

Design & Access Statement for

16 New Houses at:

Tetlow Street



6th March 2015

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1.0 Introduction

1.1 This Design and Access statement supports a planning application for 16 new houses at Tetlow Street, Liverpool 4.

1.2 The site is located on the north side of Tetlow Street, between Marius Close and Heather Close.

1.3 The site is currently in the ownership of Liverpool City Council but in the process of being transferred to Liverpool Mutual Homes.

1.4 This statement should be read in conjunction with the following submitted planning drawings and reports:

1712/01 Location Plan
1712/05H Proposed Site Plan
1712/06B 3 Bedroom House Type
1712/07A 2 Bedroom House Type
1712/211 Boundary Details sheet 1
1712/212 Boundary Details sheet 2
Existing Site Topographical Survey
Ecological Assessment
Tree Survey Assessment
Phase 1 Site Investigation

1.5 This statement follows the guidelines set out in CABE's "Design and Access Statements: How to read, write and use them". In accordance with these guidelines the remainder of this statement is set out as follows:

- **Section 2: The site** – including Planning Strategy framework.
- **Section 3: Use** – What buildings and spaces will be used for.
- **Section 4: Amount** – How much will be on site.
- **Section 5: Layout** – How the buildings and will be arranged on the site, and the relationship between them and the buildings and spaces around them.
- **Section 6: Scale** – How big the buildings are going to be in terms of height, width and length.
- **Section 7: Landscaping** – How open spaces will be treated to enhance and protect the character of the area.
- **Section 8: Appearance** – What the buildings and spaces will look like, for example building materials and architectural details
- **Section 9: Access** – How the site responds to public transport and road layout and why access routes have been chosen.

OTHER SECTIONS (in addition to Cabe requirements) :

- **Appendix A**
Schedule of consultations.

2.0 The Site

- 2.1 The site is located on the north side of Tetlow Street, between Marius Close and Heather Close.



3.0 Use

- 3.1 The site is currently vacant. It was formerly occupied by Heather Court a sheltered housing scheme.
- 3.2 The proposal is for 16 houses.

4.0 Amount

- 4.1 The proposal is for two rows of houses facing onto a new access way:
12 x 2 bedroom 4 person three storey houses of approx. 77 square metres area.
4 x 3 bedroom 5 person two storey houses of approx. 90 square metres area.

The resultant density will be 41.2 dwellings / Hectare.

5.0 Layout

5.1 Context Appraisal

The primary context is provided by surrounding housing. Stylistically the area is very mixed. The pattern of houses is predominantly two storey terraced of varying styles and ages. The immediate part of Tetlow Street is all modern housing, whilst further away on Newby Street there are Georgian era houses and modern industrial units. There is a church opposite the site on Tetlow Street.

On the eastern boundary are the rear gardens and rear service alley of the cul-de-sac Marius Close. To the west is Heather Close which is also a cul-de-sac and is open on one side to the development site. The rear of the site is bounded by service alleys serving Newby Street and the two Closes.

5.2 Proposed Layout

The proposed layout is in the simple form of two rows of houses facing each other across a new access way. The Tetlow Street frontage will comprise the sides of the end houses, which are designed with gable features and glazing and with open /frontage-style gardens and boundaries. This layout minimises the impact on Heather Close.



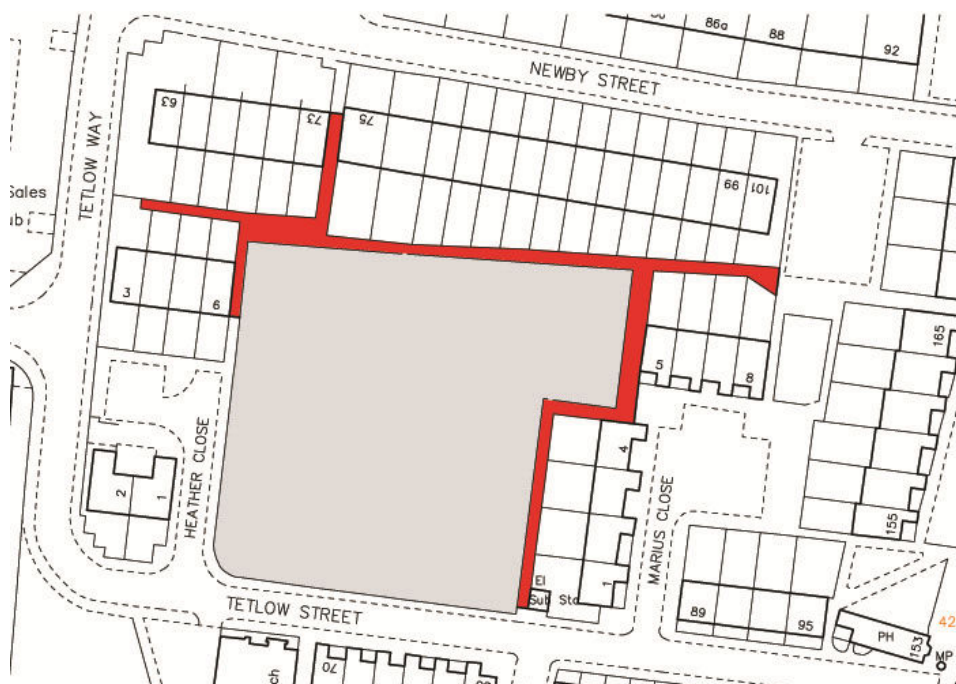
5.3 Safety, security and alley-gating

The un-gated service alleys which form the borders on three sides make the site very permeable and vulnerable from a security point of view.

