

DESIGN AND ACCESS STATEMENT

1.0 Principles and Core Values



This Design and Access Statement (D+AS) is intended to set out the core principles and values that have informed the design of the private, semi-private and communal amenity space within the proposed masterplan for Eldon Grove. This document aims to:

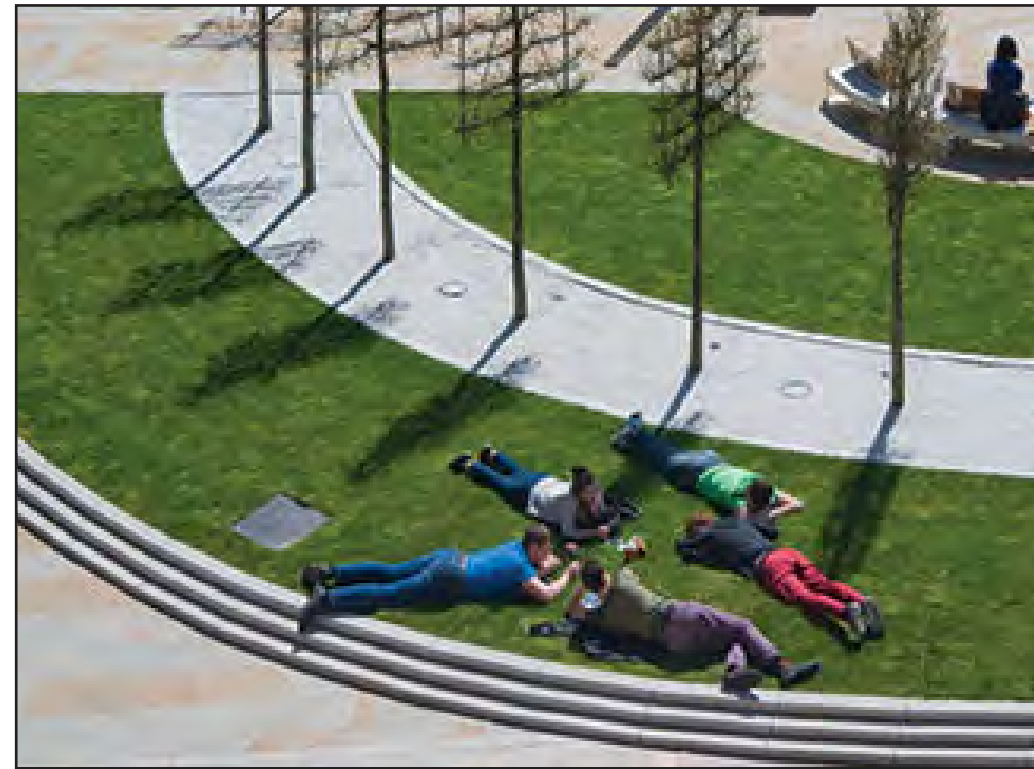
- Illustrate the visionary and forward-thinking aspects of the landscaping and communal space schemes employed in the proposals
- Demonstrate that a fully integrated, holistic approach to communal open space and private amenity space has been considered
- Demonstrate how the proposals seek to preserve, compliment and enhance the heritage assets existing on the Site, by integrating these features into the landscaping scheme so as to maximise their value.

The strategy for the provision of communal outdoor space and landscape will include the following:

