



Eldon Grove Redevelopment

Vauxhall, Liverpool

Design & Access Statement

Addendum

June 2016



Contact

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Introduction

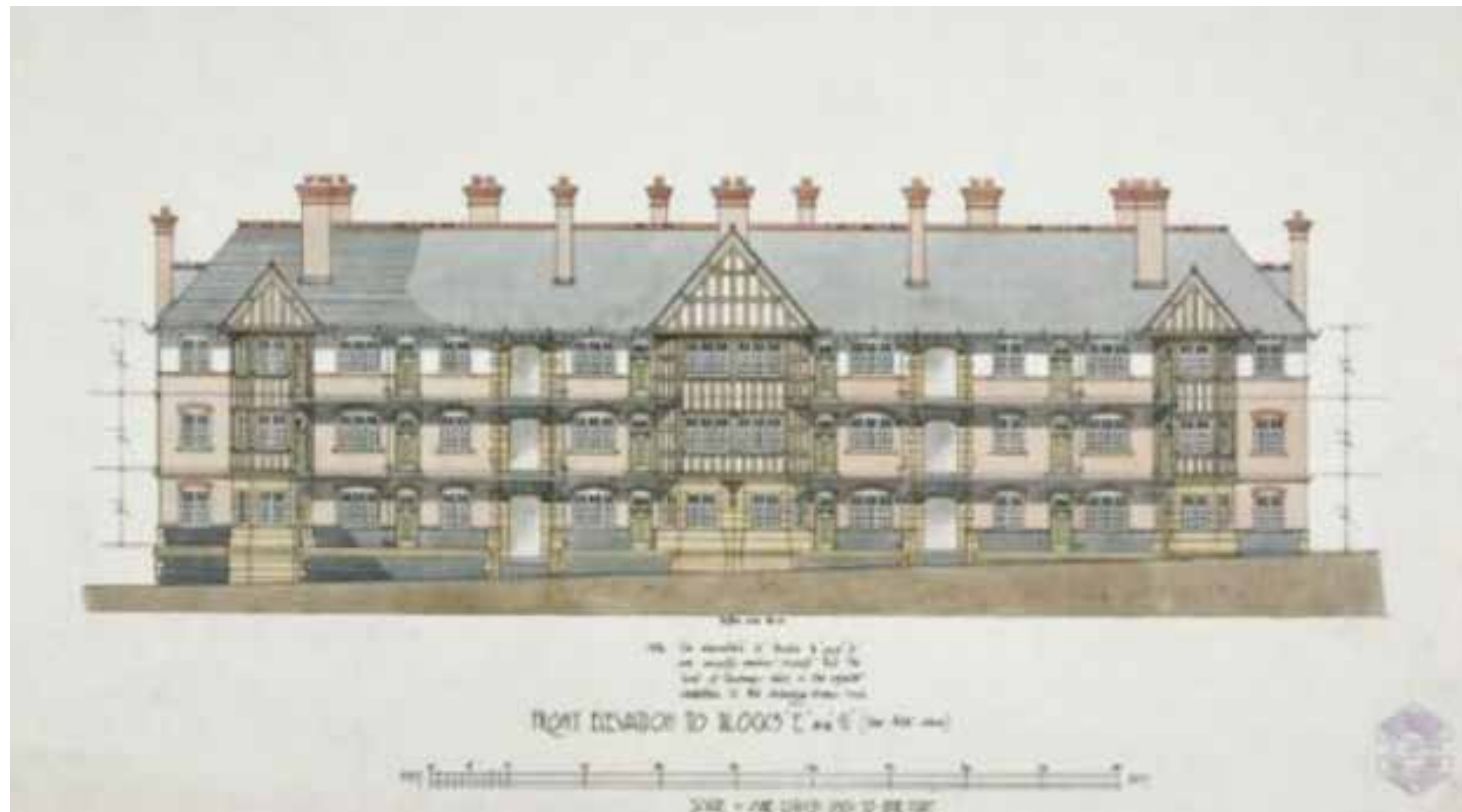
Following submission for full planning permission in February 2016, DAY Architectural have worked closely through detailed discussions and negotiations with Liverpool City Council Planning Department and the Local Community to alleviate any concerns raised through the application. The ultimate development density has been subject to views on both proposed building massing and appropriateness to context in addition to on site parking standard requirements.

This Design & Access Statement Addendum shows development drawings through to indicative layouts that demonstrate how the design has evolved through the consultation process. Revised proposals show how 130 units total have been achieved whilst reducing proposed building heights and footprints. The reduction of mass fronting Bevington Street sympathetically respects both neighbouring cottages and maximises views of the listed tenement buildings with increased amenity space. The Revised building design utilises more traditional materials whilst consultation with LCC and Highways engineers has reduced on street parking spaces to 25.

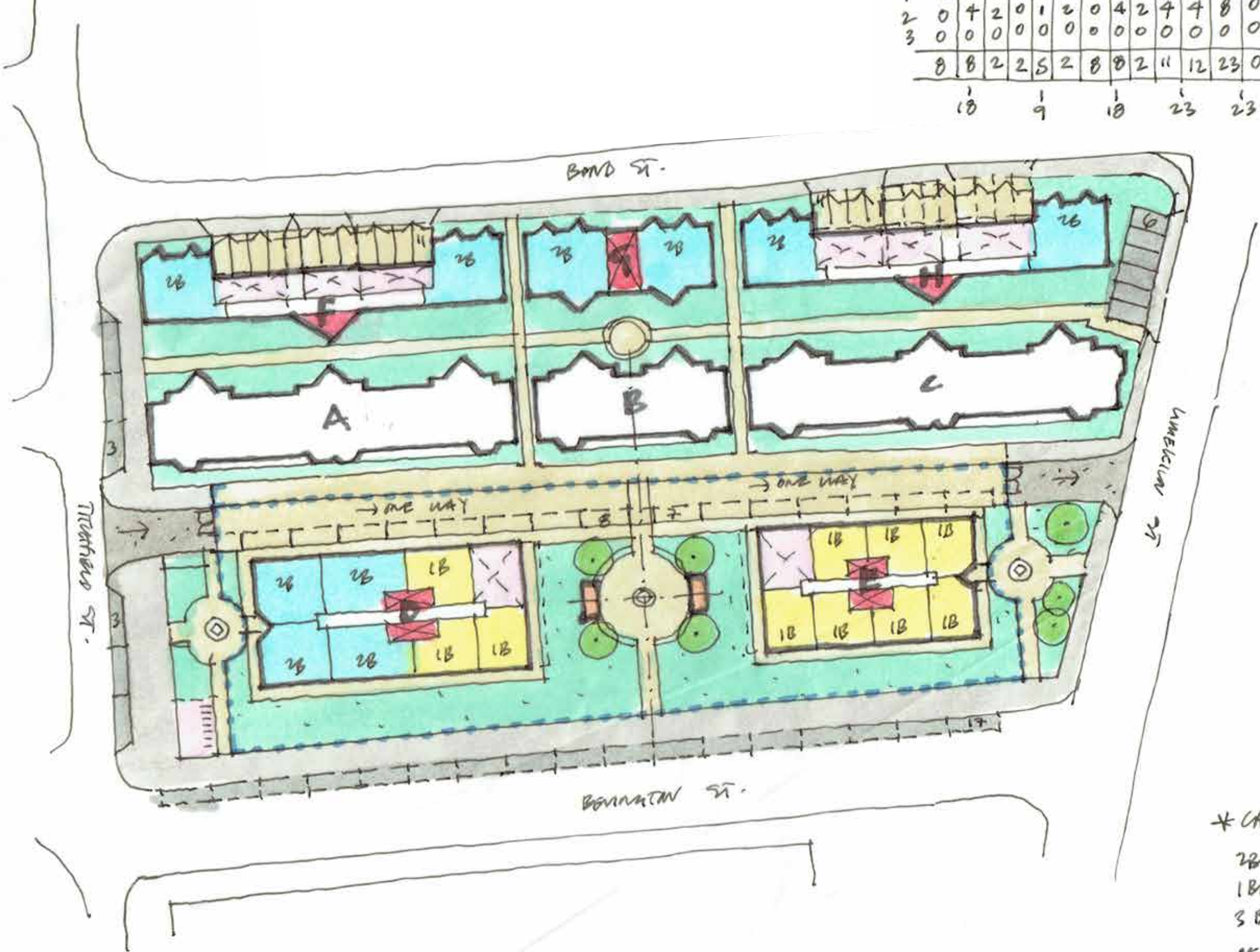
As there is a real political will within the City to see the Listed Building brought back into life along with an understanding of the financial challenges associated with such an exercise, we are anticipating a realistic and pragmatic approach by the Planning Authority to allow sensitive adjacent new build development to cross fund this much needed work.



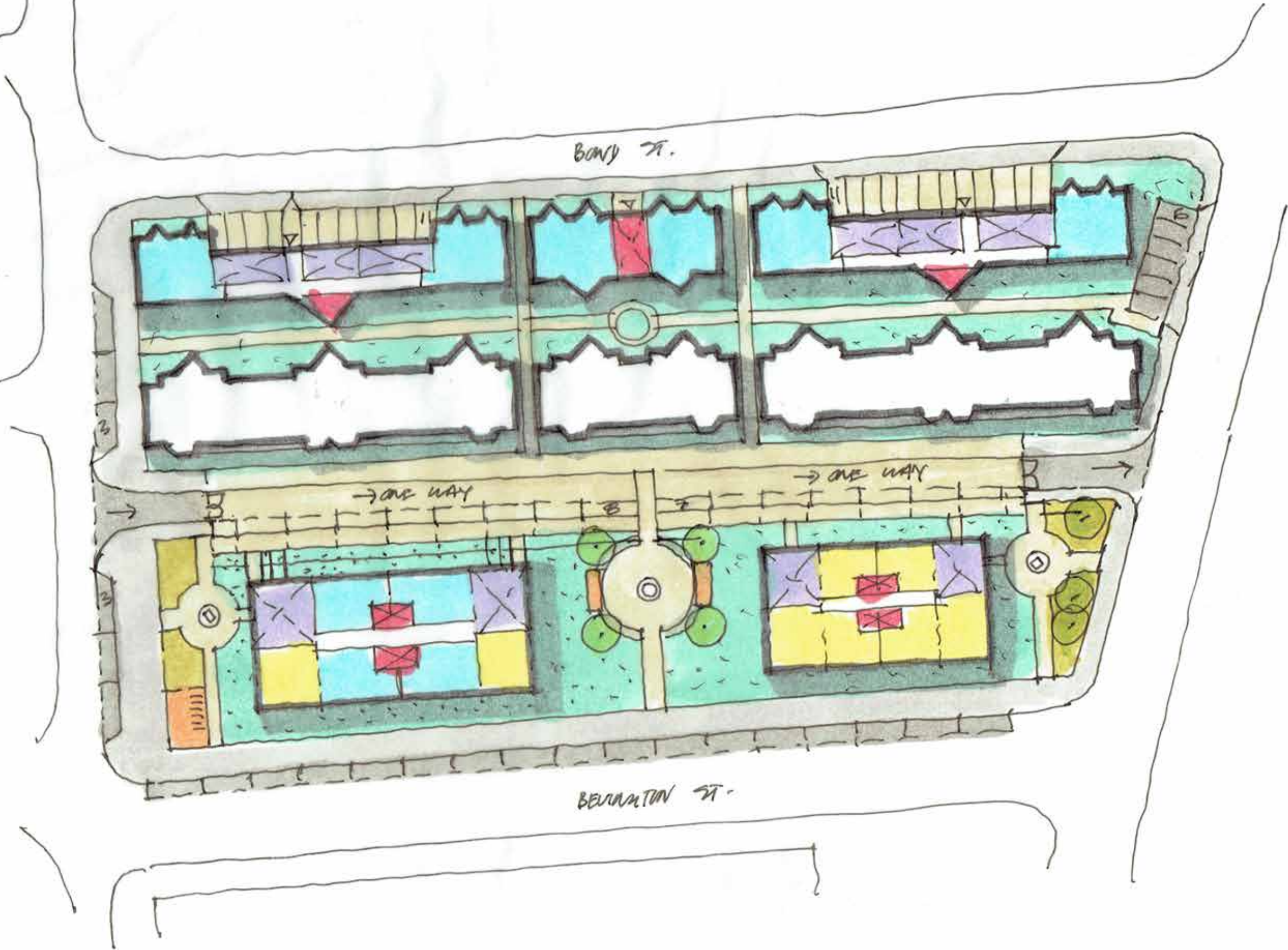
1. Development Drawings in discussion with LCC Planning



	A			B			C			D		E		F		G		H	
	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	1B	2B	1B	2B	1B	2B	1B	2B
0	4	2	0	1	2	0	4	2	0	3	4	7	0	0	2	0	2	0	2
1	4	2	0	1	2	0	4	2	0	4	4	8	0	0	5	0	2	0	5
2	0	4	2	0	1	2	0	4	2	4	4	8	0	0	5	0	2	0	5
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	2	0	5
	8	8	2	2	5	2	8	8	2	11	12	23	0	0	17	0	8	0	17
	18			9			18			23		23		17		8		17	



