

Duncan Street Design and Access Statement (Text only version)

Introduction

This Design and Access Statement has been produced on behalf of Urban Splash in support of its application for full planning consent for the construction of 12 new build 2 and 3 bedroom family houses on the vacant site on Duncan Street, Liverpool L1. The site will be developed by Splash but ultimately owned and managed by Liverpool Mutual Homes as units for social rent.

It is a full application and it is intended that it will substitute part of the planning consent granted for the 10 family houses within planning application 07F/1680 and extended with the application to vary conditions in 2013

It has been designed assuming the remaining part of the project granted within consent 07F/1680 will be delivered in a form the same or similar to the scheme described.

The housing scheme has been redesigned from the previously approved layout to meet a revised brief and residents requirements. The focus is to produce a scheme that is well designed, works well in its context and is deliverable. It is hoped that the project can start on site in March 2014.

The Design & Access Statement is to be read in conjunction with drawings prepared by DK-Architects that accompany the planning application

The statement seeks to provide the contextual background that has informed the design, describes the evolution of the design in response to consultations and illustrates the key elements of the scheme both in terms of function and form.

Planning context

The Liverpool Unitary Development Plan identifies the site within a primarily residential area, in which the Council accepts that the principle of family residential accommodation is a suitable land use for the site and the area, which is of course evidenced by the grant of planning permission in 2007 for the 10 units proposal.

The challenge for this scheme is to meet the residents aspirations for two storey family housing and design a scheme that can fit in to the context of the existing mixed surrounding area and proposed higher density housing on the remainder of the site.

Existing site

The site forms a small part of the Great George Street estate. The area was substantially redeveloped to provide local authority owned housing following World War II. The character of the housing with in this area, was and what housing remains, is a mix of 2 storey family houses and 3 and 4 storey flats and maisonettes, all typical of their era – much of this has now been substantially cleared. Over recent years residents have been re-housed in new replacement accommodation, some two-storey housing and some apartment buildings. Some of the older housing stock remains and it is the intension that some of the remaining residents will be re-housed within the scheme proposed here.

Also in the area there is also some light commercial activity, as would be expected on the edge of the city centre, most notably ‘The Wedding Shop’ which has become a local land mark and is to be retained as detailed in the master plan

Adjoining the site are the residential areas of the Anglican Cathedral precinct to the east and the Baltic triangle mixed use development to the west.

The site is very well connected to the whole of the city – it is within walking distance of the city centre that gives access to public transport locally, nationally and internationally.

Great George Street and Parliament Street giving road and public transport links to the City, the Airport and down to the Water Front bound the site.

Design

Amount

4 three bedroom family houses &

8 two Bedroom family houses

Scale

All units are two storey

Design

The form of the scheme has been driven for the need to re-house existing tenants with in the

estate, the form and design of the new houses is a response to the desires of the residents to live in 2 storey family houses. The challenge is to produce a well-designed scheme that works within its very mixed surrounding context of smaller family units and apartments, to the larger urban scale of the proposed new developments.

The specific challenges are to maintain privacy and provide some private external space for this smaller scale housing. However, the context is very urban and the new residents have accepted the limitations of this.

Houses face and front on to Duncan Street, they are set back a short distance behind low wall and railings - forming a small defensible space the front of the homes. The front entrance is directly off the street. An individual or shared alley gives accesses to the rear garden areas.

The houses are designed using a robust a pallet of traditional, local materials used in a contemporary way – brick, slate, and timber and detailed with aluminium bays and window surrounds. It is envisaged that the front elevation will use a red brown multi brick to blend with the traditional colouring in the areas.

Rear amenity spaces will have the feel of a courtyard gardens, being bounded on the rear by the rear wall of the apartment blocks.

Light coloured bricks are proposed for the rear elevations of the houses and courtyard (car park) wall. This will be reflective and maximize the feeling of lightness within these areas

The housing is designed to look and feel a continuous block to give the scheme a strong urban feel, but with in this framework the individual units are clearly identifiable as a series of separately houses to give a clear distinction to each home.

All the living spaces are on the ground floor and have views on to Duncan Street at the front and a private garden at the rear. Patio doors give direct access onto the garden. The entrance hallway has storage and a wheelchair accessible w.c.

Access and DDA

All units will be designed to comply with Approved Document M of the building regulations. In addition, the units will be designed to meet many of the Lifetime Homes standards, please see LTH check list.

Sustainability

The approach to sustainability has been considered on two levels, the physical sustainability of the area in addition to the environmental sustainability of the units and their environment. LMH have extensive involvement as social landlords for housing within the area, and as such, they are keen to contribute to the development and regeneration of the estates in a holistic way that will ensure the sustainable future of the area for the benefit of all residents.

The proposals seek to provide a sustainable community within which existing and new residents will enjoy a cared for and attractive residential environment.

The strategic objectives of the proposals are to: provide a development that has character and a sense of place, it stitches the site back into the surrounding urban grain proposed by the approved masterplan, providing new homes which front on to existing streets ensuring the 'liveability' of the neighbourhood. By the use of high quality, robust materials within the construction of the dwellings and external spaces the scheme will provide physically sustainable infrastructure.

Car Parking

Within this zone of the city there is no planning requirement for off street car parking spaces to be provided.

However it is the intention to form resident only parking bays in front of the houses on Duncan Street.

Energy

Urban Splash and LMH are committed to providing the most sustainable solutions possible within the design brief and are actively embracing the environmental sustainability agenda. It is the aim of this development to achieve Code for Sustainable Homes rating Level 3 or above on all units in the development. This will ensure a wide range of environmental sustainability and high standards of performance will be achieved.

Refuse & Recycling

All units have access to their rear gardens and the provision to store refuse and recycling bins as shown on the site plan. It is designed that bins are stored out of site and away from

nuisance at the rear and then moved to the front of the property for collection on the allocated collection days.

Consultation

Planning

There have been pre-application discussions with Liverpool City Council based on the current scheme configuration.

Sketch proposals were sent to the planning department to gain some initial feedback and comments in early November 2013. A written response was put together by Anne-Marie Piedot dated 14th of November expressing some concerns about loss of one of the entrances to the proposed car park, issues of privacy and the quality and the size of amenity space to be provided for the homes.

The scheme was subsequently revised to take on board these comments – the car park entrance retained, unit numbers reduced and redesigned to give better quality amenity spaces and privacy. A number of options were produced and these were discussed at a meeting with Anne-Marie Piedot and Rob Burns on 26th November. The scheme put forward with these proposals is based on a preferred solution developed at this meeting.

Residents consultation

LMH held a series of consultation meetings with local residents to discuss the project. The feedback was a very positive response towards the proposals.