

7 ACCESS PRINCIPLES & CONCEPTS

7.1 ACCESS PRINCIPLES & CONCEPTS

This section of the Design and Access Statement is to highlight the access strategy which is to meet the needs of all users, including disabled people, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment and to enable the needs of disabled people to be taken into account, at the earliest stages of planning a development. By doing so this document assists the processes laid out in the 'social model of disability', and aims to be both positive and inclusive in its approach. It demonstrates that the recommendations contained within BS8300:2009, Access to and Use of Buildings Approved Document M; Building Regulations 2013 and Liverpool City Council Design for Access for All SPG will be achieved.

INCLUSIVE DESIGN

Inclusive Design is a key concept in building design. Accessibility enables people to participate in the social and economic activities for which the built environment is intended. The concept of inclusive design follows the 'social model of disability' by focusing on removal of the barriers within the environment rather than the impairment. Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity. In short, inclusive design provides a single solution for everyone. The proposed development, where possible, strives to offer inclusivity. It will be safe, predictable, convenient, flexible, sustainable and legible.

The proposals seek to offer:
Equitable use and accessibility for everyone irrespective of ability.
Appropriate space for people regardless of body size, posture and mobility.
Ease of use, comprehension and understanding regardless of physical or cognitive abilities.
A safe, comfortable and healthy environment, minimising hazards.

Our client is committed to a policy of equality, inclusion and accessibility and fully recognises the diversity of cultural, religious and individual abilities of future users and is active in ensuring that any potential sources of discrimination are addressed. Ease of use by all potential users, including disabled people, parents and children, older people, and young people is also considered to be an essential element of breaking down language and cultural barriers.

VEHICLE AND TRANSPORT LINKS

The proposed development site is located close to bus stops on two main roads, serving several communities near the site. It is within walking distance of the city centre and to the wider public transport network and opportunities for work, education, shopping, leisure and healthcare. The potential re-development of James Street Station would also provide a key transport link within 250meters from the site.

PEDESTRIAN LINKS

As the area develops there will be a diverse mix of commercial uses within walking distance of the site. The proximity to the city centre, and Park Road provides residents access to a range of shopping, employment, leisure, and service facilities on foot.

INCLUSIVE ACCESS

New footpaths and walkways within the site will be even, stable, durable, slip resistant and well lit.

RESIDENTIAL ENTRANCES

All principle entrances will be accessed via a level hard landscaped either from Brassey Street of the park side.

- The main entrance to the buildings will:
- Be illuminated.
- Have a level access threshold.
- Have a 1.5m x 1.5m external level landing.
- Have an effective clear opening width of at least 800mm with a 300mm clear nib on the pull side of the door between the leading edge of the door and a return wall.
- Be weather protected by entrance recess.

The horizontal and vertical communal circulation will:

- Be illuminated.
- Have a level access threshold between all door ways.
- Have an effective clear opening width for all doors of at least 800mm with a 300mm clear nib on the pull side of the door between the leading edge of the door and a return wall .
- All be internal.
- Have an accessible lift.
- Have a minimum clear width of 1200mm for all corridors.
- Have a 1500mm clear zone to the front of each lift.
- Have a Part M compliant vertical circulation staircase.

The entrance to each dwelling will:

- Be illuminated.
- Have a level access threshold.
- Have a 1.2m x 1.2m external level landing.
- Have an effective clear opening width of at least 900mm with a 300mm clear nib on the pull side of the door between the leading edge of the door and a return wall.

Access within each dwelling:

- Minimum width of any hallway will be 900mm.
- Clear openings to circulation doors will be to suit corridor widths and approach.
- Entrance level doorways will have unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and a return wall.
- There will space for turning a wheelchair in dining areas and living areas.
- Stairs to have a minimum clear width of 900mm

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SUMMARY & CONCLUSION

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DEVELOPMENT APPROACH

Our clients approach to developing the site has come from a desire to deliver a development that leaves a positive legacy as part of the regeneration of this city edge site.

The proposal is far reaching, looking beyond the immediate and towards an emerging regeneration project for the whole urban locality.

New residents, business users, visitors as well as existing residential communities will benefit from the critical density the scheme will bring and the ambitious proposal to revitalise an underused park to create a community asset.

Our client has promised to work with Councilors, community groups and training and education providers to create as many opportunities as possible for local people to get jobs and apprenticeships.

Commercial space within the development will be well considered to ensure foundations for the character of the scheme are set early on.

DESIGN APPROACH

The architecture and urban design of the project is ambitious yet deeply rooted in Liverpool.

Liverpool is a city where dramatic changes of scale are common. It is part of the DNA of the city. Diversity of scale, the juxtaposition of the horizontal and the vertical, the change in tone and texture, the variety of form and structure define the city and its identity.

Whilst our proposal is for a new building, it is rooted in the fundamental character of Liverpool. It also says much about how the city is evolving, how its morphology changes. What was an area of dense terraces, disaggregated to become an area of dispersed light industry, suburban housing forms and empty plots. The park became a lost resource, a forgotten space with no local ownership and no value. The park and its housing became non-places, anonymous and unwelcoming, with cul-de-sacs and no-through roads that discouraged movement.

But the city is now expanding, those undrawn boundaries that defined the inner and outer cores are changing. The inner ring-road is no longer the demarcation line. This is happening along Leeds Street in the north, as well as Parliament Street in the south. Even a document as recent as the Strategic Investment Framework of 2013 is now out of date. Baltic Triangle is now part of the established city centre. Ten years ago there was very little development activity in what is now a vibrant quarter of the city. Perceptions of what constitutes the city centre have changed, and will continue to change. And that change can be used as a resource to help regenerate areas, breathing new life into tired spaces that lack value.

The studies in this document illustrate the cumulative changes taking place. The aspiration is to provide dense developments to try and re-capture the earlier dense neighbourhoods of terraced streets, but using a different typology.

They also illustrate the dramatic encroachment into areas that lay beyond the previously acknowledged city centre within the inner ring-road. These areas of opportunity, and the development schemes that are now coming forward, represent a new chapter in the life of the city.

The design of the building, with its sliding sections and unorthodox projecting facades, encapsulates the fragmented sky-line and provides a startling and welcome contrast to a more formal and orthogonal series of new developments elsewhere. Whilst the modern two-storey housing adjacent to the site was designed to be formulaic and unambitious, the proposal is a deliberate landmark, that provides stimulating and focal qualities in an area that needs to be uplifted. This is done without compromising the existing landmarks of the Anglican Cathedral and Cains Brewery. Key views of these structures remain. The proposal provides a new focus in the area, such as that looking south along Great Homer Street, or in reminding people of the route along Hill Street that connects this part of the city to its waterfront. Aiding legibility and navigation, enhancing connectivity and providing a real opportunity to change the quality of the green space that it helps embrace.

The proposal is not just about the quality of the architecture. It's also about how the building grounds, the human scale in close proximity, the re-working of a space that is little visited and under-used into a park that is fit for purpose. The development will facilitate a resource.

As such, the building works at both macro and micro levels. As a visual landmark that stitches into the dramatic skyline of the city, and as a destination at ground level where the park moves from its current status as left-over-land and becomes a useable public space.

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