



DESIGN & ACCESS STATEMENT – SITE AT UPPER PARLIAMENT STREET, LIVERPOOL, L8



1

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0.0	CONTENTS	1
1.0	INTRODUCTION	2
2.0	HISTORY	4
3.0	USE	9
4.0	AMOUNT	10
5.0	LAYOUT	12
6.0	SCALE	14
7.0	LANDSCAPING	17
8.0	APPEARANCE	19
9.0	ACCESS	22
10.0	DESIGNING OUT CRIME	24
11.0	SUMMARY	25

## 1.0 INTRODUCTION

1.1 The Design and Access Statement has been prepared in support of the application for Full Planning Approval – New Building Works for 95, 1&2 bed apartments on Upper Parliament Street, Liverpool. The statement is intended to demonstrate that the proposals are in accordance with relevant National planning Policy Guidance and Development Plans, and to show that the proposals take account of the principles of good design as set out in the Councils Urban Design Guidelines.

1.2 The Statement reviews the planning considerations that are relevant to determining the application and identifies important matters which support the proposals including the approach to the design of the development and accessibility.

1.3 The images accompanying the text are a combination of photographs and exploratory drawings completed during the design stage.

1.4 The accompanying design solution is illustrative of the development proposals for the regeneration of this area. The Statement has been written to reflect the content and form of the document published by CABI 'Design and Access Statement: How to write, read and use them' (2006) and adhered to the advised structure:

### Design

- Use -What buildings and spaces will be used for.
- Amount – How much will be built on the site.
- Layout - How buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- Scale – How big the buildings and space will be.
- Landscaping – How open spaces will be treated to enhance and protect the character of place.
- Appearance – What the buildings and spaces will look like, for example, building materials and architectural details.
- Access – How everyone can use the place comfortably, safely & easily.

In addition, a statement on designing out crime is provided.



## 1.0 INTRODUCTION

### 1.5 Identity

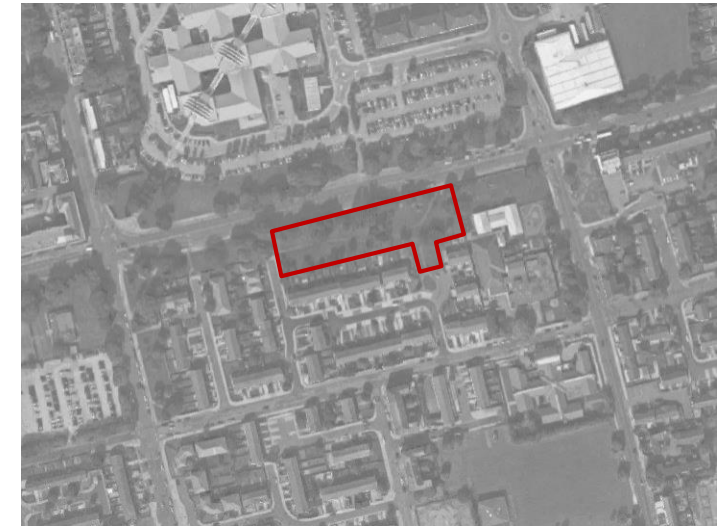
The site is set in and amongst a residential landscape, with the surrounding context that of a bustling community with good road/public network links. Situated just a short walk south east of the city centre it resides on a piece of land adjacent to the busy A562, which links directly to the corner junction of Sefton street (South docks) & Chaloner street (runs north up towards the strand). Local amenities consist of Liverpool Women's Hospital opposite, Princes Primary School adjacent to the corner, St Anne Parish Church (325m), Granby Continental Store (376m), Falkner Square gardens (250m), Crown street Park (370m), Liverpool Cathedral (975m) Princes Park (1km). Within reach of Liverpool City Centre (1.65km) as well as being sited 3.3km from Queens Drive.



3

### 1.6 Urban Grain and Enclosure

The proposed development has been designed to take into account the relevant urban grain of the surrounding area, massing and use of materials. This proposed application is for 95 apartments spread across 4&5 storey blocks. With an internal arrangement of 40 x 1 bedroom & 55 x 2 bedrooms apartments. The arrangement & size of the surrounding buildings and their junctions influenced the final design outcome of this project. The main features of the proposal respects the arrangement of the locality, and pays particular attention to the adjacent roads streetscape (Upper Parliament Street A562 & Grove Street A5048). Enclosing the site at its faces is contrast between terraced housing to the rear and side, hospital and parking area opposite and a school to the other side. However beyond the immediate streets and for the length of upper parliament street, it is of a Georgian house typology. It is this that the new development aims to address and to maintain a consistent theme between the two. In general the new development should create, preserve and enhance the enclosure to the street scene and create a cohesive urban space. The development aims to create an urban form of enclosure in which the buildings do not dominate the site.



Site Location Plan: Not to scale



Plan diagram of arterial roads and pathways

- Heavy Usage Roads
- Low Usage Roads
- High usage pathways
- Low usage pathways

## 2.0 HISTORY

### 2.1 Background

The proposed site has seen multiple developments throughout its history, fluctuating between an empty site, residential housing and back to the empty site it is at present. The boundary it resides in has never seen any significant changes over time, however its surrounding context has seen plenty of development.

The table to the right provides a detailed history of the site over the last 165 years. It must be noted that this site is in a prime location and based on the amount of residential developments over time, it is a sought after piece of land, even more so now with the development of the city expanding out further.



