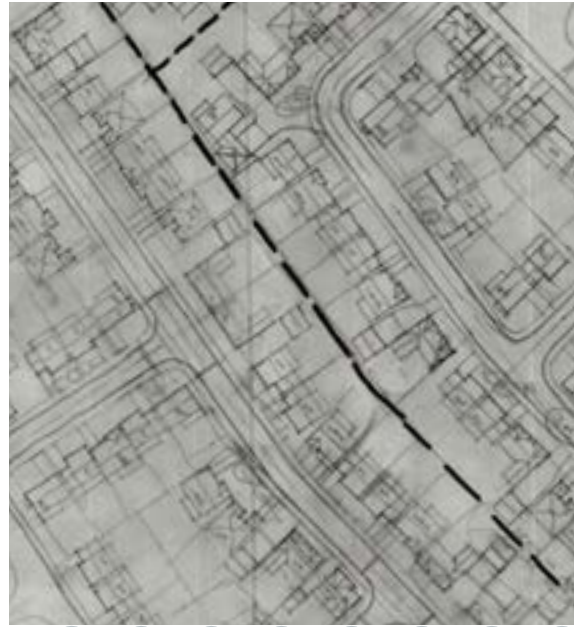


## Design evolution

4.3 The masterplan has been shaped through a series of design workshops and a public consultation event, to design a place which meets the aspirations of the local community with technical considerations and creativity.

4.4 We have also balanced the inputs of the wider consultant team which has resulted in a number of design iterations. We have documented some of these over the next few pages.



**Right: Sketch schemes exploring the street hierarchy, landscape structure and access options.**

**Right hand page: As the plan evolves a robust phasing structure is established. Once the design principles have been fixed the layout is then worked up in detail.**



## Summary of pre-application consultation

4.5 A programme of pre-application consultation has been undertaken by the Turley Engagement Team on behalf of Countryside. For more information, please refer to the accompanying Statement of Community Engagement for full details.

4.6 Countryside has benchmarked its community engagement programme against Liverpool City Council's Statement of Community Involvement (2013) as well as national guidelines through National Planning Policy Framework and the Localism Act (2011). The engagement programme has met with the guidelines as it engaged with the local community, stakeholders and politicians at an early stage of the design process prior to a planning application being submitted. A summary of engagement with members, publicity of the proposals and the consultation methods undertaken are provided below:

### Pre-application consultation programme

4.7 Countryside have undertaken a comprehensive pre-application consultation programme which engaged both local residents in the vicinity of the proposed site and key political stakeholders. The project team initially met and agreed the engagement strategy with Liverpool City Council planning team officers. Subsequently, a series of meetings were held with Woolton Ward members early in the process to discuss the proposals and the proposed methods and programme for consultation with the local community. An additional meeting was held with Councillor Nick Small, the Cabinet Member for Employment and Skills and a representative from Liverpool in Work, a Government funded guidance service for Liverpool residents.

4.8 To publicise the public consultation drop in event and to provide the local community with information on the plans and opportunity to comment, a double sided A4 leaflet was distributed to circa. 1,000 residents by first class post. A feedback form was included which could be returned via Freepost. Alternatively residents were encouraged to feedback their comments via email, or via a freephone community phone line.

4.9 A public drop in exhibition was held on Wednesday 10th November between 5 – 8pm at Woolton High School. Project team members were available at the exhibition to answer any questions and freepost feedback forms were given to everyone who attended. In total 112 people attended the event, including local ward councillors.

4.10 The feedback received provided a mixture of comments with comments regarding highways, access, housing numbers, green space and public transport all being raised. All comments have been reviewed and considered by the project team and accommodated in the revised layout where possible. The Statement of Community Engagement that has been submitted as part of the planning application provides further details with regard to these comments and the response from Countryside.

**Opposite: A collection of samples of the A4 consultation leaflets used to inform local residents and stakeholders of the development proposals.**



# Former Gateacre Community Comprehensive School site



This leaflet provides you more information

Countryside Properties are currently preparing an outline plan for Gateacre Community Comprehensive School site. Our proposed homes for Gateacre. The development will comprise a mix of 3 growing demand within Liverpool and to meet a significant need in the local area.



