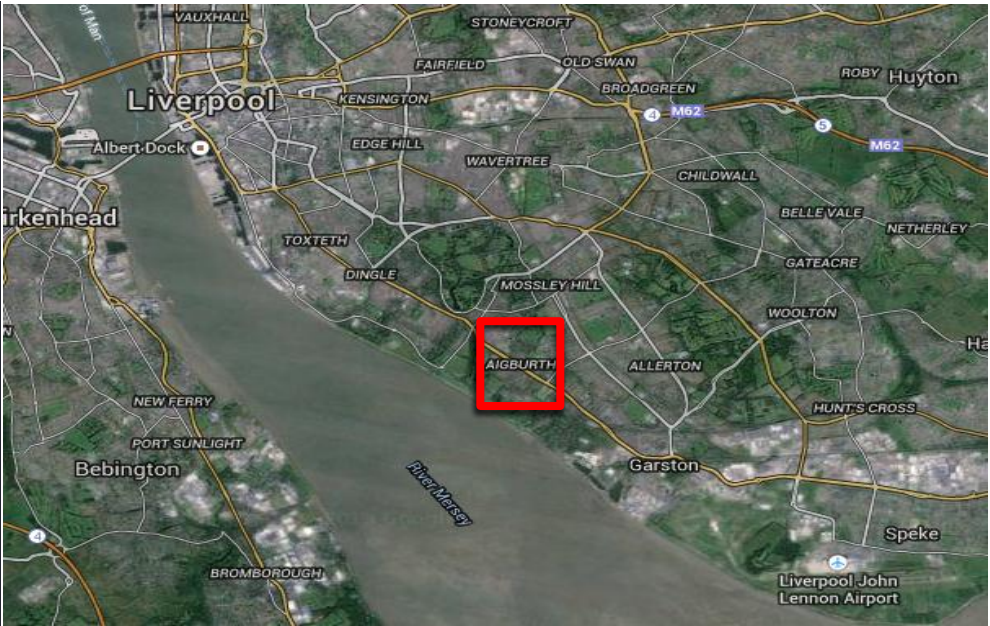


Design & Access  
Statement



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Proposed Development of  
3 St Michaels Road, Aigburth  
Outline of Proposal



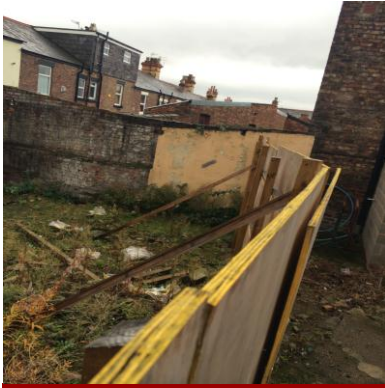
This document will outline the development proposal for behind 3 St Michaels Road in Aigburth, Liverpool. (See location plan on next page).

The existing site has recently been developed with the existing 3 St Michaels Road building having been renovated from a chapel to residential property. This residential property currently sits in front of the overgrown empty area, which the development aims to replace.

The current land sits within the surrounding gardens of the Victorian terraced housing, separated by a three-metre high brick walled access alleyway for the adjoining gardens. The single storey element of the proposed build will ensure that the project does not infringe on these private spaces.

The surrounding Victorian properties are not all residential and the properties that face the main Aigburth Road are primarily retail and business use.





## Outline of Proposal Cont.

Image (top left): Showing hoarding around existing land.

Image (bottom left): Showing full length of hoarding

Image (left centre): View of existing 3 St Michaels post development.

