

PROPOSED SPECIALIST ACQUIRED BRAIN INJURY CARE UNIT
Broad Green Road, Liverpool, L13 5SF

DESIGN & ACCESS STATEMENT

ISSUED FOR WITH PLANNING APPLICATION
29-06-2012

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Appendix A

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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been compiled to accompany a Full Planning Application on behalf of Health & Social Carer Partnerships for an 18-Bed Specialist Care Unit at the junction of Broad Green Road and The Green.
- 1.2 The development site is a 0.89ha plot situated on Broad Green Road, a residential street of predominantly 2-storey properties. The site is presently occupied by a derelict public house, The Gardeners Arms.



Aerial View of Site

- 1.3 Related Architect's drawings.
This document is to be read in conjunction with the following CLA application drawings, all submitted as part of the initial submission, of which this document is part:

Architect's drawings:

12-001-101	Site Location Plan
12-001-102	Existing & Proposed Block Plan
12-001-110	Existing Site Plan
12-001-113	Proposed Site Plan – Upper Ground Floor
12-001-114	Proposed Site Plan – Lower Ground Floor
12-001-120	Lower Ground Floor Plan
12-001-121	Upper Ground Floor Plan
12-001-122	Club House Floor Plan
12-001-135	Roof Plan
12-001-136	Club House Roof Plan
12-001-150	Elevations
12-001-151	3-D Images
12-001-152	Club House Elevations
12-001-160	Site Sections

- 1.4 The proposal is to provide an 18-Bed Specialist Acquired Brain Injury Care Unit as further outlined by the Operator Statement attached within Appendix A of this Design & Access Statement. The site is to be composed of 2no. 9-Bed units, attached to a shared core building. Each unit is to have a fully accessible service user kitchen and laundry, dining room, lounge areas, office/clinic space and assisted bathrooms. The central accommodation will include office/reception space, therapy/activities rooms, education/training facilities, meeting rooms, storage areas, sluice and laundry room, with additionally further offices and main kitchen located on the lower level beneath one unit.

- 1.5 The main rear garden has been designed as two spaces to allow each 9-Bed unit to have access to their own rear external recreational space although it is not envisaged at this time to provide physical barriers between them.

The bowling green to the rear is currently in use and maintained by a bowling club and under agreement between the operator and the bowling club this is set to continue with access provided via a side access gate on The Green.

- 1.6 The proposals have been subject to the comments of Liverpool City Council Planning Authority in meetings and telephone conversations with Planning Officers John Hayes and Kevin Baker and Urban Design Manager Rob Burns. The discussions with the planning office progressed the final elevational treatment together with earlier discussions on massing, layout, and agreed principles for the acceptance of the overall development.

- 1.7 It is the intention of this supporting document to address the proposals under the three steps as recommended by national Planning Policy Guidance notes:
- site analysis and evaluation;
 - identification of design principles;
 - the concluding proposed design solution.

PLANNING CONTEXT

1.8 Pre-Application Consultations

The scheme proposal has been the subject of a series of Pre-Application communications and reviews with Liverpool City Council Planning, as follows:

- a) 2012-01-24 E-mail request for pre-application advice submitted by CLA with initial drawing proposals
- b) 2012-01-31 E-mail submission by CLA of Draft Design & Access Statement explaining the proposals as indicated on earlier submitted drawings
- c) 2012-02-06 E-mail from John Hayes with initial comments on proposals
- d) 2012-02-15 Planning Meeting 01 Pre-application meeting with John Hayes at Liverpool Planning department.
- e) 2012-01-24 E-mail request for pre-application advice submitted by CLA based upon amended design proposals
- f) 2012-03-12 E-mail request for pre-application advice submitted by CLA with initial drawing proposals
- g) 2012-03-28 E-mail from John Hayes with further comments on amended proposals
- h) 2012-04-04 Planning Meeting 02 Pre-application meeting with John Hayes and Kevin Baker at Liverpool Planning department.
- i) 2012-04-04 E-mail issue of amended drawings presented at meeting also 2012-04-04
- j) 2012-04-13 E-mail from John Hayes with contact details for Ward Councilors for the area and confirmation of additional information required to accompany the planning application.
- k) 2012-04-04 E-mail request for pre-application advice submitted by CLA based upon amended design proposals.
- l) 2012-04-24 Planning Meeting 03 Pre-application meeting with Kevin Baker and Rob Burns at Liverpool Planning department.
- m) 2012-04-26 E-mail from Rob Burns with further comments on amended proposals and request for amendment to minutes of meeting
- n) 2012-05-18 Planning Meeting 04 Pre-application meeting with Rob Burns and John Hayes at Liverpool Planning department.
- o) 2012-05-23 E-mail request for pre-application advice submitted by CLA based upon amended design proposals
- p) 2012-05-28 E-mail from Rob Burns with further comments on amended proposals
- q) 2012-06-07 E-mail request for pre-application advice submitted by CLA based upon amended design proposals
- r) 2012-06-11 E-mail from Rob Burns with further comments on amended proposals

2.0 SITE CONTEXT ASSESSMENT

- 2.1 The site occupied by the Gardeners Arms pub and its immediate context is dominated by the junction of the main roads, Edge Lane / Broad Green Road and Queens Drive with Bowring Park Road / the start of the M62 motorway (figs 3-4). The surrounding built form varies from 2-storey 1930's semi detached housing on one side to 3-storey local housing association flats on the other. The site, together with the existing derelict building (fig's 7-10), create an ideal opportunity for development within the area, to create an attractive addition to improve the street scene.



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6

- 2.2 The location of the site is ideally situated to allow the building users to become fully integrated into the local community and to make full use of the local facilities. This proximity benefits both the development and the local community, as the development will create employment opportunities for approximately 40 - 50 staff on shift rota. The operator is fervently committed to local recruitment, and believes that this development will be a positive step forward for the local community.
- 2.3 The site is accessible, and is within walking distance of several bus stops nearby, offering frequent services to the city centre and surrounding areas. Old Swan district shopping centre is within 800m of the site and on a bus route and there is a train station within 1km of the site: Broad Green.
- 2.4 The palette of building materials used within the existing context is predominantly brickwork (mainly red colours), render, pebble-dash render, UPVC windows and plain tile roofs, etc, (fig.s 1-2, 5-6), however the design of the surroundings appear uninspiring and are of no significant architectural merit.
- 2.5 The existing public house has rainwater goods dated 1924, suggesting the year of construction. The building itself is designed as many of the public highways in the area located on corner plots at the junctions of major roads but has been closed for some time, is boarded up and is falling into a state of disrepair.
- 2.6 The existing public house, apart from the main public and function rooms are cellular in nature with extensive areas of domestic accommodation at first and second floor in a poor condition due to water ingress.
- 2.7 The current public house building is located to the front of the site on the prominent corner. There are two vehicular access points with the opportunity for limited parking to the front however the majority of the parking is at a second higher level behind the pub and is accessible from the pedestrian side access on The Green. There is a significant vehicular ramp adjacent to the building to this upper level which forms the car park and wraps around the rear of the public house. There are steep planted banks to the footpaths around the building.
- 2.8 The site boundary to The Green has a brickwork boundary retaining wall to allow for the change in level as the car park is above the level of the adjoining footpath.

- 2.9 There is an electricity sub-station to the rear of the site nearest the three storey flats and a line of trees are located on this boundary.
- 2.10 The bowling green is then at a third level above the car park and provides a retaining wall with overgrown scrub planting at the lower level. The upper level is currently locked by a gate and padlock with access limited to the bowling club members. The upper level backs on to many of the surrounding properties and is more heavily treed than the remainder of the site.



Fig. 7



Fig. 8



Fig. 9



Fig. 10

- 2.11 The site benefits from the retained bowling green to provide readily accessible external amenity and there is also an area of open space (policy OE11 & OE12 beyond the site and accessible from The Green which provides a crucial local amenity.
- 2.12 The scheme proposes to redevelop an area of brownfield land, adopting the principles of PPS3, which states that the Government is seeking to create sustainable, inclusive, mixed communities in all areas, safe and designed & built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.

