

# Former Watergate School Speke Road Liverpool

## Design & Access Statement

### Redrow Homes, Lancashire



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## For More Information Contact

MCK Associates Limited  
Burnaby Villa  
48 Watling Street Road  
Fulwood, Preston, Lancashire, PR2 8BP  
Tel: 01772 774510  
[www.macassociates.co.uk](http://www.macassociates.co.uk)

# Preface

This Design & Access Statement has been prepared on behalf of Redrow Homes in support of a full planning application for a residential development of up to 22 dwellings with associated car parking, landscaping and public open space adjacent to the former Watergate School, Speke Road, Liverpool, Merseyside, L25 8QA.

This document aims to provide an analytical background and concept proposals to facilitate discussions with the Local Planning Authority. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006 for applications of this type to be accompanied by a Design and Access Statement.

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- Assessment
- Involvement
- Evaluation
- Use                      What the land and buildings will be used for.
- Amount                How much development can the site accommodate?
- Scale                    How big the buildings and spaces will be, specifically their height, width and length.
- Layout                 How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
- Appearance           What the building and spaces will look like, for example building materials, architectural details and its context within the Woolton Village Conservation Area.
- Landscaping            How open spaces will be treated to enhance and protect the character of a place
- The Access            Element of the statement must include two aspects of access to the development:  
Vehicular and transport links - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- Inclusive Access      How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

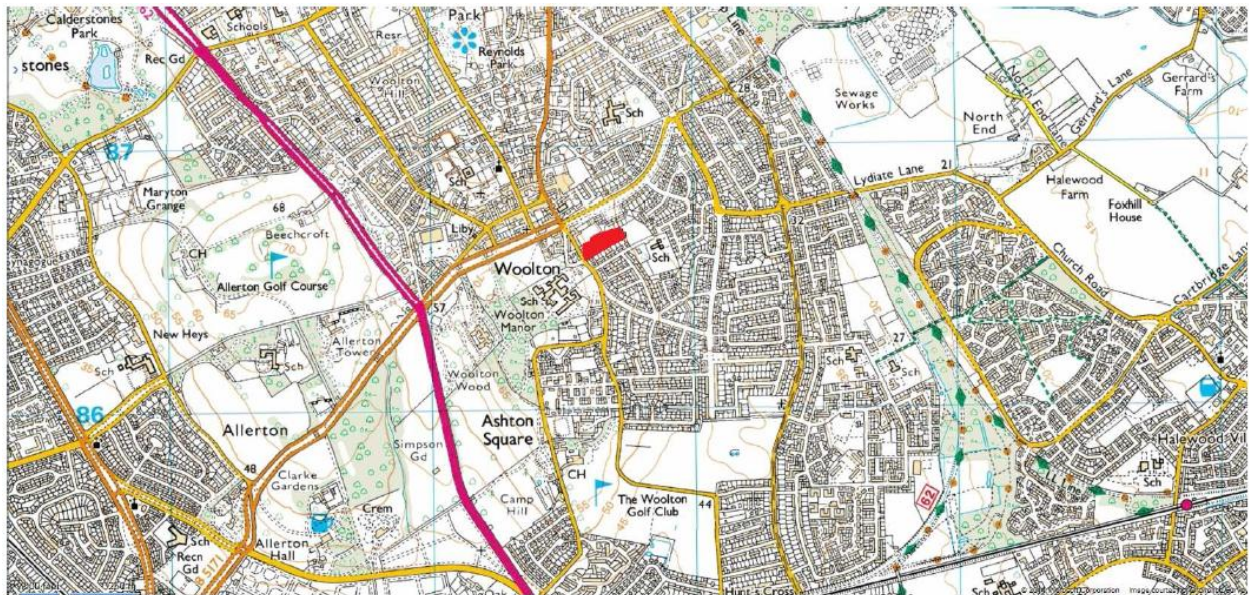


# 1.0 Introduction

## 1.1 The Site

The site located in the grounds of the former Watergate school, Speke Road, Liverpool. OS grid reference SJ 42626 86628

Liverpool City Council has identified the land as a potential housing site as part of the Strategic Housing Delivery Partnership with Redrow Homes. This partnership is in place to deliver 1500 new homes over the next 5 years. This application forms part of that partnership.





