

DESIGN AND ACCESS STATEMENT



ISLAND ROAD
GARSTON
L19 6PA

In support of a Full Planning Application
Submitted in August 2012

SCHEME DETAILS

Site Location	24-26 Island Road Garston L19 6PA
Development	Change of use Proposal is to turn 2 large Victorian houses into 4 houses.
Date prepared	August 2012
Applicant	South Liverpool Housing Group Parklands Conleach Road Speke Liverpool L24 0TY
Agent	John McCall Architects No1 Arts Village Henry Street L1 5BS Tel.: 0151 707 1818 Fax: 0151 707 1819 admin@johnmccall.co.uk



Fig 1. Bird's eye view

INTRODUCTION



Fig 2. View of one of the existing bathrooms

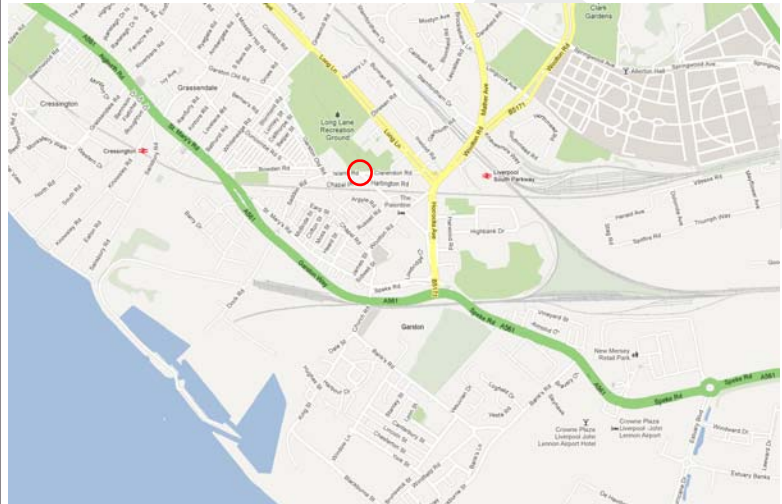


Fig 4. Location Plan



Fig 3. Internal view down one of the existing staircase



Fig 4. View of one of the existing window bays

This Design and Access Statement is to support a Planning Application by South Liverpool Housing (SLH) to transform a pair of large semi-detached Victorian houses in Garston into 4No. houses. The property which has been vacant for a number of years has been subjected to vandalism and is now secured with metal screens. A set of photographic and structural survey have been carried out and the findings can be summed up as follows:

- The building envelope is in satisfactory structural condition;
- The concrete tiled roof which was recently re-covered appears to be in good condition but some tiles are missing and this might have led to water ingress and local decay of the roof timbers;
- Whilst some windows and doors are in reasonable condition, others are not and would benefit from replacement;
- Both staircases remain however the balustrading have been badly damaged;
- Original spaces are extremely generous;
- External envelope elements are generally inadequate for the building's use in terms of thermal and sound insulation;
- Wiring, heating and ventilation is inadequate for use.

SITE & CONTEXT

Island Road is located in the residential area of Garston, it is lined either side with 2/3-storey semi-detached and terraced houses. The rear gardens of the properties to the south of Island Road face onto the railway linking Cressington and Liverpool Southparkway. The rear garden of the properties to the north of Island Road face onto Long Lane Recreation Ground.

Site: 24-26 Island Road

The site as outlined below is located at the edge of a park and is approximately 0.05 hectares in size. It is bordered to the east by an electrical substation and has 3-storey semi-detached Victorian houses to the west

The houses at No.24-26 follow the building line of the street and their front gardens are delineated from the footpath along Island Road by a low brick wall with stone capping and stone piers.

The rear gardens' boundaries are generally 1.8m high brick walls

As above mentioned, the building on site is a pair of large semi-detached Victorian houses which are currently vacant and in a poor state of repair. The houses are 3 storey with an 'attic' top storey featuring 4No. dormers onto the Island Road elevation. This front elevation is faced with smooth-red brickwork along with the front chimney stacks while the side and rear elevations are built in a common brick. The front elevation features elaborate detailing around the eaves and bay windows, some windows on the upper floors are arched.

The building was recently re-roofed and the windows replaced with U-PVC windows but these have suffered badly from vandalism.

The site does not form part of a Conservation Area and there are no buildings of historic importance within the immediate Vicinity but the re-development is intended to capitalise on the fact that the houses on the site are period properties with a distinct character.

ACCESS

POLICY

As part of the requirement to comply with the Building Regulations, Housing Quality Indicators and Building for Life, the intention is that all units are to be accessible by persons of varying abilities in a high quality environment.

