

New House

1E, Gloucester Road, Southport, PR8 2AU

Design and Access Statement

Revision - : A



APPLICATION

Type of Application

Full Planning Consent

Location of Proposed Development

1E Gloucester Road,
Southport,
PR8 2AU.

Description of Proposed Development

Erection of a two storey dwellinghouse and associated works

Date of Preparation

11.01.24

Date of Any Amendments

A – 22.01.24

Applicant

Mart Build
74 Burnside
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Agent

Paddock Johnson



1.00 INTRODUCTION

This application seeks permission to build a new house to replace the recently demolished flat at 1E Gloucester Road, Southport. The site formally contained a garage and flat which have recently been demolished as part of the works to the neighbouring property, 19 Lulworth Road (application ref. DC/2023/01129).

2.00 SITE CONTEXT AND ASSESSMENT

1E Gloucester Road is situated between Southport and Birkdale, in a predominantly residential area that encompasses schools, churches, shops, parks, and more. The locality is well-equipped with various amenities and is conveniently close to Southport town centre.

The property is positioned to the north of Gloucester Road, near the junction with Lulworth Road. Lulworth Road (A565) provides convenient links to Southport town centre to the north and Liverpool to the south. Birkdale station, part of the Merseyrail network, is an 11-minute walk away, offering easy access to Southport Station, which operates a national rail service, just one stop away.

Designated as Primarily Residential in the Council's Adopted Local Plan, the site is also situated within the Gloucester Road Conservation Area. This conservation area primarily comprises converted residential buildings, ranging from Victorian villas to post-war houses and blocks of flats.

No. 19 Lulworth Road stands as a notable example of a large detached Victorian villa constructed before 1893. Conversely, the properties opposite on Lulworth Road and Gloucester Road are post-war blocks of flats, lacking significant architectural merit.

The area exhibits a diverse range of facing materials, including red brick, buff brick, render, pebble dash, and hung tiles. Architectural detailing incorporates a variety of materials such as sandstone, art stone, and brick.

Although the annex located at 1E Gloucester Road and 19 Lulworth Road were attached, they are two separate plots with individual addresses.

3.00 DESIGN PRINCIPLES AND CONCEPT

The proposal seeks to replace the recently demolished annex attached to 19 Lulworth Road with a 3-bedroom, 5-person family home. This property size aligns more appropriately with the dimensions of 1E's plot and is harmoniously designed to complement the surrounding residences on Gloucester Road.

The scale and design of the proposed dwelling mirror the characteristics of neighbouring properties to the east on Gloucester Road, featuring dormer bungalows with gable features facing Gloucester Road. As previously mentioned, this typology is well-suited for the plot size.

While neighbouring properties such as 19 Lulworth Road and 3 & 5 Gloucester Road boast larger Victorian Villas on much larger sites, the proposed dwelling, although differing in scale and style, draws inspiration from their materiality and features. This approach ensures architectural continuity within the street scape.

The main material for the proposed dwelling is red facing brick, in harmony with the majority of properties to the north of Gloucester Road. Sandstone detailing takes inspiration from neighbouring properties and the boundary walls in the area. Additionally, brick detailing is influenced by that found on the Victorian Villas nearby.

Gable and dormer features are inspired by immediate properties to the east, fostering a consistent street scene along Gloucester Road and presenting a more fitting design compared to the previous annex on the site.

By maintaining the building line between the two neighbouring properties, two substantial front and rear gardens, each exceeding 60m², are created. Placing the dwelling in this position enhances the existing street scene and reinforces a consistent build line along Gloucester Road.

While the dwelling draws architectural inspiration from the surrounding fabric, contemporary design and detailing distinguish it as a structure of its time.

4.00 ACCESS

The property is conveniently located, being approximately a 10-minute walk to Birkdale train station and a 15-minute walk to Southport train station. Additionally, it is less than a minute's walk to the nearest bus stop on Lulworth Road, offering convenient links to the town centre and beyond.

As mentioned earlier, the site is well-connected by road, with efficient routes to the surrounding area and the broader context of the site. Notably, the site layout incorporates two generously sized car parking spaces for the future residents. This thoughtful design reduces reliance on on-street parking and aligns with the Local Planning Authority's highways requirements.

The introduction of a new detached property presents an opportunity to create a more accessible dwelling. In contrast to the previous annex, which shared the same floor level as 19 Lulworth Road, necessitating steps to the entrance, the proposed dwelling is thoughtfully designed with level access. This modification enhances user-friendliness and promotes accessibility.

5.00 POLICY

Local Plan Policy NH12 'Conservation Areas states that development within the conservation areas or affecting their setting will only be permitted where the proposal is of a high-quality design and preserves or enhances the character and appearance of the conservation area or its setting.

Local Plan Policy EQ2 'Design' is also of relevance and states that development will only be permitted where the proposal responds positively to the character, local distinctiveness, and form of its surroundings.

6.00 ENERGY

The proposal is designed to meet all energy-related matters in the building regulations and aims to surpass them where possible.



CONCLUSION

We are confident that the proposed dwelling will elevate the Gloucester Road street scene, contributing to the creation of a desirable family home. The replacement dwelling is anticipated to be a more fitting addition to the street compared to the annex that previously occupied the site.

Our commitment to respect the surrounding context is evident in our careful design considerations. Throughout the planning process, we have taken great care to ensure that the proposed dwelling aligns with the character of the Gloucester Road Conservation Area. By doing so, we aim to not only enhance the local streetscape but also provide a new home that seamlessly integrates into the fabric of the community. Our proposal reflects our dedication to preserving and enhancing the unique charm of the Gloucester Road area.