Map Date	On The Site	In The Vicinity Of The Site
1848-1851	The site comprises open land with paths crossing the site.	The site is surrounded by open land except for to the north, with Upper Parliament Street forming the northern site boundary and houses beyond.
1890-1893	Houses have been constructed across the site, with the northern end of Kimberley Street, Verulam Street, Granby Street and Normanby Street crossing the site.	Residential properties surround the site.
1905-1908	No significant changes.	No significant changes.
1924-1928	No significant changes.	No significant changes.
1938	No significant changes.	No significant changes.
1953-1957	Two houses off Granby Street are no longer shown, with the plots vacant. This is possibly as a result of bombing during WW2.	Some other properties in the vicinity of the site are no longer marked, possibly as a result of bombing during WW2. A Cleaning Works is 140m east of the site.
1965-1968	No significant changes.	No significant changes.
1970-1975	All of the houses on site have been demolished and the site is vacant. The streets crossing the site remain.	Parts of the surrounding area are being redeveloped, with some plots vacant. A Depot is 85m east of the site.
1975-1978	Houses have been constructed along part of the southern site boundary and in the southeastern corner of the site. The various streets crossing the site have been removed. An electricity substation is located in the southwest of the site.	Ongoing development of parts of the surrounding area.
1985-1989	No significant changes.	Land to the north of Upper Parliament Street is open with paths crossing it and a playground.
1989-1993	The houses in the south and southeast have been demolished.	The Depot has been demolished.
1993-1994	No significant changes.	Liverpool Women's Hospital has been constructed to the north of Upper Parliament Street.
2002	No significant changes.	A Works has been constructed 235m northeast of the site.
2010	No significant changes.	No significant changes.
2014	No significant changes.	No significant changes.



## 2.0 HISTORY

### 2.2 Historical Summary

The site was predominantly open land until 1851.

1851 – 1890 was when houses were developed with accompanying streets, this spread across the whole site.

All of the houses were demolished at the end of the 1960's.

The 1970's saw a new housing development replace the existing streets, these were situated in the south and southeast of the site.

Between 1989 & 1993 the site was demolished and has remained this way since.

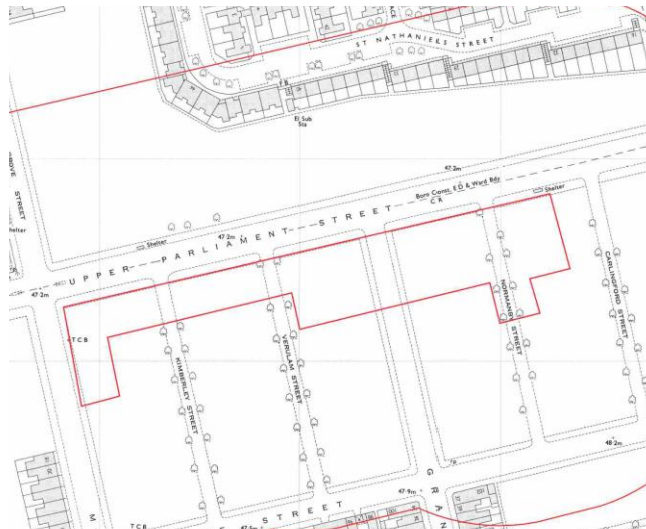
The surrounding area has been predominantly developed with residential properties, with a current hospital to the north, a works to the northeast and a former depot and a works to the east.



5



1848



1975



1893

## 2.0 HISTORY

### 2.3 Site Maps



6



1993



1978



## 2.0 HISTORY

### 2.4 Site Context

The site can currently be accessed via the front edge which faces onto Upper Parliament street (A562), and the rear via housing estates Kimberley CI, Verulam CI & Carlingford CI, all directly linked to Selborne st. These all surround the proposed development and each carry a variant condition to which the scheme is trying to address within its design.

Opposite is the Women's Hospital <sup>(4)</sup>, and behind sits a residential housing estate <sup>(4)</sup>. At the West corner is Georgian terraces <sup>(1)</sup> that are dominant up and down Upper Parliament Street, whilst at the east corner there is a new build development <sup>(3)</sup>. Lying predominantly on an arterial road into Liverpool there is a requirement for the scheme to be a robust and contemporary solution that subtly blends into the existing streetscape, providing a contrast between the old and new.



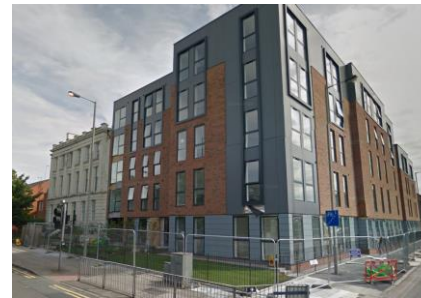
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(1)



(2)



(3)



(4)



## 2.0 HISTORY

### 2.5 Site Photos



8



### 3.0 USE

3.1 The site lies approximately 1.65 km South of Liverpool City Centre and is situated directly on Upper Parliament Street (A562), The proposed development is located close to all main public transport routes to the city centre has bus stops adjacent to its street front which are served by buses all going/leaving Liverpool. The proposal is within walking distance of shops, schools, municipal parks and other community facilities.

3.2 The proposed residential development of 95 apartment's will take advantage of the pre-existing condition of local shops and amenities space, whilst providing a living space within a short walk to the city centre of Liverpool. The proposed location of the development will encourage people to walk and cycle which in turn has benefits for the environment, road safety, and residential amenity and for health. The development is located on a comprehensive network of attractive and safe pedestrian and cycle routes.

