



1.1 Context of this application:

Through discussions with Liverpool City Council this application is being submitted as a variation to the original and existing consents 05F/2956 & 07RM/2300.

This application proposes will continue all of the key design aspects / issues already approved within the existing consent. For clarity however below are some outline notes relating to the various issues relating to a design & access statement.

1.2 Existing Site Features:

The existing landscape of the site comprised derelict houses, areas of demolished housing and inhabited housing which was demolished by Liverpool City Council as part of a rolling programme.

The road pattern set down in the 1920s are largely being left following sequences of demolition. This road pattern and the underground infrastructure will be replaced as the development proceeds towards the remainder of the 'Boot Estate'. Appropriate 'Stopping Up Orders' for the existing roads will be sought.

The land is generally flat.

1.3 Relationship to the Surroundings:

The proposal relates to the surroundings in the following main ways:

- By re-using existing access points in surrounding roads.
- By generally respecting the two-storey residential character of the surrounding areas.
- By providing a clear orientation for pedestrian access to Lorenzo Drive and Utting Avenue East.
- By providing a gateway into Norris Green Park and other gateways into and through the development.
- By providing an improved Lewisham Road and an improved Broad Lane, both capable of providing strong planning features for the remainder of the regeneration of the 'Boot Estate'.
- By having a layout structure, which is an inclusive network, working both before and after regeneration of areas to the south and east.

1.4 Description of the Development:

The proposed development is for two-storey housing for sale. There will also be associated car parking, infrastructure and landscaping. The landscape element of the scheme will be hard landscape.

The site is bounded on all sides by new housing. It is bounded on the north, south and west by Phases Two and Three of the New City Vision development.

The development comprises of a number of neighbourhood groupings, predominantly made up of a mix of 2, 3 bedroom properties, grouped in clusters with secure parking in curtilage, in courtyards or on-street.

1.5 Access:-

In the context of the existing consent and its compliance to local development policies we would confirm that the attached application continues all aspects of the previous consent.

As part of the application process leading to the existing consent 05F/2956 & 07RM/2300 all transport, service capacity and utility connection issues were resolved – the attached proposal will not vary from the principles previously approved.

The existing consent was subject to a public consultation process to ensure consideration was given the any and all access issues raised within the area. This process of inclusive public consultation assisted NCV in providing a robust regenerative design solution that has been successfully integrated within the Norris Green community.

1.6 Flood risk assessment:-

From review of current regards, and with reference to the existing consent, we do not regard this as being a relevant issue in the Norris Green area.

1.7 Conservation statement:-

In the context of the site, and its classification as a 'brown field' regeneration site and with reference to the existing consent, we do not regard this as being a relevant site specific issue.

1.8 Land contamination assessment:-

With reference to the approved remedial statement / plan for the existing consent we would propose to implement the remediation solutions already approved by, and currently being accepted by Liverpool City Council. Further information can be submitted in this regard if required.

1.9 Open space assessment:-

These proposals will continue the approved open space provision as agreed with Liverpool City Council.

1.10 Parking provision:-

Each of the dwellings forming the variation to the existing consent will have in-curtilage parking for 1 no car.

1.11 Site waste management plan:-

The NCV site set up conforms to a site waste management strategy, the attached proposals would simply conform to the plan already established.

1.12 Statement of Community involvement:-

As noted above the process leading to the grant of the existing consent 05F/2956 involved extensive public / community consultation on all aspects of the design, something that was successfully repeated for the phase 2 consent reference 07RM/2300.

The current proposals will accord with all aspects approved within the existing consent which was informed by the community consultation.

1.13 Transport:-

While the car will still be a significant presence, the advancement of car sharing and other innovations could be encouraged through future community management, in order that the problems of growing congestion can be acknowledged.

All issues relating to transport, both vehicular and pedestrian, were discussed and agreed at the time of the existing consent 05F/2956 & 07RM/2300. The current proposals will accord with those approvals and will deliver a solution that is balanced in respect of vehicular movement, the hierarchy of road users and the safe movement of pedestrians.

1.14 Utilities statement:-

The current proposals will be served via the existing approved utilities strategy and approved SUDS proposals for phase 1.

1.15 Refuse disposal details:-

Each dwelling will be provided with hard standing / refuse storage bins in-line with the City's requirements. All refuse bins will be presented to the public highway for collection by the City.

1.16 Landscape Strategy:

The external environment within the development and the way in which the development area integrates with its surroundings have been developed to respect previous phases. Specific landscape and ecological aspirations are as follows:

- Strengthen connections with the surrounding landscape and existing circulation networks.
- Ensure attractive and functional distribution of hard landscape public open space.
- Create a safe public realm.

The landscape strategy will be informed by the characteristics of the surrounding landscape as well as analysis of current innovative thought on design and best practice associated with 'HomeZones' and sustainable development.