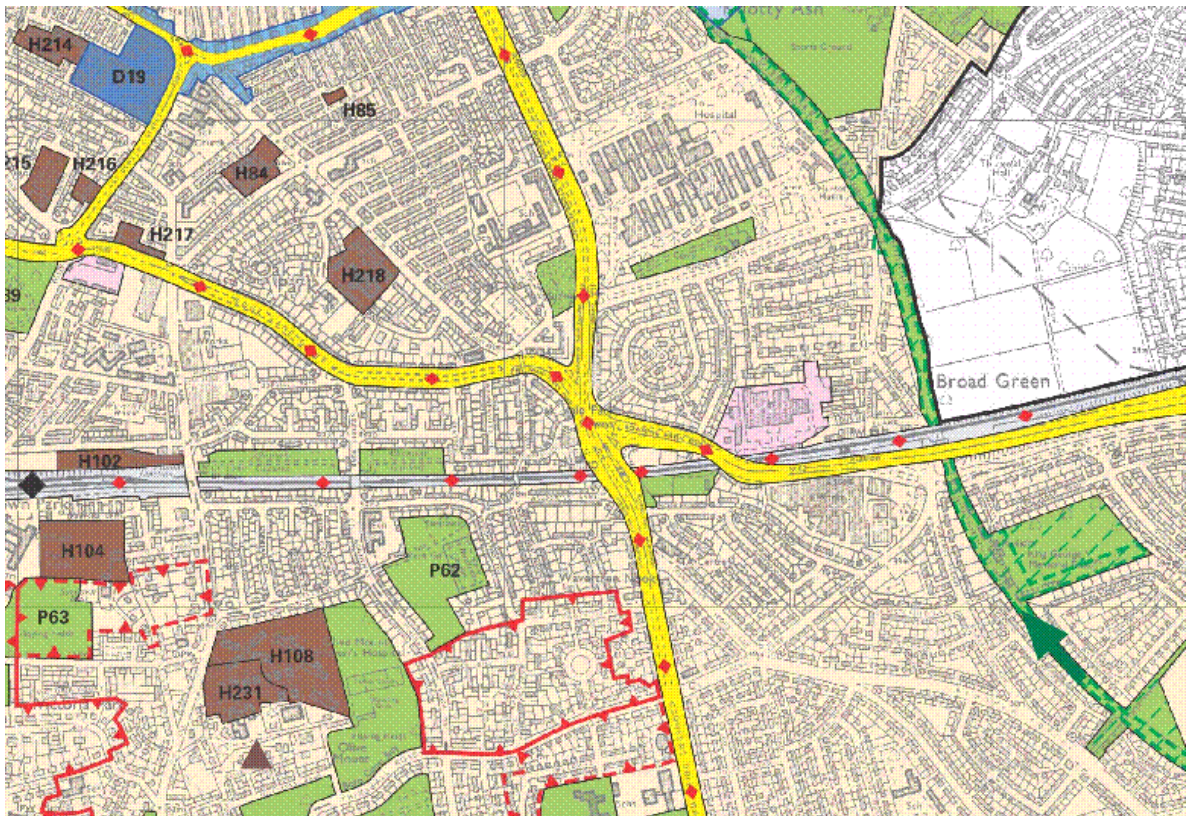


Fig. 11 Extract from Liverpool UDP Plan

- 2.13 The principle form of development (C2 Care Home Use) has been accepted by the Local Authority in previous pre-application advice and we believe that the proposals satisfy the broader requirements for regeneration of the site and local area located at a key gateway to the City.

OCCUPATION CRITERIA

- 2.14 An Operator Statement and Service Outline for the proposed development and is included within Section 7.0 of this Design & Access Statement.

DEMOLITION

- 2.15 The existing public house has been granted planning approval for demolition under application reference number 12PM/0600 granted on 17th April 2012. The building on the site is in a derelict state and is presently boarded up.

3.0 POLICY CONTEXT

THE RECREATIONAL ROUTES NETWORK

OE17

The City Council will develop, safeguard and enhance a network of recreational routes for both cyclists and pedestrians throughout the City with particular emphasis placed on:

- *linking public open spaces and New Countryside Areas in the City;*

The development has two local cycle paths that pass next to the site that connect to a national network of cycle paths. These will not be affected by the proposal. The cycle paths will help the proposal ensuring it is accessible by all means of transport.

ENVIRONMENTAL IMPROVEMENT CORRIDORS

OE15

1. The following have been designated as Environmental Improvement Corridors:

- *Eastern Corridor (A5047/A57/A5049/B5178)*
- *City Orbital Corridor (A5058)*
- *all City Line and Inter City railway routes*

2. Within the road corridors, initial priority will be given to the following routes:

- *A5047 (Edge Lane/Edge Lane Drive)*

3. The City Council will enhance the appearance of Environmental Improvement Corridors in the City by:

- *requiring development proposals to retain existing landscape and wildlife features and contribute to the overall aim of improving the environment of the corridor by;*
- *incorporating a high standard of landscaping and boundary treatment within the site; and*
- *paying particular attention to screening, structures and buildings adjacent to the road, railway or canal.*
- *carrying out environmental improvements to vacant and derelict land within its ownership in accordance with policy EP1 and landscaping schemes along the corridor generally; and*
- *refusing advertisement consent for, or issuing discontinuance notices against hoardings, signs and other advertisements which by reason of their size and situation detract from the visual amenity of the corridor.*

The wildlife in and around the bowling green will be protected and the landscaping enhanced by the new landscaping proposals. The residents garden will be a sensory garden which plays an active part of the therapy of the residents. The land is currently vacant and derelict. The development will improve the streetscape significantly along this corridor.

PROTECTION OF GREEN SPACE

OE11

Planning permission will not be granted for built development on part or all of any green space unless the proposed development can be accommodated without material harm to:

- *the recreational function of the green space, unless;*
- *the development is ancillary to the use of the site for active or passive outdoor recreation and enhances its value for these activities; the site does not lie in an area of open space deficiency or its development would not create an area of open space deficiency;*

The recreational function of the bowling green is retained. The new landscaping scheme and club house will enhance the value of its activities.

HABITAT CREATION AND ENHANCEMENT

OE7

The City Council will seek to enhance the nature conservation interest of open land and water courses in the City by:

- supporting and initiating proposals for habitat creation and enhancement particularly within Sites of Nature Conservation Value and those other sites which, although do not meet the criteria required to be designated as an SNCV, are considered to be of value for nature conservation;
- supporting proposals which strengthen and enhance wildlife corridors in the City;
- encouraging developers to undertake landscaping in an ecologically sensitive manner;
- encouraging and supporting community groups, schools and other organisations to work in partnership with the City Council on habitat creation and enhancement initiatives.

The garden will strengthen and enhance the wildlife in the city in a sensitive manner. The bowling club (community) and the operator (organization) will work together to ensure the nature area is conserved and maintained.

NEW TREES AND LANDSCAPING

HD23

All new development proposals should make proper provision for the planting and successful growth of new trees and landscaping, including any replacement planting provided as compensation for the loss of any trees due to development and in particular should:

- provide high quality landscaping and boundary treatment including the submission of such details as part of any full planning application; and
- promote nature conservation through the use of native species and the creation of wildlife habitats where appropriate.

TBA Landscape Architects have provided a Landscape Structure Plan which is included in the submitted documents accompanying this submission. This strategy addresses this policy requirements.

EXISTING TREES AND LANDSCAPING

HD22

In order to protect and integrate existing trees and landscape features within new developments, the City Council will:

- require the retention of key ecological and natural site features, such as trees, hedges, walls and ponds;
- require the submission of a full independent tree survey to enable the effect of the proposal on the trees to be fully assessed;
- require layouts to provide adequate spacing between existing trees and buildings, taking into account the existing and potential size of trees and their impact both above and below ground level; and
- require retained trees and woodland to be protected and managed during construction, preventing all site works within the branch spread of any retained tree.

The City Council will protect existing trees and woodland areas by:

- making tree preservation orders on trees or groups of trees, where appropriate; ii. only allowing the removal of any protected tree in exceptional circumstances, such as where the tree is a danger to public safety or is diseased, and on condition that appropriate replacement planting takes place;
- ensuring the proper and beneficial management of trees and woodland areas in its ownership; and
- carrying out a review of existing Tree Preservation Orders.

Michael Anders – Liverpool City Council Arboroculturalist confirmed no tree preservation orders exist on the site in an email dated 23rd May 2012. TBA Landscape Architects have provided a fully independent tree survey report that is included in the submitted documents accompanying this submission.

CRIME PREVENTION

HD20

The City Council will encourage developers, in the design and layout of new developments, to incorporate measures which reflect the need to make proper provision for personal safety and crime prevention, paying particular attention to:

- increase the overlooking of public areas;
- incorporate the use of hard and soft landscaping arrangements in ways which do not create hiding places;

- the design and relationship of car parking, particularly its lighting and visibility, from buildings; iv. the design and location of entrances and pedestrian circulation within and out of the site; and
 - making a clear distinction between public and private space and providing 'defensible space'.
- The City Council will seek to create a safer environment by:
- providing and maintaining adequate street lighting;
 - discouraging pedestrian underpasses and improving those that remain;
 - improving security in council owned car parks;
 - examining the feasibility of extending Closed Circuit Television to other problem areas of the city;
 - tackling problems of defensible space in problem council estates with extensive common areas through the Estates Action programme; and
 - encouraging the creation of lively and varied environments,

Refer to appendix A section H.

ACCESS FOR ALL

HD19

In accordance with its equal opportunities policy, and in order to achieve a fully accessible environment for everyone, the City Council will ensure that:

- all new non-residential development proposals provide suitable provision for disabled people, both as employees and customers;
- access to and egress from existing buildings and their surroundings is improved as opportunities arise through alterations, extensions and changes of use; and
- consideration is given to the need to ensure ease of access and movement for disabled people between and within public areas by the careful provision, siting and design of parking areas, paths, dropped kerbs, pedestrian crossings, street furniture and open space.

Refer to section 5 Access.

GENERAL DESIGN REQUIREMENTS

HD18

When assessing proposals for new development, the City Council will require applications to comply with the following criteria, where appropriate, to ensure a high quality of design:

- the scale, density and massing of the proposed development relate well to its locality;
- the development includes characteristics of local distinctiveness in terms of design, layout and materials;
- the building lines and layout of the development relate to those of the locality;
- external boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;
- all plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;
- the development pays special attention to views into and out of any adjoining green space, or area of Green Belt;
- the development has regard to and does not detract from the city's skyline, roofscape and local views within the city;
- the satisfactory development or redevelopment of adjoining land is not prejudiced;
- there is no severe loss of amenity or privacy to adjacent residents;
- adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;
- the exterior of the development incorporates materials to discourage graffiti; and
- adequate arrangements are made for pedestrian and vehicular access and for car parking.