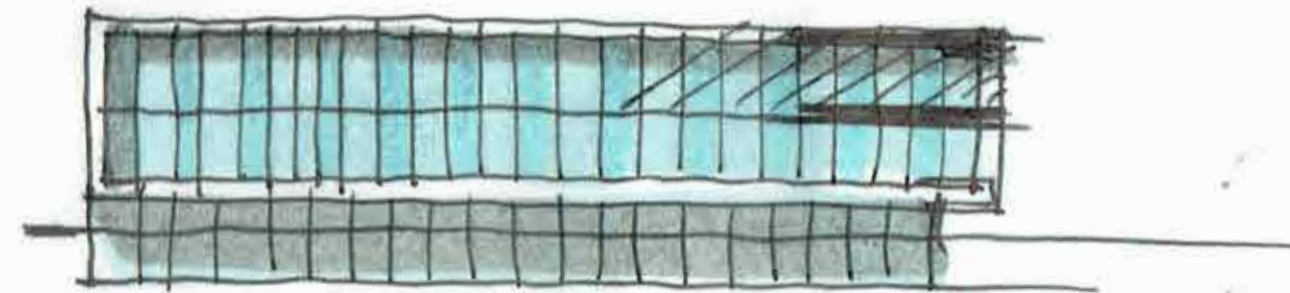
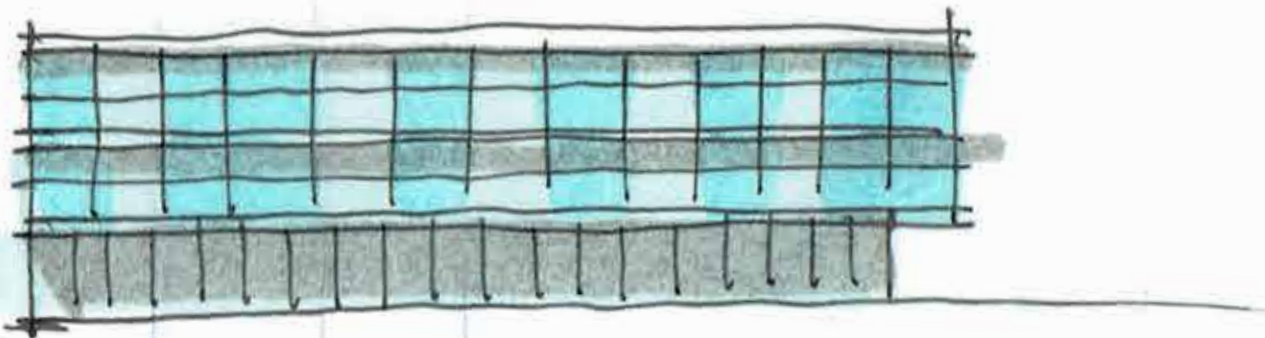
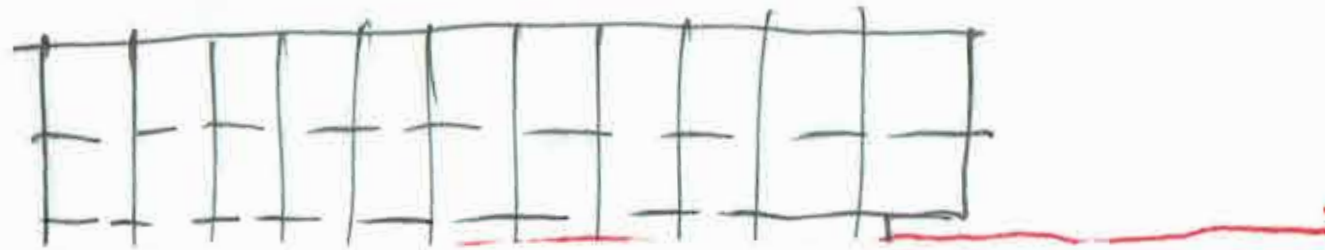
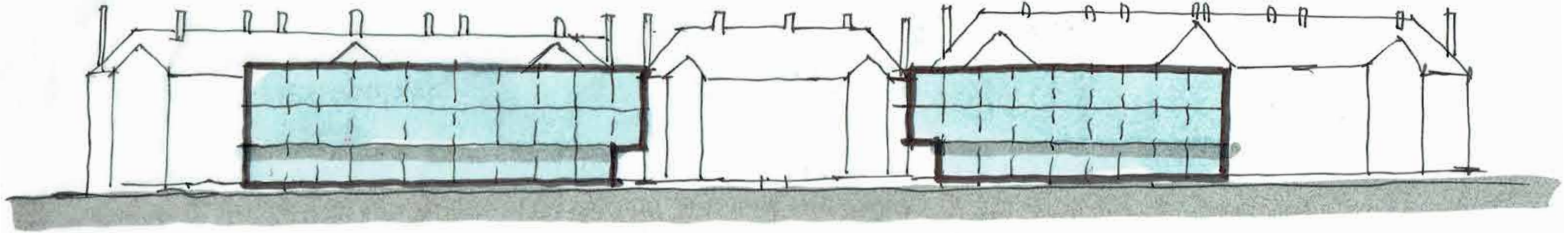
* CAR SPACES - 66
2BED - 75
1BED - 52
3 BED - 6
NEW BUILD - 88 } 133
GRADE - 45 }



Design Development

Bevington - Elevational Development

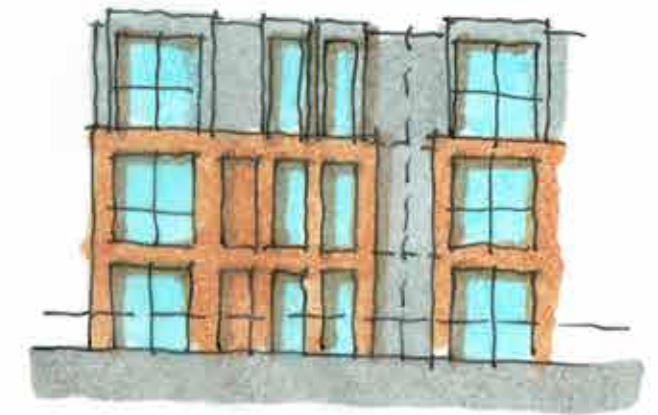
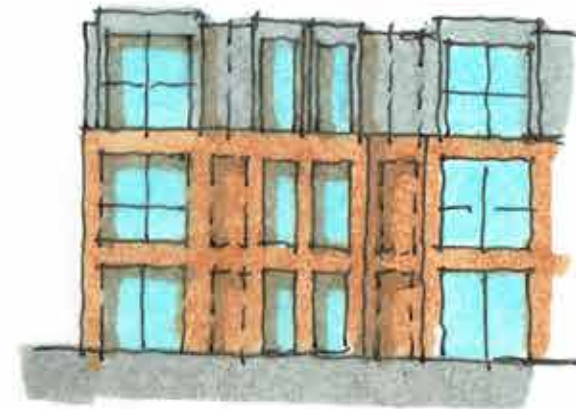
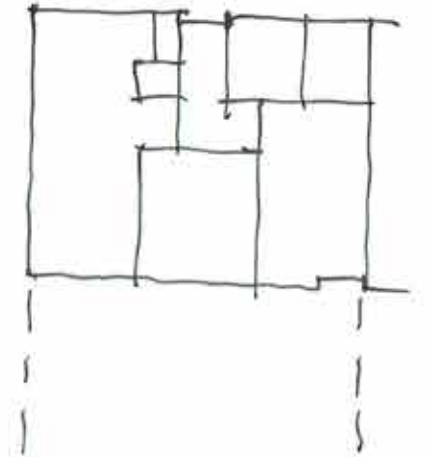
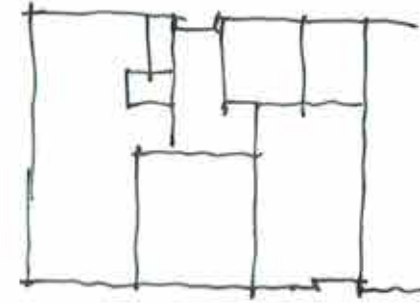
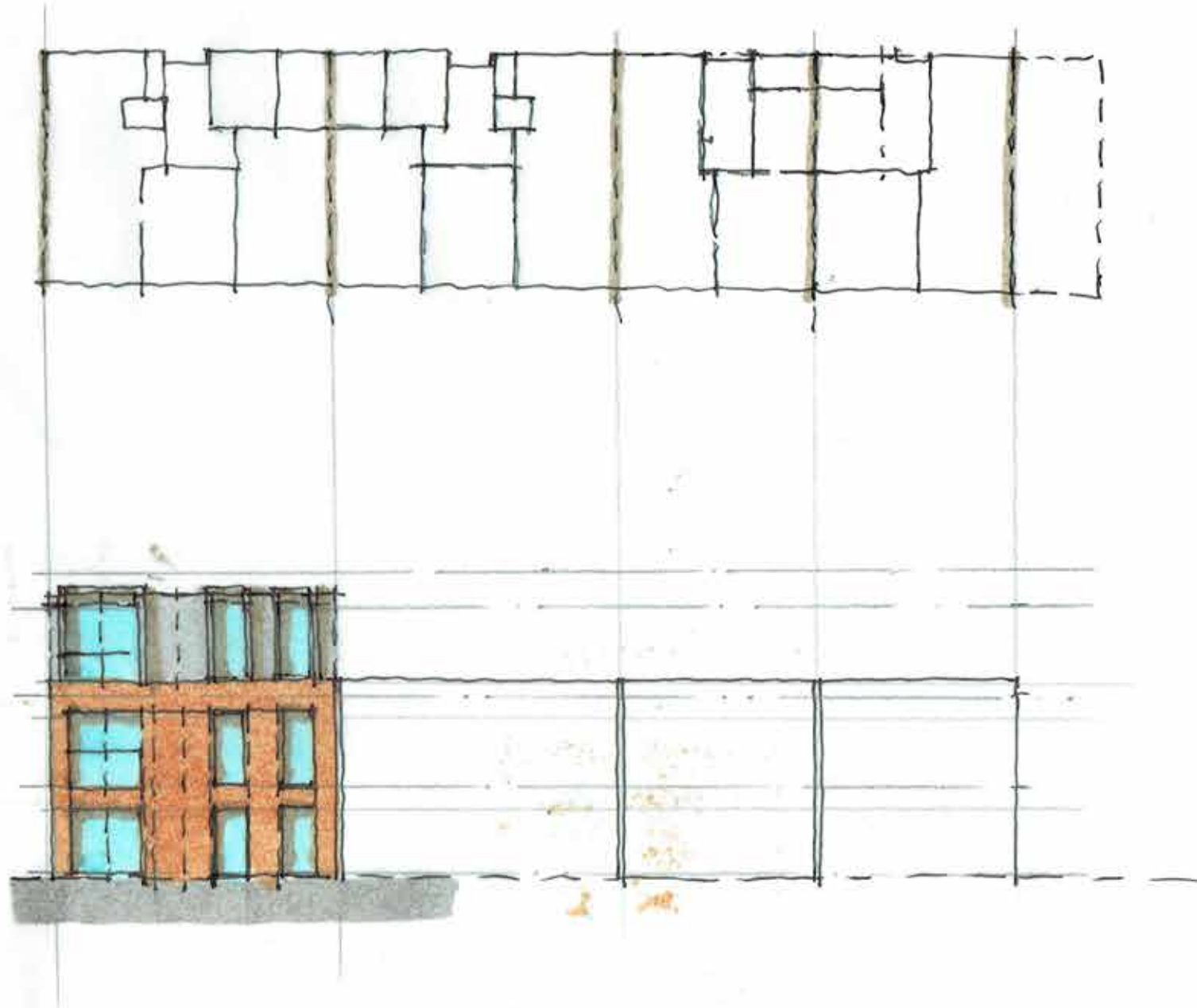
May 2016



Design Development

Bevington - Elevational Development

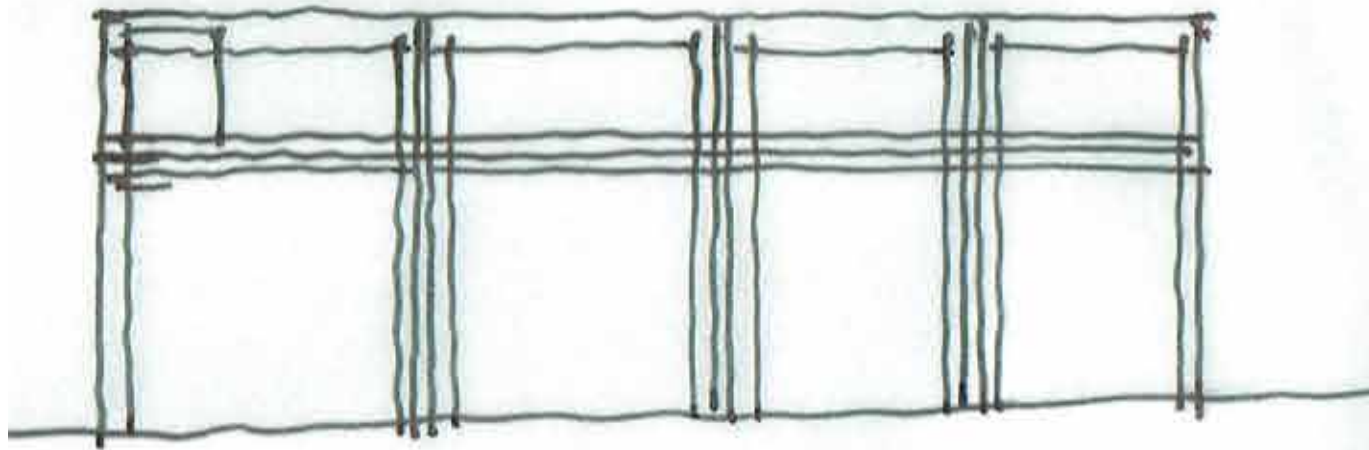
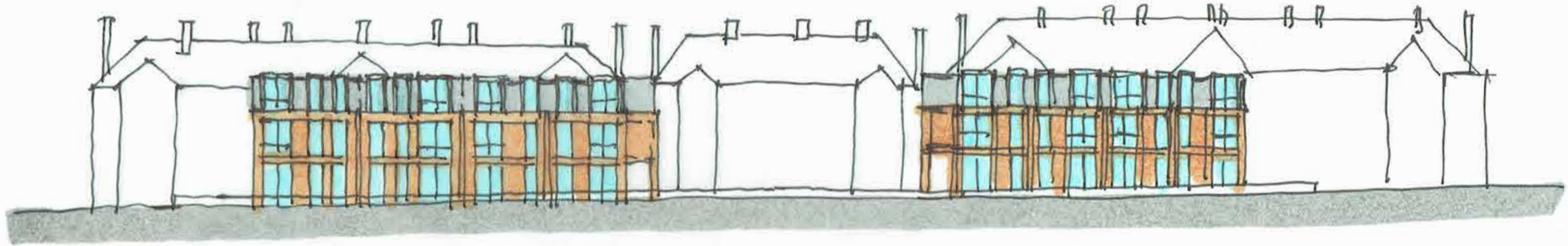
May 2016

