

DESIGN & ACCESS STATEMENT

Former New Heys School, Liverpool

July 2013

INTRODUCTION

Vision

A sustainable development on land at former NEW HEYS SCHOOL, Liverpool which will provide a range of new high quality homes for a wide market demand with distinction and character.

Redrow

Redrow is one of the leading residential and mixed-use property developers, aiming to be the developer of choice for customers, colleagues, landowners, suppliers, subcontractors and investors. The company has a reputation for imaginative design, build quality and customer service, with the experience and skills needed to complete a wide range of developments - from large Greenfield sites to complex Brownfield regeneration schemes

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LOCATION



THE SITE



BACKGROUND

South Liverpool Academy. The Academy has since relocated to a new facility at the former St. Benedict's Catholic College located off Highbank Drive approximately 1 mile to the south of the application site. The relocation is part of a major programme of investment in secondary schools within the city. This has resulted in the amalgamation of the New Heys Community School and St. Benedict's College within a new state of the art secondary school campus.

As a result of this relocation, the former New Hayes School and its associated playing field have become surplus to requirements for educational purposes. Under Schedule 1 of the Academies Act 2010 and Section 77 of the School Standards and Framework Act 1998, the Secretary of State has approved the disposal of the former school site by the Council.

The site has subsequently been marketed for sale by the City Council and expressions of interests were sought from developers with a view to bringing forward the redevelopment of the site for residential purposes. Redrow subsequently secured the site and planning permission is now sought for its redevelopment for residential uses.

The area surrounding the site is largely residential in character, consisting predominantly of modern detached and semi-detached housing within an attractive suburban setting. Such uses bound the site to the north and south. The B5180 bounds the site to the west, with further similar residential uses located on the opposite side of this. Dudley Golf Club and Allerton Tower Park bound the site to the east.

The application site comprises a broadly rectangular plot of land, approximately 6 ha in area. The site comprises a mix of previously developed land, comprising former school buildings and associated hardstanding (car parking, playground area etc) and an area of previously undeveloped in the form of the former school playing fields.

CONTEXT - THE SITE



Visual 1-View East across the site.



Visual 2-View North across the site.



Visual 3- View North across existing school site. .



Visual 4- View West looking into site and existing school.

CONTEXT - SURROUNDING AREA

- The character of buildings in the local area varies with a mix of styles from varying periods. The size and scale of properties vary also, however the predominant mix is two storey detached in a mix of brick and part render detailing.



Visual 1- North on Heath Road- Semi Detached Housing.



Visual 2- From Allerton Road- Large Detached Housing.



Visual 3- West from on Mather Avenue- Large Semi Detached Housing.



Visual 4- Ambleside Road- Modern Detached Housing.



