



179-199 Oakfield Road
Design and Access Statement
for Homebaked Community Land Trust Ltd CIC

URBED (Urbanism, Environment and Design) Ltd
April 2019

HOMEBAKED TERRACE
Homebaked Community Land Trust CIC

Design and Access Statement
April 2019

1089-URBED-RP-A-Design and Access Statement

HOMEBAKED
Community Land Trust



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Supporting drawings and documents associated with this application:

URBED DRAWINGS (Architect):

1089-URBED-Z0-00-DR-A-Location Plan
1089-URBED-Z0-00-DR-A-Block Plan
1089-URBED-Z0-01-DR-A-Site Plan

1089-URBED-Z0-00-DR-A-Exi Grd Floor
1089-URBED-Z0-00-DR-A-Prop Ground Floor
1089-URBED-Z0-01-DR-A-Exi 1st Floor
1089-URBED-Z0-01-DR-A-Prop 1st Floor
1089-URBED-Z0-02-DR-A-Exi 2nd Floor
1089-URBED-Z0-02-DR-A-Prop 2nd Floor
1089-URBED-Z0-03-DR-A-Exi Roof Plan
1089-URBED-Z0-03-DR-A-Prop Roof Plan
1089-URBED-Z0-ZZ-DR-A-Exi Elevs
1089-URBED-Z0-ZZ-DR-A-Exi Sections AA + BB
1089-URBED-Z0-ZZ-DR-A-Exi Sections CC
1089-URBED-Z0-ZZ-DR-A-Prop Front and Side Elevs
1089-URBED-Z0-ZZ-DR-A-Prop Rear Elevs
1089-URBED-Z0-ZZ-DR-A-Prop Sections AA + BB
1089-URBED-Z0-ZZ-DR-A-Prop Sections CC
1089-URBED-Z0-ZZ-DR-A-Exi + Prop Outrigger Elevations
1089-URBED-Z0-ZZ-DR-A-Front Visual
1089-URBED-Z0-ZZ-DR-A-Rear Visual

ELLIOT BOND DRAWINGS (Structural Engineer):
EBC00285 - 200: Proposed Drainage

SUPPORTING ASSESSMENTS:
AA0168: Planning Noise Assessment Report, Azymuth Acoustics UK
Preliminary Roost Assessment, Gritstone Ecology

Purpose

This document accompanies the planning application for the refurbishment of 179-195 Oakfield Road and minor alterations to 197-199 Oakfield Road. It explains the vision, brief and design development for the refurbishment of the terrace in Anfield by Homebaked Community Land Trust.

The document explains the design and access strategies of the proposal and process that has informed the development of the final design. Design proposals have been developed over several months through a series of studies, meetings and engagement activities with the CLT board, Homebaked stakeholders and local residents. An outline of these activities is provided in Section 3.

The scheme is founded on a good understanding of the local area and its needs and has grown out of a close and meaningful dialogue with local stakeholders.

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Existing photograph of 179 - 199 Oakfield Road (December 2018)



Proposed artistic impression of 179 - 199 Oakfield Road

1.0 Introduction

1.1 Location

The site is located on Oakfield Road, at the junction with Walton Breck Road (1). Within 100m to the north of the site lies Anfield stadium (2), home to Liverpool Football Club. Oakfield Road runs south-easterly from the site and offers a range of retail units and pubs, some of which have restricted opening hours or are closed. A run of similarly-aged brick terraced houses faces the site (3), whilst a petrol station (4) sits 25m away from the corner of 179.

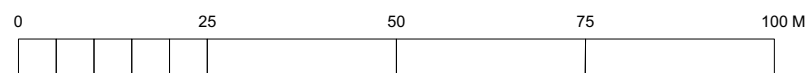
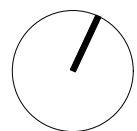
The land behind the terraced houses is a recreation ground of approximately 4000 sq.m (5). There is also a small public square (6) planted with trees adjacent to number 179 Oakfield Road, which is approximately 460 sq.m. A substation (7) is located behind Homebaked Bakery at no. 197 - 199.

Red Line Boundary

The red line boundary of ownership extends midway into the alleyway (8) to the rear of the properties, and midway into the public right of way (9) which runs along the site next to 179.

The red line boundary covers an area of approximately 1046 sqm, whilst the existing built footprint of the row of terraces (179 - 199) is around 630 sqm.

The proposal includes two small extensions to the rear of the properties, infills between the outriggers of the terraces and builds up into the attics of four of the dwellings. The proposed built footprint of the row of terraces (179 - 199) is approximately 720 sq.m.



1.2 Project Brief

Homebaked Community Land Trust plan to refurbish the row of nine existing terraced houses, which run adjacent to Homebaked Bakery on Oakfield Road in Anfield, Liverpool. Their ambition is to achieve a high quality development that provides affordable and healthy homes and space to nurture local businesses. This is a community-led development, with a focus on local desires and needs. Homebaked CLT believes the people it serves deserve a beautiful, secure, warm and environmentally sound development that enhances the well-being and prospects of the people who live and work there. The empty properties will be transformed to include:

- Eight residential units of varying size and form: This will include a fully accessible ground floor unit as well as houses and apartments. This mix has been informed by consultations with local stakeholders and residents, a review of the public data available on housing need and demand in the local area, and the configurations possible within the existing structures.
- Space for local and community business: This will include the expansion of the existing successful Homebaked cooperative bakery, a multi-function unit providing space for a micro-brewery, pop-up retails and community activities, and two smaller commercial spaces are for non-food retail or office use by local and start-up businesses.

The existing buildings will be refurbished so that they are easy and cheap to heat, ensuring homes are healthy and affordable in the long term as well as reducing energy use and carbon emissions, and so reducing its environmental impacts. This will be achieved through a ‘fabric first’ approach, using high levels of insulation and draught proofing and high quality glazing. This will reduce heat loss by around 80% when compared with a standard terraced house in the area.

Daylight modelling has been used to inform the arrangement of openings and layouts, to ensure good daylighting to all living spaces. This has been balanced and informed by overheating risk analysis energy modelling. Responsible water use and management has also been considered, with water-butts to the rear of the properties reducing run-off and providing water for gardens, and water-efficient fittings specified throughout. This will also further reduce residents’ utilities bills.

Good space standards and accessible and inclusive design are a core requirement of the brief, with Building Regulations Part M4 compliance a priority in the design of layouts. Access to green-space, private outdoor space are important and have been considered in the development of the designs, with all homes having access to private outdoor space and the rear alley transformed into a shared space for recreation and play.

1.3 History of Homebaked

This development project is not starting from scratch. It builds on almost a decade of work done under the Homebaked banner on Oakfield Road.

Homebaked started in 2010 in the old Mitchell’s Bakery in the shadow of Anfield’s Kop. The building, like much of the local area, had been designated to be demolished under the Housing Market Renewal Initiative (HMRI). The initial project that Homebaked grew from, 2up2down, was supported by Liverpool Biennial and initiated by artist Jeanne van Heeswijk. URBED were also involved as designers and facilitators of the community design process. This project asked how the local community could take matters into their own hands regarding the development of their neighbourhood and a common future: ‘What does it mean to live well?’

Homebaked Community Land Trust (CLT) CIC was founded in April 2012 with the aim of refurbishing the bakery building to provide workspace for social enterprise and affordable housing. It is run today by a board of volunteers and a growing collective that includes people from the local area and professionals from the fields of law, architecture, accountancy and housing.

The Homebaked Bakery Co-operative, a sister organisation to the CLT, was incorporated in June 2012 by a group of local residents passionate about the possibilities of re-opening the bakery in community ownership and creating a successful enterprise with social as well as financial value. The Bakery cafe is now a hub and regular meeting point for both local residents and visitors.

Next to its day-to-day business it offers training courses for local people and put on events in the evenings. It also runs a wholesale and catering business and operates a stalls at markets across the region. The cafe is open 6 days a week, providing good jobs and training for local people.

Since 2015 Homebaked CLT have worked on a process of designing, planning and learning together with the local community; a project which the CLT named ‘Build Your Own High Street.’ This project grew from the model of the bakery and proposes a larger scheme of community-led development in the area.

In 2017 the CLT secured funds and carried out the refurbishment of the first floor of the building at 197-199 Oakfield Road as a four bedroom apartment. This redevelopment was completed in 2018 and now provides affordable rental accommodation.

Having previously considered a new-build scheme on the site, in 2018 the CLT decided to look again at these future development proposals and explore whether the existing properties could be refurbished and re-purposed. This report documents the design work carried out in this revived design process by URBED, the CLT and the core community design team since November 2018.

Community involvement is vital to the success of the project. Active members of Homebaked have been engaged in the development of the scheme, as well as members of the public and local residents. This process has built on the work done in the last decade in developing the work of Homebaked and its role within the local neighbourhood.

Below: Photo elevation view of the terrace as it stood in 2011



1.2 Hombaked's Vision

Homebaked is a community land trust and co-operative bakery situated on the boundary between the neighbourhoods of Everton and Anfield, just opposite the Liverpool Football Club. The project is co-owned and co-produced by people who live and work in the area. They have a long-term plan to regenerate the local high street 'brick by brick and loaf by loaf', using money that is spent in the neighbourhood to benefit the local community communities.

This work is based on the simple belief that we all deserve to live well. That means good jobs, secure homes, great food and welcoming spaces to meet, share stories, learn and celebrate.

Membership of Homebaked CLT is open to anyone, though encouraged amongst local residents and businesses in Anfield. There are currently 87 members and 8 board members.

Homebaked CLT's main objectives are to:

- Retain land and assets to benefit the community;
- Develop community housing that offers a long-term affordable accommodation and;
- Revitalise the High Street, providing shop space to serve local needs;
- Create quality green space for recreation, food growing and social interaction;
- Create opportunities for residents to take ownership, learn and celebrate together and strengthen our collective decision-making capabilities.

The Oakfield Road terrace refurbishment project described in this report is the current focus for Homebaked CLT, and aims to act as a catalyst for the regeneration of Oakfield Road. The CLT envisage this project as part of a continuing process, exploring ways of reconfiguring and refurbishing Anfield terraces, to provide a mixed use scheme of residential, commercial and communal amenity.

In the planning and development process for this scheme, the CLT has over the last three years held 16 planning workshops, working intensively with a local core development team of 20 members and engaging with around 900 people through public events.



2.0

Analysis

2.1

Site Location

The project focuses on No. 179 - 195 Oakfield Road, a row of unoccupied Edwardian Terraces at the crossroads between Walton Breck Road and Oakfield Road in Anfield. The terraces are attached to the successful Homebaked Bakery, which occupies the ground floor of 197-199 Oakfield Road and will undergo minor alterations as part of this development. It is and in close proximity to Liverpool Football stadium.

A bus stop one minute away on Walton Breck Road provides buses into the centre of the city every 10 minutes, with a journey time of 15 - 20 minutes.

Homebaked is in an inner neighbourhood of Liverpool, which suffers from multiple deprivation and is one of the poorest areas in the UK. It was covered by the Housing Market Renewal (HMR) programme and in the last 10 years there has been a large amount of demolition of terraced housing and new build development.

Oakfield Road serves as the local Anfield retail centre, with the row of terraces in this project forming one end of the High Street. Whilst there have been some shop closures along the High Street, this continues to provide local residents with amenities such as pubs, barbers, takeaways and convenience stores, though some of these only open on Match Days, when there is a greater footfall in the area.

The junction for Walton Breck Road lies opposite 179 -195 Oakfield Road, with further brick terraces facing the site. A petrol station lies due east of the terraces, on the opposite side of the road, whilst a newly landscaped recreation ground - the Rec - has been developed to the south of the properties. A large Keepmoat housing scheme with 106 homes (The Parks, Phase 4) has recently been constructed on the land surrounding the Rec.

The site is a few minutes walk away from Stanley Park, which has facilities such as playgrounds, a lake, flower gardens and a bistro. The nearest primary school is a five minute walk from the site, whilst the North Liverpool Academy is a 10 minute walk south-west of the terraces.



Above: Liverpool FC Stadium



Above: The High Street



Above: Keepmoat Housing



2.2 Site History

In the middle of the 19th century, this neighbourhood did not exist. The district developed around a collection of large houses (Annfield House, Annfield Lodge, Annfield Villa and Breck House) clustered around Walton Breck Road, and quickly densified towards the end of the 19th century and the start of the 20th.

The area is well known for being the location of Anfield Football Stadium, with the first match played in September 1884. Originally this housed Everton Football Club, who moved to Mere Green Field in 1892, with a new team - Liverpool F.C - starting at the Anfield stadium.

At this time, No. 179 - 195 Oakfield Road was yet to be built. The maps to the right on this page show the site to empty in 1890, with a disused quarry occupying what is now the recreational ground. The Methodist Church sat on the corner site opposite, until the latter part of the 20th century. The row of terraces was constructed during the first decade of the 20th century, and remained inhabited until the 21st Century.

Anfield was selected as a location for the Housing Market Renewal (HMR) Pathfinder programme. Many houses were demolished as part of this and new houses were also constructed. The terrace next to the bakery was emptied over the last 15 years and the last property was transferred to Liverpool City Council's ownership in 2018.



