



**Design & Access Statement in Support of**

**Proposed Residential Development**

*15-17 Oxford Road, Birkdale*

*for:*

*L&C Development Ltd*

*FOB Architecture Ltd Architects & Master Planners*

*March 2021 rev P1*

## DESCRIPTION OF PROPOSALS

The proposals are to demolish the existing redundant 3-4 storey nursing home and the construction of 3no large detached 3-4 storey dwellings with associated integrated garages and facilities. A similar scheme for 3 dwellings achieved planning approval in December 2020 REF. **DC 2019 01720** . The client subsequently wished to amend the proposals and submitted a non- material amendment submission; REF **DC 2021 00349** . however, this was rejected.

Each dwelling will provide:-

- UNIT 1 & 2 GROUND FLOOR GIA 190m<sup>2</sup> that includes a 32.5m<sup>2</sup> double garage
- UNIT 3 GROUND FLOOR GIA 220m<sup>2</sup> that includes a 39.5m<sup>2</sup> double garage
- FIRST FLOOR 150m<sup>2</sup>
- SECOND FLOOR 130m<sup>2</sup>
- BASEMENT 106m<sup>2</sup>
- UNIT 1 AND 2 TOTAL GIA 540m<sup>2</sup> plus 32.5m<sup>2</sup> G2 GARAGE
- UNIT 3TOTAL GIA 570m<sup>2</sup> plus 39.5m<sup>2</sup> G2 GARAGE

## APPLICATION

The application includes the following information:

- EX 100 REV P1 EXISTING SITE & LOCATION PLAN
- PL 100 REV P1 PROPOSED SITE PLAN
- PL 101 REV P1 PROPOSED GROUND & FIRST FLOOR PLANS
- PL 102 REV P1 PROPOSED SECOND AND ROOF PLAN
- PL 103 REV P1 PROPOSED FRONT AND REAR ELEVATIONS
- PL 104-1 REV P1 PROPOSED UNIT 3 FRONT ELEVATION
- PL 104-2 REV P1 PROPOSED UNIT 3 REAR ELEVATION
- PL 105 REV P1 PROPOSED SIDE ELEVATIONS
- PL 106 REV P1 PROPOSED TYPICAL BASEMENT PLAN
- PL 108 REV P1 PROPOSED & EXISTING STREET SCENE
- PL 109 REV P1 AMENDMENTS TO CONSERVATORY
- PL 110 REV P1 AMENDMENTS TO CONSERVATORY
- DESIGN & ACCESS STATEMENT MARCH 2021 REV P1
- DRAINAGE INFORMATION
- SITE SET UP AND CONSTRUCTION ENVIRONMENTAL POLICY



**SITE LOCATION**

- The site is located at 15-17 Oxford Road Birkdale with South facing Aspect on to the Road.
- The site is a mature early 19th Century residential location
- The areas has however been subject to significant re-development over recent years with the introduction of apartment developments and townhouses, to the west and south.
- Other adjacent sites remain redundant.

**SITE CONTEXT**

The area is defined by:-

- Wide roads and pavements.
- Feature masonry boundary walls, hedges to the street with a
- A mature landscape boundary
- Generally a consistent Building line set back from the road
- Generally A mixture of 3 and 4 storey dwellings and apartments
- Strong pitched roof lines generally tiled with expressed eaves, verges and gables
- Feature bay windows and entrance porches
- A mixture of smooth facing brickwork white rough and smooth render finish, tiled roofs and terracotta feature details



View North-West along Oxford Road



View South-East along Oxford Road



Ariel View of site as existing



Site Plan of Proposed Development NTS



Schematic View of Proposed Development NTS

**THE SITE**

- The overall 15-17 Oxford Road site is 0.4 Ha in area,
- The Site originally sloped from road to back of the site to the North by approx. 2m however the original development was built up on the building line to provide a prominent frontage and opportunities for a basement. The gardens are effectively formed at basement or semi basement level.
- There is approx. a 1m fall along the Oxford Road Frontage from East to West

