

Distington

DISTINGTON BIG LOCAL: LEGION LAND PROJECT D&A STATEMENT

March 2020



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

CLIENT: **Distington Big Local.**
Distington Community Centre,
Church Road,
Distington,
Cumbria
CA14 5TE

GENERAL ENQUIRIES: 01946 834297 (info@distingtonbiglocal.org)

PROJECT MANAGER: Ingrid Morris (ingrid.biglocal@gmail.com)

PROJECT ASSISTANT: Lindsay Bodman (lindsay.biglocal@gmail.com)

AGENTS: **Halsall Lloyd Partnership**
98 – 100 Duke Street,
Liverpool L15AG.
Tel: 0151 7088944.

CONTACT: **Bill Halsall** Senior Partner - Architect
Alan Ravenhill Associate - Architect
(alan.ravenhill@hlpdesign.com)

DEVELOPMENT PROPOSAL

SITE AREA: 1.7 acres – 0.73 Hectares
British legion Land.
Land to the rear of Church Road, Main Street
and Chapel Street, Distington, Cumbria.

DETAILS



PROPOSED HOUSING MIX & DESIGN STANDARDS

BUNGALOWS

3x2 bed 3 person M4 (3)
Wheelchair user dwellings (with Dementia Adaptations)
Internal floor area of each unit 82m²

6x2 bed 3 person M4 (3)
Wheelchair user dwellings
Internal floor area of each unit 78m²

TOTAL 9

APARTMENT BLOCK UNIT MIX

4x1 bed 2 person M4 (3)
Wheelchair user dwellings
Internal floor area of each unit 62m²

9x2 bed 3 person M4 (2)
Accessible and adaptable dwellings
Internal floor area of each unit 63m²

32x1 bed 2 person M4 (2)
Accessible and adaptable dwellings
Internal floor area of each unit 50m²

TOTAL 45

OVERALL TOTAL 54 NO UNITS

The Distington Legion Land project is being developed to the best current standards of design for an ageing population. These include:

- HAPPI principles
- National Described Space Standards
- ‘Design for Dementia’ Principles
- Building Regulations Part M4.

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1: INTRODUCTION



Distington Big Local Ltd is one of 150 Big Local areas that were awarded £1million pounds of Lottery Funding. The communities were chosen as they had missed out on previous funding programmes. The funding is to help local people improve their community and leave a lasting legacy for future generations.

Distington is situated in west Cumbria, between the towns of Workington and Whitehaven. DBL Ltd was set up in 2014. We became one of the first Big Local areas to become a limited company in 2016, which meant we were able to buy the former British Legion Land which came up for sale in the centre of the village. Distington Big Local is run by a Board and three subgroups. The Residents & Wellbeing group, Young People & Families group and the Land Development group. All Board members are Company Directors and local residents.

Nearly all board and subgroup members are made up of volunteers. The board, with recommendation from the subgroups, decide how the money will be spent. The spend needs to be agreed by Local Trust in London, who manage the Big Local funding, before we can draw the money down from them. DBL Ltd volunteers work very hard, giving many hours of their time to attend meetings and events, get training and make, often very difficult, decisions. In addition, we have two members of employed staff: Project Manager, Ingrid Morris and Project Assistant, Lindsay Bodman.

The Legion Land Plan is a unique opportunity for a significant project of community led homes.

DBL Ltd.'s vision is to turn this wasteland in the centre of the village into a high-quality housing development. They plan to build innovative, state of the art, dementia friendly and future proof housing for the over 55's. The development will enable residents to stay in their village rather than having to move out of area for appropriate housing which is currently not available. It will enable people who have, or had a local connection to Distington, to return to the village. It will also put Distington on the map for innovative housing, not just for local resident but also those from a wider area.

