

**5-7 MARSDEN AVE,
ECCLESTON, ST HELENS
WA10 4JH**



**DESIGN AND ACCESS
STATEMENT
REV B**

February 2022

SITE & CONTEXT

OVERVIEW

This design and access statement has been prepared on behalf of our client (Torus Housing) to support a Planning Application for a conversion of the existing 5 bed house and 1 bed Flat at 5-7 Marsden Ave, St Helens into short term accommodation. The new proposed scheme is for the refurbishment of the existing accommodation into 6 x 1 bed unit with communal facilities and a staff stayover room.



Fig 1. View of Frontage to property



Fig 2. View of side of property

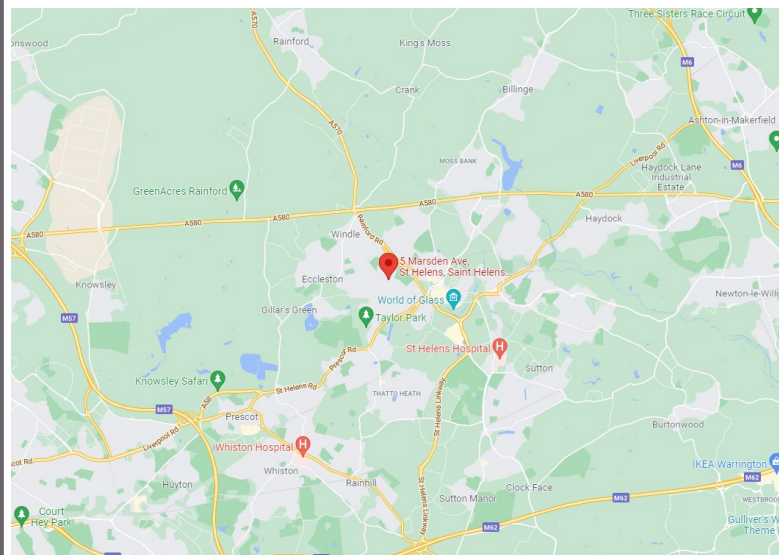


Fig 3. Location Plan

LOCATION PLAN

As shown on the attached plans the site is located in the Eccleston area in St Helens. The site is currently owned by Torus Housing and has been previously converted from a pair of semi detached houses into a larger 5 bed property and separate 1 bed flat. The total site area comes to 488m² and the site has 1 previous recent planning approval - P/2015/0356

The site is located on Marsden Ave, which is east of the centre of St Helens. Knowsley Rd is the nearest main road and both the M6 & M62 motorway are relatively close, providing easy access to all destinations.



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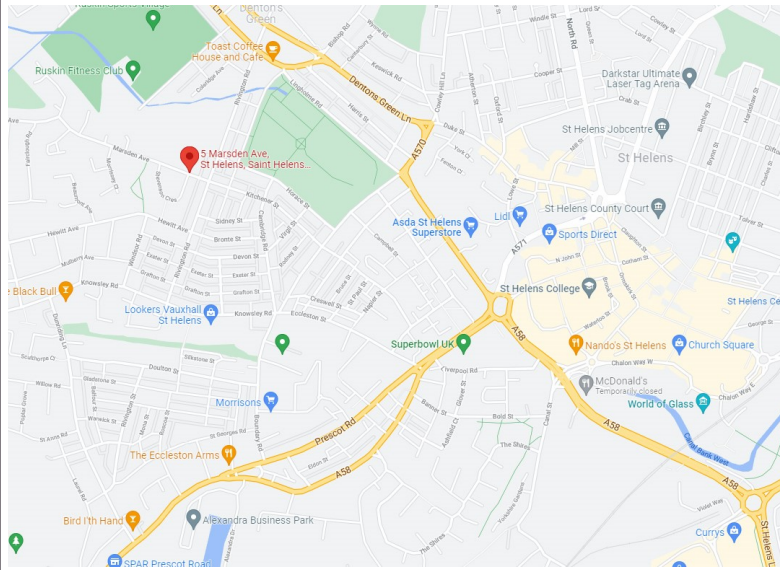


Fig 6. Existing Site plan

The site is located in a residential area with 2 storey housing located on all sides of the site.