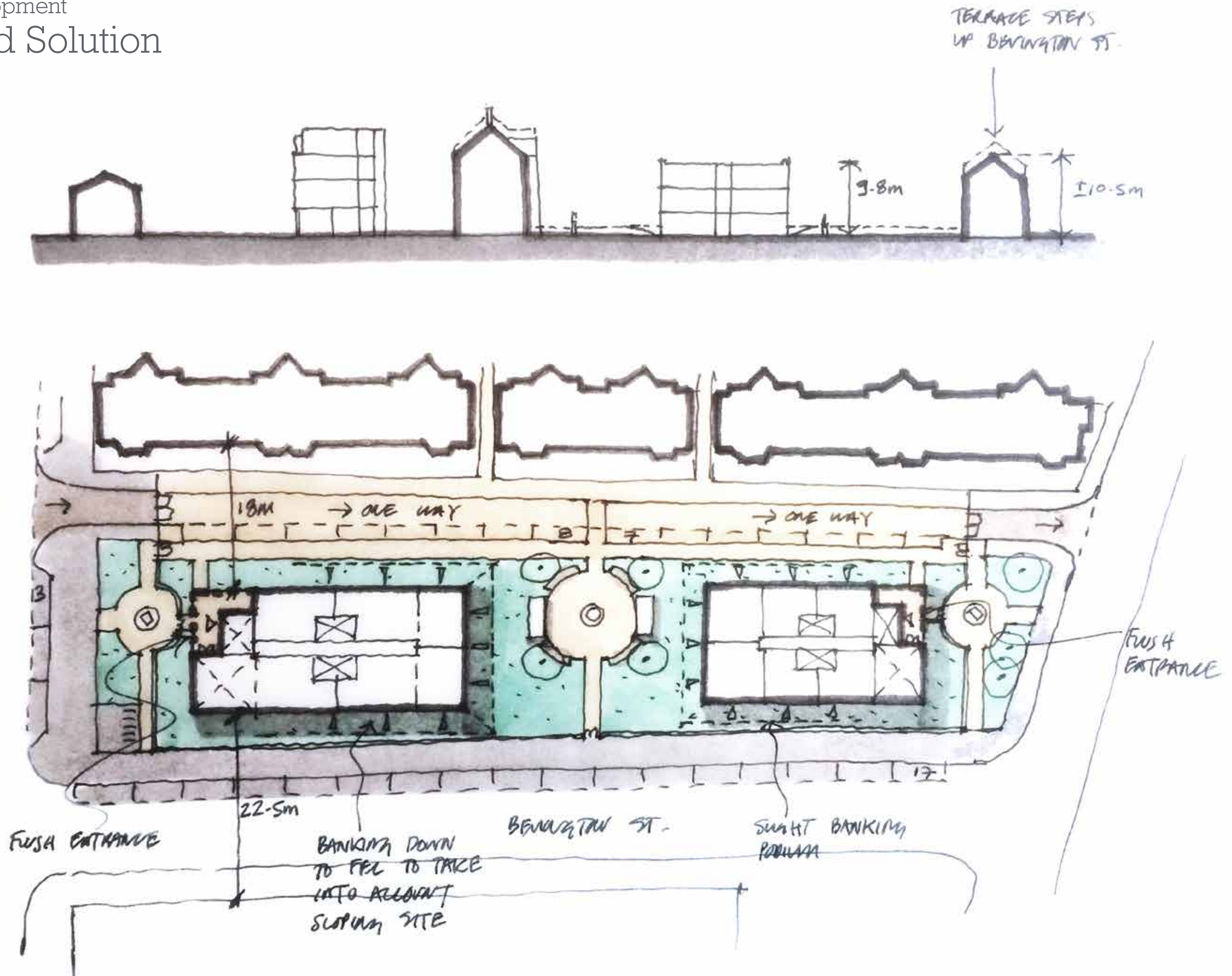


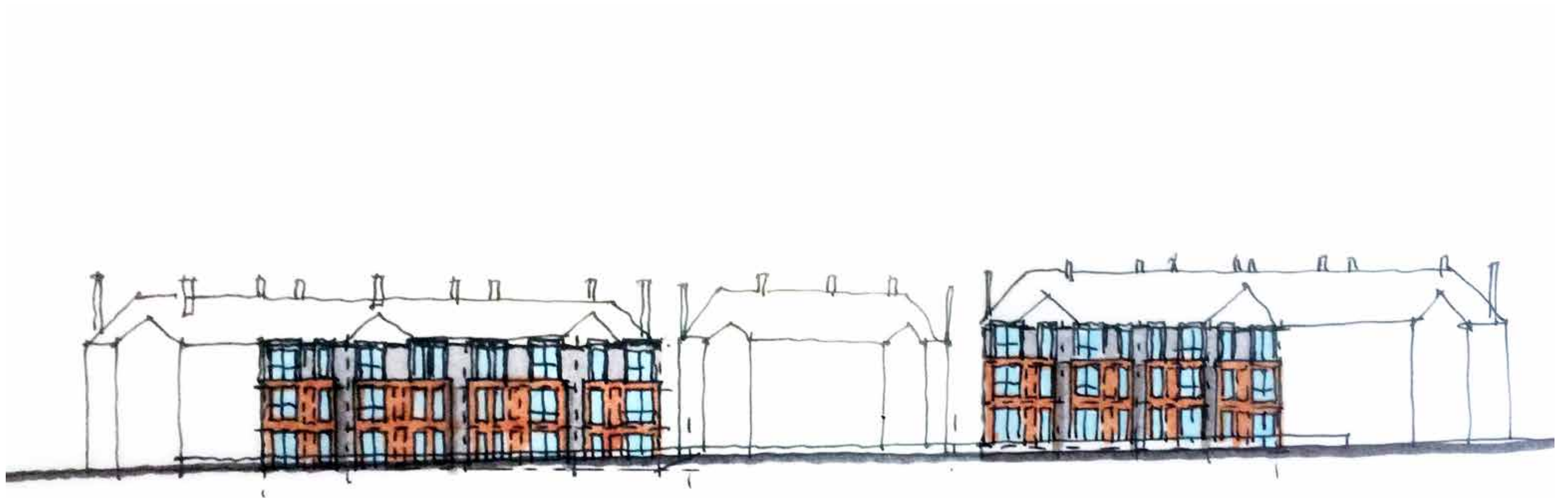
Design Development

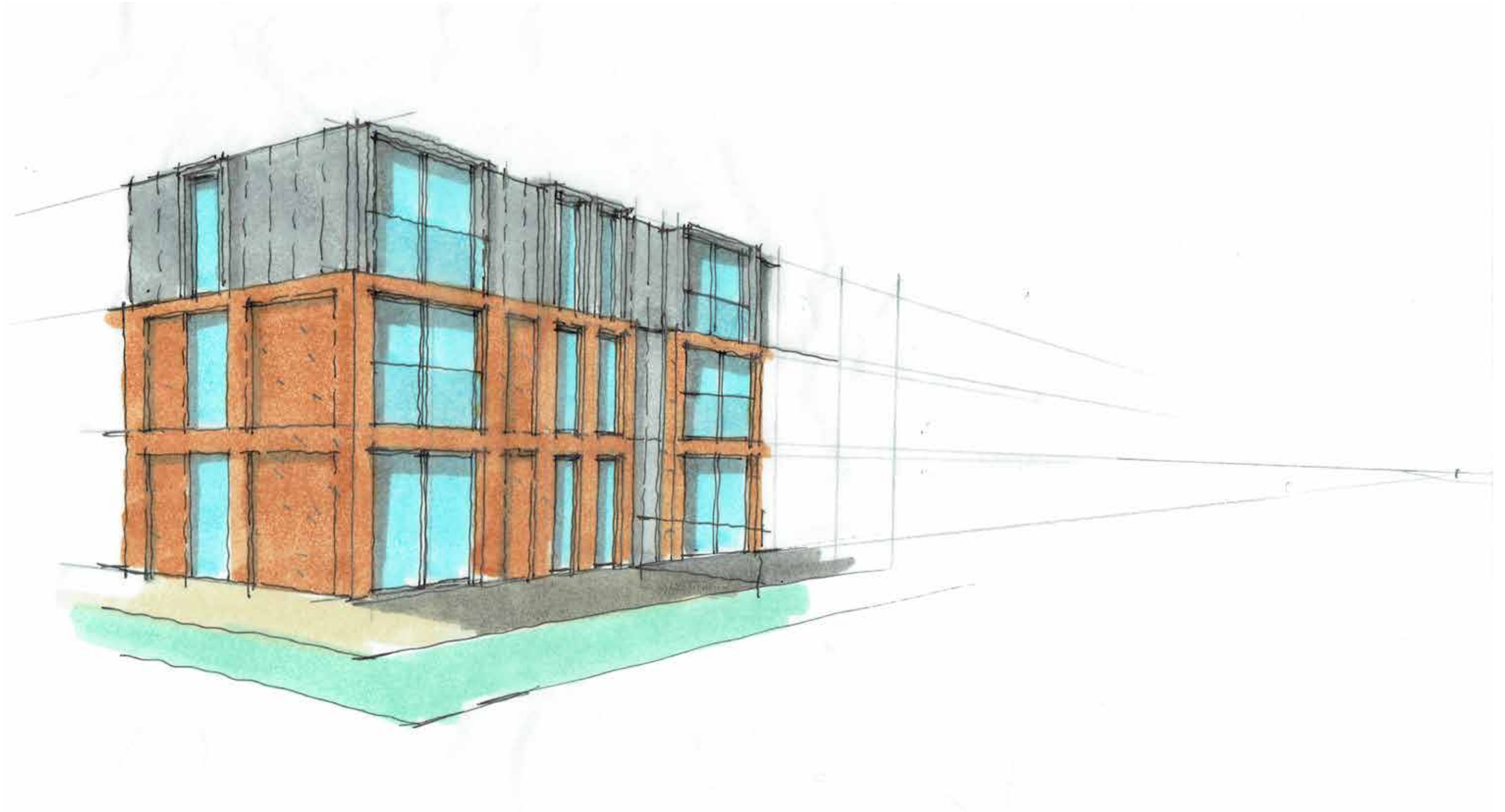
Bevington - Elevational Development

May 2016









Design & Materials Suggestion

Precedent Images - Laurieston Phase 1, Elder & Cannon Architects

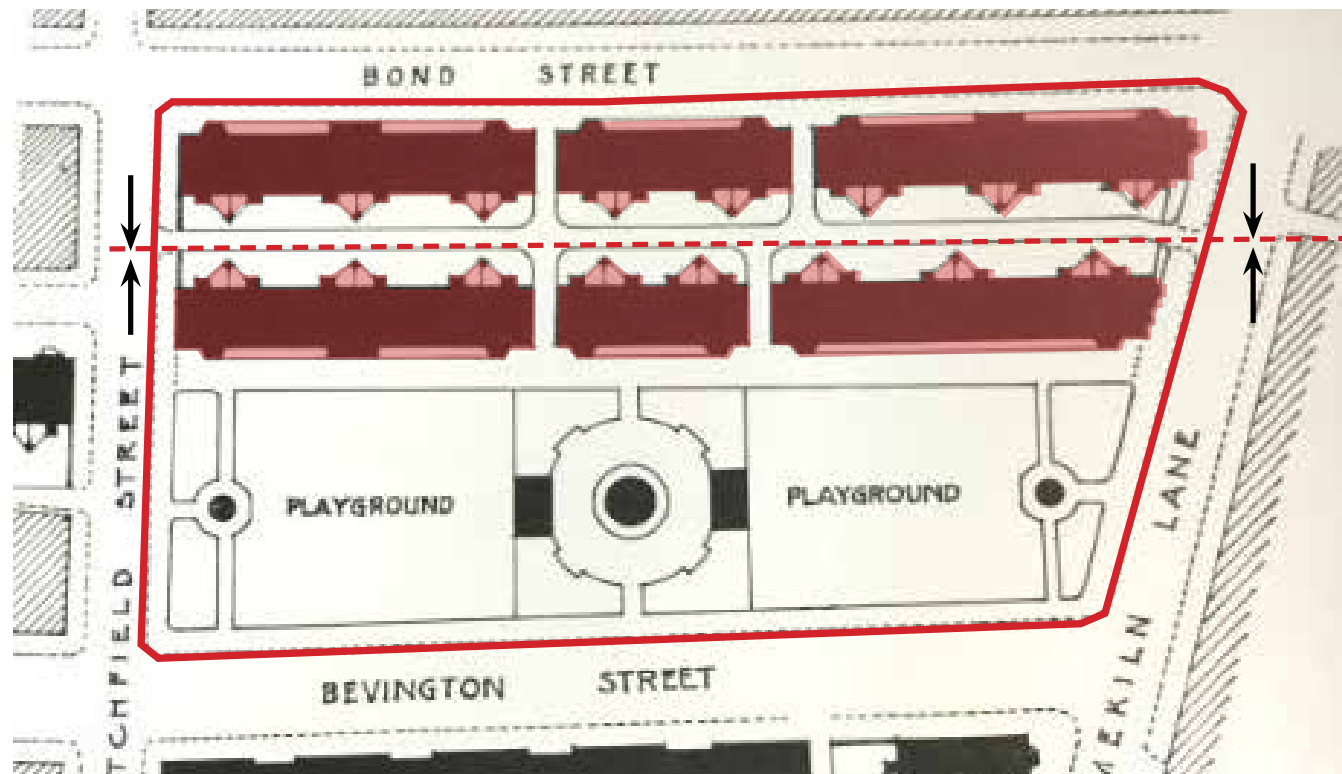


Example of a precedent design guidance from Sam Campbell at Liverpool Planning Department, as reference to elevational design and materiality.