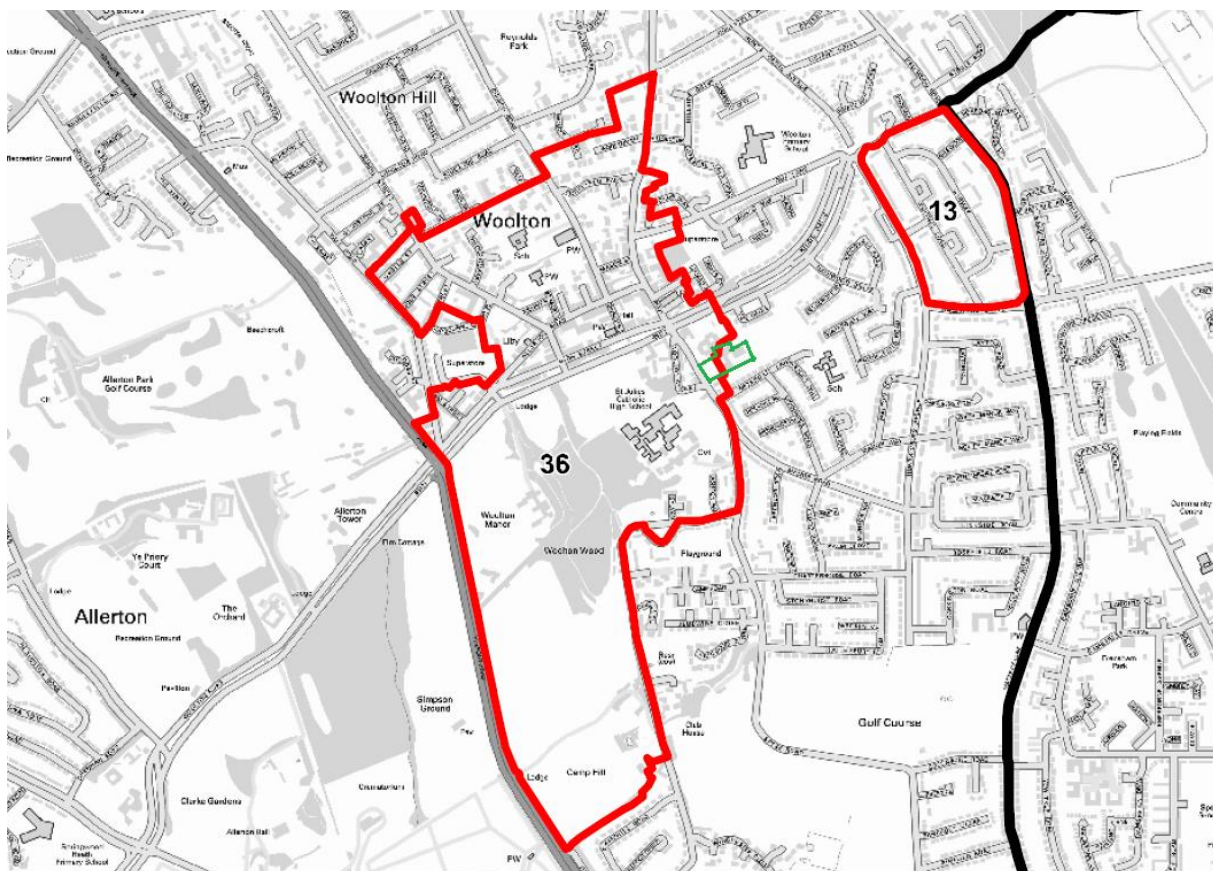
## 1.2 The Context

The site is approximately 1.7 Hectares (4.20 acres) and almost rectangular in shape. To the north of the site lies the Marie Curie Centre and existing two storey residential housing located on The Heyes. To the south lies existing two storey residential housing on Watergate Lane. To the east there are existing functional sports pitches. To the west lies Speke Road.

The site is currently occupied with a disused school and associated buildings.

There is a variation in level from the west to the east of the site of approximately 10 metres.

The western section of the site is also located within the Woolton Village Conservation Area.



Red Edges denote the Conservation Areas in Woolton Village  
(Note: Application Site identified in green)

## 1.3 Photographs



Property to Watergate Lane



Property to Watergate Lane





Property to The Hayes



Property to James Road





Property to Woolton Street



Property to Woolton Street





Property to Woolton Street / High Street



Properties to Speke Road



Property to Speke Road adjacent site.



Property to Speke Road.



## 2.0 The Process

### 2.1 Assessment

The proposals have been subject to detailed analysis of the site's constraints and opportunities. The figure below shows the site within its context and highlights physical characteristics and constraints.



**KEY:**

Green: *Community*

Magenta: *Residential*

Yellow: *Recreation*

Blue : *Employment*

## **2.2 Involvement**

From the beginning and throughout the design process various groups of people have been involved in the evolution of the proposals.

### **2.2.1 Planning**

A separate planning statement has been prepared, a copy of which is included with the planning application.