Refer to section 4 Design Principles.

VACANT, DERELICT AND NEGLECTED LAND

EP1

The City Council will promote and encourage the reclamation of derelict land and the restoration of neglected land and will encourage the development of these and other vacant sites for appropriate uses.

In determining priorities for derelict land reclamation, particular attention will be given to:

- the need to facilitate inward investment opportunities and create jobs;
- the degree of contamination, dereliction or danger posed by the site; and

In any reclamation scheme for derelict land, the City Council will seek opportunities to retain, enhance or create features of ecological value.

Appendix A section O details the local job creation of the proposed development and is based on the existing business model for the operators existing care facility based nearby in Netherley, Liverpool. The existing Gardeners Arms public house is vacant and becoming derelict. The site is attracting unsocial behavior. The proposed development will enhance the local area. The ecological features of the bowling club green is valued, retained and enhanced in the redevelopment of the site.

HEALTH CARE

C3

The City Council will support development proposals which contribute to the health and well being of the City's residents, as set out in the City Health Plan.

Tom Hughes from Acute Need CIC has confirmed there is a local need for a facility providing slow stream rehabilitation and long term nursing care to individuals likely to have complex physical conditions. Refer to letter dated 28th June 2012 in appendix from Tom Hughes

CARE FACILITIES

C2

Planning permission will be granted for the development of new residential care homes or extensions to and conversions of existing buildings to residential care homes where they satisfy the following criteria:

- *there would be no adverse impact on the residential character of the area, and the amenity of local residents;*
- *the property is of an appropriate size and type;*
- *there is adequate provision of garden and amenity space to serve the needs of residents;*
- *there is adequate provision of car parking, servicing and fire escapes; and*
- *the proposal meets the criteria for new housing developments and house extensions as outlined in policies H5 and H8.*

Refer to design section 4.0.

SOCIAL FACILITIES

C1

For any development proposal that involves the loss of an existing cultural, religious or social facility, for which there is a demonstrable local need, the City Council will seek to negotiate with the developer to ensure that the facility:

- *is incorporated or replaced within a new development.*

We confirm that the existing bowling club (social facility) will be retained, enhanced and incorporated within the new development by means of landscaping improvements and provision of a new bowling green club house. The new bowling green club house will replace the old club house recently damaged by fire.

4.0 DESIGN PRINCIPLES

INTRODUCTION

- 4.1 The development plot is approx. 0.89 ha, and is located at the junction of Broad Green Road and The Green on the site of the existing Gardeners Arms Public House and car park including the present bowling green to the rear. It is proposed to demolish the pub and develop the site with a purpose built 18 beds facility providing a Specialist Brain Injury Care Unit and retain the bowling green as part of the amenity space.

SITE DEVELOPMENT

- 4.2 The site is arranged to retain the use of the existing access from The Green, to the side of the pub, for both vehicles and pedestrians. This is close to the bus stop on this side of the road on Broad Green Road and visible from the main road junctions, providing safe access to the site and keeping the parking near to the main entrance, thus avoiding isolating the bus stop from pedestrians. Located here the access also achieves the maximum distance from existing residences, therefore minimising any nuisance.
- 4.3 Fig. 12 indicates an early scheme proposal which created suitable external amenity space however the proposed built form lacked a suitable contextual response as it did not relate sufficiently to the street/road pattern and surrounding built form. The site development required greater street enclosure, active frontages and to create a private amenity space to the rear of the building associated with the bowling green.

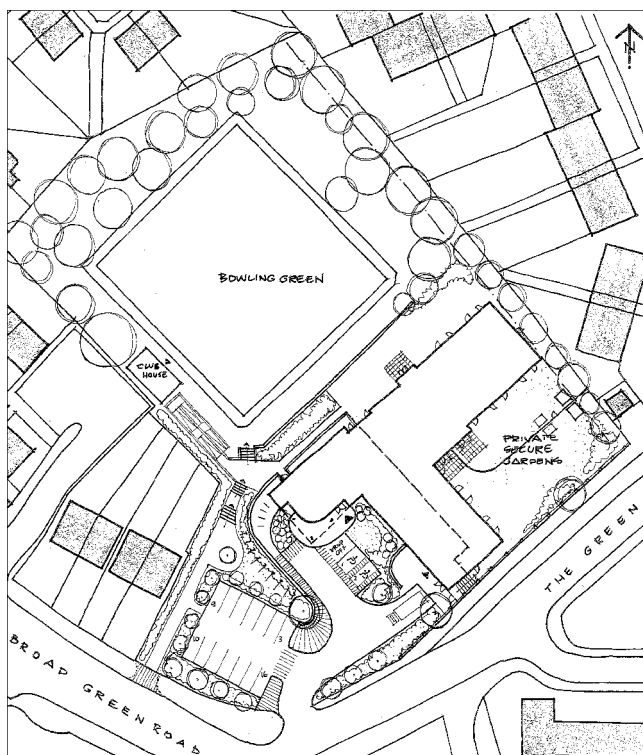


Fig. 12. Preliminary sketch proposal.

GENERAL PRINCIPLES

- 4.4 In response to initial comments from planning officers and to address the urban form, the building footprint was assessed and repositioned. In conjunction with the existing buildings this now creates a continuous development ring to enclose the bowling green and rear gardens, thus providing active, but set-back frontages to both Broad Green Road and The Green.



Fig. 13. Preliminary sketch indicating site development principles

- 4.5 The development will consist of a part single storey and part two storey building providing 1587m² of gross internal floor space. In providing facilities on the site two of the key practical design issues are the requirement for generally level access from the footpaths and car parking and maximum accessibility within the premises.
- 4.6 The development will accommodate individuals who require a home for life but also provide slow stream rehabilitation and maintenance for those whose ultimate outcome will be to return to a community setting. The design of the physical environment plays a crucial function in ensuring that individuals will achieve their optimum potential. This in turn supports individual outcomes and potentially reduces the cost of future packages of care or support.
- 4.7 Conscious of the existing changes in level the design seeks to provide all of the care accommodation at the first floor level, accessible by lift, and appearing single storey from along The Green and to the rear, with two storey evident only to the entrance elevation and to Broad Green Road. Once at the main accommodation level, approximating to the level of the present rear car park, the building will be at one level throughout and accessible by all residents and staff. This level also provides full access to the rear amenity space.

- 4.8 The building will be divided into 2 individual units accessed via the central building which includes the entrance. Each unit is arranged to accommodate 9 individuals with each bedroom having its own fully accessible en-suite shower room/wet room and in most cases direct access to external gardens.
- 4.9 It is crucial that a balance is established to ensure that essential clinical aspects of care can be provided within a homely environment. In this respect the internal arrangement of the building is specifically designed and laid out to compliment the clinical elements of treatment that are a requirement of such a facility, including:
- Low stimulus environment including light and noise reduction
 - Reduced visual stimulus
 - Access to an appropriate external environment including sensory gardens which in most cases will be directly accessed from bedrooms
 - Specifically designed corridors to facilitate assisted mobility and increase clinical assessment and observation
- 4.10 The bedrooms have been specifically designed to accommodate often cumbersome oversized equipment typically required by individuals described above. In addition to this the en-suite shower areas are designed to accommodate even the most technical of equipment including tilt and space shower chairs and showering trolleys. It is absolutely essential to promote principals of privacy and dignity.
- 4.11 Each group of bedrooms will be supplemented with a fully accessible service user kitchen and laundry, dining room, lounge areas, office/clinic space and assisted bathrooms, all designed to meet the everyday needs of the residents. These internal communal spaces are again designed to be accessible and functional in order to support maximum independence for those who will benefit from this.
- 4.12 The central section of the building will include office/reception space, education/training facilities, meeting rooms, storage areas, sluice and laundry room. There will also be therapy/ activities rooms which open onto the rear gardens and will be available for shared use, meetings, functions and visitors, and for physiotherapy and occupational therapists to provide additional care support.
- 4.13 The building extends either way from the entrance with each wings of accommodation defining the protected amenity garden spaces to the rear, with generous planting against boundary fencing to create a green backdrop when viewed from inside the building.
- 4.14 Additional ancillary support, such as offices and main kitchen, with its own service access, are located on the lower ground floor overlooking the car park and Broad Green Road, which also improves surveillance to the front of the site.
- 4.15 As requested by planning officers solutions were sought to diminish the extent of surface parking in front of the building and consideration was given to a shared

access along the side of the building to provide a rear car park and pedestrian access to the bowling green. There is a distinct change in levels as any proposed access moves away from the existing access positions and any such new access would significantly would services beneath the pavement and create difficult ramping issues from The Green as this section of highway has a banked verge and is substantially below the footpath level, which in turn is considerably lower than this part of the site.

- 4.16 Even if the levels issue could be overcome this proposal would also have necessitated visitors and others using the rear space, complicating both site and building access and detracting from the main entrance which requires a visible presence when viewed from the highway. This would also create car parking in what is the ideal location for the new private amenity space which extends into the bowling green area.