LOCATION

Garston is located just off the A561 which links Liverpool to Widnes and Speke and is within easy access from Liverpool City centre and Speke Airport.

PUBLIC TRANSPORT

The whole area around the site is served by the Merseytravel bus network which provides easy access to Liverpool City centre. The site is located within walk-able distance of Liverpool South Parkway train station which offers connections to Liverpool Lime Street Station and the wider railway network.

ACCESS AROUND LOCAL AREA

Located close to this site, the local shopping area (St Mary's Road and Speke Road) has recently undergone major redevelopment and contains a new health centre, shops and community centre.

Access to and within dwellings

The scheme is constrained by the levels of footpaths etc around the site, however as part of this scheme we intend to achieve max gradients of 1:20 if possible from footpaths to the fronts of the houses. Wherever levels allow these will be DDA compliant.

Car parking in the area

On-street resident's car parking is commonly available in the local area and along Island Road.

FLOODING

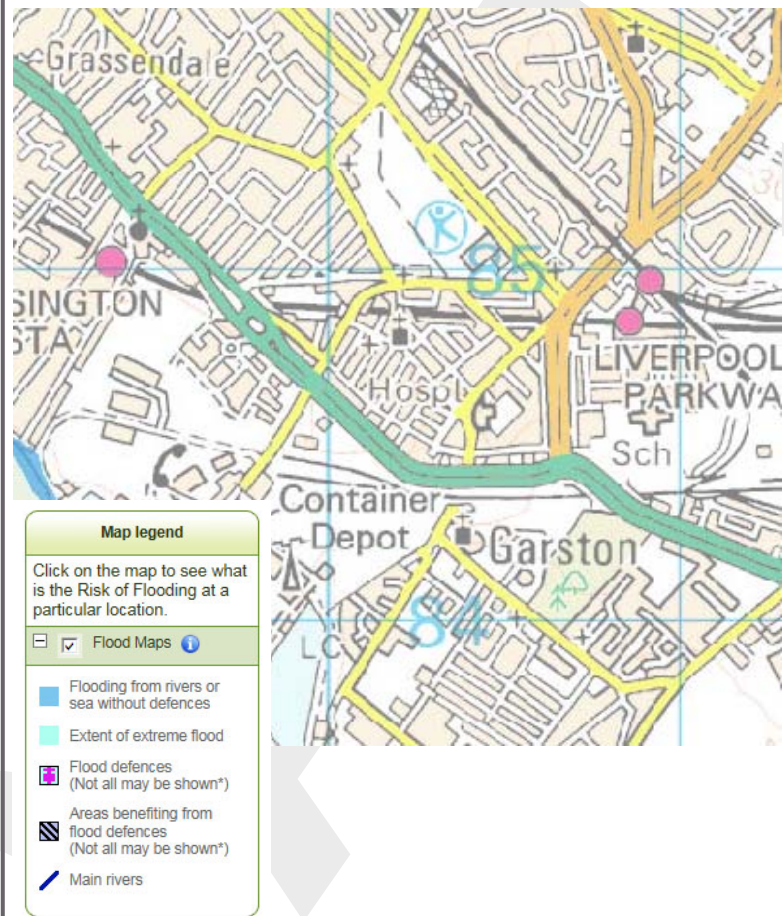


Fig 6. Environment Agency Flood Risk Map

FLOOD RISK

As shown above, information from the Environment Agency website illustrates that the proposed site is not located within a potential flood zone and as such a Flood risk Assessment is not required.

DESIGN

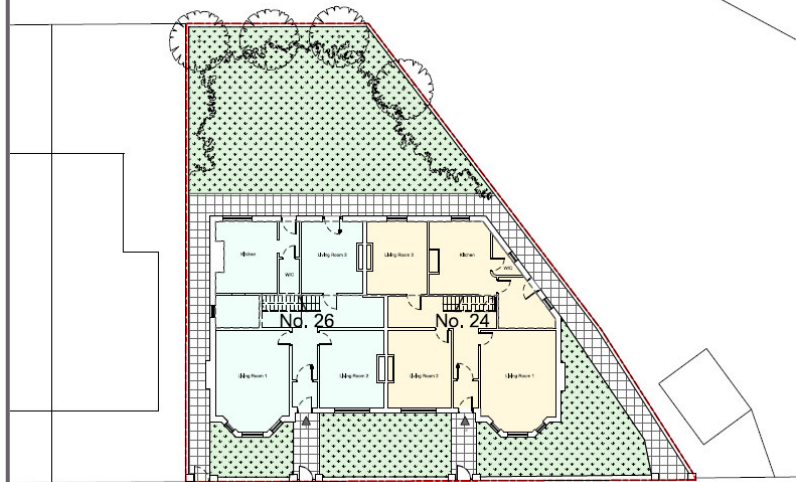


Fig 7. Existing Site Plan.