### **2.2.2 Highways**

A transport statement has been prepared and accompanies this application

### **2.2.3 Trees**

A Tree Survey Report prepared by TBA landscape Architects accompanies this application

### **2.2.4 Ecology**

An Ecological Survey and Assessment prepared by Ribble Ecology Ltd accompanies this application.

## **2.3 Use**

The site is situated in the centre of Woolton Village in what is a predominantly residential area. The site has been identified as part of the Strategic Housing Delivery Partnership by Liverpool City Council as a site to be developed exclusively for housing.

The site at present is a redundant school.

## **2.4 Evaluation**

The process stage has allowed us to prepare a robust proposal that works within its context and constraints, whilst maximising the site's potential.

Wherever possible the design has retained mature trees and utilised the natural gradients of the site.

The new development complements the existing housing on Watergate Lane and The Hayes.

The layout also minimizes the impact on the existing Marie Curie Centre to the north of the site by siting the new dwellings on to the Centre and thus allowing privacy to both the Centre and the private housing respectively.

Consideration has been made to the Planning Officer comments during the design process and the layout and design duly amended. Further modifications were carried out following comments raised as part of the Public Consultation Evening held on Monday 26<sup>th</sup> January 2015.



# 3.0 Design

## 3.1 Site Opportunities & Concepts

### Urban Form

The proposed development should respect the existing character of Woolton Village, the conservation area and the surrounding residential areas. The orientation of the properties should respond positively to the surrounding areas and utilise the elevated position of the site and the views to the east.

The properties should also respect the position of the adjacent Marie Curie Centre to the north of the site allowing for privacy to both the Centre and the private housing.

The design should take into account its location with the Woolton Village Conservation Area and respect the unique character of the Village.

The existing stone boundary wall facing onto Speke Road should be retained and integrated into the development.

Where possible any suitable high value trees should be retained and integrated within the development.

### Movement

The existing site is bounded on three sides by existing land. There are no public footpaths running through the site nor is there any evidence that there are any desire / trespass routes through the site. Due to the small size and enclosed nature of the site there is no requirement to provide any permeability through the site.

### Green Spaces

It is a small site; therefore there is no requirement to provide any public open space. There will be a landscape scheme prepared for the site and an extensive planting scheme prepared to the northern boundary to provide screening to the Marie Curie Centre.

## 3.2 Public Realm & Green Network

Consideration has been made to the design of the units fronting onto Speke Road, new access points will be formed in the existing wall providing access off Speke Road to the front units. This replicates the existing properties found on Speke Road and allows for a continuation of the existing streetscene. The original feature stone boundary wall is to be taken down and re-built to a height of 1200mm.

Wherever it has been practical, public areas within the site will have active frontages with properties facing the public realm with front doors and/or habitable room windows providing natural surveillance to the public areas whilst also framing the space.

### 3.3 Site Topography

Consideration has been made of the site topography. The existing site is formed via a series of plateaus, the levels reducing from west to east. The overall difference in level from the west of the site to the eastern boundary is approximately 10m.

This grading of the site has impacted on the site layout and small retaining structures will be required at points on the site to allow the site to be developed.

The areas of land adjoining the site follow the same contours and therefore there should be minimal impact on the treatments to both the north and south boundaries.

Where possible, the topography will be used to minimise the impact of the new development on the surrounding area.

### 3.4 Existing Trees & Hedges

Consideration has been given to the existing trees on the site. The existing tree cover is generally situated close to the periphery of the site. There will be a requirement for removing a number of the trees, though it is intended to provide new tree planting within the development.

A full tree survey accompanies this application.



Location of existing trees on the site.



### 3.5 Considerations

- The layout must be designed so that a sense of space is created upon arrival in the site.
- The properties to the site frontage need to provide a continuation of the existing Speke Road streetscene, respect the Woolton Village Conservation Area.
- The existing red sandstone wall facing Speke Road to be utilised within the design.
- Roads and open spaces should be positioned within the sewer easement requirements to allow for the most efficient use of the land whilst complying with United Utility requirements.
- Avoid overlooking to the Marie Curie Centre to the north of the site and retain privacy.
- Provide reasonable separation between existing and proposed dwellings to comply with Liverpool City Council's normal standards.
- Existing trees to be retained wherever possible.
- Provide well designed street terminations and vistas within the site.
- Secured by design principles to be applied to the layout where possible.
- Dwellings and siting on the site to be designed to comply with Lifetime Homes requirements.

