



Design and Access Statement

The Proposed Redevelopment

of

**Rainford Reservoir
Higher Lane
Rainford
St. Helens,
WA11 8NF**

Date: 2nd January 2024

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1.0 INTRODUCTION

This design and access statement accompanies a full planning application and was written in accordance with CABI's *Design and Access Statements – How to write read and use them* publication. This document should be read in conjunction with all other plans and documentation.

1.1. Location

- 1.1.1. The site is located at the site of Rainford Reservoir off Higher Lane, Rainford, St. Helens, Merseyside, WA11 8NF.
- 1.1.2. The site lies within a predominantly residential semi-rural setting. Rainford village is approximately 0.5miles from the site, around which are a number of facilities and amenities such as shops, schools, restaurants, public houses, cafes etc.

1.2. Description

- 1.2.1. The application is for the proposed earthworks to facilitate the reduction in volume of the existing commercial fishing dam to under 10,000m³ including for associated equipment store / warden's office.

1.3. Background

- 1.3.1. The site currently forms both a car park and a private commercial fishing lake formally used as a reservoir servicing the glass industry as a means of providing the water for a local sand washing plant formally situated on what is now the Sand Wash Industrial Estate in Rainford to the south of the site. Prior to this, historic maps indicate the site was part of a clay brickworks.
- 1.3.2. The applicant commissioned a structural report on the reservoir and south dam wall on 11th August 2017. This report highlights both the need for immediate and future repairs to and around the dam itself.
- 1.3.3. The primary purpose of this development is to implement measures to mitigate against the risks posed by the presently dilapidated dam structure and the damage caused by tree roots to the associated culverted watercourse.

1.3.4. Extensive negotiations have been undertaken with St. Helens Council and their third-party consultees since 2021 regarding a different scheme on the site albeit with the same end goal of mitigating risks posed by the aging dam structure, where relevant their advice has been incorporated into this proposal.

1.4. Date

1.4.1. This report was initially prepared on 4th January 2024

1.5. Amendments

1.5.1. This report has not been amended to date.

1.6. Applicant

1.6.1. The applicant for this proposal is Mr P. Hutton Bates.

1.7. Agent

1.7.1. Taurus Design Services

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1.8. Commitment to Maintaining a Relevant Design & Access Statement

1.8.1. The Access Statement will be maintained and updated as work progresses on the various stages of the development such as building control. This completed Statement should then be given to the end user of the site

2.0 DESIGN

2.1. Use

2.1.1. The site is currently used as a private commercial fishing lake.

2.1.2. This use will continue once the works are completed.

2.1.3. The dam is fed by an inlet to the north end of the street, which once formed part of more clearly defined ordinary watercourse, which then links back up with the brook to the south of the site at Higher Lane.

- 2.1.4. Whilst the watercourse is no longer continuous, it is still designated as such with the Environment Agency and there is no plan to have it reclassified as part of this proposal.

2.2. Layout

Fishing Lake

- 2.2.1. The existing reservoir is to be reduced in capacity taking it to below the 10,000m³ threshold, at which point it will no longer be legally classified as a reservoir. In doing so the existing dam wall will no longer be retaining the water and as such will cease to perform any structural function.
- 2.2.2. The reduction in volume will be implemented from the south end of the reservoir pushing the bank 38m towards the north.
- 2.2.3. The resulting backfilled section will then be dressed and seeded to form a semi- wetland meadow area.

Equipment Store / Warden's Office

- 2.2.4. The proposed building will be split into 2no. sections. The LHS will be utilised for the storage of materials and equipment used for the up-keep and maintenance of the lake. The RHS will then be used as an office for the Warden and match officials during fishing tournaments. Day permits and tackle hire will also be facilitated from this office. The building has been so positioned as to minimise the visual impact, whilst providing clear sightlines across the car park and lake.

2.3. Scale

- 2.3.1. There will be an overall reduction in fishing platforms by 2no once the works are completed, with the equivalent of 4no pegs being relocated further north to the new water's edge.
- 2.3.2. The scale of the equipment store has been kept to a minimum to minimise the impact on the site, both in terms of the footprint but also the height of the building and the pitch of its roof.

2.4. Landscaping

- 2.4.1. No works are proposed to the trees contained within the protected woodland areas.

- 2.4.2. The backfilled section of the reservoir will be seeded to form a semi-wetland meadow area with native grasses and wildflowers (see Appendix B for composition).

2.5. Appearance

- 2.5.1. The overall appearance of the reservoir itself will remain somewhat similar. It is not proposed to introduce any new features or materials along the water's edge or adjacent embankments that aren't already present on the site generally. For example fishing pegs will remain of a similar design and material to the existing pegs etc.

2.6. Materials

Fishing Lake

- 2.6.1. It is proposed to import inert natural materials to create the bund which will create the smaller pond to the north end of the site. Exact details of which will be agreed prior to construction. No man-made materials will be used on or around the wetland area.

Equipment Store / Warden's Office

- 2.6.2. It is proposed to use materials typically in keeping with a building of this type and use.