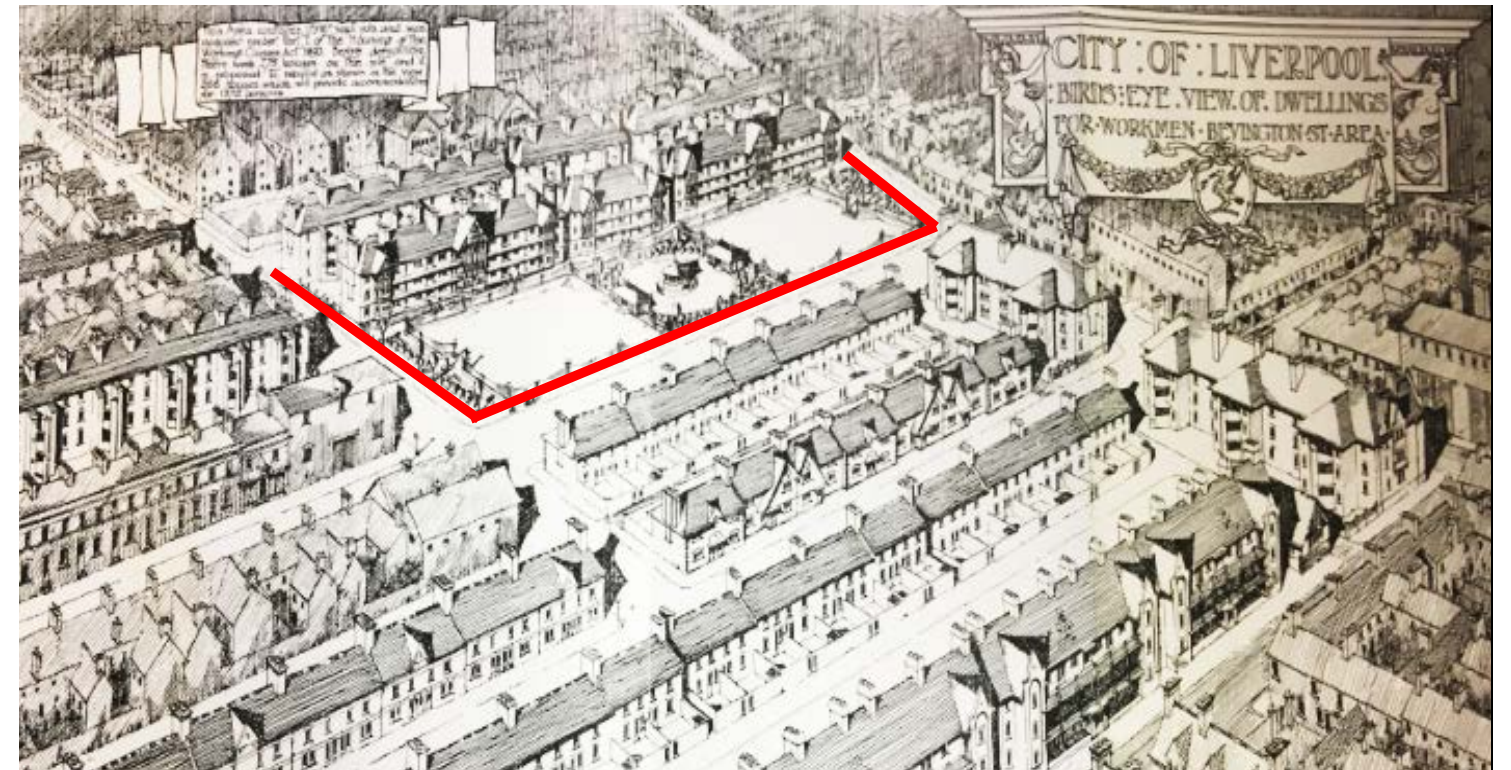
Design Development

Massing

Historical Precedent



Plan of the Bevington Street area (following rebuilding) c.1912, highlighted to show the concentration and mirroring of mass towards Bond Street.



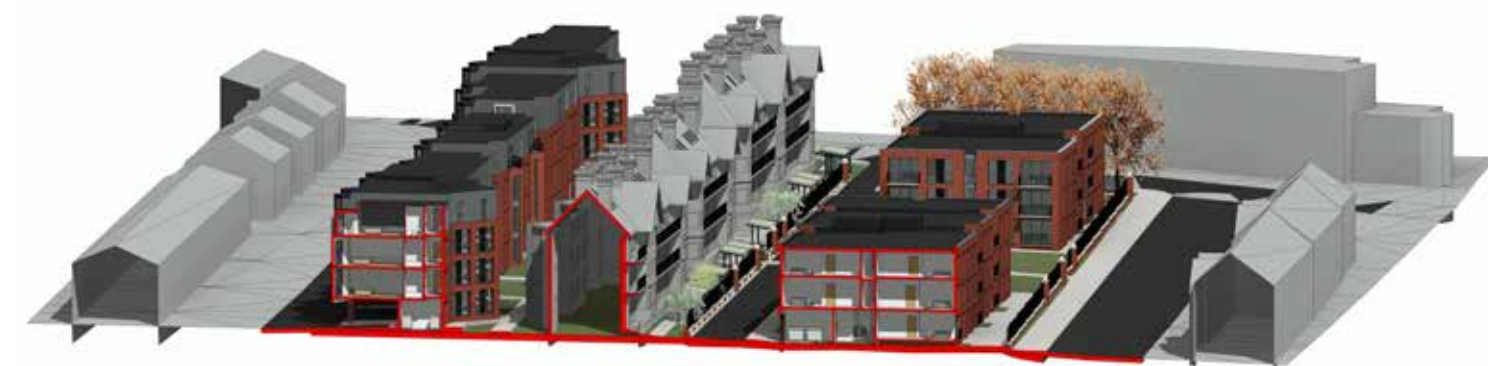
Sketch Presentation Visual highlighting the Planned layout of the Bevington Street area c.1910, Showing the concentration and mirroring of mass towards Bond Street.

'The setting of Eldon Grove has changed considerably since the original construction of the Bevington Street estate. At that time a second row of three further tenements was aligned in parallel to the northern elevation of the surviving blocks as part of a much wider area of council housing on the western side of Vauxhall Road. The listed tenements, playground and terrace that encloses the southern side of Bevington Street are all that remains of the wider residential master plan of houses and tenements.'

Extract taken from the Eldon Grove Heritage Statement as produced by Turley Heritage - June 2016.



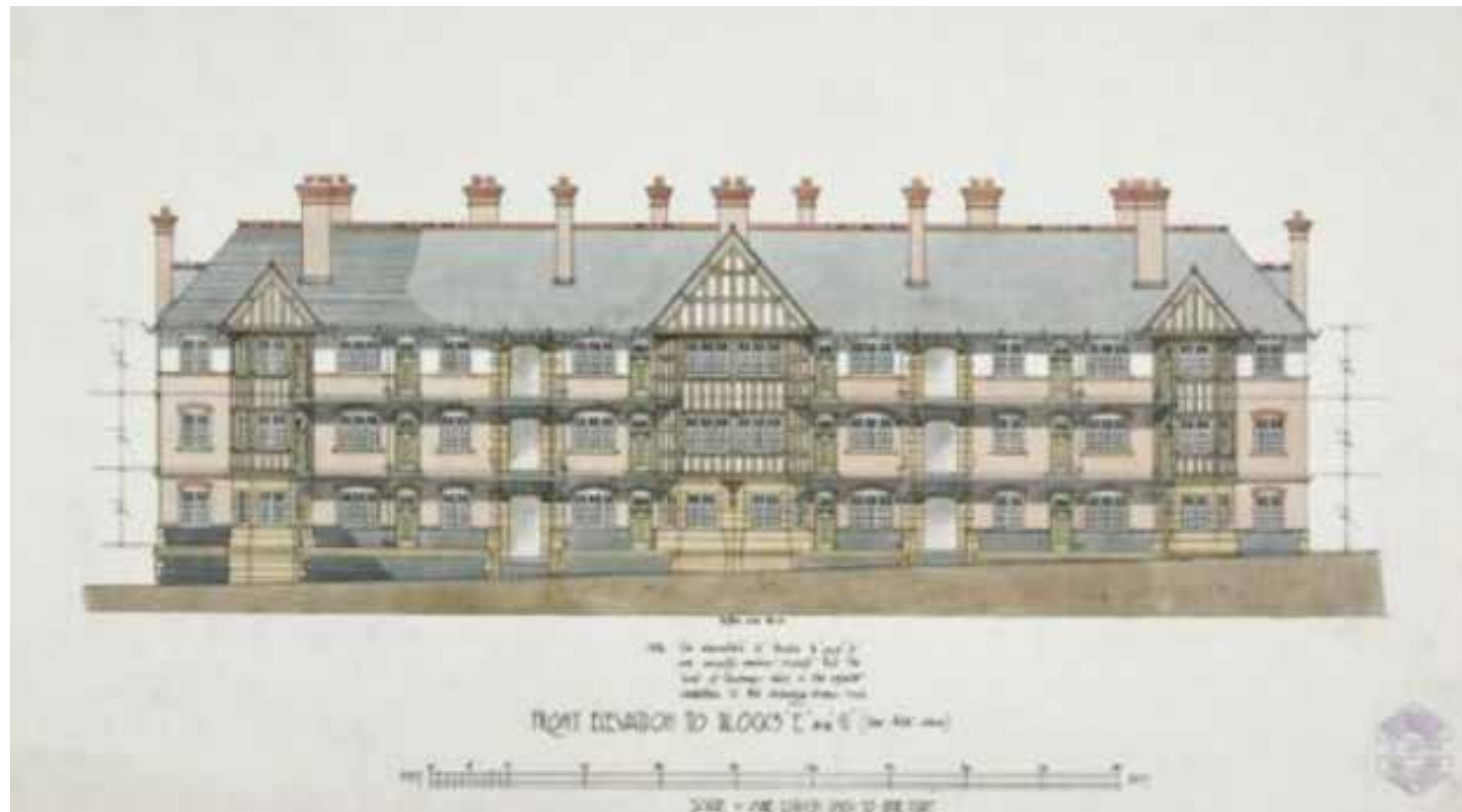
Proposed plan of the development overlayed with the original arrangement as highlighted above showing design based on historical massing influence.



Proposed section cut of the development showing how the concentration of mass is directed towards Bond Street based on historical precedent forming a modern interpretation of the blocks lost in this location.



2. Revised Planning Drawings following discussions with LCC Planning - June 2016



Design Proposal
Proposed Site Plan
June 2016



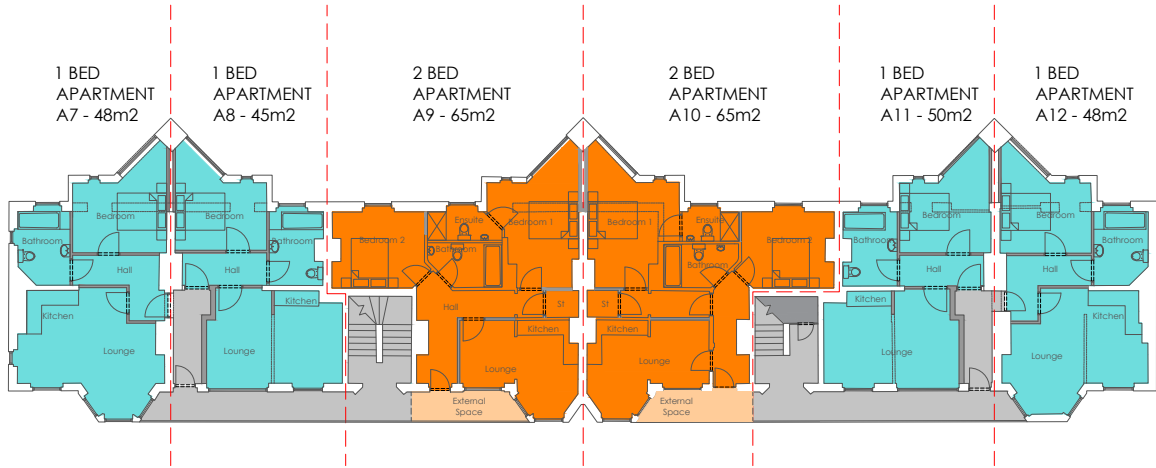
Design Proposal
Proposed Roof & Site Plan
June 2016



