

Land associated with 25 Sandstone Close,

Sandstone Close, Rainhill, L35 6DF

Outline Planning Application

Design and Access Statement

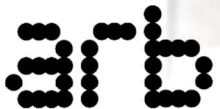
Rev ...

November 2023

A 3D architectural rendering of a two-story house with a grey roof, stone-textured walls, and a dark garage door. The house features several windows, including two dormer windows on the left side. The background shows some greenery and a clear sky.

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msaarchitects



Architects Registration Board

RIBA 

Chartered Practice

Scheme Details

Site Location

Land associated with 25 Sandstone Close,
Sandstone Close,
Rainhill,
L35 6DF,

Development

Outline permission for 5no new build dwellinghouses with associated landscaping.

Agent

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Applicant

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Figure 1 – Aerial view from Google Maps

Design Statement

1. Introduction

- 1.1. This Design and Access Statement is to support the Outline Application by Mr & Mrs Stephenson to construct 5no. new build dwellinghouses with associated landscaping works. This statement will set the principles and key factors that have been identified and that informed the design proposals.

2. The Philosophy and Approach

- 2.1. Throughout the design process we have considered how we can create an arrangement that respects the surrounding properties, through their arrangement and aesthetics.



Figure 2 – Photograph of the site looking south



Figure 3 – View from the front of 25 Sandstone Close



Figure 4 – Photograph of site, looking north



Figure 5 – Photograph of 25 Sandstone Close

3. Planning History

- 3.1. The site was originally granted consent as part of a wider planning approval for 51 dwellings, reference number is P/1998/0063. See Figure 6, an extract of this plan for the application area is provided in Figure 7, to highlight the originally approved arrangement.
- 3.2. As part of this approval, consent was given for 3no dwellings in the application area. Two of the properties were orientated perpendicular to the neighbouring properties on Manor Avenue, with the third, most southern property set at a 45° relationship to the adjoining boundaries and the road curved around, see Figure 7.
- 3.3. This consent was implemented and 42 of the dwellings were constructed.
- 3.4. 9no. of these properties were not constructed at this time and the land divided and sold to two separate parties.
- 3.5. The consent for these 9no.properties is extant and therefore these three properties could be constructed under the approval P/1998/006.
- 3.6. Following the sale of this land a subsequent approval was granted for 4no dwellings for the area within the red edge, as well as 25 Sandstone close, as noted in Figure 8. The planning reference for this approval is P/2007/1060. This application was for the substitution of house types for 4no dwellinghouses previously granted under the planning permission P/1998/0063.
- 3.7. The approval in 2007 was implemented through the construction of Plot 1. Therefore, this approval is extant and the other 3no. properties could be constructed under the approval P/2007/1060.



Figure 6 – Site Plan associated with approval P/1998/0063

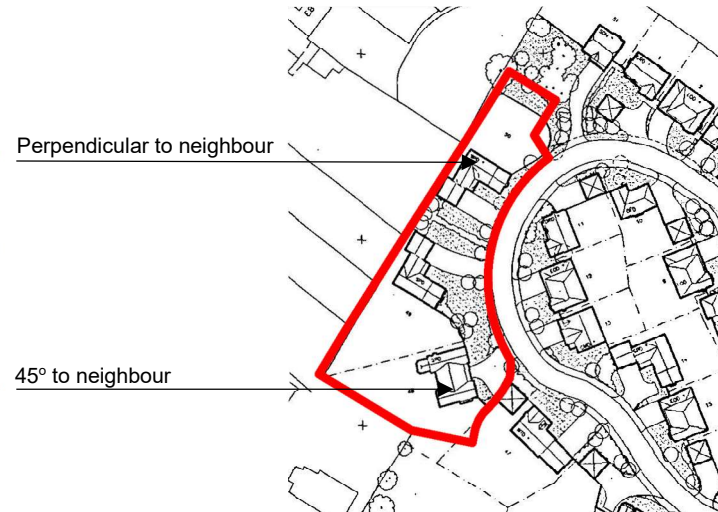


Figure 7 – The application red edge for the area in approval P/1998/0063

- 3.8. These previous consents should be a material consideration when accessing this planning application.
- 3.9. As part of approval P/2007/1060, the location of the dwellings and their appearance was altered. Figure 9 shows a comparison of the different plot positions between the approved arrangements.
- 3.10. In December 2022 an outline planning application was submitted for 5no. dwellings within the red edge. This would provide an additional 2no. dwellings compared to the previous consents. This application was withdrawn due to comments received from the LPA.
- 3.11. This application looks to reflect the comments received and reduces the number of dwellings to 4no. This outline application will allow landscaping to be a reserved matter, so that this can be considered at a later stage.
- 3.12. The proposed scale and access arrangement is within the spirit of the previous approvals, albeit with an additional dwelling. The proposals are of the same scale and the access points are the same for the northern two plots and the two southern plots have new access points, but in a similar location to the previously approved arrangement.
- 3.13. In terms of layout, the proposed arrangement for the plots is on the footprint of the previous approvals, as can be seen on Figure 10.
- 3.14. The appearance of the proposed properties differs from the previous approval, P/2007/1060, which could be considered to be more contemporary in their detailing. However, they have been designed to reflect the more traditional detailing of the properties built under the P/1998/0063 approval, with splayed bay windows and windows with