3.3 Situated in a prime location for both bus and rail, car transportation is also of significant interest as it sits directly on the A562 providing a link in and out of the city. Plugged into this main road are multiple services and other main roads, most notably Queens Drive (A5058), thus creating a looped system around the edge of the city centre. These type of road connections maintains the site and provides it with multiple both local and nonlocal.

3.4 Local amenities in the area consist of schools, parks, pubs, shops, recreational facilities (i.e. gyms & leisure centres), all well situated next too main roads/on public access routes through to the city centre and further afield. How well a region is connected, both internally and externally, will play a large part in how successful, inclusive, safe and sustainable it is. The proposed development would include public transport accessibility, and connections between different modes of transport (rail & bus), to ensure that all people have access to and are not excluded from any facilities or opportunities due to a physical restriction. Well established connections between the new development and existing amenities ensures that they are available to more people, more of the time.

3.5 The development is within walking distance of:

- St Anne Parish Church (325m) (1)
- Falkner Square gardens (250m) (3)
- Crown street Park (370m) (6)
- Kingsley Community Primary School (376m) (5)
- Liverpool Women's Hospital (Adjacent) (4)
- Princes Primary School adjacent to the corner (2)



9



(1)



(2)



(3)



(4)



(5)



(6)



## 4.0 AMOUNT OF DEVELOPMENT

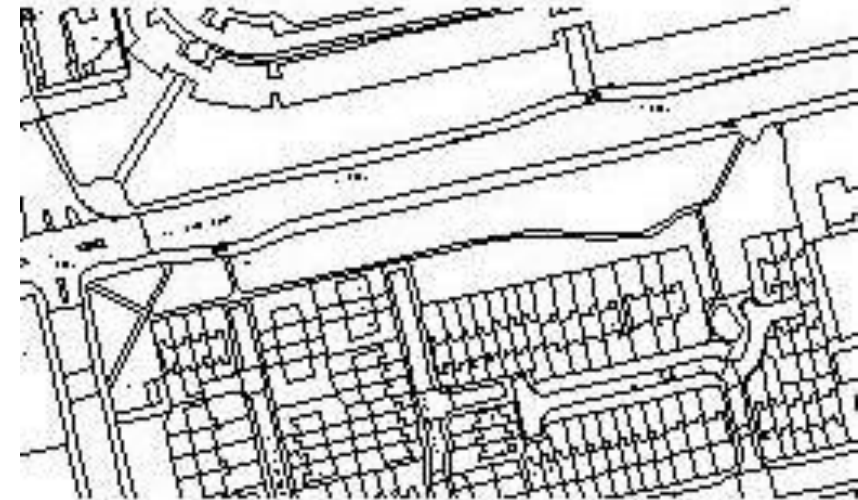
- 4.1 95 apartments across two blocks of occupy the site, the first one is a 4 & 5 storey block that appears continuous yet it is a make up of 3 separate blocks, each with their own circulation cores. A mix between 15 apartment types which all differ due to extended frontages, balcony's, and large glazed window areas provide a varied apartment block which is suitable and appealing to all. These range in size with the smallest a 46.9m<sup>2</sup> 1 bed & 55.1m<sup>2</sup> 2 bed, to the largest a 50.78m<sup>2</sup> 1 bed & 62.1m<sup>2</sup> 2 bed.
- 4.2 The second block peaks at 5 storeys and drops down to 3 at the rear, with one apartment either side of the circulation core. Ranging from 50.45m<sup>2</sup> 1 beds to 72.25m<sup>2</sup> 2 beds, with 6 variations of apartment per each floor. This is due to the layout and positioning of the block/circulations space/window arrangements.
- 4.3 They provide the qualities and economies of scale sought after by the National and Regional Planning Policies and Guidelines. The level of development seeks to ensure that the project is economically viable for the client despite complicated social and economic restraints and policies implemented in the area.
- 4.4 The residential units can cater for single occupants, couples and small families due to the varying range of apartments spread throughout the blocks. The linear composition of the scheme lends itself to be a sympathetic response to the site and its surroundings, ensuring that the vacant land is used whilst at the same time respecting the boundary line of existing dwellings. The density of the entire development, even with it topping out at 5 storeys at either end and 4 storeys in the middle, aligns well with the existing suburban character of the area, ensuring a density that makes efficient use of the land and creates demand for local services
- 4.5 To achieve long term sustainability for the development and in turn the area, the planning application seeks to reflect a mixed community of varying age groups. Accordingly the development includes a property type that can respond to the continued evolution of the area.

- 4.6 Affordability is an increasing problem across the area and a growing issue creating specific difficulties for the local population. The application supports the need for varying dwelling types to sustain population levels and to address the issues of urban density.

- 4.7 The national Planning Guidance that is relevant to this site is provided in:

PPS1      Delivering Sustainable Developments  
PPG3      Housing

The guidance in PPG3 accepts that the extent of the development will depend on the overall need for housing and the capacity for the existing urban area to accommodate additional housing. The proposal directly supports housing market renewal and would meet local needs or otherwise provide exceptional planning benefits, as well as supporting the renewal of housing markets and the creation of a sustainable community in this area.



Current Site Condition



#### 4.0 AMOUNT OF DEVELOPMENT

4.8 The amount of development has been reduced following the previous planning application and the issues raised by it, with the reduction from its original footprint of one apartment block of 1545.81m<sup>2</sup> to 1524m<sup>2</sup> split across two blocks. The arrangement, layout and style of the new design is less which also reduces the footprint and makes the landscaping and public realm around the site more usable due to the breaking of the two blocks.

