

DESIGN AND ACCESS STATEMENT

For

**28 Boundary Lane
Heswall
Wirral
CH60 5RR**

On Behalf Of

Mr. David Plant

May 2021



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INTRODUCTION

This document is to be read in conjunction with our application for the redevelopment of an existing cottage at 28 Boundary Lane, Heswall, Easting (327446), Northing (381724), into a new dwelling in its place.

The contents of this statement should be read alongside all of the other reports and documents that accompany and support the planning application.

THE SITE

The application site is located on the West side of the Wirral, in Heswall. The site is a very short distance from Heswall Town Centre. It currently has a vacant two bedroom sandstone cottage on site which was historically 2 semi detached dwellings which fronted onto open farmland. The cottage is set back from Boundary Lane and with its gable fronting the road. This is due to the new development which has taken place surrounding the cottage and therefore the front of the cottage now faces its neighbour's gable. It sits in a very spacious plot with a large garden.

The site has several shops and facilities nearby, including a post office, restaurants and a community centre. The site is considered to be well located, being close to Heswall town centre, with several bus stops within a short distance of the site and Heswall train station less than 1 mile away which leads to other parts of the Wirral, Chester and Liverpool.

The buildings which surround the site are predominantly residential with a mixture of architectural styles. The majority of homes are two storey, with many of them having a third storey within the roof space with projecting dormers or velux windows.

The site is approximately 775 sqm in area.

PLANNING HISTORY OF THE SITE

A previous planning application submitted October 2019 was withdrawn (reference number APP/19/01509). The previous application was proposing to demolish the cottage, and create two detached 3 and 4 bedroom properties on site fronting Boundary Lane. We were advised from the Local Planning Authority that they wouldn't support the application and it was subsequently withdrawn.

Following advice given by the planning officer a revised application was submitted (APP/20/00208). This took on board comments given previously, as noted below:

- *Officers consider that a scheme proposing one detached dwelling can, in principle, be supported as it would allow a dwelling to be constructed that responds to the form, proportions and siting of neighbouring properties, whether the final design is traditional or contemporary in appearance. Officer preference would be for a scheme that retains and restores the existing cottage and develops the land to the west, towards the highway in the form of a genuinely contemporary two storey extension that's lightweight in appearance and 'stands-off' the existing cottage. It would be disappointing to lose the historic cottage from the site but Officers recognise that it is not listed, nor is it located within a conservation area.*

The revised application looked to address all of the comments given, except the dwelling was two and a half storeys, which was the same as a number of properties in the local vicinity of the site. However this was not acceptable to the Local Authority so the scheme was revised again to address the concerns raised. The application was ultimately refused and rejected on appeal. The appeal Inspector advised

This new application looks to address all comments and advice given from previous applications, and seeks to create a single new dwelling on the site that incorporates the original cottage walls of the non-designated heritage asset, and creates a suitable sized dwelling that fits in with the rest of the streetscape.

THE PROPOSALS

The proposals for the site include the reuse of the walls of the existing cottage, which in its current form is difficult to make into a dwelling suitable for the site and is not orientated to fit in with its surroundings. The redevelopment proposal would create a two storey, four bedroom dwelling, which addresses the road in the same manner as the properties on Boundary Lane, but also acknowledges the history of the previous building on the site.

The new dwelling follows the building line of the previous building on the site, rather than the adjacent properties, meaning the new building will therefore be set back from the road which will allow a spacious front garden. This allows for a generous driveway to allow cars to turn around within curtilage when entering or leaving the property. This will make the access safer which was also highlighted as a previous concern from local residents.

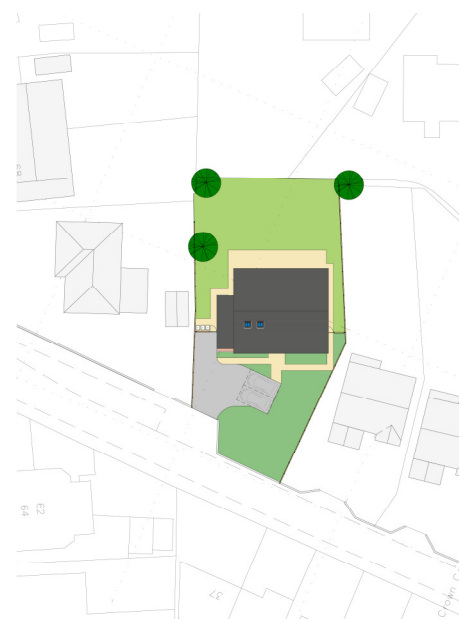
The new build is a suitable dwelling for the size of the plot and is in keeping with the surrounding buildings. There are two storeys which means that the building is slightly lower in height in comparison to its neighbouring 2 storey properties and therefore doesn't dominate the streetscape. The roof pitch takes precedent from the dwellings adjacent to it and blends into its surroundings.

Materials

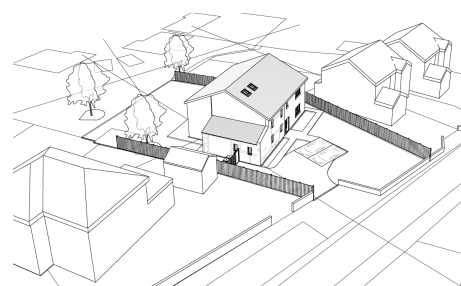
A materials schedule listing the proposed materials for the scheme is included as part of this application. Proposed material samples will be supplied to the planning department for approval if requested. The materials have been selected to complement the wide range of facing materials used in the locally surrounding area. It is our intention to utilise the existing sandstone effect wall to give the same effect as the cottage previously on the site on the front and side elevation facing Milner Road, which are the most visible to the road. The other elevations will be rendered.

Access Statement

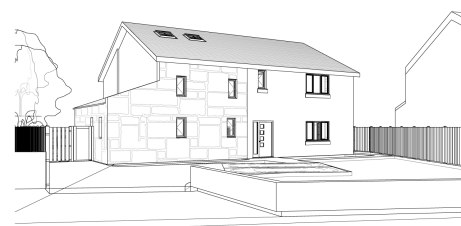
This section of the Design and Access Statement is intended to indicate that the proposed development complies with



Proposed site layout



Aerial view from Milner Road



Proposed View from Boundary Lane

Approved Document M (Volume 1) of the Building Regulations with regard to access to and use of the building (category M4(1) visitable dwellings).

The access into the site will remain unchanged and the driveway will be extended to allow turning space within curtilage to allow vehicles to enter and leave the site forwards. Existing dense shrubs will be cut back to allow better visibility for entering and exiting the dwelling. Level access will be provided into the new dwelling also.

SUMMARY

The scheme has been designed to a high standard, taking into account and complementing its surroundings. We have taken on board all of the feedback and comments from previous applications and now hope to bring a derelict site with a building that is no longer fit for purpose back into use, creating a new family home that fits well into its surroundings while acknowledging the history of the old building in its choice of materials.