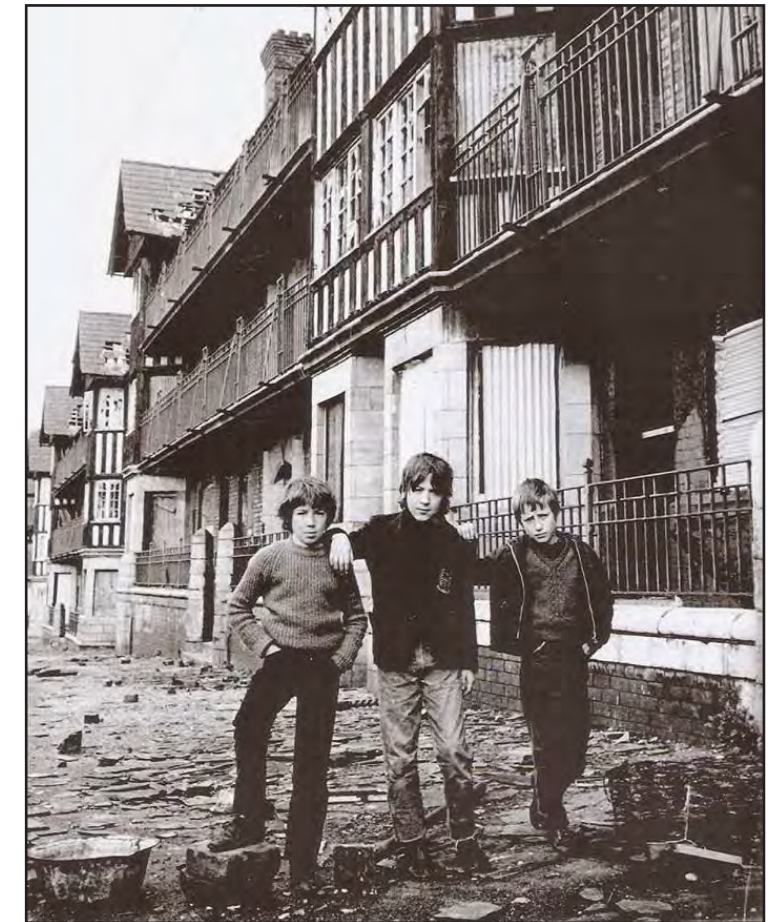
- Demonstrate how the open spaces of the development are to be connected, both physically and visually
- Define suggested relationships between buildings and public spaces
- Determine the activities and uses which will take place in these areas
- Identify the movement patterns for pedestrians, bicycles and motor vehicles throughout and around the Site, including access to the public transport network
- Consider the basis for integrated utilities and other infrastructure elements within the communal spaces
- Illustrate ways how the new developments and the landscape can be integrated into the existing wider environment
- Demonstrate the opportunity for green infrastructure and biodiversity enhancement



Destination



Community



Heritage

The key principle informing the strategies for landscaping and communal open space is to facilitate exemplary communal spaces that offer opportunity for enjoyment, entertainment and social interaction, whilst also providing more secluded, private gardens and outdoor spaces for residents, and elements to enhance the safety and security of the development.

The key to delivering a successful masterplan is to adopt an innovative, holistic and iterative approach to design which appreciates the importance of the relationship between people, landscape and place-making. The communal outdoor space element has thus been developed around four core values:

1. Destination: The creation of spaces with an appropriate and lasting identity which connect and reflect their surrounding environment, whilst encouraging interaction, recreation, leisure and activity
2. Community: The creation of a scheme which promotes inclusivity, enrichment and a sense of belonging and wellbeing amongst residents though well-designed spaces which promote connectivity and equality
3. Heritage: The sensitive retention, restoration and revitalisation of heritage assets on-site, with a view to incorporate listed features harmoniously into the landscaping scheme and communal areas, so as to maximise their value and add to developing a strong sense of place throughout the development
4. People: The public realm and landscape must be user friendly, accessible and functional for all, whilst also being aesthetically pleasing and able to create a strong sense of place. To support these values, the proposals have considered best industry practices and good design principles, as set out in design guidance such as Secured by Design, Manual for Streets and the Liverpool City Council Planning Advice Note on Design and Access Statements, among others.



People

Landscape



Landscape Principles

The objective of the landscape strategy and communal spaces is to stimulate a rediscovery of a vibrant community atmosphere in spaces between buildings, and to enhance the potential of external spaces for the benefit of local residents and the wider community. Ultimately, these outdoor spaces aim to deliver an inclusive, community-led experience which provides enjoyment, inclusivity, well-being and health benefits for all.

