

## 3.0 Description of Proposals

### 3.3.12 Landscaping and external works

Please refer to the separate Landscape Report for full details of the proposed landscaping.

### 3.3.13 Sustainability

The proposal extends the usability and lifetime of a large masonry-built building. The overarching principal of the design has been to design the layout in order to retain as much green space as possible from the existing site, in order to retain the existing wildlife and ecological value of the site.

The new build houses and apartments will be designed as low energy dwellings with high levels of insulation and air-tightness. We are seeking to achieve Passivhaus certification for the new build apartments and attached villas. (Bridge Architects are certified Passivhaus Designers)

The refurbished apartments will seek to surpass current building regulations values.



Proposed landscaping plan (see separate report)

## 4.0 Access

### 4.1 Movement Through and To the Site

Please also refer to report by Transport Consultant DTPC UK, and the landscape report by Landscape Projects.

The existing site access is retained off Beaconsfield Road, with gates set back 12m to allow large vehicles to pull off the road. The existing access is retained off Church Road, with the gates set back 6m to allow cars to pull off the road. This entrance requires widening marginally to allow sufficient sight lines. Both pedestrian entrances off Beaconsfield and Church Roads are proposed to be removed - pedestrian access will be via the vehicle entrances off both roads.

Access through the site is via the existing and new perimeter access roads, designed to work with the existing levels on site without causing overly steep gradients or 'retaining' conditions. All houses have external driveways, some with additional integral garages. Entry via the front doors of the properties are level. Entry to the apartment blocks are via level access through the underground car parks, or via the stepped front door or adjacent (existing) ramped access. Access to individual apartments is then via lift to each level, and is then level access to the front doors.

#### 4.1.1 Internal Layout

All of the apartments and houses have been designed to meet Lifetime Homes standards and are thus suitable for wheelchair access throughout the ground and upper floors, with suitable provision for vertical access via chair-lift or through-floor lift. A number of the apartments in the existing house do not meet all of the 16 Lifetime Homes points and cannot be adapted due to the constraints of working within a listed building. All of the areas which do not meet the requirements are noted on Bridge Architects drawings al(05)203 and al(05)205.

### 4.2 Inclusive Access

The buildings are designed to meet the Lifetime Homes standard - refer to 4.11 above.

### 4.3 Consultants

It has not been necessary to appoint an access consultant on this project.



Proposed apartment General Arrangement plans demonstrating LTH compliance in red



Porposed apartment types demonstrating LTH compliance in red

# 5.0 Client

## 5.1 Client Statement

*Knolle Park – Restoring Woolton’s heritage*

*We view Knolle Park as a site with exceptional character and potential. Our aim is to deliver a thoughtful and sympathetic development that respects both its architectural and natural assets.*

*We want to restore and enhance a neglected gem and deliver a development that will bring the site back to its original glory, and contribute positively to the life of Woolton and the wider city.*

*The development vision seeks to create a new residential community within a parkland setting that fuses sensitively restored heritage buildings with bold and confident modern architecture.*

*The development embraces the spirit of Liverpool’s fine residential parks, in a radical and contemporary way.*

*We envisage a development that will set future standards for design, quality and sustainability, but more than anything will be a great place to live.*

Peter McInnes  
Director  
**St Gabriels Liverpool Ltd**

# Appendix 1

## Bridge Architects Planning Drawings

<b>Existing Drawings</b>		
Location Plan and Ex. Site Plan		al(05)100
Ex. Church & Beaconsfield ele's		al(05)101
Knolle House existing plans		al(05)102
Knolle House existing elevations		al(05)103
German Wing - existing plans		al(05)104
Greek Lodge - ex. plans & ele's		al(05)105
Orangery - ex. plans & ele's		al(05)106
Gardeners Cottage - ex. plans & ele's		al(05)107
<b>Proposed Drawings</b>		
Proposed site plan		al(05)200
Prop. Church & Beaconsfield ele's		al(05)201
Prop. Site sections EE & FF		al(05)202
Knolle House & aparts - plans		al(05)203
Knolle House & aparts - ele's		al(05)204
Apartment type plans		al(05)205
Orangery - prop. plans and ele's		al(05)206
Greek Lodge - prop. plans & ele's		al(05)207
Attached villas - plans and ele's		al(05)208
Detached house 1 - plans and ele's		al(05)209
Detached house 2 - plans and ele's		al(05)210
CGI's		al(05)211
Proposed Materials		al(05)212



*Places Matter! works across the public and private sectors to drive up the skills and knowledge of all those involved in new development, promoting good design and encouraging strong client leadership.*

*The Places Matter! remit is to understand the economic case for promoting good design, ensuring project developers and managers provide strong client leadership.*

#### *What is Design Review?*

*Design Review is a respected method of improving the quality of new development by offering constructive, impartial and expert advice. Design Review panel meetings allow local authorities, clients, developers and design teams to present their schemes at the pre-planning stage to a panel of experts from the built environment sector and benefit from the discussion and constructive advice of the panel.*

## Appendix 2

### Places Matter Design Review report



Places Matter!  
Unit 101  
The Tea Factory  
82 Wood Street  
Liverpool L1 4DQ

T +44 (0)151 703 0135  
info@placesmatter.co.uk  
www.placesmatter.co.uk

Russell Bridge  
Bridge Architects  
14 Old Mill St  
Manchester  
M4 6DZ

2 September 2015

Dear Russell

**Re: Knolle Park, Woolton, Liverpool  
20 August 2015 Design Review, Manchester**

Thank you for sharing this proposal with Places Matter! Design Review. We are very supportive of a sensitive approach to development within a historic landscape and the ambition to create a contemporary design in housing as well.