ELEVATIONAL TREATMENT

- 4.17 This will be a home for life to a number of the residents and therefore it is to be a place which is welcoming in appearance, as well as being a positive, beneficial and uplifting environment to live in. It is to be a high quality building of traditional appearance with durable materials with projecting bays which identify the main living areas as more pronounced than the bedrooms, whilst the central element is more contemporary and defines the junction between the two units and indicates the main entrance situated at the change between single and two storey.
- 4.18 The previous three storey public house overshadowed the adjacent no. 215 Broad Green Road. The location of the new gable nearest this property has been considered in massing terms to ensure there is no loss of amenity to the rear of no. 215 and does not become overbearing. The introduction of hipped ends in conjunction with the building footprint has allowed the roof line to reduce and by utilizing the site levels the eaves of the new scheme approximate to the eaves of no. 215.
- 4.19 To Broad Green Road this elevation provide a less dominant building than the previous three storey public house, however as a two storey element it repeats the massing of the adjacent built form facing this road and the entrance element provides a suitable vertical stop end as the building turns the corner to face The Green.
- 4.20 Clerestory glazing to the main roof not only breaks up of the horizontal datum of the ridge but provide additional natural daylight to the centre corridor of each unit.
- 4.21 The entrance approach is clearly visible and accessible from the junction of Broad Green Road and as an element is important enough to warrant a more distinctive treatment.



Fig. 14 Preliminary elevation to Broad Green Road subject to amendment following discussion with Planning Officers.



Fig. 15 Part elevation to Broad Green Road indicating the change in direction between Broad Green Road and The Green and providing a visual presence to the main entrance.

- 4.22 The entrance to the building projects forward of the general building line and with staff accommodation behind forms a 'knuckle' element to the scheme, addressing the corner and acting as a pivot for the residential wings beyond. This is also a crucial element in helping to create a visual presence to identify this is the entrance and is especially apparent from Edge Lane Drive when approaching the city. The change in the geometry of the built form indicates the importance of this element and this is reinforced by the detailed form and materiality, the larger areas of glazing and most importantly the unifying vertical staircase element which acts as a foil to the general horizontal appearance of the building.
- 4.23 The main entrance itself forms part of this element of differing materials and is deeply recessed, providing protection from the elements. The first floor accommodation over the main entrance itself is cantilevered, providing a simple yet contemporary feature and signaling its significance.
- 4.24 To the main resident living and bedroom areas the elevations are intentionally kept relatively simple and uncluttered with projecting bays identifying day rooms to both the front and rear of the building. This follows on from the brief for a low stimulus

environment as highlighted in section 4.9 and identified in the Operators Service Outline in section 7.0.

- 4.25 The internal entrance arrangement creates a roomier and more welcoming feel as it benefits from natural daylight entering via the fully glazed entrance and the sky light to the staircase roof. The introduction of natural daylight continues to the first floor with a large rooflight located over the lobby where the lift and staircase discharge.
- 4.26 To other areas large windows provide plenty of natural daylight to habitable rooms with external doors from bedrooms and dayrooms to access the gardens wherever possible. The day spaces are designed to provide good permeability with the gardens and the layout and positioning of the building ensures that the windows and external doors can be readily used freely without whilst at the same time the existing adjoining dwellings are not overlooked by any of the proposed development.

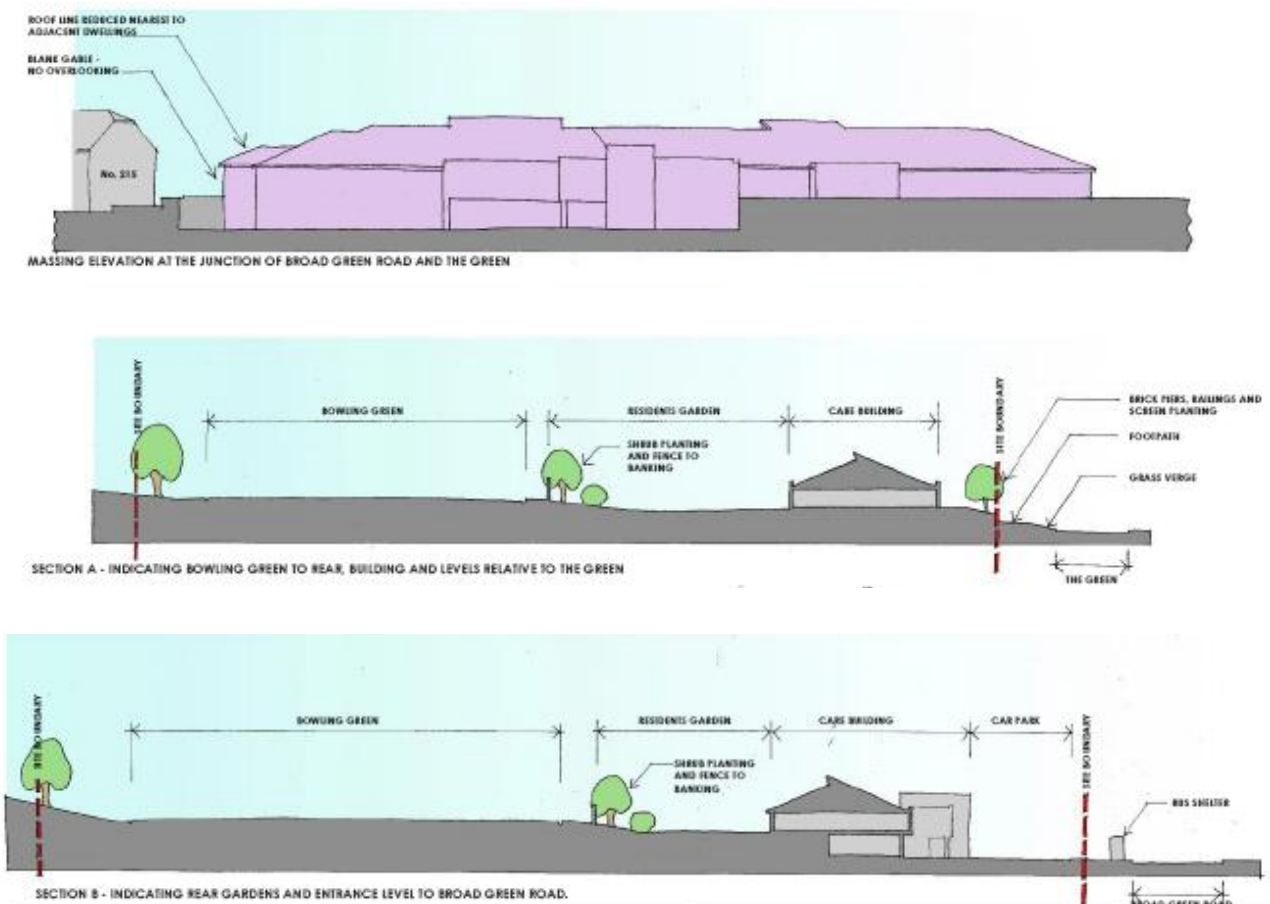


Fig. 16 Site sections indicating the change in levels between the bowling green to the rear and the highways to Broad Green Road and The Gre



Fig. 17 3-D images of the proposed development as it faces out onto Broad Green Road and The Green

DESIGN CONCLUSIONS

- 4.22 Our client has identified the need for a Specialist Brain Injury Care Unit to provide services within the Liverpool area and in the development of these proposals has put forward a scheme to satisfy this need. The objective of the application is to create a domestic environment for the residents which will be non-institutional in both appearance and operation.
- 4.23 The design fuses traditional with modern in its use of materials, and the variation of roof pitches, both monopitch and traditional, creates a contemporary solution to its design. This variation of materials and roof lines adds interest and vibrancy to the elevations, producing a significant improvement to the streetscape.
- 4.24 Development of this site will have a positive impact on the area which, in its current derelict state, detracts from the quality and amenity of the local environment.
- 4.25 The development will encourage the improvement of the area and its street scene and encourage sustainable communities in accordance with national *Planning Policy Statement 1 'Delivering Sustainable Development'*.

5.0 ACCESS

GENERAL DESIGN PRINCIPLES

- 5.1 The living accommodation will meet with mobility & wheelchair standards, and each living area will be designed and fitted with assistive technology that will help support individuals and staff alike.
- 5.2 A key factor in the philosophy of the development is to recognise that the residents may have a range of conditions which may restrict their mobility and/or awareness, therefore the appropriate precautions, using both technology and written procedures for staff, will be put in place so that their wellbeing and safety are addressed whilst at the same time giving them freedom and choice in their lifestyle.
- 5.3 The scheme will provide access for disabled people and comply with specific legislation, such as the Disability Discrimination Act, requiring general access to the built environment.
- 5.4 For approach to the building from the site boundary and for internal access, the building has been designed to comply with BS.8300 (Code of Practice for the Design of Buildings and their Approaches to meet the needs of Disabled People) and Part M of the Building Regulations Approved Documents (2004), and as such is designed to be accessible throughout for residents and visitors who may have physical impairments. 1no. wheelchair accessible passenger lift is to be provided within the development along with staircases accessible by the ambulant disabled.
- 5.5 Vehicular and pedestrian access to the site will utilise and improve an existing access from The Green, with pedestrian adjacent to the car park, leading to the main entrance.
- 5.6 The pedestrian access to the main entrance at the front of the building will be 'level' for the purposes of the Approved Document Part M, with any site constraints being considered.