**ADJACENT DEVELOPMENTS**

- The site is bound to the west by a recent 2-3 storey Fairways apartment development and gardens . A blank gable to Fairways faces the site to the North West
- To the South east is a early 19th c detached 2 storey dwelling
- To the South West is the Windsor court town house terraced and semi detached 3-storey development
- The rear of the site backs is separated by mature landscape to the rear gardens of 43 Westcliffe Road

**ACCESS**

- Site access is from the eastern and western side of the Oxford Road Frontage around a tarmac hard-standing crescent area provides access to the dwellings
- There appears to have been originally a central gate within the terracotta brick wall that has been infilled.



*View of Fairways Apartment Development adjacent to site*



*Local Apartment Development View*



*View of 19 Oxford Road adjacent to site*



*View of Windsor Court to south of site*

**CURRENT AREAS**

The current development proposed to be demolished provides approx. 1985m2 GIFA Nursing home

**PROPOSED AREAS**

The proposed scheme provided 3 dwellings each of 540m2 GIA that includes a garages

**SITE HISTORY**

- The site was shown as being developed in the 1892 - 01913 OS maps
- The site has previously been the Sutcliffe Rhodes Lodge Nursing Home (closed 1997) and latterly the Barton Park Nursing Home that closed in August 2018
- The 3- 4--storey development was originally formed by 2 dwellings that were linked with a central relatively plain residential block that received planning permission in 1996 Ref. No: N/1996/0663

**CURRENT USES**

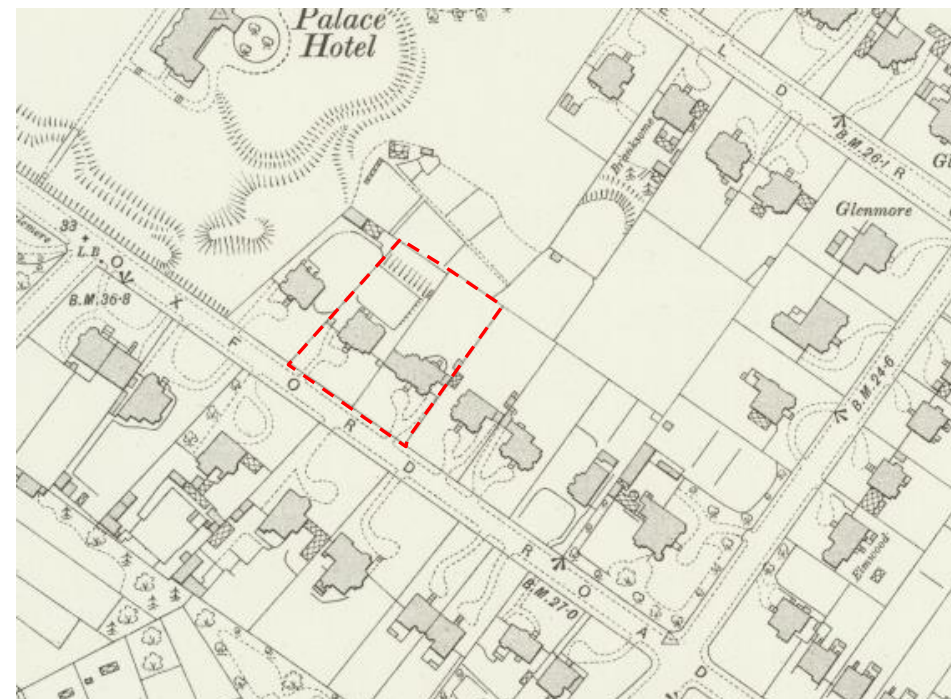
The site is currently redundant .