1: INTRODUCTION

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2: OBJECTIVES



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

The Land Development committee, in conjunction with professional architects, have developed a care village design consisting of 9 wheelchair user bungalows and 45 self-contained 1 and 2 bedroomed apartments within a communal building, which are presented in more detail within this document. The overall objectives of the proposed new development are as follows

1. To develop bungalows and apartments, to include a mix of sizes and specifications to include dementia friendly design.
2. To provide housing that is innovative and state of the art in design.
3. To include 1 and 2 bedroom homes consisting of semi-detached bungalows with their own gardens and an apartment block of 1 and 2 bed units. Innovative ideas on property types are encouraged.
4. To provide shared community and communal space, both inside and out, that enables residents to come together and encourages community spirit and pride.
5. To include beautiful landscaping and parking for adjoining residents as well as for the development.
6. To implement a cascading lettings policy plan prioritising and improving housing for local residents while at the same time ensuring high occupancy by being available to people from further afield.
7. To implement a long-term governance structure for the homes which has the residents at its core, creating long term resources for the local and wider community.
8. To use local people, where practicably possible to work on the project both in the build stage and into the future.
9. To deliver the homes in a way which safeguards DBL Ltd both financially and legally.
10. To create a long-term resource for the community prioritising local people.
11. To create a development that will provide a lasting legacy and have a positive impact on the whole of the village.

2: OBJECTIVES

In 2016 DBL Ltd purchased 1.7 acres of land in centre of village for the community.

Match funding was secured to help pay for a Community Consultation and Feasibility Study.

We commissioned architects and designers, Halsall Lloyd Partnership, to carry out the above. The community consultation showed a strong desire for housing for over 55's in the village, with an emphasis on dementia friendly design. The feasibility study confirmed that the site is suitable for a housing development.

In September 2018 we held a Legion Land Plan exhibition to show the community what a housing development on the site might look like.

79% of residents who took part in our lengthy consultation process were in favour of the proposed development.

The local authority identifies a clear need for older peoples' housing and is supportive of our plans.

The site provides a rare opportunity to implement an ambitious housing development that acts on local needs, to develop affordable, sustainable new homes led by the local community.

DBL Ltd has been awarded funding from Homes England to help take this project to full planning stage.

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3: THE VISION



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

A clear vision has been developed by Distington Big Local for the redevelopment of the Legion Land, based on the new housing being at the heart of the village, responding to the needs of older people. Furthermore, it will promote and revitalise the village by attracting new people, freeing up existing properties for families and creating a 'Centre of Excellence' for elderly care in North Cumbria.

This vision has been developed over two years in close consultation with residents of the village and other stakeholders including the local authorities, Copeland and Cumbria.

Over the past 6 months detailed design for the project have progressed through a series of Design Panel meetings representing the local community. The wider community have also been consulted through events including the DBLs AGM and a 'Drop-in' day in November. Additional stakeholder consultation includes the local planning authority and highways authority as well as health care professionals.

The emerging 'Vision' is for a 'Care Village' within the village with good connection and linkage and designed to the highest possible standards in care provision, particularly focusing on design for all impairments, both physical and cognitive, enabling residents to 'age in place' while retain capacity and independence for as long as possible through the application of the highest design standards in elderly care.

3: THE VISION

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4: HISTORY AND PREVIOUS LAND USE



1898



1900



1923



1952



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

The site is currently a cleared site located centrally within the village of Distington.



The site currently has one pedestrian and vehicle access point, located off Church Road, which will be retained as the main vehicle and pedestrian access-way into the new development.

The British Legion Club was originally located at the northern end of the site, but this building was demolished a number of years previous. Historical records and investigations show that part of the site was recently used for a small market garden/allotments, but other than this limited use, historical plans indicate that the site has not been built upon. (see opposite page with historical mapping information for the site)

The edge of the site is bounded by residential housing/rear gardens on three sides and the 'fairy path' on the other, which leads from Chapel Street through to Distington Primary School on Church Road. A topographical survey of the site has been completed and shows a slope across the site in excess of approx. 2 meters in a north east to south west direction.