SITE ACCESS

- 5.7 The vehicular access & car parking has been laid out to provide 16no. parking spaces in total with 1 no designated drop-off bay. There are 3no. disabled parking bays, providing a significantly higher provision than the 6% required within SPD 8.
- 5.8 Provisions have been made to enable refuse collection and delivery services and turning within the curtilage of the site so as not to cause inconvenience to neighbouring properties, and to allow access for emergency service vehicles.
- 5.9 Alternative transport links are available, and includes Broad Green railway station 1.0 km from site. There are frequent bus services, varying between 12 – 30 minute regularity, including bus stops on Broad Green Road, Edge Lane Drive and Queens Drive which are 20M, 53M & 240M respectively from the site entrance.

- 5.10 Full details of access to the site including public transport, together with alternative transport proposals are dealt with in greater detail in the Transport Assessment (Appendix A Section N) including the completion of a Minimum Accessibility Standard Assessment (MASA) submitted with this application and in the Transport Statement (Appendix A Section O).
- 5.11 In this context we therefore propose that the parking provision allowed for in the application is suitable.

6.0 CONSULTATION

- 6.1 Initial discussions/meetings and correspondence with Liverpool City Council Planning Office are listed in Section 1.8 and have not indicated any major objections to the proposals as the design takes due account of the Unitary Development Plan and its Policies.
- 6.2 A Community Consultation Document was prepared and distributed to a number of neighbouring properties as well as the representatives of the bowling club currently on site and a hard copy and e-mailed version was issued to each of three Ward Councillors. For full details of this process refer to the Statement of Community Consultation in Appendix A Section Q
- 6.3 A letter of support has been obtained from Tom Hughes, Director on behalf of Acute Need CIC, dated 28-06-2012 and included with this submission. The letter includes contact details and an invitation to provide additional information on how the proposals meet the local need for such facilities should this be required as part of the consultation process.

7.0 OPERATOR STATEMENTS



HEALTH & SOCIAL CARE PARTNERSHIPS - OPERATOR STATEMENT

Health and Social Care Partnerships (H&SCP) is a small independent health and social care provider based in Liverpool. The Directors of the Company are all healthcare professionals and collectively have over 90 years experience of providing health and social care services.

H&SCP currently provides residential nursing services for adults with learning disabilities and complex needs and for people with an acquired brain injury from a site in Netherley.

As a provider we currently have people placed with us by NHS Merseyside, Liverpool Primary Care Trust, Liverpool Social Services, Warrington Borough Council, St Helens and Halton Primary Care Trust and Social Services, Knowsley Borough Council, Sefton Primary Care Trust and Bury Social Services.

We have an agreed service specification with Merseyside PCT which commits them to purchase 16 beds for slow stream rehabilitation. It is anticipated this will develop further when the new premises are completed.

The building is to be called Broad Green House and will comprise 18 beds. The site will comprise two units with a central building. Each will accommodate 9 individuals and have a fully accessible service user kitchen and laundry, dining room, lounge areas, office/ clinic space and assisted bathrooms.

It is intended that this site and service will be developed to accommodate adults with an acquired brain injury and complex health needs. Our services are supported by a multi-disciplinary team of dedicated specialists who are in turn supported by the company directors.

The focus of the service provided will be on meeting the holistic needs of each individual. Maintenance and improvement in their quality of life can be enabled with the support of the specialist team on site. The use of smart technology, materials and design with complex needs in mind will be incorporated in the build of the service.

A strong emphasis will be on employing local people with the provision of excellent training and development opportunities. Health and Social Care Partnerships currently employ in excess of 80 people in the Liverpool area. Employment opportunities will be created for at least 40 individuals.

We are a Specialist Health and Care Company. We are dedicated to providing services to people with complex needs in an ethical manner which includes employing local people and using local suppliers to enhance the local economy.

HEALTH & SOCIAL CARE PARTNERSHIPS - SERVICE OUTLINE

Broad Green House will provide slow stream rehabilitation and long term nursing care to individuals who have complex physical conditions. The majority of individuals supported will have an acquired brain injury caused by:

- Road traffic accident
- Other accidents causing trauma to the brain
- CVA (Stroke)
- Brain Haemorrhage
- Falls from height
- Victims of violence
- Other accidents or conditions resulting in a lack of oxygen to the brain

As a result of the above, each individual will require a personalised package of support and treatment. It is crucial that a balance is established to ensure that essential clinical aspects of care can be provided within a homely environment. The following clinical elements may be required:

- Low stimulus environment including light and noise reduction
- Reduced visual stimulus
- Access to an appropriate external environment including sensory gardens which in most cases will be directly accessed from bedrooms
- Specifically designed corridors to facilitate assisted mobility and increase clinical assessment and observation

The bedrooms have been specifically designed to accommodate often cumbersome oversized equipment typically required by individuals described above. In addition to this the en-suite shower areas are designed to accommodate even the most technical of equipment including tilt and space shower chairs and showering trolleys. It is absolutely essential to promote principals of privacy and dignity. The internal communal spaces are again designed to be accessible and functional which will support maximum independence for those who will benefit from this. Broad Green House will accommodate individuals who require a home for life but also provide slow stream rehabilitation and maintenance for those whose ultimate outcome will be to return to a community setting. The design of the physical environment plays a crucial function in ensuring that individuals will achieve their optimum potential. This in turn supports individual outcomes and potentially reduces the cost of future packages of care or support.

Our intention is to ensure that therapy, rehabilitation and treatment is provided by our core multi-disciplinary team within a purpose built therapeutic environment.

8.0 CONCLUSIONS

- 8.1 Re-development of the site will facilitate an improvement to the visual amenity of the area, by removing a derelict building and large un-used car park creating a significant positive impact upon the character of both the site and the immediate surrounding area by bringing the land into productive use without overbearing its neighbours.
- 8.2 A scheme for this proposed usage, specifically to accommodate people with such needs, and at the same time generate an increase in local employment, should be encouraged on the site to deliver diversity of development and a sustainable community in line with national and local policy.
- 8.3 The site will remain readily accessible for pedestrians, cyclists, and through both local, regional and national public transport infrastructure.
- 8.4 The proposed development takes into consideration the scale and materials of the surrounding buildings, however offers a contemporary solution to the regeneration of the area. The massing of the building and design of the roof(s) has been considered to minimise the visual impact of the development and not to over dominate the neighbours. The design has been formulated and has evolved in response to earlier discussions with Planning Officers and local residents and makes due consideration of topography, context, and existing site constraints.
- 8.5 The development has been designed to promote inclusiveness in terms of access and use in accordance with Disability Discrimination Legislation and Building Regulations requirements.

SUPPORTING STATEMENTS APPENDIX A

**ISSUED FOR WITH PLANNING APPLICATION
29-06-2012**



CLA Architects, Unit 17, Connect Business Village, 24 Derby Road, Liverpool L5 9PR Tel: 0151 207 4371

A FOUL SEWAGE

- A.1 The proposed foul sewage will utilise the existing drainage and connect into the existing foul drainage with a new manhole on site, to the front of the existing building, prior to exiting the site and connecting to the mains located in Broad Green Lane. There is no intention to provide any alternative arrangements.

B FLOOD RISK ASSESSMENT

- B.1 The site is 0.89 ha, less than the 1ha cut-off size, and we have also been made aware by the Planning Authority that the site is within Flood Risk Zone 1, therefore a full Flood Risk Assessment is not required. We have however, in accordance with PPS25, enquired with the Environment Agency web site prior to preparing the planning submission which indicates that the site lies outside any flood zones, as below.