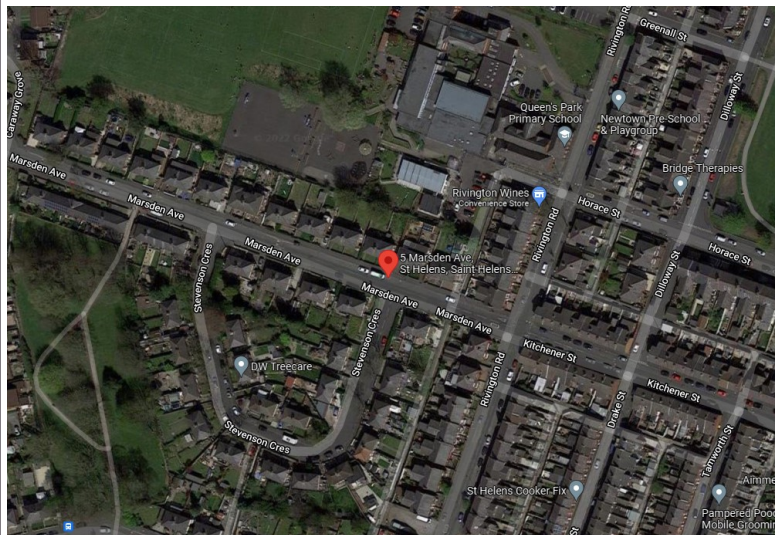


Fig 4. Existing Aerial Site plan

The site is located close by to good public transport routes and has shops and amenities nearby to the site.

Around the site there is a standard architectural style evident in the area, which was all built at the same time, but there are



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some common materials / features such as brick, render, stone heads and cills etc that are fairly wide spread.

The existing elevations will be retained as existing and will not be changed as part of the proposed works.

There in no existing in curtilage parking at present, but this will be added to the rear as part of the proposed works. 3 car parking spaces in curtilage with more spaces available on street with two small parking courts at either end of the road.



FLOODING

FLOOD RISK ASSESSMENT

As shown in Figure 13 below, information from the Environment Agency website illustrates that the proposed site would not appear to be within any potential flood zone and the site is under 1 Hectare so not FRA required.

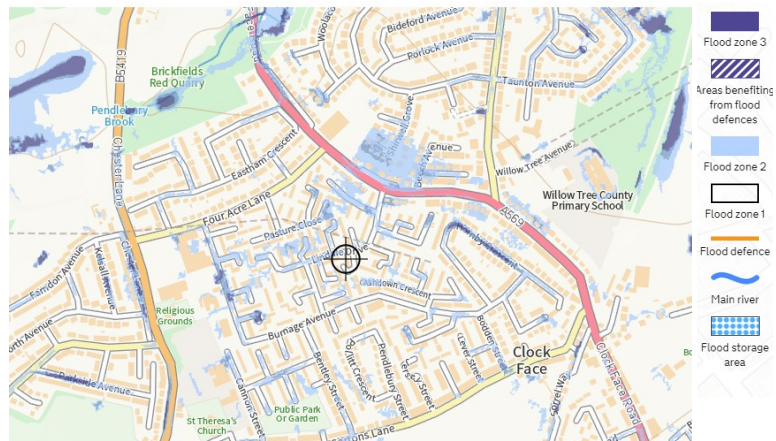


Fig 8. Flood risk map

DESIGN PROPOSALS

The proposed works involve the conversion of the existing 1 bed flat and 5 bed house into a 6 bed house under a Sui Generis Use Class.

Apart from 2 parking spaces being created at the rear, no external changes are required as all the proposed works will be internal.

Internally 6 bed rooms on the first floor/ 2 bathrooms will be formed at first floor and at ground, a communal kitchen, lounge area and staff sleep over space will be formed.

A staff space is present for use as required will be on site mon—fri 8am till 10pm, sat/ sun 9am –5pm.

DESIGN

The rooms are for short to medium term use by adults (over 18).

As part of the works, the existing building fabric will be enhanced and have improved insulation applied.

VEHICULAR ACCESS

There are no current in curtilage parking spaces to either of the properties (5+7) and existing parking is located on street. As part of the proposed works 2 new in curtilage Parking spaces will be created to the rear of No 3. Dropped kerbs already exist to the pavement at the side of the area in question, accessed off Stevenson Crescent. The site has good access to the local area via the main roads and amenities are close by.

BOUNDARY TREATMENTS

The boundaries will remain the same as currently exists and broken fence panels will be replaced as necessary.

As part of the works the two separate gardens will be consolidated into one rear area serving the property and a new patio area will be added along and with a new drying area.

CONCLUSION

Torus Housing and the staff who will run this scheme believe this property will provide an ideal location for vulnerable members of society with onsite staff support.