The objective of the layout is to create a dynamic living environment, incorporating 'HomeZones' that is attractive, functional and well integrated, providing a contemporary setting for quality family living. The development of a robust landscape framework is essential in enhancing the legibility of the overall development and aiding its integration with the surrounding landscape of Norris Green Park. The strategic landscape proposals of the site will therefore address at each detailed stage of planning, the key issues of **identity** and **integration**. Items that will be addressed include:

- Surface materials
- Boundary treatments
- Street lighting
- On-going management regime

The overall site is divided into broad character areas reflecting the dominant use of each of the residential areas.

- Continuing Lewisham Road as a **boulevard** as approved for Phase One
- Designing Broad Lane as a **significant** route into and through the development, but configured in a way that prevents it being used as a through route by traffic from outside the neighbourhood
- East-West and North-South streets as **additional access** points into specific development parcels, but not running through the development
- New roads as different but complementary **identifiable landscapes**
- Open spaces as functional **places**
- The preservation of high quality trees and the planting of new **trees in strategic locations** within hard landscape spaces.

1.17 Community Facilities

Nursery School

- Ellergreen Nursery school & Childcare Centre: L11 2RY – 0.1 miles
- Clubmoor Children Centre: L11 1DQ – 0.3 miles
- West Derby Pre-School & Out of School: L12 8QJ – 1.4 miles
- Spring Grove Nursery School: L12 8SJ – 1.4 miles

Primary School

- Wellesbourne Primary & Nursery school: L11 5BA – 0.2 miles
- Our Lady & St. Philomena's Catholic Primary School: L9 6BU – 0.7 miles
- Monksdown Primary school: L11 1HH – 0.5 miles
- Ransworth Square primary school: L11 3DG – 0.6 miles
- Broad Square Primary school: L11 1BS – 0.7 miles
- Leamington Community primary school: L11 7BT – 0.9 miles

Secondary School

- Alsop High School Technology & Applied Learning Specialist – L4 6SH – 1.2 miles
- Cardinal Heenan Catholic High school: L12 9HZ – 3.4 miles

Play Area

- Norris Green Park: 0.2 miles

Doctors/ GP

- Dr Patel & Partners: L11 1AD – 0.5 miles
- Hornspit Medical Centre: L12 5LT – 0.6 miles
- Jubilee Medical Centre: L11 4UG – 0.9 miles

Shops

- General Store: Shop Express: L11 1BX – 0.5 miles
- General Store: Harrison Newsagent: L11 2SF – 0.5 miles
- General Store: Scargreen Newsagent: L11 2BE – 0.2 miles
- Food Shops: Farmfoods: L11 1BZ – 0.4 miles
- Food Shops: Iceland Foods: L11 2SF – 0.8 miles
- Food Shops: Asda: L4 9XU – 1.0 miles
- Food Shops: Sainsbury's: L9 1NL – 1.7 miles
- Food Shops: Tesco: L12 8RH – 1.5 miles
- Clothes Store: Melanie Louise Childrenswear: L11 8NZ – 0.4 miles
- Clothes Store: Life & Style Retail: L11 1AJ – 0.4 miles
- Clothes Store: Smooch: L11 1BZ – 0.4 miles
- Clothes Store: Designer Boutique: L11 1BZ – 0.4 miles

Pub

- Farmers Arms Hotel: L13 9BL – 0.8 miles
- The Sefton Arms: L12 7HX – 1.0 miles
- Hare & Hounds: L12 5HJ – 1.0 miles

Restaurants

- Broadway Fish & Chips: L11 1BY – 0.4 miles
- Chicoland Chicken & Pizza: L11 1BZ – 0.4 miles
- New China Garden: L11 1EL – 0.6 miles
- McDonalds: L11 9DH – 0.8 miles
- KFC: L11 9DH – 0.8 miles
- Frankie & Benny's: L11 9DH – 0.8 miles

Community Centre

- Class Community Association: L11 2SF – 0.5 miles
- Bridge Community Centre: L4 9RG – 0.5 miles
- The Good Shepherd Community Centre: L11 2SE – 0.8 miles
- St. Mary's Millennium Centre: L12 5EA – 1.1 miles
- Walton Clubmoor Community Resource Centre: L13 9DY – 1.4 miles

Norris Green, Angelica Drive

Design & Access statement: 24 August 2016



New City Vision
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Places of Worship

- St. Teresa of the child Jesus R.C. Church: L11 3BW – 0.2 miles
- Christ Church Norris Green: L11 7AN – 0.7 miles
- St. matthew R.C. Church: L13 9DL – 0.8 miles
- St. Mary the Virgin C of E: L12 5EA – 1.1 miles
- West Derby Methodist Church: L12 7JZ – 1.2 miles