4.9 The distance between the proposed to the existing houses at the rear has increased significantly from the first application. The image below highlights large sections of the building that now sit further away when compared to the old scheme, thus in turn has reduced the immediate visual impact upon the residents.

4.10 The new design is 1 story lower as it switches between 4 & 5 storeys in the long, linear block, with 3 & 5 storeys in the second block.

4.11 The splitting of the block into two has allowed for a public avenue to be introduced, this 14m wide gap between the two blocks and 18m wide as you approach it provides a large opening which alleviates the sense of enclosure that the original design had.

4.12 The increase in the number of trees to be planted across the site coupled with their size will provide a natural barrier for the residents.



Original Footprint of Development

Proposed Development

## 5.0 LAYOUT

5.1 Upper Parliament street is situated on the linear stretch of the A562 road which serves the city centre daily. The sites frontage runs adjacent to the street edge and is separated by an avenue of trees and low level gating. The development is based on infilling a vacant plot of land to complete the void and define the street massing. The long linear form of the design ties into the existing typology of Georgian terraces in the surrounding context and also replicates the layout of the housing estate to the rear of the site.

5.2 The proposed layout of the development seeks to build upon this quality to create a fully developed streetscape whilst a new avenue of trees has been incorporated into the design, this aims to provide a clear and usable access route between Upper Parliament street and Carlingford close for all local residents. This design intends to build on the existing character so that all residents are within easy reach of local schools, shops, community facilities and recreation areas.

5.3 The main features of the proposal respect the arrangement of the locality. In general the houses/buildings along the street edge to the south of the site are 4 storey street whilst to the north they are 3 storey, with the houses to the rear of the site being 2-storeys. The new development should create, preserve and enhance the enclosure to the street scene and create a cohesive urban space.

5.4 The development aims to create an urban form of enclosure, addressing the multiple street edges. To create a more complete residential area is imperative, whilst being sensitive to the existing and not overdeveloping the land. The intention is to infill the vacant plot and in turn it will define the streetscape and add to the area.



Block 1 is divided up into 3 separate sections within the whole block, each having their own circulation cores

## 5.0 LAYOUT

5.5 Integrating the development into the already established street paths/roads has been considered carefully as well as the creation of a new avenue, ensuring the impact on the existing services are little too non-existent. The siting of the proposals allows for private parking to be accommodated for at the rear, reducing the overall impact on road usage i.e. on street parking etc. whilst refuse storage will be incorporated into the rear of the site ensuring the streets are clear of the clutter associated with the storage and disposal of waste.



Block 1

Block 2

New pedestrian accesses through the site

Proposed avenue of trees and new public realm indicated



## 6.0 SCALE

6.1 With a book end approach to the first block in the development, the scale of the proposal is pretty uniform across its frontage and rear with 5 storeys the highest at either end & central section where the plan is 2 apartments deep. The in-between areas which drop down to 4 are only one apartment deep in plan and prevent the block from becoming too overbearing on the site and its surroundings.

6.2 This height has allowed for a successful response to the existing albeit on a larger scale, combining the tripartite condition seen in many of the Georgian terraces along the street, but on a bigger scale. However the thin, linear approach has kept the design pretty reserved and prevented it from becoming too overbearing on the site and its context.

6.3 The second block across the new avenue of trees tops out at 5 storeys like the book end of the block adjacent to it, this maintains the height across the street edge and scenes the new pedestrian walkway and trees between the two blocks. However it drops down to 3 storeys at the rear, where the blank façade/elevation is closest to the houses behind.

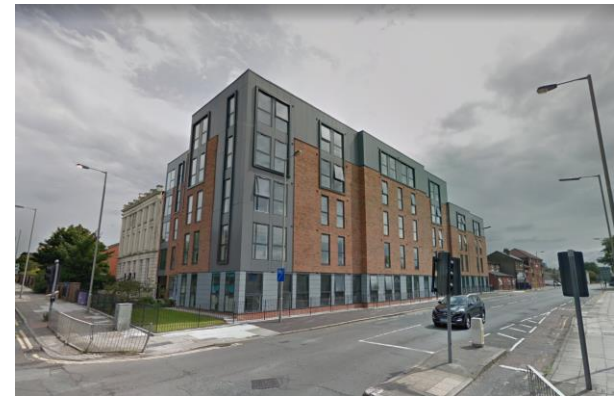
6.4 In order to reduce the visual impact on the street edge the façade at both the front and rear has been significantly broken up by the change in elevation design. Combining this with the pushing and pulling of particular blocks has created a depth to the block, but also made thin, linear sections to alleviate the impact.



14



Scale of existing site & surrounding dwellings



## 6.0 SCALE

6.5 The proposed development responds to the physical and social dynamic, character and setting of the local area. The new development aims to respect the form and urban grain of the locality, taking into account local distinctiveness such as materials and features, and creates a new and interesting public face to an existing vacant site. The development has been conceived as infilling a missing fragment of a well sought after area with high quality, contemporary design using well proportioned elevations, door and window openings, that make visual references to the local tradition.