Above: Site in 1890, before construction of terraced houses

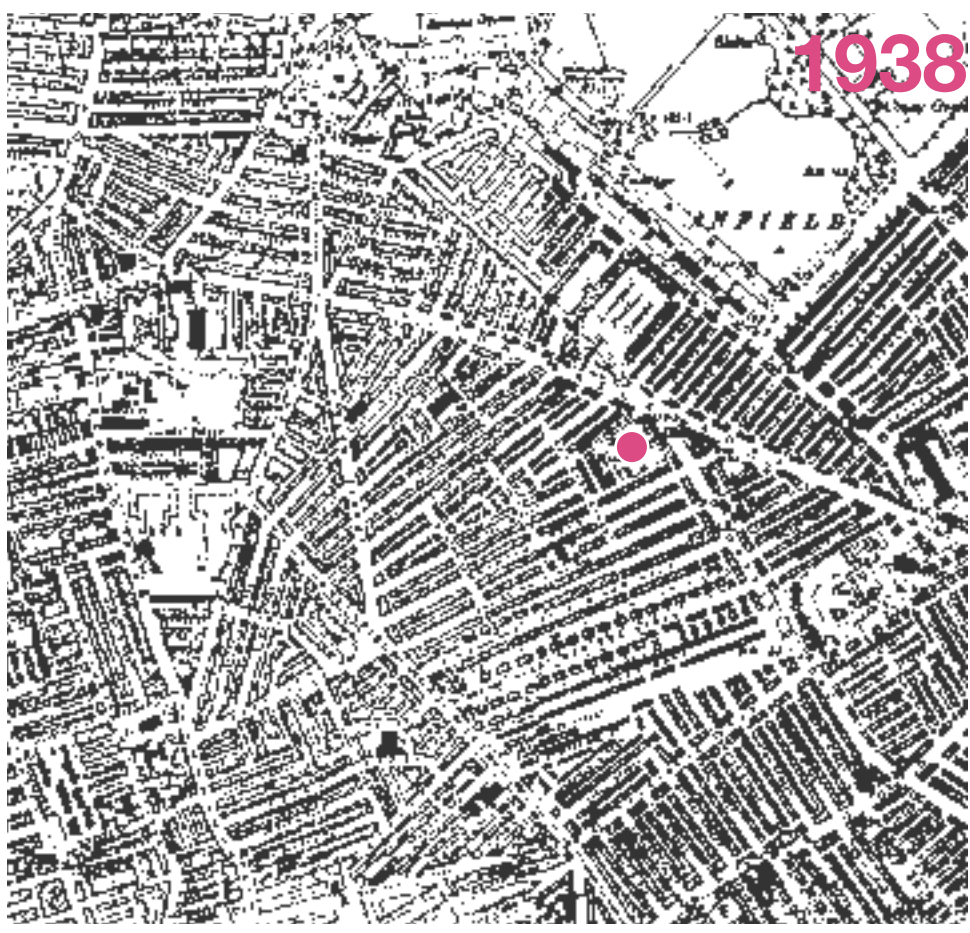
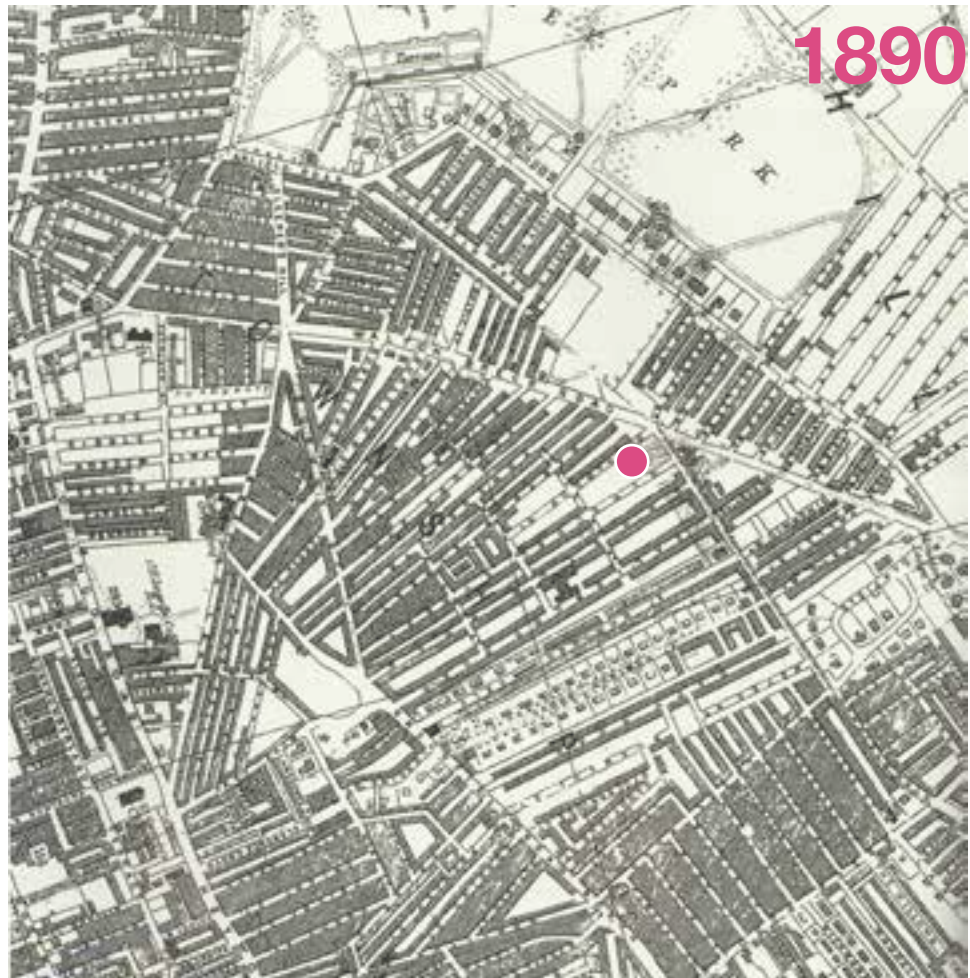


Above: The Sandon, Oakfield Road, 1902



Above: Oakfield Road in 1969 showing the Methodist Church where petrol station now stands.

Below: Anfield and Everton 1890 and 1928 OS Maps

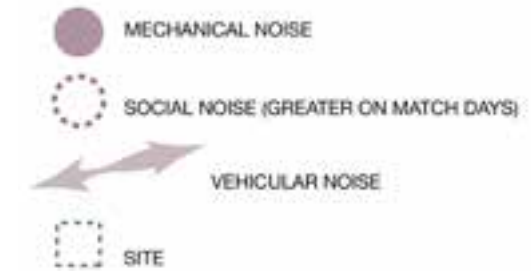


2.3 Site Context

17-199 Oakfield Road faces north-east, whilst the rear benefits from a south-westerly orientation. The lack of housing to the rear prevents overshadowing and provides an open aspect, although there are some large trees to the south and west of the site to the rear of No. 179.

Oakfield Road is a B- Road with moderate traffic. With the stadium so close by, the road becomes very busy on match days. There are resident permit parking bays along Oakfield Road.

Homebaked Bakery ends the terrace, with a small cafe and shop selling bread and pies. There is a four bedroom flat on top of the Bakery, which is managed by Homebaked CLT. At the rear of the bakery is a substation.





- PUBLIC GREEN SPACE
- HOTEL
- PLACE OF WORSHIP AND HALL
- FOOTBALL STADIUM
- SHOP/ PETROL STATION
- FOOD AND DRINK
- SITE

FRONT ACCESS:
Oakfield Road



REAR ACCESS: Rear
yards back onto a disused
alleyway, with the Rec
beyond on the right of this
picture



SIDE ACCESS: No.179
sits beside a small public
garden currently used by
Homegrown



2.4 Local Planning Policies and Proposals

The Liverpool Local Plan

The site falls within an area allocated within **Policy H7: Primarily Residential Areas**. Within the Primary Residential Areas designated on the Policies Map, planning permission will be granted for:

- a. New housing development, provided the residential character of the area and living conditions of existing residents is protected;
- b. Industrial and business development where there will be no detrimental effect on the amenities and character of the residential area and no adverse impact on traffic generation and car parking;
- c. New and improved community facilities, providing there is no adverse impact on residential amenity, traffic generation and car parking and subject to compliance with Policy SP5 “Community Facilities”; and
- d. Other forms of development, redevelopment or changes of use, provided there is no adverse impact on residential amenity or the character of the area.

RESPONSE: This is a primarily residential development with supporting small scale business and community facilities.

Policy H9 for Vacant Housing, Refurbishment/Extensions, and Housing Renewal is also applicable to this proposal:

Vacant Housing

- 1. Planning permission will be granted for proposals which achieve a reduction in the level of vacant housing through the refurbishment and alteration of the internal dwelling layout subject to other policies in this Local Plan.

RESPONSE: This development will result in the refurbishment of nine currently derelict vacant properties.

Policy UD4 Inclusive Design

- 1. All development proposals, by virtue of their location and physical features, should meet the highest standards of accessibility and inclusion so that all potential users, regardless of mental or physical ability, age or gender can use the development safely and easily.
- 2. Development proposals (including extensions, alterations and changes of use) for any building that the public may use will be required to provide safe, easy and inclusive access for all people. This should include access to, into and within the building and its facilities, as well as appropriate car parking and access to public transport

provision. Planning applications will be expected to indicate space standards, (for example, door, corridor, wheelchair turning circles, ramp gradients, parking bay widths), together with any facilities such as lifts, ramps etc. required for compliance with good practice, Inclusive Design guidance documents, Equality legislation and policies.

3. Development proposals to extend and/or enhance the public realm and the pedestrian environment should be designed to meet the highest standards of access and inclusion.

4. Alterations and extensions to historic buildings and their settings should take every possible opportunity to improve access for all into and around the premises whilst having regard to what makes the building and surrounding area special. Where, in the view of the City Council such provision may reasonably be achieved, the Council will require its provision.

5. All external works should be designed to be accessible and safe for people with mobility, visual or hearing impairments. Layouts should be arranged to facilitate access to and within the buildings.

6. The highest standards of accessibility and inclusion should be met in all developments that would result in the provision of jobs.

7. All ‘Major’ applications will need to be accompanied by an Inclusive Design Statement, where appropriate, that could form part of Design and Access Statement. This should show that the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development and how inclusion will be maintained and managed.

8. Residential development proposals should meet the requirements set out in **Policy H12 Accessible Housing**.

RESPONSE: Inclusive design has been a key consideration in the development of these proposals. See section 5.6 of this document for further details.

The Anfield Spatial Regeneration Framework (Feb 2014)

The site falls within the Anfield SRF area. which lies within the area of the North Liverpool Strategic Regeneration Framework and the North Liverpool Mayoral Development Zone (MDZ). It is one of the priority areas for investment and action in the city.

Broad Objectives For The Anfield SRF:

- Refurbishment of existing dwellings in the Anfield Village/Rockfield areas

- Improvements to the Walton Breck Road ‘High Street’

- Maximise the advantage of LFC’s proposed stadium expansion and associated public realm works

- Environmental improvements across the area

- Creating the conditions and identifying sites for economic investment and job creation.

RESPONSE: By refurbishing these currently vacant properties whilst also providing high street facilities and environmental improvements and space for local businesses this development supports all of the above policy objectives.

Walton Breck Road Anfield Vision Proposal

There are plans to improve Walton Breck Road / Oakfield Road outside the terraces, although these proposals are not currently confirmed. Aims include:

- Community-Driven Places: Creating a series of flexible spaces along the high street, that can accommodate match-day activity as well as community-led events, such as markets and local festivities. The community garden behind Homebaked forms an extension of the high street and becomes a place for locals to love and visitors to discover.
- A Vibrant Place wit a Thriving Retail Heart. Encouraging new shops and businesses into the area, facilitating a wider and more diverse variety of uses. Together with the existing assets and community-driven places, Anfield is transformed into a lively place on both match and non-match days.

RESPONSE: This scheme is community-led and provides new community space on the high street that supports match-day activity and local businesses.

18F/1632: Liverpool FC Concert Venue

An application was approved with conditions in October 2018 to broaden the use of Liverpool FC Stadium as a concert venue on up to six special occasions throughout the year. This would increase footfall to the area on non match days, but would also create more noise disturbance for residents.

RESPONSE: This scheme has been developed with a keen awareness of the need to address noise issues and protect residents from external noise. See section 5.12 of this document for further details.

2.5 Condition of Existing Buildings

The terraces are approximately 4.5m wide, and 8 metres in depth (not including external walls or outriggers.) The outrigger adds an additional 2.8 x 3.5 m of space. Currently the nine houses are all two storey buildings, which would have had two or three bedrooms at first floor level (when occupied), and a living room, a dining room and a kitchen and ground floor.

197-199 Oakfield Road - the bakery building - has been refurbished in several phases over the last 7 years by Homebaked. The nine adjacent properties are currently in a generally poor state of repair, with many having been unoccupied for a decade or more. Windows and doors are shuttered, rainwater goods are damaged or missing and roofs and masonry have suffered from water damage.

The houses are of traditional construction with solid brick external walls and party walls and some internal load-bearing walls at ground floor level. The floors are suspended timber and the roofs are traditional rafter-and-purlin structures. The building fabric is completely uninsulated. The key findings from a structural survey conducted in December 2018 were as follows.