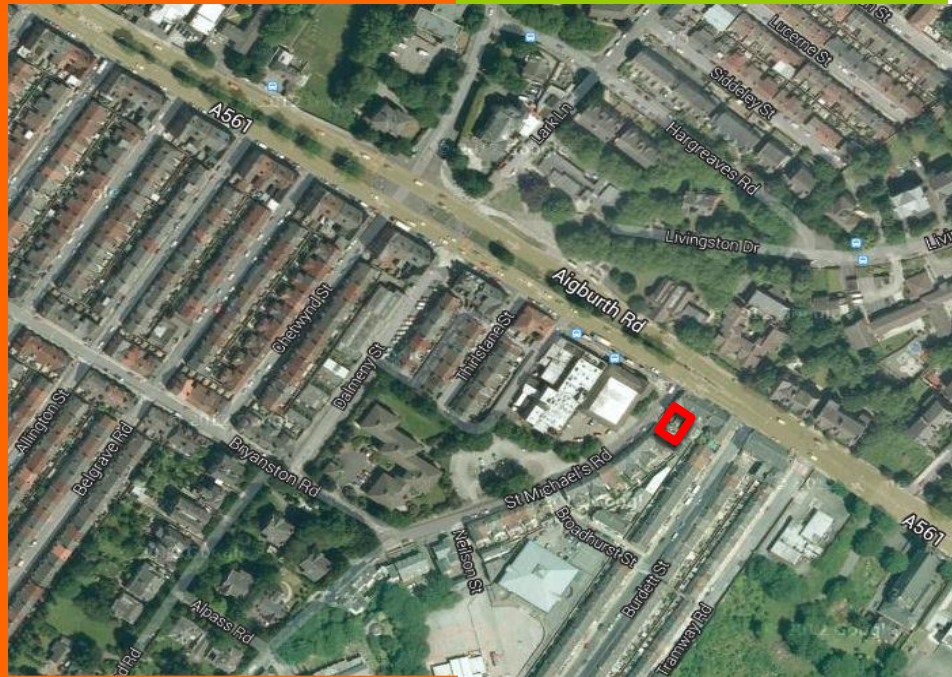
Image (below centre): Site location off Aigburth Road highlighted in RED.

Image (bottom): Previously demolished building in RED.

The site previously had a single storey outbuilding the boundary of which is shown on the existing plans. The proposed plans to replace this demolished outbuilding with a footprint smaller in scale and similar in height. (Approx 50% smaller).

To ensure that flooding will not pose a possible threat to the scheme, the Environmental agency online flood map for planning (Rivers & Sea) has been studied and shows that the surrounding area is not under any threat of flooding [Accessed 26th November 2014].

No ground survey has been carried out, on initial viewing there is no reason to suggest there is any issue with the current condition of the ground & foundations.







Access



Image (left): Access gate view from road

Image (right): Access gate entrance from site

Image (below): Brick boundary wall as seen from access path



Access to the project is via gated access to the left hand side of 3 St Michaels Road that will provide entry through to the studio apartment. This additional gate will offer an added level of security to the proposed property in a sense it is another physical barrier and also that the property is difficult to view from the road. Currently, the entire walkway is used for bin storage and rear access to the adjoining gardens whilst also allowing access direct to the back door of 3 St Michaels (a potential security problem). However, with the proposal, this will be halved up to the point of ownership to separate the rear access to gardens and bin storage with the other half being offered privately to the proposed and existing properties on 3 St Michaels Road.

Surrounding the development are a few roads that offer parking without the need of a private or council permit. These roads already provide parking for all the residents in the area. Overflow does not seem to pose an issue from the retail area facing Aigburth Road as there is car parking provided along the main road.

Along Aigburth road there are frequent bus links to the town centre with buses running every five minutes and the journey taking approximately twenty minutes. The roads that link between Aigburth and the city centre are cycle user friendly with frequent shared cycle/bus lanes. (See page 5).

## Layout

The development of the land behind 3 St Michaels will complement the recent residential conversion providing a landscaped open garden for shared use, in place of the previously demolished single storey outbuilding.

The overgrown area of land where the proposal is located would instantly improve. Leaving a generous 6.0m space between the new and existing buildings on 3 St Michaels for landscaping, will provide a pleasant amenity space for all residents whilst providing privacy where required.