USE

John McCall Architects have produced this proposal based on specific requirements of South Liverpool Housing who will manage these properties for affordable rent.

The design brief was set to look at various options within the limitations of the existing structure and investigate the potential for added value in a variety of new possible configurations.

The submitted scheme has been developed with reference to the Housing Quality Indicators which enabled us to evaluate the proposed units on the basis of quality rather than simply of cost.

The general desire is to transform the properties at 24-26 Island Road to provide a high-quality living environment whilst retaining the distinctive characteristics of the original building.

AMOUNT

There are 4 No. proposed dwellings for the site, which based on our client's current requirements, are all large 4-bedroom units:

- Unit1 (No.24) 4B8P 154m²
- Unit2 (No.24A) 4B7P 123m²
- Unit3 (No.26) 4B8P 148m²

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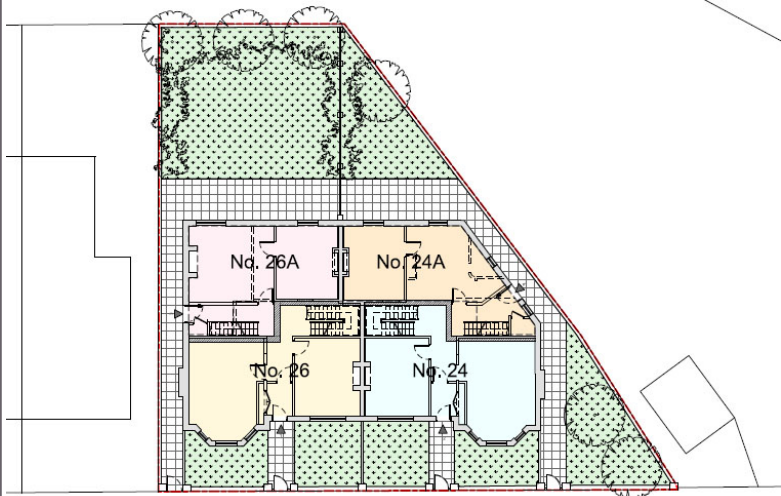


Fig 8. Proposed Site Plan

- Unit4 (No.26A) 4B8P 123m²

LAYOUT

The general layout of the proposed houses have been designed so that the existing party walls can be retained and the new staircases inserted into a zone which is central to the plan. This way the 2 existing houses are split along their depth and satisfactory levels of daylight can be predicted internally.

The entrances to the two newly-created houses are located around the sides and directly adjacent to their staircases so that circulation space is kept to a minimum.

The two units at the rear will be designed to have secure rear gardens to SBD standards. The two units at the front will have front gardens with low railings to delineate each private area whilst retaining a fairly open aspect and promote natural surveillance by the residents in and around the scheme.

The scheme in general has been reviewed against the specific requirements of local housing needs and will be developed as a small refurbishment project providing new, much needed, high-quality family homes which will further benefit the area by supporting the local schools, shops and facilities as well as continuing the overall continuous regeneration of Garston.

DESIGN



Fig 9. Island Road Elevation.

SCALE

In developing this proposal, we have carefully examined the opportunities and constraints presented by the site have attempted to balance these to respond with a solution which satisfies the original design intentions.

The front elevation will be relatively unaffected by the alterations with the main change being that the windows are replaced and some of the brickwork repointed.

Work to the rear and side elevations will be more noticeable with the addition of the front doors to the newly created houses and the modification to some of the windows/doors openings necessary to accommodate the new internal layout.

The two chimney stacks at the rear are proposed for demolition to give way to the new internal layout, these are not visible from Island Road and as such do not currently contribute to enhance the presence of the building on the street scene.

The roof will be re-tiled with concrete tiles to match existing.

DESIGN



Fig 10 Island Road Elevation in its current state.

LANDSCAPING

The rear boundary brick wall separating the two gardens will be demolished and rebuilt with timber fencing to a height of 2.1m in line with Secured by Design standards.

The low boundary wall to the front will be restored and new metal railings to a height of 1.1m will be added in line with Secured by Design.

The following boundary treatments will be added:

- A new 1.1m metal railing will be added to delineate the front gardens of each unit;
- 2No. new 2.1m timber gates giving access to each of the rear gardens.

New planting is proposed to the front of the building as indicated on the proposed layout.