

GOODISON PARK LEGACY PROJECT

DESIGN AND ACCESS STATEMENT ADDENDUM

EVERTON FOOTBALL CLUB

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Introduction

1.1 Introduction

The Goodison Park Legacy Project represents a unique opportunity to create a new liveable, sustainable, mixed-use community within the heart of the L4 neighbourhood.

The Application

This Design and Access Statement Addendum has been prepared by Planit-IE Ltd Urban Design and Landscape Architects on behalf of Everton Stadium Development Limited (hereafter referred to as 'Everton' or 'the Club') in support of an outline planning application for the redevelopment of Goodison Park.

An outline application was submitted in April 2020 (reference 200/0997) and is pending determination.

Consultation responses were received from Liverpool City Council's (LCC) Urban Design Officer and the Conservation Officer and via a subsequent Places Matter Design Review. The masterplan and parameter plans have since been amended to respond to these comments and address concerns raised. Further explanation of those comments and changes are provided within the 'Masterplan Evolution' section of this document.

This Design & Access Statement Addendum details the comments received and the changes which have been made to the proposed development as a result. This document should be read alongside Chapters 01, 02, 03, 05 and 06 of the original Design & Access Statement (Condy Lofthouse Architects).

This Design & Access Statement Addendum is submitted alongside updated technical reports (where required) and revised parameter plans.

Document Structure

This Design and Access Statement Addendum starts by setting out the key consultation responses from LCC's officers and the Places Matter Design Review, and where the design team highlighted opportunities for change.

Following this the document provides an update to the wider site context and opportunities. The potential impact of the legacy of this project is at the forefront of the Club's ambitions so it was important that this addendum took the time to review the vision, in line with any masterplan changes. This follows the opportunities and an overarching vision is presented.

From here the document presents the revised masterplan utilising the same mix of uses and similar quantum of development proposed in the previous masterplan. Each strategic element is explained in turn, and is supported by illustrative drawings.

The document concludes with a series of development Plot Briefs. This provides additional design guidance to aid the successful delivery of Reserved Matters planning applications in the future.

Site Location

The Site (3.44ha) currently comprises of a football stadium for Everton Football Club, and is bounded by Gwladys Street to the north, Walton Lane to the south, Goodison Road to the west and Bullens Road to the east.

The Site lies approximately 250m to the east of County Road which is a district centre and provides the area with retail and community facilities.

Stanley Park is Grade II* Registered, and sits opposite the site, south of Walton Lane. A huge asset for the area, providing opportunities for recreation, amenity and well-being.

Situated just under 4km from the city centre, the site is well served by public transport, particularly bus routes. Kirkdale is the nearest Merseyrail station approximately 1km to the west of the site.

▼ Site Location Plan



Masterplan Evolution

2.1 Masterplan Evolution

The design of the masterplan has continued to evolve following the submission of the outline planning application in April 2020.

The concerns

Consultation responses were received from LCC's Urban Design and Heritage officers, and this was also followed by a Places Matter Design Review. Both highlighted the need to address some key concerns with the existing masterplan.

The feedback suggested that a number of wider strategic moves have not reached their full potential, associated with Stanley Park, the surrounding terraced streets and the relationship with St Luke's Church.

The strategic approach has also been questioned: the perceived enclosure of the pitch potentially results in a private and protected space with limited surveillance; the partial retention of the pitch could also limit development plot flexibility; car parking currently dominates the public realm, and that the masterplan has been driven by a single architectural solution, potentially limiting future flexibility.

The decision to provide bold and tall architectural form to Walton Lane and St. Luke's Church was also challenged due to the impact this form causes on the sensitive parkland heritage and unique setting of the church respectively.

The resolution

After reviewing the comments on the current application the design team analysed the existing masterplan to ascertain where there was potential to address the concerns, whilst respecting the original brief and aspirations of the project for the Club and the community. These are explained in more detail on the following pages.

The revised approach to the masterplan seeks to set up a series of flexible development plots underpinned by a strong vision, with Everton Football Club's legacy at its heart. It was also agreed during further conversations with LCC's Urban Design and Planning officers that the outline application should be delivered with a complete set of outline parameter plans, and these should be supported by a clear design rationale and plot briefing information.

The brief

In order to address the concerns raised by LCC and Places Matter, it was clear that alterations to the existing masterplan layout were required. However, the client and consultant team advised and agreed that there were largely no issues with the proposed mix of uses or quantum of the uses proposed, so the existing 'brief' in this regard remained intact.

Therefore, the design team sought to both alter the layout and form of the masterplan, whilst maintaining the potential to deliver the following Schedule of Accommodation:

Residential Development

The application seeks outline permission for **up to 173 residential units at a maximum of 16,003m² GEA** (Use Class C3).

Residential institution Use

The application seeks permission for **up to 5,863m² GEA of C2 floorspace**.

Commercial uses

The application previously sought permission for up to 7,518m² GEA of 'commercial use' of which **4,762m² GEA is for B1 use**.

This included up to 2,756m² GEA of A Class uses, however on further review, this has been reduced to up to **750m² GEA of A Class use**.

Community Uses

The application seeks permission for **up to 9,998m² GEA of D1 floorspace**.

▼ Existing masterplan



As part of the evolution the design team has explored opportunities for amendments to the masterplan.

The following diagrams highlight some of the key areas of focus for further design exploration. These provide a snap shot of the potential structural changes to the overall masterplan moves, and informed early dialogue regarding those potential changes with LCC.



Celebrate the legacy

The existing masterplan sought to represent the legacy of the site, as the home of Everton Football Club through the retention of a large area of open space, close to, but not the full extent of the existing football pitch area.

The design team looked to expand on this idea of legacy to broaden out that symbolism to also include existing site features such as the Dixie Dean statue and the strong relationship between the Club and the surrounding community institutions, such as St Luke's Church.



Establish connections

The existing masterplan would create one east-west street to the south of the site, and has limited connectivity with the surrounding terraced streets.

The design team has explored the potential to create a more integrated network of streets across the masterplan to create meaningful connections with the surrounding streets and therefore embedding the proposal within the existing neighbourhood.



Complementary distribution of uses

The brief prescribes a mix of uses across the site including residential, community, commercial and retail.

The design team has given this mix of uses further consideration in terms of their distribution, seeking to position and group the uses in response to surrounding contextual factors, in a complementary arrangement.



Quality public realm

At the centre of the existing masterplan is the space signifying the pitch. There is some debate concerning the accessibility of this space.

The design team has looked to further expand this new open space offer, to also consider the new streets as contributors to the public realm, and indeed to treat all of this open space as publicly accessible, a benefit to the new and existing communities.

Context and Opportunity

3.1 The L4 Neighbourhood

Everton Football Club has been at the heart of the L4 neighbourhood for over 100 years.

This is a long and well established relationship, which both the Club and community value. L4 is an area of north Liverpool not without its challenges, something which the Club is acutely aware of, and currently helps to address through its many Everton in the Community (EitC) ventures and activities aiming to raise aspiration and in turn the socio-economic outcomes for the area.

Deprivation

Many of the neighbourhoods surrounding Goodison Park in the wards of Everton, Kirkdale and County are among the top 1% most deprived in the country.

Need for Investment

It is therefore crucial that innovative policies and investment is made in these areas to narrow the gaps in health, education, crime, worklessness, housing and liveability.

The Club as a beacon of hope

Many of the issues require work with organisations such as the NHS, education and skills providers and housing associations, and strong partnerships need to be developed. Everton have been a permanent presence in the area for over 100 years and people trust the crest. They are in a great position to help deliver this transformative change for the people.

KEY

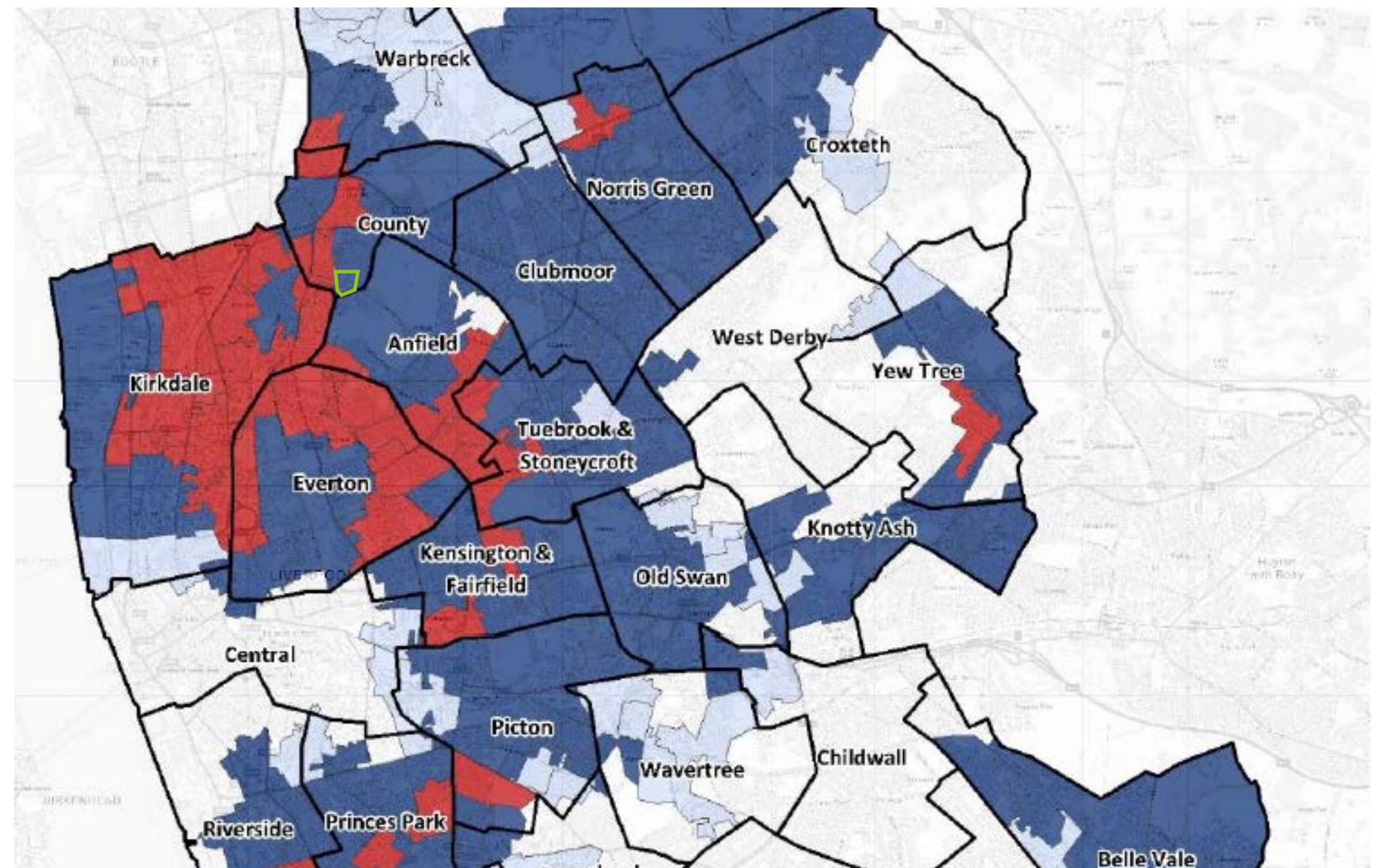
Most Deprived (Nationally)

0-1% Most Deprived

1-10% Most Deprived

10-20% Most Deprived

▼ Spatial pattern of Deprivation across Liverpool



Source: The Index of Multiple Deprivation 2019,
A Liverpool Analysis - Liverpool City Council

3.3 A Liveable Neighbourhood

Despite its challenges, the L4 neighbourhood has many assets, the ingredients of a vibrant liveable neighbourhood.

Density

Surrounding the site is a densely packed community of terraced housing – almost 10,000 properties sit within this square mile. This density of housing, and people, has the ability to support local facilities and public transport.

Proximity to Green Space

Stanley Park is a Grade II* Registered park & garden, 110 acres with sports, play facilities and a fishing lake, sit adjacent to the site for the existing and new community to enjoy. Anfield Cemetery, adjacent to Stanley Park is also Grade II* Registered with a multitude of listed buildings.

District Centre

County Road provides a broad range of shops, services and other facilities. The linear street acts as the focus for the local community and public transport. Local shopping facilities avoid the need to travel great distances to provide essential goods, affording a sustainable choices.

Great Public Transport Links

Walton Lane and County Road are main arterial bus routes into the city centre and Kirkdale Station is 12 minutes walk away, access into the city centre, and wider employment areas in Bootle and east and south Liverpool are relatively easily accessible.

Community Facilities

Numerous schools, including the Everton Free School provide amenities within walking distance, along with additional community facilities. These include The Hub and the Blue Base as part of the Everton in the Community offer, alongside further leisure facilities and places of worship.



Legacy and Vision

4.1 The Goodison Legacy

As Goodison Park has been the home of Everton Football Club for over 100 years, its footballing departure from the site will leave a lasting legacy.

It is important that this legacy is meaningful, beneficial to the existing community and is representative of all that Everton has achieved at Goodison Park.

Everton F.C. have a long and illustrious history decorated with silverware and considered one of the most successful clubs in English football. Alongside this success Everton are also known as 'The People's Club' as it has a deeply rooted sense of community.

EitC is recognised as one of the top sporting charities in the UK, and they have developed a specific neighbourhood strategy to support work in the immediate vicinity of Goodison Park 'The Blue Mile', which realises its responsibility towards the immediate community in which Everton operates.

There are many aspects embodied within the Club, and Goodison Park which can inform a strategy for legacy. The design team have highlighted four themes which underpin a vision for the redevelopment of the site.

Belonging is...HOME

Evertonians have a strong sense of belonging and emotional connection towards the Club. This is captured in the ritual of a matchday, the loyalty of the fans and the allure of Goodison Park.

The legacy of this sense of belonging can live on in the new development, represented through a strong sense of 'home'.

A development with a strong sense of place, that engenders community, where people feel safe, and encourages the informal interactions of daily life.



Identity is...RICHNESS

The Club has a strong sense of identity. Numerous tributes currently surround Goodison Park. Former players, war heroes and deceased fans are all remembered in the fabric around Goodison Park, providing fans with a sense of pride and nostalgia.

There is a richness in that identity. The development must also aspire to create a masterplan rich in architectural and public realm detail. To create a memorable and distinctive environment, which provides subtle and nuanced interpretation of the Club, whilst still delivering a new community with its own stories and memories.



Evolution is...ADAPTABILITY

Goodison Park, the 'Grand Old Lady' has always been regarded as one of the finest grounds in the country. As the Club grew in size, the stadium has had to change with it, never a static element. The 'Home of Firsts' has always been at the forefront of new advancements and technologies, and was the first stadium to boast all 4 sides with double-decker stands, install dugouts and under soil heating.

The ability to adapt should underpin the masterplan, responsive to the climate crisis, acting as custodians for the future and creating a flexible development which continues to evolve.



Then, Now and Together - Goodison by Mike Price. The new Main stand being erected in 1971

Innovation is...EXEMPLAR

Everton has always been at the forefront of sporting innovation off the field as well, forging a reputation as the game's trend setters. The Club's list of firsts is long and formidable, they have always been considered pioneers.

This redevelopment is a once in a lifetime opportunity. Nil Satis Nisi Optimum 'Nothing but the best is good enough' is Everton's motto and this scheme quite simply should deliver the best. It should be bold, pioneering and forward looking.

A fitting legacy can emerge if led by the true vision and aspirations embedded in Everton Football Club.



4.2 The Blue Mile

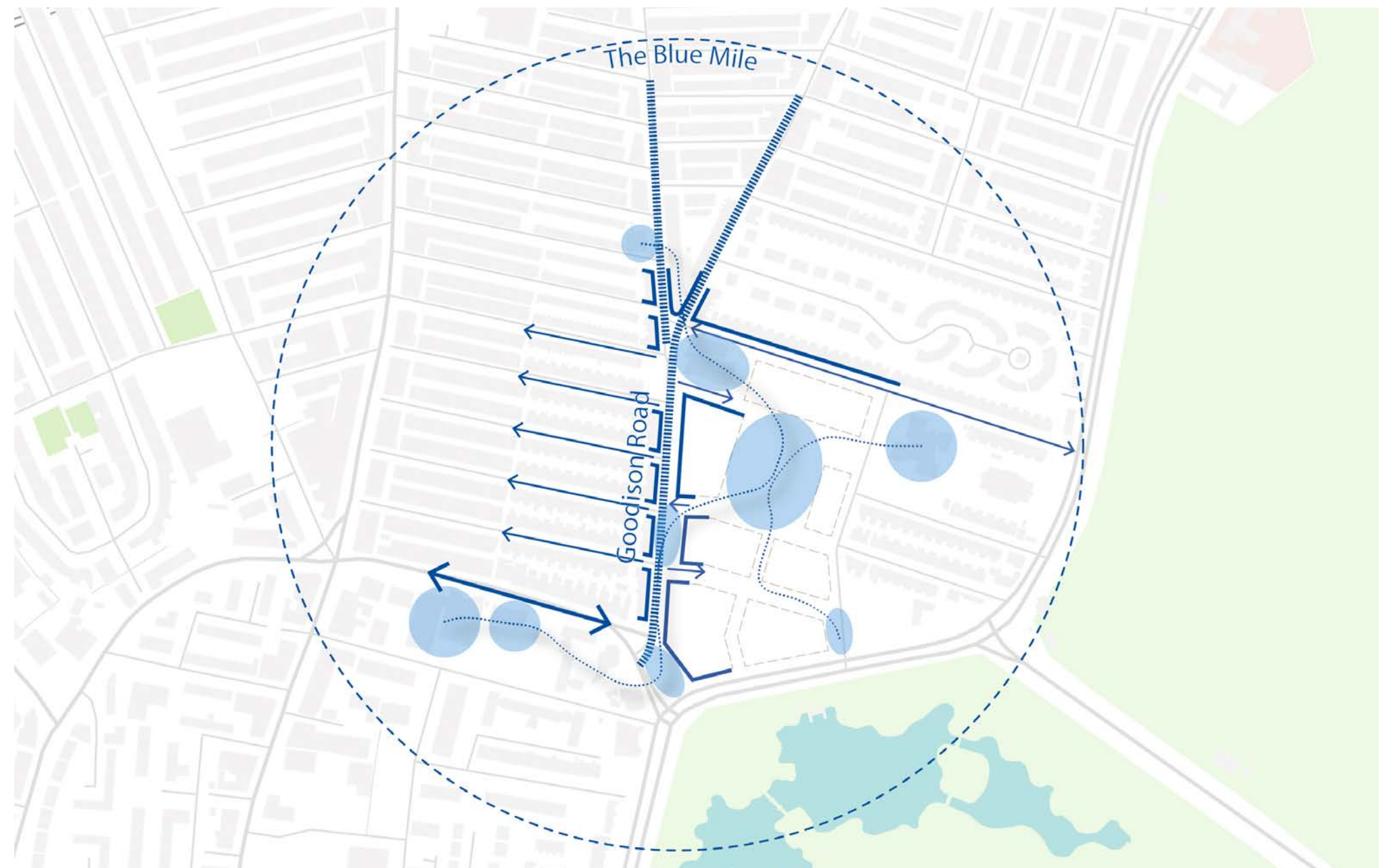
Goodison Road lies at the heart of the 'Blue Mile'.
A spine which knits the community together.

The redevelopment of Goodison Park opens up a unique opportunity to redefine the Goodison Road frontage and to open up new connections across the Blue Mile area to create a network of community spaces and assets.

The presence that Everton in the Community already has in the area could expand and further embed itself within the neighbourhood.

A new face to Goodison Road can form a strong interface between the existing and new communities, a place not only to move freely and safely along, but somewhere to linger, spend time and interact with each other. Goodison Road will remain at the centre of the development's identity.

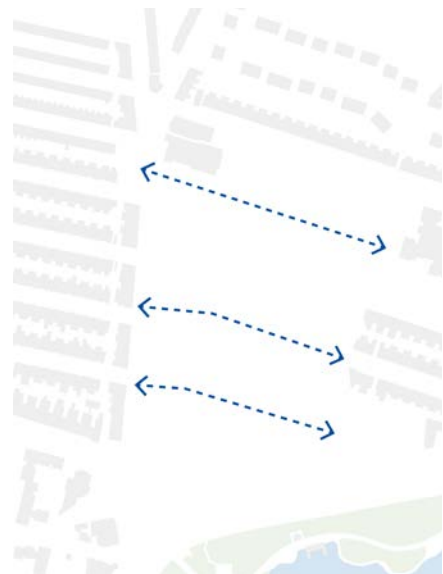
▼ Goodison Road, the spine of the 'Blue Mile'



4.3 Masterplan Concepts

A number of conceptual drivers have helped to inform and guide the evolution of the masterplan.

These concepts respond to the vision, and provide the beginnings of a 'spatial' interpretation of how the ambition of the vision can be realised through the masterplan.



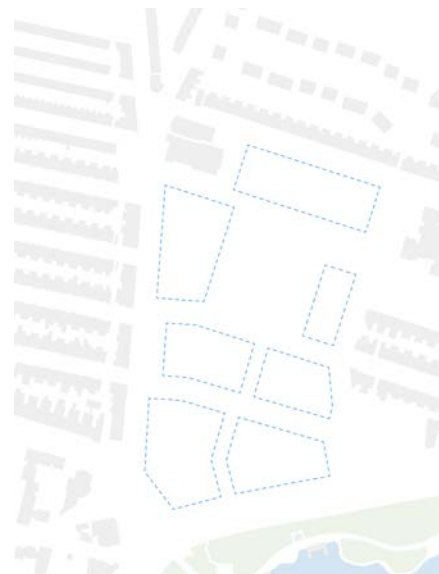
Connect East and West

The masterplan can improve connectivity across the site to establish connections east and west.



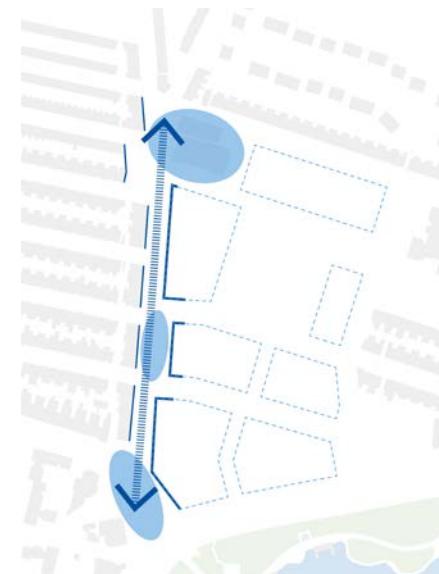
The Memory of the Pitch

There are opportunities within the plan to express nuanced and subtle references to the memory of the pitch at Goodison Park.



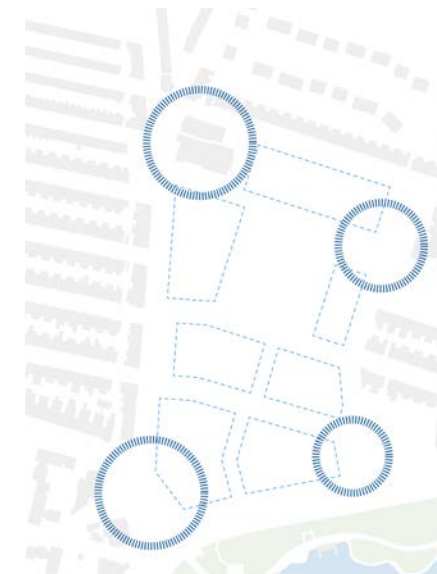
Clear Definition of Frontages

The structure of the masterplan must provide clear definition of public and private spaces, to ensure safe, well overlooked streets and spaces are created.



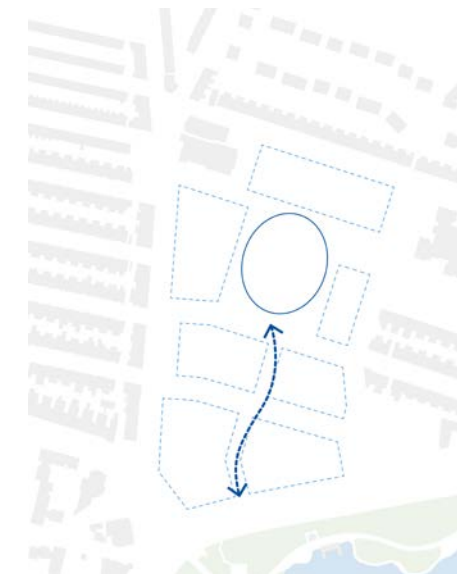
Embrace Goodison Road

The masterplan can create a new frontage to Goodison Road, providing life and activity to sensitively interact with the properties, and streets opposite.



Opportunities to Integrate

The corners of the site provide new opportunities for the development to reach out and integrate with the surrounding neighbourhood, and welcome people into the site.



Park to Park

A new park at the heart of the site can complement the huge asset of Stanley Park to the south, a part of a local network of green assets.

The following pages set out the design strategies and principles which have informed the development of the masterplan. These elaborate on the outline of the parameter plans to reflect the detail tested through the development of an illustrative masterplan.

The strategies and principles still enable a degree of flexibility in their exact interpretation, but present a clear set of aspirations for future reserved matters planning applications within the Goodison Park Legacy Project.