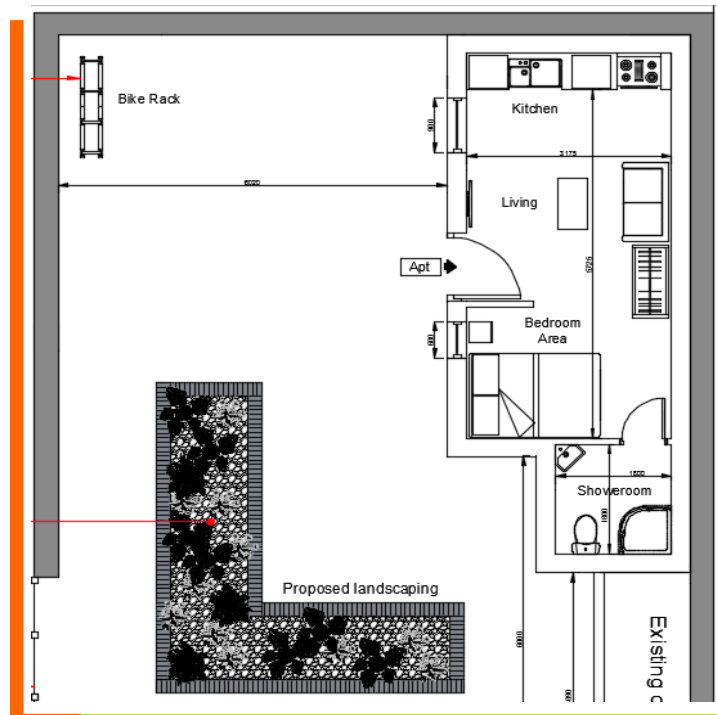
The property will cover 30.5m<sup>2</sup>. The apartment will only consist of a ground floor (to reduce intrusion onto surrounding area), consisting of:

- Double Bed area
- Showerroom
- Kitchen
- Dining area
- Lounge
- Generous storage

As well as the above, bespoke storage ideas will be incorporated to save space where possible and avoid the possibility of any cluttered areas.

Natural light will be provided through three windows in the studio one of which is frosted. This will give plentiful natural light to the living and all habitable areas whilst also providing a view out from the habital areas. To ensure that privacy is upheld, the North facing windows will look into the landscaped area acting as a divide between the proposed and existing properties adjacent on Aigburth Road.

Security of the proposed property will be heightened with the addition of gated access through to the property. As the landscaped area will also only be accessed via the side gate or from the proposed/existing properties on 3 St Michaels Road, this would be a safe place for children to spend time within a secure area.



## Design Objectives

The location and style of the project will appeal to young professionals and those who would benefit from a short commute to the Liverpool city centre for both work and pleasure. Whether the commute was by car, bus, bike or train (with stations within a five minute walk), all modes of transport are easily used and accessed along this route. The studio would offer an affordable, secure location surrounded with local amenities and the added benefit of a large supermarket nearby.

To further appeal but not limit the homes to young professionals, the design will provide all the necessities you would need in a regular property but in half the space. This is created by ensuring no area is wasted within the studio and that any open area can be actively used through the use of multi purpose units and areas.

Highlighted in **RED** is the location of a number of Liverpool's main attractions including:

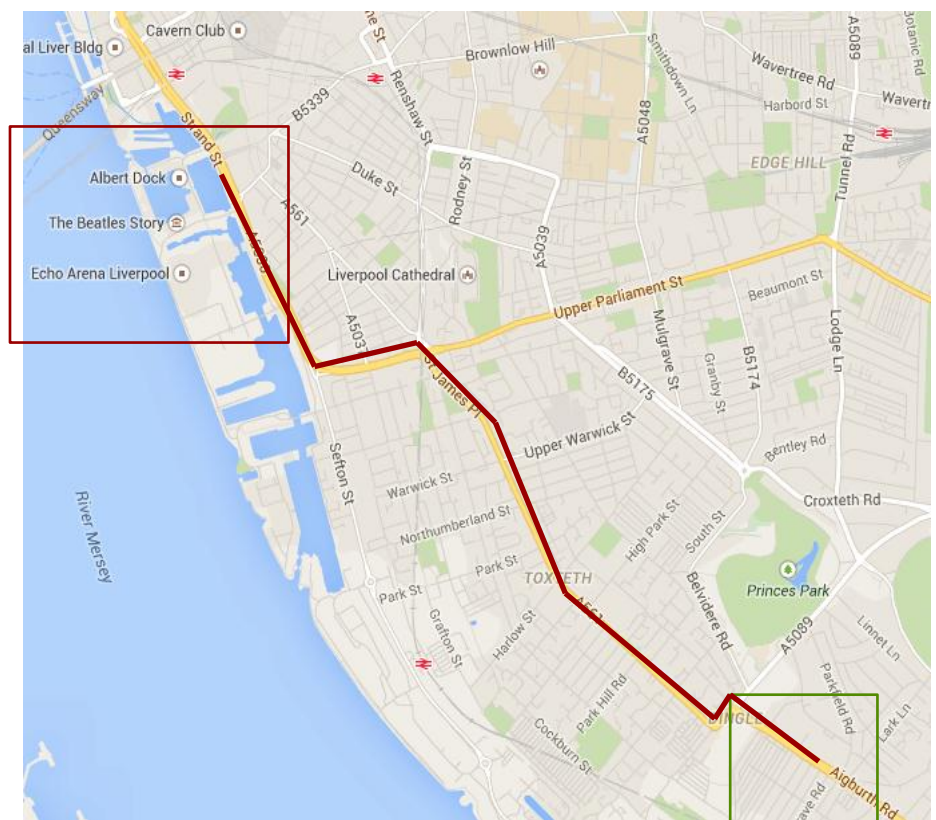
- Albert Dock
- Beatles Story Museum
- Echo Arena

Highlighted in **GREEN** is the location of St Michaels Road with the quickest route in towards the city centre marked on the map. The route is easily utilised by Car (14mins), Bus (23mins) and Bike (16mins).

Bus Routes:

82 & X1 (Every 5 minutes)

Mon-Sun: 6:30 AM–11:30 PM





## Landscaping



Image  
(above left):  
Overlooking  
houses to left  
of site



Image  
(below left):  
Overlooking  
terraced  
houses to rear  
of site

The surrounding property consists mainly of Victorian style terraced housing with the only exception being the recently converted chapel at the front of 3 St Michaels Road. The proposed project will look to compliment the style of the chapel in colour and particular highlights within its style. Keeping the chapel link between the buildings will be an important design consideration to ensure there is flow and consistency between the two. Distinguishing new from old is achieved also by form.

The proposed development will have minimal impact on the surrounding area, it would only be built as high as the current boundary wall (3.0m). This means that no natural daylight will be blocked from adjoining gardens and light pollution will be kept to a minimum. The width of the proposed development will not exceed the existing boundary wall and is long enough to provide spacious accommodation whilst also allowing a generous amount of space for landscaping and amenity area between the properties on 3 St Michaels Road.

With windows positioned logically (facing away from opposing windows), the project will provide a pleasant view from the existing building on 3 St Michaels Road, with sufficient landscaping to provide privacy but translucent enough to allow the new attractive property to be seen.

Heritage

The landscaping area situated between the buildings on 3 St Michaels Road will bring a much-needed attractive garden area that is presently absent on the existing site. Landscaping this area will also create a natural boundary between the existing and newly built property allowing each the privacy they would need.

Foliage of varied height has been specified and plants from the list below (or similarly approved) are to be used.

Acer Palmatum	(Med Size bush)	- Red / Purple
Hepatica Nobilis	(Small Flower)	- Purple
Fuscia Display	(Small Shrub)	- Pink Purple
Fastiaga Aureomarginata	(Large Shrub)	- Green / Yellow
Nicotiana Sylvestris	(Large Shrub)	- Green / White
Hedera Helix Erecta	(Medium Shrub)	- Green

These plants have been selected in particular, as they are suitable for partial shaded, clay soil type and City & courtyard garden areas. As the area will be heavily used for access, fruit baring plants have not been specified. The addition of biodiversity will benefit local insects in what the area currently lacks.



We are currently unaware of any archaeological finding being made on site or in the immediate and surrounding area, which suggests that, there would be no artifacts of historical interest discovered. If however, before or during works something should be found then the necessary actions will be taken to recover the artifact and ensure its preservation as well as the necessary authorities being informed.

Written by: James Stockdale

Date: 03.02.2015