**SITE PURCHASE**

The site was Purchased in May 2019 by L&C developments, Lulworth Road, Southport who aim to re-develop the site for residential use

**SITE CONTEXT**

The overall area is subject to significant redevelopment and proposed applications



OS Site Plan circa 1914



OS Site Plan current

**PLANNING HISTORY**

Previous Applications

There are 4 previous application recorded on Sefton MBC related to the site:-

**Construction of a replacement detached double garage**

15-17 Oxford Road Birkdale PR8 2JR

Ref. No: S/2012/0474 | Validated: Mon 30 Apr 2012 | Status: Decided

**Retention of a single storey extension and first floor extension and conservatory link to number 19 Oxford Road at the rear and change of use of number 19 Oxford Road to a Nursing Home**

15-19 Oxford Road Birkdale PR8 2JR

Ref. No: S/2010/1729 | Validated: Fri 10 Dec 2010 | Status: Decided

**Erection of a two-storey extension at the front and rear of the block adjacent to 19 Oxford Road, construction of front and rear dormers and construction of a three-storey infill and rear extension in the central section involving alterations to the roof-scape of this part of the rest home (alternative in part to 92/0541/N granted 01/10/92)**

13-17 Oxford Road Birkdale

Ref. No: N/1996/0189 | Validated: Mon 25 Mar 1996 | Status: Decided

**Alterations to front elevation of the building involving the erection of a three storey extension to the central section**