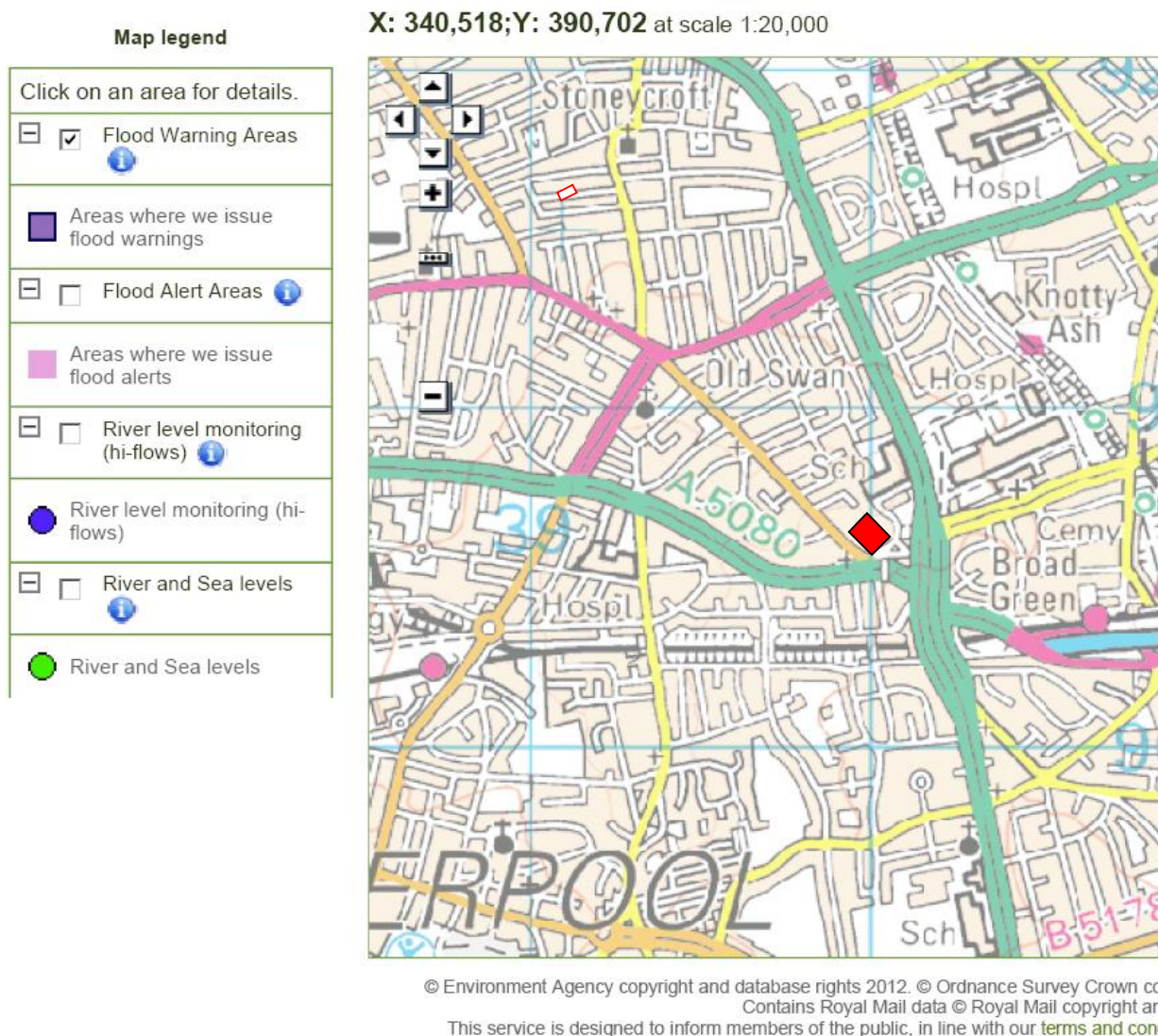


Fig. 18. Extract from Environment Agency Flood Risk Area map (site marked in red)

- B.2 We have additionally commissioned a desktop flood risk assessment undertaken by GroundSure Flood Insight, report reference GS-381149, dated 25-06-2012. For reference a copy is included with this application.

C LAND CONTAMINATION

C.1 Under PPG12, PPS23 (Annex 2) and Chapter 13 of the UDP an assessment of the site conditions, which includes a desktop study of historical records, has been commissioned.

C.2 The following investigations on the site have been undertaken and are submitted separately with this application :

- Desktop Study (Sections 1 -4)
GRS0112-1458 05-03-2012 Geotechnical and Geoenvironmental Desk Study Report
- Intrusive investigations
GRS0112-1458 - 11-05-2012 Ground Engineering Interpretive Report Rev2
- Gas monitoring
GRS0112-1458 Gas Addendum Letter

C.3 The general conclusions of the investigations are as follows ;

UXO

The report concludes that in light of the findings and in accordance with CIRIA's publication on managing UXO risks, it is recommended that no further action is warranted to address the level of UXO risk at this site.

Coal Mining

The Landmark Sitecheck indicates that this site is not in an area likely to be affected by past, present or future coal mining activities.

Contamination

As discussed in sections 6 and 7 of the site investigation report the risk to site in terms of contaminated soils is low for which no remedial measures are required.

Ground Gas

The recommendations for ground gas protective measures as stated within the GIR (GRS, May 2012) advise that the typical scope of protective measures relating to 'Characteristic Situation 2' as recommended in CIRIA C665 be provided. These will include the following :

- Passive sub-floor ventilation
- Beam and block floor with 1200g gas membrane with joints and penetrations taped and sealed

C.4 Prior to demolition the existing buildings on the site are to be investigated by a specialist subcontractor for the presence of asbestos with a Type 3 survey, and any contamination will be dealt with by the relevant Asbestos Regulations.

D STRUCTURAL SURVEY

- D.1 A structural survey of the buildings to be demolished has not been undertaken, however a risk assessment will be prepared prior to any demolition works commencing on the existing buildings.

E TREE SURVEY

- E.1 A Tree Survey and report has been carried out by TBA Landscape Architects, and the following documents and drawings submitted as part of the Planning Application:

Reports:

- a. Tree Survey report, dated May 2012 (Ref: DF/4221)
- b. Arboricultural Impact Assessment, dated June 2012 (Ref: DF/4221)

Drawings:

- c. 4221.01 - Tree Survey and Tree Root Protection Zones
- d. 4221.03 - Tree Protection Plan

In an e-mail received from Michael Anders, Liverpool City Council Arboriculturist dated 23-05-2012, it was confirmed there are no Tree Preservation Orders on the site.

F LANDSCAPING

- F.1 It has always been the intention to retain the bowling green for bowling club members. In retaining the trees and screen planting to this area, as well as creating new landscaped private gardens, this will provide the majority of the external amenity space. It will be possible to integrate this into the more extensive and generous landscaped gardens which will be provided to create a protected and safe outdoor environment for the residents to enjoy.
- F.2 There are a number of design features within this space including footpaths to the perimeter, a central patio areas accessible from each bedroom and main rooms with raised planting areas, a specimen tree to be viewed from the therapy rooms and a bank of trees and shrubbery to form a soft buffer zone between the bowling green and the gardens.
- F.3 The gardens will include suitable footpaths with walking routes, raised flower beds and various seating areas and paved areas, all of which will be designed to create a usable space for wheelchair access. By necessity this will include steps and ramps to allow the residents to overcome the changes in levels to access all areas but will be designed to ensure the external spaces address the needs of the residents with selections of plants and design features incorporated into a sensory garden. The operator is aware of the significant therapeutic and visual value of soft landscaping and it is proposed to include a scheme of planting within the garden spaces outside the bedrooms which will be developed further with the residents once in occupation to provide a sense of ownership, as would be the case with individual dwellings.

- F.4 We have indicated proposals for the existing bowling clubhouse to be removed and replaced with a new pavilion building located on the opposite side of the bowling green. It is the intention to provide access for the residents to access the bowling green and clubhouse from the rear garden, hence the bowling club house location including disabled access, WC etc. Access to the bowling green will be provided for members via a pedestrian gate to the side of the new development from The Green.
- F.5 All of the rear bedrooms will face out onto the private gardens whilst a number of bedrooms will face out onto new gardens between the development and The Green. It is the intention that this boundary brick wall will be repaired and improved with brick piers and railings between with heavy planting behind to maintain the privacy for the residents.
- F.6 The layout has been designed to allow each group of residents access to the external area which will be developed further with the residents once in occupation, as would be the case with individual dwellings.
- F.7 The central area is designed for residents with Dementia and is fully enclosed. There are a number of design features within this space including footpaths to the perimeter, a central patio area with a raised planting area, a specimen tree to be viewed from the ground floor lounges and a gazebo to provide an external shaded seating area.
- F.8 Proposed tree retention is informed by the proposed Structural Landscape proposal and further information is included in the submitted Arboricultural Implication Assessment and Tree Protection Plan ref: 4221.03 by TBA Landscape Architects, dated June 2012
- F.9 For full details of the Landscape Structure proposals refer to the drawing by TBA Landscape Architects, ref: 4221.02.A accompanying this application.

G ECOLOGY

- G.1 Enquiries were made with the Planning Office regarding additional information to be provided to accompany the application and the confirmed requirements did not include an ecology survey.

H CRIME IMPACT / PREVENTION STATEMENT

H.1 The site has a public boundary facing Broad Green Road and The Green to the front of the site, with the rear fencing of adjoining properties abutting the remainder of the site, including the bowling green.

It is not proposed to submit for Secure by Design accreditation (SBD) however it is the intention to design out crime using a number of both passive and active design measures which are included to enhance the site security, as follows:

- The facility will be staffed 24 hours / 7 days a week for the residents. This has the advantage of providing continual surveillance and monitoring of all movements on site, at any time.
- Contact alarms to all external doors, linked back to the Nurse Call system to provide immediate warning of access or egress.
- Security access control to front door to monitor all entry and exit movements.
- Gardening equipment is located in a locked shed and the bin store is provided with 1800mm fencing and a padlocked gate.
- Cycle storage on site allows for cycles to be securely locked to the stands which are fixed in position.
- All windows have restricted openings.
- The car parking area will be illuminated to deter crime with a uniform spread to avoid dark shadowy areas.
- Provision of low energy, photocell operated (dawn to dusk) wall mounted lighting will be located on the building, with particular emphasis outside each entrance/exit and at sufficient intervals to avoid creating dark areas between. Not only will this deter crime, it will reduce the fear of crime.
- All gates within fencing are to be lockable to prevent unauthorised access within the site.
- Public boundary fencing to The Green. Initially it was proposed to include solid fencing to this boundary however in discussion with the Planning Office it was agreed to provide 1800mm high railings which achieve security whilst also maintaining a more attractive frontage to the road.
- All windows have restricted openings and all ground floor windows additionally include external toughened glass.
- The car parking area will be illuminated to deter crime with a uniform spread to avoid dark shadowy areas.
- Provision of low energy, photocell operated (dawn to dusk) wall mounted lighting will be located on the building, with particular emphasis outside each entrance/exit and at sufficient intervals to avoid creating dark areas between. Not only will this deter crime, it will reduce the fear of crime.
- All gates within fencing are to be lockable to prevent unauthorised access within the site.
- Public boundary fencing to The Green. Initially it was proposed to include solid fencing to this boundary however in discussion with the Planning Office it was agreed to provide 1800mm high railings which achieve security whilst also maintaining a more attractive frontage to the road.