## Where is the site?

The site is located on Grange Lane, formerly occupied by Gateacre Community School before this relocated to a new site in 2011. The site is located within Gateacre, and is bordered by residential development along Grange Lane to the east, Cuckoo Lane to the west, Gateacre Park Drive to the north and by the residential properties off Meadow Oak Drive to the south.

## What is the site currently used for?

The application site is currently vacant. It currently comprises an area of previously developed land (the site of the former school buildings) together with the former school playing fields.

Tell us what you think

We believe this is an important opportunity to comment on the proposed development and submit a response to the Council. There will be a public drop-in session to provide feedback and speak to members of our project team.

## Come and meet us on:

Wednesday, 19th November  
 Date: 5pm-8pm  
 Time: Woolton High School  
 Venue: Woolton Hill Road, Woolton, Liverpool, Merseyside L25 6JA

On arrival, please sign in at Reception

## What benefits will this development bring to the local area?

New homes in Gateacre can deliver local improvements and new facilities for the existing local community that would not otherwise be created or sustained. The scheme proposes the following benefits:



A strong and competitive City economy - attracting and retaining economically active households and increasing local spend



Rebalancing the housing stock - providing a quality new homes to meet local need



Ecology - Planting new semi-mature street trees along key streets and vistas on-site

## The Masterplan

We are currently in the process of developing the design of the masterplan. We welcome your feedback on our initial layout shown here.

The key masterplan design principles are described below:

- A fit with local character:** The proposed development has been sensitively designed to integrate with its built and landscape setting. This is achieved by providing a layout and house type profile (2 storey and 2 storey with room-in-roof) which is consistent with and reflective of the character of the surrounding area and planting additional trees within the application site. The scale of development positively responds to the visual amenity value of the site within its context.
- Landscape:** New homes have been designed around a series of well connected residential streets. Importantly, in designing the proposed development, care has been taken to provide the opportunity for a series of viewpoints through the site to the east. This frontage is broken by a series of access roads which will provide long views to those using Cuckoo Lane. These longer views to the east will not be interrupted by the properties proposed on the lower extents of the site along Grange Lane as a result of the site's significant change in level from east to west (over 15m).
- New tree planting:** To create an attractive setting to the new homes we propose to plant a significant number of new street trees along residential streets.
- Site access:** A single new access point onto Grange Lane, five onto Cuckoo Lane and a single access point onto Gateacre Park Drive. A number of properties would be served via direct downways off Grange Lane (2 dwellings), Gateacre Park Drive (6 dwellings) and Cuckoo Lane (23 dwellings).
- Transport and highways:** A Transport Assessment has been prepared to support the application and shows the scheme will generate in the order of 130 to 140 peak hour vehicular movements. The findings of the analysis of the impact of these additional movements across an agreed study area shows the operation of the network would not be materially affected by the proposals and that the existing junction arrangements are sufficient to accommodate these movements.
- Creating a sustainable development:** The masterplan incorporates new attractive pedestrian and cycle access through the site which is ideally placed for residents to travel by bike to access schools, employment, shopping and leisure trips.
- Open space:** Each dwelling will have access to a private rear garden and the development will make a financial contribution towards off site provision of open space meeting policy requirements set out by Liverpool City Council.



Proposed masterplan



## 5.0 The masterplan

### Masterplan layout

5.1 In order to develop a proposal which is sustainable, suitable, deliverable and locally responsive, it is necessary to demonstrate how development can be accommodated on the site whilst incorporating all the considerations identified in the previous chapter.

5.2 Having identified the technical considerations which are likely to influence the form of the proposal, and refined the design principles, a creative and logical masterplan solution has been designed.