The Masterplan

5.1 A Holistic Approach

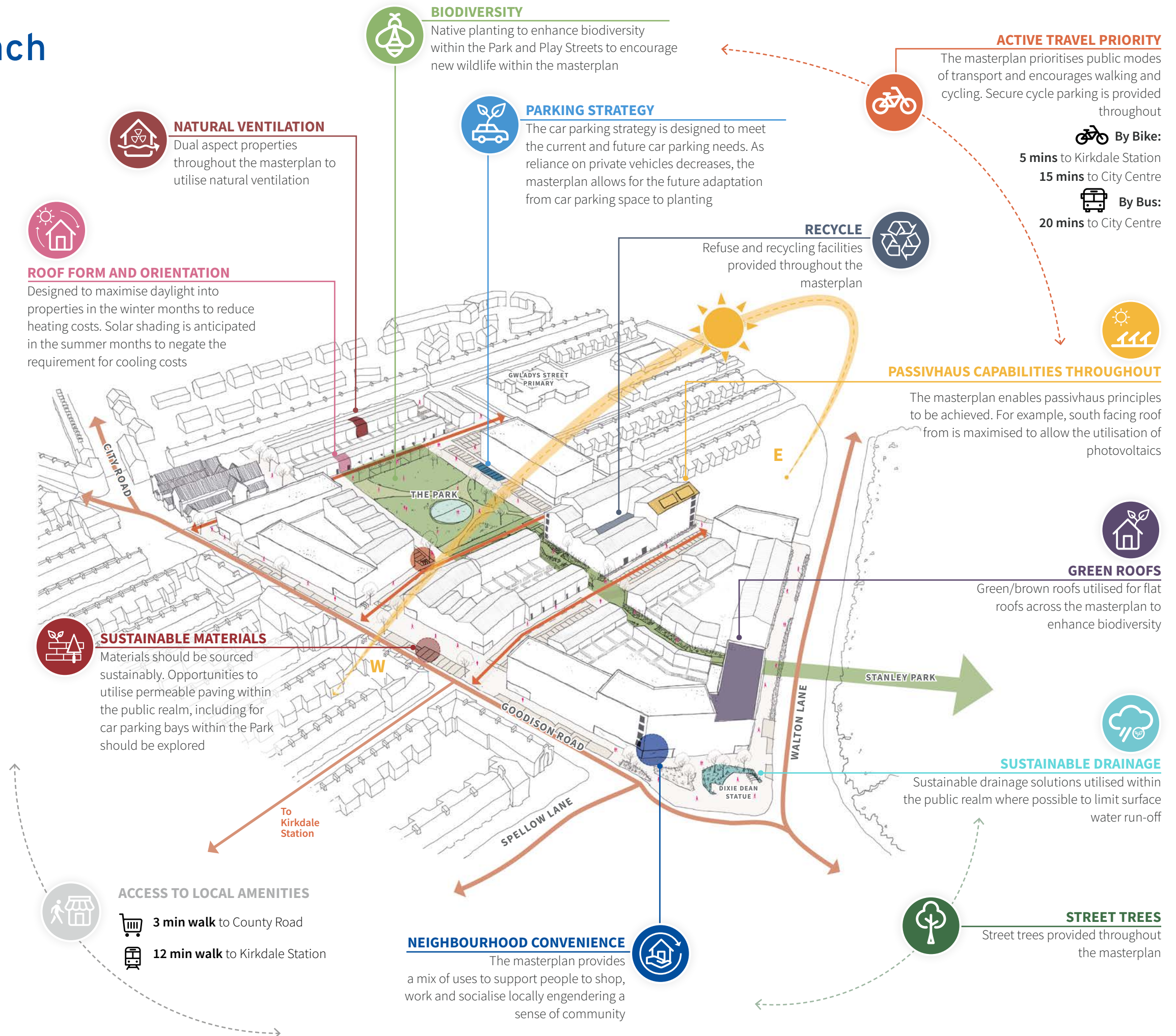
A once in a generation opportunity, the redevelopment of Goodison Park must respond to the challenges of the 21st Century and take a holistic approach in the delivery of a truly sustainable masterplan.

This approach involves all aspects of the neighbourhood and the community's low-carbon lifestyle.

Including accessibility to sustainable public transport choices, the ease of walking and cycling, energy production and consumption and building fabric, the development is well placed to contribute to Liverpool City Region's objective to become zero carbon by 2040.

Detailed principles are described on the adjacent diagram.

Reserved matters applications are expected to use these principles as a stepping stone and aspire to further address Liverpool's goal for carbon neutrality, alongside helping address the UN's Sustainable Development Goals and meet Passivhaus design principles where possible.



5.2 Defining the Plots

The masterplan consists of seven development plots which include a mix of new homes, community uses, retail uses, offices and residential care.

As this is an outline application with all matters reserved, the plot parameters illustrated provide the maximum extent of development.

The masterplan is structured around seven large development plots, which form urban blocks. Each of these will likely contain a number of buildings within them. These perimeter plots enable development to front outwards, to positively animate the streets and spaces within the plan.

These plots ensure the masterplan is flexible to allow a number of different development iterations to occur at reserved matters stage, whilst the core design principles of the masterplan are protected by the plot parameters. The plot depths also ensure that the masterplanning structures of are in place for sustainable building principles to come forward.

Finally, the development plots allow a number of different massing solutions to be delivered within the confines of the parameters, whilst retaining flexibility about the form of these uses for a later date. These strategies are set out and explained within this chapter.

Masterplan structure

The development plots have been derived from the following key moves:

1. The retention of the majority of the playing pitch as a new Park within the heart of the masterplan.
2. To ensure the Park is fronted by primary building faces to animate the space and create a welcoming space for all.
3. The need to provide new connectivity through the masterplan between Goodison Road and Bullens Road and animate these new streets with development frontages. Plots north and south of the Park allow these routes through and reflect the wider terraced housing typology along these streets.
4. The need to positively engage with the existing streets and repair the grain of the neighbourhood. Plots play with visibility into the masterplan from the west, reflect the terrace layout to the north and animate the streets to the east and south. A 'kink' in the building line, marks the change in the alignment of the surrounding street grids, and marks the edge of the former pitch.
5. The opportunity to introduce a north-south connection through the masterplan to create a new relationship with the landscape setting of Stanley Park. Plots south of the proposed Park have been broken to provide this connection through.
6. The requirement for a new sensitive relationship with St. Luke's Church. Plots step back from the edge with the Church to ensure it has breathing space within the masterplan.
7. The corners of the masterplan and frontage onto Goodison Road act as welcoming arrival spaces, with the plots set back to allow these spaces to occur and uses to spill out into them.

KEY

Plot Parameter

Parcel Parameter

▼ The distribution of plots within the masterplan



5.3 Creating Connections

A key aspiration of the masterplan is to provide new routes through which strengthen connections across the wider neighbourhood.

Goodison Park is a large, single development block set within a fine grain neighbourhood of narrow terraced streets. The stadium is vast in scale and forms a barrier to movement, the masterplan has the opportunity to improve these connections.

New east-west streets provide the backbone of the masterplan and will become the predominant routes through the plan. These will be supplemented by an intimate landscaped north-south route which links the Park at the heart of the masterplan to Walton Lane and Stanley Park to the south.

The hierarchy of the surrounding street network will be unchanged, with Walton Lane still acting as the primary movement route. The masterplan will however renew the immediate external interfaces of Gwladys Street, Bullens Road, Goodison Road and Walton Lane.

Masterplan street types

Community Streets are the immediate external interfaces of the masterplan. The streets will be enhanced within the boundary of the masterplan with new landscape, footways and parking opportunities. The Community Streets will continue to provide two way vehicular, pedestrian and cycle movement around the periphery of the masterplan.

Legacy Streets are the key east-west movement routes through the masterplan. These will provide two way vehicular, pedestrian and cycle movement across the masterplan.

Play Streets are landscaped streets, providing two way pedestrian and cycle movement. Vehicular access is not provided along the Play Streets (save for limited servicing and emergency access).

Park Streets provide two way pedestrian and cycle movement either side of the Park. Vehicular access is also carefully provided two way in this landscaped setting.



5.4 Ensuring Accessibility

The internal street network is designed to ensure people feel comfortable to walk, cycle, stop and chat or kick a football around.

All vehicular movement is expected to travel at low speeds and traverse the site for local access only.

The Legacy Streets, Park Streets and northern Play Street will accommodate limited servicing for residential uses including refuse collection. All internal streets will be accessible for emergency vehicles.

Servicing of non-residential uses will be carried out from external streets. Loading bays have been indicatively shown around the periphery of the site. Non-residential refuse collection will be from these locations also.

In order to facilitate low car movements and to promote low-carbon lifestyles, cycle infrastructure is built into the plan. Two potential City Bike hub locations have been identified as part of the wider network around the City. In addition, two cycle park locations have been considered to consolidate secure internal cycle parking for visitors and workers for community, commercial and retail uses.

On-street visitor cycle stands are also shown throughout the masterplan. These will be provided in addition to internal cycle storage for residential apartments, commercial uses and residential institution uses. Terraced homes will have secured, covered cycle parking to the rear of properties, and will be accessed from passageways. Cycle parking for mews typologies will be provided in a secure manner within the Play Street or podium of Plot A or B.

A maximum number of car parking spaces has been shown within the masterplan. Podium car parking solutions should be explored in the first instance. Car parking requirements are expected to diminish over time. Where this occurs, on-street spaces should be reverted to landscape solutions when retired.

The following pages provide more detail on the design of each street type.



5.5 The Community Streets

The existing streets are retained and reinvigorated as 'community' streets that draw together both existing and new communities.

Walton Lane, Goodison Road, Bullens Road and Gwladys Street form the boundaries to the site and are the interfaces with existing properties. It is vitally important to respond and directly address the existing community in these streets and that the scheme creates a welcoming and inclusive dialogue with them.

These existing vehicular routes have been re-imagined as community streetscapes to provide a new frontage within the masterplan boundary, enhancing the character of the wider street. The Community Streets will provide new routes that can draw people into and through the new development, ensuring the scheme integrates sensitively with the surrounding neighbourhood.

The Community Streets are envisioned to 'stitch' into the surrounding residential streets, with a mix of residential and community provisions they will activate ground floors to create a lively public realm. Designed to impact on the speeds that vehicles feel comfortable travelling at they will provide new parking provision along the periphery of the masterplan dispersed between street tree planting.

▼ Key Plan



▼ Altrincham, Cheshire



▼ Goodison Road Indicative Layout



◀ Goodison Road

Goodison Road will act as the 'spine' of the new development linking the scheme to the adjoining terraced streets. The proposals re-activate the street for multiple uses. Parking provision and retail units increase pedestrian activity on the street.

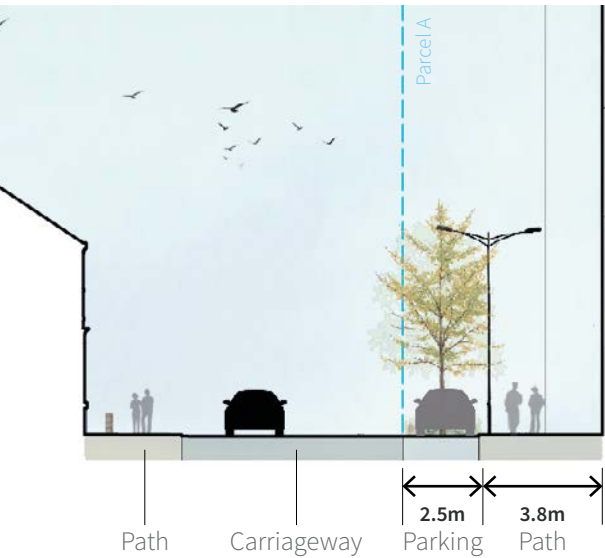
Bullens Road ▶

Bullens Road will help to re-link the site with the school and residential streets to the East. Street trees and planted verges improve the quality of street scene and define street corners.

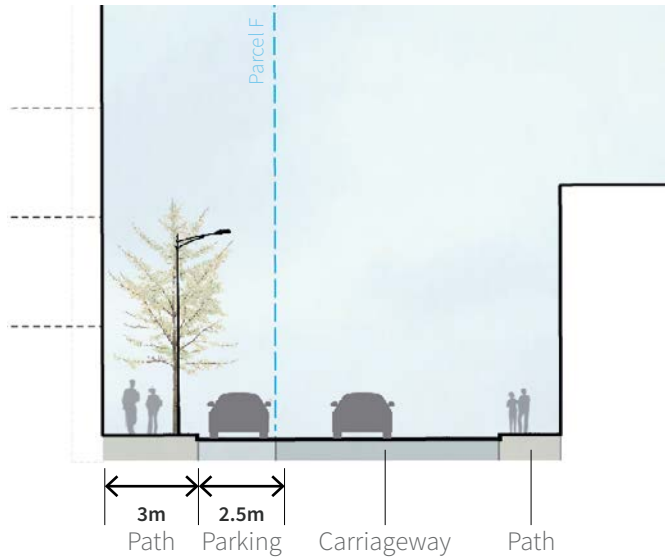
▼ Bullens Road Indicative Layout



▼ Goodison Road Section



▼ Bullens Road Section



Walton Lane

Walton Lane relates to Stanley Park and forms a green facade to the development. New street tree planting could be used to mitigate the boundary with the carriageway with roadside swales used to retain runoff / grey water, whilst buffering the main road with naturalistic planting. This provides a softer interface to the building frontage and promotes sustainability with highly visible green/ blue infrastructure.

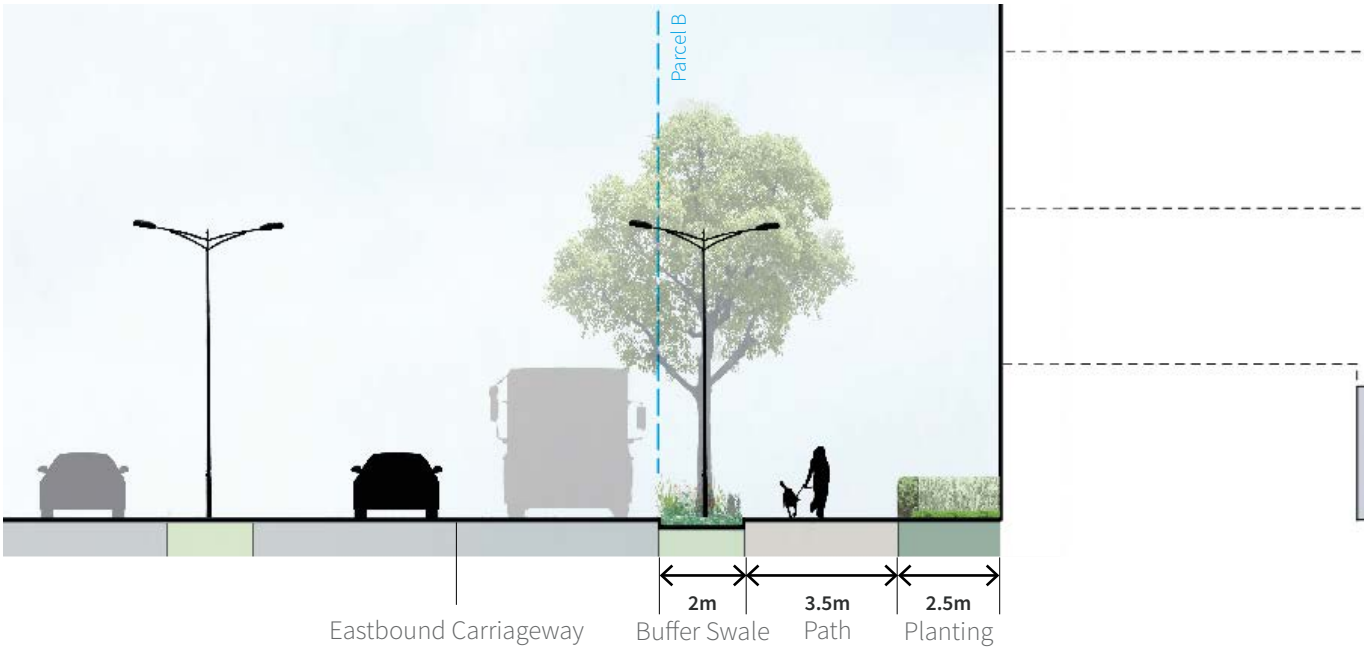
▼ Grey to Green, Sheffield



▼ Walton Lane Indicative Layout



▼ Walton Lane South-North



Gwladys Street

A well overlooked streetscape is created, mirroring the existing housing with small front yards defined by brick walls. On-street parking, well balanced with street trees and the potential to facilitate an improved crossing to the Primary School.

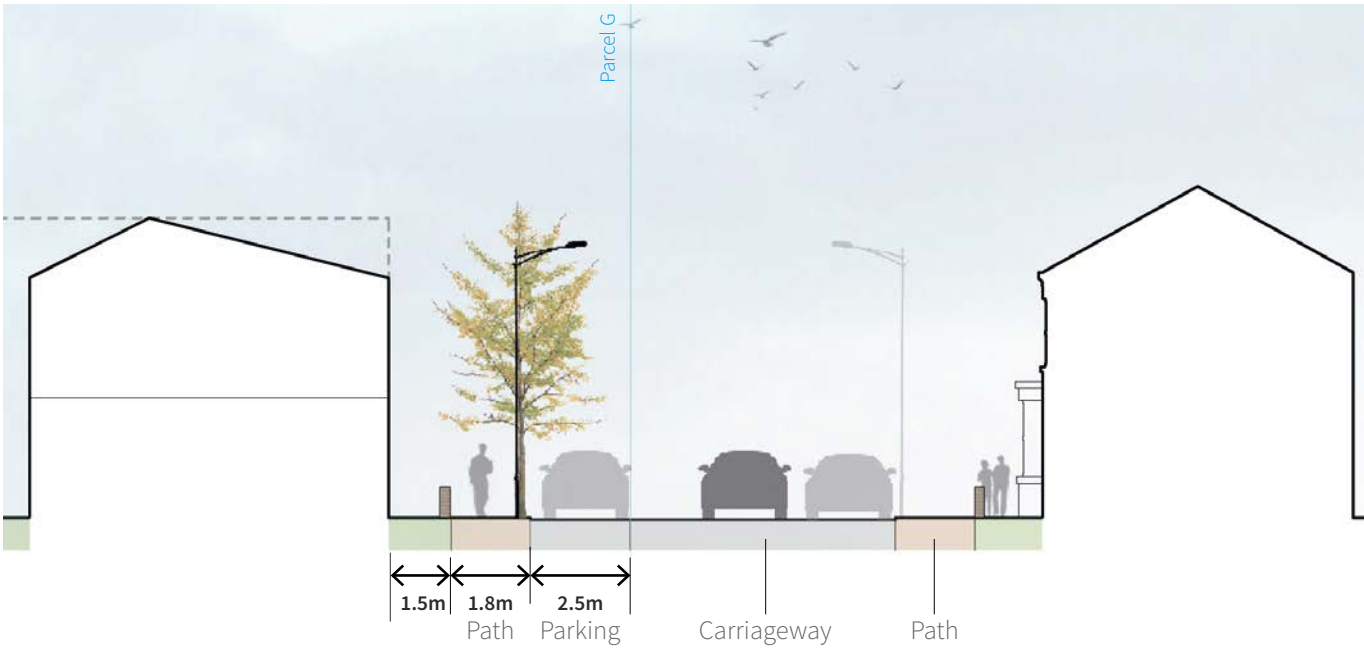
▼ Goldsmith Street, Norwich



▼ Gwladys Street Indicative Layout



▼ Gwladys Street South-North



5.6 The Legacy Streets

Series of contemporary terraced streets, providing east-west permeability to link into the surrounding street network.

These Streets define the development, they are the public face of the legacy project, the corridors through which people will experience all that the legacy project embodies.

They will seamlessly blend into the existing urban fabric, overcoming existing barriers to movement across the site. They will each have a slight different character and degree of enclosure, however there will be a uniformity in terms of materiality and simplicity.

They will become an instantly recognisable and cohesive network of human scale pedestrian priority streets. They could integrate perpendicular on street parking bays of permeable paving, separated with generous planting and street trees.

▼ Key Plan



▼ Trumpington Meadows, Cambridge



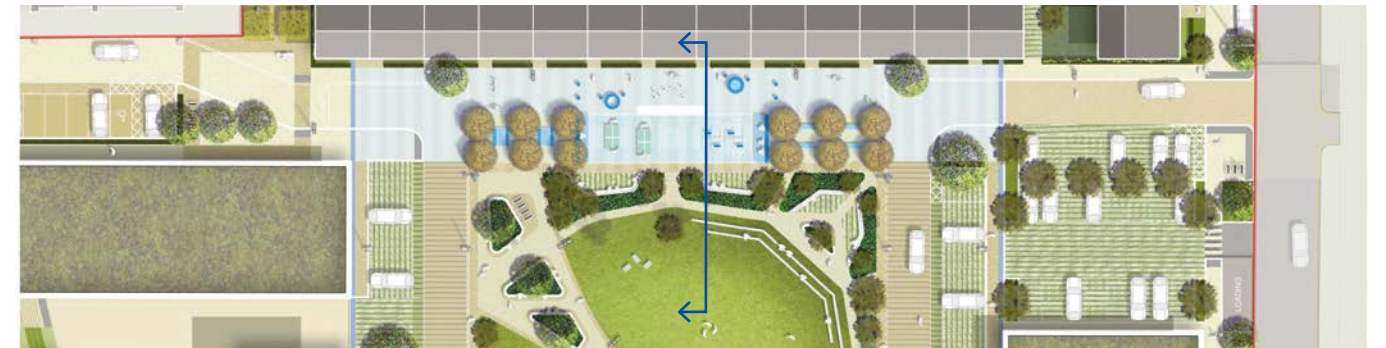
Northern Legacy Street

This street is intended as a memorable Play Street to the north of the park. Potential for a distinctive paving carpet with legacy interpretation graphics creates a fun and playful route to the primary school. The central portion could mark where the old Gwladys Street goal and goalmouth stood. It holds a special place in the hearts of many and the idea is to replicate this energy and drama by creating a dynamic place for the community.

▼ Marmalade Lane, Cambridge



▼ Northern Legacy Street Indicative Layout



▼ Section South-North



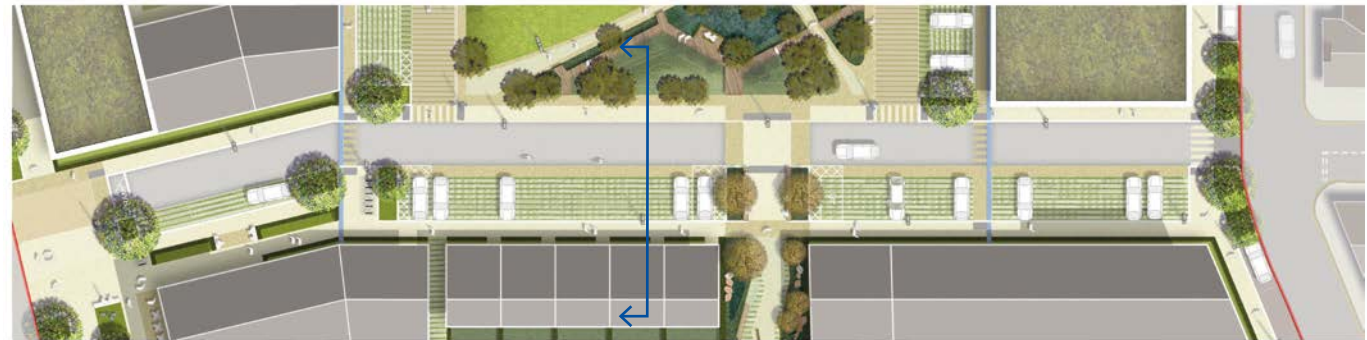
Central Legacy Street

The intention is to provide easy and pleasant pedestrian movement along this street, to the south of the park. On street parking could be integrated into the streetscape but the centre of the street includes a generous crossing point into the park. Run off from the street could be directed towards retention basins and the outline of the former pitch is picked up subtly at pedestrian crossing points in the ground, linking the spaces together.

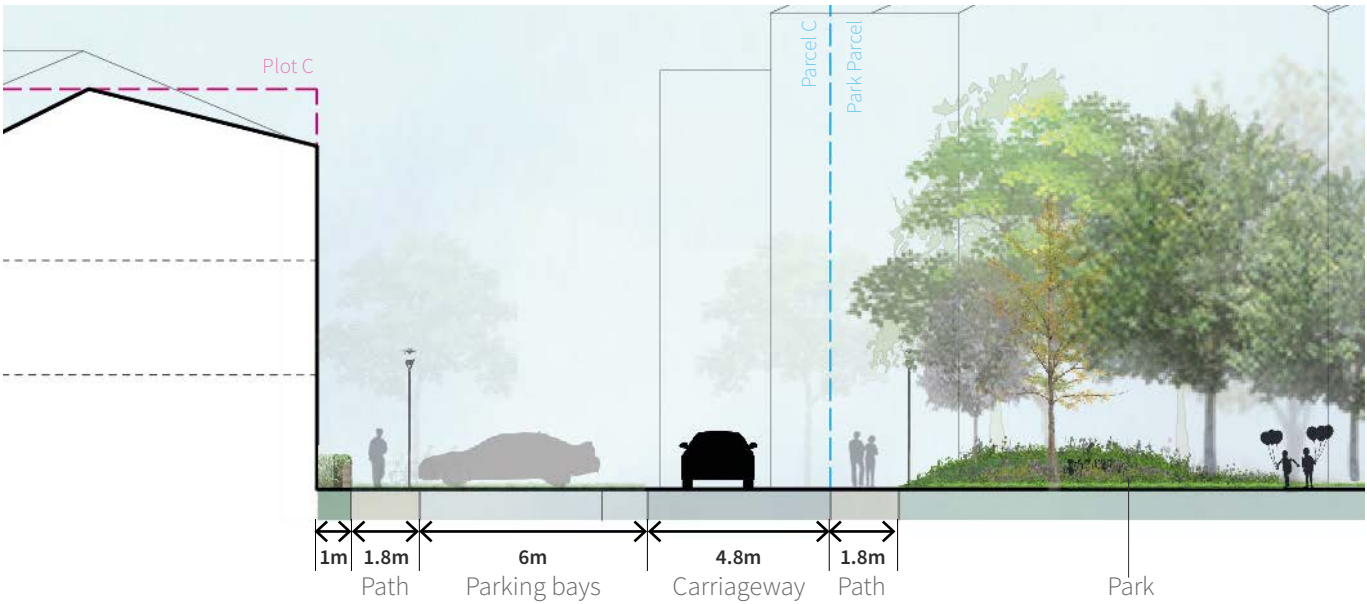
▼ Elephant Park, London



▼ Central Legacy Street Indicative Layout



▼ Section South-North



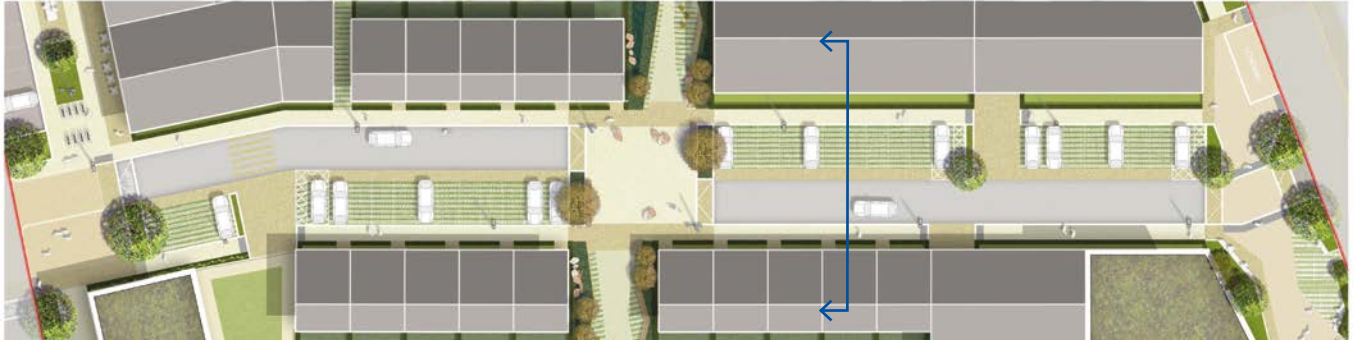
Southern Legacy Street

An intimate terraced street with potential for a pedestrian priority crossing at the centre of the street at the junction of play streets through the site. The 'square' could allow for the parking bays to flip sides of the road, slowing traffic and creating an interesting interplay. The street caters for vehicular use, whilst also creating opportunities for play and other street activities.