Figure 8 – Previously approved arrangement, P/2007/1060, including 25 Sandstone Close

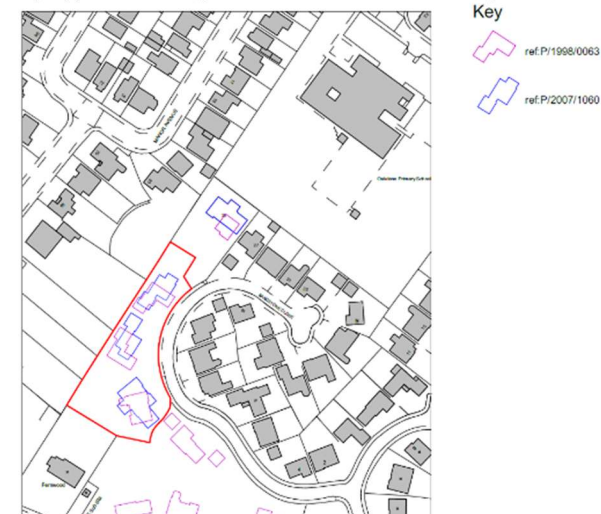


Figure 9 – Comparative Arrangement of Approvals ref:P/1998/0063 & ref:P/2007/1060

smaller lights and more transoms and mullions, giving the more traditional aesthetic.

4. Site Survey

- 4.1. The site is located along Sandstone Close in Rainhill. It is an irregular shape and follows the curve in Sandstone Close. The site is currently associated with 25 Sandstone Close, known as Sandstone Crag.
- 4.2. The site area is 2643.8m².
- 4.3. The applicant is also in control of the land as well as the adjoining house, although the existing dwelling is outside the red edge of this application.
- 4.4. The site has a number of applications associated with it. The significant applications relate to the whole estate approval and the subsequent application to substitute different house types on this site.
- 4.5. The site is currently used as amenity space for 25 Sandstone Close and is secured through domestic scale fencing and is regularly maintained. The site is generally flat, however there is a significant level change to the north as the site rises to 25 Sandstone Close.
- 4.6. The site is surrounded to all boundaries by residential properties, save the south-eastern corner, which is adjacent to unmaintained land. This land has a shipping container located on it.

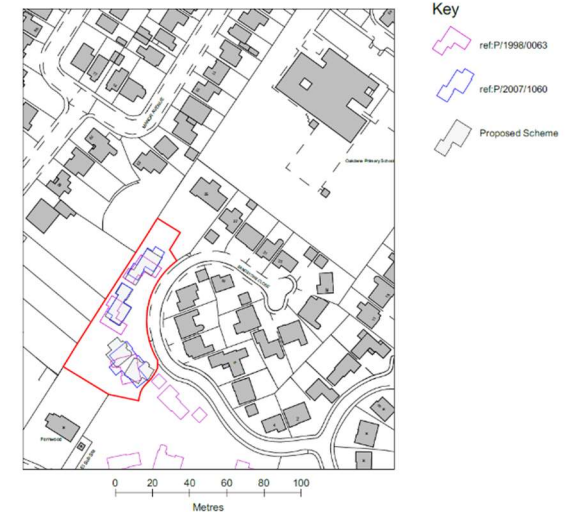


Figure 10 – Comparative Arrangement ref:P/1998/0063, ref:P/2007/1060 and Proposed Scheme



Figure 11 – Photograph of the application site, as seen from Sandstone Close

5. Use

- 5.1. The site is currently used for residential purposes, this would not be altered by the proposal.

6. Amount

- 6.1. The application area is land associated with 25 Sandstone Close.
- 6.2. The land within the red edge currently has planning permission for 3no. dwellings under the previous approvals, P/2007/1060 and P/1998/0063. This has a density of 11units per hectare.
- 6.3. The proposed application is for the creation of 4no new build dwellings. This has a density of 15units per hectare.
- 6.4. Medium density is defined as 30 units per hectare, and low density is considered to be 20 units per hectare. This suburban setting would typically have a density of something between these two values. Which would reflect the setting. As such the proposed arrangement should not be considered too dense or overdeveloped.

7. Layout

- 7.1. We started our design integration by looking at what had previously been approved and if it could be improved upon, given the new aspirations of the applicant.
- 7.2. As part of our assessment, we looked at ways of ensuring interface and privacy would be maintained. It was felt that the arrangement of plots 2 & 3 of the previous approval, P/2007/1060, created a sense



Figure 12 – Design Considerations and Orientation

of enclosure through their L-shaped plan. But the gable elevations could be enhanced to address the street better, providing more active frontages and natural surveillance. As such we have introduced more detailing to these elevations. It was also felt the single storey element to the garden could be altered to provide more valuable family space, without significant deviation from the previously approved arrangement. These plots are now known as plots 1 & 2.