Site photographs detail a partially tarmac area which provided parking for the British Legion Building and rough open ground. Boundaries are a mix of timber and mesh fencing predominantly in poor condition. See site photographs in **Appendix 6**.

4: HISTORY AND PREVIOUS LAND USE

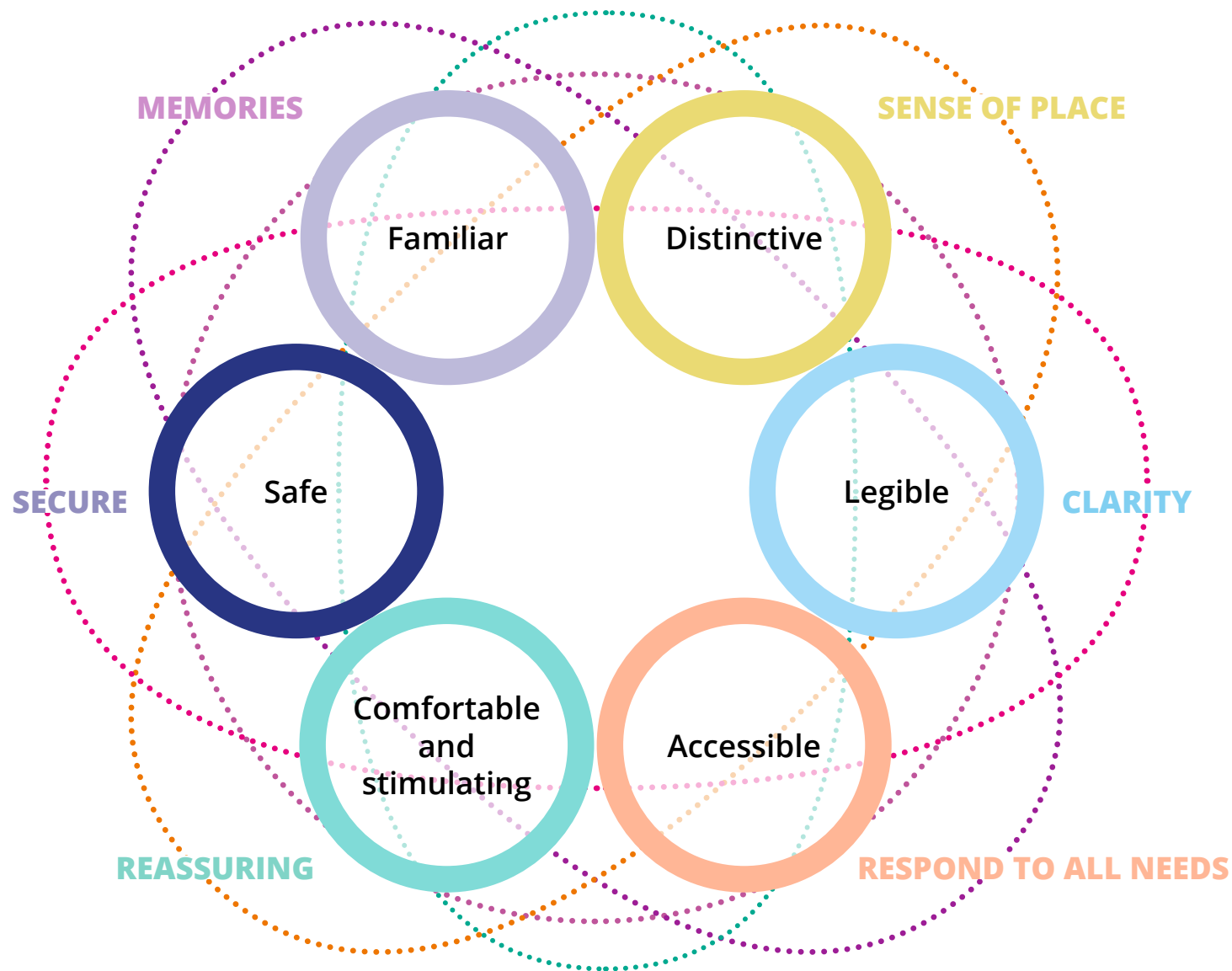
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5: KEY DESIGN PRINCIPLES



KEY DESIGN PRINCIPLES



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

The concept is of a 'Care Village' integrated into the wider village with good connections to facilities and public transport responding to the local need for high quality residential accommodation aimed at older people.

