

**BRASSEY STREET DESIGN AND ACCESS STATEMENT**

BRASSEY STREET, RIVERSIDE, LIVERPOOL

21<sup>st</sup> November 2016

**BLOK.**

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## 1

**PROJECT**  
INTRODUCTION

## 1.1 INTRODUCTION

BLOK have been appointed by Eloquent Group to design and prepare documentation for a full planning application for a mixed use residential, commercial and urban design development of c.250 apartments on a site located on Brassey Street at the edge of the city centre.

The site is located at the edge of the City centre, in a currently haphazard context that is undergoing extensive re-development. Directly adjacent to the site is an un-named, under-used yet extensive green space.

This edge location, context of re-development and green space resource have provided the opportunity to produce a landmark development that is outward looking and firmly rooted in its urban context.

What is proposed is a piece of urban design and architecture that understands the current context as well as projecting its aspirations to the future development of the area.

Key to the urban design is the re-vitalisation of a currently under used park. This park acts as an anchor point, connecting new developments and current communities through a bold urban realm proposal. The mixed-use scheme is to include a mix of 1, 2 and 3 bedroom apartments and various types of commercial units that share and weave together at ground floor level. The urban realm provides a series of public and semi-public spaces that will be used by new residents, the existing community, business users and visitors alike.

## 1.2 DEVELOPMENT TEAM

# BLOK.

ARCHITECTS:

**BLOK ARCHITECTURE**

BLOK Architecture was founded in September 2009 and is based on the Albert Dock in Liverpool. The practice ethos is to produce innovative, inspirational architecture that is deliverable and commercially viable. We have a positive approach to problem solving and believe that innovative architecture, founded on modernist principles, has an enormously positive effect on our environment. Our portfolio demonstrates coherent, contextually progressive architecture that is stimulating and inspiring in concept, detail and construction.

# ELOQUENT

GROUP

CLIENT:

**ELOQUENT GROUP**

Eloquent are a development and regeneration company active in cities in the northwest of England. Focusing particularly in Merseyside, their goal is to build new relationships and make a long term investment in the local community. They are particularly committed to working with charities, start-ups, independent and pop-up businesses to animate ground floor spaces and help regenerate local neighbourhoods. Eloquent group are setting new standards for design, quality and creativity and delivering some of the most innovative development project in the UK. They are helping to renew both the physical and economic fabric of urban communities with various projects.



# ROMAN SUMMER

PLANNING CONSULTANT:

**ROMAN SUMMER ASSOCIATES**

Roman Summer Associates Ltd was established in December 2006. With offices in Liverpool and Greater Manchester, they are involved in a range of planning/development projects across the North West and beyond. We have wide experience of planning matters and advise private and public sector clients on retail, leisure, housing, education, office and commercial development projects. We specialise in large scale mixed use regeneration projects, housing, employment, education and Green Belt/Green Space commissions.

## 1.3. CONSULTANT TEAM

STRUCTURAL ENGINEERS:

**Muir Associates**

M + E:

**Rodney Environmental Consultants**

HIGHWAYS CONSULTANTS:

**D.T.P.C.**

COST CONSULTANTS:

**Rider Levett Bucknall**

# 2 SITE ANALYSIS



## 2.1 SITE LOCATION

"The urban block bounded by Stanhope Road and Hill street is an area of significant regeneration on the edge of the city centre. Currently a mix of commercial, light industrial and some residential, this is soon to dramatically change as new developments at Cains Brewery, St James station, Grafton street and St James Church move forward.

Possibly the most influential development for the area is the St James Street Station development that will provide a key transport link within walking distance.

The world heritage site misses the urban block, following the line of Parliament street. However, the most significant local heritage assets are Cains Brewery and St. James Church.

To the east of the plot is 3 acres of mature parkland. This is a remnant of Liverpool's slum clearances of the eighties and is in a current state of disuse.

To the south of the site, separated by Hill Street, is an extensive established residential community. This boundary in ways marks the change from city centre to the beginning of the Liverpool's suburbs. Connecting between the two is a key challenge to resolve.