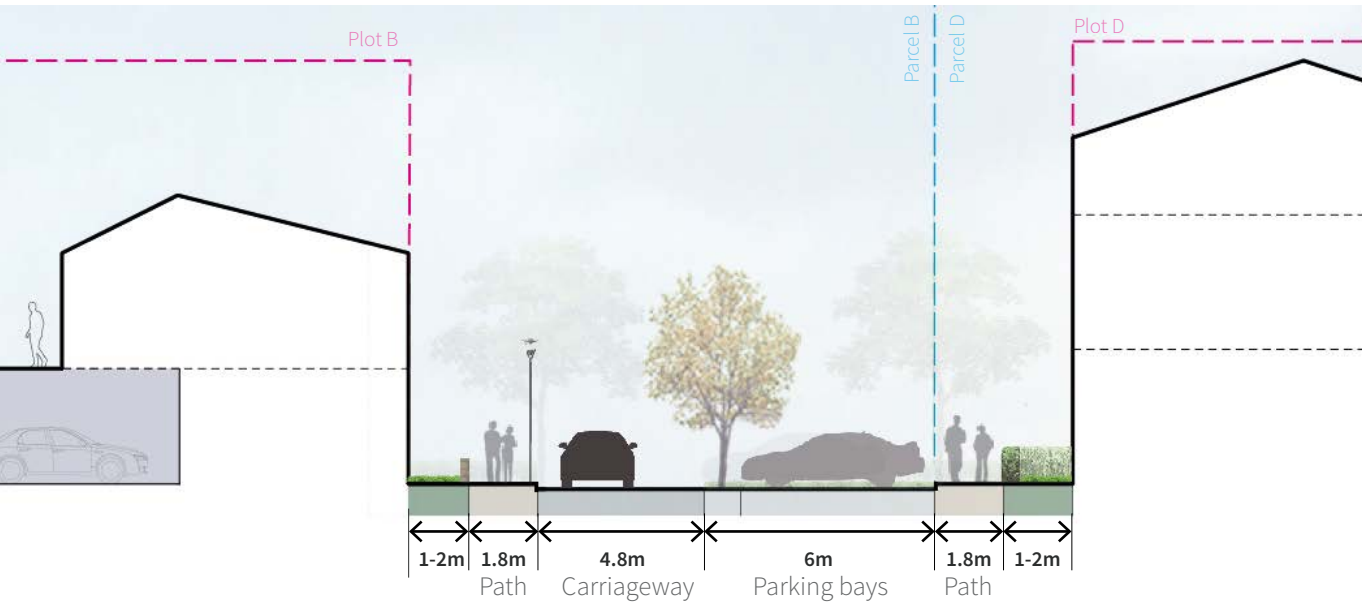
▼ Great Kneighton, Cambridge



▼ Southern Legacy Street Indicative Layout



▼ Section S-N



5.7 The Play Streets

The Play Streets are car free environments promoting play and intergenerational interaction.

The Play Streets have a playful character and are characterised by a looser, more organic treatment. 'Door step' play is incorporated, which could integrate features made of natural materials such as boulders, timber planks and stepping disks. They take on a dynamic and active quality, encouraging people to use the routes socially and not just a route to the front door. They are well overlooked to ensure passive surveillance.

▼ Key Plan



▼ Kings Crescent, London



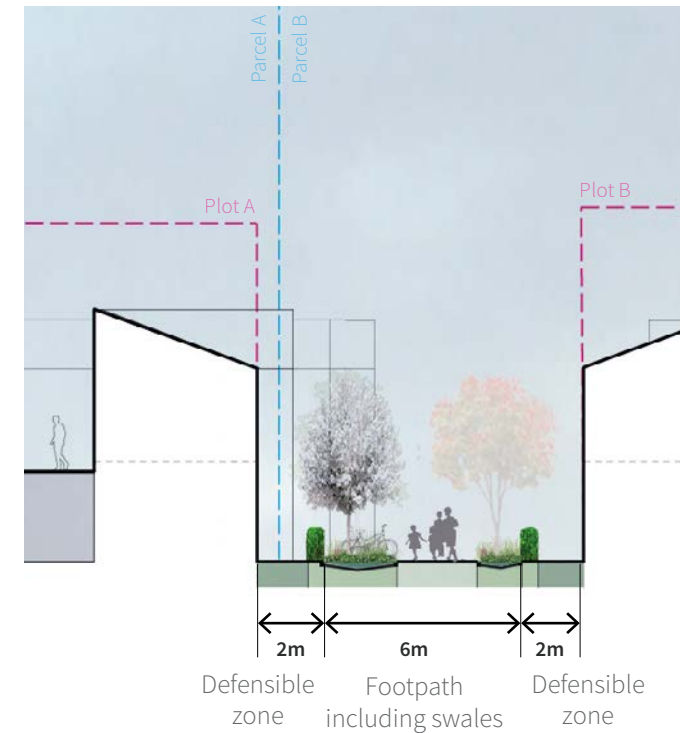
Southern Play Streets

The Southern Play Streets forms an important route through the heart of the scheme and creates visual and physical links between Stanley Park and the new Park. This linear green connection acts as an ecological corridor with trees and shrubs providing spatial enclosure and a series of smaller, more intimate resting spaces. Planted swales could collect and retain runoff / grey water from the buildings form the edges of the streets.

Northern Play Street

The Northern Play Street situated at the former 'Home End' acts as a front porch to the new south facing houses. Small scale play and fitness equipment could be incorporated to appeal to a variety of younger users. Seating is placed amongst herbaceous planting and tree groves creating sociable gathering and dining spaces and bold super graphics could provide interpretative stories of the former Home End Goal.

▼ Section of Southern Play Street



▼ Indicative Southern Play Streets



5.8 The Park Streets

The Park Streets are designed as extensions of the Park space - surface materials can create a distinctive character and promote a pedestrian environment that cars are 'welcomed' into.

The materials and consistent design of the Park Streets will be chosen to ensure they become a simple and unifying element - extending the perception of the Park to the building lines, covering the whole of the former pitch.

▼ Key Plan



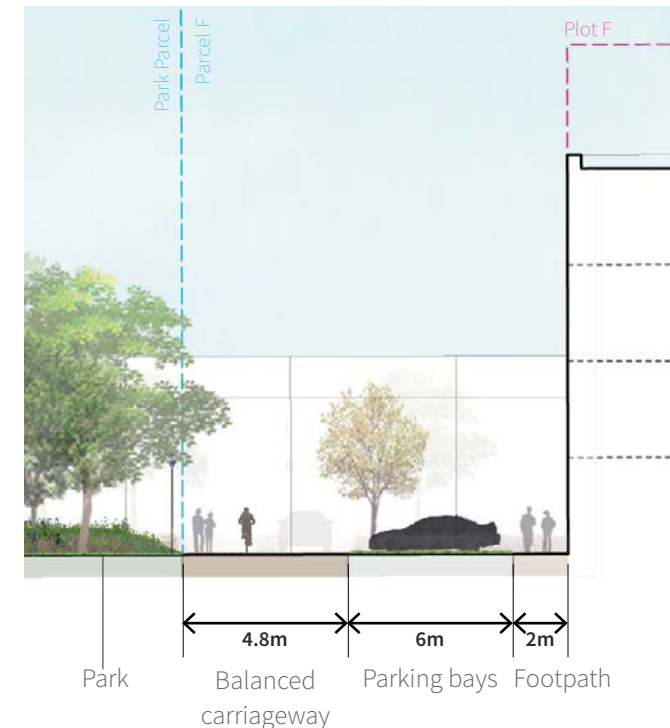
▼ Streets designed primarily for pedestrians



Park Street

The building line defines the former pitch line and could be interpreted in the ground with a subtle banding or change of material. Perpendicular parking bays could include a linear permeable paving which 'greens' the streets and aids water runoff. The main carriageways will be defined as predominantly pedestrian streets - reinforcing a sense of place by reducing the impact of cars and improving legibility around the central green space. Lighting and trees add verticality.

▼ Section



▼ Indicative East Park Street



5.9 A Public Realm for All

The masterplan provides a series of exemplary streets and spaces that are sensitive to the past, are fit for the future and are designed to create a vibrant future for the neighbourhood.

The previously described Streets are key to this wider public realm network. However, these will be supplemented by the Park and a number of unique spaces knitting together the rest of the masterplan.

The pitch at Goodison Park has long been the heart of the community. Its reincarnation provides an opportunity to explore the legacy of the club and celebrate this as the central focus point of the masterplan. The Park will provide a valuable neighbourhood green space for play and relaxation.

Squares around the periphery of the masterplan provide welcoming gateways of high-quality, predominantly hard public realm. The squares to Plots A and C will allow for retail spill-out to supplement activity along Goodison Road. To the south-east, the square acts as a key gateway inviting users into the plan whilst also providing space for soft landscape to mitigate Walton Lane. These squares also provide the role of setting the character of slow vehicular movement on entry into the masterplan.

A flexible square to the north-east adjacent to the Gwladys Street School has the dual function of providing a parking area or additional square, dependant on the future needs of the community use within Plot F. In either scenario, this area is expected to deliver a high-quality transition between the Park and Bullens Road and act as a key moment on the journey into the existing school.

The following pages provide more detail on the design of these areas of public realm.



5.10 The Squares

A series of new squares will knit the site back into the surrounding streets, defining key entrances and creating active meeting places

The squares form part of a bigger strategy creating a hierarchy of spaces for people across the masterplan. They are anticipated to consist of a balance of hard and soft materials to create variety, ensuring they can be used for many different purposes and contribute to biodiversity.

The key squares anchor the corners of the scheme and re-imagine the junctions as social spaces. Within the site boundary, the hard materials could extend across the Legacy Streets and a slight level change could be used to indicate to vehicular users they are entering a residential environment and that pedestrians and cycles have priority.

▼ Key Plan



▼ Poynton, Cheshire



Western Square

The Western Square acts as a stopping point and gathering space. Although outside of the application boundary, the edges to the square could extend and engage with the existing properties on Goodison Road, including the Winslow pub, helping to unify the surrounding architectural fabric, both old and new.

The new retail ground floor and cafe spill out is expected to open directly into the square and will create footfall through the space and animate the street.

▼ Indicative Western Square



Southern Square

The Southern Square is anticipated to be a lush green gateway, drawing on the character of the adjacent park. Marginal planting groves and semi-mature trees could be used to provide a human scale to the space, buffering the road. A high quality and durable material palette ensure it is attractive and welcoming, providing a new setting for the retained Dixie Dean Statue.

▼ St Pauls Square, Liverpool



▼ Indicative Southern Square



Eastern Square

Plentiful planting in the Eastern Square is anticipated to provide a green outlook and soft frontage to the scheme from the main road, whilst providing attenuation areas for surface water run off. The square anchors the corner to the park, maintaining views in whilst sheltered seating creates enticing resting areas.

▼ Brunswick Street, Manchester



▼ Indicative Eastern Square




5.11 The Park

The Park is a key public space providing a mix of uses for all.


The Park will be a place for residents and the surrounding communities to feel welcome and come together. This dynamic space responds to pressing national social and health agendas which are particularly acute in the local area. Four overarching themes have been embedded into the design of the park:

LEGACY

COMMUNITY & WELLBEING



FLEXIBLE
RESTORATIVE
SOCIAL



PLAY

HEALTH & RECREATION



EXERCISE
SPORT
LEISURE



MOVEMENT

ACCESSIBILITY & CONNECTIONS



SAFE
INCLUSIVE
LEGIBLE



NATURE

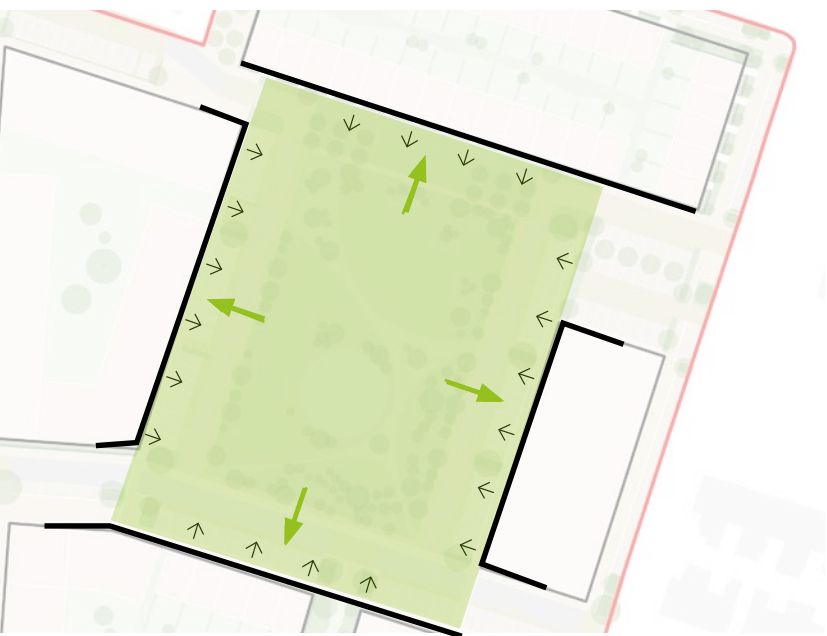
CLIMATE CHANGE & BIODIVERSITY



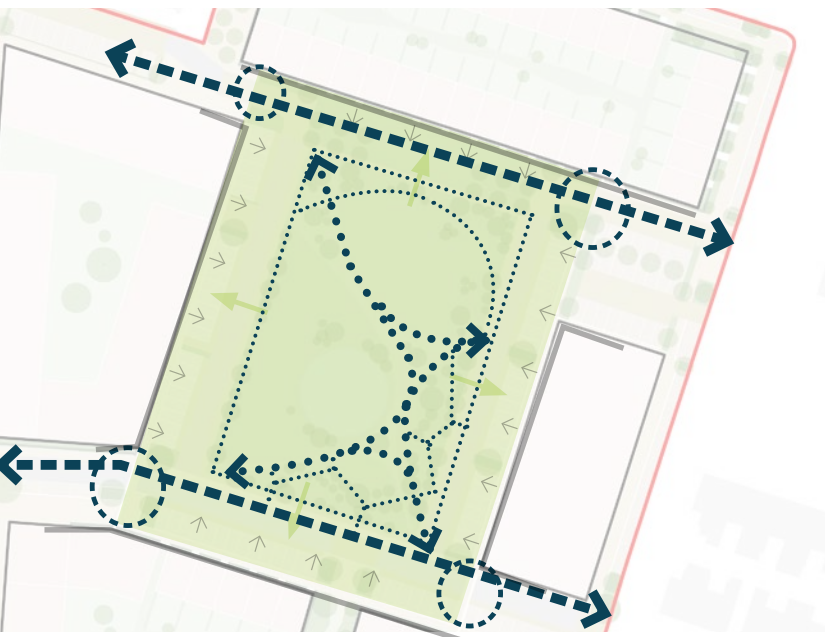
HABITATS
AIR QUALITY
WATER RETENTION



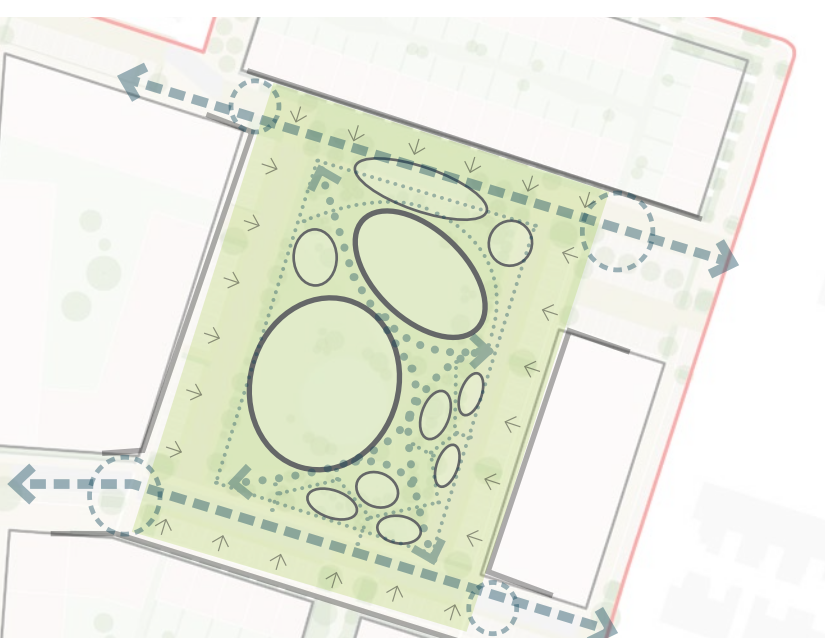
Activate the edges
Extend the boundaries to the building thresholds to create a unified space with animated edges



Connectivity
Create clear gateways and distinctive routes, increasing permeability between the new and existing streets



Mix of activities
Create a series of spaces at different scales with a range of activities to facilitate intergenerational mixing



Part of the famous pitch
now acts as a green heart
and an outdoor living room
for the community including
a variety of recreation
and relaxation spaces

By retaining a large proportion of the Goodison Park pitch as an open and accessible public space, overlooked on all sides, there is an opportunity to establish a vibrant place that encourages and creates opportunities for activity. The buildings and park will work together to provide a variety of uses and spaces where people can interact and engage. The park is broken down into a number of different zones, each responding to context and microclimate. Each zone has an important functional role and they will link seamlessly together to create a unified 'heart' with the following aims:

- Encourage social interaction
- Increase natural surveillance
- Make it fun and engaging
- Make it bold and memorable

The image overleaf provides an illustrative example of how the Park could be realised.

▼ The Park Precedent (Brunswick Park, Manchester)



▼ Illustrative design for the Park

Home End
Pedestrian and cyclist only route creates a playful child friendly space with interpretative floor graphics and interspersed with seating and play elements

Green Flanks
Parking bays with permeable paving line the edges of the shared surface park streets softening the park edges

The Lawn
Areas of open lawn for sport and recreation. A safe, overlooked and accessible space for a game of football like the many heroes of the past who have graced the same turf

The Circle
A gathering and performance space marking the former centre circle, wrapped with a large social bench

The Mounds
Sculpted landform and retention basins with swathes of marginal planting, meadows, tree clusters dissected with timber boardwalks and seating platforms



▼ The Park Section South - North



5.12 A Mixed Use Development

The masterplan provides a mix of uses to complement the legacy of the site and to ensure a vibrant, inclusive neighbourhood is created.

Residential development will make up the primary use delivered across the site. Finer grain residential frontages will face on to Gwladys Street, Bullens Road, the northern and southern ends of the Park and the proposed southern east-west street. Higher density residential frontage will also be provided to Walton Lane, the southern end of Bullens Road and the new square onto Goodison Road.

Community uses have the opportunity to cluster with the Church of St. Luke, Gwladys Street Primary School and the retained 'home end' space - creating a new association between these uses and linking back to the wider community through the new routes east and west.

Community uses are not yet defined, however are anticipated to include a health care facility, education facilities and a Youth Enterprise zone.

Commercial development will be delivered at the key junction in the south-west to provide animation of this highly visible corner and the southern end of Goodison Road.

Localised small scale retail uses to complement, not compete with County Road are also included within Plots A and C, with the potential to spill out into the new frontage provided to Goodison Road and Walton Lane.

Finally, residential institution use is provided to the east within Plot D, benefiting from adjacency to the Park, community uses and with views across to Stanley Park.

Plot A will deliver:

- A maximum of 820 sqm GEA of residential (use class C3) development (~ 9 homes)
- A maximum of 4,762 sqm GEA of commercial (use class B1) development
- A maximum of 600 sqm GEA of retail (use class A1-A5) development, of which a maximum of 349 sqm will be used for A1 use class across the masterplan

Plot B will deliver:

- A maximum of 6,200 sqm GEA of residential (use class C3) development (~ 72 homes)

Plot C will deliver:

- A maximum of 3,535 sqm GEA of residential (use class C3) development (~ 36 homes)
- A maximum of 150 sqm GEA of retail (use class A1-A5) development, of which a maximum of 349 sqm will be used for A1 use class across the masterplan

Plot D will deliver:

- A maximum of 5,863 sqm GEA of residential institution (use class C2) development

Plot E will deliver:

- A maximum of 2,100 sqm GEA of residential (use class C3) development (~ 25 homes)
- A maximum of 4,383 sqm GEA of community (use class D1) development

Plot F will deliver:

- A maximum of 5,615 sqm GEA of community (use class D1) development

Plot G will deliver:

- A maximum of 3,348 sqm GEA of residential (use class C3) development (~ 31 homes)



5.13 Homes for the Future

A range of residential types are proposed within the masterplan to ensure this is a place which has a home for everyone.

This outline application seeks permission for up to 173 residential homes at a maximum of 16,003m² (GEA), but does not provide detail on the type or size of homes at this stage. The following text sets out the rationale the illustrative masterplan has used for residential types across the site.

Terraced Homes

Terraced homes directly respond to context, reflecting the housing in the area, complementing the existing residential density and providing a range of types and sizes. Terraced types within Plots C and G include private external amenity space onto a communal passage to encourage neighbourliness. Terraced types are encouraged to be delivered to Passivhaus standards.

Terraced homes within Plots A and B have an interface with the parking podia. Therefore these are single aspect homes at ground floor, dual at first and above, and include private external amenity space onto the podium at first floor.

Terraced house types are also supplemented by mews along the southern Play Street - a unique offer which also has an interface with the parking podia in a similar manner to the adjacent terraces.

Apartments

Apartments also complement the housing offer within the illustrative masterplan. They ensure a range of unit sizes, types and tenure can be delivered, and can successfully mix with a range of different uses at the plot and building scale.

Apartments are provided in a range of locations. Apartments benefit from views across to Stanley Park within Plot B, provide animation of Goodison Road within Plot C and interaction with the Park within Plot E.

Apartments are likely to be provided with communal courtyard amenity spaces, whilst also benefiting from the new areas of public open space within the masterplan.

A mix of 1 bedroom, 2 bedroom and 3 bedroom apartment sizes are expected.

▼ Stirling Prize Winning terraced Housing at Goldsmith Street, Norwich



5.14 A New Townscape

The redevelopment of Goodison Park will replace a large single building with a network of urban blocks, buildings and streets. The new townscape will form a rich tapestry and take precedent from the scale, roof form and materials of the surrounding neighbourhood, whilst also ensuring the best of contemporary, low-carbon sustainable design is delivered.

Massing

Massing across the masterplan follows the general principle rising from 2 storeys in the north to respect the proximity to St. Luke's Church and the close residential frontages, to the 5-6 storey tallest elements in the south-eastern corner whilst remaining considerate to Stanley Park.

A 3 storey datum has been applied along the majority of Goodison Road to enhance the existing enclosure of the street, whilst additional height is applied to the Park and along Walton Lane.

Roof form

The masterplan anticipates that an interesting roofscape will be delivered across the masterplan, maximising the sunny south facing elevation whilst reflecting the pitched roof character of the surrounding neighbourhood.

Roof pitches must be considerate to the maximum height parameter in order to protect light from entering the back of development plots.

▼ Pitched roofs at Goldsmith Street, Norwich



Building Materials

A simple and clear palette of materials is anticipated with the predominant building material expected to be brick to reflect the wider neighbourhood character.

The Church of St. Luke provides a useful reminder of the traditional red brick colour and an example of brick detailing that can be applied to provide interest and richness to facade design. Brick choice will have to be carefully chosen to complement the Church, with additional brick detailing design anticipated to complement the setting in a contemporary manner.

Carefully chosen variation in brick colour is anticipated to highlight key buildings, corners or uses sparingly across the masterplan.

Public Realm Materials

The streets are designed to reduce traffic speeds and encourage activity within the public realm. A simple, consistent and high quality palette of materials that are robust and provide a contemporary reflection on the traditional terraced street townscape are envisioned within the pedestrian environment. Materials are anticipated to emphasise the hierarchy of streets and spaces across the masterplan.

Planting is anticipated to provide a variety of native shrubs, mixed in with ornamental specials to provide ecological and restorative benefits to the masterplan. Planting should be low maintenance and robust and species should be chosen to be beneficial to wildlife, such as geraniums, hebes and sedums.