The project will be a 'Centre of Excellence' servicing the wider population of Copeland but with priority for the local people of Distington.

Built to the best modern standards, it will be 'future proofed' as far as possible, anticipating changing needs and requirements through inbuilt flexibility.

An accommodation mix will be provided which offers choice and diversity through a range of different types of accommodation including bungalows and apartments, 1 bedroom and 2 bedroom units and wheelchair standards.

All the accommodation and the public realm and landscaped areas are dementia compatible. Three of the bungalows are more specialised in design to achieve a full 'Design for Dementia' standard. However, it is important that all the bungalows and apartments are designed as 'homes that anyone would want to live in' and that the design is inherently 'non-institutional'.

- 'Ageing in place' is a fundamental concept. Residents should be able to achieve all their needs and aspirations within the scheme.
- The apartments are designed for 'independent living' but with adaptations and design features which respond to design for dementia and physical impairment requirements now and in future.
- The design achieves unity through an inviting central 'square' which shares access between the bungalow and apartment accommodation
- Communal facilities are provided within the apartment block. These may be shared by bungalow residents as well as the wider village community, creating a central 'Hub'.
- The central atrium at the core of the apartment block serves as a covered street provided access to a range of services such as a salon, cafeteria, therapy and wellbeing suites.
- In view of the exposed environment of the site, the shared amenity space will encourage residents to come out of their apartments to enjoy the stimulus of communal activity.
- This principle extends to the landscaped environment of the scheme which is designed to provide sensory stimulus appealing to all the senses, reducing stress through a 'view to green' as well as stimulating ecological diversity.

5: KEY DESIGN PRINCIPLES

DISTINGTON BIG LOCAL: LEGION LAND PROJECT

6: COMMUNITY CONSULTATION



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

Since the purchase of the land in 2016 . Distington Big Local have made community consultation and engagement a fundamental priority in the development of the design, ensuring transparency from the start. Community consultation has allowed the local and wider community to contribute and comment ensuring all opinions are expressed and considered as the design has progressed.

A list of the community events is detailed below: -

Initial consultation - The community of Distington where initial consulted in February 2018, the consultation took the form of a short questionnaire which was delivered to houses within the village. Houses directly adjacent to the site where also visited by HLP Architects who had been appointed to undertake the consultation process. The aim of the consultation was to establish community opinion and preferred usage of the site.

The collated results of this first consultation are recorded in the Community Consultation Report 03.05.2018 which is enclosed within **Appendix 1.**

The results from the initial consultation established that the community favoured social housing aimed at older people, integrated with a community hub/resource for the village as the preferred option for the site.

Following up from this initial consultation, a follow up community event took place on 15th September 2018. The event was held on the site within a large exhibition tent. A collection of A1 boards was produced detailing initial concept designs based on the preferred older persons housing consulted on previously. A large central model was also produced as an aid to the discussion on the day. A copy of the boards and follow on reports are enclosed within **Appendix 1.** The event was also attended by local councillors and the MP for Copeland, Trudy Harrison who was very supportive of the development and the potential provision of new high-quality homes for the local area.

A further open day even was also held on 20th November 2019 between 2-7pm at Distington community centre. Display boards and a 3D computer model where displayed detailing the latest design proposal. While the numbers in attendance where low, the overall feedback was positive. **See Appendix 1.**

In addition to all of the community engagement events over recent months, Distington Big Local have maintained an ongoing day to day dialogue with the local community through other ongoing projects and works within the village. They have operated an open door policy and have been happy to talk at length about the proposal with any resident who wishes to learn more about the development and what it offers in terms of accommodation and as a community resource and legacy for the village.