Due to long-standing closures on the roads connecting Park Road and Sefton Street, the development is accessed either from Parliament Street or Sefton Street.

Many consider the Baltic Triangle to be extending across Parliament Street, with many businesses and residents spreading out into semi-permanent or permanent residencies off Stanhope street and Brassey Street.



### Key

- Site
- Cains Brewery
- Baltic Triangle
- St James Church
- St James Station
- World Heritage Site buffer zone
- Hill Street - City Centre Edge
- Unnamed park





## 2.2 LAND USE & TRANSPORT

### LAND USE

The site land uses are varied, comprising a dispersed suburban community with light industrial/commercial and emerging residential plots. The site defines on a clear border between the predominantly light Industrial to the west and the majority residential to the east, integrating the two uses with commercial spaces.

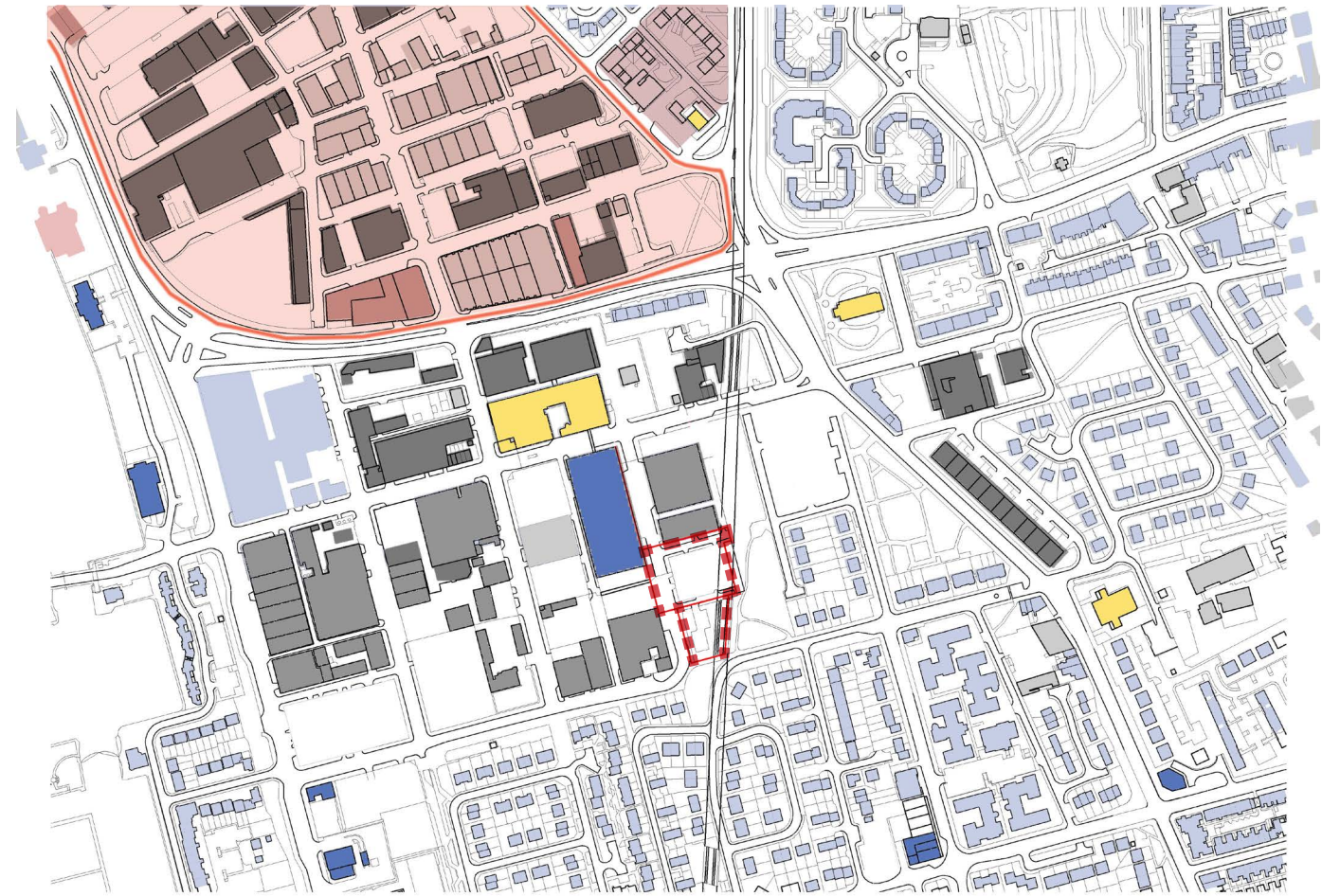
### TRANSPORT

As referred to in the accompanying travel plan and highways assessment document, it is evident that the site benefits from a number of transport links including lightly trafficked roads, pedestrian routes, wide paths and roads, cycle lanes and a number of bus stops on close-by main roads making for a good level of infrastructure closely related to the site and good transport linkages with the City Centre.

Adding to the benefit of the local area will be the a parking provided at basement levels on site, helping to reduce on street parking.