- The external walls are in reasonable condition. There are localised defects where water damage has affected high level brickwork, near blocked or defective gutters, and there are some localised areas of brick erosion at the front-elevation and left-side gable.
- The roofs are in poor condition, particularly at the rear, on the bay windows, and around chimneys, where flashings have been removed and water has caused timber decay. Roof coverings and rafters will need to be completely replaced, although it should be possible to re-use the existing purlins.
- The chimney stacks are also in poor condition and have suffered damage from missing flashings and vegetation growth.
- There are some areas of decay in the timber floors; this has largely been caused by rainwater penetration through the roof.
- The existing underground drainage is likely to require replacement in its entirety.
- Yard walls have completely collapsed in some areas, and are generally in a poor state of repair.
- All windows and doors will need to be replaced.
- The current staircases have suffered damage in some cases and are not compliant with current building regulations.



3.1 Participatory Design

User involvement has been key to the development of the vision, brief and the design for the refurbishment of the terrace at Homebaked. This section sets out the various consultation and co-design events that have been undertaken to date. These have meaningfully informed the proposals.

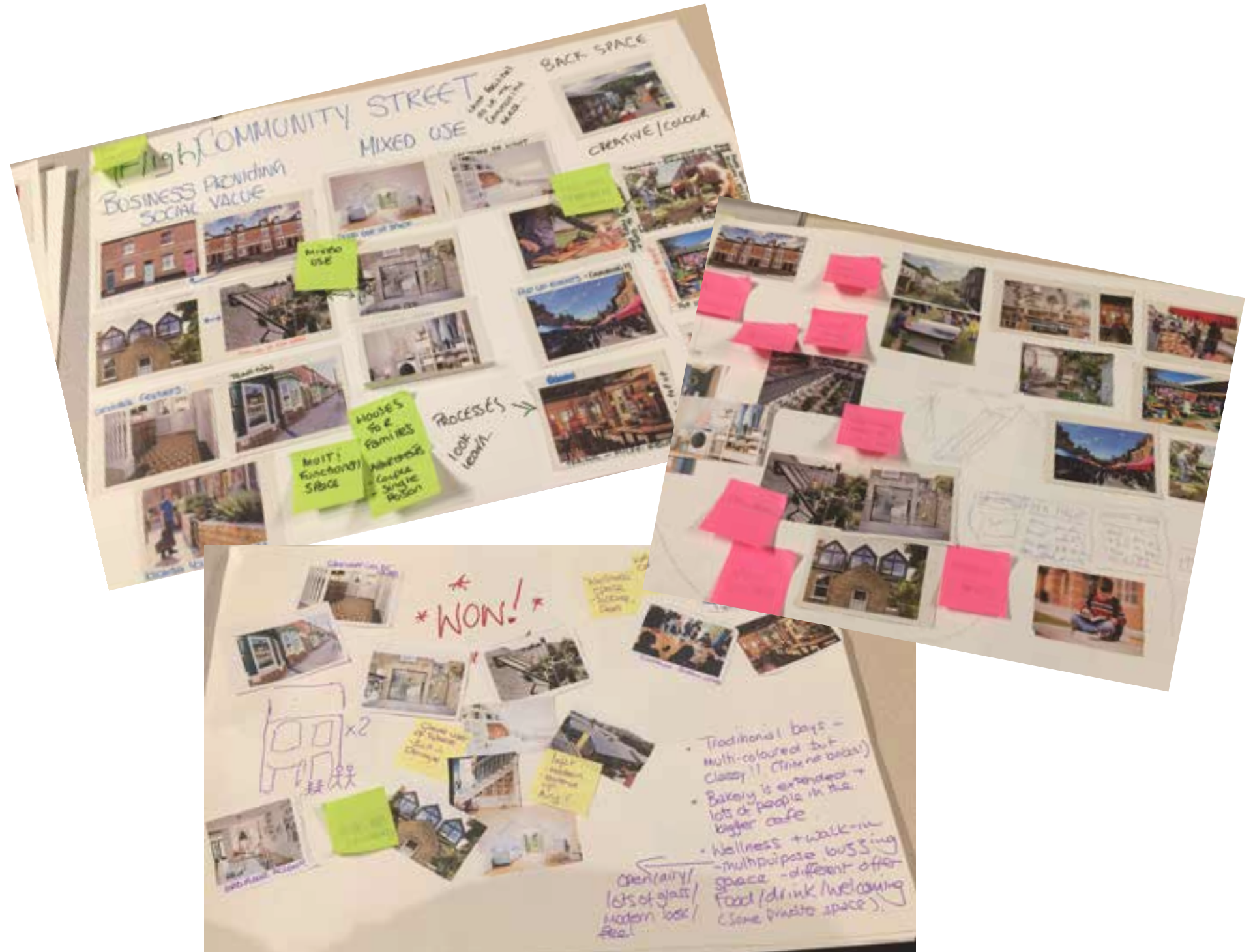
In addition to these workshops a series of conversations with key stakeholders such as Homebaked Bakery and Homegrown have fed into the emerging designs. The Homebaked CLT board have also been kept informed of developments.

Homebaked Cooperative Bakery: We met with representatives from the bakery on Friday 11th January 2019 to discuss their requirements in depth. We also conducted a building tour with the bakery manager following the community design team meeting on Saturday 12th January to understand the existing arrangements within the building and to help better understand their future plans. A further meeting was held with Homebaked Bakery on Monday 25th March 2019 to finalise proposals. These requirements have now been incorporated in the brief described above.

Homegrown: We met with representatives of Homegrown on Friday 25th February to discuss how their requirements might be integrated into the development of the block and have since continued the conversation via email. Their requirements have now also been incorporated into the brief described above.

In both instances these organisations have been consulted as potential occupiers of the space to inform the design proposals. This process is separate from any process being carried out by the Community Land Trust as a landlord regarding decisions to offer a lease to particular organisations and any due diligence associated with this.

The participatory design process has been led by a core group of local residents engaged with Homebaked CLT. This is documented in the following pages.



Workshop 1: Hopes and Ideas for the project

Core Design Group

Core Design Group: Workshop 01 8 December

Initial workshop with the core community design group held at Christ Church on Oakfield Road.



This first session of the new design process brought together a group of local residents and Homebaked stakeholders to consider the overall ‘form, feeling and function’ that we’d like to achieve for the project.

Several of the ideas expressed picked up on those developed in earlier processes: for example the contrast between retaining ‘tradition’ and original features on the front elevation and a more experimental and varied approach at the rear.

Views, daylight and greenery were all considered to be important. As were opportunities to use otherwise under-used space such as loft spaces - or extend with roof balconies and winter gardens. Practical considerations such as storage for bikes and buggies was also felt to be important.

Potential uses for the non-residential spaces centred around, food, growing and health and well-being.

Core Design Group: Workshop 02 18 December

Second community design session with 18 attendants at The Church pub on Oakfield Road



During this session, URBED introduced attendees to the Time/ Quality/ Cost triangle, explaining that it was important for the client to prioritize two of these.

The conversation then shifted to a discussion about personal ambitions for the project and wider hopes and visions. This included a keen awareness of changing the area’s reputation, both by local people and those from further afield. A sense of community pride was key for many in the group.

The make up of the accommodation was also seen as key with the potential for live work spaces for health practitioners, artists and other such workers being discussed. The draft plans for a range of option for size and mix of accommodation was presented and discussed.

Core Design Group: Workshop 03 12 January

Review of developing designs and introduction to sustainable design and Case Studies in Homebaked Bakery



The session began with a slide-show of the photographic survey of the terraces, explaining structural issues as well as highlighting their potential.

The second phase of the meeting looked at the energy plans for the terraces, the focus remained on the actual building material. Marianne explained the importance on focussing on “Fabric First”, emphasising that the materials used for building fabric are key; there’s little point in putting solar panels on a leaky roof.

By this stage key design principles were confirmed, and several options had been tried and tested, with three emerging favourites - Options A, B and C. The focus of the rest of the session was to look at these designs in more detail, and work out what was popular and what was not. It became clear that Option B was a preferred choice, which showed more opportunity for commercial space.. Development into the attic was popular.

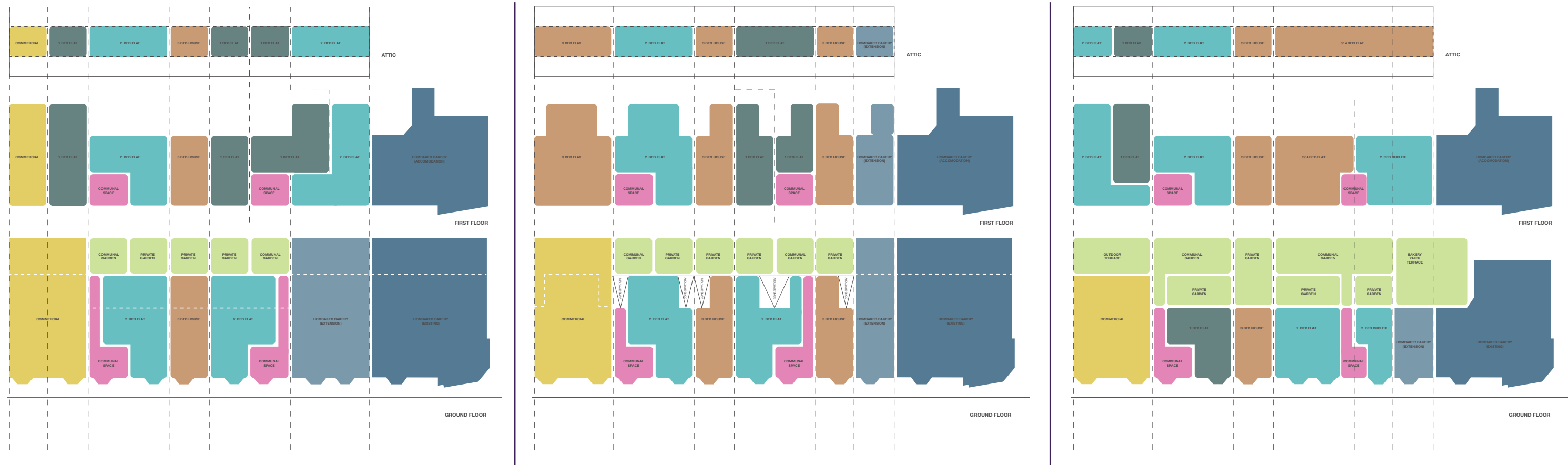
3.0

Design and Engagement Process

3.2

Core Design Community Group

Workshop 1/ 2 : Feasibility Studies, URBED (December, 2018)



Initial feasibility testing questioned factors such as:

- How much commercial space should there be? Whilst some attendees to community workshops were keen for much of the ground floor space to become commercial or communal space to re-activate the High Street.
- Should the development be mainly flats or houses? The brief originally asked for a majority of flats, but testing this showed that houses allowed for greater future flexibility, and less ‘communal space’ for the CLT to maintain
- What should happen at the rear of the terrace? It was clear that people wanted the front of the terraces to remain traditional, but the rear has more opportunity for redesign. The options above questioned whether the outriggers should be removed completely, removed and replaced with new extensions, or retained. Retention

was preferred, depending on the structural condition.

- What about provision of gardens and terraces? Some provision of private outdoors space was very popular, with options such as gardens, terraces, balconies and communal gardens being explored. Also clear from this was the desire for a space where social interaction can occur, and consultees discussed use of the small pocket park next to No.179 Oakfield Road, hoping that it might continue to be used for food growing, as well as hosting markets and pop up events. It was recognised that the rear alley may also provide opportunities for shared space for residents.
- Use of attics? With insulation being added to the soffit of the roof, it seems sensible to maximise use of the attic spaces, and discussions were had about occupation and dormer design



Core Design Group: Workshop 04 16 February

Precedent Study Tour around houses and community shops in Liverpool, Salford and Manchester



Exposed old materials meet modern materials. Flexible doors and partitions to separate or unite spaces



Spacious light open plan living areas with crisp finishing. Built in storage was deemed useful



Colourful doors and bay windows along Granby Four Streets

In February, the Core Design Team went on a day trip around the north-west, checking out design ideas and ownership models, and looking at the work of other CLTs and cooperatives.

The first stop was Granby Four Streets CLT, where the team were particularly impressed by the converted winter garden terraces, and the generous space created by knocking through walls in the ground floor of one of the terraced houses.

After a quick stop off at the Welsh Streets, the group travelled to Salford to view the Vimto Gardens development and demonstrate the idea of an upside-down house.

The final stop was Village Greens Organic supermarket in Prestwich, North Manchester, to look behind the scenes of another cooperative run food retailer and find out about the benefits and challenges of setting up a local community business.



Large glazed roofs in the Granby winter garden create an environment for plants in the community winter garden below



Outdoor access to raised terrace in front the living space at Chapel Street was popular.



The fresh and healthy fruit and veg was very popular at Village Greens

Core Design Community Group

Core Design Group: Workshop 05 22 March

Presentation of proposals with feedback and suggestions from Core Design Team



URBED presented 3D visuals and sectional perspectives of the building design during the final session, and explained the resolved allocation of residential and commercial units.

This was followed by questions, before the group divided into smaller sub-groups to look at the designs in more detail.

Overall the designs were popular with comments that “it was a nice way of merging old with new.” Specific detailed conversations were able to occur about things such as bin stores, colours, materials and signage.