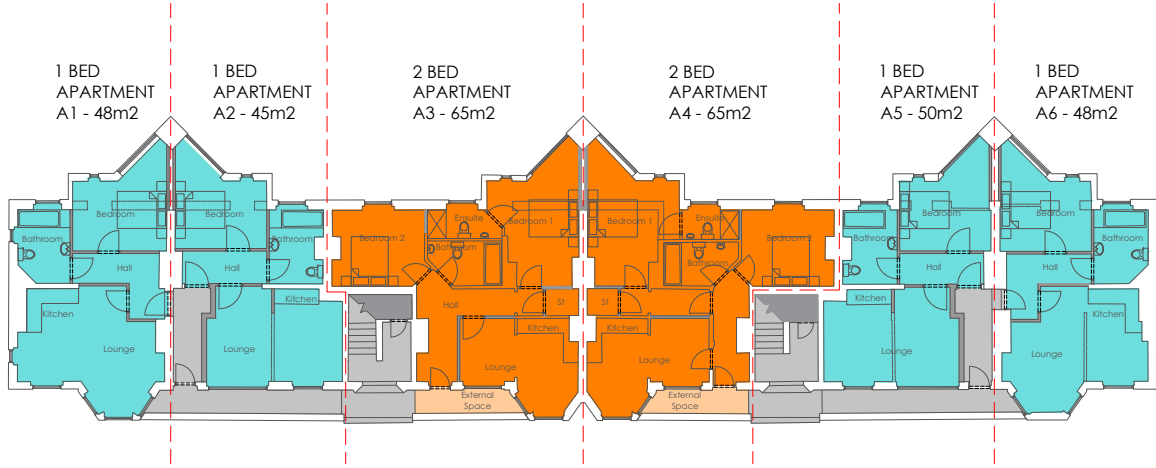
Design Proposal

Proposed Floor Plans - Block A

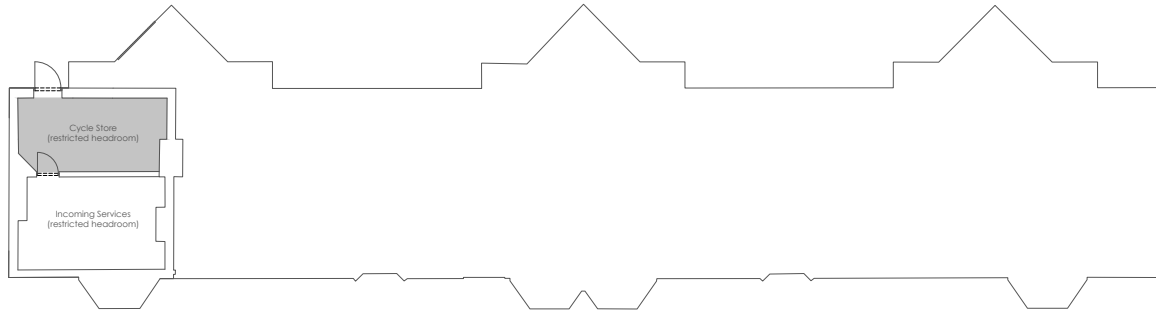
June 2016



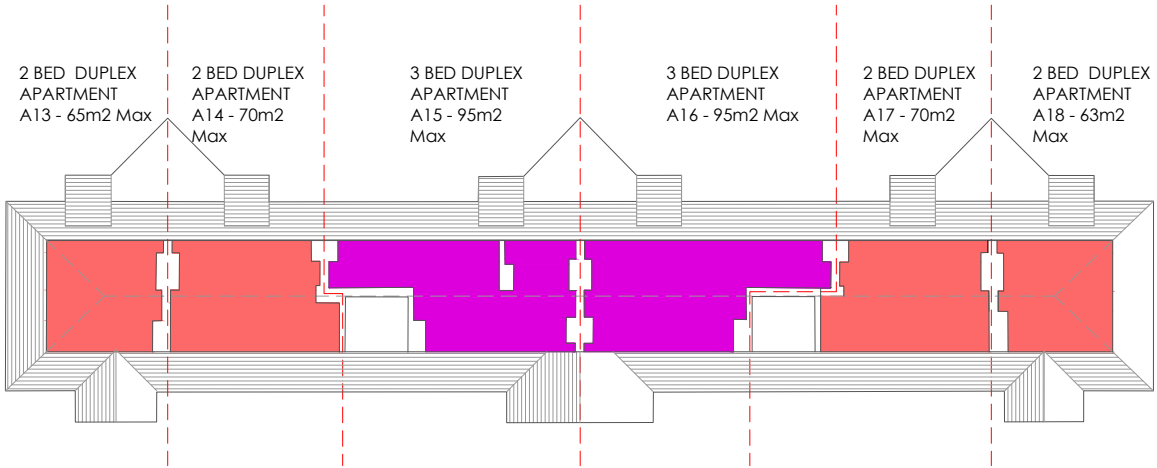
FIRST FLOOR



GROUND FLOOR

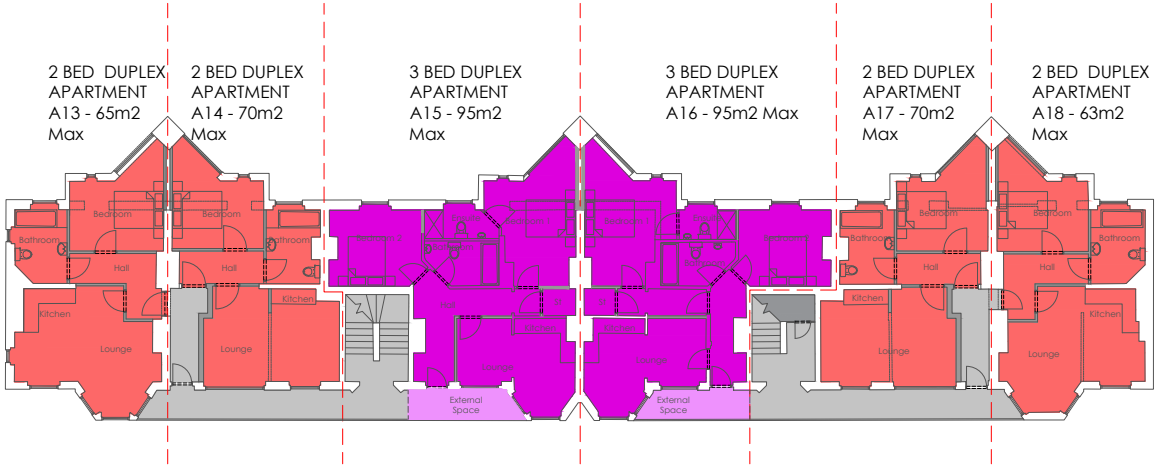


LOWER GROUND FLOOR



THIRD FLOOR

NOTE: LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES



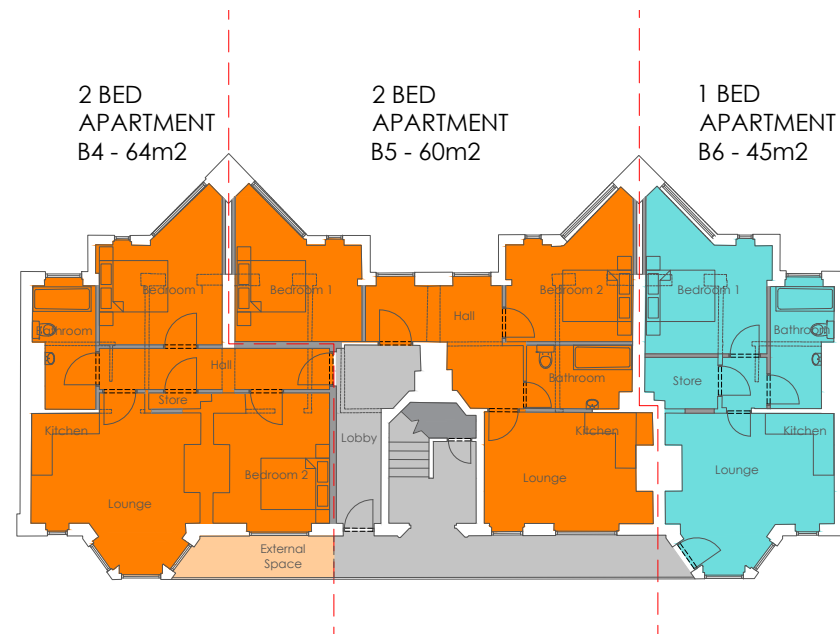
SECOND FLOOR

NOTE: LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES

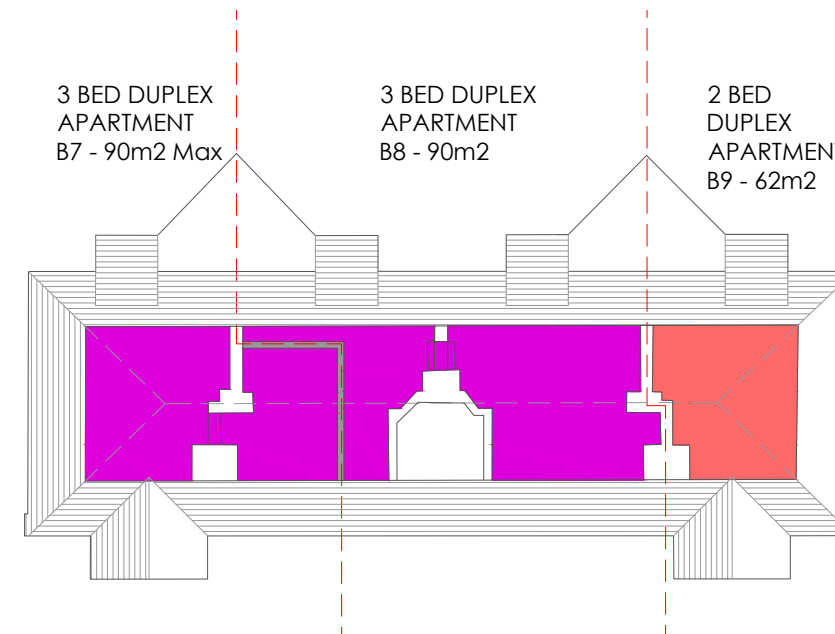
Design Proposal

Proposed Floor Plans - Block B

June 2016

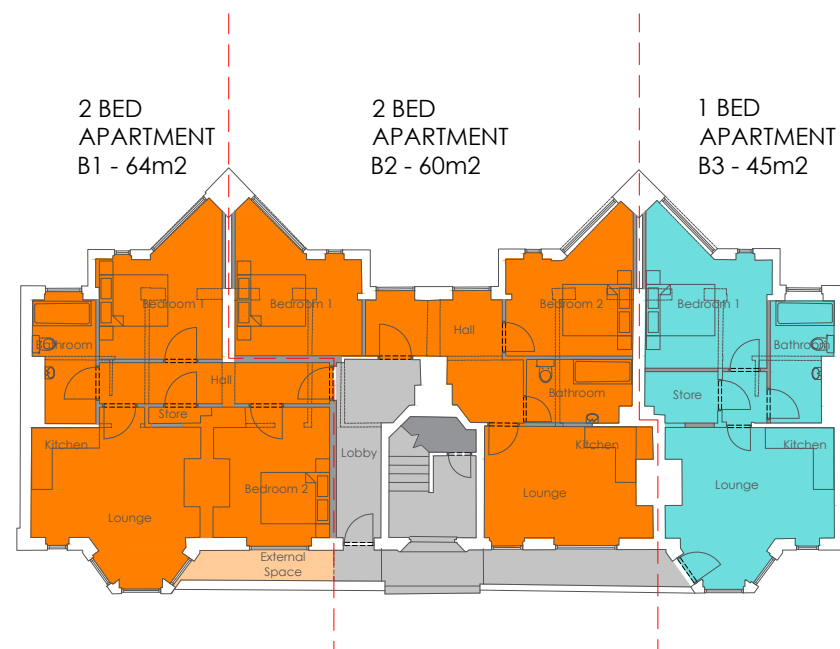


FIRST FLOOR

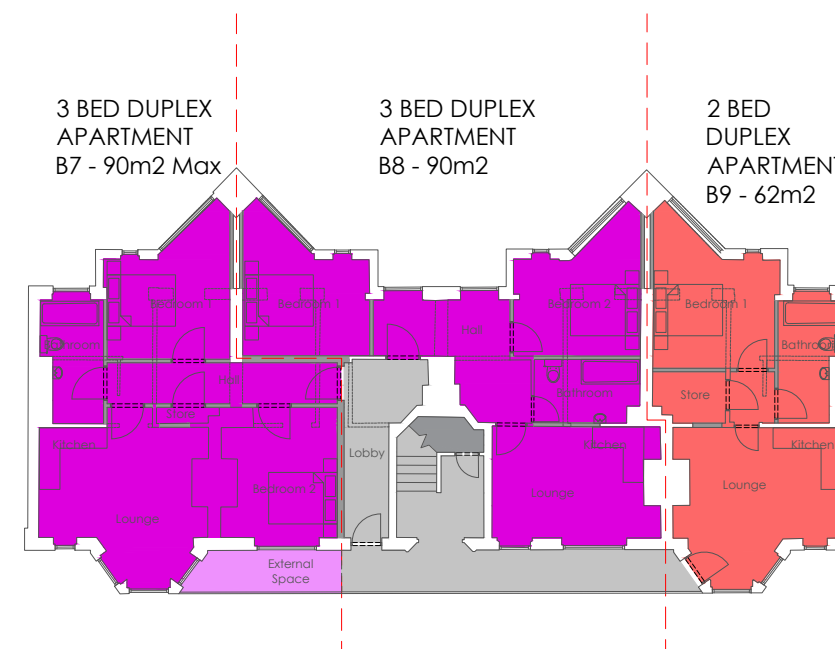


THIRD FLOOR

NOTE: LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES



GROUND FLOOR



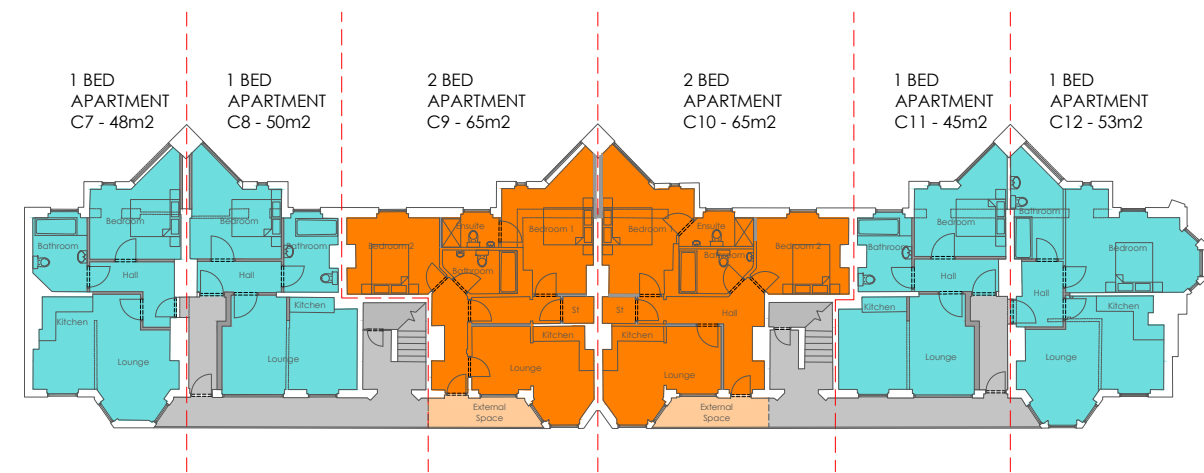
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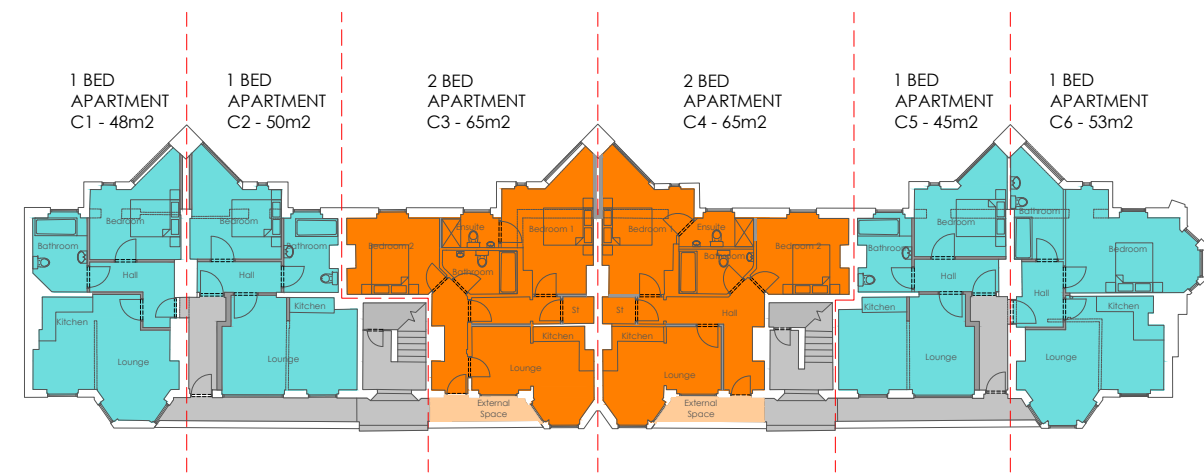
Design Proposal

