

Design Statement

Residential Development:

Cressington Heath, Garston Way, Liverpool

On behalf of Redrow Homes



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Introduction

This statement has been compiled to support the final proposal submission to Liverpool City Council for application No. 11F/1873. The application was submitted in August 2011 for the approval of 23 houses and 7 apartments. This is not a design and access statement but an appraisal document that seeks to explain the culmination of our final proposal.

In October 2010 Mimar Architecture were appointed by Redrow Homes to design a bespoke apartment building and associated housing for the phase III area of the Cressington heath site in Garston, Liverpool.

The Cressington heath Site received outline planning permission in December 2004. Phases I & II are nearing completion. Phase III, the subject of this statement received full planning permission in October 2009.

The approach and principle entrance areas of the Cressington Heath development have been designed in contemporary style promoting a fresh and forward thinking vernacular for the site. The estate is accessed off Garston Way, a main arterial route into the city center of Liverpool and has been described as an important gateway site.

As part of the 2008 application for Phase III a substantial contemporary apartment building was approved. The building was striking in its use of fully glazed curtain walling, recessed and glazed balconies and its structural frame expressed in white render. Due to the height of the approved building and extensive glazing the likely construction method would have excluded traditional forms of construction

An over-supply of apartments combined with the economic downturn resulted in a lack of demand for the high value apartments originally approved. For these reasons, amongst others the approved apartment building is no longer a viable solution for the site.

The developer's long involvement and sales history in the area have identified the need and type of product required to deliver the final piece of the Cressington jigsaw.

Design Evolution

In October 2010 Mimar Architects carried out a feasibility study for PHII to establish the parameters of the design, explore a solution to meet the developer's preliminary requirements and identify the aspirations of the local authority.

Pre-application advice was sought from Liverpool City Councils Planning Dept. The following criteria were established:

Redrows Design Brief –

- The development should make a statement about the quality of the Cressington Heath Estate.
- Apartment building should be capable of being erected using traditional forms of construction.
- The building should avoid complicated and complex design details.
- Contemporary styling should be utilised at along the principle connections with Garston Way and the junction with Dock road. Traditional style housing should be utilised to the rear. Mimicking the overall strategy for the development

Local Authority aspirations –

- Landmark building to remain at the corner of the site
- Pitched roofs and traditional forms not desirable
- Contemporary styling to complement the adjacent housing
- Heights are not restricted but the development needs to address the various heights along Dock road and Garston Way.

Design Evolution

The original feasibility sketches



Design Evolution

Further consultation was sought from the Local authority planning officer and design enablers. As a result of these discussions enhanced parameters were established:

- The principle built form addressing Garston way and the junction with Dock road should reflect the contemporary style of the completed housing adjacent to the PHIII.
- It is preferable to continue the contemporary 'street' already established along Garston Way towards the junction with Dock Road.
- The 'street' should culminate in an apartment building or other form of built presence at the corner of the site.
- The principle of traditional style housing to the rear of the 'street' is acceptable.
- The continuation of the adjacent access road (currently a cul-de-sac) is preferred to ensure the 'street' maintains the necessary amount of activity associated with a traditional street scene.
- The building line established by the adjacent 'street' should be maintained.
- Possibility to consider public artwork and/or landscaping as an alternative to a statement building in the corner location.
- Ensure that the layout to the rear of the 'Street' addresses the remaining housing i.e. does not turn its back on the development.

Layout and Elevation studies were commissioned by Redrow to resolve the refined brief.

Generally all but one of the local authority's aspirations was achievable. The continuation of the 'street' running parallel with Garston Way was not achievable. Obligations to maintain specific arrangements with the original landowners and land outside of the developers control would be required to extend the road in line with the local authority's requests.

Design Evolution



ELEVATION TO GARSTON WAY



ELEVATION TO GARSTON WAY



Original submitted scheme

Design Evolution



Options exploring the apartment building



Design Evolution



Penultimate option exploring home zone areas



Early layout exploring parking and access from the rear

Final Proposal

The final proposal is the culmination of over 12 months of discussion and negotiation with Liverpool City councils planning department.

At multiple stages of the design process our proposals have been sent to and commented on by the local authorities design adviser and planning officer. Several meeting have taken place to discuss the proposal and the final scheme parameters were agreed in detail at the most recent meeting in February of 2012.

It has been possible to include the majority of local authority aspirations for the site whilst ensuring that the developer's end product and deliverable commitment to the site are of the highest quality and appropriate for the development.

The final scheme encompasses a subtle upgrade to the contemporary grace of the original modern housing. The layout maintains the street frontage desirable to the local authority and addresses the gateway junction at the crossroads and principle approach to the estate.

The holistic and comprehensive landscaping scheme has been developed to include materials and design of the highest standards. This has created a pedestrian access route of prestigious public realm to emphasis the quality of the development and focus on a welcome and inviting link to the wider community.