A short session about render colours and materials ended the workshop, with participants marking their preferred colour choices to influence the final design of the gable end.



OPTION 4A
Large horizontal coloured text on white background



OPTION 4B
Large vertical white text on coloured background



OPTION 4C
Large angled white text on coloured background



OPTION 4D
Smaller text and patterned graphics



OPTION 5E
Low level sign and hanging plants above



OPTION 5F
Low level sign



OPTION 5G
Porch structure to emphasize commercial units

5) SIGNAGE OPTIONS- small (side)



OPTION 2A
Dark green, as seen in 3D visual



OPTION 2E
Natural colours: cream/ beige colour with wooden details



OPTION 2B
Light green



OPTION 2F
Neutral: warm charcoal grey and white



OPTION 2C
Bright bold colour, eg. orange



OPTION 2G
Slate blue



OPTION 2D
Light red/pinkish tone



OPTION 2H
Neutral: light stone grey

Colour Discussions



There was some discussion about whether a bold colour or more muted. neutral colour would be better for the side wall, with mixed opinions



Wider Public Consultation

CLT Headquarters Drop in Sessions

1 Feb - 23 March

Twice weekly hosted drop-in events for the public to view and comments on emerging designs



As the house in the best current condition, no.189 was given a facelift in January 2019 and opened on a temporary basis for public consultation in February and March 2019.

Newsletters providing updates about the scheme and an invitation to attend the public consultations went out to approximately 3500 households in the local area. 62 people attended the drop in sessions, 58 of them local or with strong local connections. Of these 10 people put their name down for a home: 5 x two bed room, 3 x three bed and 2 x one bed. All these people live or work locally. Most of them are currently in private rented accommodation and are not happy with estate agent fees or feel worried that rent will rise beyond what they can afford.

In general the reactions to the housing plans, the overall mix and appearance were overwhelmingly positive, particularly in regards to the retrofit and energy generation elements, as well as spaciousness of the units and features such as the utility rooms.



Responses

Online Questionnaire 15 Feb - 01 April

The Homebaked website and newsletter also invited readers to complete a questionnaire offering design feedback

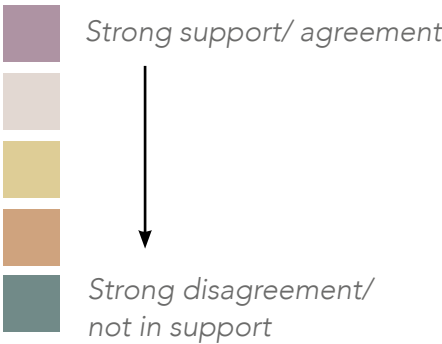
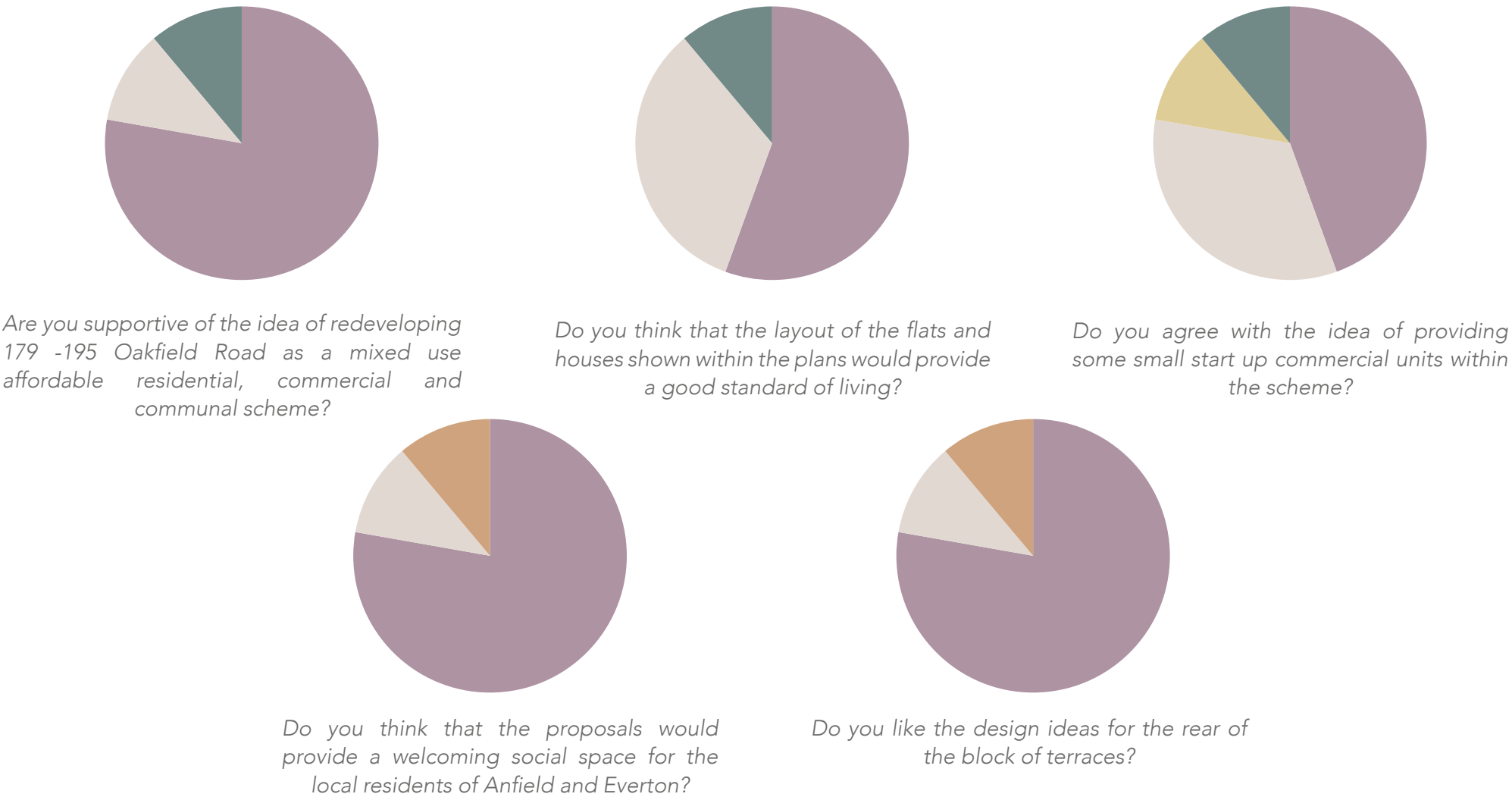


Nine people completed the online survey, the majority of which were local residents.

One commented that this was a “perfect development...Character and sense of place is what buildings like this give Anfield and Liverpool’s inner city”.

In response to a question asking what the most important features of a welcoming home were, people replied large living spaces, with warmth, light and homely decoration.

The survey also queried what the most important features of a good High Street were, to which people spoke about vibrancy, independent start up businesses and a welcoming environment.



Sketch vision of Rear of Terraces, created for Public Consultation (Feb 2019)





Top and right:

Section perspective drawings used to explain the mix and arrangement of uses during the design stage.

In response to feedback from local residents and the core design group the 'benches' shown along the front elevation to Oakfield Road here have been removed in the final designs.

Inspired by the local 'Alley Angels' scheme, the residential bin stores have been moved into a communal bin store in the rear alley - to improve ease of management and make the rear alley a more pleasant space.



4.1 Pre-Application Consultations

4.1.1 Local Planning Authority

A pre-application meeting was held with Hannah Owens, Principal Planning Officer at Liverpool City Council (LCC) on 5 February 2019. LCC were generally supportive of the current scheme and design approach of a “traditional” front elevation contrasting with a more modern and striking rear elevation.

LCC’s preference was for the gable end to be primarily brick to be ‘in keeping’ with the surrounding area. However we highlighted that the brick here is currently quite poor quality and in poor condition, unlike the facing brick of the front elevation, and that externally insulating it would be the best solution technically. Further details of this and our design approach are available in Section 5 of this document.

Specific comments on other aspects of the designs have been addressed in the designs as follows:

- Cycle parking should be provided in curtilage, to Liverpool City Council standard: This has been provided (see plans).
- Level access will be required at the ground floor throughout, in lieu of the application of the Lifetime Homes Standard: This has been achieved and Part M4 of the building regulations, which supersedes the Lifetime Homes standard, has been referenced in the development of the designs.
- If first floor terraces are included at the rear, these should be designed to address any security and privacy concerns: Two first floor terraces are provided. These are protected by high level screens that will be detailed to prevent climbing.
- The scheme appears to have a generous internal layout. As a minimum it should meet the national housing space standards: See the accommodation schedule in section 5 - the scheme fully meets the national housing space standards.

The planning officers were generally supportive of the mixed-use nature of the scheme. They stated that it is likely that LCC will set conditions as part of any planning approval to control opening times and use and the CLT understand this. Details of proposed use and proposed opening times are provided in Section 5 of this report.

We understand that noisy activity is unlikely to be approved as this may adversely affect the amenity and wellbeing of residents - and suggested that whilst a micro-brewery with associated community uses might be acceptable, a pub would not be. Please see section 5 for details of use, acoustic design and noise management proposals.

The planning officers confirmed that they were supportive of flexible space for commercial and communal use. They suggested that the

application could be placed under several use classes, and this would be tailored to the scheme.

The planning officers confirmed that the following studies and statements will be required as part of a valid planning application:

- A transport statement setting out the approach to parking and access for deliveries on the scheme: Please see section 5 of this report.
- A waste and recycling storage and collection strategy: Please see section 5 of this report.
- A noise and acoustic study, considering the effect of proposed uses on the surrounding area and the standards of insulation required to ensure a healthy environment for future residents: Please see section 5 of this report and the accompanying full noise assessment.
- A statement on any commercial ventilation proposals and any controls required to mitigate odours: Please see section 5 of this report.
- A bat survey: Please see accompanying bat survey report.

The planning officers confirmed that as the development is not within a flood zone, so a flood risk assessment is not required. Significant demolition and extension works are not proposed, so a ground investigation survey is not required.

4.1.2 Highways

The development works proposed are contained within the existing footprint of the block, and as such should have a limited effect on any public highway. The exception to the will be any parking and access requirements. This was discussed with the planning officers during the pre-application meeting described. They confirmed that given the existing context there would be no requirement for resident parking, however access for parking and deliveries to commercial spaces should be considered.

We are aware that there are plans in development for the improvement of Oakfield Road. A member of the CLT project team has attended local stakeholder group meetings to keep informed of progress on this. We understand from this that these proposals should have a limited effect on this proposal.

We requested copies of the current adopted highways plans from Liverpool City Council. We have been provided with some information on this, and understand from this that the alleyway to the rear of the properties and the footpath to the south side of the properties are not adopted.

4.1.3 Waste and Recycling Collections

We have consulted with a member of staff at the local waste collection authority who visiting during the public drop-in sessions (Graham Smith). They suggested that communal bins should be provided for the residential elements of the scheme. This was their preference because it makes the management of collections simpler, with the bins more accessible from the public highway if this bin store is provided at the Donaldson Street end of the Alley. It also makes keeping the rest of the alleyway clean easier, removes the untidy appearance of multiple bins left in the alleyway, and so frees up this space for other uses.

This has been further supported by conversations with the local ‘Alley Angels’ scheme, run by Your Housing, who have offered to advice on the detail of this and provide advice to the CLT on management issues.

4.1.4 Party Walls

As the CLT will be the owner of the entire terraced block, which stands independently of other buildings and structures, there should be no requirements for Party Walls approvals.

4.1.6 Rights to Light

As the terrace stands independently at some distance from other buildings, and we are not proposing to increase the height of the block, we do not envisage that there will be any issues with rights to light on the scheme.

4.1.7 Merseyside Police

We have consulted with the police architectural liaison service on the scheme, supplying them with plans and details of the proposal via email. They requested that:

- All rear boundaries to private yards are a minimum of 1.8m high: We have achieved this in all instances.
- That all doors and windows should be certified to BS PAS24:2016: We will specify this as standard.
- That external lighting should be provided to the front side and rear of the development to provide night-time security.
- That CCTV should be considered for the development.

4.2.1 Noise Assessment

A noise assessment was carried out as requested by Liverpool City Council planning officers during pre-application discussions.

Oakfield Road is a busy and noisy area, so the impact of noise of residents and neighbours of the scheme should be carefully considered in its development.

The full noise assessment is provided as a supporting document to this planning application. This made the following recommendations.

- Bedrooms and living rooms on façades in close proximity to Oakfield Road should be fitted with min. Rw38dBA glazing.
- Façades facing Oakfield Road should incorporate fan assisted background ventilation to reduce the need to open windows during hot weather.
- Façades away from roads may be ventilated by means of opening windows, for both day and night time periods.
- The minimum sound insulation for the floors between the micro-brewery and the residential dwellings should be Dnw 60dB or higher. This level of sound insulation can be achieved by a suitable insulated timber floor construction comprising a minimum surface mass of 95kg/m2 for the separating floor / ceiling as a whole and including a minimum 100mm absorbent mineral wool layer with minimum density of 10kg/m3.
- Where necessary the sound levels on any sound system in leisure premises should be controlled by a tamper proof sound level limiter installed on the proposed sound system, to be set to comply with a noise limit of 85 dB LAeq, 1min.
- Cumulative daytime noise levels (kitchen operating hours) from fixed plant should be not greater than 52dBA @ 1m distance from atmosphere connections.