2.6.3. **Walls**

Walls to be clad in a treated timber shiplap cladding.

2.6.4. **Roof**

Profiled metal deck roofing sheets powder coated in light grey with trapezoidal profile.

2.6.5. **Windows**

Black PVC-u window frames to PAS-24 security standards.

2.6.6. **Footings**

Base to be supported off proprietary 'no dig' ground screws to avoid potential root damage to adjacent trees.

2.6.7. **Rainwater goods**

Black PVC-u gutters and rainwater pipes to discharge into water butt.

3.0 Access

3.1 Vehicular and Transport.

3.1.2 The existing car park has 25 demarked spaces with ample room for additional vehicles. Including for disabled provision closer to the reservoir.

3.1.3 The access has a recessed gate which allows vehicles to pull off the highway safely without risk to on-coming traffic.

3.2 Pedestrian access.

3.2.1 Pedestrian access will be via the existing footpath on Higher Lane.

3.2.2 There are no present public rights of way across the site, which again is a positive aspect from a biodiversity perspective aiding, flora and fauna re-establish once the commercial use on the reservoir is ceased.

3.3 Facilities

3.3.1 The site is located close to a number of facilities such as shops, supermarkets, schools, etc. Rainford village is approximately 5 minutes by car.

3.4 Inclusive Access

3.4.1 The topography of Higher Lane itself is relatively flat and the gradients are considered suitable for ambulant disabled users. The existing slope up from the existing disabled parking spaces to the water's edge is notably steep. Therefore, any disabled patrons will be notified of this in advance when booking.

3.5 Cycle Provision

3.5.1 The site is unlocked and re-locked upon entry / exit. As such the site is deemed to be adequately secure for the storage of bicycles in the main existing car park area. An additional eye plate will be provided to the side wall of the equipment store for the secure locking of bicycles and other items of equipment when in use.

3.6 Refuse Collection

3.6.1 Refuse collection will be as per existing private arrangements by the management.

3.7 Management

3.7.1 Existing management and maintenance protocols will remain in place following completion of this proposal.



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APPENDIX A – PHOTOGRAPHS



Photograph 1 – Existing site access



Photograph 2 – Higher Lane facing north



Photograph 3 – Higher Lane facing south



Photograph 4 – Existing site frontage



Photograph 5 – Existing car park



Photograph 6 – Demarcation to parking bays



Photograph 7 – Existing Reservoir



Photograph 8– Existing dam overflow weir



Photograph 9 – Redundant infrastructure confirming brownfield use



Photograph 10 – Extent of brick-built dam structure (water level temporarily reduced during routine maintenance)



Photograph 11 – Cracking to dam structure caused as a result of extensive root damage and lack of maintenance.



Photograph 12 – Extensive root over-growth and damage along dam structure

APPENDIX B – Wetland Wildflower and Grasses Composition 20:80

Wild Flowers 20%

- 2.00% *Achillea millefolium* – Yarrow
- 0.60% *Agrimonia eupatoria* – Agrimony
- 3.60% *Centaurea nigra* – Common Knapweed
- 1.00% *Filipendula ularia* – Meadowsweet
- 2.00% *Galium verum* – Lady's Bedstraw
- 0.20% *Geum rivale* – Water Avens
- 0.50% *Lathyrus pratensis* – Meadow Vetchling
- 0.10% *Leontodon hispidus* – Rough Hawkbit
- 1.20% *Leucanthemum vulgare* – Oxeye Daisy (Moon Daisy)
- 0.10% *Lotus corniculatus* – Birdsfoot Trefoil
- 0.40% *Lotus pedunculatus* – Greater Birdsfoot Trefoil
- 3.20% *Plantago lanceolata* – Ribwort Plantain
- 0.20% *Primula veris* – Cowslip
- 0.10% *Prunella vulgaris* – Selfheal
- 0.40% *Ranunculus acris* – Meadow Buttercup
- 1.40% *Rhinanthus minor* – Yellow Rattle
- 1.20% *Rumex acetosa* – Common Sorrel
- 1.00% *Sanguisorba officinalis* – Great Burnet
- 0.30% *Silene flos-cuculi* – Ragged Robin
- 0.10% *Succisa pratensis* – Devil's-bit Scabious

0.40% *Vicia cracca* – Tufted Vetch

Grasses 80%

4.00% *Agrostis capillaris* – Common Bent (w)

4.00% *Anthoxanthum odoratum* – Sweet Vernal-grass (w)

1.60% *Carex divulsa subsp. divulsa* – Grey Sedge (w)

34.40% *Cynosurus cristatus* – Crested Dogstail

1.60% *Deschampsia cespitosa* – Tufted Hair-grass (w)

20.00% *Festuca rubra* – Red Fescue

4.00% *Hordeum secalinum* – Meadow Barley (w)

8.00% *Poa trivialis* – Rough-stalked Meadow-grass

2.40% *Schedonorus arundinaceus* – Tall Fescue