A balanced mix of evergreen and deciduous tree planting will provide a distinctive finish to the street environment, providing impact throughout the changing seasons as well as encouraging wildlife into the plan. Native and ornamental species which are appropriate and tolerant to the local conditions should be chosen, to provide a range of colour, texture and biodiversity.

The following pages provide some examples of how the masterplan can be realised to meet the opportunity to create a new townscape within the plan.

▼ Materiality of St. Luke's Parish Hall



▼ High quality streetscapes and boundary treatments



▼ A mix of planting, trees and materials to create variety and interest



Squares

Colourful blocks of planting and native grasses create places to sit and enjoy within hard paved welcome plazas.



Play Streets

Incidental play and seating nestled amongst marginal planting away from cars.



Legacy Streets

Traditional brick terraces and boundary treatments tie into the wider street palette.



Legacy Streets

The legacy streets will offer generous high quality streets through the plan, unifying the masterplan with the surrounding neighbourhood.



The Park

Resin bound gravel paths will blend with the adjacent streetscapes and provide clear, legible routes.



Home End

Bold paving with interpretation graphics will emphasise the home end as a Play Street.



Key Corners

Defined by subtle changes to materials, detailing, facade pattern or roof form to add interest into the street scene.



Community Streets

Providing the welcome mat to the masterplan, a new frontage to the community streets with generous crossings will create a more pedestrian friendly residential feel.



▼ Massing based on the illustrative masterplan

Massing

Walton Lane provides the opportunity for additional height, focussed around the gateway corner with Spellow Lane and the south-eastern corner onto Stanley Park.

Massing

The scale of the Park enables further scale to provide enclosure onto it. Plot E and F provide 4 storeys onto the Park and terraced housing along the northern frontage of Plot C rises to 3 storeys to support this strategy also.

Massing

Plot G has a close relationship with the existing 2 storey terraced homes across Gwladys Street. The masterplan reflects the terraced typology here and proposes a reflective 2 storeys of development in this location. The terraces along the southern frontages of Plot G are retained at 2 storeys due to limited plot depth and the need to ensure Passivhaus principles can be met.

Squares

Colourful trees planted in small clusters amongst planting to add verticality and framing views through and into the site. Examples: Liquidambar styraciflua and Pinus nigra.



Squares

To give the main gathering squares more of a civic impact and to encourage people to linger longer, narrow bands of warm natural stone paving can be used with sett edging details.



Play Streets and Communal Courtyards

A mix of multi and single stem shade tolerant trees that provide movement in the breeze. Flowering fruit and blossom trees can add seasonal colour. Examples: Betula utilis var, jacquemontii and Malus baccata.



The Park

Amenity lawn to encourage people to lounge and relax on summer's days. Raised beds of ornamental shrubs create backdrops for benches and social seating niches. Trees within the park are proposed to be planted within groups to provide shelter against the wind and individual trees that provide structure along edges and pathways. Examples: Sorbus aucuparia or Metasequoia glyptostroboides.



Parking Spaces

In some locations concrete block pavers with wide joints can create a visually appealing permeable surface. Hedges will form softer boundary treatments to property lines and between parking bays.



Legacy Streets

Coloured asphalt or bound gravel with details such as central medians or flush kerblines in a different material, colour or size, should be used to divide large areas of the same material. Supported by Individual medium sized specimen trees with light conical crowns in planted verges adjacent to parking bays, such as Acer campestre 'Streetwise'. Concrete block pavers to be used for the pedestrian areas in warm tones.



The Park

Marginal and wetland planting could be utilised to the south eastern edge of the park, alongside a woodland copse of trees - e.g Alnus and Salix.



5.15 Boundary Treatments

The boundary treatments respond to the character of the wider neighbourhood and provide a new high-quality street environment within the plan.

The following provides details of the indicative boundary treatments, based on the illustrative masterplan:

1. Front garden boundaries to reflect the brick boundary treatment character across Gwladys Street
2. Front garden boundaries to reflect the brick boundary treatment from the wider neighbourhood, forming a new contextual terraced street
3. Front garden boundaries to respond to the landscape setting of the park by providing a soft landscaped boundary treatment
4. Mews frontages with limited frontage depth onto landscaped Play Street
5. Indirect frontages to be softened by a minor landscape boundary to positively address the wider streetscape
6. Minor landscape boundary to mitigate likely inactive frontage
7. No boundary treatment. Public realm expected to directly engage with the internal building use
8. No boundary treatment. Frontages with the potential to spill out into public realm

▼ Brick boundary treatments along Gwladys Street to front gardens



▼ Soft landscaped boundary treatment to front gardens



▼ Minor soft landscape boundary to indirect frontages



▼ No boundary treatment between built form and public realm



KEY

- Predominantly brick front garden boundary treatment
- Predominantly soft landscape front garden boundary treatment
- Predominantly soft landscape minimal landscape treatment
- Predominantly no boundary treatment - direct relationship between internal plot use and street

▼ Indicative proposed boundary treatments across the masterplan



5.16 Delivering the Legacy

The phasing of the project is likely to include early delivery of residential development, the Legacy Streets, and the Park. Community, retail and commercial facilities will follow. An indicative phasing sequence has been proposed.

Phase 1

Plot G, delivering:

- 3,348 sqm of residential development
- A new frontage along Gwladys Street and Bullens Road
- The northern east/west Legacy Street incorporating the central Play Street to the top of park
- A new space around St. Luke's Church

Plot B, delivering:

- 6,200 sqm of residential development
- The southern east-west street
- Gateway space to the south-east
- New frontage along Walton Lane
- Southern Play Street
- A podium car park

As such a large quantum of residential use (over 50%) is delivered in the first phase, early delivery of the park could be triggered.

Phase 2

Plot C, delivering:

- 3,535 sqm of residential development, alongside retail use
- The central east/west route
- Central Play Street
- A new square along Goodison Road

Phase 3A

Plot E, delivering:

- 2,100 sqm of residential development alongside community use
- New frontage to Goodison Road
- New frontage to the Park, including a new Park Street
- A parking podium to facilitate development within Plot A

Phase 3B

Plot A, delivering:

- 820 sqm of residential development alongside commercial development with retail use to Goodison Road
- New frontage to Goodison Road
- Gateway space to the south-west incorporating the Dixie Dean Statue
- Completion of the new frontage along Walton Lane
- A podium car park

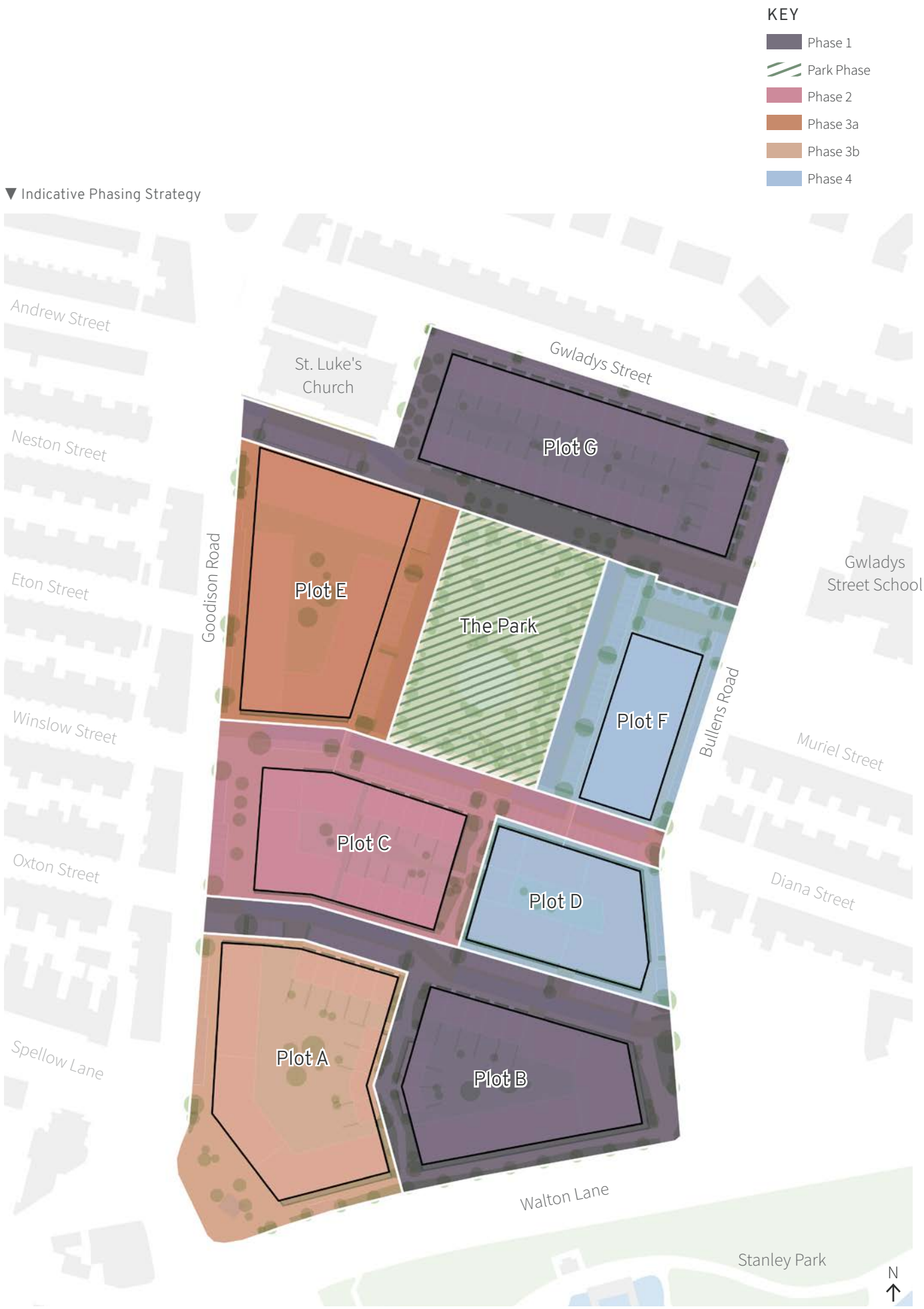
Phase 4

Plot F, delivering:

- Community use
- The eastern Park Street
- The north-eastern flexible square
- A new frontage on Bullens Road

Plot D, delivering:

- Residential institution use
- A new frontage onto Bullens Road
- A podium car park



5.17 Illustrative Masterplan

The Goodison Park Legacy Project masterplan creates a vibrant, inclusive, low-carbon and mixed-use urban neighbourhood. Longevity and high quality place-making are at its heart. Designed to fit seamlessly with its surroundings, with buildings, streets, spaces, and edges responding directly and sensitively to their context. Characterful and safe streets define this new neighbourhood, and the new Park at its centre creates an animated public realm for people to enjoy all year round.

▼ Illustrative Masterplan



5.18 A Walk Through the Goodison Park Legacy Masterplan...

The following series of sketches provide a sequential street level walk through the masterplan.

Three routes have been chosen, illustrating key connections through the masterplan, along Goodison Road, from the Park down to Stanley Park and views back to the masterplan from the terraced streets to the east.

The images describe the experience of moving through the new neighbourhood, illustrating the architectural cues, sense of enclosure, planting and activity, as the townscape unfolds.

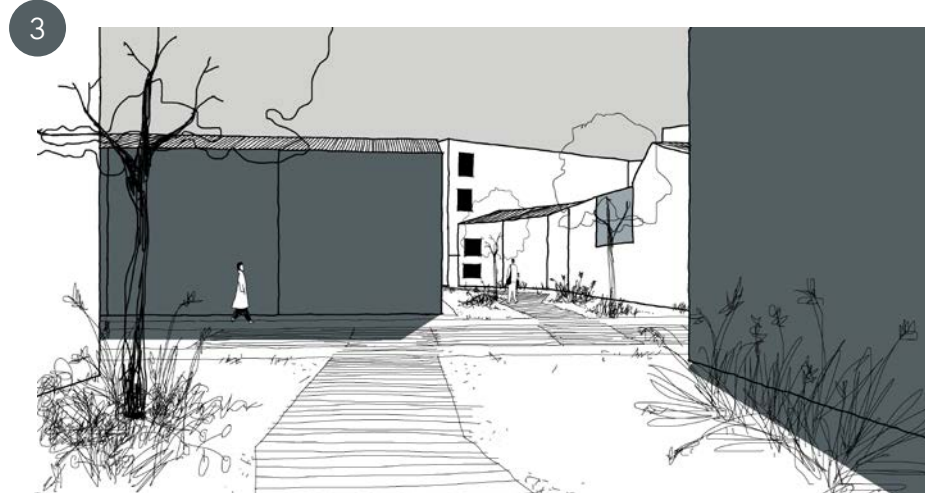
► Goodison Road route from south to north



▼ Key Plan



► Park and Play Streets, route through the masterplan north to south



▼ Key Plan



► East to west-connecting neighbourhoods



▼ Key Plan



Whilst this outline application reserves all matters for later approval, the following plot briefs provide further detailed design principles for Reserved Matters Applications to respond to. These are included for each of the proposed development plots, to ensure the masterplan is delivered in line with the aspirations set out throughout this Design and Access Statement Addendum.

The briefs cover aspects of building layout, access and movement, land use distribution within the plot, massing, frontages and thresholds.

The drawings shown are based on the parameter plans, however they all contain an element of illustrative information to describe the briefs.

Plot Briefs

6.1 Plot A

Plot A is a mixed use plot situated at the key gateway between Goodison Road, Walton Lane and Spellow Lane. This large perimeter plot provides key frontages to Stanley Park across Walton Lane and Goodison Road, as well as the new Legacy Street and southern Play Street. Plot A is expected to provide a mix of terraced and mews housing, commercial uses and retail use, with maximum development heights ranging from 3-5 storeys.

Plot A sits within Parcel A. The supporting infrastructure must be delivered within Parcel A:

- The new Southern Square to the Spellow Lane/ Walton Lane junction, providing a new setting for the Dixie Dean statue
- A new frontage onto Goodison Road, including up to 5 new parking spaces
- A new landscaped frontage to Walton Lane

Plot A will deliver:

- A maximum of 820 sqm GEA of residential (use class C3) development - up to 9 homes, envisioned to be a mix of terraces and mews houses
- A maximum of 4,762 sqm GEA of commercial (use class B1) development
- A maximum of 600 sqm GEA of retail (use class A1-A5) development
- A single storey wrapped parking podium at the centre of the plot for up to 60 car parking spaces

Layout

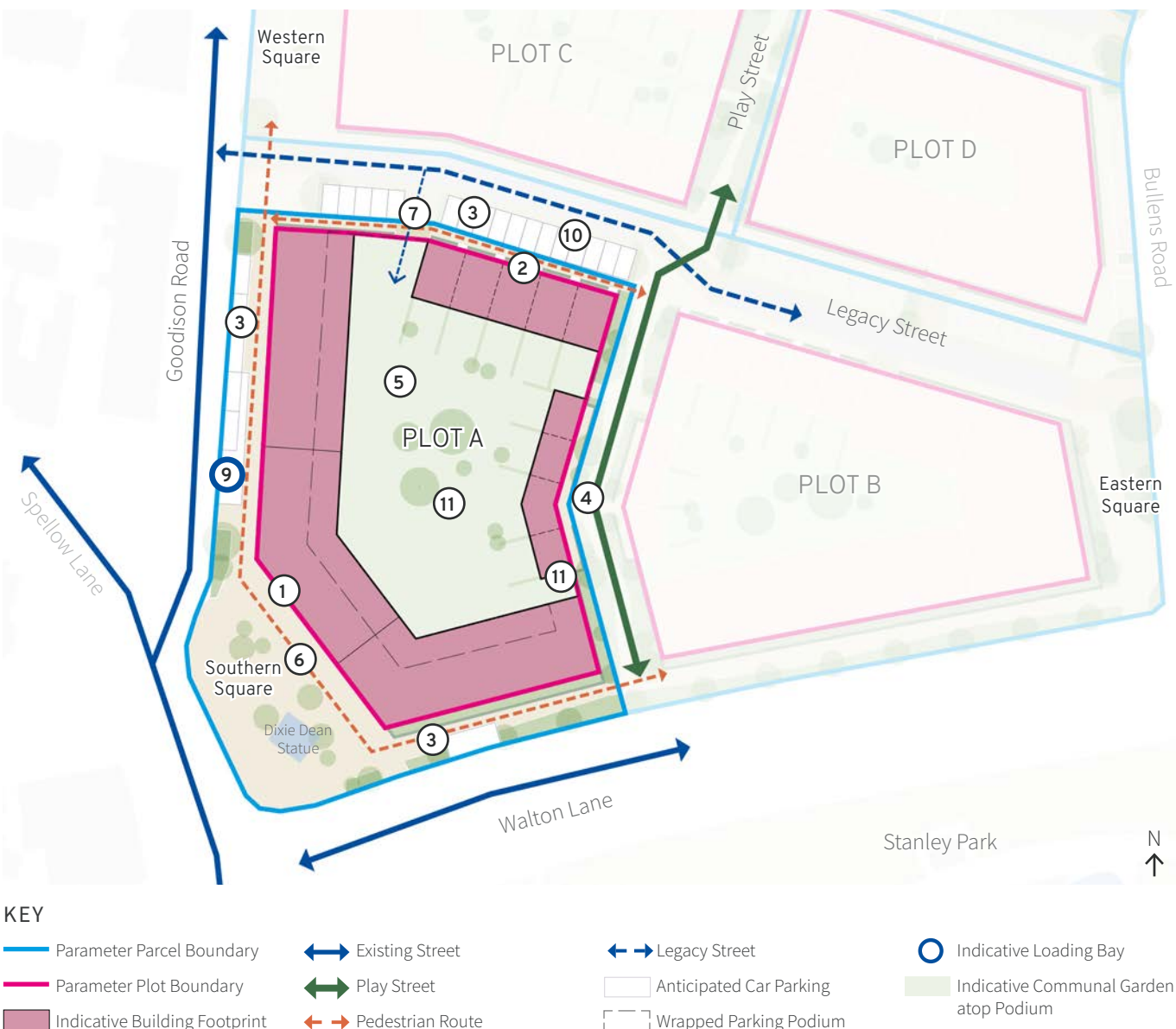
1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is expected to be delivered up to the plot boundary to maximise interaction with the street and form a consistent building line with adjacent plots.
3. Primary frontages must face onto Goodison Road, the southern Legacy Street and Walton Lane. Primary frontages must be addressed by the front face of buildings with all primary entrances.

4. The secondary plot frontage faces the Play Street. This street is anticipated to be characterised by mews typologies fronting the street. The Play Street will also include the side elevations of development fronting Walton Lane and the southern Legacy Street. These side elevations are expected to be detailed to allow for appropriate animation to occur.
5. Development is expected to wrap a single storey podium car park, accessed from the southern Legacy Street.

Access and Movement

6. Pedestrian routes are expected to circulate around the plot parameter, providing new footways along the existing streets of Goodison Road and Walton Lane, mitigated by landscape treatment.
7. The Legacy Street to the north of Plot A should prioritise pedestrian and cycle connectivity from Goodison Road and Bullens Road, provide some car parking for residential use and access into the podium car park within Plot A.
8. The new landscaped Play Street to the east of Plot A will limit vehicular access to emergency access and limited residential servicing only - therefore provides a safe street to walk, cycle and play.
9. Vehicular access should remain unchanged along Goodison Road, Spellow Lane and Walton Lane. The service access for Plot A will be via new loading bays on Goodison Road and Walton Lane.
10. Associated plot parking is anticipated to be delivered along the southern Legacy Street and in a parking podium accessed from the Legacy Street and wrapped by active development to negate the impact of car parking grills on the wider public realm.
11. The potential for secured private and communal amenity space for residential and commercial uses on top of the Plot A podium is anticipated to be explored at reserved matters stage. This is expected to be primarily accessed through the built form.

▼ Plot A: Plan



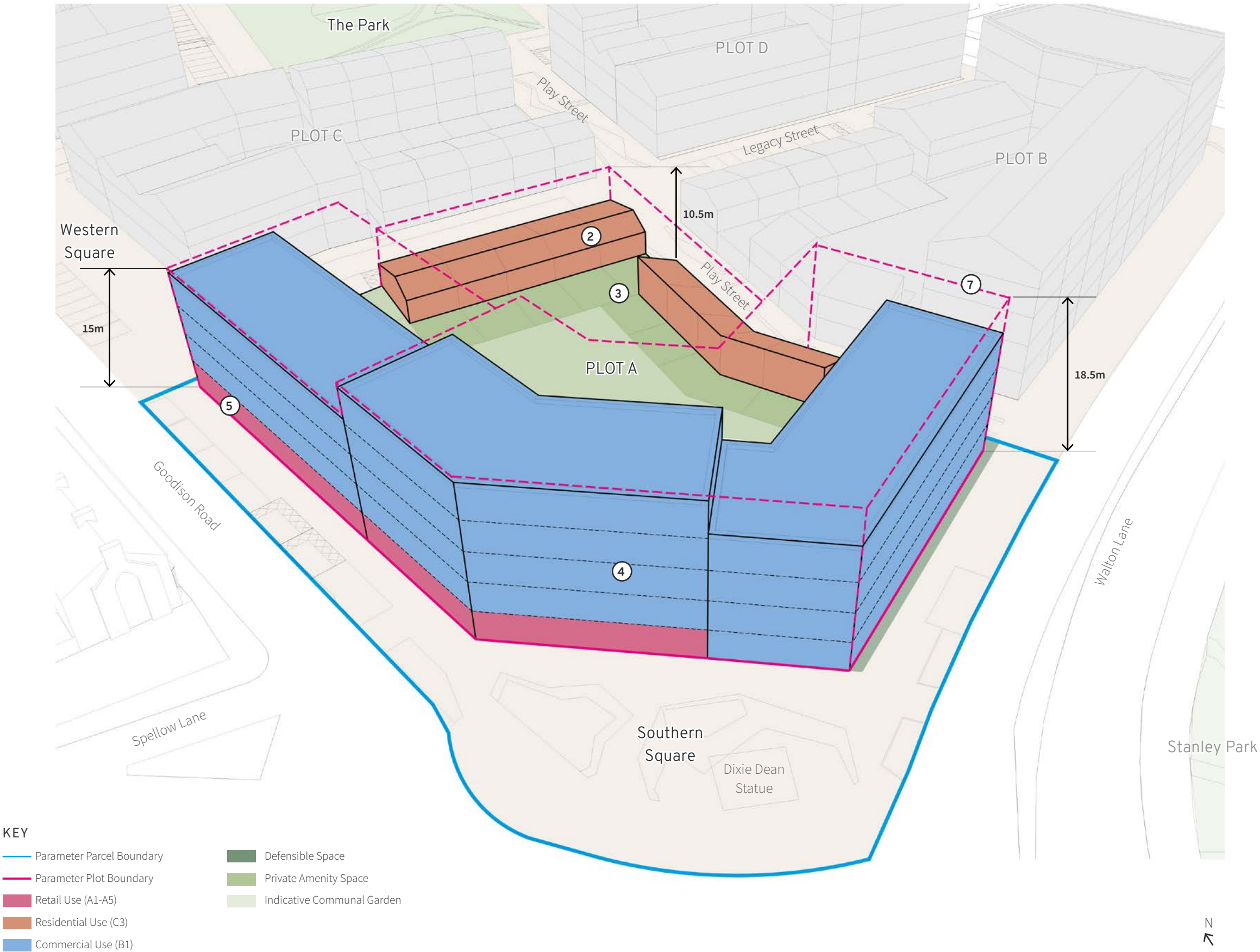
▼ Plot A Axonometric View

Use

- 1. Plot A is a mixed use plot, comprising of residential use (C3), commercial (B1) and retail (A1-A5) uses.
- 2. The residential element is expected to deliver up to 9 homes, of which the principle of distribution anticipates terraced housing to front the Legacy Street and mews housing to the Play Street.
 - All residential development is expected to meet as a minimum the Nationally Described Space Standards.
 - All residential development is expected to be delivered to align with Passivhaus principles.
- 3. Houses should be delivered with accompanying private external amenity space to the rear. As these uses are expected to wrap a single storey car parking podium, this private external amenity space should be explored at reserved matters stage to the roof of the podium and ensure secured access.
- 4. Commercial uses wrap the south-west of the plot, fronting Goodison Road, Southern Square, Western Square and Walton Lane.
- 5. Retail use is expected to be provided at ground floor onto Goodison Road and Western Square.

Massing

- 6. Buildings must not exceed the maximum height parameter allowance set in the parameters (measured above ground level). This changes across the plot, from 10.5m to the Legacy Street, 15m to the north-west of the Plot along Goodison Road to 18.5m to Spellow Lane and Walton Lane. The maximum parameter height is inclusive of roof form.
- 7. Detailed design of the tallest elements must consider views north from Walton Lane and Stanley Park, the impact of enclosure onto Goodison Road and the view east from Spellow Lane towards Stanley Park.
- 8. Homes within Plot A are expected to meet Passivhaus principles. In order to achieve this, pitched roofs are expected to maximise the south facing elevation. Upper floors must be dual aspect to enhance natural ventilation through properties as the ground floor will interface with the parking podium.



Frontages, Entrances and Thresholds

1.

As Plot A is a large perimeter block, it allows primary building frontages to face out of all sides of the plot. However, the frontage onto the Play Street is the least dominant frontage and therefore considered a secondary frontage.
2.

Residential use is expected to provide a primary frontage to the Legacy Street. Retail uses are expected to provide an active primary frontage onto Goodison Road and the Southern Square. An active commercial frontage at ground floor is expected along Walton Lane.
3.

Housing onto the Legacy Street and Play Street should be delivered with front gardens that form a suitable defensible threshold between public street and building edge.

•

Homes should be delivered to the plot extents therefore, front gardens and defensible space will be delivered beyond the plot boundary but within the parcel boundary.
4.