#### Legend:

1. New access arrangement off Grange Lane
2. Attractive tree lined residential streets
3. New residential frontage along Grange Lane
4. Retaining wall structure
5. Key buildings at nodal point within the development
6. New access arrangement off Gateacre Drive North
7. Raised table features along primary street within the development
8. Lower density housing along Cuckoo Lane, reflecting the existing street character.
9. Five new access points from Cuckoo Lane. Their alignment allows long range views through the site to the NE as the site levels drop
10. Strong perimeter block structure allows frontage to all streets and therefore good levels of surveillance.









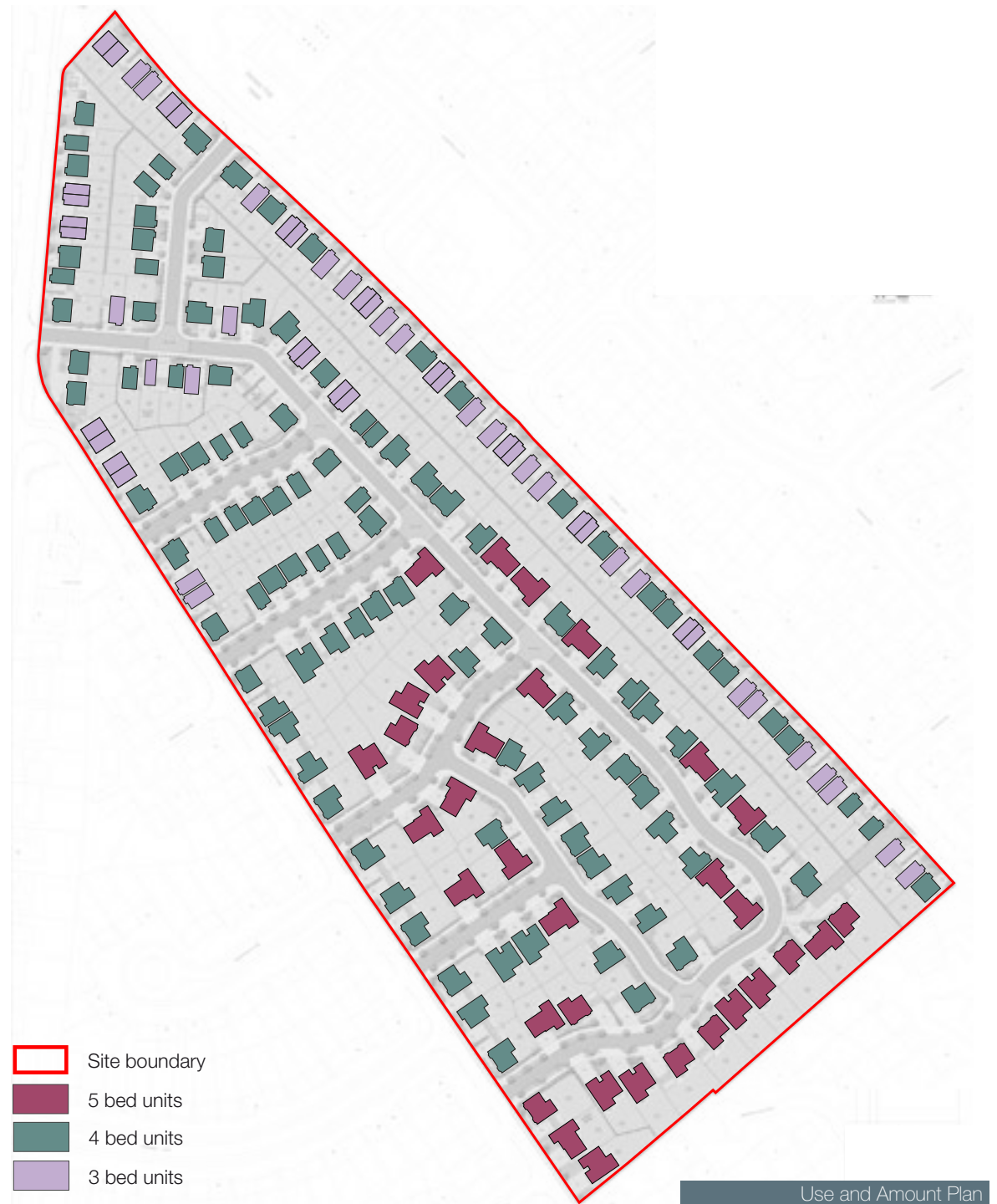
## Use and Amount

5.3 The application seeks detailed approval for the development of 200 dwellings. It is envisaged that this will all be market family housing. The layout opposite demonstrates how 200 dwellings can be accommodated on site, with a mix as follows:

- 54 no. 3 bed (27%)
- 113 no. 4 bed (56%)
- 33 no. 5 bed (17%)

**Total = 200 units**

5.4 This achieves a net density of around 25.34 dwellings per hectare. Density varies across the site, with a gradual transition from medium density from the eastern edge of the site, to a low density to the southern part and south western edge of the site.





Accommodation Schedule					
House type	Number	Square Foot	Square Metre	Bed no.	Total Square Foot
Longford	8	893	83	3	7,144
Stamford	21	900	84	3	18,900
Ashop	25	1,075	100	3	26,875
Dunham	17	1,184	110	4	20,128
Pocklington	28	1305	121	4	34,664
Baybridge	6	1249	116	4	7,494
Cam	11	1259	117	4	13,849
The Glasson	8	1380	128	4	11,040
The Melton	12	1442	134	4	17,304
The Cannock	8	1543	143	4	12,344
The Rufford	3	1623	151	4	4,869
The Hatherton	16	1695	158	4	27,120
The Rushall	4	1753	163	4	7,012
Paddington	18	1827	170	5	32,886
Aylesbury	8	2166	201	5	17,328
Regent	7	2194	204	5	15,358
<b>TOTAL</b>	<b>200</b>				<b>274,315</b>

Accommodation Schedule		
	Acres	Hectares
Area	19.5	7.86
Coverage	14,067	34,761
Density	10.25	25.34

# Layout

5.5 The layout of the site is developed around clear perimeter blocks. Working with the existing landform the blocks create a good level of natural surveillance to streets and spaces and promotes legibility. The use of perimeter blocks also ensures rear gardens are fully enclosed and enhances the safety and security of the development.

5.6 Throughout the layout key corner buildings have been designed to frame views and aid orientation. These houses have feature gables articulated with windows and projections for added definition.



Block and frontage plan

# Access and Movement

5.7 The two primary access points into the site will be taken from Grange Lane and Cuckoo Lane. Five additional secondary access points will be taken from Cuckoo Lane, their alignment allows long range views through the site to the NE as site levels drop.

5.8 The road hierarchy is simple and logical. The main road through the site is 5.5 metres in width with footpaths either side and serves the majority of properties. The secondary streets provide access from the edges of the site into the central areas.

5.9 A number of raised tables are proposed along the main street within the development, as a traffic calming measure to reduce vehicle speeds, creating a safe pedestrian environment.





Scale and Density

5.10 The homes across the site reflect the scale and massing of the surrounding vernacular. The houses are a mix of 2 storey and room-in-roof homes. A number of properties have low eave lines to reduce the perceived building height and variation to the building line is further created through single storey garages with pitched roofs.



## Landscape and Ecology

5.11 The areas of the development will be defined with the use of different species of hedges and trees, which will be designed to create a sense of enclosure for the individual properties.

5.12 The hedges will be predominately evergreen varieties creating year round interest with the use of coloured and variegated leaf forms and planted at a size from the outset to create a feeling of maturity.

5.13 The main avenue trees will be semi mature trees with the varieties selected again to create a sense of identity for the different areas. Shrub planting to front gardens will also be selected for their form, texture, colour and shape to provide all round interest and also planted at a density to create early maturity and impact, which encourages the residents to maintain them to a high standard and provide additional planting if they require to further enhance their front gardens.

5.14 The hedges and trees will provide wildlife corridors for a wide variety of insects, birds etc. allowing nature to live in harmony with the development.





## Drainage

5.15 The surface water run-off generated by the majority of the development is therefore proposed to discharge to the existing public sewer network, to mimic the pre-development situation where at all possible; detailed design will be required to confirm the feasibility of the proposed strategy following more detailed levels review.