6: COMMUNITY CONSULTATION

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7: PLANNING PRE-APPLICATION ADVICE

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It was noted from an early stage that consultation with the local planning and highways department was essential to ensure that the project was achievable, sustainable and fitted within the local plan and framework for Distington and the wider area of Copeland.

Two separate meetings have been held with the planning Development manager Nick Hayhurst, and his team, Sarah Papaleo, and Michael Robinson from West Cumbria highways. Copies of correspondence received after the meeting are enclosed within ***Appendix 2***.

Overall comments regarding the proposal have been very positive.

7: PLANNING PRE-APPLICATION ADVICE

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2808 | D&A | MAR 20 | BH/AR/JM | 7:6





SECOND FLOOR

2808 | D&A | MAR 20 | BH/AR/JM | 7:7

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8: DESIGN AND MATERIALS



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The design layout of the new care village has developed from our initial study of the site topography, access points on the site and its relationship with the existing buildings and houses surrounding the site.

The ground floor entrance point has been designed to maximise overlooking and maintain security. This flows directly into a central atrium space with a direct connection through to the sensory garden at the rear. The community café and communal facilities are all located on the ground floor at client request, the central multi use area which forms the hub of the building can be adapted and subdivided with folding partitions depending on usage of the space. The atrium is continued on the first and second floor at a reduced size and scale but provides important visual connections between floors, encouraging activity and interest and allowing light to penetrate into the space from roof lights above.

Apartments within the building are made up of 1 and 2 bedroomed units as detailed below: -

1 bed 2 person apartments M4(2) adaptable standard – 50m²

2 bed 3 person apartments M4(2) adaptable standard – 63m²

1 Bed 2 person apartment to M4(3) wheelchair user standard - 62m²

The housing mix across the whole development has been formulated to meet existing and future housing needs within the local and wider area.

All apartments have been designed to meet National Described Space Standards areas. Each apartment layout also references HAPPI design principles. To ensure adaptability and flexibility within the layout. An additional option for a visitor Wc is also incorporated within each apartment, which would function as a store until the need for change was required.

The original brief was to provide a mixed tenure of apartments and bungalows to meet the existing and future needs of the building. The 9no bungalows that have been detailed on the layout are all designed to meet Building Regulation Part M4 (3) wheelchair user standard. 3 of the 9 have additional adaptations and modifications to facilitate and ensure that occupants can live well with Dementia. All bungalows front onto a central court area and have private in curtilage parking for 1 vehicle each. The bungalows are externally rendered with feature sandstone gables to the front. Windows are an anthracite UPVC in appearance. Roof tiles will be a concrete dark grey tile with black UPVC guttering and down pipes. A rough render to the external building envelope will be in keeping with the local vernacular of the area.

8: DESIGN AND MATERIALS

The large apartment block will be traditional masonry construction. The linear nature of the development will be punctuated with feature red sandstone gables to break up the render and also emphasize the entrance. Steps created in the plan also translate to the elevations and help break down the form of the building creating a village scale to the development.

The exterior of the building will be predominantly rendered. Internal staircases separating apartments and connecting each floor will be glazed from floor to ceiling allowing light to penetrate into the central spaces. While there are some areas of flat roof over corridors and the atrium, the majority of the roof will be formed using a timber truss construction. The proposed new roof will be pitched at 35 degree, with a dark grey concrete tile to the approval of the planner. While the roof over the corridors and atrium is flat, the apartment roof will be a traditional pitched truss roof construction. As the drawings show, by providing each terraced row of apartments with a separate single roof, the overall heights can be kept to a minimum and relatable to the existing surrounding building.