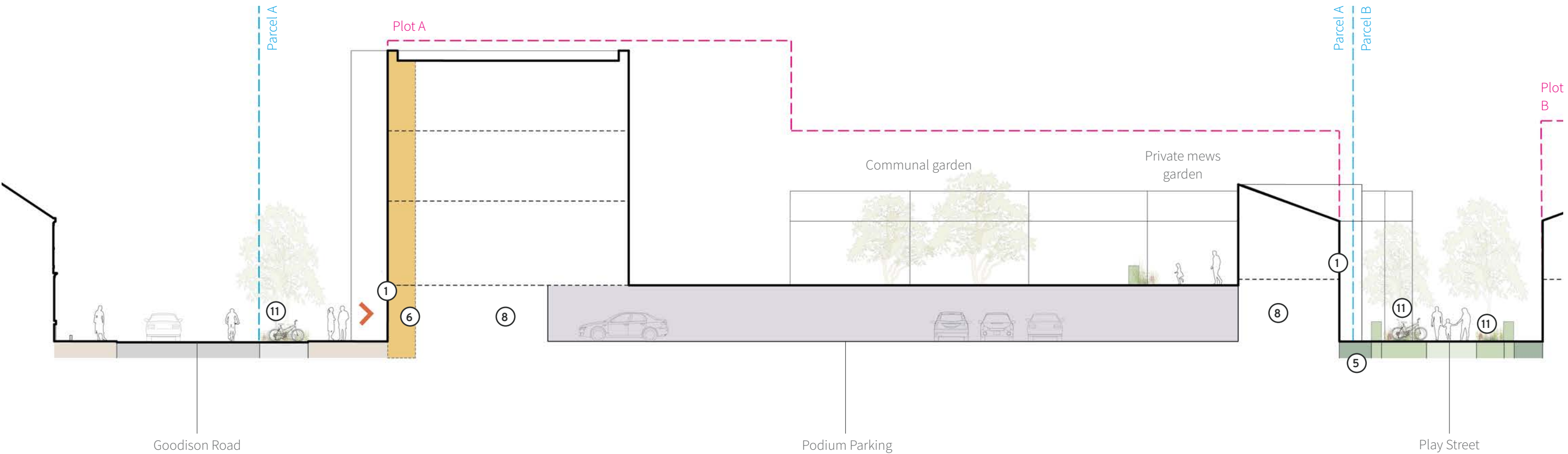
The intention is for front gardens facing the Legacy Street to be delivered to a minimum of 1m threshold and potentially include a low-rise brick wall, taking precedent from the surrounding neighbourhood. This boundary treatment should be supplemented by additional planting to soften the street scene and ensure a permeable surface to the front of homes. This is anticipated to be delivered beyond the parameter plot boundary but within the parcel boundary.
5.

Front gardens facing the Play Street should be of a minimal depth and provide a soft landscaped threshold and boundary treatment that compliments the play street.
6.

Non-residential frontages to Goodison Road, Spellow Lane and Walton Lane must be active, limiting blank elevations and encourage internal use to blend with the street environment.
7.

Where inactive frontages are required, a landscaped threshold should be introduced to mitigate the impact as far as practicable.

▼ Plot A East-West Section



▼ Plot A Section Location



- KEY
- Parameter Parcel Boundary
 - Parameter Plot Boundary
 - Primary Building Entrances
 - Primary Frontage
 - Front Garden/Defensible Space
 - Back Garden/Yard
 - Play Street
 - Pedestrian Footpath
 - Car Parking
 - Parking Podium

8.

As shown in the section below, the central parking podium must not interface with the street, save for a single vehicular access point to the southern Legacy Street. Uses should instead wrap the podium at ground floor.
9.

Associated cycle parking should be delivered. This should be provided via an internal cycle store for commercial uses. Chapter 5 describes how Plot A could house a wider cycle park to provide internal, secure cycle parking for non-residential uses across the masterplan.
10.

Secure, covered cycle provision must also be provided to residential properties. This is anticipated either to the front of properties or within a communal store along the Play Street within the podium.
11.

Visitor cycle parking stands should be provided on street to supplement cycle parking for all uses.
12.

Bin storage must be accommodated sensitively within the podium and presented to the street without causing long blank frontages.

6.2 Plot B

Plot B is a residential plot providing a mix of apartments, terraced housing and mews housing at the corner between Bullens Road and Walton Lane. This large perimeter plot provides key frontages to Stanley Park across Walton Lane, as well as the southern Legacy Street and southern Play Street. Plot B is expected to provide up to 72 homes, with maximum development heights ranging from 3-6 storeys.

Plot B sits within Parcel B. The supporting infrastructure must be delivered within Parcel B:

- New east-west Legacy Street, linking Bullens Road to Goodison Road
- Up to 36 new parking spaces along the southern Legacy Street
- A new square, 'Eastern Square,' to the Bullens Road/ Walton Lane junction
- A new landscaped frontage to Walton Lane
- The southern Play Street

Plot B will deliver:

- A maximum of 6,200 sqm GEA of residential (use class C3) development - up to 72 homes, envisioned to be a mix of terraces, mews and apartments
- A single storey wrapped parking podium at the centre of the plot for up to 45 car parking spaces

Layout

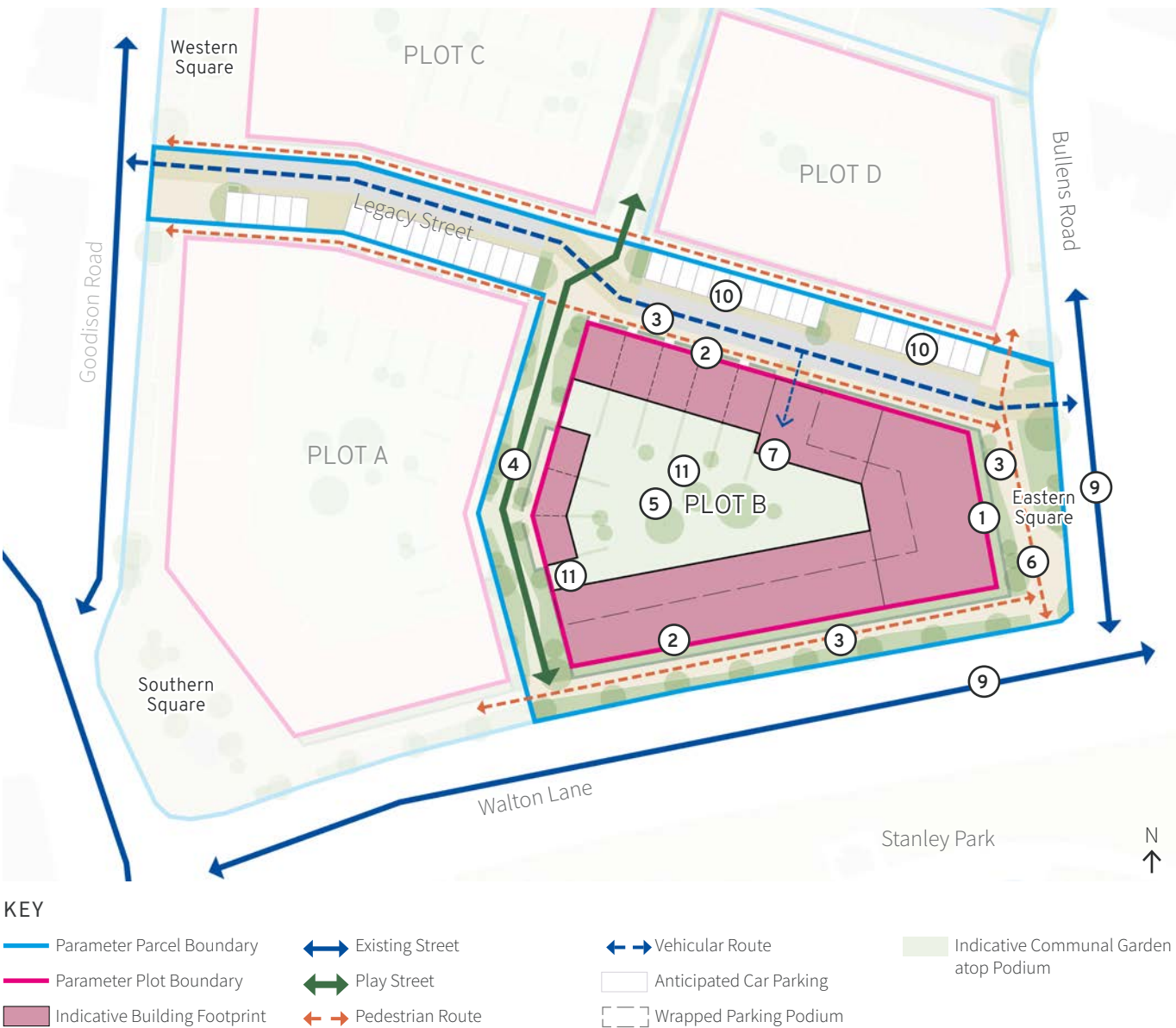
1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is expected to be delivered up to the plot boundary to maximise interaction with the street and form a consistent building line with adjacent plots.
3. Primary frontages must face onto Bullens Road, the Legacy Street and Walton Lane. Primary frontages must be addressed by the front face of buildings with all primary entrances.
4. The secondary plot frontage faces the Play Street. This street is expected to be characterised by mews typologies fronting the street. The Play Street will also include the side elevations of development fronting Walton Lane and the southern Legacy Street. These side elevations are expected to be detailed to allow for appropriate animation to occur.

5. Development is expected to wrap a single storey podium car park, accessed from the Legacy Street.

Access and Movement

6. Pedestrian routes are expected to circulate around the plot parameter, providing new footways along the existing streets of Bullens Road and Walton Lane, mitigated by landscape treatment.
7. The new east-west Legacy Street to the north of Plot B should prioritise pedestrian and cycle connectivity from Goodison Road and Bullens Road, provide some car parking for residential use and access into the podium car park within Plot B.
8. The new landscaped Play Street to the west of Plot B will limit vehicular access to emergency access and limited residential servicing only - therefore provides a safe street to walk, cycle and play.
9. Vehicular access should remain unchanged along Bullens Road and Walton Lane.
10. Associated plot parking is anticipated to be delivered along the southern Legacy Street and in a parking podium accessed from the Legacy Street and wrapped by active development to negate the impact of car parking grills on the wider public realm.
11. The potential for secured private and communal amenity space for residential uses on top of the Plot B podium is anticipated to be explored at reserved matters stage. This is expected to be primarily accessed through the built form.

▼ Plot B: Plan



Use

1. Plot B is a residential plot and is expected to deliver up to 72 homes of a mix of apartments, terraces and mews homes. The principle of distribution of residential types anticipates apartments predominantly along Walton Lane, terrace homes to the Legacy Street and mews housing to the Play Street.
- All residential development is expected to meet as a minimum the Nationally Described Space Standards.

All residential development is expected to be delivered to align with Passivhaus principles.
2. Homes should be delivered with accompanying private external amenity space to the rear. As these uses are expected to wrap a single storey car parking podium, this private external amenity space should be explored at reserved matters stage to the roof of the podium and ensure secured access.

Massing

3. Buildings must not exceed the maximum height parameter allowance set in the parameters (measured above ground level). This changes across the plot, from 11.5m to the southern Legacy Street, 18.5m to Walton Lane and up to 22m on the corner of Walton Lane and Bullens Road. The maximum parameter height is inclusive of roof form.
4. Detailed design of the tallest elements must consider views from Walton Lane and Stanley Park.
5. Homes within Plot B are expected to meet Passivhaus principles. In order to achieve this, pitched roofs are expected to maximise the south facing elevation. Upper floors of terraced and mews housing must be dual aspect to enhance natural ventilation through properties as the ground floor will interface with the parking podium. Apartments are also expected to be dual aspect where possible.

KEY

- Parameter Parcel Boundary

Parameter Plot Boundary

Residential Use (C3)

Legacy Street

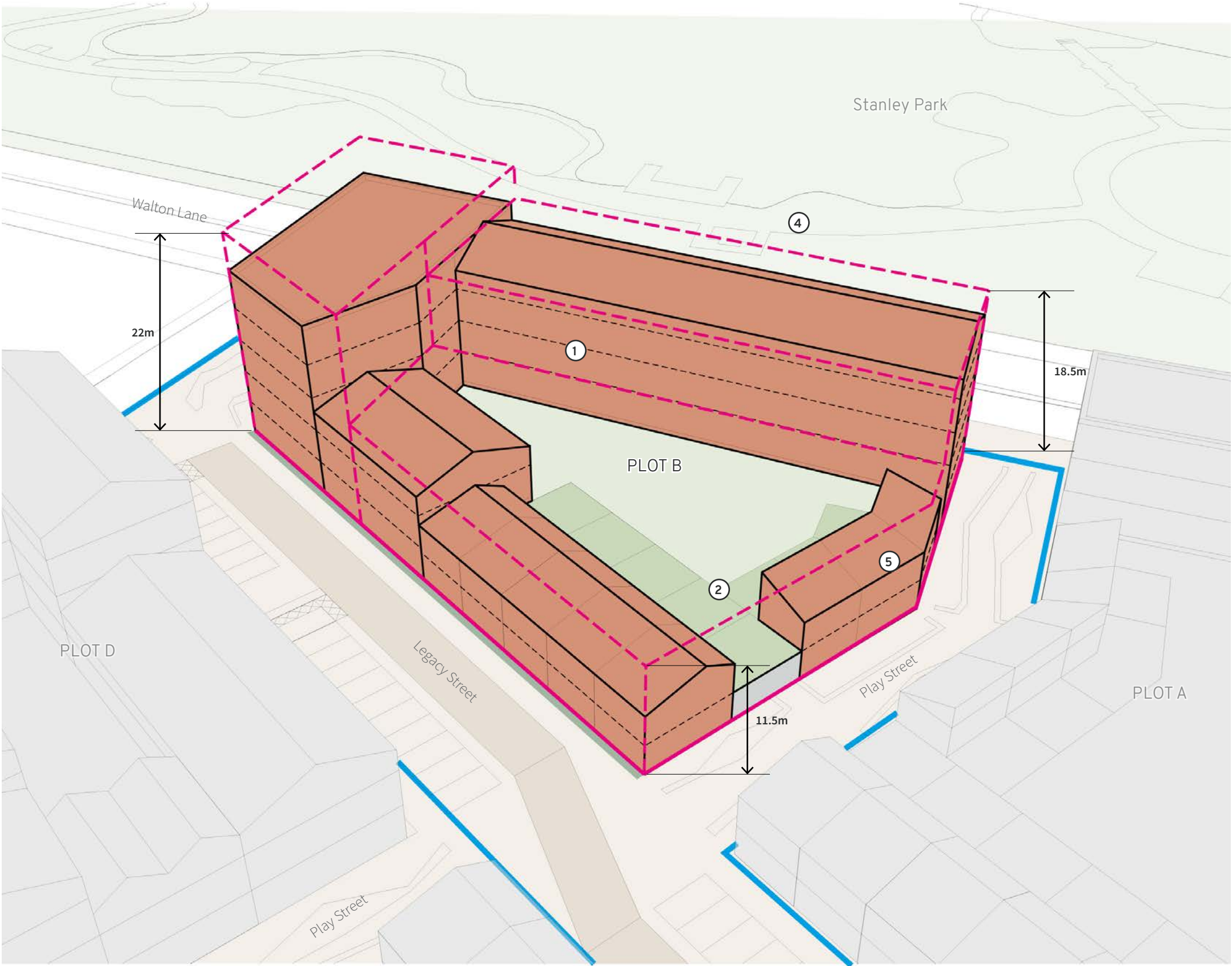
Parking Podium

Defensible Space

Private Amenity Space

Indicative Communal Garden

▼ Plot B: Axonometric View



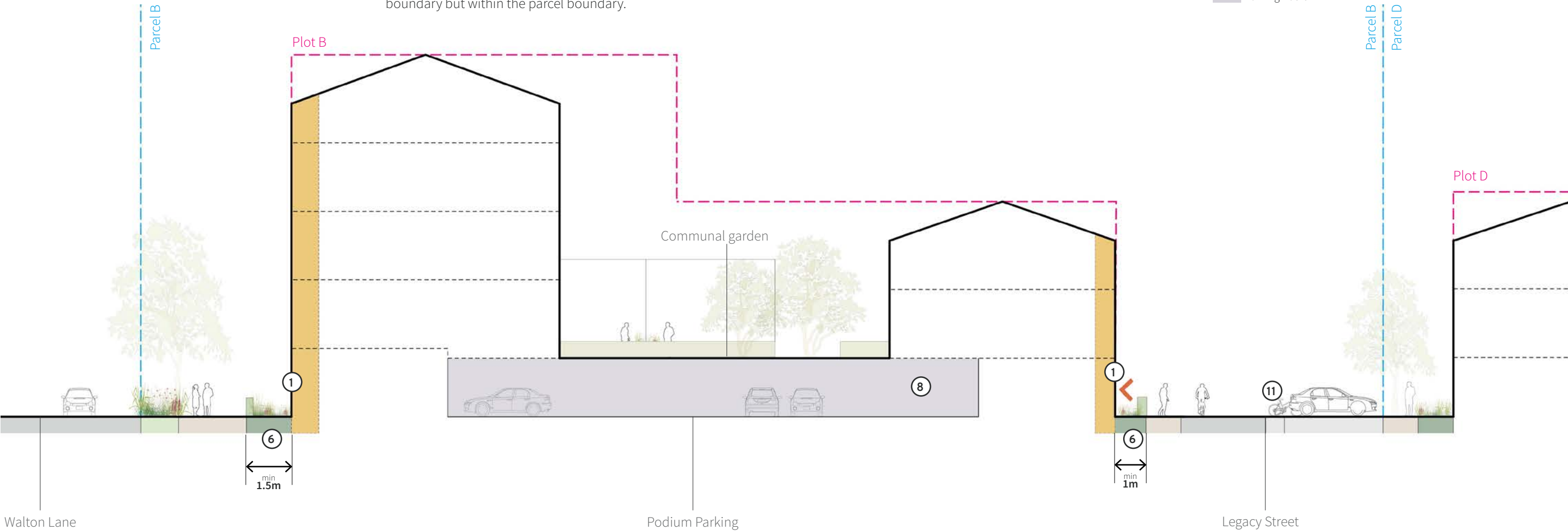
Frontages, Entrances and Thresholds

1. As Plot B is a large perimeter block, it allows primary building frontages to face out of all sides of the plot. However, the frontage onto the Play Street is the least dominant frontage and therefore considered a secondary frontage. It is here that the low scale, intimate mews housing typology is expected to be delivered.
2. Housing is expected to provide a primary frontage to the southern Legacy Street. The primary entrance to residential apartments is anticipated to be provided to the Eastern Square on Bullens Road.
3. Housing onto the Legacy Street and Play Street should be delivered with front gardens that form a suitable defensible threshold between public street and building edge.

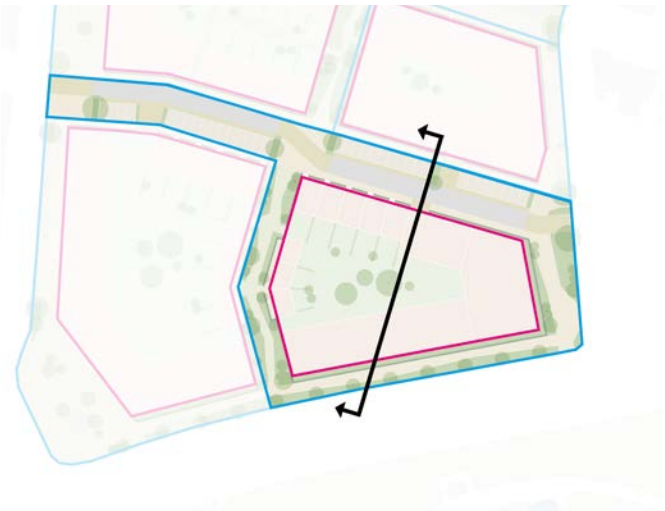
- Homes should be delivered to the plot extents therefore, front gardens and defensible space will be delivered beyond the plot boundary but within the parcel boundary.
4. The intention is for front gardens facing the Legacy Street to be delivered to a minimum of 1m threshold and potentially include a low-rise brick wall, taking precedent from the surrounding neighbourhood. This boundary treatment should be supplemented by additional planting to soften the street scene and ensure a permeable surface to the front of homes.
 5. Front gardens facing the Play Street should be of a minimal depth and provide a soft landscaped threshold and boundary treatment that compliments the play street.
 6. Apartment frontages should explore a defensible landscaped threshold to the street. The intention is for this to be delivered to a minimum of 1m to the Legacy Street and 1.5m to Walton Lane and Bullens Road. This is anticipated to be delivered beyond the parameter plot boundary but within the parcel boundary.

7. Where inactive frontages are required, the landscaped threshold should seek to mitigate the impact as far as practicable.
8. As shown in the section below, the central parking podium must not interface with the street, save for a single vehicular access point to the Legacy Street. Uses should instead wrap the podium at ground floor.
9. Associated cycle parking should be delivered. This should be provided via an internal cycle store for residential apartments.
10. Secure, covered cycle provision must also be provided to residential properties. This is anticipated either to the front of properties or within a communal store along the Play Street within the podium.
11. Visitor cycle parking stands should be provided on street to supplement residents cycle parking.
12. Bin storage must be accommodated sensitively within the podium and presented to the street without causing long blank frontages.

▼ Plot B: South-North Section



▼ Plot B Section Location



KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Primary Building Entrances
- Primary Frontage
- Front Garden/Defensible Space
- Landscape frontage to Walton Lane
- Pedestrian Footpath
- Car Parking
- Parking Podium

6.3 Plot C

Plot C is a predominantly residential plot providing a mix of apartments and terraced housing, supported by retail use onto Western Square created along Goodison Road. This plot also provides a key frontage onto the new Park, as well as the new Legacy Streets to the north and south and the central Play Street. Plot C is expected to provide up to 36 homes, with a maximum development height of up to 3 storeys.

Plot C sits within Parcel C. The supporting infrastructure must be delivered within Parcel C:

- New central Legacy Street, linking Bullens Road to Goodison Road at the southern end of The Park
- Up to 33 new parking spaces along the central Legacy Street
- A new square to Goodison Road
- Up to 7 parking spaces along Goodison Road
- The central Play Street

Plot C will deliver:

- A maximum of 3,535 sqm GEA of residential (use class C3) development - up to 36 homes, envisioned to be a mix of terraces and apartments
- A maximum of 150 sqm GEA of retail (use class A1-A5) development

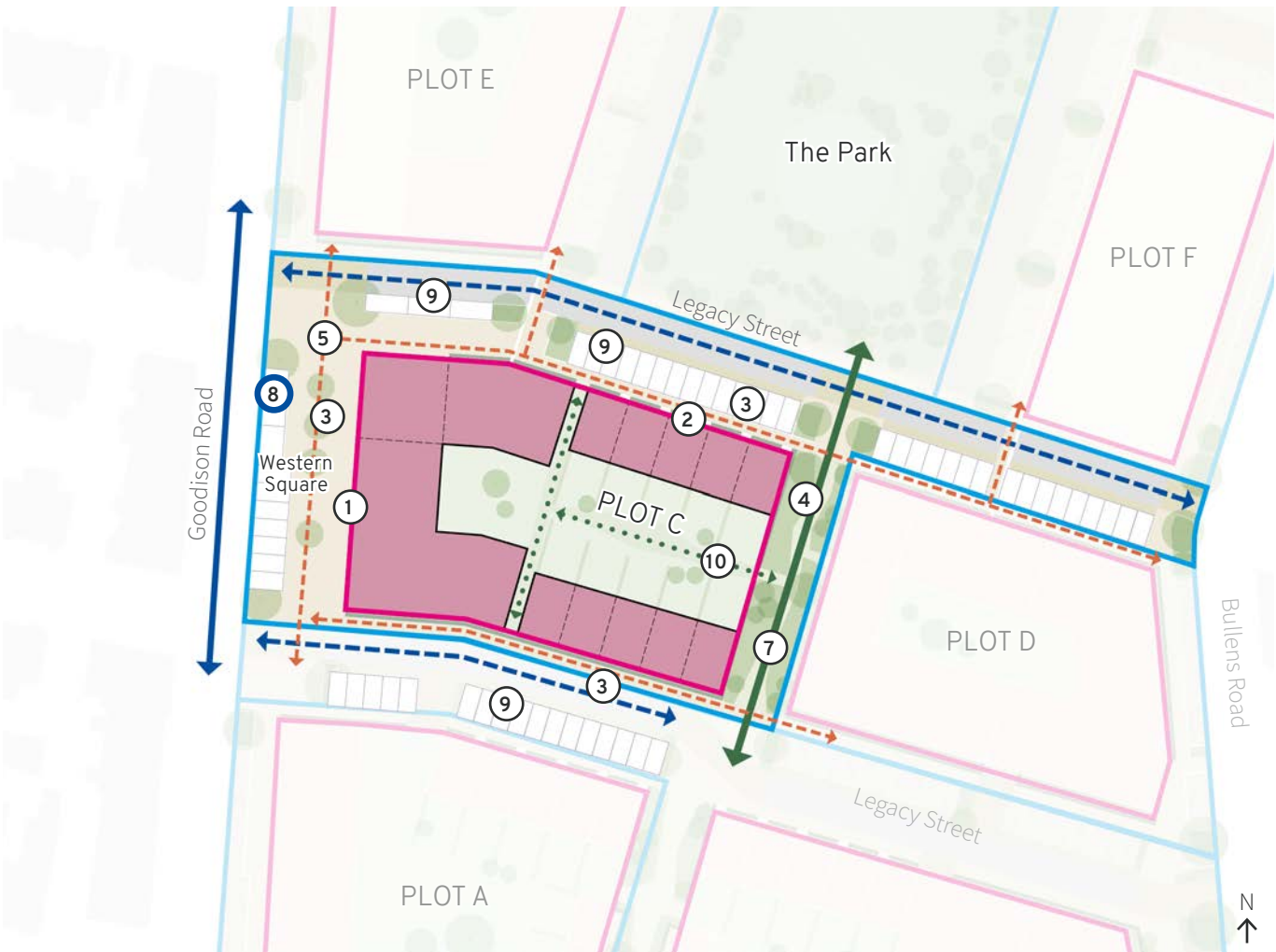
Layout

1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is expected to be delivered up to the plot boundary to maximise interaction with the street, form a consistent building line with adjacent plots and to maximise back-to-back distances within the centre of the plot.
3. Primary frontages must face onto Goodison Road and both Legacy Streets. Primary frontages must be addressed by the front face of buildings with all primary entrances.
4. The secondary plot frontage faces the Play Street. This will include the side elevations of homes which are expected to be detailed to allow for appropriate animation to occur.

