of landscape and the

promotion of biodiversity. The site does not appear to have had any formal landscaping schemes upon it in the past; however, a proposed landscaping scheme has been submitted as part of this application, which indicates new shrub and tree planting as part of our proposals. This also takes into account the tree preservation order on the site.

## ACCESS STATEMENT

The proposed development complies with Approved Document M4(1) of the Building Regulations with regard to Access to and Use of the Building.

## SUMMARY

The site is currently unused and becoming a nuisance/ eyesore for local residents. The proposals for new housing is in accordance with planning policy. The low density scheme has been designed to a high standard to complement its surroundings, and will give the site a purpose in a positive way by creating new homes for the local community..