CONSTRAINTS PLAN

Summary of the site constraints and opportunities

General

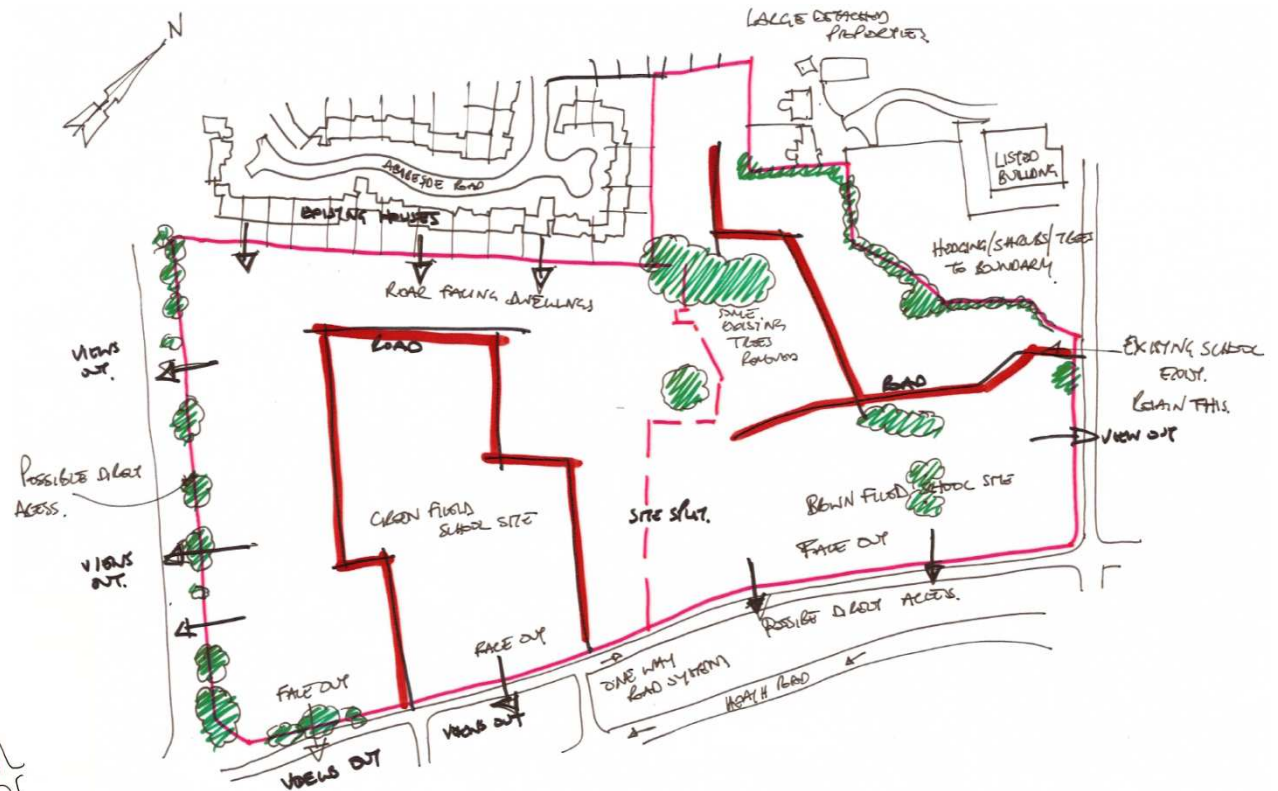
- Site Area: 6ha
- Green Field- Playing Fields
- Brown Field- Former School Site
- Currently being demolished

Utilities

- Easement to be provided internally

Landscapes/Ecology

- TPO's with in the site
- Other trees and hedgerows
- Views out over wide street on Heath Road
- Sloping site to south



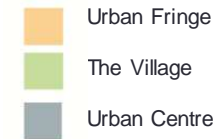
Movement

- Access to brown field via existing school access.
- Access points
- Local Road improvements- New Access Roads
- Site access points

Built features

- Residential area
- Listed Building to northern boundary.
- Properties along western boundary's back on.

CHARACTER AREAS



Urban Fringe

Properties face out onto the existing road and developments. Urban in form and reflective of the houses seen internally. Properties to have front and rear garden space with off street parking.

The Village

A more exclusive part of the site. Larger properties with larger plots create a more spacious and small village aesthetic. The arts and crafts nature of the houses used help create this.

Urban Centre

A more dense area of the site reflective of the setting with in the city. A mix of larger and smaller properties which sit harmoniously together in the street scene. A regimented road layout and grid design reflect this urban quality but this is softened by gentle curved and variation in road orientation.

DESIGN EVOLUTION



The layout appears very grid like and rigid with several access areas and a large volume of road with the development site. It was thought after internal review that this could be improved to incorporate a more flowing scheme that appeared more green.

The development plan (left) uses a dense mix of housing, however it was later decided to use a larger mix across the site, still however providing a diverse mix of houses to meet demand. This change in mix allowed the site to appear more spacious and give more space to the units used.

This creates the need for character areas which enhance the feel of a development of this size.



DESIGN EVOLUTION

The design now has a structure that complements the shape and context of the size. Working with the constraints. The Northern part of the site will have an exclusive feel that emulated the surrounding area with a central road and smaller cul-de-sacs. The southern section of the site now has only two access points with some houses having direct access out. The internal design is well orientated and mixes both larger and smaller dwelling together well.



PROPOSED SCHEME



PROPOSED SCHEME

Layout.