### 3.6 Response

- Existing stone wall frontage to be retained and rebuilt to a lower height of 1200mm. Dwellings facing onto Speke Road to continue the existing established streetscene of Speke Road.
- Roads designed over sewer easements, open spaces provided over easements.
- Dwellings located "side on" to the northern boundary to avoid any overlooking and privacy issues with the Marie Curie Centre and the new dwellings.
- Adequate separation distances provided to existing dwellings.
- Road design and extent retained to a minimum within the site.
- Existing landscape features incorporated into the proposed layout wherever possible.
- Houses orientated to view into the site and provide overlooking to the public spaces.
- House types designed to accommodate Lifetime Homes requirements.

# 4.0 Appearance & Landscape

## 4.1 Landscaping

The existing stone wall to Speke Road is to be taken down and rebuilt to a height of approximately 1200mm and will form a feature to the front of the site. Openings are to be formed in the new wall to provide access to the properties fronting onto Speke Road and forming the main site entrance. The wall will continue into the site, terminating some distance past the entrance.

Other boundary treatments include brick walls enclosing private garden areas where they overlook public spaces, close boarded fencing to rear boundaries and post and rail fencing between dwellings.

Wherever possible existing landscaping features will be retained including existing trees and site gradients. To the ease of the site, retaining structures within the garden areas will provide improved levels to rear gardens.

Dense feature planting including trees are to be provided to the northern boundary of the site screening the Marie Curie Centre located directly to the north of the site.

Refer to detailed landscaping design.



Existing stone wall to site frontage



## 4.2 Appearance

The proposed layout contains units that are two storey and 2.5 storey in height and have been designed with the ethos of a modern version of traditional suburban architecture and reflects similar housing designs in the immediate vicinity of the site.

The house designs have been designed to provide compliance with Lifetime Homes requirements.

The designs provide good quality detailing providing a vibrant place to live, below are typical examples for detailing to the properties.



Feature gables featuring tile hanging



Typical porch finish



Typical porch finish



Typical gable / façade finish



Typical bay window detail

## 4.3 Amount

The illustration below shows the indicative site layout proposed for the site.



The gross area for the site is approximately 1.7 Hectares (4.20 acres) and the proposal is for 22 units. This gives a gross total of about 13 units per hectare which is comparable to the surrounding area.

## 4.4 Scale

Residential properties within the vicinity and Woolton Village in general are predominantly two storey. The housing surrounding the site comprise of traditional detached and semi detached properties with private rear gardens.

The proposed dwellings on the site will reflect the existing scale of the surrounding area. The 2.5 storey units are located adjacent to the northern boundary and the Marie Curie Centre. In this location, the 2.5 storey units better reflect the scale / height of the existing centre.

There are a number of level changes throughout the site and in the area located adjacent to the Marie Curie Centre, the house types located in this vicinity have been set predominantly lower.



The sections below demonstrate the level differences in this area.



Sections showing interaction between new residential development and Marie Curie Centre

# 5.0 Access

## 5.1 Access for All

The site is located in a sustainable location close to public transport links. The site is positioned on a bus route and close to the centre of Woolton Village providing a wealth of local amenities. The site is also in close proximity to Hunts Cross railway station providing a rail link into Liverpool City Centre and beyond.

The proposed development addresses a number of principles and policies with regard to access:

- The ability to access the site by car, foot and cycle to a range of local services and facilities to meet basic needs.
- Readily accessible link to the existing public footpath network.
- Access to local good quality public open space which enjoys a high standard of security and access.
- A thriving neighbourhood within easy reach and walking distance.
- The creation of homes which are adaptable and are able to respond to changing social and economic conditions.

## 5.2 Public Transport

The nearest bus stops are located on Speke Road approximately 300 metres to the south of the site. There are regular services to the City Centre and beyond.

The nearby Hunts Cross station provides a rail link into Liverpool City Centre from where a range of national destinations can be reached.

## 5.3 Education

There are a number of primary schools in close proximity to the site, these include Much Woolton Catholic Primary School; Woolton County Primary School; Bishop Martin C of E Primary School and St. James Pre-school. There are also a range of nursery schools within the area.

The nearest secondary schools are St. Julies Catholic High School and Woolton High School.



## 5.4 Secured by Design

The following principles have been taken into account at this stage.

- Vehicular and pedestrian routes have been designed so that they are visually open, direct and well used. A careful choice of materials and boundary treatments will clearly define private and public spaces.
- Vehicular, pedestrian and cycle are kept together and not segregated. These are well overlooked and not isolated.
- Open space and amenity areas have been designed so that they are well overlooked, with due regard to natural surveillance.
- Rear access footpaths will be well overlooked and accessed only via a lockable gate.
- Cars will be parked in locked garages or on a hard standing within the dwelling boundary.

Former Watergate School  
Speke Road  
Liverpool