Proposed Floor Plans - Block C

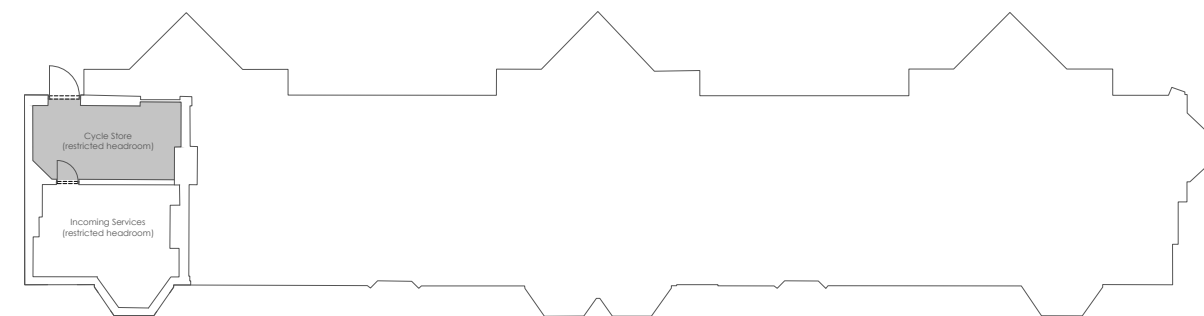
June 2016



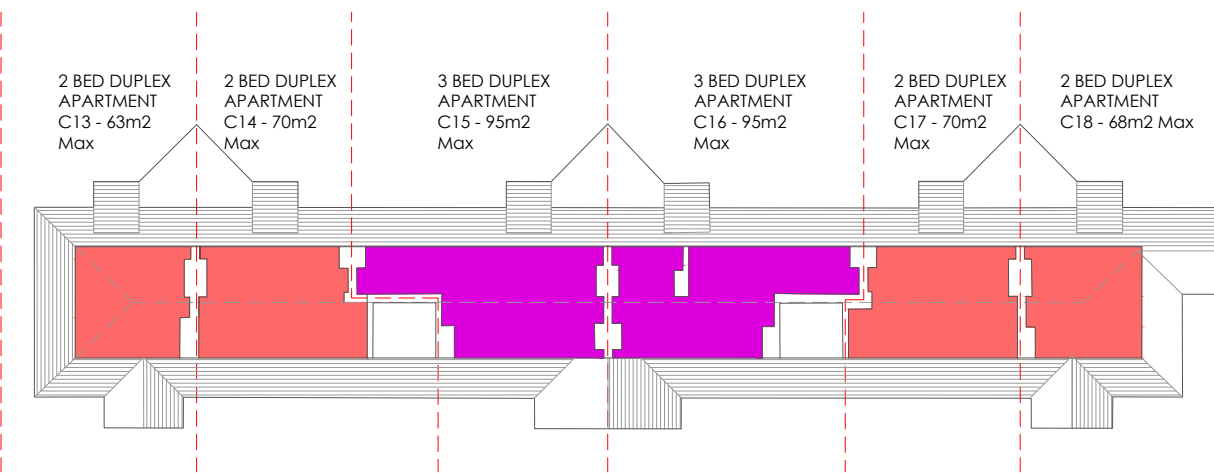
FIRST FLOOR



GROUND FLOOR

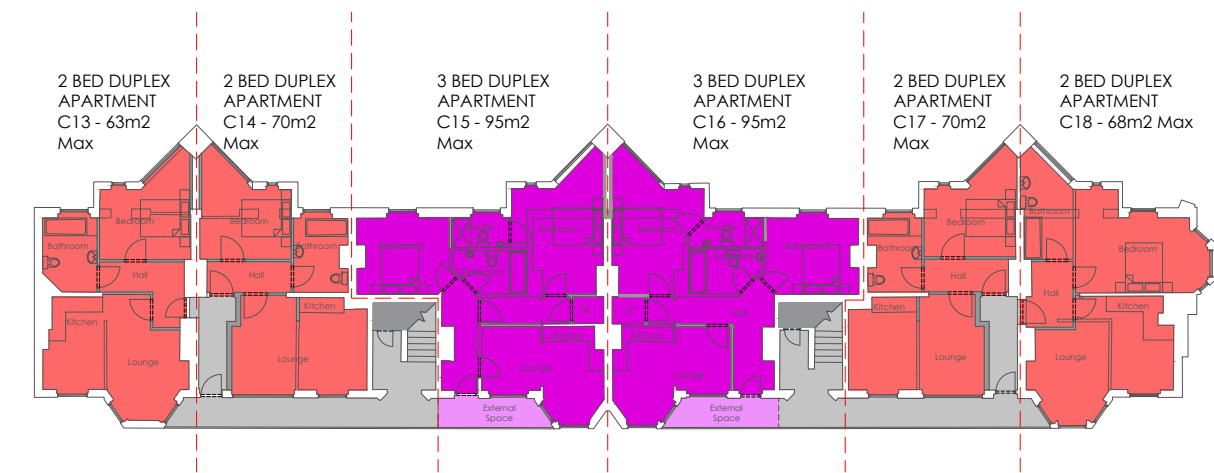


LOWER GROUND FLOOR



THIRD FLOOR

NOTE: LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES



SECOND FLOOR

NOTE: LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES

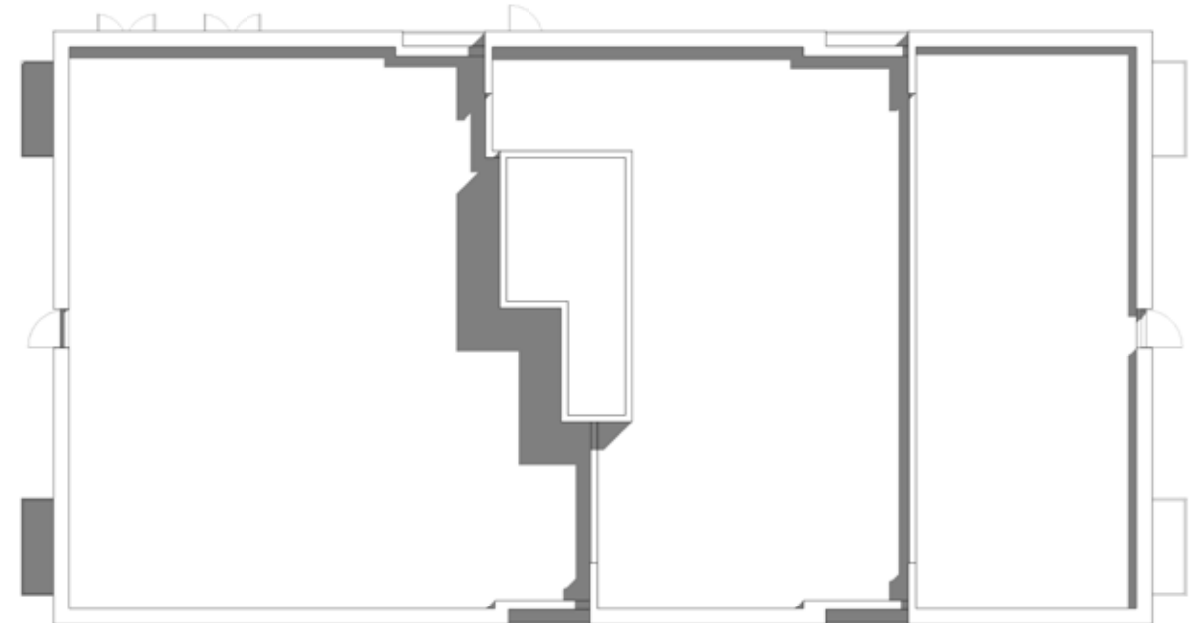
Design Proposal

Proposed Floor Plans - Block D

June 2016



First & Second Floor Plan
1:100



Roof Plan
1:100



Ground Floor Plan
1:100

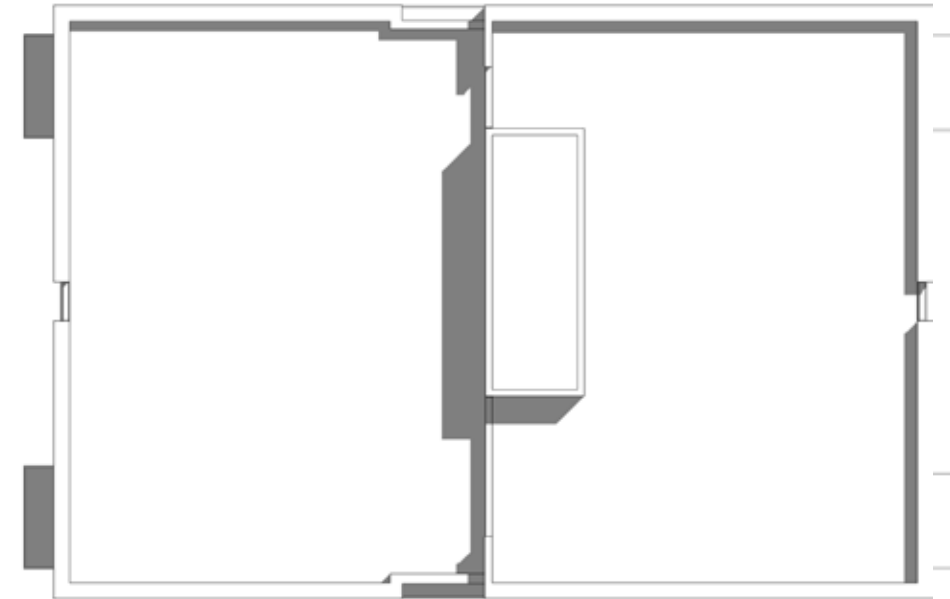
Design Proposal

Proposed Floor Plans - Block E

June 2016



First & Second Floor Plan
1:100



Roof Plan
1:100

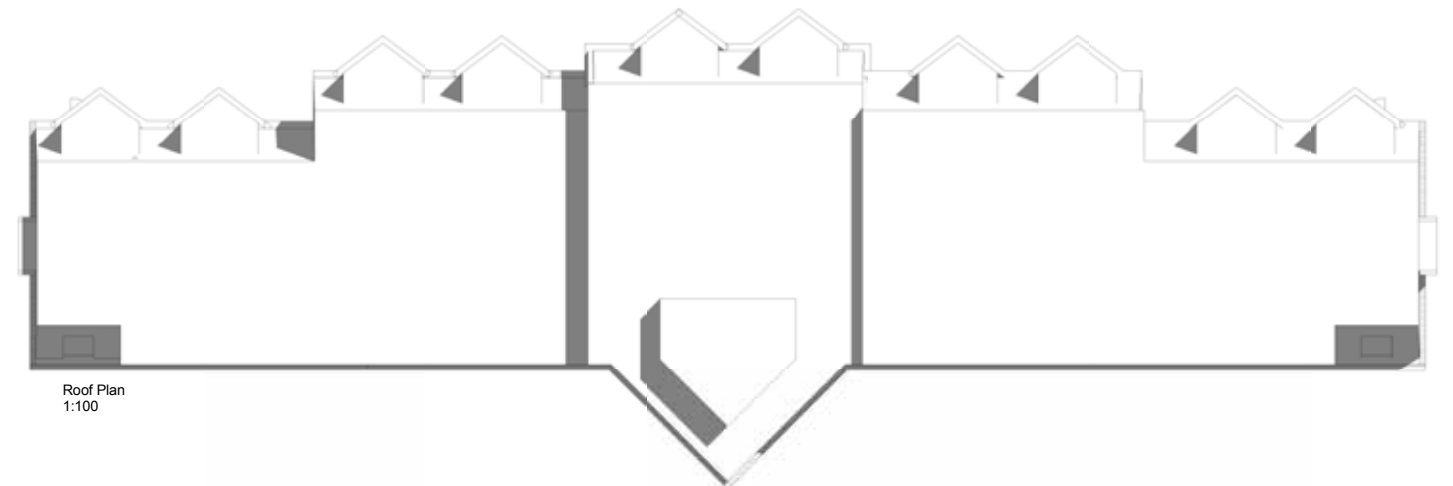


Ground Floor Plan
1:100

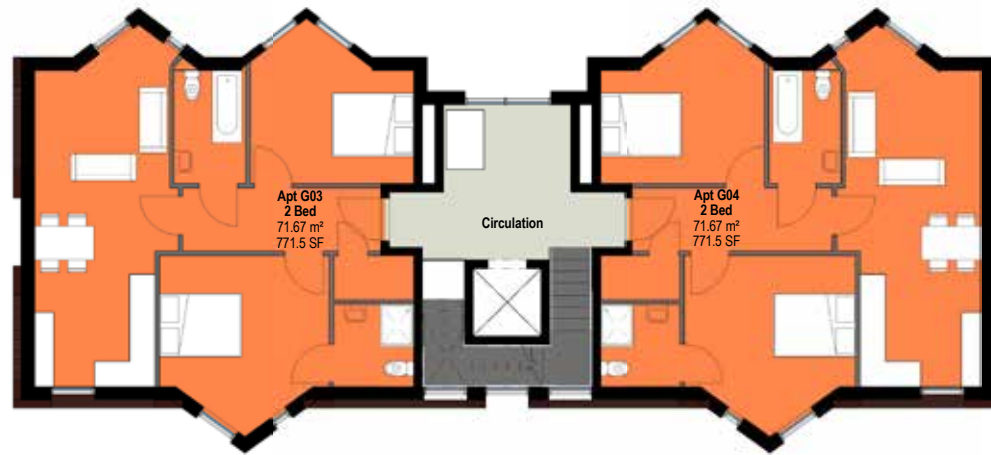
Design Proposal

Proposed Floor Plans - Block F

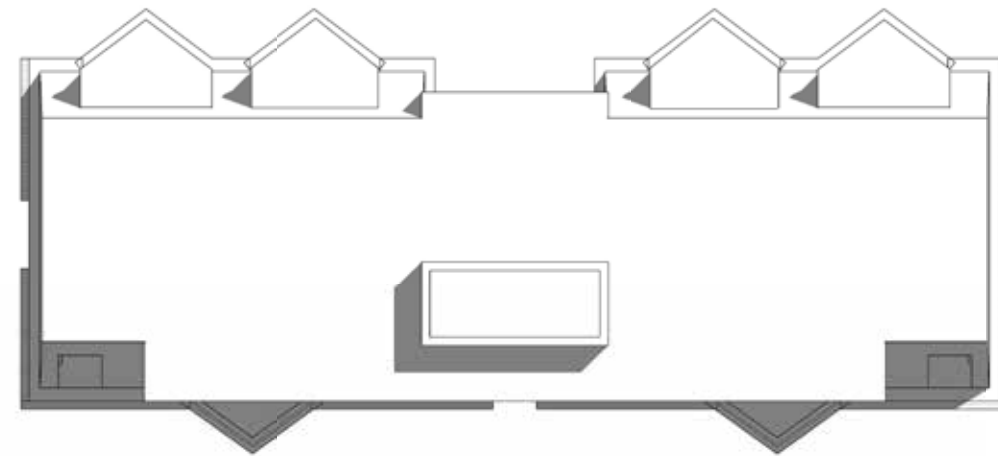
June 2016



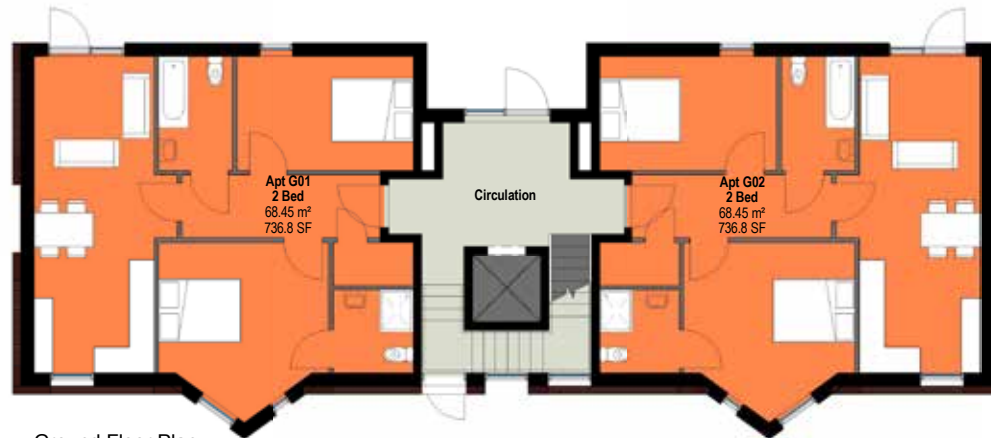
Design Proposal
Proposed Floor Plans - Block G
June 2016



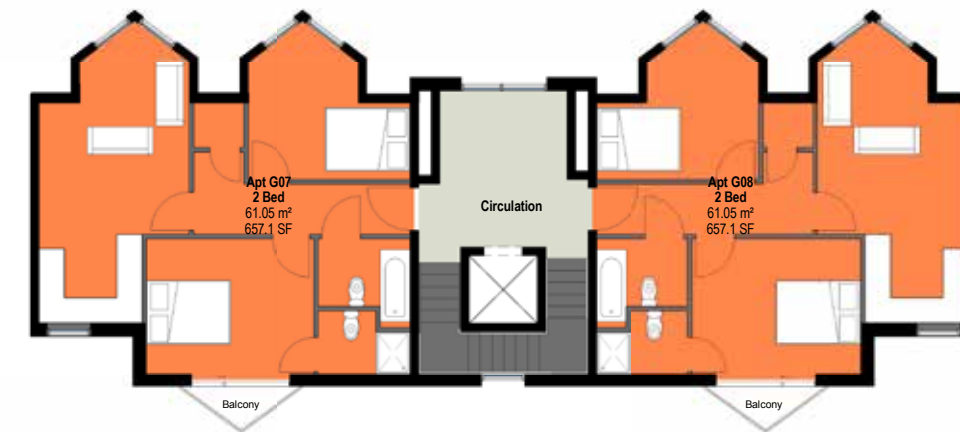
First & Second Floor Plan
1:100



Roof Plan
1:100



Ground Floor Plan
1:100

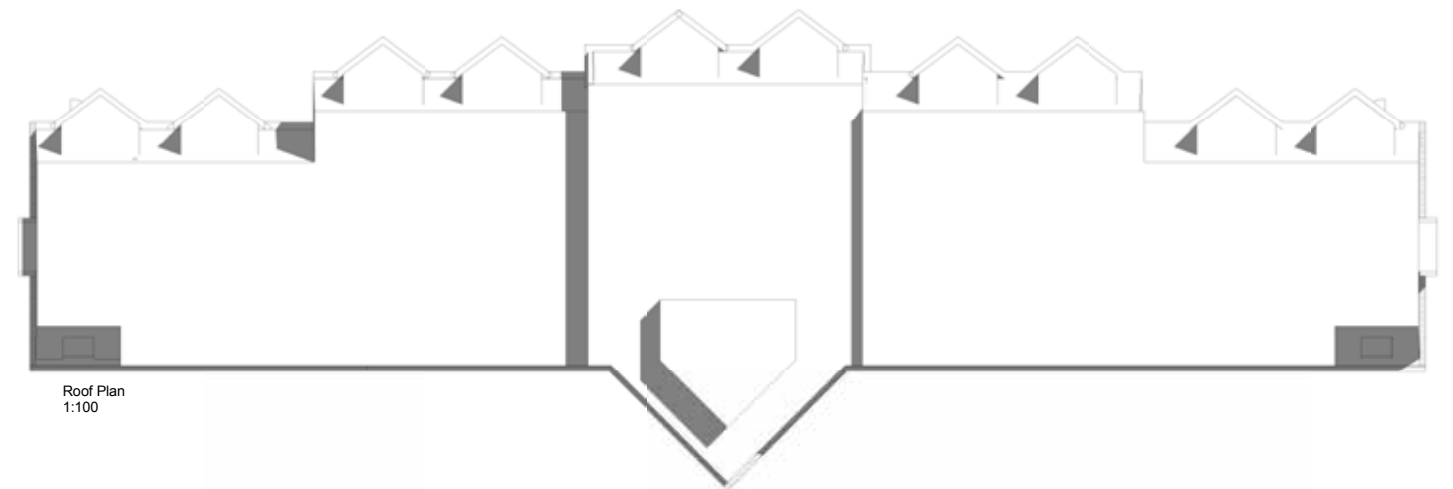


Third Floor Plan
1:100

Design Proposal

Proposed Floor Plans - Block H

June 2016



Design Proposal

Proposed Schedule of Accommodation

New Build Blocks; D,E,F,G,H

Block D				
Level	Name	Apartment Type	Area (m2)	Area sq ft
Ground Floor	Apt D01	1 Bed	46.6 m²	502 ft²
	Apt D02	2 Bed	64.2 m²	691 ft²
	Apt D03	2 Bed	65.9 m²	709 ft²
	Apt D04	1 Bed	47.0 m²	506 ft²
	Apt D05	1 Bed	47.0 m²	506 ft²
	Apt D06	1 Bed	62.3 m²	671 ft²
	Apt D07	1 Bed	45.1 m²	486 ft²
First Floor	Apt D08	1 Bed	46.5 m²	500 ft²
	Apt D09	2 Bed	64.1 m²	690 ft²
	Apt D10	2 Bed	65.8 m²	708 ft²
	Apt D11	1 Bed	47.0 m²	506 ft²
	Apt D12	1 Bed	47.0 m²	506 ft²
	Apt D13	2 Bed	65.9 m²	710 ft²
	Apt D14	1 Bed	44.8 m²	482 ft²
Second Floor	Apt D15	1 Bed	47.2 m²	508 ft²
	Apt D16	1 Bed	46.5 m²	500 ft²
	Apt D17	2 Bed	64.0 m²	689 ft²
	Apt D18	2 Bed	132.6 m²	1427 ft²
	Apt D19	1 Bed	47.7 m²	513 ft²
	Apt D20	1 Bed	47.7 m²	513 ft²
	Apt D21	1 Bed	67.1 m²	722 ft²
	Apt D22	1 Bed	44.8 m²	483 ft²
	Apt D23	1 Bed	47.2 m²	508 ft²

Block E				
Floor level	Name	Apartment Type	Area (m2)	Area sq ft
Ground Floor	Apt E01	1 Bed	46.1 m²	496 ft²
	Apt E02	1 Bed	44.5 m²	479 ft²
	Apt E03	2 Bed	63.4 m²	683 ft²
	Apt E04	1 Bed	43.3 m²	466 ft²
	Apt E05	1 Bed	45.3 m²	487 ft²
	Apt E06	1 Bed	46.1 m²	496 ft²
First Floor	Apt E07	1 Bed	45.5 m²	489 ft²
	Apt E08	1 Bed	45.2 m²	486 ft²
	Apt E09	1 Bed	41.9 m²	451 ft²
	Apt E10	1 Bed	44.8 m²	483 ft²