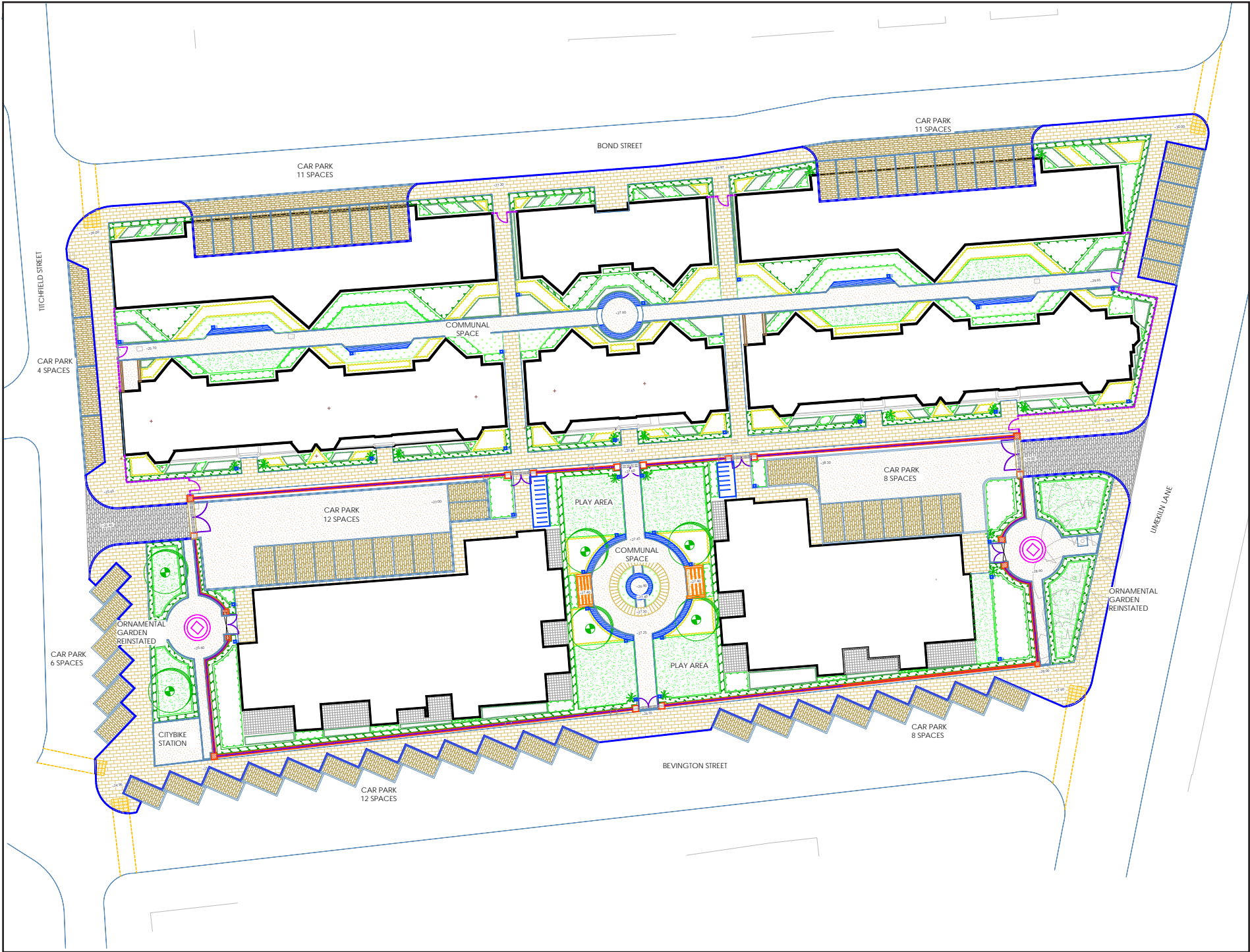
The Landscape Vision

The vision for the Site is to create an approach which is welcoming and responds positively to the local landscape context and character, in particular with regard to the heritage assets on Site. The choice of hard landscaping materials and planting will serve to create defined boundaries and legible way marking, allowing ease of access and egress for pedestrians, cyclists and vehicles alike. Views through the site will be framed and promoted through the orientation of planting and appropriate boundary treatments.