Please see section 5 of this document for the design response to this.

4.2.2 Ecological Assessments

As a relatively small-scale refurbishment scheme with an already largely built up development footprint and primarily hard standing to all external areas, the existing site is considered to be of limited ecological value.

As nine of the terraces in the block are currently derelict or semi-derelict, they could form an environment that is attractive to bats, and so a bat survey was commissioned to support this planning application. This is available as a separate document to accompanying this application.

No evidence of use by bats was present during the survey, either internally or externally and the bat expert suggested that no further surveys would be required.

4.2.3 Ground Conditions

The local planning authority confirmed during pre-application discussions that as this is largely a refurbishment project, with limited associated excavations, no ground investigation survey is required to support the planning application.

4.2.4 Environmental Risks

The environmental risks posed by the development have been considered in the current design stage risk register, as required by the Construction Design and Management Regulations. The potential discovery of asbestos during the strip out of the existing buildings is likely to pose the greatest risk. The CLT as client and the Principal Contractor appointed will manage this risk as per their legal duties, in order to protect staff, residents and the general public.

4.2.5 Utilities

As part of the design process the existing plans of utilities have been obtained and will be included in the health and safety file for the project. The main gas, water and electricity connections enter the properties at the front, directly from Oakfield Road. This will be taken into consideration in the detailed design and construction of the external works here. The rear alley holds the existing sewer and drainage connections. The refurbished houses will connect into the existing sewer here.

5.1 Design Concept

A constant theme throughout the design process described in section 3 above has been the desire to create a development that retains and enhances the best of the ‘old’ - particularly in its most public face to the street - whilst introducing more modern and forward-looking aspects to the side and rear of the scheme. This has resulted in a design that keeps the front elevation largely ‘traditional’ - retaining and restoring the existing brickwork and bay windows - whilst introducing new materials and more modern aesthetics to the side and rear. There are sound technical reasons for approaching the block this way as it allows a greater level of insulation whilst protecting the existing structure. It also creates an exciting and dramatic contrast between old and new, signalling that this 100-year-old block has been transformed to accommodate 21st century living.

A key part of the design brief and concept is the thermal upgrade and sustainable redevelopment of the buildings. Insulating externally to the side and rear will cut heat loss through the walls here by around 90%, reducing space heating demand and carbon emissions. In the residential areas of the building this will be finished in a light-coloured render, which will also improve daylighting. Commercial elements will be clad in standing seam metal or darker-coloured render, to clearly distinguish them.

Small extensions to the existing terrace are proposed at the rear between the existing ‘outriggers’. This is driven by the internal plan arrangements and requirement for some additional space, but also used in a way that will improve the thermal performance of the buildings by improving their ‘form factor’, i.e. the ratio between their exposed surface area and the internal floor area. At the centre of the terrace single-storey infills provide additional floor area to kitchen/dining spaces and improved daylighting through the use of roof-lights. These are partly shaded by the two-storey outriggers, reducing the risk of overheating. At either end of the terrace two-storey infill provides additional floor space at both ground floor and first floor whilst simplifying the footprint of the building.

A dormer-roof extension at the centre of the terrace provides additional space for bedrooms. This is constructed in a simple way, reinforcing the modern aesthetic whilst also ensuring that the efficiency of the building form is maintained. Two small ground-floor extensions are provided to the commercial units on either end of the terrace to make these spaces more usable whilst also providing private outdoor space to the apartments above in the form of a roof terrace.

A range of improvements to the external spaces around the terrace complete the proposals. At the rear this will provide secure private space for residents, plus a shared alleyway where they can meet and play, looking onto the ‘Rec’. A fully accessible welcoming face is provided to the front, with the gable elevation looking onto ‘home square’ providing a bridge between the two.

Retention and restoration of traditional red brick street front elevation



A bolder modern design along the side and rear, with a mixed material palette of standing seam metal and render



This development is primarily a refurbishment of existing residential properties for residential use. Some smaller areas have been provided on the ground floor for non-residential use. These will accommodate a mix of space for new and existing local businesses and community activities.

Approximately half of the ground floor space within the nine terraced houses is allocated as commercial and communal space.

The first floor and second (attic) floor are entirely residential.

5.2.1 Residential Elements

The eight housing units cater for a range of occupants. They include a one-bedroom flat with a private roof terrace, a fully accessible ground floor two-bedroom apartments. 2 no. first floor two-bed flats, 2 no. two-bed maisonettes with living space on the first floor, and two traditional three-bed houses complete the picture.

This residential mix has been informed by the consultation and engagement process and by data from the Strategic Housing Market Assessment (SHMA) for Liverpool covering the period from 2013 to 2033, published in 2014. This shows that the greatest need within affordable rented housing is for 3 bedroom properties (38%) closely followed by 2 bedroom properties (30%). One bedroom properties are also shown to be in relatively high demand (27%). However the SHMA also suggests that this may be an over-estimate given the short-term nature and lack of flexibility afforded by this type of tenancy.

Information from the Liverpool City Council ward profiles for Anfield and Everton shows that there is a slightly higher number of one person households in these areas, suggesting that the need for smaller and one-bedroom properties might be slightly higher here. The same data also shows that there is a slightly higher proportion of households with disabilities and long-term health problems - suggesting that there may also be a slightly higher proportion of need for accessible housing to cater for those with mobility issues. In the participatory design process, feedback from local residents echoed the data above with a preference for two and three-bedroom homes. We have responded to this by providing a majority of two and three-bedroom homes.

As well as preferring two and three-bedroom homes, there was also a desire for more than just one house to be included if possible. This comes from a sense that the existing housing stock in these areas, of which these houses are representative, is popular and flexible enough to accommodate a range of households. We have responded to this by providing two ‘traditional’ houses in the centre of the terrace.

There was also a desire to provide at one or two properties that are

more accessible, that would be able to accommodate households with mobility issues. We have responded to this by ensuring that all homes meet accessibility criteria wherever possible and also by providing a ground floor fully accessible two-bedapartment.

5.2.2 Non-Residential Elements

The CLT and the local residents are clear that this development is an opportunity provide the spark for the renewal of the local high street. It should provide space for local businesses and community activities, forming part of a new blueprint for the high street that is about bringing people together and providing useful facilities for local residents.

Homebaked Bakery Extension

Since its founding in 2012 the Homebaked Bakery has successfully grown its operations significantly, from a single small oven operated by volunteers to a commercial operation making thousands of pies and hundreds of loaves of bread per week and employing 17 people (5 FTE). This success means that it has now at capacity within its existing building and needs more room to be able to grow the business.

To ensure that the bakery is able to stay within the buildings in which it has grown, its expansion is accommodated within this redevelopment and refurbishment.

This will include the following accommodation within the ground floor of 195 Oakfield Road:

- A training and production workshop that will allow the existing kitchen to be used primarily to serve the café. This will also double as café seating space at busy times.
- Better staff facilities, including a staff room, a small office and a dedicated staff WC.

Minor alterations will also be made to 197-199 Oakfield Road to provide access to the new spaces in 195 Oakfield Road and to improve facilities generally including:

- Improved access to the customer WC facilities.
- Rationalisation and improvement of storage spaces, including more dry-store space.
- A small lightweight extension to the rear yard to accommodate a stand-alone walk-in freezer.

Homegrown Collective

Homegrown Collective will occupy the unit at the opposite end of the terrace to the bakery – the ground floors of 179-181 Oakfield Road.

Homegrown Collective is a ‘not-for-profit’ community business initiated by local residents experienced in education, horticulture and food & drinks production & sales. Their social business model has been developed in over 3 years of engaging people local to Anfield and Everton in public green space events, horticulture training programmes and volunteering sessions.

Homegrown Collective will run a sustainable community-led business, which will cross finance charitable and community activities within Anfield and Everton with surplus profits made by commercially producing beer and non-alcoholic beverages. The business will provide quality local jobs and volunteering opportunities.

Examples of social provision and activities:

- Community events space
- Pop-up shop front space for local start-ups, including veg and produce
- Local skills & qualifications training in horticulture throughout green spaces in the local area
- Promotion of none and low alcohol ranges and a change in culture of alcohol consumption
- Promote healthy food and life style through education and volunteer programmes.

The space within the Homegrown Unit will be used for:

- A Commercial Community Training Brewery.
- A Community Social Hub used for:
 1. Hosting community & social events
 2. A community kitchen selling affordable hot/cold healthy food and teas/coffees/freshly made botanical soft drinks sales (sit in and take out) made from locally grown and sourced produce;
 3. Pop-up fresh produce & products market
 4. A community tasting room for testing, sharing and selling locally made craft alcohol products (including an extensive range of locally made craft non-alcoholic products)
 5. Occasionally selling of bottled/canned locally craft non-alcohol and alcohol beer to take home.
- A Small Mixed-Use Space; which will accommodate further community & social events

Small Flexible Commercial Spaces

The CLT also wish to provide for other, yet to be confirmed, existing and start-up independent local businesses. With just nine terraced houses, and a housing-led redevelopment, there has not been space to provide for all the ideas that have come forward as part of this process. However, two smaller spaces have been provided, at the southern end of the terrace. These will accommodate non-food uses, such as craft-based retail or a hairdressers/barbers. The CLT will look to support start up and local businesses to take these spaces. In response to demand, Homebaked may also consider the use of these spaces as offices or consultation rooms (B1 under permitted development rights) if it is found that such a use will better support local businesses and employment.

The CLT’s hope is that though space is limited within this terrace, this can provide inspiration and in the longer term potentially support for other spaces along the local high street to be opened up to local business and public-facing uses. There are currently many empty spaces along the street that could be given a new life if this project is able to act as an incubator and inspiration.



Top: Homebaked Bakery
Right: Homegrown Collective

5.3Scale

As a refurbishment project the scale of this development is largely fixed by the scale of the existing buildings.

These are two-storey terraces with pitched roofs and attic spaces, of a type very common in the surrounding area.

From the front of the development the apparent scale of the existing buildings will not change.

At the rear some additional space is provided by infilling between the ‘outriggers’ on the terraces and by two further single-storey small scale extensions at the rear of the commercial spaces.

A dormer structure on the rear roof pitch will finish below the ridge of the existing roof. This will provide additional bedroom space to four of the residential units, allowing generous space standards to be achieved in the development.

All of this increase in footprint will not be visible from the Oakfield Road or Donaldson Street, with the terrace keeping its existing scale within the street-scape.

Housing Unit	Type	Occupants	Floor	Total GIA (inc. loft store)	Total GIA (exc. loft store)	Min. National Space Standards	Outdoor Space
A	2 bed flat	2b4p	Grd/ 1st	129.8	84.3	79	23.6
B	2 bed house	2b4p	Grd/ 1st/ 2nd	95.4	93.5	79	9.8
C	2 bed house	2b3p	Grd/ 1st/ 2nd	92.1	90.2	79	12.1
D	3 bed house	3b5p	Grd/ 1st/ 2nd	119.2	117.3	99	16.8
E	3 bed house	3b5p	Grd/ 1st/ 2nd	119.9	118	99	14.9
F	2 bed accessible flat	2b3p	Grd	72.8	72.8	61	18.9
G	2 bed flat	2b3p	1st	119.6	75.2	61	Communal garden only
H	1 bed flat	1b2p	1st	71.7	49.6	50	15.5
							111.6

Housing Unit	Type	Occupants	Floor	Bedroom 1 NIA	Bedroom 2 NIA	Bedroom 3 NIA	Min. National Space Standards
A	2 bed flat	2b4p	Grd/ 1st	15.7	14.9	N/A	Double = 11.5 sqm
B	2 bed house	2b4p	Grd/ 1st/ 2nd	16.1	13	N/A	Single = 7.5 sqm
C	2 bed house	2b3p	Grd/ 1st/ 2nd	16	10	N/A	
D	3 bed house	3b5p	Grd/ 1st/ 2nd	15.2	10	14.7	
E	3 bed house	3b5p	Grd/ 1st/ 2nd	15.3	10.1	14.8	
F	2 bed accessible flat	2b3p	Grd	15.6	9.6	N/A	
G	2 bed flat	2b3p	1st	15	9.6	N/A	
H	1 bed flat	1b2p	1st	15	N/A	N/A	

Housing Unit	Type	Occupants	Floor	Living Space NIA	Min. London Design Guides	Total Storage (inc. utility and loft/ eaves)	Min. National Space Standards
A	2 bed flat	2b4p	Grd/ 1st	27.9	27	47.3	2
B	2 bed house	2b4p	Grd/ 1st/ 2nd	29.1	27	7.6	2
C	2 bed house	2b3p	Grd/ 1st/ 2nd	30.3	29	5.4	2.5
D	3 bed house	3b5p	Grd/ 1st/ 2nd	40.6	29	5.4	2.5
E	3 bed house	3b5p	Grd/ 1st/ 2nd	40.8	29	5.4	2.5
F	2 bed accessible flat	2b3p	Grd	28.7	25	2.8	2
G	2 bed flat	2b3p	1st	26.6	25	49	2
H	1 bed flat	1b2p	1st	26.4	23	22.1	1.5

5.4Amount

The amount of development is largely determined by the floorspace and footprint of the existing buildings.