- 7.3. The orientation of the plots is such they are perpendicular to the north-western boundary and there are no habitable windows overlooking the gardens of the properties on Manor Avenue.
- 7.4. The southern portion of the site was given to a single plot. However, it was now felt the size of this plot was incongruous to the street scene and setting. As such we have looked to create an arrangement that still provides generous family homes but are at a scale closer to the adjoining properties.
- 7.5. These properties are orientated to face Sandstone Close, with generous private amenity space to the rear. They are set at an angle to the adjoining properties so that this is not a direct interface relationship the neighbouring properties.
- 7.6. The plan has been arranged to ensure that the existing access to Sandstone Crag is not affected.
- 7.7. This application also includes details of the root protection zones of the adjoining trees. The plots have been laid out to ensure that no construction is within the RPZ of A and B rated trees.



Figure 13 – Proposed Site Arrangement

8. Scale

- 8.1. The scale and massing of the previously approved dwelling are buildings which are 2 storeys high, with benefit of rooms in the roof. We have kept the proposals in accordance with this scale, so not to negatively impact the character of the setting.

9. Landscaping

- 9.1. This matter is to be reserved and would be subject to consideration as part of a separate application.
- 9.2. There are a number of mature trees adjacent to the site, that have protection orders. There are also a number of other trees on the boundary, some within the red edge and some out. The arrangement is such that those A & B rated trees are unaffected by the proposals. One tree has been shown to be removed, however it is a low-grade tree. There are also some low-grade trees that are outside the red edge. The works in these RPZ will need to be controlled via a full Method Statement, which can be secured as part of a future reserved matter application.
- 9.3. Any future reserved matter application should also include proposals for new trees and Bio-diversity improvements, as this matter is not included with this application, it has not been addressed in detail.



Figure 14. Artist Impression of the Front of Plot 2

10. Appearance

- 10.1. The appearance of the proposed dwelling has developed as a direct response to the setting, scale and massing of the adjoining properties and the previous planning consent.
- 10.2. The selection of materials reflects the adjoining properties, with a different fenestration and arrangement to give these properties their own distinctiveness.
- 10.3. The main facing material is facing brick, with stone window detailing and parapet copings. The dormers have lead sheet cladding. The roofing is thin profile interlocking tiles. All these materials have been selected to complement each other, as well as the adjoining dwellings.
- 10.4. The windows on the first floor and dormers reduce in size as they rise up the elevation to create a sense of hierarchy.
- 10.5. The modelling of the building's arrangement, with different ridge heights, break up the appearance of the dwellings, adding interest and again gives an impression of hierarchy in the building elements. The main body of the house is the prominent element, with projections at a reduced scale and for some plots the garage is smaller in scale again, signifying its subservience.
- 10.6. The adjoining property at 25 Sandstone Close has dark windows, whilst the majority of the other properties have white windows. We have explored different window colours, but felt that the Olive Grey colour helped create a distinctive aesthetic without being out of place.



Figure 15 – Existing property on Sandstone Close



Figure 16 – Existing property on Sandstone Close



Figure 17 – Existing property on Sandstone Close



Figure 18 – Existing property on Sandstone Close



Figure 19 – Existing property at 25 Sandstone Close

11. Energy Efficiency

- 11.1. Whilst the site benefits from being connected to mains gas and electricity, it is also hoped that these properties will benefit from low carbon technologies to reduce the demand on fossil fuels. The proposals will take a 'Fabric First' approach, using high performance insulation to reduce energy consumption as well as good construction methodologies to promote air tightness and reduce heat loss.
- 11.2. The property has been designed with passive solar gains in mind. Where possible we have placed windows that can benefit from southerly aspects. We have also been mindful of overheating and heat loss, so have ensured that the glazing areas in the windows is not too great.
- 11.3. The properties could also benefit from low carbon technologies to improve performance such as mechanical ventilation with heat recovery, heat pump technology, as well as energy efficient lighting and A-rated fitted white goods, as required by the Building Regulations.
- 11.4. The hope is that these proposals will create sustainable family homes, that meet the needs of modern living, ensuring they are future-proof and suitable for generations to come.



Figure 20 – Artist Impression of the rear of the properties

Access Statement

12. Accessibility

- 12.1. The highway is currently edge by a grassed verge, as part of this application an adoptable footpath and vehicle crossings will be installed as part of these proposals to ensure safe access to all the dwellings.
- 12.2. The site is an established residential property. It benefits from being close (less than 1mile) in Rainhill, which has local facilities such as a public house, schools and a church.
- 12.3. The site is located close to Mill Lane which connects Rainhill to Whiston and to the M62 Motorway.
- 12.4. The proposed landscaping works will ensure that there will be sufficient parking provision on site.
- 12.5. The properties have been designed to ensure compliance with Part M of the Building Regulations, British Standard B38300 and also has been designed in the spirit of the Lifetime Homes Standard.



Figure 21 – Internal view



Figure 22 – Internal view