Inspiration for the landscape design has evolved from a desire to retain and enhance the existing heritage assets on the Site, including the three existing Eldon Grove blocks, associated railings, piers and gas-fired street lamps. The previous courtyard will become the focal point of the landscaping scheme to the south of the development, providing access, communal space, amenity grassland and play areas, as well as plans to introduce wooden shelters to emulate the pavillions which once stood there. In the centre of the main courtyard, a play area will be located, so as to pay homage to the games and activities which took place there in the 1930s. The original gas-fired street lamps to the east and west of the Site are to be retained and refurbished, providing additional amenity space for residents, as well as physical and visual connectivity and integrating the heritage of the Site into these spaces.

Running east to west through the centre of the development, access is provided for cars and vehicles, as well as acting as a visual conduit providing linkages to both sides of the Site and feeding into the communal outdoor space to the south. To the north, between the existing Eldon Grove blocks and new build blocks D, E and F, an access footpath traverses the site from east to west, softened by appropriate planting and boundary treatments and offering visual connectivity and intrigue for residents.

Illustrative Masterplan



Landscape

Heritage

One of the key influences on the design of the scheme has evolved from the desire to restore the Grade II listed Eldon Grove blocks, as well as retaining and refurbishing the listed railings, piers and gas lamp-posts located throughout the site.

The Eldon Grove tenements, originally opened in 1912, were built by Liverpool City Council as “labourers’ dwellings”, housing employees of the nearby docklands and industrial estates. The blocks were fitted with flushing toilets and hot water for bathing, and thus became associated with the more up-market tenants in the area.

Achieving Grade II listed building status in 1993, the blocks became student accommodation before restorative development work began with plans to build 8 mock tudor houses on the asphalt playground. However, the developers ran out of money and the blocks have been in steady decline ever since.

One of the key aims of the landscaping scheme is to marry old and new, and integrate existing features and points of interest into the over scheme, providing focal points and nodes in communal spaces.



Landscape

Paving Materials

Material choice will be based on the desire to provide a hard landscape of function, quality, longevity and low maintenance. The material choice will be simple palette of yellow granite slabs and resin-bound gravel to give a warm and inviting aesthetic, utilising tonal differences to demarcate different areas and uses and provide a richness in texture. The intention to create a pedestrian friendly environment whilst also accomodating vehicular access in certain areas. Combined with a coordinated approach to lighting, complimentary furniture and play areas, the landscaping strategy seeks to highlight the function and hierarchy of the spaces within the wider development.

Lighting Hierarchy

A limited palette of contemporary fixtures and fittings are used throughout the proposal, in addition to restoring and making a feature of the listed gas lamps to the east and west of the site. The selection of lighting fixtures combines old and new whilst contributing to an overall language of lighting and street furniture. The spectrum and colour of the lamps will also be considered in relation to the location of the light fittings, and harsh lighting shall be avoided.

Furniture

The strategy is to integrate simple and functional street furniture into the overall design, with the appearance complimenting the circular and symmetrical layout of the communal spaces in which they will sit. This approach also serves to break up the linear paving arrangements seen in the wider development. This is intended to reduce the overall number of individual pieces of street furniture and concentrate on providing high quality public spaces where furniture simple, hard-working and multifunctional.

Soft Landscape

The key componenets of the planting strategy are as follows:

- To provide legibility to access and egress routes and boudaries throughout the development
- To use species which provide seasonal interest, intrigue and frame views
- To establish a low maintenance planting structure
- To use species that enhance the site wide biodiversity
- To create attractive spaces, particularly within the central courtyard other communal areas and open spaces to create a

Precedent Images



Hard Landscape



Furniture



Soft Landscape