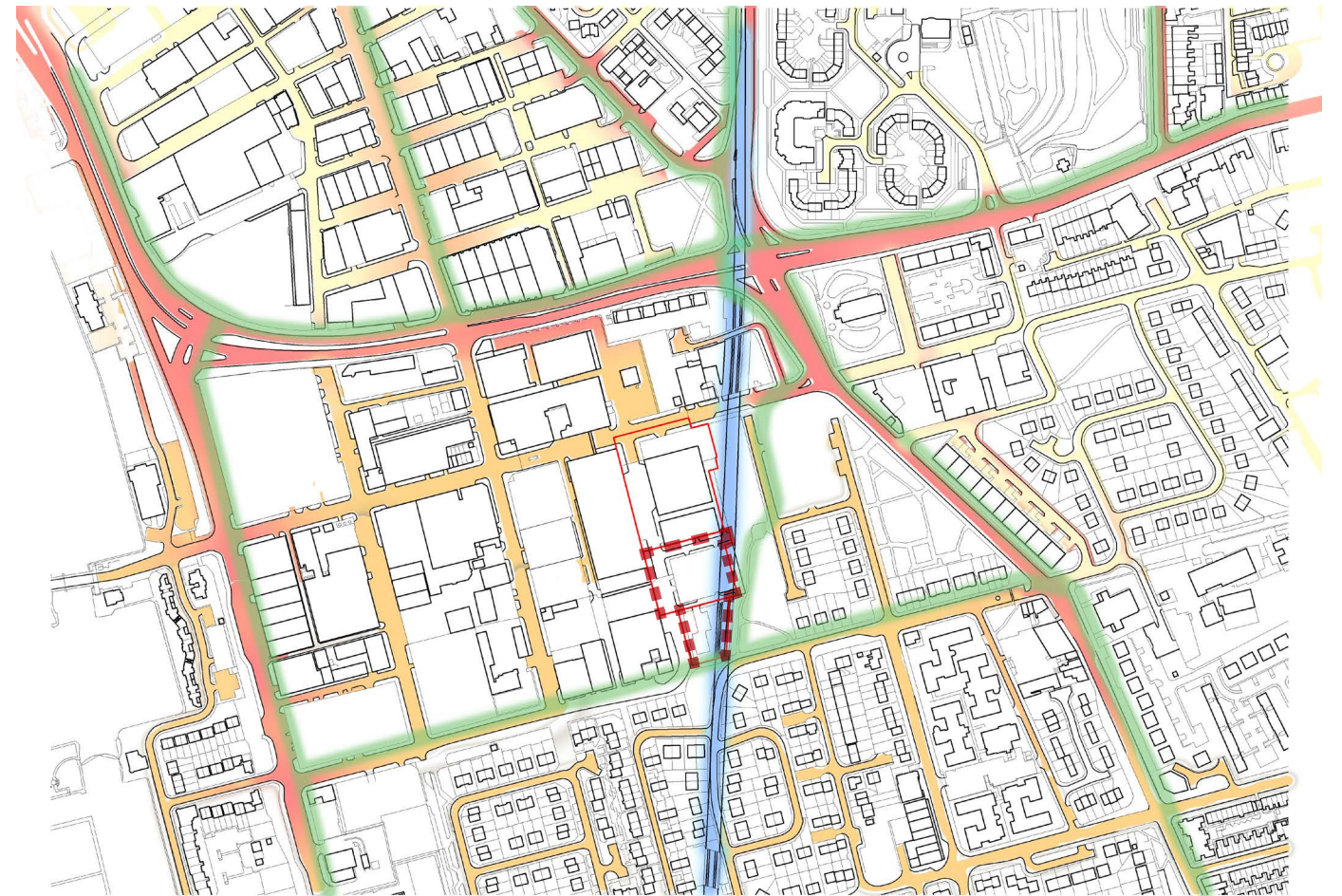
#### LAND USE

- Landmark
- Residential
- Leisure
- Light Industrial
- Heavy industrial
- Commercial



#### TRANSPORT

- Railway
- Traffic (dense)
- Traffic (light)
- Foot traffic





## 2.3 IMMEDIATE CONTEXT

1. LOOKING NORTH FROM BRASSEY STREET; The image shows the current state of the area. The proximity of the open section of train-line can be seen to the right beyond the trees. The line of buildings across Brassey Street will be maintained with a new development.
2. LOOKING SOUTH FROM BRASSEY STREET; Across the small green area are a collection of low density, low rise semi-detached houses.
3. VIEW EAST FROM BRASSEY STREET; An established pedestrian route runs past the site connecting Sefton Street, to Park Road and Chinatown.