The red line boundary of ownership extends midway into the alleyway (8) to the rear of the properties, and midway into the public right of way (9) which runs along the site next to 179.

The red line boundary covers an area of 1046 sqm.

The proposal gains two small extensions to the rear of the properties, infills between the outriggers of the terraces and builds up into the attics of four of the dwellings.

The development sees the creation of 230 sqm of new commercial space, in addition to the existing bakery and approximately 700 sqm of newly refurbished and reconfigured residential space.

Above: accommodation schedule and space standards

5.4Layout

The layout of the of the redevelopment of the terrace has been driven by a number of key considerations that are described in the diagram on the following page. These emerged from the design and engagement process outlined in section 3 above.

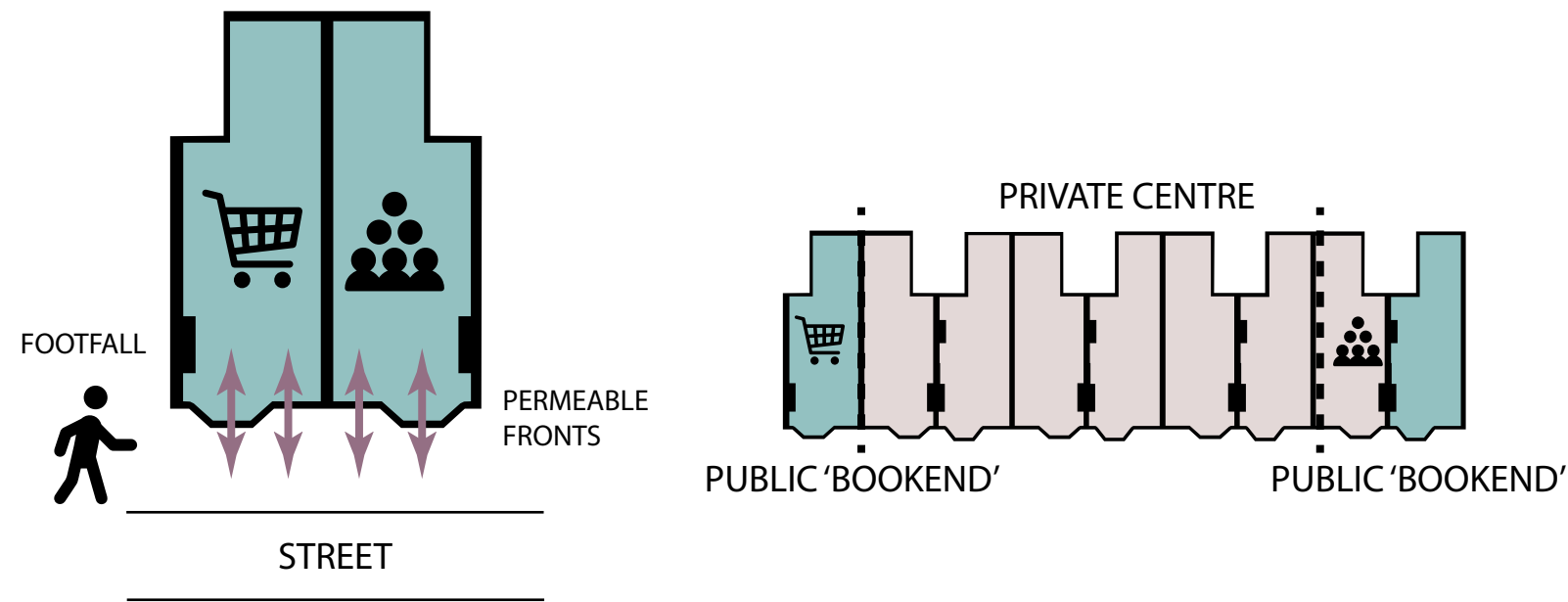
In the case of the residential element of the scheme, the key aim has been to create homes that promote and enhance resident well-being. The designs consider daylight, views, space standards and greenery, whilst working with the constraints of the existing structures.

In the case of the commercial elements, the key aim has been to create flexible spaces for small businesses and community facilities that help to animate the street and surrounding public realm.

The resulting layout focuses the commercial and public-facing uses on the ground floor on either end of the terrace. The bakery extends from its existing premises on the north of the block. At the south of the block the unit wraps around the bottom of the block, facing onto the small public space here and connecting to the ‘Rec’, with the smaller commercial units sitting inboard of this on the street side. The centre and rear of the block is more residential in nature, with privacy protected by the careful arrangement of internal spaces and window openings. A external works in the form of low walls, steps and ramps and planting provide a buffer to the street at the front.

The layout of the residential units is designed to provide generous spaces to accommodate a range of households - from one bed apartments to 3 storey family homes. Part M4 referenced in the development of internal arrangements, and a fully accessible ground floor apartment is provided (see section 5.6). This includes plentiful storage and also utility spaces that will accommodate heating and ventilation systems and provide dedicated clothes drying facilities. These were particularly well received during the consultation and engagement process. These have been provided to help ensure good indoor air quality and a pleasant indoor environment. All homes are dual aspect and have access to outdoor space and storage.

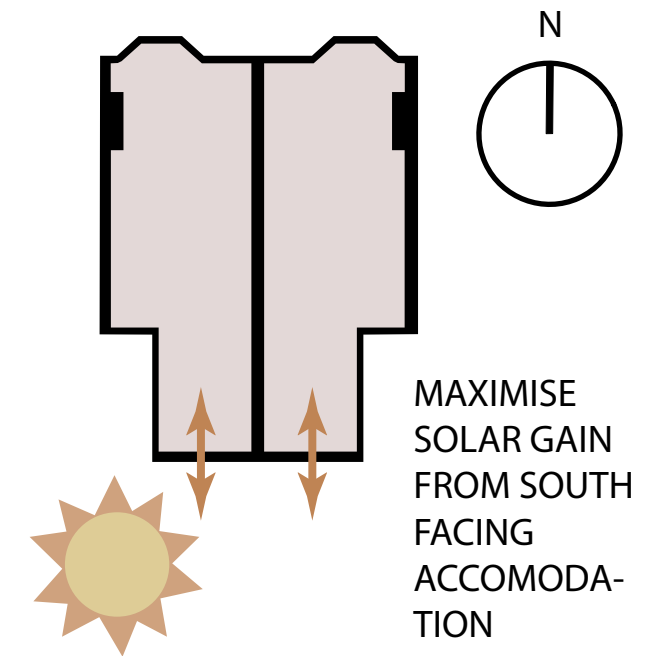
The layout of the commercial units has been informed by close consultation with the CLT and key stakeholders. In the case of the Homebaked Bakery the plans provide much-needed additional space for the business to expand into the ground floor of no.195 with additional workshop space and staff facilities, whilst also making minor adjustments to improve access and flow in 197-199 Oakfield Road. In the case of the other units we have worked to provide future flexibility for start-up and small local businesses.



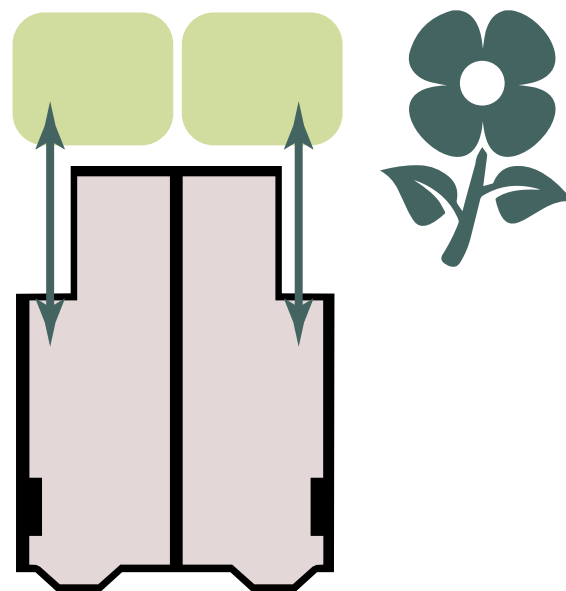
1) Public/Commercial/Community spaces should generally be on the ground floor: This allows maximum accessibility without the need for lifts or elevators, and means that all of these spaces have a direct relationship with the street and external public space.

2) Public/Commercial/Community spaces should generally be at either end of the block: This creates a 'bookend' and helps animate the street and advertise the activities taking place. It also means the residential circulation space can be efficiently arranged.

3) A least one 'traditional' house should be provided - though the internal layout of this could be a non-traditional 'upside down' arrangement.



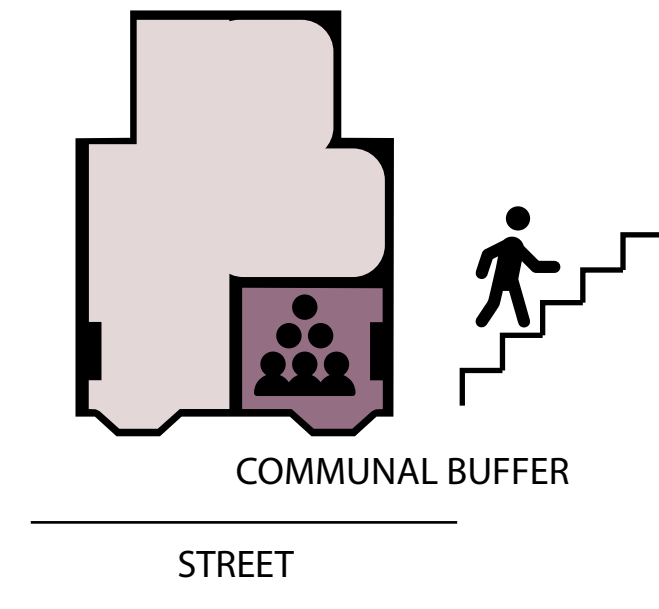
4) All residential units should have some south-facing living accommodation, and no single-aspect units should face north: This means that all residents will benefit from daylight and sunlight, and have views over the green public space of 'the rec'.



5) All residential units should have access to private outdoor space in the form of ground level gardens, or upper floor winter gardens or balconies.



6) All residential units have access to storage space for bicycles/ buggies/ wheelchairs mobility scooters



7) Access to residential accommodation is from the street to the north, with staircases focused on this side: This allows south facing accommodation to be maximised, and creates a 'buffer' of communal space to the public space of the street.

5.0

Design

5.5

Appearance

The external appearance of the terrace and the choice of materials and finishes has been guided by the design concept described in section 5.1 above, creating a contrast between traditional and more modern elements at front and rear respectively.

Front Elevation

The existing high-quality facing brick to the front of the terrace will be repaired and restored. Paint will be removed from this elevation to reveal the red brickwork and original detailing. This is in keeping with the brick of surrounding buildings and also the existing Bakery building, making a coherent street frontage to Oakfield Road. This approach is popular with local residents as it acknowledges and retains a part of the history of the area.

In order to do this whilst still meeting the project aims of providing warm homes internal wall insulation will be used here to improve the thermal performance of the properties. This is possible because the brickwork here is in reasonable condition and as harder facing brick is relatively impermeable, so the moisture and building physics risks associated with internal wall insulation in traditionally constructed properties are reduced.

Windows will be replaced on this facade in all buildings from 179 to 195 Oakfield Road with high-performance triple-glazed timber windows. These will be factory-finished with high quality micro-porous paints. The arrangement of opening lights here will ape the traditional arrangement of those in the surrounding streets.

The bay windows are a key design feature on the front elevation. These will also be retained and restored. The stonework will be restored and the roofs will be fully replaced to ensure they are watertight and well insulated. Colour will be used on the bay window surrounds to distinguish the residential elements of the scheme from the more public areas of the block, with neutral tones used on the residential bays and brighter colours used on the commercial elements.

Signage for businesses will be integrated with this colour scheme, creating a subtle but clear identity for the scheme. This will also be used on the existing bakery building at 197-199 Oakfield Road, fully integrating this with the rest of the terrace.

South Gable and Rear Elevations

In contrast to the more traditional design approach to the front facade, the rear and gable will be insulated externally - allowing very low U-values to be achieved and improving the overall thermal performance of the walls here by around 90%. Externally insulating here allows the windows to be fully integrated with the insulation layer, improving thermal performance further by reducing thermal bridging. It would not be appropriate to internally insulation the walls here for several reasons:

- Firstly, due to the nature of the existing brickwork on the rear and exposed south gable of the terrace, it would introduce an unacceptable level of technical risk. The walls on both the rear and gable are a relatively porous common brick and especially on the gable are in a poor state of repair. This greatly increased the risk of issues with penetrating damp if internal wall insulation were to be used, which would potentially cause rot in the timber structure of floors and ceilings where it meets these external walls, as well as reducing the thermal performance of these walls and potentially damaging the insulation itself. This is not acceptable to us as professionals or to the client as a small community organisation.

- Secondly, the layout of the existing buildings introduces further building physics risks. Kitchens and bathrooms, where the significant amounts of moisture can be expected to be generated by residents, are largely at the rear of the properties. This is likely to increase the vapour pressure in these areas, and so increase the risk of interstitial condensation here. Again, this could result in damage to the building structures, which is unacceptable to us and the client.