5.16 Consents may be required from United Utilities, along with approval of the proposed discharge rates.





## Access

5.17 The site would be provided by a new access off Gateacre Park Drive, a new access off Grange Lane and five new accesses off Cuckoo Lane. A number of properties would be served via direct driveways off Grange Lane (53 dwellings), Gateacre Park Drive (10 dwellings) and Cuckoo Lane (23 dwellings).

5.18 The principle of these accesses and direct driveway locations has been discussed and agreed with LCC highways at the pre- application meeting.

5.19 With regard to the new access roads, these would all take the form of simple priority junction arrangements, with 5.5 metre wide carriageways and 6 metre radii. Each access would include 2 metre wide footways to both sides, with the footways on the Cuckoo Lane accesses being separated from the carriageway by 2 metre planted areas.

5.20 With regard to visibility provision and considering the requirements set out in Manual for Streets [MfS], a 'y' distance of 59 metres should be provided based on a 30mph speed limit (a design speed of 37.5mph), whilst this can be reduced to 43 metres based on a design speed of 30mph.

5.21 Based, therefore, on the speed surveys referred to in Section 2, the 43 metre 'y' distance is considered appropriate. This 'y' distance has also been agreed with LCC highways at the pre-application meeting. With regard to the 'x' distance and as set out in MfS, a 2.4 metre provision should be adopted.

5.22 Taking account of the above, the required 2.4 x 43m visibility splays can be provided in both directions for vehicles leaving all site accesses.

5.23 Based on the above, the proposed access arrangements off Gateacre Park Drive, Grange Lane and Cuckoo Lane are considered acceptable and appropriate from a design, safety and operational perspective. These junction forms, together with the direct driveways, are also considered to be in keeping with the surrounding highway network.



**1. Proposed access arrangement into the development from Grange Lane.  
2 -6 . Proposed access arrangements into the development from Cuckoo Lane.  
7. Proposed access arrangement into the development from Gateacre Park Drive.**

## 6.0 Masterplan in detail

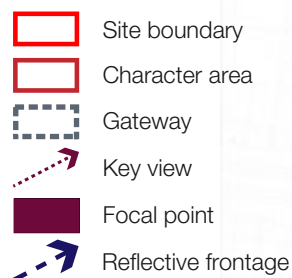
### Key design features

6.1 The key design features plan opposite highlights the gateways, key views, focal points and responsive frontages which are evident across the site. It also locates three typical character areas which are detailed on the adjacent page.

6.2 The gateways to the site are focused at key junctions with the existing highway along Grange Lane and Cuckoo Lane. The gateways are emphasised through the use of one detached property type reflected on either side of the proposed street with corner turning features including activated gable ends.

6.3 Key views throught the site to the north east have been framed by tree-lined streets within the development as the land falls towards Grange Lane. Each street has a focal point house at the head of the carriageway. The focal points are buildings of scale and presence and therefore are predominately room-in-roof styled homes.

6.4 The layout responds to existing urban grain of Grange Lane and Cuckoo Lane by fronting both these streets along the length of the development boundaries and thus completing the street scene.



Key design features plan



Character area 1

6.5 This character area demonstrates how short runs of room-in-roof dwellings, within tree lined boulevards, have been mirrored yet slightly adapted to create a strong street scene. The regularity and repetition of the design is further emphasised through formal street planting, boundary treatments and driveway arrangement. Variation is created at either end of the street where building heights drop to 2 storey and the facing direction of properties rotate.



Character area 2

6.6 The key feature of this character area is room-in-roof detached dwellings of the same type defining corners and bends in the street layout. This arrangement of units creates a nodal point within the development which aids orientation. The room-in-roof units sit amongst 2 storey units to further help define these nodal points. Pavements and grass verges are generous which indicates a road hierarchy with pedestrian dedicated spaces which in turn creates a safe residential environment.