Access and Movement

5. Pedestrian routes are expected to circulate around the plot parameter, providing new footways within a generous new square (Western Square) along Goodison Road as well as along the Legacy Streets and through the central Play Street.
6. The new east-west Legacy Streets to the north and south of Plot C should prioritise pedestrian and cycle connectivity from Goodison Road and Bullens Road alongside providing car parking for residential use.
7. The new landscaped Play Street to the east of Plot C will limit vehicular access to emergency access and limited residential servicing only - therefore provides a safe street to walk, cycle and play.
8. Vehicular access should remain unchanged along Bullens Road. Service access to the retail use fronting the Western Square will be provided from Goodison Road via a new loading bay onto the square.
9. Associated plot parking is anticipated to be delivered along the central Legacy Street.
10. Back garden access to the terraced housing is expected to be delivered within the centre of Plot C by way of a Passage off the Play Street and linking through to the Legacy Streets. The Passage provides the dual function of practical access to gardens for bin/bike storage and an opportunity for a communal space to encourage neighbourliness. Access must be secured for residents only.

▼ Plot C: Plan



KEY

- | | | | |
|---------------------------------|--------------------|---------------------------|--------------------------|
| — Parameter Parcel Boundary | ↔ Existing Street | ↔ Vehicular Route | ○ Indicative Loading Bay |
| — Parameter Plot Boundary | ↔ Play Street | ⋯ Passage | |
| ■ Indicative Building Footprint | ↔ Pedestrian Route | □ Anticipated Car Parking | |

Use

- Plot C is a predominantly residential plot and is expected to deliver up to 36 homes of a mix of apartments and terraced homes. The principle of distribution of residential types anticipates apartments predominantly to Goodison Road.
- All residential development is expected to meet as a minimum the Nationally Described Space Standards.
- All residential development is expected to be delivered to align with Passivhaus principles.
- Housing should be delivered with accompanying private external amenity space to the rear within the centre of the plot.
- Apartments are expected to be delivered with a communal garden space to the rear within the centre of the plot.
- Retail use is expected to be provided at ground floor onto the Western Square fronting Goodison Road.

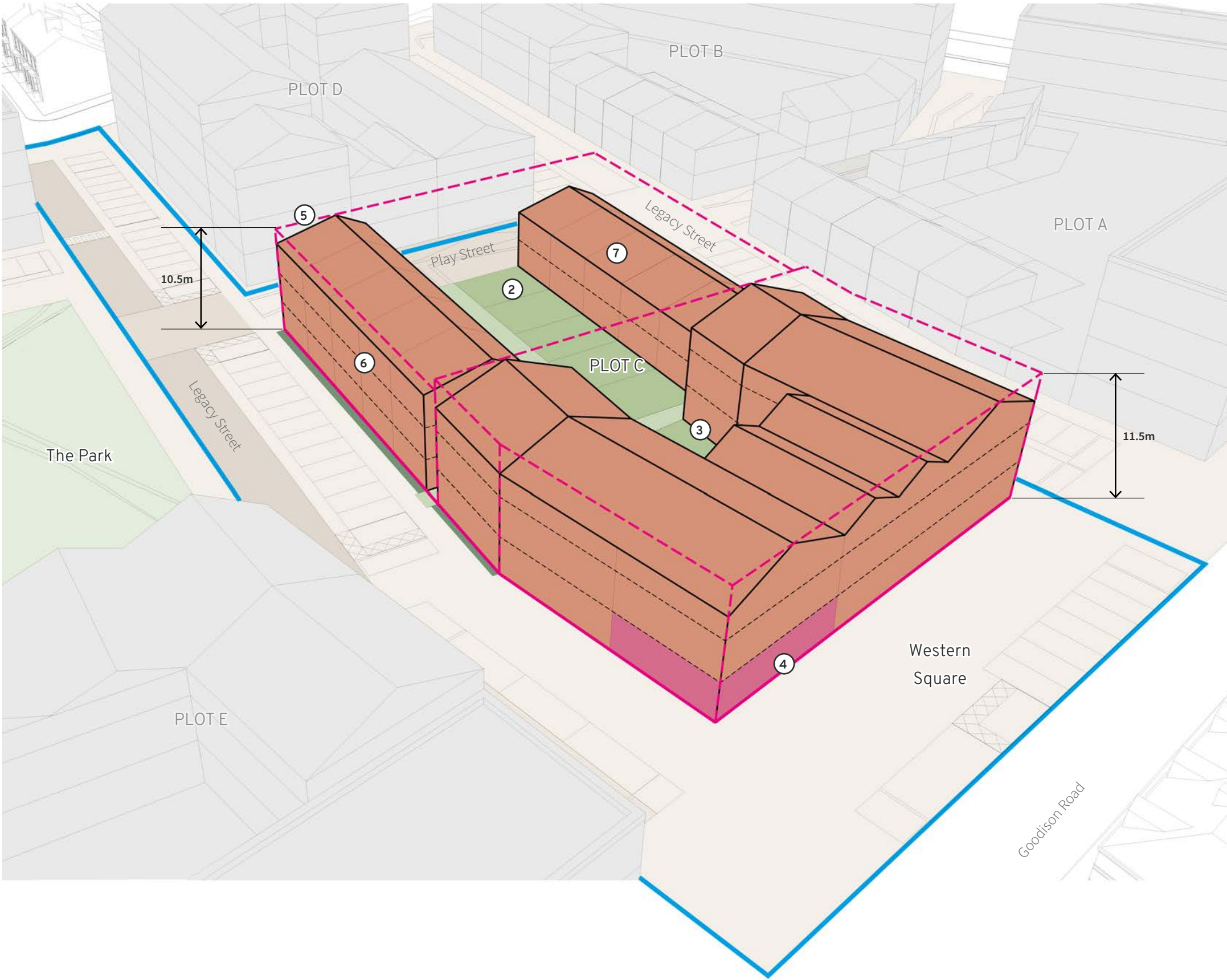
Massing

- Buildings must not exceed the maximum height parameter allowance set in the parameters (measured above ground level). This changes across the plot, from 11.5m to the west fronting Goodison Road and 10.5m for the remainder of the plot. The maximum parameter height is inclusive of roof form.
- Homes facing The Park have the opportunity to rise to 3 storeys in order to maximise enclosure onto this space.
- Homes along the southern frontage of the plot must be careful if exploring 3 storeys to ensure adequate light reaches the back of homes fronting The Park.
- Homes within Plot C are expected to meet Passivhaus principles. In order to achieve this, shallow pitched roofs are expected to maximise the south facing elevation and winter sun into all homes.

KEY

— Parameter Parcel Boundary	 Defensible Space
— Parameter Plot Boundary	 Private Amenity Space
 Retail Use (A1-A5)	 Passage
 Residential Use (C3)	 Legacy Street

▼ Plot C: Axonometric View



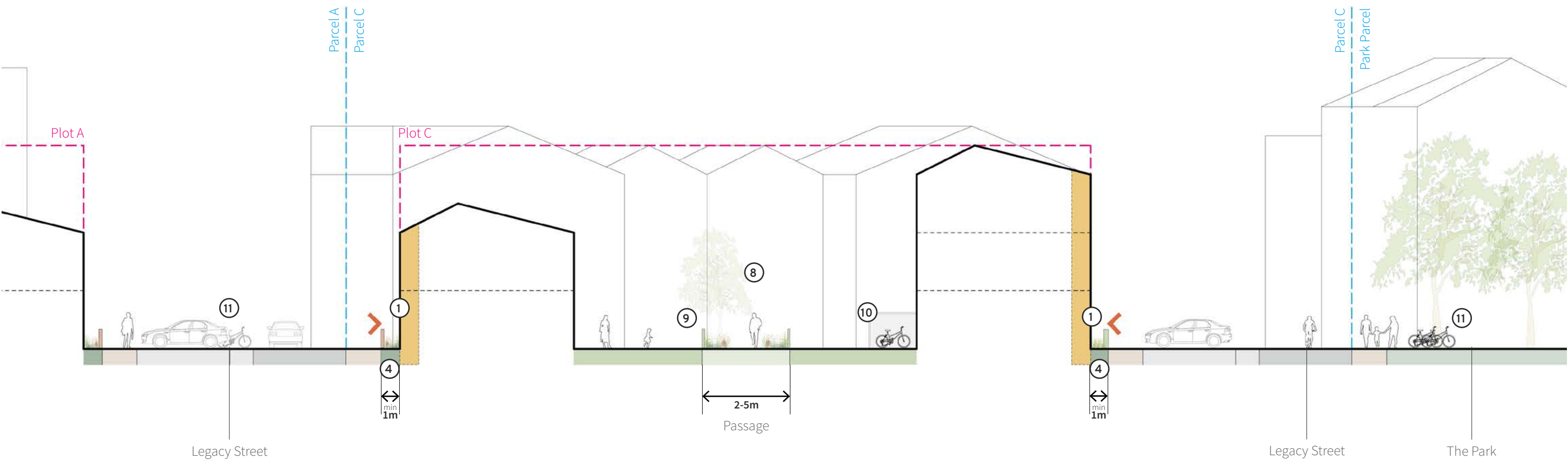
Frontages, Entrances and Thresholds

1. Primary building frontages must face Goodison Road and the Legacy Streets.
2. Primary building entrances should be located on primary frontages.
3. Housing along the Legacy Streets is expected to be delivered with front gardens that should form a suitable defensible threshold between public street and building edge.
 - Buildings should be delivered to the plot extents therefore, front gardens and defensible space will be delivered beyond the plot boundary but within the parcel boundary.

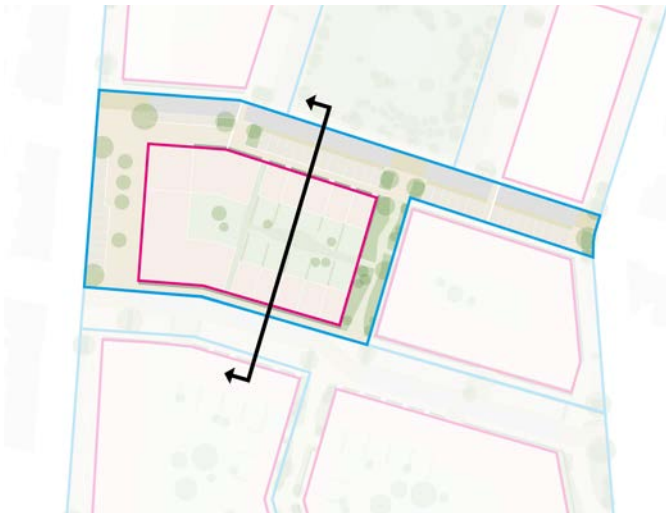
4. The intention is for front gardens facing the Legacy Streets to be delivered to a minimum of 1m threshold. To the south of Plot C, the boundary treatment could include a low-rise brick wall, taking precedent from the surrounding neighbourhood. This boundary treatment should be supplemented by additional planting to soften the street scene and ensure a permeable surface to the front of homes. To the north of Plot C facing The Park, a soft landscaped threshold and boundary treatment that compliments The Park is anticipated. This is anticipated to be delivered beyond the parameter plot boundary but within the parcel boundary.
5. Where apartments meet the ground floor, they are expected to include a defensible landscaped threshold to the street. This should be delivered to a minimum of 1m to the Legacy Streets.
6. Retail frontage onto the Western Square must be active, limiting blank elevations and encourage internal use to blend with the street environment.
7. Where inactive frontages are required, the landscaped threshold should seek to mitigate the impact as far as practicable. Blank elevations should not front the Western Square.

8. Internal passages in the centre of the plot should be delivered to encourage communal and neighbourly activity. The Passage could be delivered between 2-5m width and explore opportunities to provide additional planting, furniture and communal amenities such as cycle storage and play space.
9. Back gardens facing the internal passage should deliver a soft threshold. Fencing between gardens and onto the passage should be at a low height to encourage neighbourly activity.
10. Associated residential cycle parking should be delivered. This should be provided as a mix of private parking for each house in a covered, secure solution to the back of properties as well as exploring communal spaces within the internal passages. For apartments, an internal cycle store must be provided.
11. Visitor cycle parking stands should be provided on street for retail use and to supplement residents cycle parking.
12. Bin storage must be accommodated sensitively to the back of properties in a dedicated bin store. The passage should be used as the primary route for bin movement.

▼ Plot C South-North Section



▼ Plot C Section Location



KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Primary Building Entrances
- Primary Frontage
- Front Garden/Defensible Space
- Back Garden/Yard
- Internal Passage
- Pedestrian Footpath
- Car Parking

6.4 Plot D

Plot D is a plot solely providing residential institution use along Bullens Road. This plot also provides key frontages onto the southern Legacy Streets and the central Play Street. Plot D has a maximum development height ranging between 3-5 storeys.

Plot D sits within Parcel D. The supporting infrastructure must be delivered within Parcel D:

- A new frontage onto Bullens Road
- Up to 4 parking spaces along Bullens Road

Plot D will deliver:

- A maximum of 5,863 sqm GEA of residential institution (use class C2) development
- A single storey wrapped parking podium at the centre of the plot for up to 30 car parking spaces

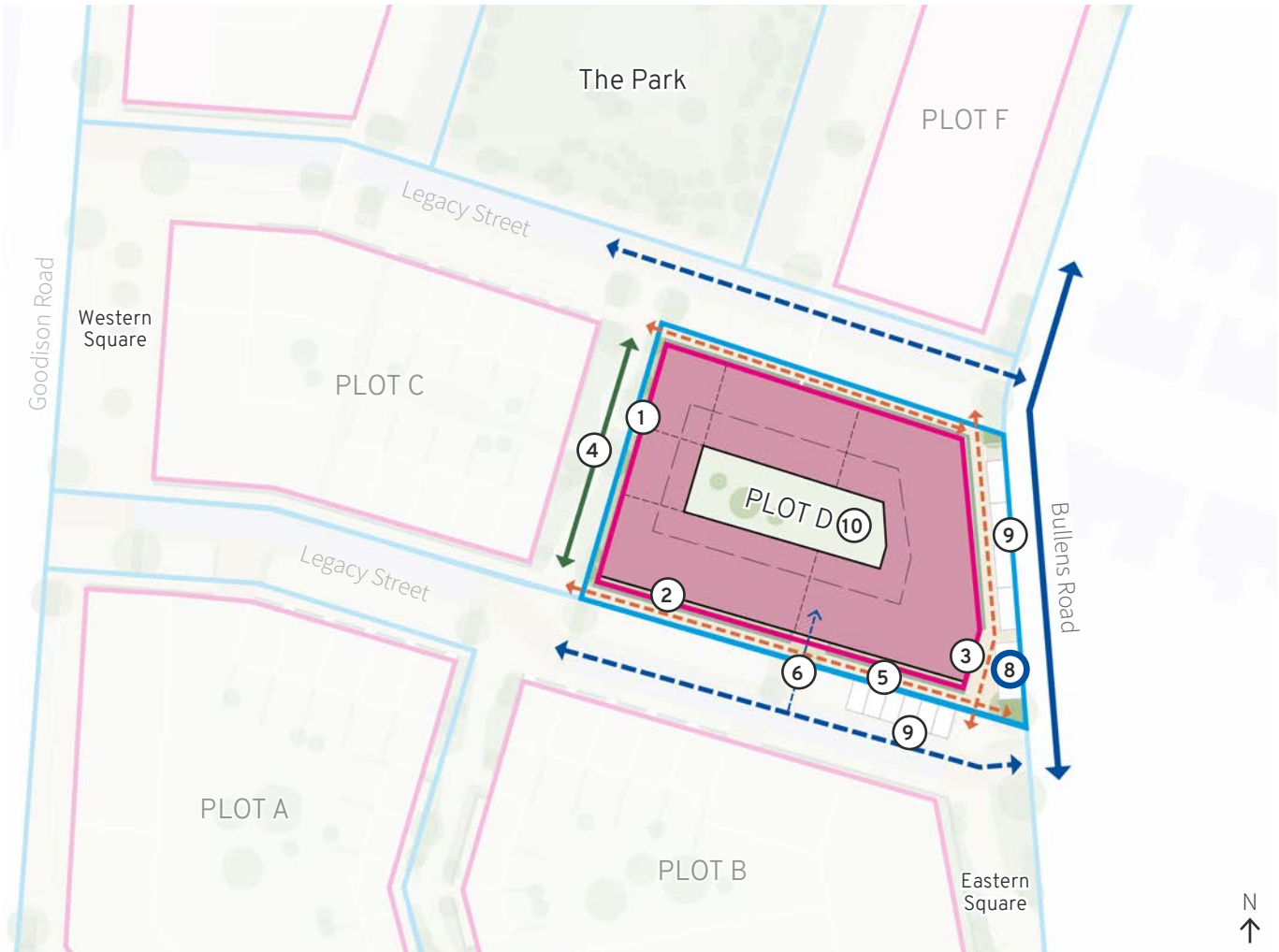
Layout

1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is generally anticipated to be delivered up to the plot boundary to maximise interaction with the street, form a consistent building line with adjacent plots and to maximise back-to-back distances within the centre of the plot. This should be considered alongside the need for an appropriate defensible space at ground floors where living accommodation is provided.
3. Primary frontages must face onto Bullens Road and both Legacy Streets. The primary entrance into the plot is anticipated to be from Bullens Road, where the plot interfaces with the top of Eastern Square.
4. The secondary plot frontage faces the central Play Street. Building frontages facing the Play Streets are expected to be detailed to allow for appropriate animation to occur to ensure the Play Streets feel welcoming and overlooked.

Access and Movement

5. Pedestrian routes are expected to circulate around the plot parameter, providing new footways along Bullens Road as well as along the Legacy Streets and through the central Play Street.
6. The new east-west Legacy Streets to the north and south of Plot D should prioritise pedestrian and cycle connectivity from Goodison Road and Bullens Road. Legacy Street to the south will also provide car parking for Plot D uses as well as access into the podium car park within the plot.
7. The new landscaped Play Street to the west of Plot D will limit vehicular access to emergency access and limited residential servicing only - therefore provides a safe street to walk, cycle and play.
8. Vehicular access should remain unchanged along Bullens Road. Service access will be provided from Bullens Road via a new loading bay to the street.
9. Associated plot parking is anticipated to be delivered along the southern Legacy Street, Bullens Road and in a parking podium accessed from the southern Legacy Street and wrapped by development to negate the impact of car parking grills on the wider public realm.
10. The potential for a secured communal amenity space on top of the Plot D podium is anticipated to be explored at reserved matters stage. Access to this will be through built form only.

▼ Plot D: Plan



KEY

- | | | | |
|-------------------------------|------------------|-------------------------|--|
| Parameter Parcel Boundary | Existing Street | Vehicular Route | Wrapped Parking Podium |
| Parameter Plot Boundary | Play Street | Anticipated Car Parking | Indicative Communal Garden atop Podium |
| Indicative Building Footprint | Pedestrian Route | Indicative Loading Bay | |

Use

- 1. Plot D is allocated solely for residential institution use.
- 2. The use within the plot is anticipated to wrap a single storey parking podium in an active manner in order to limit long elevations of blank frontage.
- 3. To support the internal use, a communal garden space for residents only is anticipated to be delivered within the centre of the plot atop the parking podium.
- 4. Ground floor uses have the opportunity to be delivered with accompanying front garden space.

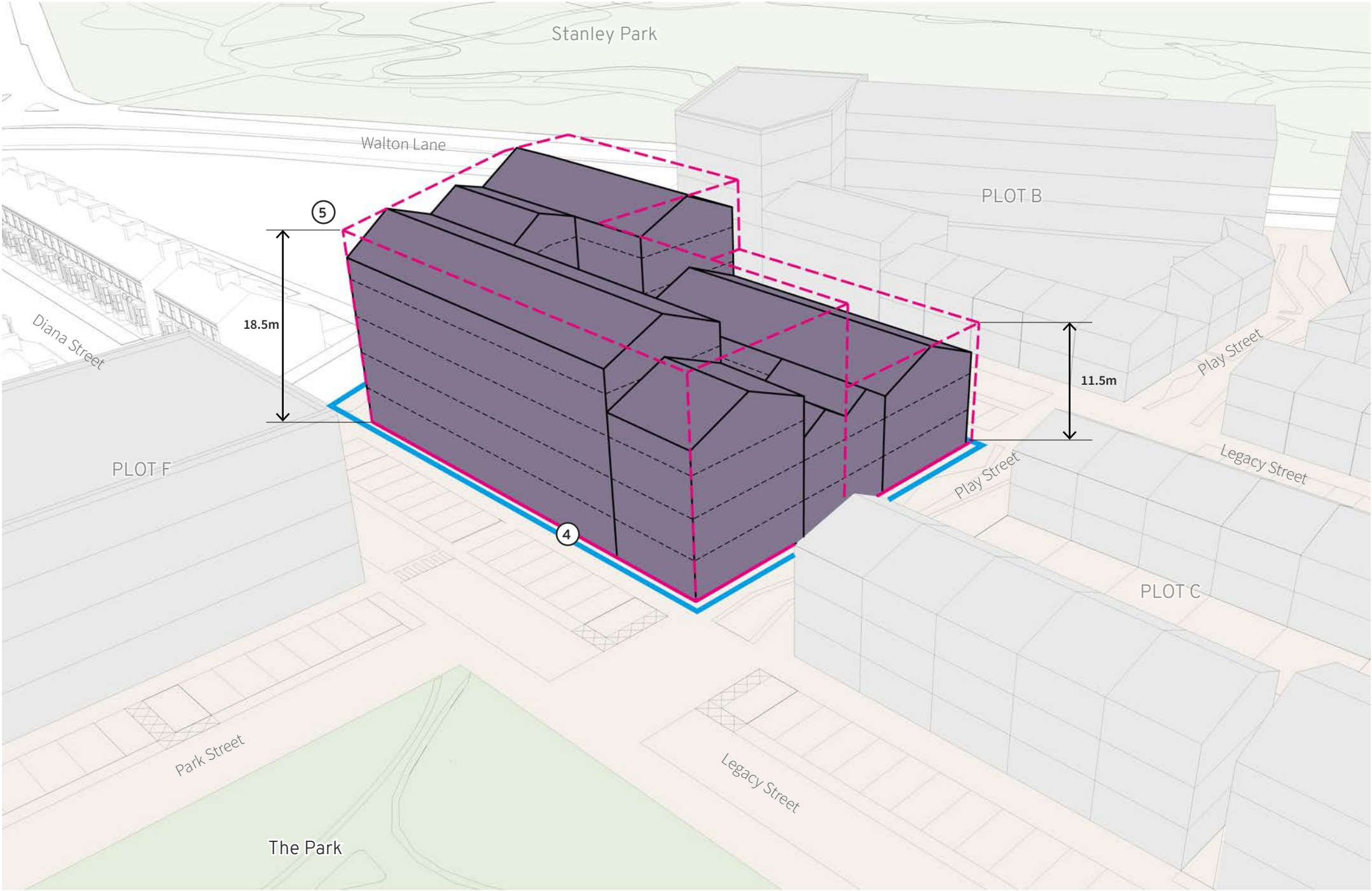
Massing

- 5. Buildings must not exceed the maximum height parameter allowance set in the parameters (measured above ground level). This changes across the plot, from 18.5m to the north and east, down to 11.5m to the southern Legacy Street. The maximum parameter height is inclusive of roof form.
- 6. Development within Plot D is expected to meet Passivhaus principles. In order to achieve this, shallow pitched roofs are expected to maximise the south facing elevation.

KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Residential Institution Use (C2)

▼ Plot D: Axonometric View



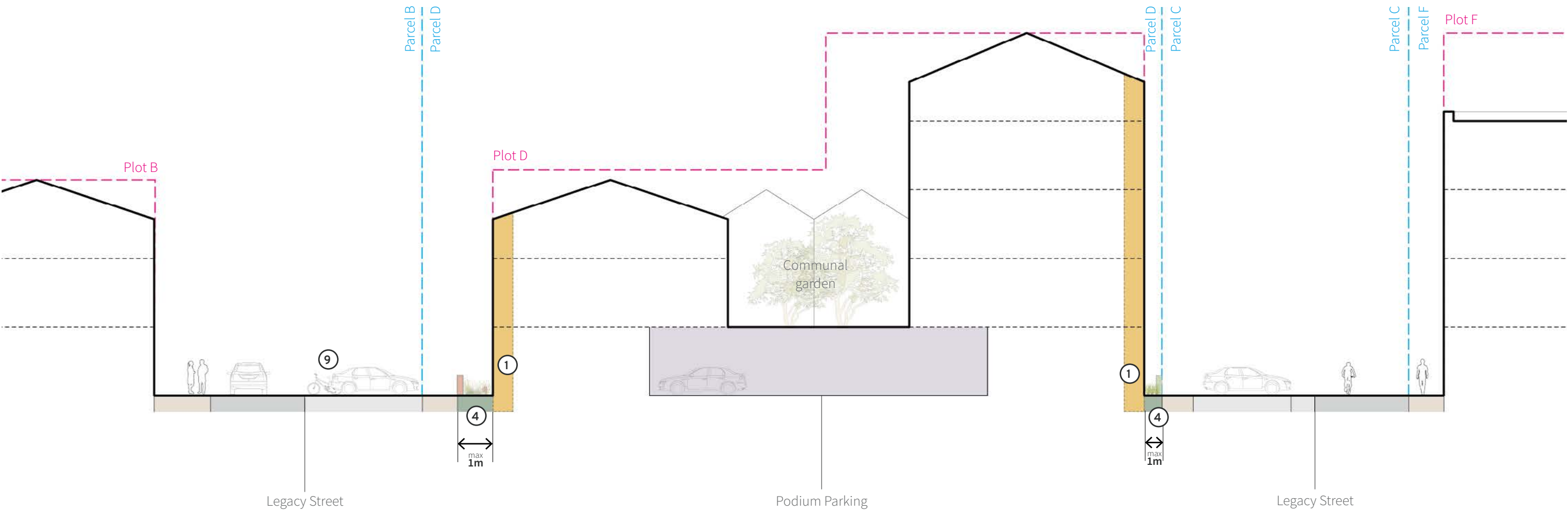
Frontages, Entrances and Thresholds

1. Primary building frontages must face Bullens Road and the Legacy Streets.
2. Primary building entrances should be located onto Bullens Road.
3. Development along the Legacy Streets is expected to be delivered with front gardens that should form a suitable defensible threshold between public street and building edge.
 - Buildings are expected be delivered to the plot extents to maximise the width of the central courtyard, whilst also considering the size of defensible space to the Legacy Streets. Front gardens and defensible space can be delivered beyond the plot boundary but within the parcel boundary.