Due to the above building physics risks noted above, if internal wall insulation was used, it would not be possible to insulate the rear and gable walls to the same degree as if external wall insulation is used. This would reduce the overall thermal performance of the properties, meaning that the CLT would not be able to meet their key aim of providing homes that are warm, healthy and affordable to run.

Finally, whilst the amount of space lost to internal wall insulation at the front of the properties is manageable - with a single strip of space removed from one or two large rooms in most properties - if internal wall insulation was added to the side and rear this would be much more difficult to accommodate. Rooms here are generally smaller, so it would even push some rooms below the required space standards.

Insulating externally at the side and rear provides an opportunity for its appearance to be radically altered and modernised - something that was strongly supported throughout the participatory design and engagement process described in section 3 above. It also provides the opportunity to make the design more legible and improve daylighting by creating more reflected light.

The residential area of the scheme are finished in light-coloured render, giving a modern appearance. This will be carefully and robustly detailed - for example the existing roof-line will be extended to cover the depth of this insulation and provide a small overhang, avoiding the need for unsightly and vulnerable capping or flashing above the external wall insulation and providing protection from the weather and potential unsightly staining. The light colouring will also mean that more daylight is

bounced into the living spaces at the rear of the terrace, improving living conditions for residents. Render is already present in the neighbourhood as a finish - on both new and existing residential properties - and so this alongside the retained facing brick to the front is a reflection of an existing pallet of materials within the area.

The commercial unit at the south end of the block is clad in standing seam metal, providing a contrasting finish to distinguish it from the residential elements. This is a robust and high quality material. The ground floor extensions to the rear of the commercial properties, at 181 and 195 Oakfield Road, are finished in darker coloured render to provide a contrast with the residential elements.

The windows on the gable and rear will be the same high-performance factory-finished triple-glazed units as on the front elevation. Openings will however be arranged in a more modern style, with larger opening lights and single openers. This will have the added advantage of improving daylighting by increasing the glazed area. It will also improve thermal performance, by reducing the amount of frame.

Roof

The roof of the existing buildings and the ‘infills’ between the outriggers to the rear will be re-roofed completely, replacing the existing mismatched concrete tiles with slate similar to that they would have been finished with when they were first built and to the neighbouring existing bakery building.

In keeping with the more modern approach at the rear, the attic dormer that spans across the roof of four of the terraces at the rear will be finished in dark-grey standing seam metal, to distinguish it from the rest of the roof whilst not making it stand out unduly. The roof here will also be covered in solar photo-voltaic panels, taking advantage of its south-west facing and unshaded aspect to generate electricity for the terrace.

Existing Bakery Building

The external appearance of the building at 197-199 Oakfield Road, which contains Homebaked bakery on the ground floor and a four-bedroom flat on the first floor, will remain largely unchanged, as it was already refurbished in 2018. Minor changes to signage and colour on the front elevation will tie it in to the rest of the terrace. A small light-weight structure will be provided to protect a stand-alone walk-in freezer.

5.6 Inclusive Design

Whilst this is a refurbishment project, with all the constraints that involves in accommodating existing structures and services, we have worked to ensure the designs are as accessible and welcoming as possible.

As a traditional terrace, the houses do not have in-curtilage parking. However easy access from cars and also from public transport is provided on Oakfield Road. Despite the level distance between the ground floor and the street, the front entrances will be provided with level access. New ramps will be added to the area in the front of the building to accommodate this, as part of the public realm and landscape works. Alternative stepped access will also be provided to accommodate those who might others wise struggle , designed in line with guidance on Part M4 for treads, risers and nosings. At the rear the ground floor level is much closer to the level of the yard, so the ground level here will be graded to enable level access.

Whilst the front doors into residential properties are narrow and are not adjustable, all other internal layouts have been designed to allow maximum accessibility in compliance with Category 1 of Part M4 of the Building Regulations. Wherever possible the design and layout of homes is compliant with Category 2 of Part M4. Full details of this will be provided as part of the building regulations application for the scheme.

A fully wheelchair accessible ground floor level apartment is provided as part of the scheme. As far as possible within the constraints of a refurbishment this will be compliant with Category 3 of Part M4 of the building regulations. This is provided as a two-bed unit, to enable a carer to stay in the home if needed.

In all houses a ground floor is provided with a WC, and a bathroom or WC is provided on the main living level of all residential units. All commercial units have access to a fully accessible WC.

Signage and finishes throughout the development will consider the needs of visually impaired users. The use of contrasting colours around and on entrance doors should enhance the legibility of the development for all users. Further specialist advice may be taken on this at detailed design stage by the CLT for the residential premises and by the commercial occupiers as part of their fit-out process.

5.7 External Works and Green Infrastructure

Oakfield Road
The area of small front yards and low walls in front of the properties on Oakfield Road is currently in a very poor state of repair, with some of the walls in a state of collapse and many broken and damaged surfaces. This will be remodelled to accommodate the ramps for level access to the properties.

In front of the commercial units this will be kept relatively open, so that these are highly visible from the street and welcoming. In front of the residential units greater privacy and screening will be provided through the use of boundary walls and planting.

South Gable
At the south gable the existing footpath will be repaired and made good and opportunities to add planting and greenery will be added, through the use of fixed planters and wall-mounted planting systems

Rear Elevation
At the rear of the terrace, which has a south-westerly and open aspect, we will maximise the potential for greenery and integrate aspects to support urban water management and biodiversity. This will include:

- Provision of green roofs to bike stores providing a habitat for wildlife and slowing rainwater run-off rates.
- Provision of yard and terrace space to enable residents to plant and grow flowers and vegetables.
- The addition of nesting boxes and bug-hotels to encourage biodiversity.
- The provision of rainwater collection butts to yards to provide water for gardening and so reduce mains water use and rainwater run-off rates.
- Potential for the rear alley to become a shared space with greenery, linking to the public open greenspace of the ‘Rec’.

5.8 Security

The security of residential properties and businesses has been considered throughout the design process, in particular with regards to access to the properties at the rear, where the site looks onto the ‘rec’ and so is not much overlooked in turn.

Each home is provided with a secure access to the rear alley, in the form of a 1.8m high wall with lockable gate. In turn the rear alley will be gated with access only for occupants of the terrace.

The first floor terraces provided to the flats at either end of the block will be in the form of ‘sky-gardens’, with screening up to 1.5m above the level of the terrace to provide security and privacy to residents.

The Bakery buildings at 195-199 Oakfield road have no access to the rear alleyway, instead having an existing shuttered access onto Donaldson Street from their rear yard.

The larger commercial unit at the south end of the block has a small ground-floor terrace area. This will be open to the public footpath here when the building is open - until 10pm at the latest - but will otherwise be securely gated.

Security lighting will be provided across the terrace - lighting rear yards and entrances.

All windows and doors will be have locking mechanisms and glazing to meet the Secured by Design standard.

The doors and windows to the commercial unit on the south gable that open directly onto the public footpath here will be shuttered when closed.

The doors and windows to the front elevation will not be shuttered, relying instead on the performance of the Secured by Design certified doors and windows and also on the natural surveillance afforded by the busy local street they are situated on to provide security.

CCTV will not be provided by the CLT, though the non-residential occupants of the terrace will be supported to install it should they wish to.

5.9 Energy and Environment

Energy Efficiency

A key requirement of the brief for this project from the start, and one of the main aims of the client, is to improve the energy performance of the existing properties so that the CLT can provide homes that are comfortable, healthy and affordable to run - in contrast with a lot of the existing housing stock in the area.

As retrofit experts, URBED have taken a ‘fabric first’ approach to meeting this requirement of the brief. The properties will be insulated and made air-tight so that they retain heat well, reducing heat loss by around 80%. This is in excess of the requirements of the building regulations and will make this development comparable with best practice in new build housing. We have modelled the scheme using the Passive House Planning Package (PHPP) to inform the design development. This has included the development of layouts and window arrangements to maximise thermal performance, rather than simply being limited to fabric treatments - as described above in the arrangement of infills to the outriggers. We will target the AECB Building Standard for the residential elements. This requires a maximum Space Heating Demand of 40kWh/ m2.year.

The key fabric measures adopted include:

- The external insulation of gable and rear walls with at least 200mm of insulation.
- The insulation of the front elevation, whilst taking care to mitigate moisture risks here.
- The replacement of the existing ground floor throughout with a highly insulated solid floor - reducing conduction heat loss and also improving air-tightness, whilst mitigating the risk of damp.
- The super-insulation of all roofs.
- The installation of triple glazed doors and windows throughout.
- Dramatic improvements to air-tightness through careful attention to detail at all construction junctions.

Improving the fabric of the buildings to this degree will ensure that they are easy to keep warm. It will also make it much simpler to meet the energy needs of the buildings with simple and efficient systems. Hot water and lighting systems will be highly efficient with LEDs as standard. An efficient and effective whole house ventilation system will be provided - compliant with the requirements set out in the noise assessments and also to ensure that good indoor air quality is maintained. The provision of dedicated ventilated clothes drying spaces will also support a healthy indoor environment.

All of the above will keep running costs low for residents while ensuring homes are healthy and carbon emissions from building services are minimised.

Water Use

All water fittings throughout the residential areas of the scheme will be low flow and efficient spray type, with reference to the AECB water standards. This will minimise resident water bills and also reduce hot water demand and so heating bills. Water fittings in commercial areas will be part of the tenant fit out of these spaces, but again water efficient fittings will be a requirement.

Daylighting

We have used daylight modelling to inform the design development, particularly in the arrangement of windows and roof-lights on the rear elevation. A minimum daylight factor of 2% will be achieved in all living spaces.

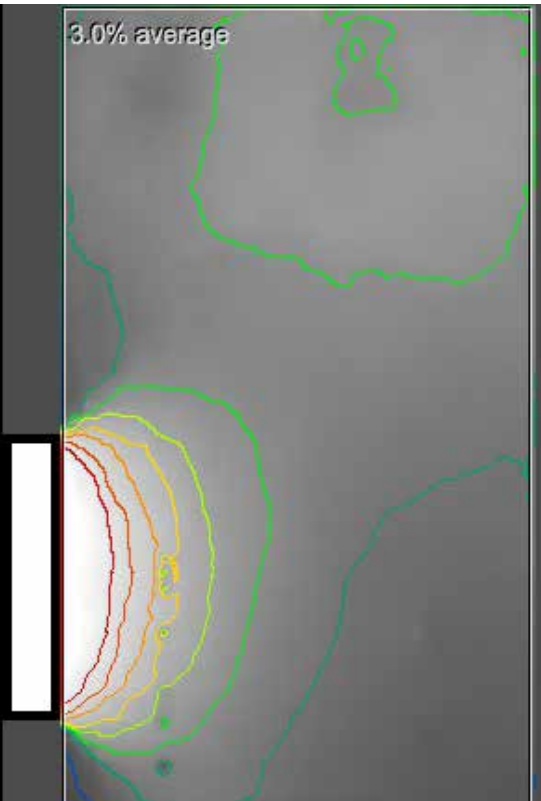
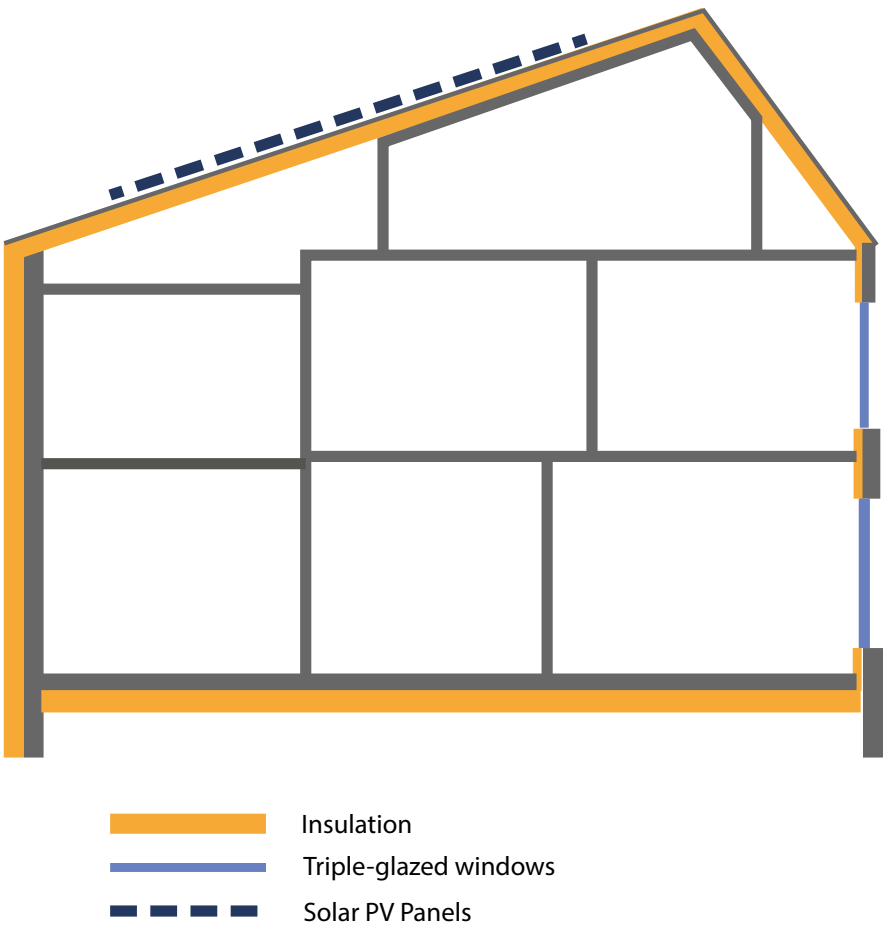
Overheating Risk

The PHPP modelling has been used to inform design development with regard to overheating risk in the residential spaces. We have amended widow sizes and locations in order to minimise this risk whilst balancing it with the requirements for views and daylighting.