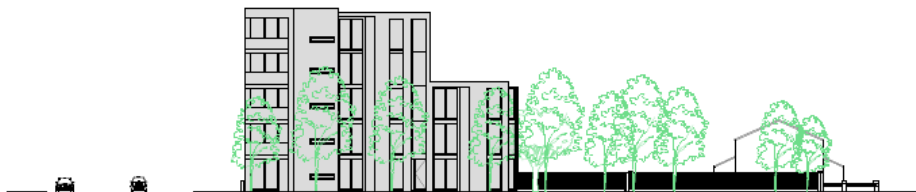
6.6 The main aim of the design concept was to achieve a residential space with high standards of local character and distinctiveness. The use of local materials, continuity of architectural detail and an integrated landscaped area ensure that the development relates positively to the existing townscape rather than becoming a disjointed add on.

6.7 Integrated into the design is an avenue of trees with a more linear and considered approach. In turn it partly conceals the development and reduces the impact its scale would otherwise have on the locality, providing a barrier between the development and breaking up the line of sight. It also enhances an existing access through the site to the main road and bus stop but in a new, usable and highly attractive public space.

Other than the end blocks which are two apartments deep, the linear stretch is only one which reduces the intensity and scale of the design upon the site



Proximity to surrounding buildings is beset by a greenspace to reduce the immediate impact upon the boundary



Indicating the step down in levels across the block in order to reduce the impact upon the neighbouring properties and their residents



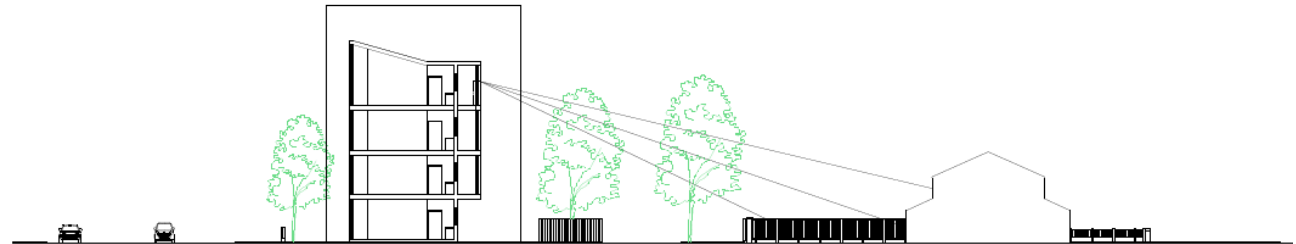
Position and scale of the old scheme is outlined in red against the revised scheme which is smaller and further back/closer to Upper Parliament street than the original design was

## 6.0 SCALE

6.8 The contrast in scale between the original scheme which was submitted to planning back in July 2017 and this revised design can be seen in the images below.



16



Section through the thinnest section of block 1 highlights the difference against the deeper sections of the block whilst also showing the contrast in scale of the houses behind



Front Street Elevation: Outline of the original scheme in red against the revised design



Rear Street Elevation: Outline of the original scheme in red against the revised design



## 7.0 LANDSCAPING

7.1 Integrating the new development within the existing streetscape is imperative and during the process this will be given the utmost attention, aiming to achieve a harmony between old and new. It is important that the final design & appearance of landscaped areas blend with the existing to provide a harmonious relationship but also a unique element of the design.

7.2 Landscaping to a large extent can have a significant impact on the visual success or failure of the building, and its subsequent enjoyment by its occupants, owes much to the setting provided by soft and hard landscaping. The greening effect can also have a health impact, in so far as the trees absorb CO2 during the day. The proposed landscaping scheme is to provide a suitable and pleasant setting for the development to include:

- Small and large tree planting across the entire site
- Ground & shrub cover, hard surfacing and paving
- Adequate lighting without causing light pollution
- Boundary treatments comprised of materials which reduce the likelihood of graffiti.
- Creation of a public park/realm within the immediate remit of the site for all to use

7.3 The proposal is to give particular consideration to the design and height of the walling, railings and any appropriate planting that will be expected. It is generally recognised that surface water drainage and street run off management are assisted in the front gardens that break up the street edge to the building front, to allow some interception and infiltration of rainwater. The rear landscaped area of parking and greenery will not generally have a great visual impact on the street, although there will be a considered approach to the proposed shrubbery and placing of trees.

7.4 Areas of publicly visible landscaping will follow the existing streetscape use of low retaining walls. This provides clear ownership demarcation, key level changes to ensure routes are as level as possible and also distinguishes the boundaries of public and private space.

7.5 The removal of the current mound on the site is needed in order to build an accessible scheme for everyone and as a result trees will be lost. However these trees are particularly damaged at present and are non-native to the country. The proposed development will replace the majority that are lost with new, native species that will enhance the local area, provide a threshold, add a scenic serenity to the scheme and maintain the existing avenue.

7.6 Along this particular stretch of road the site is pretty expansive and wraps around at the west end, and at present is a public realm/pathways for the community. This scheme intends to maintain this land in order to make it more of an amenity space for both the developments occupants and the locals. To the rear more amenity space will be provided at the East side of the scheme as well as the design of the front garden that spans the entire blocks length.

7.7 For such a new scheme it will be thrust upon a traffic heavy system for both cars and pedestrian. In order to alleviate some of this pressure there is a buffering zone at the West point of the site where the existing trees and new landscape scheme will help to provide a transitional zone. This will also be achieved by the reintroduction of the new tree avenue down the front of Upper Parliament Street.



Part of the proposed scheme will see the maintenance of a cleaner, more usable public realm to the west of the site, linking into the existing pathways.