Final Proposal



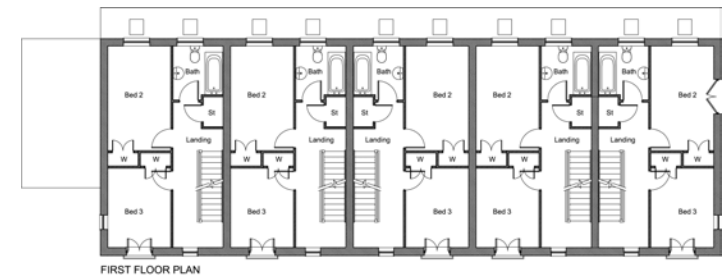
ELEVATION TO GARSTON ROAD



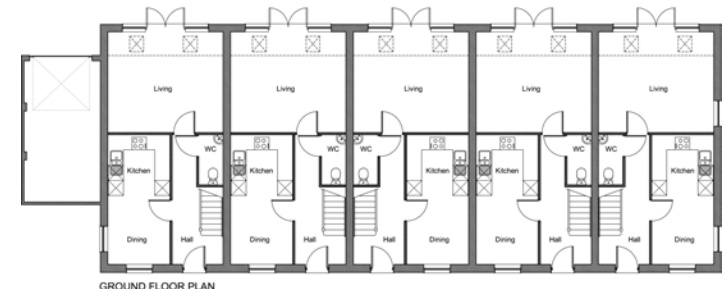
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

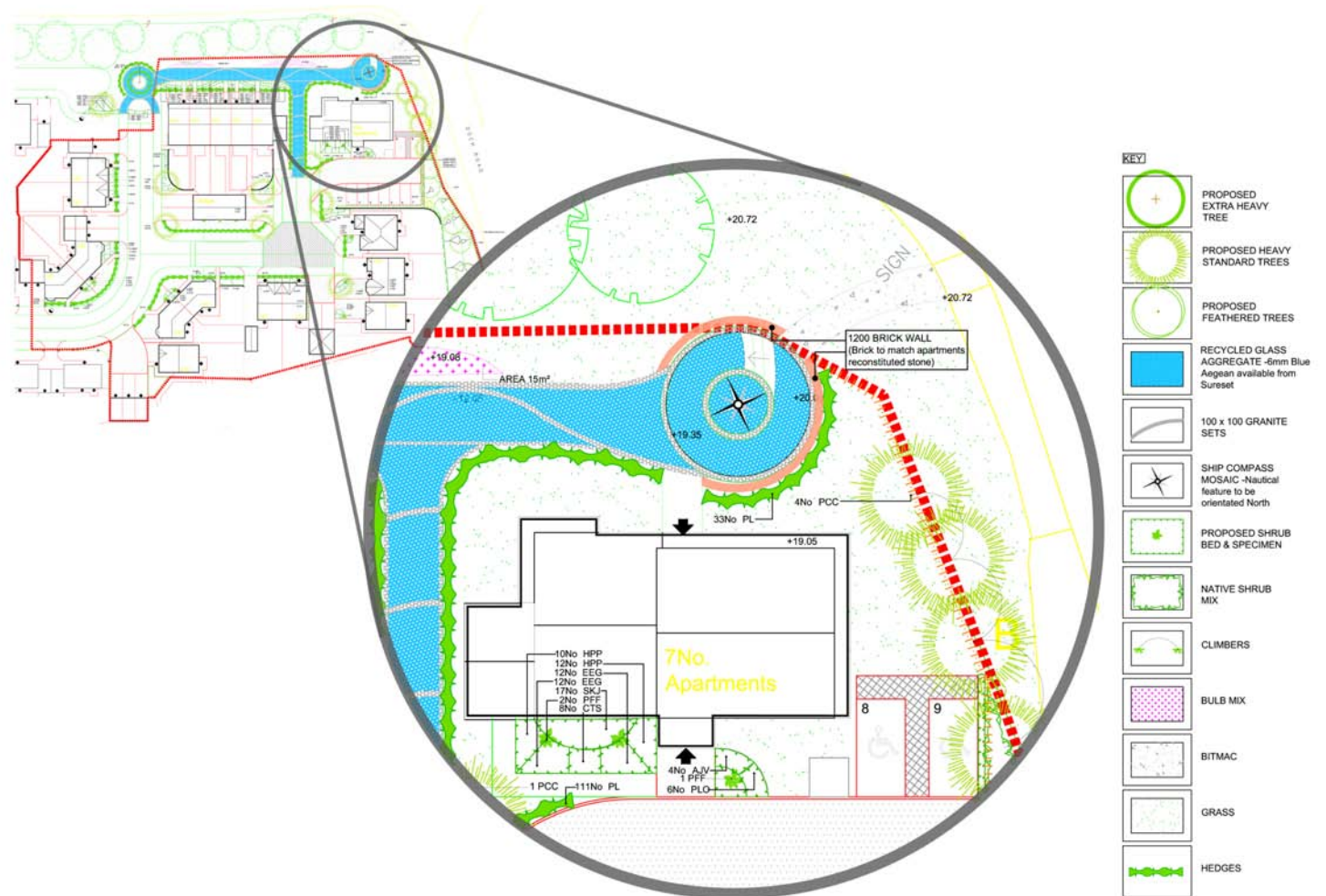


GROUND FLOOR PLAN

Landscape Design

The landscape proposal for Cressington Heath has been designed to reflect the history of the docks. The hard landscape elements consist of a recycled blue glass aggregate footpath with a curved granite sett-paving pattern to reflect the water. The nautical theme is continued by the inclusion of a mosaic ships compass which will be visible both as pedestrians walk along the footpath but more importantly to form a focal point at the corner of the site where Dock Road meets Garston Way.

Soft landscape has been added to further enhance this theme with sweeps of single species shrubs planted to further reflect the waves on the water. Plant species have been chosen to provide all year round colour, texture and shape. An evergreen hedge has been included to mark the division between the area of open space and the private front garden areas of the adjacent houses. Bulb planting has also been included to further enhance the planting in this area and to provide the site with colour in the spring.



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