

Former Ernest Cookson School Site
Mill Lane
West Derby
Liverpool

Design & Access Statement

Redrow Homes, Lancashire



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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 Ernest Cookson School site, Mill Lane, West Derby, Liverpool, Merseyside, L12 7JA.

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 surrounding 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 Ernest Cookson school, Mill Lane, West Derby, Liverpool. OS grid reference SJ 39454 92796

Liverpool City Council has identified the land as a potential housing site as part of the Housing Consortium and Strategic Housing Delivery Partnership (SHDP). The SHDP 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 9415 square metres (2.33 acres), bounded on three sides with a rectangular shape running from the South East to the North West and is accessed off Mill Lane.

To the north east of the site lies the Liverpool loop line cycle way NCN 62, formerly a railway line and the Bill Shankley recreational ground.

To the south east lies Claremount House, a Victorian Mansion, redeveloped into private residential apartments and to the south west, existing residential housing along St. James Close. To the north west lies the Mill Lane.

Adjacent to the site entrance is the Old West Derby Station, though not listed is a local landmark.

The site is currently vacant with the former Ernest Cookson school buildings demolished.

The site is relatively level.

Along the north eastern boundary there are a number of existing mature trees that run along the former railway cutting.

The site itself is located just outside of the West Derby Conservation Area.



1.3 Photographs



View of properties facing onto the western site boundary



View along length of site



View along site with rear of properties on St James Close in background



View along length of eastern boundary abutting NCN 62



Existing cycleway access adjacent to site.



Properties to St. James Close



View of existing site entrance.



Old West Derby Station adjacent to site situated on Mill Lane.



Property located on Trefula Park.



Properties to St James Close.



Residential property located on Lansdown.



Residential property located on Lansdown.



Residential property located on Lansdown.



View along Liverpool Loop Line cycle path (NCN 62) facing the Old West Derby Station.

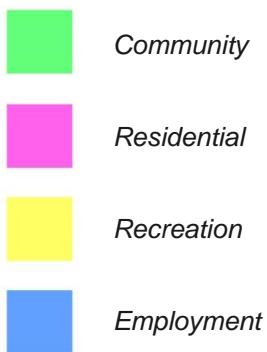
The Process

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:



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 prepared by Hourigan Connolly has been prepared, a copy of which is included with the planning application.

2.2.2 Highways

A Transport Statement Ref: LK/15369/TS/1 has been prepared and accompanies this application

2.2.3 Trees

An Arboricultural Impact Assessment – Ref:5530.0001 accompanies this application

2.2.4 Ecology

An Extended Phase 1 Habitat Survey Report and Protected Species (bats) report prepared by Ecology Services Ltd accompanies this application.

2.3 Use

The site is situated on Mill Lane, West Derby in what is a predominantly residential area. The site has been identified as part of Housing Consortium and Strategic Housing Delivery Partnership by Liverpool City Council as a site to be developed exclusively for housing.

The site at present is a cleared site with the former school demolished, there are some small ancillary structures remaining on site.

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 any natural gradients of the site.

The area surrounding the site is typified by a mixture of terraced and semi-detached housing with much of it accessed via cul-de-sacs.

The new development complements this type of development and the existing housing located along Mill Lane, Trefula Park, St. James Close, Beech Park and Sandforth Road, all of which are typical residential housing.

The layout minimizes the impact on the existing properties that back onto the site, primarily those on St. James Close and Beech Park.

Consideration has been made to the Planning Officer and Highways comments during the design process and the layout and design duly amended.

3.0 Design

3.1 Site Opportunities & Concepts

Urban Form

The proposed development respects the existing character of the surrounding residential areas. The orientation of the properties responds positively to the surrounding areas and utilise the existing mature trees and planting to north east of the site forming the boundary to the Liverpool loop line cycle path (NCN 62).

The properties also respect the position of the adjacent private housing, providing adequate separation distances and ensuring privacy to existing homeowners.

The design takes into account its location and respect the residential character of the surrounding area and the Mill Lane / west Derby environs.

Where possible any suitable high value trees have been retained and integrated within the development.

A new pond will be formed to the front of site providing an attractive landscape feature.

Movement

The existing site is bounded on three sides by existing land. There are no public footpaths running through the site (though a footpath and cycle route (NCN 62) runs adjacent to the eastern boundary), 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 a planting scheme prepared to the north western boundary facing onto Mill Lane with the inclusion of a new pond providing an attractive setting.