13/17 Oxford Road Birkdale PR8 2JR

Ref. No: N/1996/0663 | Validated: Wed 23 Oct 1996 | Status: Decided



Rear view of existing nursing home



Rear view of existing nursing home



Front view of existing nursing home



Front view of existing nursing home



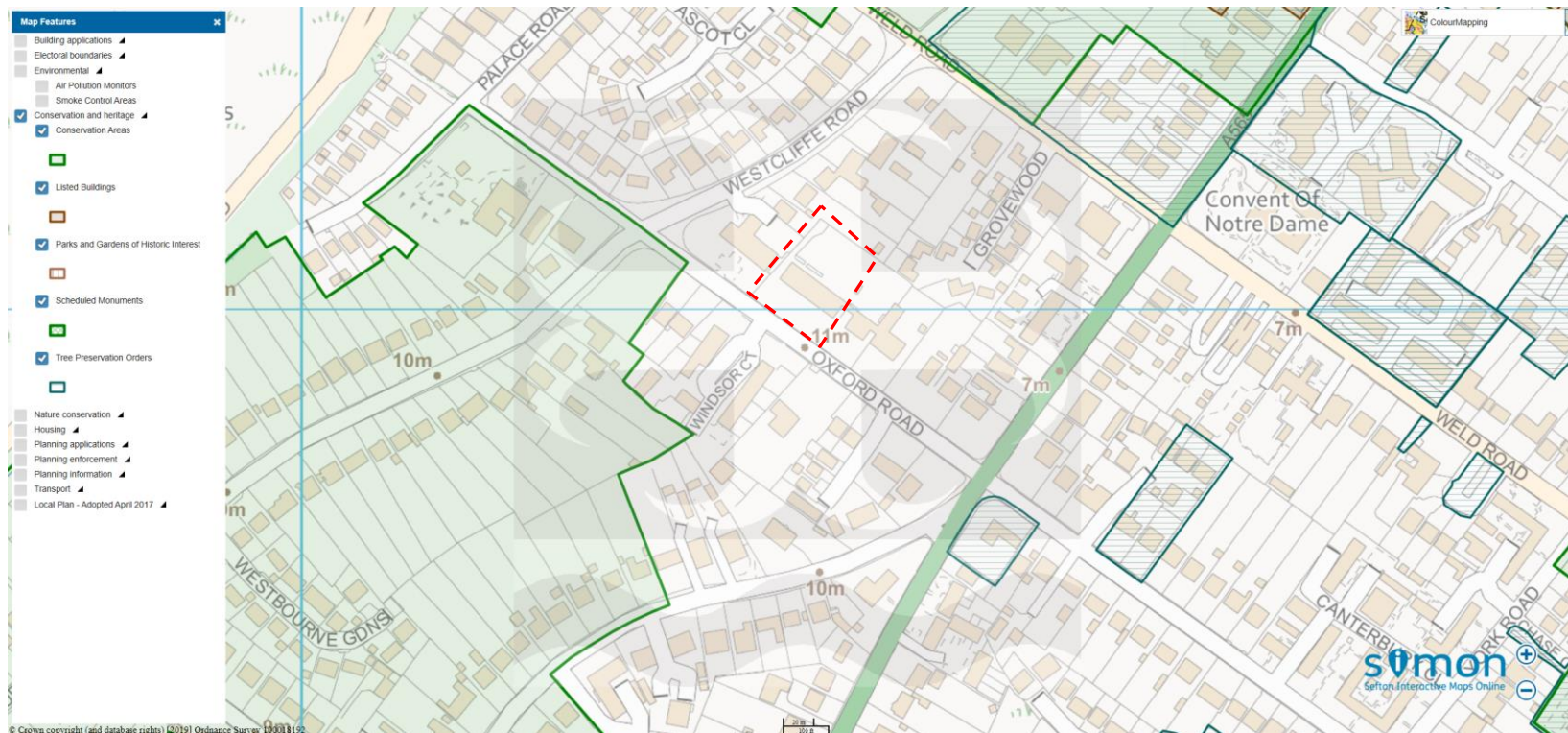
Front view of existing nursing home



**PLANNING REVIEW**

From a review of planning data,

- The scale of the proposals is considered appropriate to the site and location
- The proposals maintain the existing Building Line of Oxford Road
- The proposals maintain the existing mature landscape and boundary enclosure and features
- The Proposals are considered to be in line with Sefton Supplementary Planning Document- Housing, June 2018 in terms of:-
  - Achieving Design Principles
  - Minimum Distances Between Dwellings
  - Heritage
    - *the site in not highlighted in terms of being within a Conservation Area, Adjacent to Parks and Gardens of Historic Interest, adjacent to Scheduled Monuments, does not contain any Tree preservation orders or is not a listed or adjacent to a Listed Building .*
  - Gardens Landscape and open space standards
  - Highways Considerations
  - Sustainability & Drainage



Sefton MBC SIMON interactive map around site



*Proposed View*

### THE PROPOSALS

- The proposed development of the 3 no detached 3 to 4-storey dwellings aim to be in tune with the local materials and forms of the mature residential area and recent developments:-
- Each dwelling will be located on the footprint of the existing development, retaining the existing building line
- The existing mature landscape and boundary walls, served by the existing crescent access will be retained and re-used.
- The dwellings will sit elevated from the road as the existing buildings with a 3 storey frontage with top storey partially within the roof space.
- To the rear the relatively lower garden areas introduces a fourth semi basement leisure area, that will open on to the mature gardens that will be retained.
- The form of the dwellings is based on simple 12m width x 13m depth rectangular 3 storey block with central circulation
- All habitable rooms face the frontage or rear garden.
- Ancillary and WC and storage spaces face the side elevations
- A series of single and 2-storey elements in the form of projecting bays, garden rooms and ancillary space are proposed to enhanced the overall mass that is in tune with the local aesthetic.
- The roof is a formed from steep pitched roofs to each wing with expressed overhanging eaves and verges, terracotta ridge and features.
- A feature and contrasting chimney will serve the living rooms and also provides a vertical feature.
- The dwellings will be similar in form but will contrast with mirrored floor plans or alternative material usage patterns..
- Floor plan and form of construction will permit a variety of floor plan layouts to be implemented.



3 DWELLINGS - NORTH-EAST ELEVATIONS

MATERIALS SPECIFICATION

- 1-FACING BRICKWORK
- 2-TILED ROOFING
- 3-THRO-COLOURED RENDER
- 4- COLOUR COATED DOUBLE GLAZED WINDOWS & SCREENS
- 5- COLOUR COATED FACIAS AND SOFFITS
- 6- COLOUR COATED ALUMINIUM CLADDING
- 7.- LEAD COPINGS AND FLASHINGS, COLOUR LEAD GREY
- 8- DARK GREY GUTTERS AND DOWNPIPES
- 9- COLOUR COATED GARAGE DOOR
- 10- RECONSTRUCTED STONE DETAILS
- 11- TERRACOTTA DETAILS
- 12- SINGLE GLAZED STRUCTURAL GLASS
- 13 TRIPLE GLAZED ROOF WINDOWS