This aspect of the site was highlighted early by LMH who have in depth local knowledge. The improvement of this aspect for the site itself and also for the benefit of surrounding properties is high on the development priorities.

Options for improving security have been considered and discussions have been initiated with LCC Highways and Secured by Design.

It has been agreed that the most practical solution is a Gating Order which closes the network of alleys at five places to gate the area shown in red below:



This measure will improve security for the site and for many existing surrounding properties.

LMH have undertaken public consultations with surrounding residents and they have given first-hand accounts of the anti-social behaviour that occurs both on the site and in the alleyways around the site including drug abuse, prostitution, fly tipping, drunken youths and the creation of fires.

LCC Highways do not have a budget for alley-gating, but have given their support to the implementation of this proposal. The Gating Order application will be started as soon as the applicant can show we have LCC Planning support for the development.

The Gating order process is intended to be entirely separate from the Planning permission. However there is

6.0 Scale



The proposals are designed to be in keeping with the domestic two storey scale of the surrounding locality.

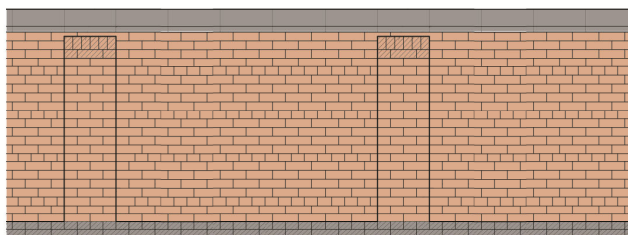
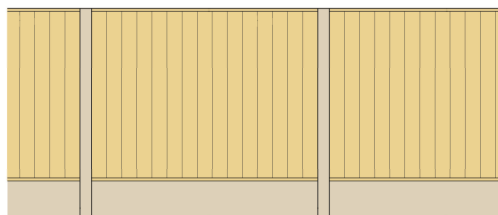
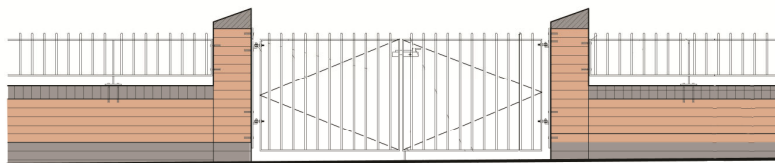
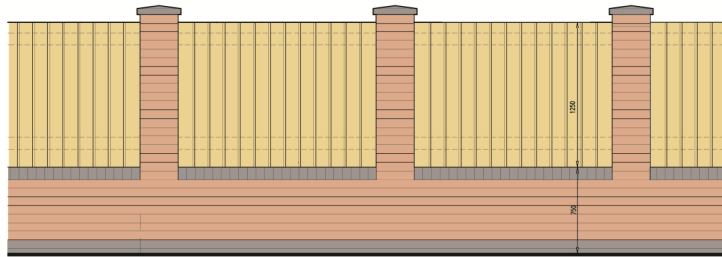
7.0 Landscaping

- 7.1** The development of the site will not practically allow the retention of the existing trees. The larger trees were located in the rear communal gardens of the former Heather Court, but are not suitable for inclusion into small private gardens. In addition they are located at the rear where their positive impact will be very limited. It is intended to plant new suitable species trees of a species and location to be agreed with LCC Planning Dept.

7.2 BOUNDARY TREATMENTS

There are a mixture of boundary treatments as detailed on drawings 1712/211 & 212, the details of which have been discussed during pre-planning consultations with LCC. Of particular note is the provision of a 2m high brick wall to rear boundaries. This boundary treatment was stated as a requirement by LCC because of the open access alleyway. This extent of brickwork would make the project not financially viable. In discussion with LCC it was agreed that if an ally gating scheme was implemented a timber panel fence would surface as a rear boundary treatment however until the principle is agreed with LCC then the application would need to have the brick wall included.

It was agreed that this 2m high wall would be included in the application on the understanding that once the ally gating scheme was agreed in principle the 2m high brick wall would be substituted with a timber panel fence.



8.0 Appearance

- 8.1** The new houses are in a simple contemporary style with Georgian influence. This will fit in with the immediate surroundings which are modern style.



9.0 Access

9.1 Access and Routes

The site layout takes vehicular access from Tetlow Street.

9.2 Vehicular and Public Transport Access

Public Transport

The site is well served by bus routes along Walton Lane.
The nearest railway station is Bankhall, about 1.2 km away.

Private vehicles

All plots will have one car space.

Appendix A – Schedule of Consultations

Pre-application consultations have been carried out with:

LCC Planning Dept.	Victoria Vaughan-Williams Concerning the development proposals
LCC Highways	Fraser Arnott concerning alley-gating
LCC Community Safety and Cohesion Service	Richard Jones concerning alley-gating