Character area 3

6.7 Dwellings within character area 3 are served by smaller streets. These streets are defined by predominately 2 storey properties, combined through various property types and integrated as well as separate garages which creates variation and interest in the street scene. Approaches along these streets are capped off with well positioned dwellings that frame views and help create a sense of place.



## Street sections

6.8 The dwellings have been designed to reflect the positive characteristics of the local vernacular and arranged to create a varied street character. Ridge heights undulate along the length of the streets and contrasting surface materials of brick, render and tile hanging add colour and depth to the elevations.

6.9 The street scene is completed with an effective landscape structure suitable for the urban context of the site. Dwellings have lawned front gardens with traditional planting, hedgerow boundaries and street trees which combine to soften the appearance of the houses.



View location plan

Street Section - view 1



Street elevation - view 2



## House Types

6.10 The house types for Gateacre have been carefully designed to respond to the existing settlement. The homes are traditional in appearance, with predominantly brick build facades. A variety of materials are used, such as render and tile hanging to add depth to the street scene.

6.11 Architectural devices have been employed, such as deep windows and projecting bays, to further articulate the homes and allow light to penetrate the internal spaces.

6.12 The floor plans provide generous living space. On the ground floor rooms are open plan in part, which creates long views through the houses.

6.13 Over the following pages we have illustrated four of the house types across the site. A full suite of house types are submitted to support the application.



Dunham front elevation



Ashop front elevation



Dunham ground floor plan



Ashop ground floor plan





Paddington front elevation



Melton front elevation



Paddington ground floor plan



Melton ground floor plan

# Material Palette

6.14 The final element of the detailed design is the material palette. The palette chosen is composed of varying colours, textures and profile, together they will bring the homes to life. A range of door colours have been considered to complement the materials palette.

6.15 All materials will be shared and agreed with the local authority prior to construction.

## Roof Tiles

- Sandtoft 20/20
- Antique Slate
  - Tuscan
  - Natural Red (Feature Band Gorse only)



## Tile Hanging

- Marley Eternit
- Dark Heather



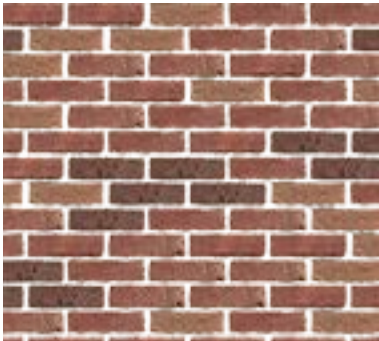
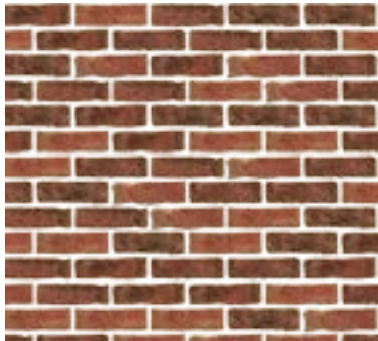
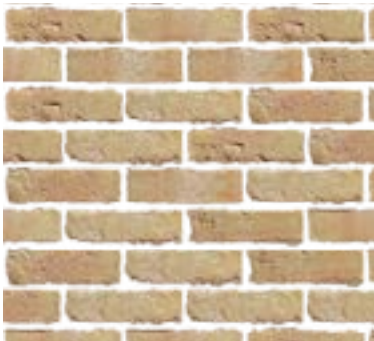
## Door Colours

- RAL 3005 Wine Red
- RAL 5003 Sapphire Blue
- RAL 6003 Olive Green
- RAL 9011 Graphite Black