3.2 Public Realm & Green Network

Consideration has been made to the design of the units fronting onto Mill Lane, a central new access road will be formed into the site off Mill Lane and will terminate with a turning head at the end of the site. All dwellings will be accessed off this primary road. This 'cul de sac' layout replicates similar layouts in the surrounding area. New houses front onto Mill Lane providing a continuation of the streetscene along the road.

A landscaped buffer area has been formed between the new properties fronting onto Mill Lane and the road. This area will be landscaped with turfing, planting and a new feature pond, providing an attractive frontage onto Mill Lane.

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

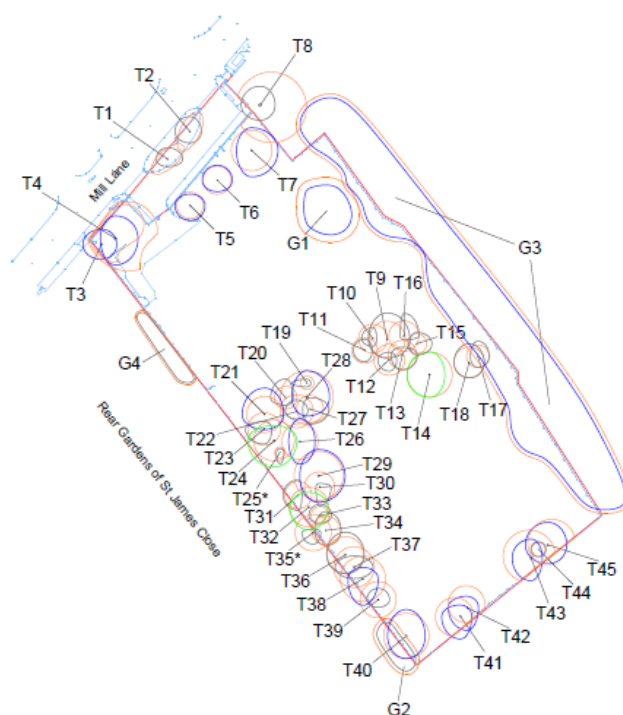
Consideration has been made of the site topography. The existing site is relatively level, therefore there is no requirement to take the site topography into account.

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 eastern and south western boundaries.

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, though there are a number of trees located centrally within the site. There will be a requirement for removing a number of the trees to allow development, though it is intended to provide new tree planting within the development to replace any trees removed.

A full tree survey and Arboricultural Impact Assessment 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 Mill Lane streetscene, and respect the character and scale of the surrounding area.
- An access route should be maintained to access the adjacent Liverpool loop cycle route.
- Roads and open spaces should be positioned to allow for the most efficient use of the land.
- Avoid overlooking to the adjoining properties to the south and south western boundaries 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

- New landscaped zone provided as a buffer between Mill Lane and the new dwellings. Dwellings facing onto Mill Lane to continue the existing established streetscene of Mill Lane.
- 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 brick wall and railings to Mill Lane is to be taken down and removed and a new landscaped buffer zone formed along the site frontage. A new pond is to be formed in the area providing an attractive landscape feature.

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.

Feature planting will be carried out along the length of the access road within the site.

A detailed landscape design accompanies this application.



View of existing site frontage showing the existing railings and brick wall.

4.2 Appearance

The proposed layout contains units that are two 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 detail



Typical porch finish



Typical gable / porch detail



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 9415 square metres (2.33 acres) and the proposal is for 22 units. This gives a gross total of about 23 units per hectare which is comparable to the surrounding area.

4.4 Scale

Residential properties within the vicinity of the site and West Derby 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 with a mix of detached and mews style dwellings.

The site is relatively flat with very little level difference across the site.

The streetscenes below demonstrate the scale of the housing on the site.



Section A-A



Section B-B

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 adjacent to a major access road into the city centre. There are a large number of shops and other services located within walking distance of the site providing a wealth of local amenities.

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 and cycleway network.
- Close 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 site benefits from good access into and out of Liverpool City Centre via regular bus services with the nearest bus stops located on Queens Drive a short walk from the site.

It is also located adjacent to the Liverpool loop line cycle path (NCN 62) which forms part of the Trans Pennine trail.

The site is approximately 1.5 miles from the nearest rail station providing 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 St. Cecilia's Catholic Junior School; St. Paul's Catholic Junior School; Blackmoor Park Infant School; Ernest Cookson School; Corinthian Community Primary School; St. Mary's C & E Primary School; Broad Square Primary School; Roscoe Primary School; Runnymede St. Edwards School and

St. Matthews Catholic Primary School. There are also a range of nursery schools within the area.

The nearest secondary schools are Holly Loge Girls College, The De La Salle Academy; Cardinal Heenan Catholic High School and Broughton Hall 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.

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