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Design & Build

DESIGN & ACCESS STATEMENT

Construction of 1no. Detached dwelling house along with an outbuilding.

Site:

Land between 117 & 115 Birley Street

Newton-Le-Willows

St Helens

WA12 9UN

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Introduction

This statement has been prepared to assess and support the merits of a proposal that seeks permission for the erection of a detached dwellinghouse with off street parking, landscaping and associated outbuild.

Proposal

The proposed development is comprised of 1 number detached dwelling house of two storeys and attic room, with a footprint of approximately 7.5m by 9m giving a total floor area of 140m² split over the three floors, giving a modest 3 bedroomed family home. Two off-street parking spaces will be maintained however there is ample room to park three vehicles within the driveway.

Site and Design Appraisal

The site is located on south side of Birley Street and was a former access road to the former St Aelreds Catholic school that was demolished around 2010 and subsequently re-developed into a housing estate around 2014-15. Despite its appearance the site is not adopted highway and private land, it has remained unkept since the closing of the school and is used in-frequently for vehicle parking.

Birley Street is within the Newton-Le-Willows East Ward and has a mix of 1930-1950 terraced and semi-detached dwellings, the north side being predominantly terraced and south side predominantly semi-detached. Although many of the properties have an off-street parking provision, given the nearby amenities (High street, parks and playing fields, office building and school) the street is usually busy with kerb side parking.

The terraced properties boast a large two storey round bay with the semi-detached being of a simple square design, the majority of the properties have been finished with a full rendered façade however, facing brick on the lower sections is a frequent feature to many of the properties.

The proposal has been designed to be of similar character and appearance to existing street scene.

Access and Landscape

Access is to be gained from Birley Street, it is noted that a new pavement footpath infill will be required along with a dropped kerb access, further advice/consultation is required as to the responsibility and procedure of these works.

Enhanced landscaping is proposed as part of this development along with the retention of the existing established tree.

Conclusion

The Applicant considers that the proposed development will provide a good example in the re-use of previously developed land, which will contribute towards the Borough housing stock without harming local residential amenity or highway safety. Care has been taken to ensure this development reflects its position in the locality, along with the existing residential arrangements on all sides of the site. As such, the Applicant feels that there are no material planning reasons why this

application should not be approved, subject to any reasonable conditions associated with this type of development.

Site Photos



2009 – Prior to the School closing.



Following development of the school site