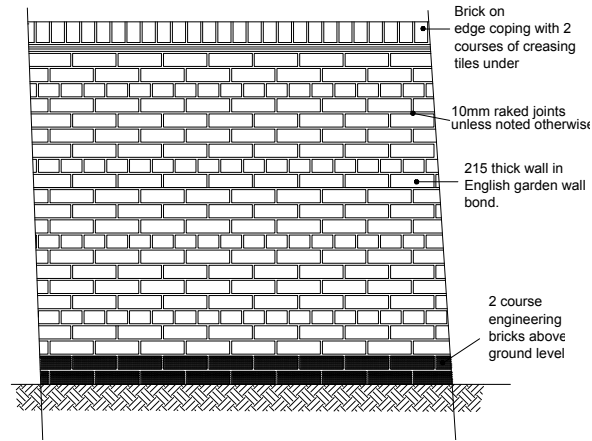
## Brickwork

- Wienerberger
- Old Alton Yellow
  - Kasandra Red Multi
  - Olde Cheshire Multi

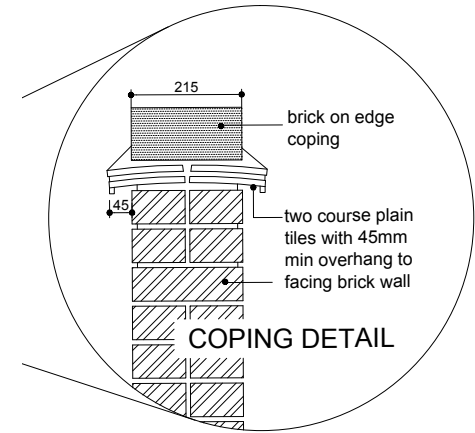


## Boundary treatments

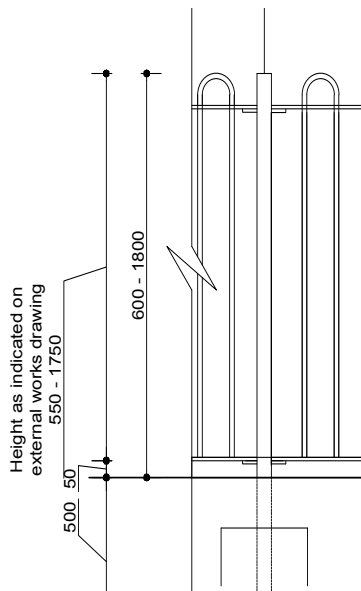
6.16 The curtilage of properties are articulated in several different ways. Frontages have soft boundaries, defined by hedgerows, with hooped top railings in key locations. Rear boundaries are defined by 1.8m timber close boarded fences. Where gardens adjoin footpaths brickwork walls are used, providing both security and architectural definition.



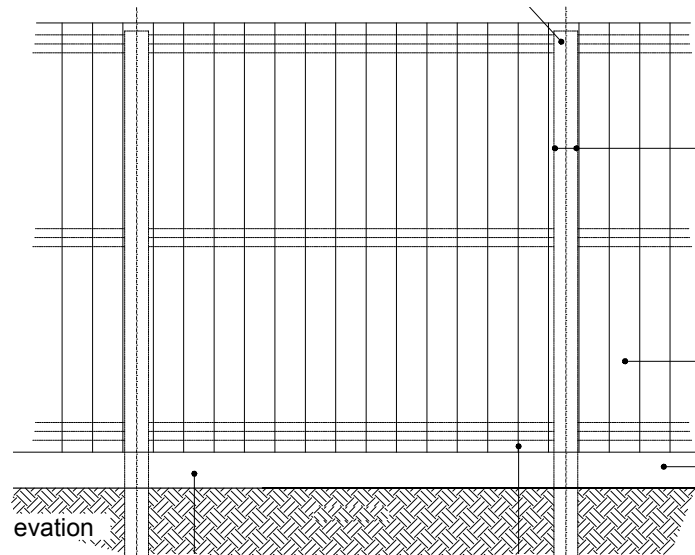
Brick wall with brickwork coping



Coping Detail



Hooped Top Rail



1.8m Close Boarded Fence



Masterplan extract



## Precedent Schemes

6.17 Countryside are an experienced developer and have delivered many successful housing schemes across the north west and more specifically within the local area.

6.18 Over the following pages we have displayed some examples of recent built projects to give an indication of how the Gateacre scheme may look and feel.