## 7.0 LANDSCAPING

7.8 The following images provide a comparative view of how the existing landscape looks and the effect that the new design will have upon it. The proposed has retained a lot of the existing green space however it has also made this space more usable due to the need to flatten the existing mound upon the site.

7.9 Creation of a new avenue as discussed in earlier pages is clearly visible in the new design and aims to stitch together the existing fabric with that of the new, to create a connection between existing local residents and the new residents. This realm of space will become a hub for social activity, promoting inclusiveness within the design, not exclusiveness.



Existing greenspace across the site



Revised greenspace with the new development in grey, outline of old scheme in red

## 8.0 APPEARANCE

8.1 The proposed development has been specifically designed to define the street edge and make a statement. It has sought to replicate common architectural styles that are present within the surrounding context through a new design medium. Careful consideration was given to the existing character of the area with the proposed development offering a considered and rational approach.

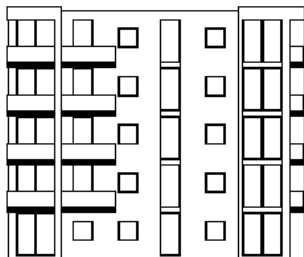
8.2 The built form of the proposed development reflects the local characteristic and develops a local distinctiveness. By embedding the key principles of Georgian architecture; window proportions, tripartite separation of the façade, and verticality. Incorporated with present day design influx this has formed a bespoke design with its own identity. The elevational treatments will be characterised by a balance of horizontal and vertical elements as well as the rhythm of the openings.

8.3 The location of the windows and doors seeks to limit excessive blank facades and maximise the opportunity for the windows and door to create active street fronts. The building frontage is positioned to have a higher degree of visibility and so that the regular character of the street will be accentuated by a continued building line parallel to the street edge.

8.4 National Planning Guidance emphasise the importance of acknowledging and making a positive response to the context. In this regard the built environment adjoining the site provides some design context and it is also relevant to consider the character and distinctiveness of the wider locality. The architectural form of Upper Parliament Street and beyond is generally simple but bold, with rectilinear plan shapes combined with pitched roofs, ornamental characters to the front elevations and Juliet balcony's breaking up the facades of certain buildings. This general simplicity creates a sense of uniformity and it is these design features and palette of materials that has informed the design solution of the proposed development.



19



Block 2



Block 1



## 8.0 APPEARANCE

8.5 Due to its close proximity to the street edge, and the popularity of the road and its surrounding area it is important for the front elevation to make a visual impact. The design aims to achieve this through animating the façade in the following ways;

- Size & positioning of windows
- Recessed and projected facades
- Wrap around balcony's
- Change in material between the elevational conditions
- Colour palettes achieved by the contrast in both the texture and material choice
- Tripartite conditions
- Verticality



20

8.6 In the design of the building we have endeavoured to respect the historical context in the area. We have sought to accomplish this with the use of a sympathetic palette of building materials and external finishes and we are dedicated to refine this further in close collaboration with the Planning Officer. Finally we have sought to proportion the building to sit comfortably in a context of predominantly traditional building types whilst maintaining a contemporary design ethos.

8.7 The redevelopment of the existing land optimizes the use of the land available and as a result regenerates the small and isolated piece of land.

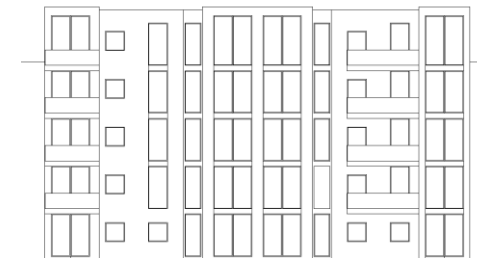
8.8 The proposed development reflects Liverpool City Councils strategy and land use development based on three main themes:

- Equality and social inclusion
- Sustainable development
- Regeneration

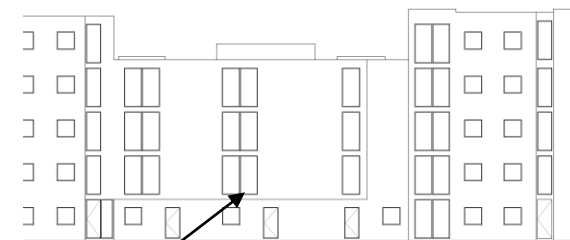
The formal layout of the development provides a robust context for a contemporary architectural interpretation of proven development forms in the area.



Extending out from the building is a vertical section of glazing, followed by a recessed section, and then again protruding out is the framed balconies. The pulled out sections are clad in the copper.



Balcony's are positioned at floors 1-4 (1-3 in other blocks) in order to break up the façade and implement the tripartite into the elevation. The balcony's at the end blocks wrap around the side of the building, extending the horizontal effect and connecting out into its immediate context.



Cantilevered section of walkway

At the rear the differentiation between the heights of the blocks, the stairwell cores extending out and the walkways between hanging in between give high levels of animation to the rear façade.

## 8.0 APPEARANCE

### 8.9 Materiality

To accentuate the animation of the elevation faces both at the front and rear, and to help differentiate between the different blocks, there will be a combination of three materials applied to the façade. These are as follows;

- Furness Old Victorian Pressed Light / Medium – all recessed areas
- Furness Old Terracotta – all projecting areas
- Aluminium powder coated cladding to areas as shown on attached elevations in Copper finish RAL 8001

The two brick types will be a combination of a smooth and a textured brick in order to cast different levels of shadows upon the face, this in turn will give a subtle change to the appearance of the building. The copper will be used for the projected balcony sections and the cantilevered balcony's at either end, with the material choice providing a refreshing 'pop' to the elevation and accentuating the balcony's.