	Apt E11	2 Bed	72.0 m²	775 ft²
	Apt E12	1 Bed	46.0 m²	495 ft²
	Apt E13	1 Bed	45.5 m²	489 ft²
Second Floor	Apt E14	1 Bed	44.9 m²	483 ft²
	Apt E15	1 Bed	45.8 m²	493 ft²
	Apt E16	1 Bed	42.4 m²	456 ft²
	Apt E17	1 Bed	44.5 m²	479 ft²
	Apt E18	2 Bed	73.3 m²	789 ft²
	Apt E19	1 Bed	46.0 m²	496 ft²
	Apt E20	1 Bed	45.4 m²	489 ft²

Block F				
Level	Ref no.	Type	Area (m2)	Area (sq ft)
Ground Floor	Apt F01	2 Bed	68.4 m²	736 ft²
	Apt F02	2 Bed	67.5 m²	727 ft²
First Floor	Apt F03	2 Bed	73.6 m²	792 ft²
	Apt F04	2 Bed	70.2 m²	756 ft²
	Apt F05	2 Bed	75.6 m²	814 ft²
	Apt F06	2 Bed	71.0 m²	765 ft²
	Apt F07	2 Bed	75.1 m²	808 ft²
	Apt F08	2 Bed	73.6 m²	792 ft²
	Apt F09	2 Bed	70.7 m²	761 ft²
Second Floor	Apt F10	2 Bed	76.1 m²	819 ft²
	Apt F11	2 Bed	71.0 m²	765 ft²
	Apt F12	2 Bed	75.1 m²	808 ft²
	Apt F13	2 Bed	63.9 m²	688 ft²
	Apt F14	2 Bed	65.6 m²	706 ft²
	Apt F15	2 Bed	70.4 m²	758 ft²
	Apt F16	2 Bed	65.8 m²	709 ft²
	Apt F17	2 Bed	65.5 m²	705 ft²

Block G				
Level	Ref no.	Type	Area	Area sq ft
Ground Floor	Apt G01	2 Bed	68.5 m²	737 ft²
	Apt G02	2 Bed	68.5 m²	737 ft²
First Floor	Apt G03	2 Bed	71.7 m²	771 ft²
	Apt G04	2 Bed	71.7 m²	771 ft²
Second Floor	Apt G05	2 Bed	71.7 m²	772 ft²
	Apt G06	2 Bed	71.6 m²	771 ft²
Third Floor	Apt G07	2 Bed	61.0 m²	657 ft²
	Apt G08	2 Bed	61.0 m²	657 ft²

Block H				
Level	Ref no.	Type	Area (m2)	Area (sq ft)
Ground Floor	Apt H01	2 Bed	68.4 m²	736 ft²
	Apt H02	2 Bed	67.5 m²	727 ft²
First Floor	Apt H03	2 Bed	73.6 m²	792 ft²
	Apt H04	2 Bed	70.2 m²	756 ft²
	Apt H05	2 Bed	75.6 m²	814 ft²
	Apt H06	2 Bed	71.0 m²	765 ft²
	Apt H07	2 Bed	75.1 m²	808 ft²
	Apt H08	2 Bed	73.6 m²	792 ft²
	Apt H09	2 Bed	70.7 m²	761 ft²
Second Floor	Apt H10	2 Bed	76.1 m²	819 ft²
	Apt H11	2 Bed	71.0 m²	765 ft²
	Apt H12	2 Bed	75.1 m²	808 ft²
	Apt H13	2 Bed	63.9 m²	688 ft²
	Apt H14	2 Bed	65.6 m²	706 ft²
	Apt H15	2 Bed	70.4 m²	758 ft²
	Apt H16	2 Bed	65.8 m²	709 ft²
	Apt H17	2 Bed	65.5 m²	705 ft²

Design Proposal

Proposed Elevations - Block D

June 2016



Block D - South Elevation



Block D - East Elevation



Block D - West Elevation



Block D - North Elevation

Design Proposal

Proposed Elevations - Block E

June 2016



Design Proposal

Proposed Elevations - Block F

June 2016



Block F - East Elevation

▼ F-R3	39475.0	▼ F-R2	39100.2
▼ F-R1	38350.2		
▼ F-3.4	36425.0	▼ F-3.4	36425.0
▼ F-3.3	36050.0	▼ F-3.2	35600.0
▼ F-3.1	35300.0		
▼ F-2.4	33425.0	▼ F-2.4	33425.0
▼ F-2.3	33050.0	▼ F-2.2	32600.0
▼ F-2.1	32300.0		
▼ F-1.4	30425.0	▼ F-1.4	30425.0
▼ F-1.3	30050.0	▼ F-1.2	29600.0
▼ F-1.1	29300.0		
▼ F-0.5	27425.0	▼ F-0.4	27050.0
▼ F-0.3	26900.0		