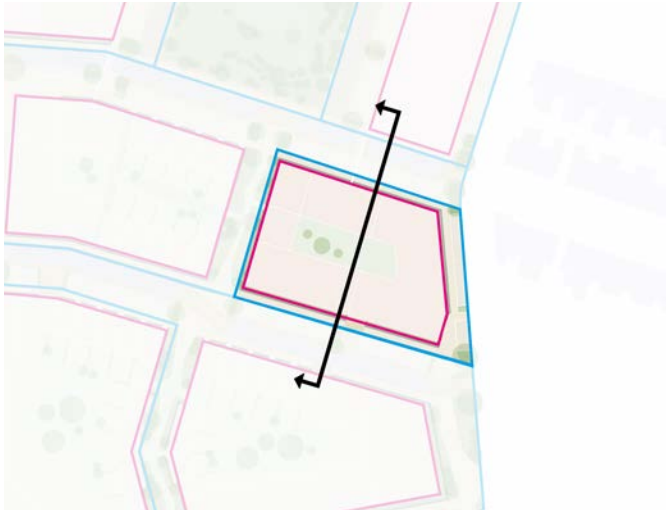
4. Defensible space facing the Legacy Streets is anticipated be delivered to a maximum of 1m threshold beyond the plot footprint. To the south of Plot D, the boundary treatment could include a low-rise brick wall, taking precedent from the surrounding neighbourhood. This boundary treatment should be supplemented by additional planting to soften the street scene and ensure a permeable surface to the front of homes. To the north of Plot D facing The Park, a soft landscaped threshold and boundary treatment that compliments The Park is anticipated. The majority of this is anticipated to be delivered beyond the parameter plot boundary but within the parcel boundary.
5. Frontage onto Bullens Road should be active, limiting blank elevations and encourage internal use to blend with the street environment.

6. Whilst frontage onto the central Play Street is secondary, the facade must be attractive with some animation to compliment the welcoming street environment.
7. Where short runs of inactive frontages are required around the plot, the landscaped threshold should seek to mitigate the impact as far as practicable. Blank elevations should not front Eastern Square.
8. Associated cycle parking should be delivered. This should be provided via an internal cycle store
9. Visitor cycle parking stands should be provided on street.
10. Bin storage must be accommodated sensitively within the podium without causing long blank frontage and presented for collection from a service bay along Bullens Road.

▼ Plot D South-North Section



▼ Plot D Section Location



KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Primary Building Entrances
- Primary Frontage
- Front Garden/Defensible Space
- Pedestrian Footpath
- Car Parking
- Parking Podium

6.5 Plot E

Plot E is a mixed use plot situated along The Park and Goodison Road and directly south of the Church of St. Luke. This perimeter plot provides new community and residential uses to the masterplan, as well as directly replacing the Goodison Road Stand. Development height is sensitive to proximity to the Church of St. Luke, with a maximum of 3-4 storeys across the plot.

Plot E sits within Parcel E. The supporting infrastructure must be delivered within Parcel E:

- A new frontage onto Goodison Road, including up to 6 new parking spaces
- The western Park Street, including up to 23 new parking spaces

Plot E will deliver:

- A maximum of 2,100 sqm GEA of residential (use class C3) development - up to 25 homes, envisioned to be predominantly apartments
- A maximum of 4,383 sqm GEA of community (use class D1) development
- A single storey wrapped parking podium at the centre of the plot for up to 65 car parking spaces

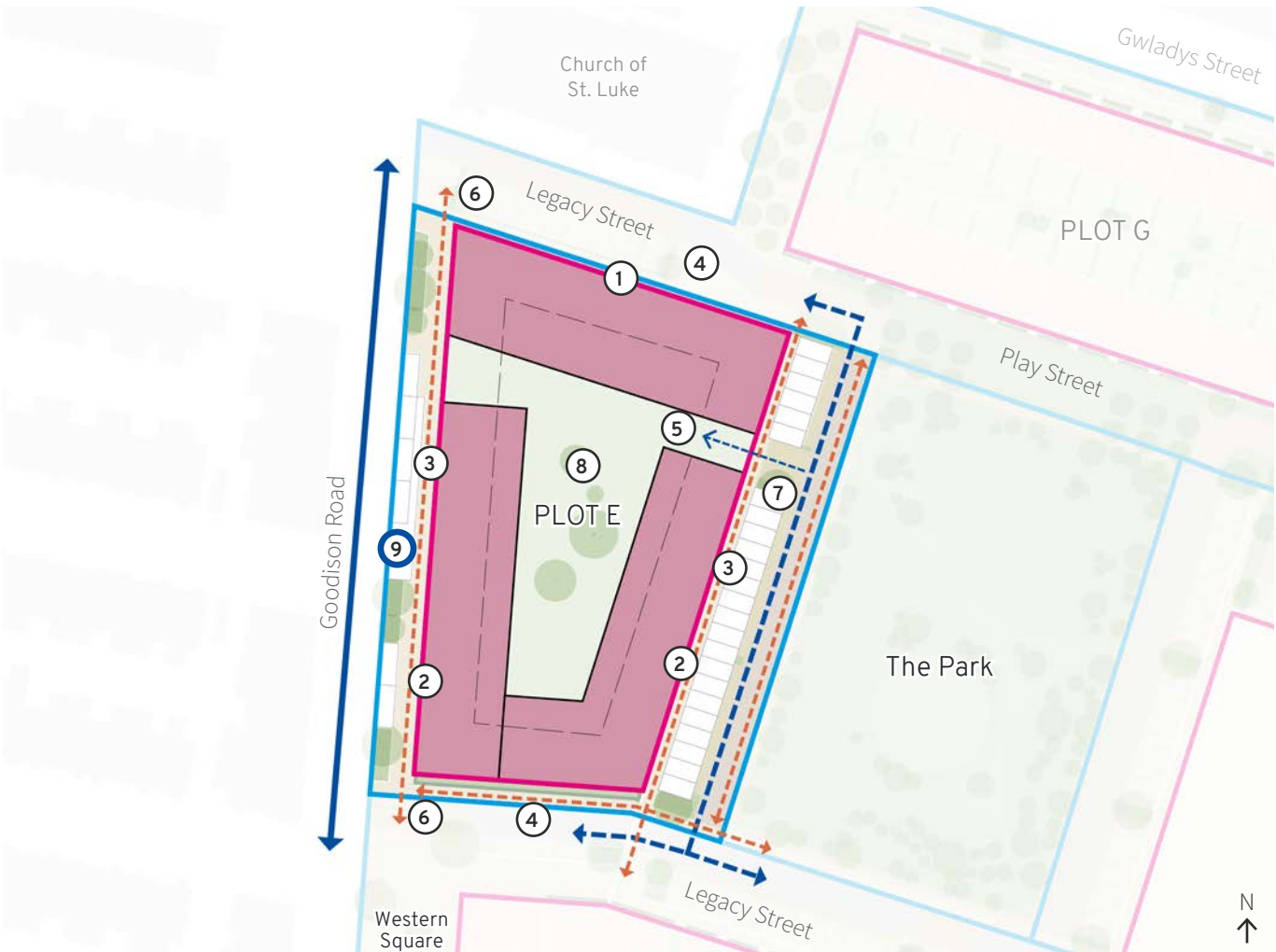
Layout

1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is expected to be delivered up to the plot boundary to maximise interaction with the street and form a consistent building line with adjacent plots.
3. Primary frontages must face onto Goodison Road, the Church of St. Luke and The Park via the western Park Street. Primary frontages must be addressed by the front face of buildings with all primary entrances.
4. The secondary plot frontage faces the central Legacy Street to the south. This frontage is onto key east-west routes through the plan, therefore the placement of active and inactive uses must be carefully considered along these elevations to limit any adverse impact on the street environment.
5. Development is expected to wrap a single storey podium car park, accessed from the western Park Street to negate the impact of car parking grills on the wider public realm.

Access and Movement

6. Pedestrian routes are expected to circulate around the plot parameter, providing a new footway along Goodison Road as well as along the Legacy Streets and western Park Street.
7. The new east-west Legacy Streets to the north and south of Plot E should prioritise pedestrian and cycle connectivity from Goodison Road and Bullens Road alongside providing low speed vehicular movement to the western Park Street where some car parking for Plot E use and access into the podium car park will be provided.
8. The potential for secured a communal amenity space for residential and community uses on top of the Plot E podium is anticipated to be explored at reserved matters stage. This is expected to be primarily accessed through the built form.
9. Vehicular access should remain unchanged along Goodison Road. The majority of service access to the plot, particularly for the community uses will be from this route via a new loading bay.

▼ Plot E: Plan



KEY

- | | | | |
|-------------------------------|------------------|-------------------------|--|
| Parameter Parcel Boundary | Existing Street | Vehicular Route | Wrapped Parking Podium |
| Parameter Plot Boundary | Play Street | Anticipated Car Parking | Indicative Communal Garden atop Podium |
| Indicative Building Footprint | Pedestrian Route | Indicative Loading Bay | |

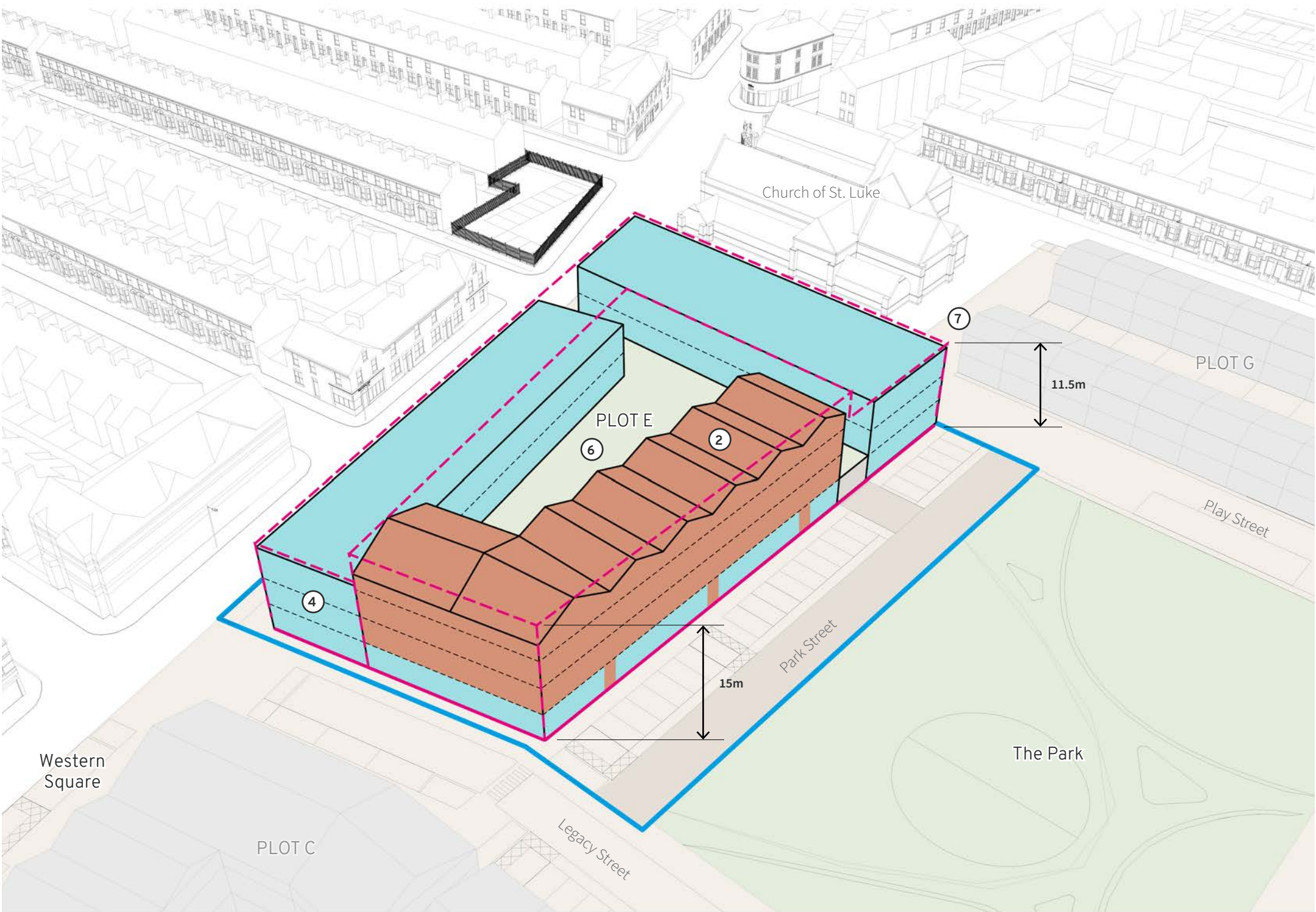
▼ Plot E: Axonometric View

Use

1. Plot E is a mixed use plot, comprising of community use (D1), residential use (C3).
2. The residential element is expected to deliver up to 25 homes.
 - All residential development is expected to meet as a minimum the Nationally Described Space Standards.
 - All residential development is expected to be delivered to align with Passivhaus principles.
3. Residential development is anticipated to be delivered overlooking The Park, providing natural surveillance over the space and encouraging it to become a welcoming and inclusive environment.
4. Community use is anticipated to be delivered throughout the ground floor of Plot E and to the upper storeys of buildings facing Goodison Road and the Church of St. Luke to ensure these uses are welcoming to the wider neighbourhood.
5. Uses are expected to wrap the single storey car parking podium, to ensure car parking is hidden away and replaced instead with active frontages.
6. Communal garden space for residential and community uses is expected to be explored at reserved matters stage to the roof of the podium and ensure secured access.

Massing

7. Buildings must not exceed the maximum height parameter allowance set in the parameters (measured above ground level). This changes across the plot, from 11.5m to the north and west along Goodison Road to 15m facing The Park. The maximum parameter height is inclusive of roof form.
8. Homes within Plot E are expected to meet Passivhaus principles. In order to achieve this, pitched roofs are expected to maximise the south facing elevation. Apartments are expected to be dual aspect to enhance natural ventilation through properties.



KEY

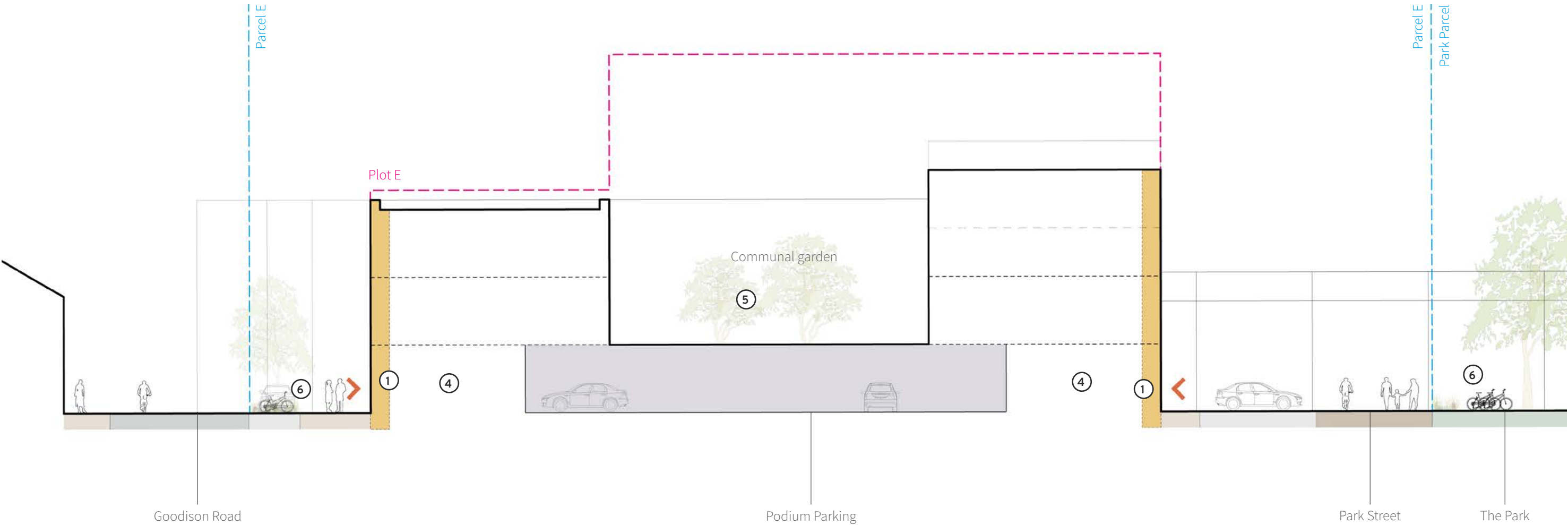
- | | |
|-----------------------------|-------------------|
| — Parameter Parcel Boundary | — Park Street |
| — Parameter Plot Boundary | — Communal Garden |
| — Community Use (D1) | |
| — Residential Use (C3) | |

Frontages, Entrances and Thresholds

- 1. As Plot E is a large perimeter block, it allows primary building frontages to face out of all sides of the Plot. However, the frontages to the south onto the central Legacy Street is the least dominant frontages and therefore considered secondary.
- 2. Uses are expected to face onto Goodison Road, the Church of St. Luke and The Park via the new western Park Street. These frontages are expected to be active, limiting blank elevations and encourage internal use to blend with the street environment.
- 3. Where inactive frontages are required, these are expected to be focussed away from the primary frontages and mitigated utilising a landscaped threshold as far as practicable.

- 4. As shown in the section below, the central parking podium must not interface with the street, save for a single vehicular access point to the western Park Street. Uses should instead wrap the podium at ground floor.
- 5. Associated cycle parking should be delivered. This should be provided via internal cycle stores. Chapter 5 describes how Plot E could house a wider cycle park to provide internal, secure cycle parking for non-residential uses across the masterplan.
- 6. Visitor cycle parking stands should be provided on street to supplement cycle parking for all uses.
- 7. Bin storage must be accommodated sensitively within the podium without causing long blank frontage and presented for collection from a service bay along Goodison Road.

▼ Plot E East-West Section



▼ Plot E Section Location



KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Primary Building Entrances
- Primary Frontage
- Pedestrian Footpath
- Car Parking
- Parking Podium

6.6 Plot F

Plot F is a community use plot situated between The Park and Bullens Road. This narrow plot provides the opportunity to deliver a larger footprint new community building within the masterplan as a key component of legacy within the site, up to a maximum of 5 storeys in height.

Plot F sits within Parcel F. The supporting infrastructure must be delivered within Parcel F:

- A new frontage onto Bullens Road, including up to 7 new parking spaces
- The eastern Park Street, including up to 25 new parking spaces
- A new flexible square to the north of Plot F with the potential to accommodate up to 24 parking spaces if required

Plot F will deliver:

- A maximum of 5,615 sqm GEA of community (use class D1) development

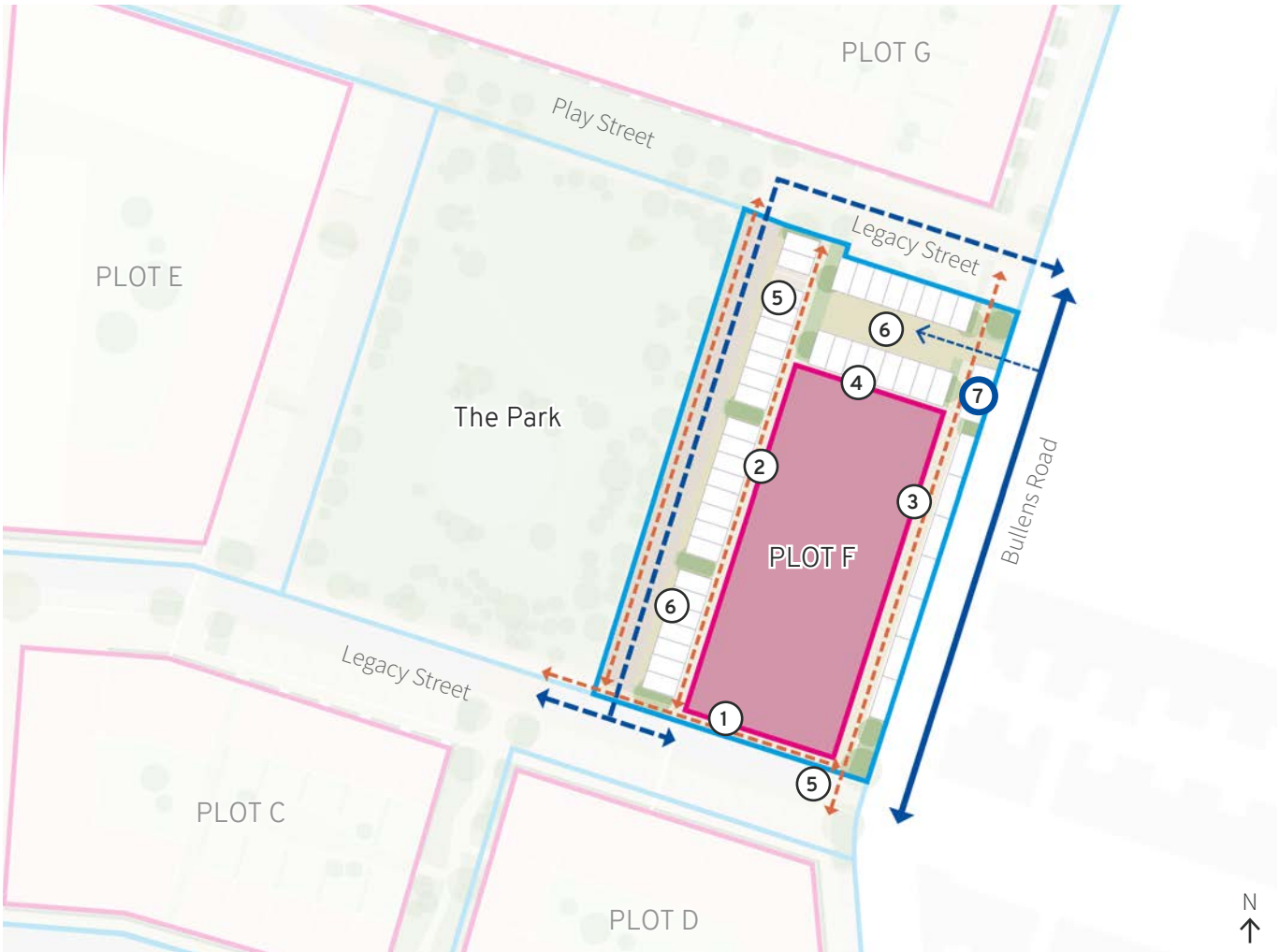
Layout

1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is expected to be delivered up to the plot boundary to maximise interaction with the street and form a consistent building line with adjacent plots.
3. Primary frontages must face onto Bullens Road, the central Legacy Street and The Park via the eastern Park Street. Primary frontages must be addressed by the front face of buildings, including all primary entrances.
4. The secondary plot frontage faces the flexible square to the north. This frontage is onto a key east-west route through the plan, therefore the placement of active and inactive uses must be carefully considered along these elevations to limit any adverse impact on the street environment.

Access and Movement

5. Pedestrian routes are expected to circulate around the plot parameter, providing a new footway along Bullens Road as well as along the Legacy Streets and eastern Park Street.
6. The new east-west Legacy Streets to the north and south of Plot F should prioritise pedestrian and cycle connectivity from Goodison Road and Bullens Road alongside providing low speed vehicular movement to the Eastern Park Street where some car parking for Plot F will be located. Additional car parking could be provided in the flexible square to the north of the plot if necessary, accessed directly from Bullens Road.
7. Vehicular access should remain unchanged along Bullens Road. Service access to the plot will be from this route via a new loading bay.

▼ Plot F: Plan



KEY

- | | | |
|-------------------------------|------------------|------------------------|
| Parameter Parcel Boundary | Existing Street | Vehicular Route |
| Parameter Plot Boundary | Play Street | Car Parking |
| Indicative Building Footprint | Pedestrian Route | Indicative loading bay |

Use

- 1. Plot F is allocated solely for community use. All use within the plot are expected to be use class D1.
- 2. The distribution of use within the plot must consider the importance of providing animated frontages to the external streets, particularly along Bullens Road, the eastern Park Street and the Legacy Street to the south of the plot.