21



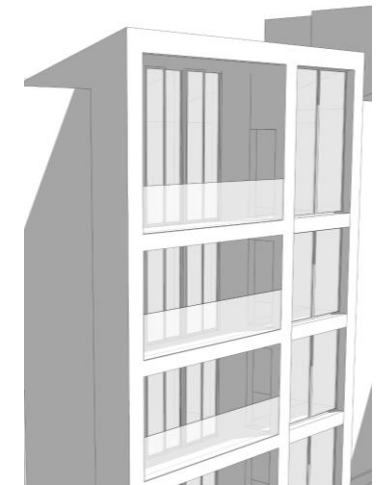
A vertical section of the design at the edge of the balcony's act as a tether between them and the ground, accentuating the verticality in the elevation



Furness Old Terracotta



Furness Old Victorian Pressed Light / Medium



Projected balcony section and glazed area are clad in copper, this breaks up the facade visually and provides depth to the other sections

## 9.0 ACCESS

- 9.1 Wroot Design Ltd is committed to providing an inclusive development that allows access to everyone regardless of disability, age, ethnicity or social grouping. We are active in ensuring that any potential sources of discrimination are addressed in the physical characteristics of the scheme. The design has been developed to meet the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include for example the Building Regulations: Part M (Access to and use of buildings), the Office of the Deputy Prime Minister.
- 9.2 The apartments are defined along the edge of the site, albeit set back slightly at different intervals, completing the vacant streetscapes along Upper Parliament Street. Careful consideration of the changes in level across the sites has ensured that the properties will be able to meet the access standards required by both Part M and Liverpool City Councils Supplementary Planning Guidance Notes.

- 9.3 Pedestrian approach: The main approach to the apartments at both the front and rear have a slight slope approaching the thresholds, this access will be constructed from firm, durable and slip resistant material and will be well lit, designed and maintained to meet the standards laid down in BS 5489.
- 9.4 To make the design more inclusive of the locality and integrated, the inclusion of six ground floor flats with direct access from the rear have been incorporated, there is also access to the communal stairwells from the street in order to include all occupants. From here you can access the rest of the ground floor flats as well as gain access through to the rear. Rear access is for both car and pedestrians with access to the stairwells also available.
- 9.5 Key fobs are provided for all occupants as the existing and proposed gates will be securely locked to maintain a safety aspect within the design.



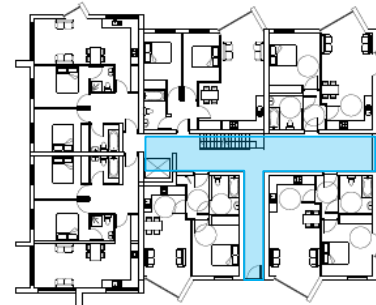
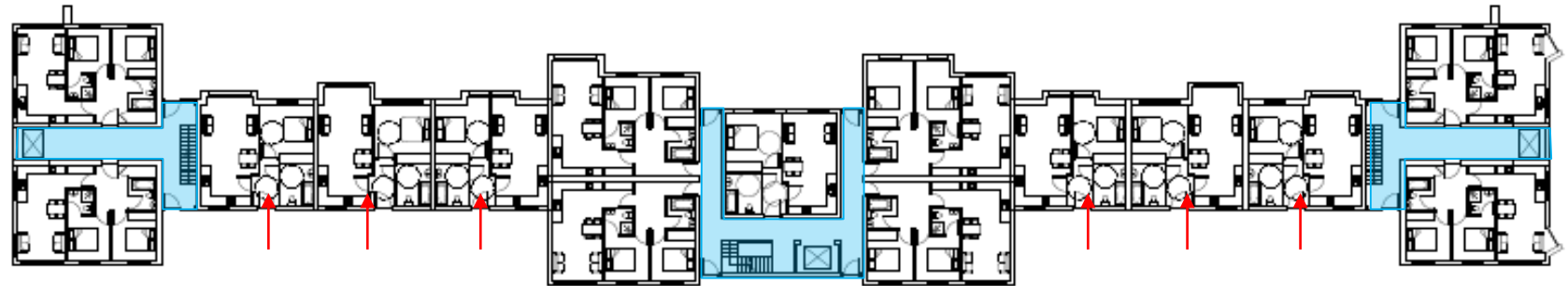
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## 9.0 ACCESS

- 9.6 The site and building have to actively take consideration of the disabled and to provide sufficient access for disabled users. The design has been developed in accordance with the BS 8300: 2001 and the DDA Act 1995 Parts 1-4.
- 9.7 The application site is in a sustainable location close to several urban centres and to substantial employment areas. Bus services run past the site along the A562 and allow access to a wide range of services without dependence on the car.
- 9.8 As part of our proposals for our residential development we propose a full crime prevention system to provide a 'safe as possible' route for residents and visitors to the site.
- 9.9 Entrances will be well lit and additional lighting will be provided through the use of motion sensitive lighting.
- 9.10 The site benefits from having a new short cul-de-sac which will have a relatively low traffic flow during most times of the day, 7 days a week.
- 9.11 Provision for cyclists is pretty substantial across the site as it fronts on the A562 which is a main road. Cycle storage available on-site in a secure and convenient place at the rear.
- 9.12 The majority of bus services are located along the A562 which are at an acceptable walking distance from the site.
- 9.13 Waste management and recycling has been incorporated into the scheme, ensuring that it complies with local planning policy's. This will be a communal system that is emptied weekly and will form part of the maintenance strategy for the development.