3 DWELLINGS - SOUTH-WEST ELEVATIONS



*Proposed Part Elevations NTS*

**SCALE/HEIGHT**

- Relatively generous 3m floor to floor heights are provided with window lintels at 2.4m above FFL.
- The top-storey is partially within the roof space
- Fenestration is large scale with a vertical emphasis
- The overall height of the ridge above FFL is 10.75m
- In order to break down the overall mass and scale of the dwelling's brickwork, render and stonework are employed at various points within the elevations These will vary between dwellings to create contrast.
- The Formal lounge and Master bedroom are provided with a feature bay to the main frontage.
- The family room addresses the garden with a full-width projecting glazed bay with sliding screen opening onto a paved area and sloping lawn. Above the bay is a balcony area access from the first-floor study.

**MATERIALS AND FINISHES**

- Materials and finishes are proposed that are in keeping with the area and in tune with the recent Fairways development and adjacent local aesthetic.
- WALLS
  - Facing brickwork
  - Stonework
  - Render panels
  - Timber feature elements
- ROOF
  - Tiled roof with terracotta details and features
  - Roof lights to provide daylight into the heart of the central circulation
- WINDOWS
  - Triple glazed Dark colored frames
- BALCONIES
  - Frameless glazing



*Proposed Schematic NTS*

**LANDSCAPE**

- The existing landscape features to the road frontage and rear garden lawns, terracotta boundary walls etc. will be substantially retained and protected during construction works.
- All existing trees on site are aimed to be retained and managed. (it is not considered necessary to provide an arboreal survey)
- Additional new landscape will be provided adjacent to the dwellings
- Existing Hard-standing areas to the frontage will be retained and utilized in the new development for road and access and enhanced with a new gravel textured finish between new and existing kerbs.
- 1 no entrance addition gate will be provided within the existing wall to serve the central dwelling
- The rear gardens will be landscaped to provide ramped/sloping access to the gardens from the ground and semi basement levels.
- The mature Landscape band to the rear of the gardens will be retained and enhanced.
- Hardwood timber automatic gates will be provided to each dwelling.
- The north-western boundary line will be retained.
- Facing brickwork and vertical boarded timber fencing will be provided between dwellings and to the south western elevation

**DRAINAGE**

- As the proposals are located on the existing building footprint and general levels, the proposals will utilize the existing site foul and surface water drainage systems.

**SERVICES**

- The existing site gas, water and power utility services infrastructure is sufficient and will be utilized as part of the new development.

**ACCESS**

- Level and or ramped access will be provided to the ground and basement levels of the dwellings
- The dwellings have been designed to accommodate a future personal lift installation serving all floors
- Ambulant WC provision is located at ground floor level

**CONSTRUCTION**

The proposals will be constructed using:-

- Insitu concrete strip footings and retaining walls
- Masonry cavity walls
- Pre-cast concrete beam and infill flooring
- Timber truss roof construction



Proposed Rear Garden Schematic NTS

MATERIALS SPECIFICATION

- 1-FACING BRICKWORK
- 2-TILED ROOFING
- 3-THRO-COLOURED RENDER
- 4- COLOUR COATED DOUBLE GLAZED WINDOWS & SCREENS
- 5- COLOUR COATED FACIAS AND SOFFITS
- 6- COLOUR COATED ALUMINIUM CLADDING
- 7- LEAD COPINGS AND FLASHINGS, COLOUR LEAD GREY
- 8- DARK GREY GUTTERS AND DOWNPIPES
- 9- COLOUR COATED GARAGE DOOR
- 10- RECONSTRUCTED STONE DETAILS
- 11- TERRACOTTA DETAILS
- 12- SINGLE GLAZED STRUCTURAL GLASS
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