Stephenson Grove, Rainhill



Copper Wells, Heywood



Stephenson Grove, Rainhill



## Sustainability

6.19 All the proposed dwellings will be designed and constructed to achieve a high standard of environmental sustainability in accordance with Part L of the Building Regulations 2010.

6.20 The properties are designed to have a very efficient building fabric; low air leakage and an efficient ventilation system.

6.21 They are equipped with low emission heating systems with efficient controls.

6.22 Gas condensing boilers with NOx emissions of less than 30mg/kWh are used extensively.

6.23 All fabric is designed in compliance with the Green Guide, with all 5 major build elements (Floors, External walls, Internal walls, Roof and Windows) achieving at least a C rating.

6.24 Timber used in the construction has full Chain of Custody

6.25 All insulation products are sourced with an Ozone Depleting Potential of zero and a Global Warming Potential <5.

6.26 Energy efficiency is also maximised by extensive use of energy efficient lights (40 lumens per circuit watt) both internally and externally.

6.27 Water efficiency is very important to all our properties and all plots exceed the strict guidelines laid out in Part G Building Regulations in 2008.

6.28 Internal water efficiency is achieved by-

- Restricted bath size.
- Restricted and aerated sink taps (bathroom and kitchen).
- Restricted showers.
- Low and Dual flush toilets
- Water efficient appliances

6.29 A full Site Waste Management Plan will be implemented on every site.

6.30 All dwellings are designed to exceed sound reduction between them by at least 5dB beyond Building Regulations. Building Regulations require 45dB reduction through party walls.

6.31 All houses have private gardens.

6.32 During construction, the site restricts water use, energy use, traffic movement, dust pollution, noise pollution and waste production.

## Lifetime Homes Compliance

6.33 The development proposal has been assessed against Liverpool City Councils Lifetime Homes compliance for any proposed residential development, with development proposals scored against a number of criteria.

6.34 The Lifetime Homes Compliance Statement is submitted to support the application.

## Security

6.35 The development has been assessed by the Merseyside Police Force Architectural Liaison Unit and deemed to be “very formal and well organised”.



# Summary and conclusions

7.1 This Design and Access Statement is a component part of a detailed application seeking planning consent for the redevelopment of the former Gateacre School Site on land to the south of Grange Lane, Gateacre for the purposes of a new residential community.

7.2 The structure of this document has been developed to provide a simple sequential understanding of the design evolution process which has resulted in the indicative masterplan and other supporting information being submitted as part of this application.

7.3 Through the course of the document, the following has been demonstrated:

- Chapter 2. Policy context  
An assessment of the site in the context of adopted and emerging planning policy in order to identify the key policy constraints and the requirements of the local planning authority. This assessment has shown that the proposed use is compliant with the aspirations and needs of the local authority.
- Chapter 3. Appreciating the context  
An assessment of the site's historic, spatial and physical context to identify the unique attributes which may influence the site's future development highlighting any potential opportunities which could be harnessed. This assessment demonstrates that the site is largely free of technical constraints and benefits from its close proximity to a range of local services within a short walking distance of the site.

- Chapter 4. Towards a masterplan  
This section draws together the key issues from the previous chapter and highlights the spatial impact they have on the use, indicative layout, scale parameters and access arrangements for the proposed scheme. This section concludes with a series of diagrams which explain how the final design parameters of the proposed scheme have been informed.
- Chapter 5. The masterplan  
This chapter breaks down the component features of the overall proposals, including use, indicative layout, scale parameters and access arrangements to demonstrate the parameters in which the development of the site will be contained.
- Chapter 6. Masterplan in detail  
This chapter identifies the detailed elements of the proposal and the opportunity for the scheme to respond to the unique characteristics of the site through a series of character areas.

7.4 In demonstrating the above, it has been shown that the proposed development is locally responsive to the site's unique attributes with a vision to create a sustainable, high quality design which is specific to Gateacre.

7.5 It is concluded that within the context of policy compliance and design quality, the proposed development warrants the support of Liverpool City Council and should be granted detailed planning consent.

We are a leading planning and urban design consultancy operating from offices in key development sectors across the United Kingdom

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