#### Masterplan and Landscape

The layout and level changes appear to work together and we are particularly pleased to see that the historic, dramatic approach to the existing house is being maintained in the overall design. It is to be commended that the architect and the landscape architect are working so closely together and collaboration is demonstrated through the quality of the design. It will be equally as important that the client is intending to make a long term maintenance commitment to this project to ensure that the quality of the landscape is ensured throughout the development and into the future.

The many small models you brought to the design review were very helpful in visualising the overall shape and topography of the site and the way the scheme fits into it. We particularly liked the emphasised horseshoe shaped layout of the housing which, although it did not align with Beaconsfield Road on the western side, gave a more coherent structure within itself. It also improved the relationship with Cedarwood, the 20<sup>th</sup> century listed house at the corner of the site. We initially questioned who would take ownership of the central square around which the new houses will be built as there must be a robust and longterm maintenance and management plan in place for this development. There will be a need to plan for the gradual replacement of trees as and when necessary, as the landscape in this proposal is a critical part of the scheme.

RIBA   
North West

Design  
Network.



PlacesMatter!

Places Matter!  
Unit 101  
The Tea Factory  
82 Wood Street  
Liverpool L1 4DQ

T +44 (0)151 703 0135  
info@placesmatter.co.uk  
www.placesmatter.co.uk

Russell Bridge  
Bridge Architects  
14 Old Mill St  
Manchester  
M4 6DZ

2 September 2015

Dear Russell

**Re: Knolle Park, Woolton, Liverpool  
20 August 2015 Design Review, Manchester**

Thank you for sharing this proposal with Places Matter! Design Review. We are very supportive of a sensitive approach to development within a historic landscape and the ambition to create a contemporary design in housing as well.

Masterplan and Landscape

The layout and level changes appear to work together and we are particularly pleased to see that the historic, dramatic approach to the existing house is being maintained in the overall design. It is to be commended that the architect and the landscape architect are working so closely together and collaboration is demonstrated through the quality of the design. It will be equally as important that the client is intending to make a long term maintenance commitment to this project to ensure that the quality of the landscape is ensured throughout the development and into the future.

The many small models you brought to the design review were very helpful in visualising the overall shape and topography of the site and the way the scheme fits into it. We particularly liked the emphasised horseshoe shaped layout of the housing which, although it did not align with Beaconsfield Road on the western side, gave a more coherent structure within itself. It also improved the relationship with Cedarwood, the 20<sup>th</sup> century listed house at the corner of the site. We initially questioned who would take ownership of the central square around which the new houses will be built as there must be a robust and longterm maintenance and management plan in place for this development. There will be a need to plan for the gradual replacement of trees as and when necessary, as the landscape in this proposal is a critical part of the scheme.

RIBA  North West  
Design  
Network.

## Appendix 2

### Places Matter Design Review report

PlacesMatter!

Places Matter!  
Unit 101  
The Tea Factory  
82 Wood Street  
Liverpool L1 4DQ

T +44 (0)151 703 0135  
info@placesmatter.co.uk  
www.placesmatter.co.uk

Russell Bridge  
Bridge Architects  
14 Old Mill St  
Manchester  
M4 6DZ

2 September 2015

Dear Russell

**Re: Knolle Park, Woolton, Liverpool  
20 August 2015 Design Review, Manchester**

Thank you for sharing this proposal with Places Matter! Design Review. We are very supportive of a sensitive approach to development within a historic landscape and the ambition to create a contemporary design in housing as well.

Masterplan and Landscape

The layout and level changes appear to work together and we are particularly pleased to see that the historic, dramatic approach to the existing house is being maintained in the overall design. It is to be commended that the architect and the landscape architect are working so closely together and collaboration is demonstrated through the quality of the design. It will be equally as important that the client is intending to make a long term maintenance commitment to this project to ensure that the quality of the landscape is ensured throughout the development and into the future.

The many small models you brought to the design review were very helpful in visualising the overall shape and topography of the site and the way the scheme fits into it. We particularly liked the emphasised horseshoe shaped layout of the housing which, although it did not align with Beaconsfield Road on the western side, gave a more coherent structure within itself. It also improved the relationship with Cedarwood, the 20<sup>th</sup> century listed house at the corner of the site. We initially questioned who would take ownership of the central square around which the new houses will be built as there must be a robust and longterm maintenance and management plan in place for this development. There will be a need to plan for the gradual replacement of trees as and when necessary, as the landscape in this proposal is a critical part of the scheme.

RIBA  North West  
Design  
Network.