Materials and Embodied Energy

Refurbishing existing buildings is inherently less intensive in use of materials and their associated impacts in manufacture when compared with new build development. The primary masonry structure here - which is often the most carbon intensive element of a building - is already in place. The layout of the development has been designed to minimise the amount of disruption to this structure, minimising the requirement for demolition and the need for new structural elements. Alongside this we will:

- Consider the environmental impact of insulation materials, preferring lower embodied energy materials wherever possible and appropriate.
- Use robust and durable materials throughout, reducing the impact of replacement in the building lifetime.
- Require that FSC timber is used throughout, including in all doors and windows.
- Generally prefer recycled and recyclable materials.
- Consider the health impacts of materials, products and finishes. For example by avoiding the use of materials with high levels of volatile organic compounds (VOCs) that have been shown to exacerbate or create respiratory problems.



5.10 Site Access

Active Transport

The site lies at the junction of two B-Roads, Oakfield Road and Walton Breck Road. It is readily accessible on foot from the surrounding residential neighbourhood, within easy walking distance of local shops, schools and other facilities.

On non-match days, the businesses within the terrace development will primarily be serving people from within this neighbourhood. The experience of the Bakery to date is that the vast majority of its local customers arrive on foot and there is no reason to suggest that this will change.

Cycling will also be encouraged in the development. Each of the eight residential units will be provided with secure and covered cycle storage, for one or two bikes. All units with private ground floor gardens have space for two bike store spaces within the rear garden, whilst the one bed flat and two bed first floor flat at the north end of the terrace share a bike store in the rear communal garden. Sheffield-style bike stands will also be provided along the front of the scheme on Oakfield Road - nine in total - to enable visitor parking and to accommodate staff and customers to the commercial units. This is compliant with the Liverpool City Council cycle parking standards.

The site is within around a 10 minute cycle ride of Liverpool City Centre. The route includes some areas of on-road cycle lanes as well as off-road sections through Everton Park. It is also possible to cycle to the south of the city, to Granby and the area around Sefton Park in around 20 minutes, again using partly on road cycle lanes and some off-road routes through Newsham Park.

Public Transport

The site is very well serviced by buses, with is a bus stop a minute’s walk from the site, outside of Christ Church and Liverpool Football Club. From Liverpool City Centre, the 26 departs from Liverpool ONE bus station, and the 17 from Queen Square Bus Station.

The 17 runs every 8 minutes between Queen Square Bus Station and the football stadium and takes around fifteen to twenty minutes, whilst the 26 runs every 10 minutes and also takes about twenty minutes into the centre of Liverpool. The 917 express service from St Johns Lane also runs on match days to ease congestion in the area.

The site is around a 20 minute walk or a 5 minute bike ride from the nearest Merseyrail station at Sandhills, and in the longer term there are plans to open a nearer station to provide better access to Liverpool Football Club.

Residents’ Parking

The existing parking bay along Oakfield Road is allocated as ‘Resident Permit Holder Only’. Given the relatively low rates of car ownership in the area and the good access to active and public transport no further residential parking is provided in this scheme.

Customer Parking

There is limited availability for customer parking along Oakfield Road and many of the nearby residential streets have the same parking restrictions as listed above. Most of the current customers to the bakery are local and travel by foot. The proposed commercial units are also aimed at serving this local community so car travel to site is not expected to rise substantially.

Staff Parking

Like the customers, the staff of Homebaked Bakery are mainly local residents who live within walking distance, with some as close as Skerries Road. The new businesses are looking to provide jobs for local people of Anfield and will encourage walking or cycling to work to reduce car dependency. No additional staff parking is provided.

Deliveries and Loading

Homebaked Bakery has an existing loading bay at the rear of the building, which connects its rear yard directly to Donaldson Street. There is a parking bay outside the row of terraces and small public space with space for up to seven cars. The commercial units within 179 - 183 Oakfield Road will be able to also use as a loading bay.

Match Days

During match days, several roads are closed within the area around the football stadium, including the stretch of Walton Breck Road between the junction of Oakfield Road / Donaldson Road, up to the junction between Walton Breck Road / Robson Street. The area outside 179-199 Oakfield Road is marked as a wheelchair accessible drop off point and a taxi rank for fans. Pedestrian numbers are much higher along Oakfield Road, with local businesses profiting from the increased footfall.



Right: Alley Angels scheme, operated in Anfield with the support of *Your Housing*.

5.11 Waste and Recycling

Residential Waste and Recycling

In response to discussions with local stakeholders, communal bins and a bin store will be provided for all of the residential properties in the development for storage of both refuse and recycling. This will be located at the Donaldson Street end of the rear alley. In addition to being used by the newly refurbished properties, this can be used by the existing four-bedroom apartment above the bakery at 197-199 Oakfield Road, improving rubbish collection and storage facilities here.

This will make bin collections easier to manage for the local authorities collection services, make the rear alley easier to keep clean and tidy, and also free up space in the alleyway for play and communal activities among the residents in the block. With its south-west aspect and looking onto the open space of the ‘Rec’, this should be a pleasant space to be, rather than a rubbish store.

The CLT will work with the local ‘Alley Angels’ scheme to agree the detail and management of this arrangement.

Bakery Waste and Recycling

The existing arrangements for the bakery will remain in place. Their bins are currently stored in the rear yard of the property at 197-199 Oakfield Road and collected by a commercial operator via the secure shuttered access onto Donaldson Street.

Homegrown Waste and Recycling

A dedicated bin store combined with a commercial store is provided at the rear of 181 Oakfield Road. This is contained within the alley, immediately adjacent to the alley gates at this end and integrated with the ground floor extension to this unit. Waste and recycling will be collected from here by a commercial operator.

Small Commercial Units Waste and Recycling

A dedicated bin store is provided incorporated within the external works to the front of the small commercial units on Oakfield Road. These will not be food or hospitality-based businesses, so their waste and recycling should be odour-free. A well designed enclosure will ensure a tidy appearance.

Community Composting

At present Liverpool City Council doe not collect food waste from households for composting. The CLT may therefore decide, in consultation with the future residents of the scheme, to provide communal composting facilities within the alley to the rear of the properties. This can then be used to feed the planting in the yards and terraces.

5.12 Noise

There are three key areas of concern in relation to noise on the project - the effect of the environmental noise from the surrounding area on residents, the effect of noise from commercial units within the block transferring to residential properties, and finally the noise from plant associated with commercial units on residential properties.

Design Response

In response to the recommendations in the noise assessment document carried out as part of this planning application, we are proposing the following as part of the design and construction of the scheme:

- All new windows and doors, to all elevations, will be high quality triple-glazed units. These will provide a level of insulation in excess of the requirements suggested by the noise assessment. This will be the case on both residential and commercial units - keeping the noise in and out.
- All new residential units will be provided with whole house ventilation systems that will reduce the need for window opening. Acoustic dampers may be added to ventilation inlets on the Oakfield Road elevation.
- Sound insulation between residential units and commercial units will be Dnw 60dB or higher. This level of sound insulation will be achieved by a suitable insulated timber floor construction comprising a minimum surface mass of 95kg/m2 for the separating floor / ceiling as a whole and including a minimum 100mm absorbent mineral wool layer with minimum density of 10kg/m3. As this project is for the full refurbishment of the terrace, with floors and timber structures being almost wholly replaced, this work can easily be integrated with the overall package of works.
- Sound insulation between residential properties will be compliant with Part E of the building regulation as a minimum.
- No new commercial noise generating plant is proposed to the Bakery - the existing walk-in freezer and fridge and their condenser units will remain in place, with the condensers located in the bakery yard.

Management Response

As the Landlord for the whole terrace, the CLT will be able to institute policies and management covering all occupants that will mitigate and minimise any noise issues.

Homebaked Bakery:

Currently the Bakery and Cafe open to the public from 8am to 4pm Monday-Saturday, 9am-2pm on Sundays. On match days they open until 8pm.

The bakery is seen as active members of the local community. They have adapted and evolved to accommodate local needs and demands. As part of their growing business, and in response to requests from the local community, they plan to open in future in the evenings as a family-friendly bistro. This would provide an alternative to the existing ‘pub’ offer in the local area. This would mean extending their opening hours until 10pm. Initially this would be on Thursday, Friday and Saturday evenings, plus concert days - but if successful they would look to extend this to the rest of the week.

They are looking to gain an alcohol license, but if successful would only serve alcohol with food. They may also choose to not serve alcohol on match days.

Many of the staff and customers of the bakery are very local. As such we would expect that they would be respectful of the needs of local residents. The bakery would also institute management practices that would minimise the noise risk to nearby residents.

Homegrown:

This mixed use space will contain the following uses:

- A Community Brewery – a commercial and training brewery.
A Community Social Hub hosting:
1. Community & social events.
 2. Community kitchen selling hot/cold healthy snacks and teas/coffees/freshly made botanical soft drinks sales (sit in and take out).
 3. Pop up fresh produce & products market (veg/fruit, healthy food products, recycled products from brewing process eg. spent grain health bars, grain/hop/botanical therapeutic products),
 4. A community tasting room for testing, sharing and selling of locally produced craft alcoholic products including an extensive locally produced none-alcoholic range.
 5. Occasionally selling of bottled/canned locally craft non-alcohol and alcohol beer to take home.

A Mixed Use Space – accommodating; small community & social events along with weekly ‘pop up’ local producers and sellers’ incubator space, that will further support start-up ideas for the revival of the local high street.

The focus will be on creating a family friendly, community led activities and it will not be a ‘pub’. It will be a multi-use space focusing on the community learning, community and cultural events, providing healthy food and access to fresh produce and supporting the development of new and creative ideas of local residents.

Homegrown Collective will also train local residents in brewing of low and non-alcohol beers, sell an extensive range of low and no alcohol products and use its surplus profits to promote health lifestyles through its charitable activities.

The Community Training Brewery, Social Hub & Mixed Used Space will be run responsibly by local residents from the community and will be actively respectful of its neighbours during opening hours.

- In reflection of this the proposed opening hours are as follows:
- Monday to Wednesday: 8am to 12 pm
 - Thursday to Saturday: 8am to 12 pm
 - Sunday: 10am to 12pm

In all instances the outdoor terrace at the rear would close at 10 pm.

Small Commercial Units:

The small scale retail nature of the uses here mean that the noise generated in these units will be minimal. They will also plan to open normal retail hours.

The CLT may look in future to rent these spaces to office-based or ‘consultation room’-based businesses, within permitted development rights. Again the noise generated by these businesses would be minimal and they would operate normal office hours.

5.13 Commercial Ventilation

Homebaked Bakery

Homebaked Bakery has an existing full commercial kitchen in 199 Oakfield Road. This includes large-scale commercial extract ventilation to the main oven and cooking facilities. This currently exits through the sloping roof at the rear of the property, away from the residential accommodation. The new facilities in 195 Oakfield Road do not include the provision of a full commercial kitchen. They are intended as workshop, production and training space, with movable benches for hand-crafted baking and pie making. What is made here will be baked in the main oven in 199 Oakfield Road. Small movable induction hobs may be used as part of the workshop process. No deep-fat frying or fast-food type cooking will be carried out, so there should be no need for odour filters. At busy times and during events the space may also be used as additional cafe dining space or function space - this extract ventilation will also work to reduce the risk of overheating at these times.

Smaller scale extract ventilation will be provided here. The extract duct for this will be taken from the rear of the room and into the existing bakery yard, as shown on the proposed plans. It will be fixed to the outside wall here and will run up to above roof level so that odours are dispersed at high level away from residential properties. The domestic scale extract to the WCs will exit into the yard, as they do currently.

Homegrown

The Homegrown unit will contain both a micro-brewery and a small kitchen.

The kitchen here will be used to prepare light snacks - sandwiches and light sharing food - and there will be no large scale commercial cooking. Small-scale extract ventilation will be provided to the kitchen here, compliant with building regulations. This will be ducted out of the building to the roof level, as shown on the drawings, away from residential window openings.

There will also be a requirement for extract ventilation and odour control for the brewery. As part of the beer making and fermenting process smells and heat will be created. Specialist brewing equipment - a steam condenser - will be installed to capture vapours, minimising the requirement for extract ventilation from the brewing process. This will also control any associated smells and their impact on the neighbouring residential properties. Should further extract ventilation be required, it will also be ducted to roof level and away from the residential units within the terrace.

Small Commercial Units

The small commercial units on 183 and 185 Oakfield Road will not house food-based businesses or industrial processes and as such will not require large-scale commercial extract ventilation. As small-scale office or non-food retail based business, with limited floor area, their ventilation requirements will be domestic-scale in nature. The main space in each unit will be ventilated by opening windows and trickle vents. The shared WC will have extract ventilation.

HOMEBAKED TERRACE
Homebaked Community Land Trust CIC

Design and Access Statement
April 2019

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