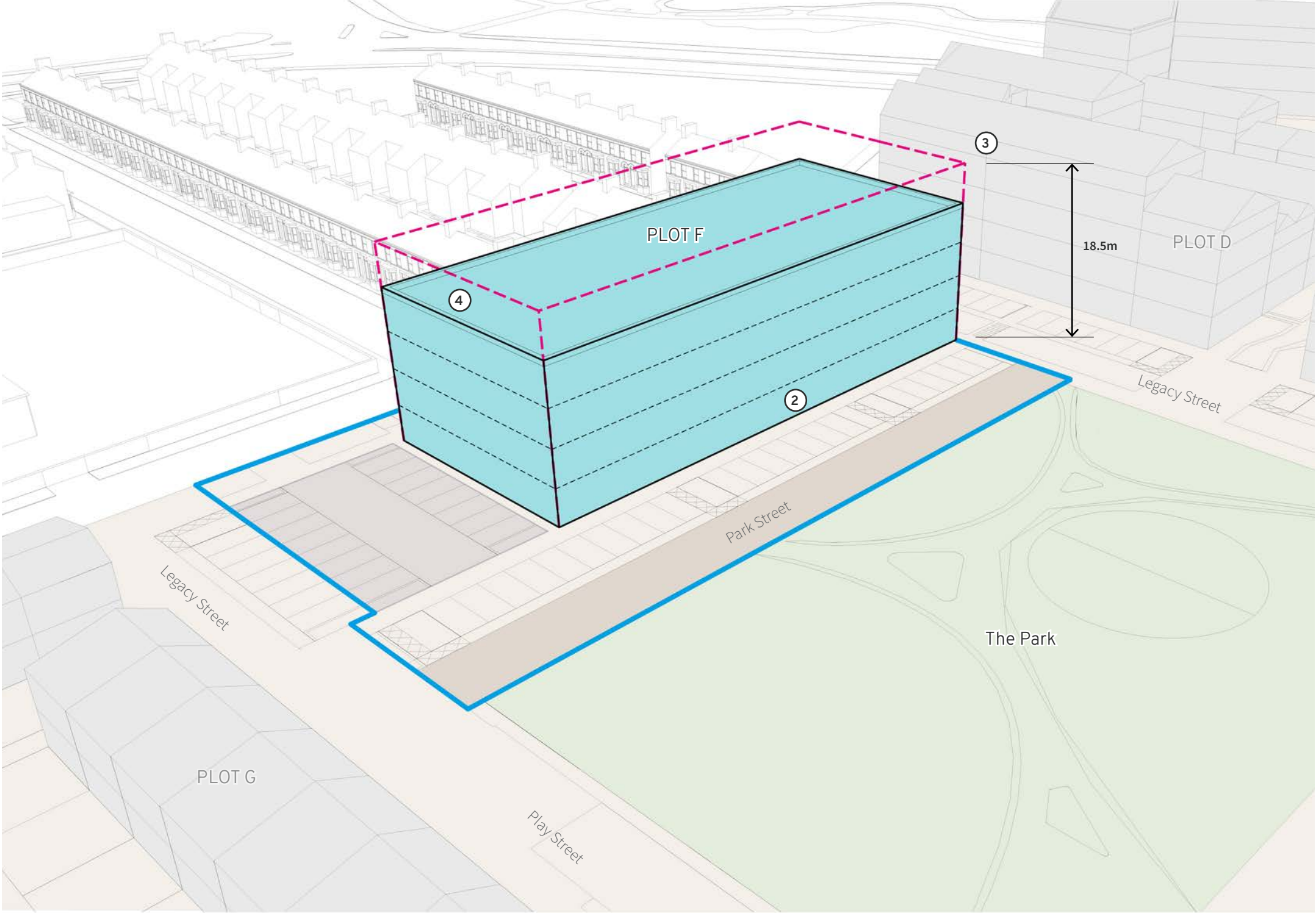
Massing

- 3. Buildings must not exceed the maximum 18.5m height parameter allowance above ground level. The maximum parameter height is inclusive of roof form.
- 4. As the extent and type of community use around the masterplan is still unknown, it is not known if Plot F will be required to meet this maximum height parameter. If the full volume is not required, it is important that built form is delivered to all frontages of the plot before height is layered onto the proposed building footprint.

KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Community Use (D1)
- Flexible parking square
- Park Street
- Park

▼ Plot F: Axonometric View



Frontages, Entrances and Thresholds

1.

Primary building frontages must face Bullens Road, the eastern Park Street and the Legacy Street to the south of the Plot.
2.

Primary building entrances should be located onto Bullens Road in the first instance.
3.

Primary frontages are expected to be active, limiting blank elevations and encourage internal use to blend with the street environment.
4.

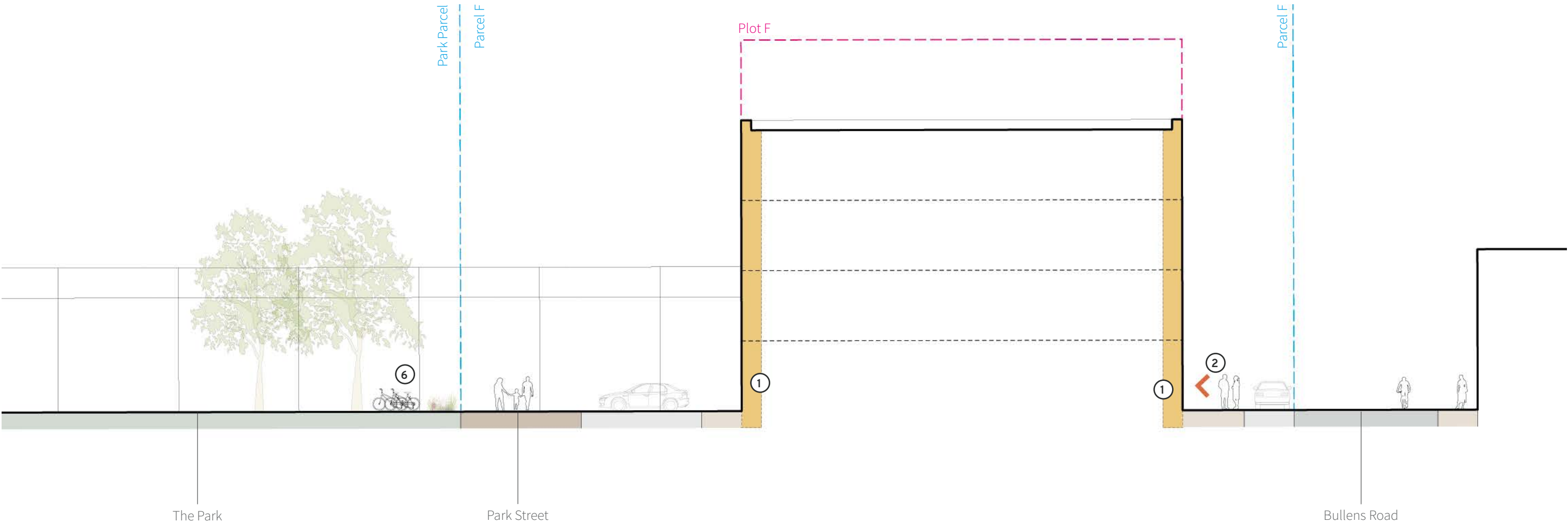
Where inactive frontages are required, these are expected to be focussed away from the primary frontages and mitigated utilising a landscaped threshold as far as practicable.
5.

Associated cycle parking should be delivered. This should be provided via internal cycle stores. Chapter 5 describes how Plot F could also benefit from a wider cycle park delivered within Plot A or E.
6.

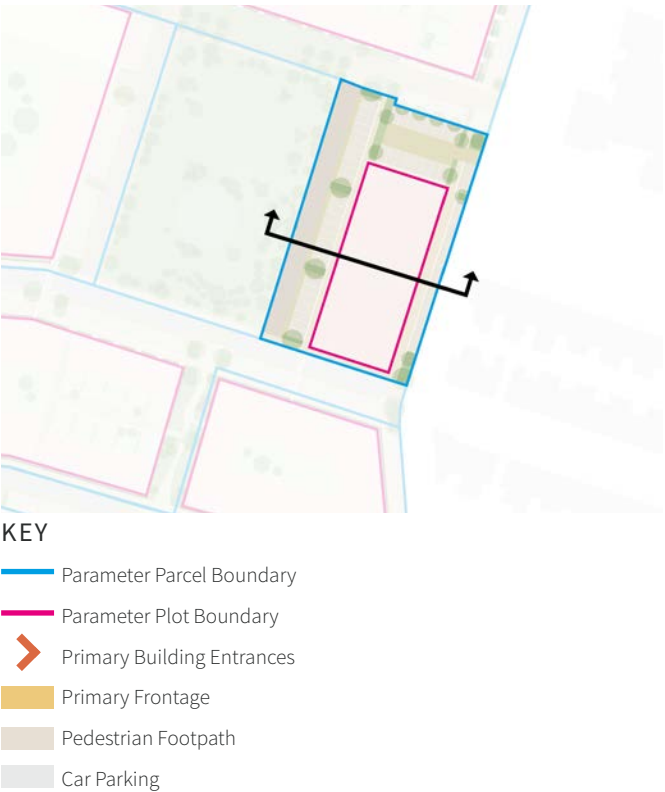
Visitor cycle parking stands should be provided on street to supplement cycle parking for all uses.
7.

Bin storage must be accommodated sensitively within the building without causing long blank frontage and presented for collection from a service bay along Bullens Road.

▼ Plot F East-West Section



▼ Plot F Section Location



6.7 Plot G

Plot G is a residential plot of housing along Gwladys Street and Bullens Road. The plot forms a key frontage onto The Park, includes a new play street and provides a new positive relationship with the Church of St. Luke. Plot G is expected to provide up to 31 homes and align with passivhaus principles. A maximum parameter height of 7.5m applies.

Plot G sits within Parcel G. The supporting infrastructure must be delivered within Parcel G:

- New east-west Legacy Street to the north of The Park, linking Bullens Road to Goodison Road, with a Play Street in the central portion.
- Up to 15 new parking spaces along Gwladys Street.
- Up to 5 new parking spaces along Bullens Road.
- Up to 11 new parking spaces to the north of Plot E.

Plot G will deliver:

- A maximum of 3,348 sqm GEA of residential (use class C3) development - up to 31 homes, envisioned to be predominantly terraced houses.
- New primary frontages facing Gwladys Street, Bullens Road and The Park.
- New secondary frontage onto the back of the Church of St. Luke.

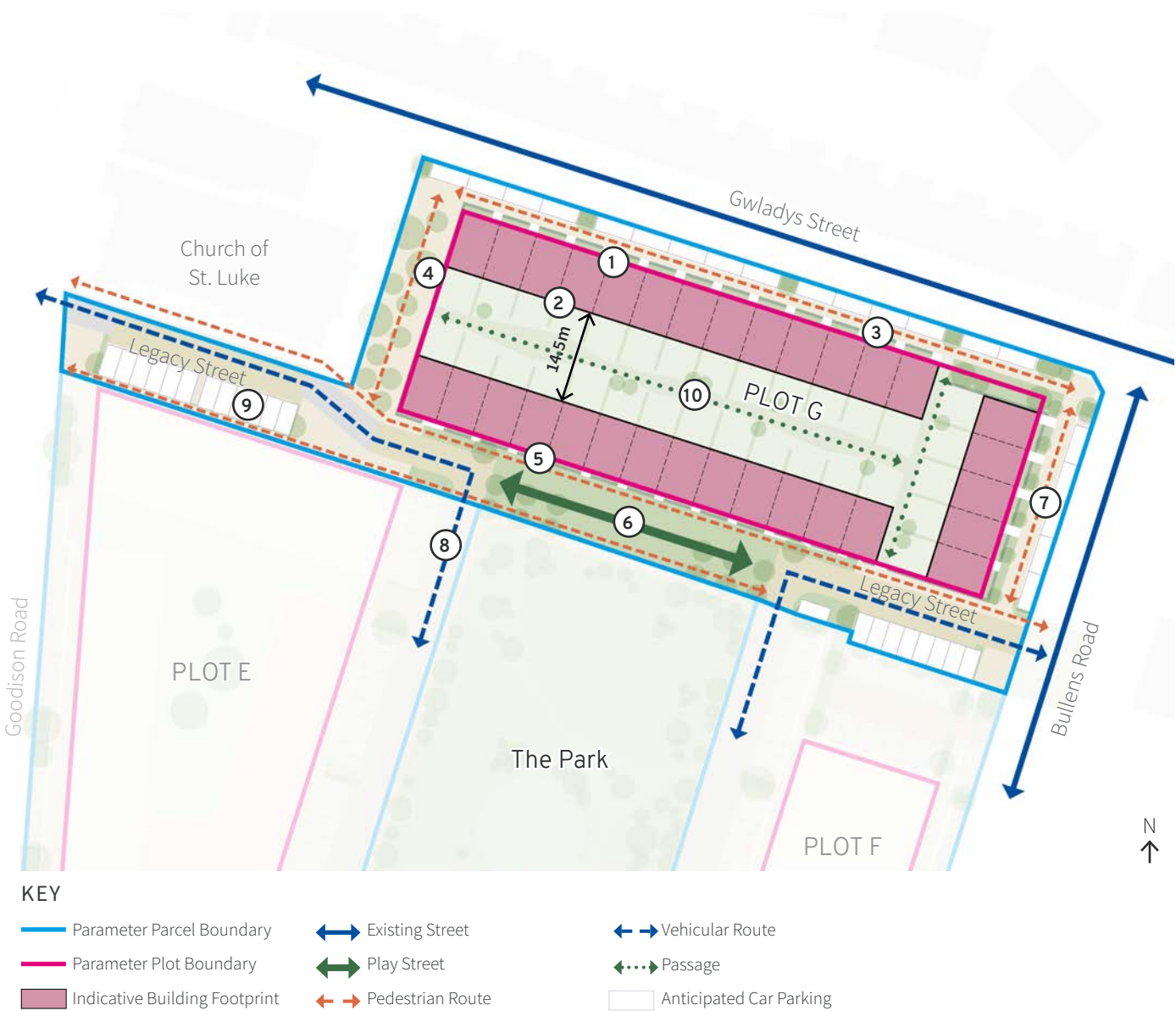
Layout

1. The parameter plot boundary sets out the maximum building line allowance for development. Building footprint should remain entirely within the parameter plot boundary.
2. Development is expected to be delivered up to the plot boundary to maximise back-to-back distances within the centre of the plot. Back to back distances should be delivered no less than 14.5m.
3. Primary frontages must face onto Gwladys Street, Bullens Road and The Park. Primary frontages must be addressed by the front face of buildings with all primary entrances.
4. The secondary plot frontage faces the Church of St. Luke. Secondary frontages can be addressed by side elevations. Where side elevations are proposed, details are expected to ensure the secondary frontage is appropriately animated.

Access and Movement

- The northern east-west Legacy Streets crossing the site is located to the south of Plot G.
5. The new east-west street should prioritise pedestrian and cycle connectivity from Goodison Road and provide a safe route to Gwladys Street Primary School.
 6. The character of the central portion of this route should be delivered as a Play Street due to the key moment of legacy surrounding the 'home end'.
 7. Pedestrian routes are expected to circulate around the plot parameter, providing new footways along Gwladys Street and Bullens Road and to the back of the Church of St. Luke.
 8. Vehicular access should be delivered to the east and west of the new Legacy Street. Vehicular movement will continue along Gwladys Street and Bullens Road. In addition, vehicles will interface with the south-western and south eastern corners of the Plot before turning south along The Park. Vehicular movement should not be permitted along the central Play Street.
 9. Associated plot parking is to be delivered along Gwladys Street, Bullens Road and along the northern Legacy Street.
 10. Back garden access is expected to be delivered within the centre of Plot G by way of a Passage. The Passage provides the dual function of practical access to gardens for bin/bike storage and an opportunity for a communal space to encourage neighbourliness. Access must be secured for residents only.

▼ Plot G: Plan



▼ Plot G Axonometric View

Use

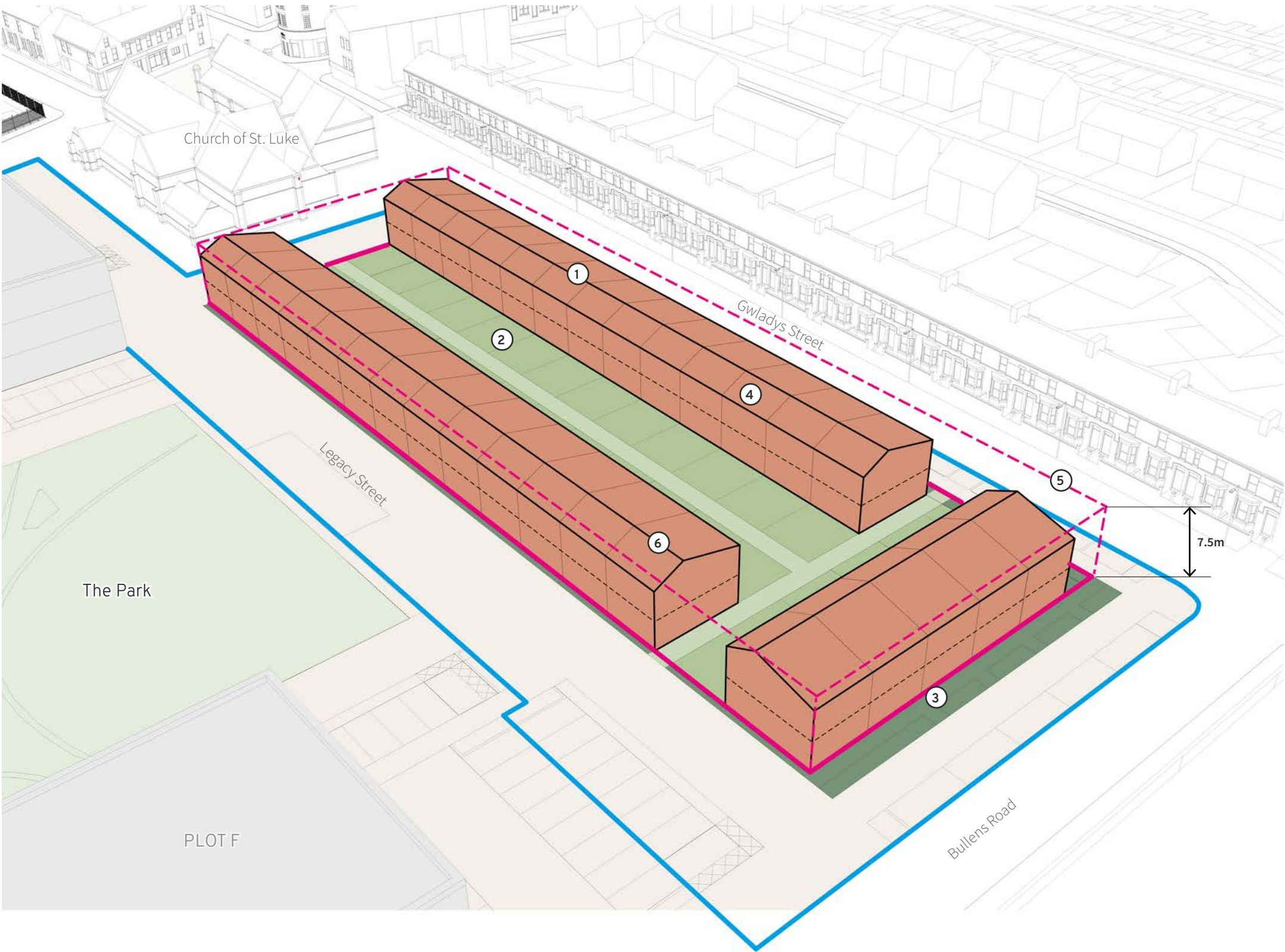
1. Plot G is allocated for residential use (C3) and is expected to deliver up to 31 homes. This is anticipated to delivered principally in a terraced typology.
 - All residential development is expected to meet as a minimum the Nationally Described Space Standards.
 - Terraces are expected to be delivered to align with Passivhaus principles.
2. Homes should be delivered with accompanying private external amenity space to the rear within the centre of the plot.
3. Homes should be delivered with accompanying front garden space to the front of the property. This is anticipated to be delivered beyond the parameter plot boundary but within the parcel boundary. Front gardens must be of a depth to create a defensible boundary and threshold between the building and street.
4. Homes should be delivered in longer runs to avoid multiple perimeter breaks and should take precedent from the surrounding neighbourhood.

Massing

5. Buildings must not exceed the maximum 7.5m height parameter allowance above ground level. The maximum parameter height is inclusive of roof form.
6. Homes within Plot G are expected to meet Passivhaus principles. In order to achieve this, pitched roofs are expected to maximise the south facing elevation and ensure sufficient light reaches the back of homes fronting Gwladys Street.
 - As illustrated, a shallow roof pitch is expected to be utilised to maximise winter sun.

KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Residential Use (C3)
- Front Garden/Defensible Space
- Private External Amenity space
- Passage



Frontages, Entrances and Thresholds

1. Primary building frontages must face Gwladys Street, Bullens Road and the proposed Park via the play street.

2. Primary building entrances should be located on primary frontages.

3. Buildings should be delivered with front gardens that should form a suitable defensible threshold between public street and building edge.
 - Buildings should be delivered to the plot extents therefore, front gardens and defensible space will be delivered beyond the plot boundary but within the parcel boundary.

4. The intention is for front gardens facing Gwladys Street and Bullens Road to be delivered to a minimum of 1.5m and potentially include a low-rise brick wall, taking precedent from the surrounding neighbourhood. This boundary treatment should be supplemented by additional planting to soften the street scene and ensure a permeable surface to the front of homes.

5. Front gardens facing the Play Street and Park are anticipated be delivered to a minimum of 1m and provide a soft landscaped threshold and boundary treatment that compliments the Play Street.
6. Internal passages in the centre of the plot should be delivered to encourage communal and neighbourly activity. The Passage could be delivered between 2-5m width, primarily delivered to provide access to the rear for refuse and cycle provision. An additional benefit is to encourage communal and neighbourly activity.

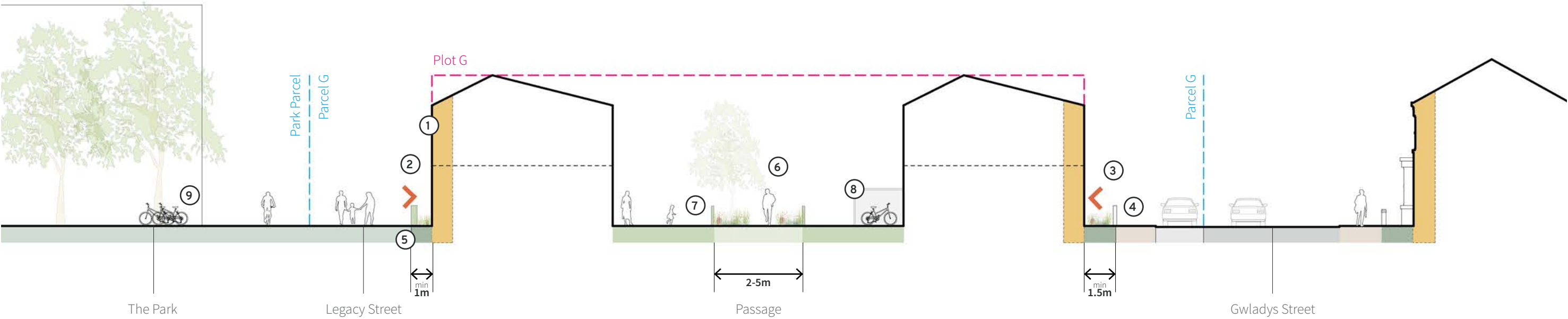
7. Back gardens facing the internal passage should deliver a soft threshold. Fencing between gardens and onto the passage should be at a low height to encourage neighbourly activity.

8. Associated residential cycle parking should be delivered. This should be provided as a mix of private parking for each home in a covered, secure solution to the back of properties as well as exploring communal spaces within the internal passages.

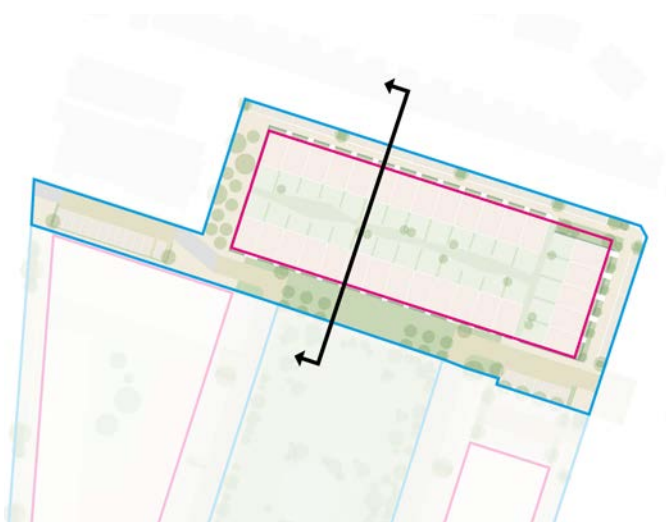
9. Visitor cycle parking stands should be provided on street to supplement residents cycle parking.

10. Bin storage must be accommodated sensitively to the back of properties in a dedicated bin store. The passage should be used as the primary route for bin movement.

▼ Plot G North-South Section



▼ Plot G Section Location



KEY

- Parameter Parcel Boundary
- Parameter Plot Boundary
- Primary Building Entrances
- Primary Frontage
- Front Garden/Defensible Space
- Back Garden/Yard
- Internal Passage
- Pedestrian Footpath
- Car Parking

Conclusion

7.1 Conclusion

The Goodison Park Legacy Project represents a unique opportunity to create a new sustainable, mixed-use place, for the benefit of the existing community, within the heart of the L4 neighbourhood.

This Design and Access Statement Addendum has provided the rationale and design detail for the revised proposed masterplan for the outline planning application for the redevelopment of Goodison Park.

As set out in the introduction, this document has been produced to be read alongside Chapters 01, 02, 03, 05 and 06 of the original Design & Access Statement, produced by Condyl Lofthouse Architects.

This Design and Access Statement Addendum has provided a revised masterplan for the site and has provided the necessary explanation behind this masterplan, included detailed Plot Briefs to support future Reserved Matters Applications and ensure the comments received from LCC and Places Matter Design Review have been addressed.

As this is an outline planning application with all matters reserved, this Design and Access Statement Addendum is supported by a series of Parameter Plans for approval, submitted separately to this document. The parameter plans for approval are:

- Parameter Plan 01 - Development Plots
- Parameter Plan 02 - Maximum Development Heights
- Parameter Plan 03 - Ground Floor Uses
- Parameter Plan 04 - Upper Floor Uses
- Parameter Plan 05 - Access and Movement
- Parameter Plan 06 - Public Realm
- Parameter Plan 07 - Development Parcels

The masterplan revisions, as shown through the parameter plans, are considered to fully address the design related comments received in relation to application reference 200/0997.

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