See planning drawing Appendix 8.

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9: LOCAL VERNACULAR & DESIGN INFLUENCES





Image courtesy of www.visitcumbria.com/churches/distington-holy-spirit-church/

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Distinguon is now a mix of many architectural period's styles and forms, ranging from 1960s /70s flat roofed 2 storey ex local authority housing to period properties within the village centre. The Holy Spirit Church which has a raised aspect over the village was constructed in 1886 and is a red sandstone structure. The majority of period character buildings run along Main Street which is still the main pedestrian and vehicle access route through the village. Prominent buildings within the village such as the Holy Spirit Church and the old school along main street are constructed with red sandstone blocks. Picking up on this theme, gables along both the front and rear elevations of the new apartment block are constructed in red sandstone with a with a raking gable coping and kneeler which is typical of the area. Limestone render is also a prominent elevational treatment within the village, it is proposed that a hard-wearing robust render will also be utilised on the new elevations, creating a rapour with the existing village vernacular. To minimise roof heights, each gable end of the building will be formed with a double pile roof which is also characteristic to larger lake district housing such as Blackwell House. This roof design feature allows a more proportional roof, scaled with the surrounding buildings. *See planning drawing Appendix 8.*

9: LOCAL VERNACULAR & DESIGN INFLUENCES

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10: LANDSCAPE DESIGN

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The landscape design is fundamental to the overall success of the development and helps knit together the external environment with the buildings and internal spaces. At the initial design stages of the scheme, the proposal for a sensory garden as an extension of the building has been central to this proposal. The rear south facing garden will demonstrate the importance of quality outdoor space in assisting people to live well with dementia through simple inclusive design features and planting, which will provide opportunity for shared interaction or private relaxation. The proposed design of the new landscaped garden is detailed within **Appendix 3** along with the proposed drawings for the new development. This design establishes a series of inter linking outdoor 'rooms' allowing the visitor to immerse themselves in activities or quiet contemplation. The sensory garden also offers the opportunity to enhance nature and habitat for local species identified within the ecology study enclosed in **Appendix 4**. Selective tree and shrub/bush planting will also provide a visual buffer with the existing properties that back onto the new development and help maintain privacy.

All bungalows will be provided with front and private rear gardens. Front boundaries have been omitted to retain simplicity and ease of movements. This will also assist in maintenance. Discussions with Cumbria highways have been ongoing from the pre-application meetings and the current design indicates partial adoption of the entrance and parking areas while the central court will remain private. A mix of non-slip hard wearing materials ranging from sets to tegula blocks, pavers and tarmac will be utilised to complement the architecture of the new buildings and also respond to the existing materials within the local area. A proposed new lighting scheme will be discussed and implemented over the development in line with highways requirements in order to minimise light spillage. All adopted highways works will be constructed to Cumbria highways adoptable standards.

Boundaries will be reformed and new robust fences and boundaries created to re establish security and maintain privacy.

10: LANDSCAPE DESIGN

DISTINGTON BIG LOCAL: LEGION LAND PROJECT

11: VISUAL IMPACT STUDY

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A visual impact study to demonstrate that there will be no detrimental impact on the village has been completed in the form of a photographic study. The photographs show that as a result of the contained nature of the site, the 3 storey element of the main apartment block will be obscured by adjacent buildings bounding the site. It must also be noted that while there are currently no three storey buildings within Distington, the scale of the existing period properties and roof pitches currently demonstrate a 3 storey scale and massing in the village. The visual impact study is detailed within **Appendix 5** of this document.

11: VISUAL IMPACT STUDY

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12: FINANCIAL VIABILITY

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Homes England grant funding has been approved to progress the design up to a formal planning application which needs to be submitted and validated before the end of March 2020 to ensure compliance. Distington Big Local have recently commenced negotiations with a local housing association. This partnership will aim to secure Homes England funding for the construction phase of the development.

