

Design and Access Statement

Paul Street / Oriel Street Phase I



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Design & Access Statement



Site

The site is located predominantly on Paul St, L3 with a small amount of frontage onto Oriel St to the rear. The site and surrounding area are currently used for light industrial purposes, but the area has been identified for regeneration as part of the council's wider strategy to repurpose formally industrial areas close to the city centre.

The site is also classed as previously developed land.

Site Ownership

The applicant owns all of the land under consideration in this application.

Context for development

Having previously developed a site on the opposite side of Paul St, the Applicant has now purchased a significant amount of the city block bounded by Paul St to the North, Oriel St to the South, Vauxhall Rd to the West and St Bartholomew Rd to the East. Their plan is to undertake a series of phased developments across their current portfolio of land in this block, this being the first of a number of phases.

The Application

The application is for 20 nr 3 storey townhouses along the edge of the block above. These are to comprise 5 bedrooms; 1 En-suite; 2 shower rooms; 2 reception rooms including a kitchen diner and lounge. To the front of the property it is proposed to construct a small enclosed yard to give some demarkation to the plots and add some privacy to the ground floor living accommodation. To the rear a small private yard will be provided, to give private amenity to the occupants. In addition to this, 100% private, secured, off-street parking is to be provided within the main site, with pedestrian access from Paul St and vehicular access from Oriel St. On top of this car park we intend to provide a raised semi-private shared amenity space for the use of the residents of the houses.

Scale & Massing

The development has been conceived as 2 terraces of 10nr 3 storey town houses set back from the site boundary along Paul St. The scale of the development sits well within the local area somewhere between the 4 storey development on the opposite side of Paul St; the 4-8 Storey developments along St Bartholomew Rd and Leeds St, and the 4-6 Storey developments along Vauxhall Rd.

The mass of the building has been broken up horizontally through a change in material (from render to brick) at first floor window sill level and again (brick to render) at eaves level.

Design

We have prepared our designs based on our client's preference for the appearance of a Georgian Terrace, but the scheme could easily be elevated in any style. Living accommodation is arranged at ground floor level with the bedrooms above arranged around a central stairwell.

They are generously proportioned houses, with a decent standard of accommodation, both private and shared outdoor space, integrated secured parking, cycle and in curtilage bin storage.

The houses have been designed so as, with minimal alterations, they should be able to meet Lifetime Homes requirement. They will also be constructed to meet the Code for Sustainable Homes Level 3 for Energy & Water Use.

Access

Level access to the houses is provided via the front doors opening onto Paul St, Part M Compliant ramped access is provided to both the car park and the raised shared amenity.

Access to the secured Car Park is provided via a motorised gate with a secured entry system from Oriel St.

Access for the Emergency Services is via the front doors of the houses on Paul St, and via both Paul St and Oriel St for the car park/shared amenity space

Public Transport

The site is a short walk from the City Centre - including mainline and local rail connections. There area also bus stops on Vauxhall Rd, and Leeds St with services to the Wirral, and further afield.

Constructive Thinking Studio Ltd
Liverpool Science Park IC 1
131 Mount Pleasant
L3 5TF

www.constructivethinking.co.uk
t: +44(0) 151 705 3433
f: +44(0) 151 705 3433
e: bim@constructivethinking.co.uk



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