This layout is now updated with the improved 2013 New Heritage Collection and where possible is Lifetime Home compliant. A total of 119 units are provided on site. The site is in two parts but linked via a footpath which has been designed successfully. The development is built on both brown and green field elements which in turn provide a natural separation in character areas. The Northern part of the site with access from Allerton Road has exclusive and large detached family homes with a curved spine road, green area and an exclusive cul-de-sac. The south section of the site has a slightly smaller mix which is suited to the market demands of the area. This parcel appears more dense to emulate the style and layout of surrounding existing residential developments. Traditional 2 storey dwellings suit and sit well within this context of the site. The road layout to the south parcel mirrors that seen on Heath Road to establish suitable access points which play well in the street scene. The development also provides a link between the two main parcels of the site via a pedestrian link which has been well placed at the top of the site and designed from the beginning of the design process after internal and external design reviews. This link is now well placed to serve the community and provides permeability for pedestrians. This footway is overlooked by the houses in this area, which have been orientated to provide sight and security over this area.

Scale and Massing.

The proposed dwellings from Redrow's New Heritage Collection will be detached family houses, all two storey in height ideally suited to the style and character of the area. The traditional aesthetic of Redrow Homes creates a development mix that sits well within the site and local context in terms of scaling and appearance. The scale of the properties is predetermined by the style and nature of the properties in the surrounding context and as such the proposals provide 3, 4 and 5 Bedroom homes to respond well to market demands and the aspirations of this parcel of the development. Larger houses are placed in areas of the site where existing properties of this type are and also because of site topography and constraints.

Materials / Appearance

The Redrow New Heritage Collection has a traditional appearance with a collective aesthetic that works well in the street scene. The mix of brick and render properties provide a varied look that adds interest to the development. Roof tiles are limited to grey and red tiles as to suit the surrounding styles. Examples of the house types can be seen on the submitted planning drawings and the CGI visuals attached within this document.

Life Time Homes

The homes are designed and adapted to be Lifetime Home compliant in line with the local authorities wishes. This was achieved through adapting the smaller units, some of which have been enlarged slightly and had internal design changes to layouts and floor areas.

Landscaping

The proposed development has been designed to allow landscaping within the site and to take advantage of the existing landscaping within and adjacent to the site. Where possible and / or practicable existing vegetation will be retained. Where that is not possible the landscaping will enhance the existing features and build upon the current landscape setting. The site's location within a leafy area will be acknowledged with planting around the periphery of the site and within the proposed plot layout to properly assimilate the site into the landscape and the theme of this parcel of the development. Tree lined roads and properties with front gardens will allow the development to have a green feel.

This is a Landscaping Master Plan a detailed Landscaping plan will be included within the application.

INDICATIVE STREET SCENES



Street Scene A



Street Scene B

INDICATIVE DEVELOPMENT VISUAL



Indicative Street Visual - 'Urban Fringe'



Indicative Visual of Site entrance to 'The Village'

HOUSE TYPES



Worcester
3 BEDROOMS



Oxford
4 BEDROOMS



Cambridge
4 BEDROOMS



Shaftsbury
4 BEDROOMS



Welwyn
4 BEDROOMS



Sunningdale
4 BEDROOMS



Henley
4 BEDROOMS

The house type mix for the proposed development is shown above and illustrates the high quality housing Redrow believe is the 'best fit' for the scheme. The Arts and Craft styling of the facades in a modern context is timeless and extremely popular. This design styling creates houses that will sit well in the setting of this development alongside/opposite other house style in the local vernacular.

These houses types will be produced and amended to be Lifetime Home compliant wherever possible as per the wishes of Liverpool City Council.

HOUSE TYPES



Henley
4 BEDROOMS



Richmond
4 BEDROOMS



Sandringham
5 BEDROOMS



Buckingham
5 BEDROOMS



Highgrove
5 BEDROOMS



Chatsworth
5 BEDROOMS

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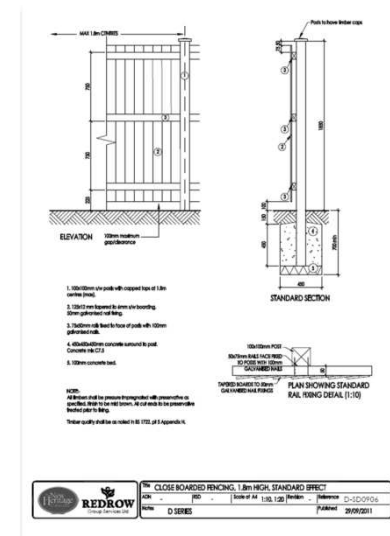
BOUNDARY TREATMENTS

Boundary treatments to the scheme between properties is proposed to be 1.8m high timber close boarded fencing with 1.8 close boarded gates within at access.