As part of the pre-planning phase a cost analysis and assessment has been ongoing to ensure that the project is financially viable and affordable. With the properties offering a mixed tenure, social rent, shared ownership, the 3rd storey ensures that the 54 units detailed within this application will generate sufficient rental income to ensure financial and sustainable viability into the future.

12: FINANCIAL VIABILITY

DISTINGTON BIG LOCAL: LEGION LAND PROJECT

13: PARKING PROVISION

DISTINGTON BIG LOCAL: LEGION LAND PROJECT

Pedestrian and vehicle access onto the site will be off Church Road. Church road is a residential street which provides through access to Distington Junior school, the community centre, Distington church and residential housing beyond. Residents residing within the terraced properties along Church Road adjacent to the site currently park on street *See Appendix 6 - site study and photographs.*

With access along this street already limited, a conversation was initiated with these residents to provide a safer off-street parking area which could be shared with the new development. A proposal to share the parking to the rear of the housing has been tabled at community consultation events and has been welcomed by the residents as a way of alleviating congestion and improving security along Church Road.

Overall parking numbers for the development are as follows: -

Bungalows 9 parking space in curtilage spaces

Shared parking provision 29 spaces (Inclusive of 6 disabled spaces)

Within the Cumbria Development Guide **Appendix 1** Parking, the standard required for a sheltered housing wardened is 1 space per 4 units plus 1 space per resident staff, and access for ambulance.

This current proposal provides 45 self-contained apartments. Therefore, the minimum standard required would be 12 spaces for residents and 3 for staff totalling 15 spaces. As the current layout for the development details 29 spaces (excluding bungalows which have separate in curtilage provision on a 1 space per 1 unit basis) this development standard is exceeded by 14 spaces.

A cycle stand to accommodate 6 cycles will be provided adjacent to the apartment building entrance in accordance with Cumbria Development guidance.

13: PARKING PROVISION

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14: ACCESSIBILITY



DISTINGTON BIG LOCAL: LEGION LAND PROJECT

It is proposed that all access points into the bungalows and apartment accommodation will be level access. External materials will be non-slip and selected to facilitate uniform contrast with the deterioration of the aging eye, this will avoid level misconceptions and prevent falls as experience by residents living well within the community with dementia. Doorways will be appropriately sized ensuring disability/wheelchair access is not impeded or limited. All bungalows will be designed to Min Part M (3) wheelchair access standard. In curtilage parking will be a min 2.4 width with a 1200mm access path to the side, 3600mm in total. 3 bungalows have been designed with dementia adaptations to allow flexibility of layout. Both apartments and bungalows will benefit from a site manager and a 'Lanyard' call system providing assistance and added safety which can be further tailored to meet individual needs.

14: ACCESSIBILITY

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15: ACCESS STATEMENT

DISTINGTON BIG LOCAL: LEGION LAND PROJECT

The proposed new development site is located within the heart of Distington.

Low car ownership means that residents rely heavily on public transport provision. A transport statement has been conducted and the full report is enclosed within **Appendix 7**. The report confirms that public transport provision is good with bus stops located within 400m of the site along Main Street adjacent to the local shop. Bus connections through to Workington and Whitehaven are achievable from this bus stop at regular interval throughout the day and evening. The report also makes references and confirms good pedestrian and cycle provision within the area which is discussed at greater length within the report.

The report also demonstrates that the proposed highways layout conforms to accessibility requirements for emergency and refuse vehicles turning requirements.

15: ACCESS STATEMENT

DISTINGTON BIG LOCAL: LEGION LAND PROJECT



**Halsall Lloyd
Partnership**
ARCHITECTS & DESIGNERS

Liverpool

98 Duke Street,
Liverpool,
L1 5AG
0151 708 8944
liverpool@hlpdesign.com

Nottingham

53 Forest Road East,
Nottingham
NG1 4HW
0115 989 7969
nottingham@hlpdesign.com

www.hlpdesign.com

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