▼ F-R3	39475.0	▼ F-2.4	33425.0	▼ F-0.5	27425.0
▼ F-R2	39100.2	▼ F-2.3	33050.0	▼ F-0.4	27050.0
▼ F-R1	38350.2	▼ F-2.2	32600.0	▼ F-0.3	26900.0
▼ F-3.4	36425.0	▼ F-2.1	32300.0	▼ F-0.2	26600.0
▼ F-3.3	36050.0			▼ F-0.1	26300.0
▼ F-3.2	35600.0				
▼ F-3.1	35300.0				
▼ F-1.4	30425.0				
▼ F-1.3	30050.0				
▼ F-1.2	29600.0				
▼ F-1.1	29300.0				



Block F - North Elevation



Block F - South Elevation

▼ F-R3	39475.0	▼ F-2.4	33425.0	▼ F-0.5	27425.0
▼ F-R2	39100.2	▼ F-2.3	33050.0	▼ F-0.4	27050.0
▼ F-R1	38350.2	▼ F-2.2	32600.0	▼ F-0.3	26900.0
▼ F-3.4	36425.0	▼ F-2.1	32300.0	▼ F-0.2	26600.0
▼ F-3.3	36050.0			▼ F-0.1	26300.0
▼ F-3.2	35600.0				
▼ F-3.1	35300.0				
▼ F-1.4	30425.0				
▼ F-1.3	30050.0				
▼ F-1.2	29600.0				
▼ F-1.1	29300.0				



Block F - West Elevation

▼ F-R3	39475.0	▼ F-R2	39100.2
▼ F-R1	38350.2		
▼ F-3.4	36425.0	▼ F-3.4	36425.0
▼ F-3.3	36050.0	▼ F-3.2	35600.0
▼ F-3.1	35300.0		
▼ F-2.4	33425.0	▼ F-2.4	33425.0
▼ F-2.3	33050.0	▼ F-2.2	32600.0
▼ F-2.1	32300.0		
▼ F-1.4	30425.0	▼ F-1.4	30425.0
▼ F-1.3	30050.0	▼ F-1.2	29600.0
▼ F-1.1	29300.0		
▼ F-0.5	27425.0	▼ F-0.4	27050.0
▼ F-0.3	26900.0	▼ F-0.2	26600.0
▼ F-0.1	26300.0		

Design Proposal

Proposed Elevations - Block G

June 2016



Block G - West Elevation



Block G - South Elevation



Block G - North Elevation



Block G - East Elevation

Design Proposal

Proposed Elevations - Block H

June 2016



Block H - East Elevation



Block H - North Elevation



Block H - South Elevation



Block H - West Elevation

Design Proposal
Proposed Street Scenes
June 2016



① Street View 1 - Bevington
1:200



② Street View 2 - Bond
1:200

Design Proposal
Proposed Street Scenes
June 2016



② Street View 2 - Bond
1:200

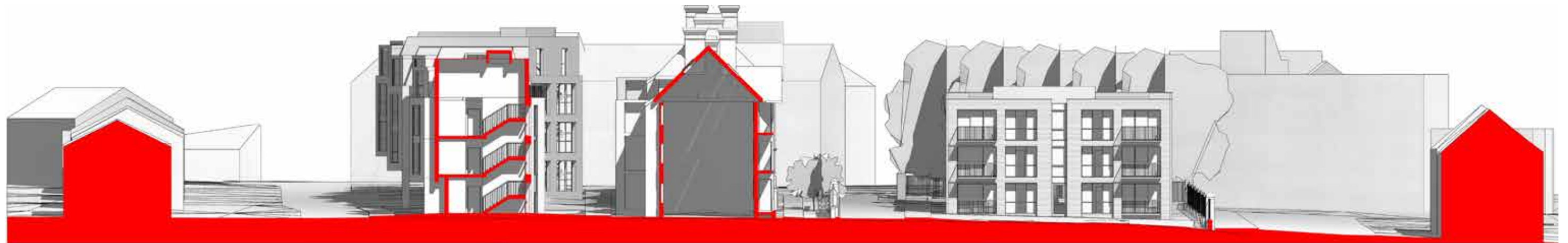


③ Street View 3 - Titchfield
1:200

Design Proposal
Proposed Sections
June 2016

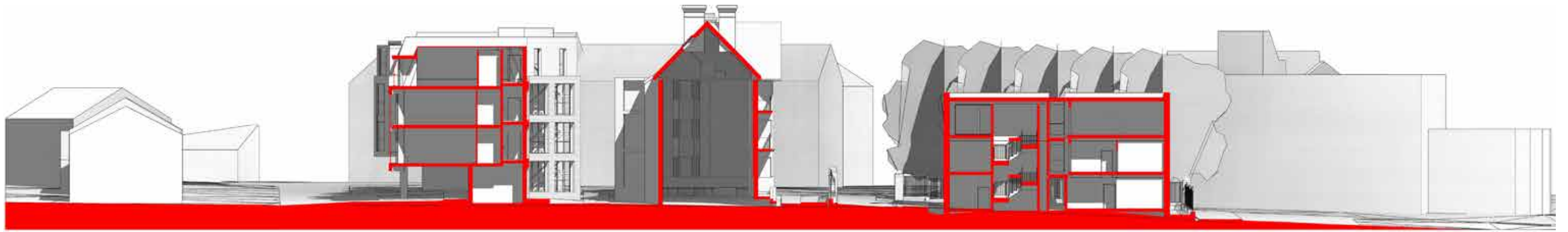


Section AA - Through Blocks F, A and D



Section BB - Through Blocks G and B

Design Proposal
Proposed Sections
June 2016



Section CC - Through Blocks H, C and E



Design Proposal
 Proposed 3D Views
 June 2016



Design Proposal
Proposed 3D Overview
June 2016

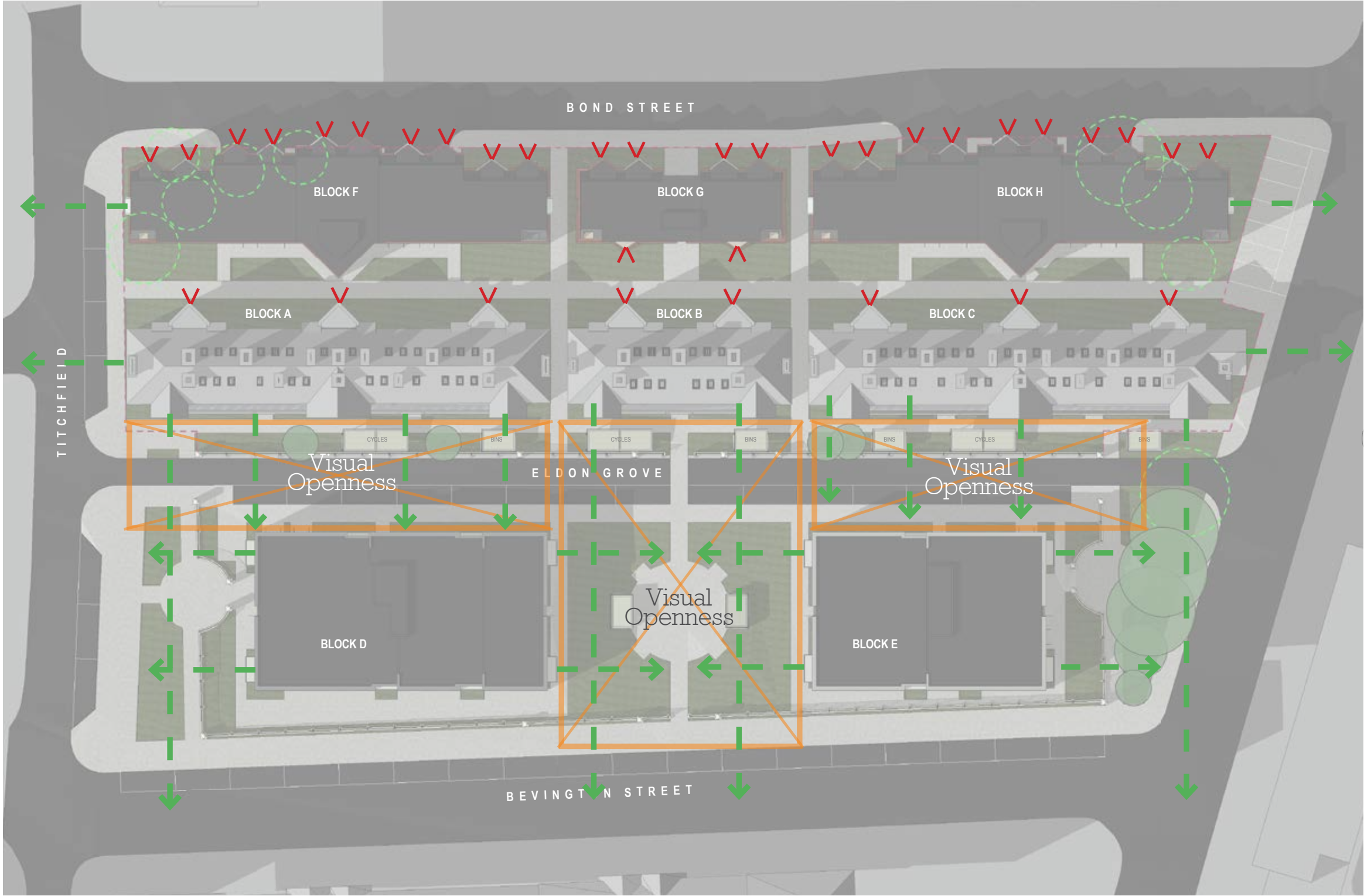


Design Proposal
Proposed Visual
iCreate3D



Design Proposal

Aspect, Privacy and Amenity



← — Aspect

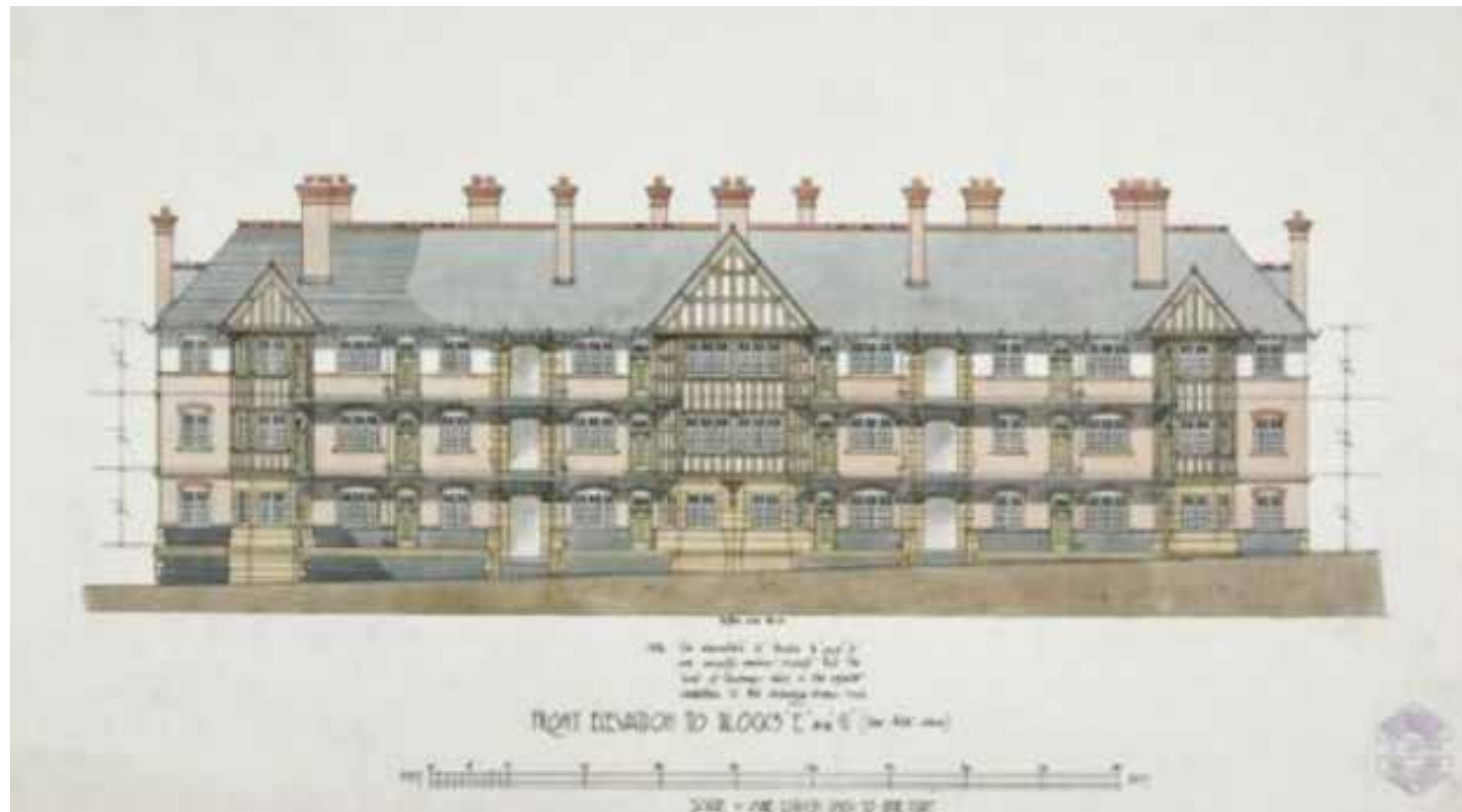
^ ^ Privacy Issues resulting in Oriel Windows in Location



Oriel Windows precedent - X1, Liverpool One



3. Viewpoint Study June 2016



Viewpoint Study
Massing Comparison
June 2016



Viewpoint Study
Massing Comparison
June 2016



Viewpoint Study
Massing Comparison
June 2016



Viewpoint Study
Massing Comparison
June 2016



Viewpoint Study
Massing Comparison
June 2016



Viewpoint Study
Massing Comparison
June 2016



WHAT A DIFFERENCE DAY MAKES



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