Above – Indicative 1.8m fencing photograph

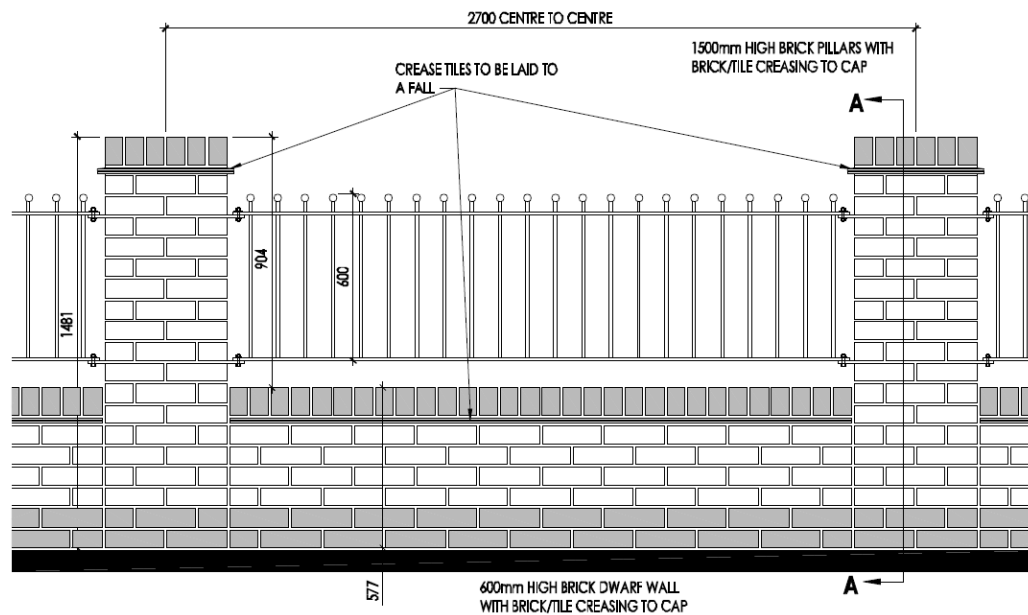
Below – Standard 1.8m Close Boarded Fence Detail



BOUNDARY TREATMENTS

Low brick walling to front of properties along site boundary where fronting out onto perimeter to provide an attractive boundary treatment and create a desirable distinction between highway and front garden.

The existing walling to Allerton Road will be retained and enhanced along the site boundary and this will be incorporated into the design and suit the new walling provided along Heath Road.



Above – Thumbnail of boundary plan.

Left – Standard detail – brick wall and retaining detail.

ACCESS

- Vehicular access is made directly and from two access roads from to Heath Road and from Mather Avenue. A separate access is proposed from Allerton Road to the north east of the site to access the cul-de-sac part of the development.
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- Pedestrian foot paths are provided within the development around all new estate roads and linking to existing highways. A footpath link is proposed between the housing parcels to link both parcels of developments with Heath Road and Allerton Road. This link forms an integral part of this area of the development.
- Car parking will be provided for each new home providing a minimum of 2 spaces per dwelling. Each house will be provided with a garage and driveway parking to the fronts of the properties within their plot areas.
- Building design and construction is governed by Building regulation. Part M of the regulations sets a minimum legal standard for access and the use of the buildings by all users including disabled persons.
- Access to the dwellings will be ramped at less than 1 in 15 with a level threshold at the principal entrance. The interior details within the dwellings have been designed to meet the requirements of Part M of the regulations.

CONCLUSION

- This document has been produced in support of a Full Planning Application for this proposed development at the former New Heys School, Liverpool for 119 no. detached dwellings.
- The scheme utilises the development area in the most efficient way and still provides excellent quality spacious living and amenity space. Redrow consider that the result is a high quality, well considered scheme that responds positively to its setting, by enhancing the area, creating additional character and an aspirational place to live that will benefit the local area responding to the local housing needs and demand.
- In all the proposed development reacts well to the current housing market demands and the site context and setting to propose a well considered housing scheme. The house range offers accommodation to a wide demographic.