4. PARK ENTRANCE FROM GORE STREET; The main park entrance is from Gore street, however this is access point is of little use in the absence of safe connecting routes through the park.
5. VIEW INSIDE THE PARK, SITE TO THE EAST; The mature and established park provides a natural buffer to the site and housing opposite. Integrating the development at the boundaries will be of benefit to the residents and wider users.
6. VIEW WEST FROM BRASSEY STREET; The site connects to the main roads via the lower end of Hill Street. The road closure prevents access from Park Road and has the effect of creating an effective border between the site and adjacent residential area.



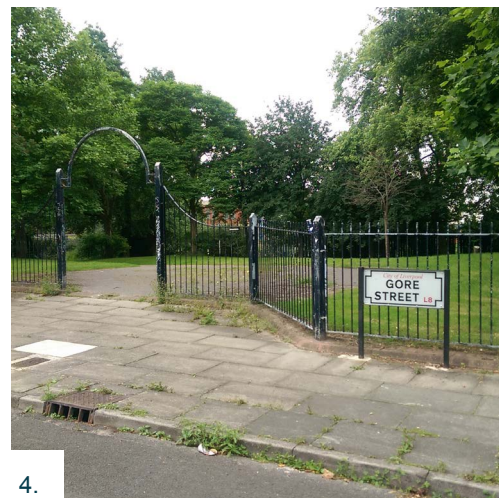
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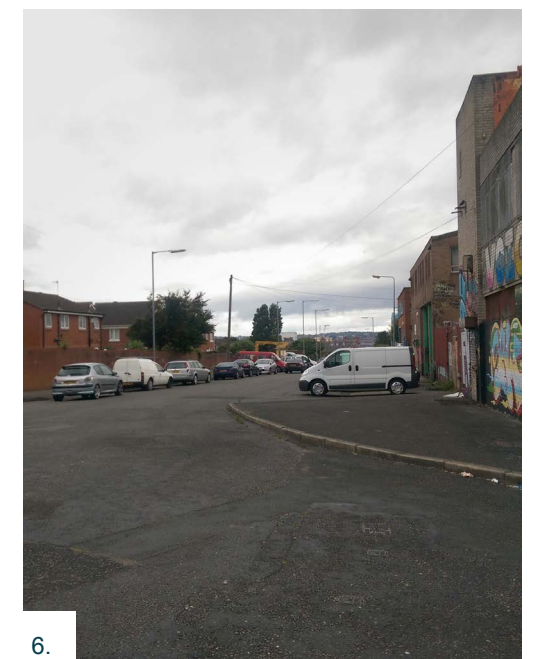
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