I COOKING FUMES / VENTILATION EXTRACTION ASSESSMENT

- I.1 This assessment has been carried out in accordance with Policies EP11 of the UDP. The commercial kitchen for the Care Home will also supply meals for the Daycentre. The extract canopy for the commercial kitchen providing meals for the facility will be located at ground floor and ducted to external air to terminate with a high velocity cowl on the gable of the building.
- I.2 The nature of the cooking is generally low odour and medium duty and does not usually mean that odour control is necessary, however there will be built-in filtration to both the input and extract air.
- I.3 Whenever cooking is taking place in the kitchen the extraction and fresh air supplies must be on and this is ensured by the fitting of a gas interlock system which will only allow gas to be used if the ventilation system is on. The system is designed to have a negative pressure within the room and to have between 30 and 40 air changes per hour.

J NOISE IMPACT ASSESSMENT

- J.1 This assessment has been carried out in accordance with Policy EP11 of the UDP, to ensure no significant increase in ambient noise levels which would have a detrimental impact on residential amenity.
- J.2 The proposed development is C2 Use Class, which is residential in nature. The only major plant in the proposed building is located within the plant room. The boilers are of a wall mounted domestic type with flues direct to outside air. The only other equipment producing noise would be the circulating pumps and the cold water booster set, which again are both domestic in nature. The remaining items of plant are storage vessels, plate heat exchangers and pipework which do not contribute to the noise level in the space.
- J.3 Laundry dryer and washing equipment is designed to operate at 66dB at 1M and 58dB at 1M respectively.
- J.4 The new building replaces a public house which by its use required similar servicing, and therefore the proposed use will create no additional noise impact on the neighbours.

K LIGHTING ASSESSMENT

- K.1 A lighting assessment is not required as part of the Planning application, but details of external lighting to the development site and street lighting to the car park are as follows:
 - 1. Amenity
Wall mounted bulkhead light fittings are located in the vicinity of external terraces, with additional bollard lighting provided to paths within landscaped

areas, where away from the building, and where not required to have emergency lighting.

2. Fire Escape

Illumination of final escape exit doors from the building, and to external escape pathways (these are designed to provide 1No route from the external garden area, to safe assembly areas, defined as public footpaths or the car park hard-standing area):

These are illuminated by one of the following as appropriate

- Wall mounted bulkhead light fittings, which are emergency variants of the standard wall fittings.
- Bollard lights, which are emergency variants of the standard bollards provided to paths within landscaped areas, where away from the building.

3. Security

- Provision of low energy, photocell operated (dawn to dusk) wall mounted lighting will be located on the building, with particular emphasis outside each entrance/exit and at sufficient intervals to avoid creating dark areas between. Not only will this deter crime, it will reduce the fear of crime.
- Security lights are to be fitted at high level to cover vulnerable areas which are visually not well supervised, such as the service bay and refuse area.

4. Street Lighting

Column lighting to the car park adjacent to the entrance to be serviced from the development site.

L ENERGY CONSERVATION & RENEWABLE ENERGY STATEMENT

L.1 With the development located within an existing developed area and close to major arterial roads which have substantial public transport links and in proximity to the rail network this reduces the need to travel by car and encourages transport by means, therefore having a positive impact on sustainability.

L.2 The proposals address PPG 12 and policy HD21 of the UDP by incorporating opportunities to reduce energy needs. The scheme is designed with sustainability viewed in a holistic way, with attention given to all of the aspects that affect the delivery and operation of the building, the main features being as follows:

1. Durability and Maintenance

The building is designed to be constructed from durable materials, with an emphasis on longevity, so as to minimize maintenance requirements, and maximise periods to first significant repair, refurbishment, or replacement. This is of importance when considering the long term carbon footprint of the building over its whole life cycle.

2. Sustainability and Energy use

The building is designed to exceed the current Building Regulations by a margin, in respect of energy efficiency and Approved Document Part L2A. The energy strategy is to start with a building which has a thermally efficient envelope, which

maximises the fabric's performance in terms of heat loss and energy demand which in turn leads to reduced carbon emissions and assist in energy conservation.

- L.3 The building will be of masonry load bearing construction, providing a level of heat storage, with the effect of evening out thermal fluctuations, which is critical to residents who require a constant environment.
Heat gain is addressed by limiting windows opening sizes, providing shading over the south facing main entrance area, and orientating most of the lounges, which have greater glazing areas, to the north and east. Careful design will limit the affects of solar gain, and minimise the number of areas requiring comfort cooling.
- L.4 Use of energy within the building will be controlled by energy efficient installations in every department, including electrics (power and lighting), heating services, cooking, laundry and water usage.
- L.5 Where appropriate, consideration will be given to the integration of low carbon and carbon neutral systems, to complement the standard services, all to minimize operational energy use.

M SITE WASTE MANAGEMENT PLAN

- M.1 General collections are to be arranged with the operator employing a waste contractor who will collect the domestic waste for removal from the site. Sufficient waste storage is to be provided with a fenced enclosed bin store, separated from the main building and sized to take 6 No 1100 litre wheeled bins. The bin store is easily accessed from an adjacent service bay and is laid to falls with a yard gully for wash down.
- M.2 The refuse area includes the storage of separately identified (yellow) clinical waste bins which will also be removed collected from site by a specialist contractor
- M.3 Collections will be made twice a week; 1 No each for general/recyclable waste and 1 No for clinical waste. The waste management process will be reviewed on a regular basis to adjust to changing demands and to review recycling measures.

N TRANSPORT ASSESSMENT

- N.1 Following discussions and e-mail correspondence with John Hayes at Liverpool Planning Office it is noted that the proposed use of the site does not fall within the criteria established for requiring a full Transport Assessment.
- N.2 In order to address the requirement to identify estimated movements to and from the site and its location in respect of transport links a Minimum Accessibility Standard Assessment (MASA) has been completed and is included with this application and is to be read in conjunction with the Transport Statement, Appendix A Section O, below.

O TRANSPORT STATEMENT

Prepared in accordance with Chapter 11 of the UDP

- O.1 This development looks to re-use previously developed land and replace vacant buildings as well as utilising existing transport infrastructure.
- O.2 The site lies on Broad Green Road at its junction with Edge Lane Drive (A5080) which extends to Bowring Park Road which provides the termination of the M62 motorway and is close to the junction with Queens Drive (A5058), all of which are identified on the UDP Plan as primary and strategic route networks (policy T8 of UDP)
- O.3 Modes of transport are addressed to reflect the priorities in the order as set out in any Transport Plan, as follows:

WALKING.

- O.4 Advice contained in PPG13, indicates that walking offers a realistic and healthy opportunity to replace short car journeys up to 2km in length.
- O.5 The site is well served by local pedestrian links and is easily accessible to local housing. The site is in close proximity to two major transport highways, Edge Lane Drive and Queens Drive provide pedestrian crossing facilities with a Pelican crossing and subway respectively to ensure the safety of people travelling to the site on foot from the neighbouring areas.
- O.6 The public footpath crossing the vehicular entrances to the site has been upgraded by the Council to include blister paving at the crossovers. To The Green where the existing access is to be retained and re-used these will remain, with the Broad Green Road access to be closed up as part of the development.
- O.7 Within the site the layout indicates the relationship between buildings, car park areas and public access points in relation to the design, provision and siting of access ramps, dropped kerbs, footpaths, gates and open spaces between buildings.

PUBLIC TRANSPORT

- O.8 The site is extremely well served by bus stops within the vicinity providing excellent public transport links and is located within Merseytravel Area C Zone C1. There are three bus stops at distances from the site entrance as follows:

BROAD GREEN ROAD/Gardeners Arms - Within 20m of site entrance

Aigburth Vale	Monday to Friday	Saturday	Sunday
BUS No.s			
61 / 161	Every 12 minutes	Every 15 minutes	Every 30 minutes
68 / 168	Every 15 minutes	Every 20 minutes	Every 30 minutes

EDGE LANE DRIVE/Gardeners Arms - Within 53m of site entrance

Huyton/Warrington	Monday to Friday	Saturday	Sunday
BUS No.s			
6 / 16	Every 30 minutes	Every 30 minutes	No service
7 / 7A	Every 30 minutes	Every 30 minutes	Every 30 minutes
Alder Hey Hospital			
202 / 204	Every 30 minutes	Every 30 minutes	Every 30 minutes

It should be noted that this bus stop at also serves National Express which connects to various destinations throughout the country.