- ↔ Private access to individual flats from ground floor public space
- Communal circulation space provides access to individual flats

## 9.0 DESIGNING OUT CRIME

- 10.1 As with all new developments designed by Wroot Design Ltd, a heavy emphasis is placed upon providing safe and secure environments for all those who use them. The success of a development is often illustrated after construction has been completed whereupon the buildings are being used on a daily basis.
- 10.2 If a project can be seen to be resilient to crime years after its completion, the initial groundwork of applying crime fighting measures at the design stage can be shown to triumph. When developing apartments we employ the principles of secure by design to our buildings. SBD is a scheme developed by the police and its requirements and recommendations ensure that the prime objective of providing safe and secure environments is met. To achieve this objective equal weight should be given to both environmental design and physical security.
- 10.3 Natural surveillance is the cornerstone in the achievement of community safety. The proposed development will ensure that the proposed front garden, footpaths and routes are open to view from adjoining occupied properties. Natural surveillance will principally be achieved by continuing the urban block, based on a composition of building frontages that frame and overlook adjacent streets. The location of windows and doors will seek to limit the blank facade.
- 10.4 Resident parking will be allocated within the boundaries of the site at a ratio of 1:2 which, in relation to the existing that is off site/cul-de-sac arrangement, keeps the road disturbances minimal. This will reduce the reliance on privately owned cars and encourage the use of the available public transport.
- 10.5 The rear will be demarcated and secured by a minimum 1800mm high boundary wall or similar which will help with the security risk to the existing properties that are adjacent to the proposed development.
- 10.6 The property will be clearly named and numbered to assist residents, postal workers and the attendance of the emergency services.
- 10.7 All external lighting to comply with BS 5489. The lighting will be designed to illuminate all external doors and vulnerable areas, and will be controlled by photo electric cells, a time switch or passive infra-red detectors. We propose the use of low consumption lamps with the units positioned to reduce glare, light pollution and possible attack.

## 11.0 SUMMARY

- 11.1 This scheme has been amended in order to alleviate the issues that were raised during the last planning application, whilst the reasons for refusal have been taken on board by ourselves and we have developed a new scheme that responds to each of the refusal points specifically.
- 11.1 The three official reasons for refusal are outlined below along with how we have responded to them;

### ***Refusal 1.***

The proposed development by virtue of its size, scale and massing would appear out of character in the street scene, and in relation to nearby residential dwellings to the detriment of visual amenity, contrary to Saved Policies H5 and HD18 of the Liverpool Unitary Development Plan and paragraphs 7, 8, 17 and 64 of the National Planning Policy Framework

### ***Refusal 2.***

The proposed development by virtue of its size, scale, massing and proximity to existing dwellings in Carlingford Close would result in substandard interface distances to the detriment of the privacy/amenity of those occupiers. These impacts would be contrary to Saved Policies H5, HD18 and Supplementary Planning Guidance Note 10 of the Liverpool Unitary Development Plan, and paragraph 17 of the National Planning Policy Framework

### ***Refusal 1, Response.***

The proposed scheme has been reduced by a story to 5 at either end and in the middle, this keeps the building height in line with the apartment block adjacent to the school on Kingsley Rd with the other sections of the development being 4 storeys. This also ties into the Georgian terraces further down Upper Parliament street towards Mulgrave Street.

The massing has been split into two, reoriented one block which is a mix between 3 & 5 storeys. Reduced the depth of the design across the majority of the site and pushed it further forward to Upper Parliament Street. This reduction has allowed for a new avenue to be implemented which allows for a break in the development which will reduce its overall impact.

### ***Refusal 2, Response.***

The amendments we made in response to refusal point 1 (as above) have in turn addressed the points in refusal 2. The reduction in its height, scale, depth and massing has meant the development now sits further away from the residential dwellings to the rear. These distances are either above or meet the recommended interface distances as outlined by LCC.



## 11.0 SUMMARY

### ***Refusal 3.***

The proposed development will result in a loss of Green Space and associated trees which cannot be accommodated without material harm to its visual amenity value. As such the proposal is contrary to Saved Policies OE11 and HD22 of the Liverpool Unitary Development Plan and paragraphs 7, 8, 17 and 74 of the National Planning Policy Framework.

### ***Refusal 3, Response.***

Amendments to the scheme have increase the amount of green space within the proposed development, whilst there has also been an increase in the amount of trees planted within the scheme which will reduce the visual impact upon local residents and passers-by.

The table below provides a breakdown of how changes to the landscape and visual amenity has changed.

	OLD	NEW	RESULT
PATHS	613	313.4	300m <sup>2</sup> Decrease in pathways
GREENSPACE	3201.6	4043.4	841.8m <sup>2</sup> Increase in Greenspace
ROAD/PARKING	1499	1445.6	53.4m <sup>2</sup> Decrease in Road/Parking
NEW TREES PLANTED	23	44	21 Extra trees planted

NOTE: Tree survey carried out by our Tree Consultant has identified 57 trees need removing to accommodate the development. Of these 57, 13 need to be removed due to their current state/category of C and the majority of these being stumps, not trees. This leaves 44 trees being removed to accommodate the development however we are replanting this many trees meaning the net loss is ZERO.

70 trees across the site have been categorised as low quality = Category C.