QUEENS DRIVE/Broadgreen Hospital - Within 240m of site entrance via subway

Bootle	Monday to Friday	Saturday	Sunday
BUS No.s			
81 / 81A	Every 10 minutes	Every 15 minutes	Every 30 minutes
81 / 181	No service	No service	Every 30 minutes
Liverpool			
139	Every 30 minutes	Every 30 minutes	No service



Fig. 19. Extract of Merseytravel Area Public Transport Map indicating bus routes – NTS (site marked in red)

- O.9 Broad Green railway station is approximately 1km from the site and located on the City line providing direct access to Liverpool city centre at Lime Street station, and in the opposite direction to St. Helens, Wigan and Manchester City Centre. Single connections provide easy access to Blackpool, Preston, Bolton, Manchester and Warrington.



Fig. 19. Extract of Merseytravel Area Public Transport Map indicating train routes – NTS (site marked in red)

CYCLING

- O.10 The Council has identified, through the Local Transport Plan, a network of routes for cyclists. The Green, directly to the site frontage forms part of Radial Route 7 and connects those parts of the cycle route on Gourley Road and Thomas Drive via the subway beneath Queens Drive and connecting the Middle and Outer Orbital Route which also provides an access point to the Liverpool Loop Line.



Fig. 20 Local cycle route signage on Queens Drive, Stoneycroft



Fig. 21 Local cycle route on The Green directly outside the site

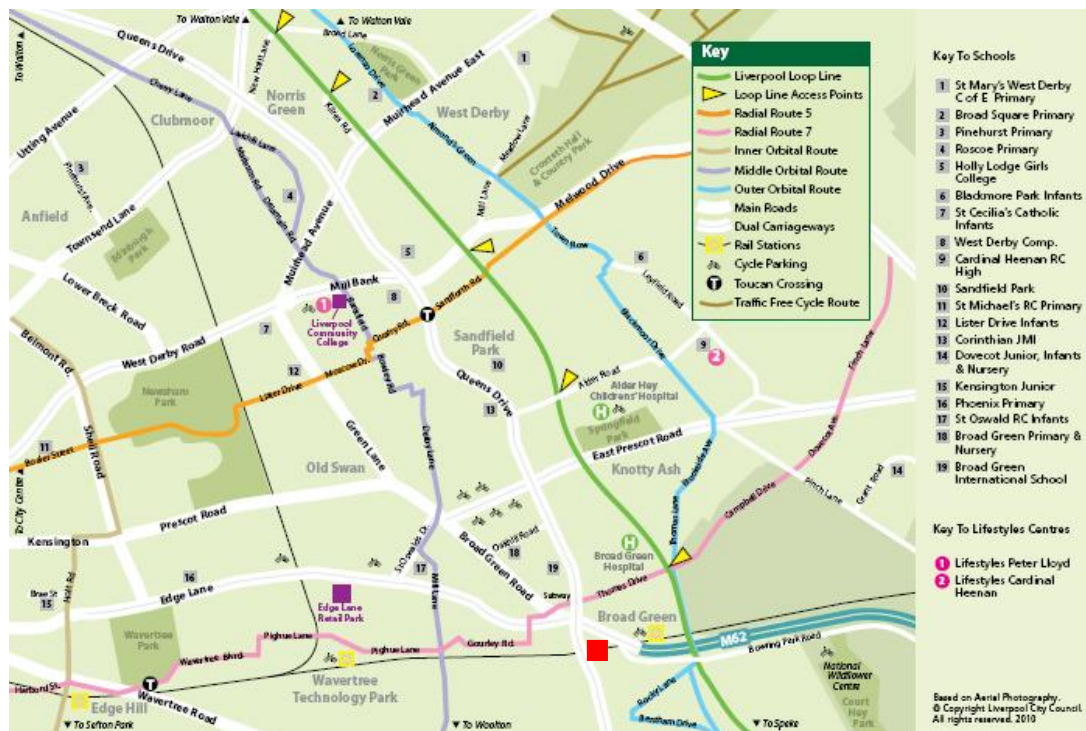


Fig. 20 Extract of Cylce Routes Map – in and around West Derby – NTS (site in red)

- O.11 The Council gives a high priority to cycling and this is further encouraged within the development site by the inclusion of secure cycle parking, providing three cycle stands, ie. 6 spaces for a maximum of 22 staff on the busiest shift. This conforms with policy T6 of the UDP and meets the standards of 1 stand per 8 members of staff identified in SPD 8.
- O.12 This form of transport is to be further encouraged as the operator enters into the 'Cycle to Work' scheme.

- O.13 Due to the nature of the proposed facilities appropriate staff changing facilities are available for cycle users.

O.14 **MULTI-OCCUPANCY VEHICLES**

It is proposed to purchase a wheelchair accessible mini-bus which will be permanently located on site to provide a door-to-door service for resident hospital visits, thus reducing the number of individual ambulance visits to site.

Car sharing schemes are proposed for staff to reduce vehicle traffic and any such vehicles will have designated parking within the site

- O.15 This operator presently has a premises in Netherley with residents having the same needs and is aware that additional provision will also be made for the premises to be regularly visited by a consultant clinician which allows for a number residents to be seen in one visit thus reducing the number of hospital visits, which in turn minimises the number of ambulance and mini-bus site visits.

O.16 **SINGLE-OCCUPANCY VEHICLES**

The development makes provision for safe, secure and accessible off-street car and cycle parking in the interests of highway safety. This is in accordance with the Council's approved standards and vehicular access and the proposed parking layout within the site make appropriate provision for people with restricted mobility.

- O.17 The anticipated staff journeys to site are identified in the table below.

STAFF	09.00-17.00	08.00-20.00	20.00-08.00
Nurses	0	2	2
Support Staff	0	6	6
Occupational therapists & Physiotherapists	4	0	0
Catering	2	0	0
Domestic	2	0	0
Manager	2	0	0
Administrator	1	0	0
Senior Managers	3	0	0
Handyman (part time)	1	0	0
TOTALS	14	8	8
	22		8

Fig. 21 Table indicating shift patterns and staff on site.

- O.18 Staff will be encouraged to travel to and from work using alternative means wherever possible as identified above with the operator also employing a deliberate local recruitment policy for many of the positions.
- O.19 Visitor numbers are more difficult to determine however visiting hours will be restricted and whilst individual circumstances may differ visitors will generally be

encouraged to visit between 6.00pm and 8.00pm allowing the residents a full day of physiotherapy, occupational therapy and rehabilitation. These times also coincide with minimal, night shift staff numbers, which are reduced to 8 no. total.

- O.20 Applying policy T6 of the UDP and SPD 8 for C2 use it is noted the minimum parking standards required are specified.
- 1 space per 2 non-resident members of staff on duty at peak staffing period, and
 - 1 space per 4 bedspaces for staff and visitors.
- O.21 Noting the table of staff numbers above, and for 18 beds, the minimum parking numbers are calculated as follows:

There are no resident members of staff.

22 non-resident members of staff = 11 car parking spaces.

18 beds = 5 car parking spaces.

Total 16 car parking spaces.

The proposals include 16 parking spaces plus an ambulance/mini-bus drop-off bay directly outside the building entrance.

- O.22 In addition SPD 8 requires a minimum of 6% of the first 100 spaces in a development to be made available for disabled use. For the proposed numbers on this site this equates to 1 no. car parking space, however we have designed the parking layout to provide 3 no. of the 16 spaces for disabled parking and of suitable size with 1.2m transfer zones to one side and rear.
- O.23 In summation the proposals would have little effect in highways terms and at the same time make allowance for and encourage other modes of transport. We conclude that there can be no overriding highways objections to the proposals.

P ENVIRONMENTAL IMPACT ASSESSMENT

- P.1 We have not included an EIA with this submission as the proposed development does not fall within Schedule I or II of the Town and Country Planning (Control of Environmental impact) (England and Wales) Regulations 1999.

Q STATEMENT OF COMMUNITY CONSULTATION

Q.1 COMMUNITY CONSULTATION BROCHURE

On 19-06-2012 Seddon Construction Ltd, issued an e-mail and followed this with a letter to Parish Ward Councillors, Gary Millar, Joanna Calvert and Peter Brennan, enclosing a Community Consultation Brochure, dated 18-06-2012, A copy of the letter and the Community Consultation Brochure is included with the application for information.

A representative of Seddon Construction Ltd also visited immediate neighbours and bowling club representatives, as listed below, at which copies of the brochure were presented and left with them to allow further consideration.

- Bowling club
Brian Sharp & Harry Hilton, representatives of the bowling club.
Met with and presented brochure.
- 215 Broad Green
Met with and presented brochure.
- 213 Broad Green
No reply, posted brochure
- 211 Broad Green
Met with and presented brochure.
- 209 Broad Green
No reply, posted brochure.

Q.2 COMMUNITY MEETING

At the issue of the Community Consultation brochure the offer was made to provide the opportunity to have an informal presentation meeting if Councillors' and neighbours wished.

In order to move this forward preliminary arrangements have been made to provide a drop-in at Oakvale United Reform Church Hall directly opposite the site. At the time of this submission the date has yet to be confirmed

Q.3 COMMUNITY RESPONSES

Of the people approached and handed the brochure the proposals were well received and no issues were raised, At the issue of the Community Consultation brochure responses were invited, however at the time of this submission no other responses have been received