

Proposed Street Scenes



① Street View 1 - Bevington
1:200



② Street View 2 - Bond
1:200



③ Street View 3 - Titchfield
1:200

Design Proposal
3D Visuals



Design Proposal
3D Visuals



Design Proposal 3D Visuals



Design Proposal
Rendered Visual



Design Proposal
Precedents



Design Proposal
Material Selections Incl. Options



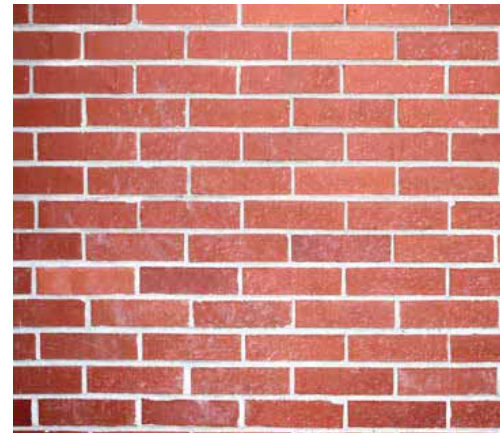
Artstone Surrounds



Falzinc



Blue Engineering Brick



Red Facing Brick



Black Timber Boards

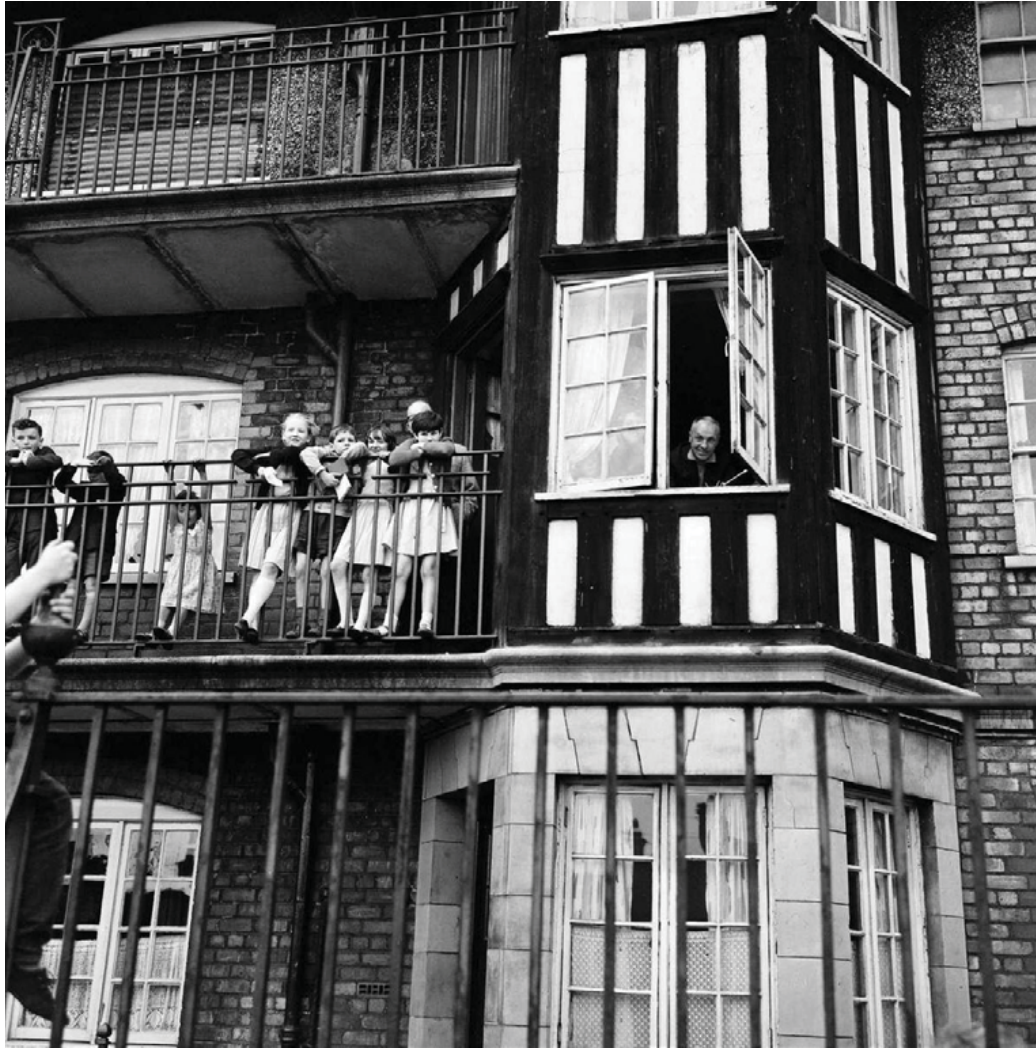


White Render

Design Proposal

Laser Cut Aluminium Precedents

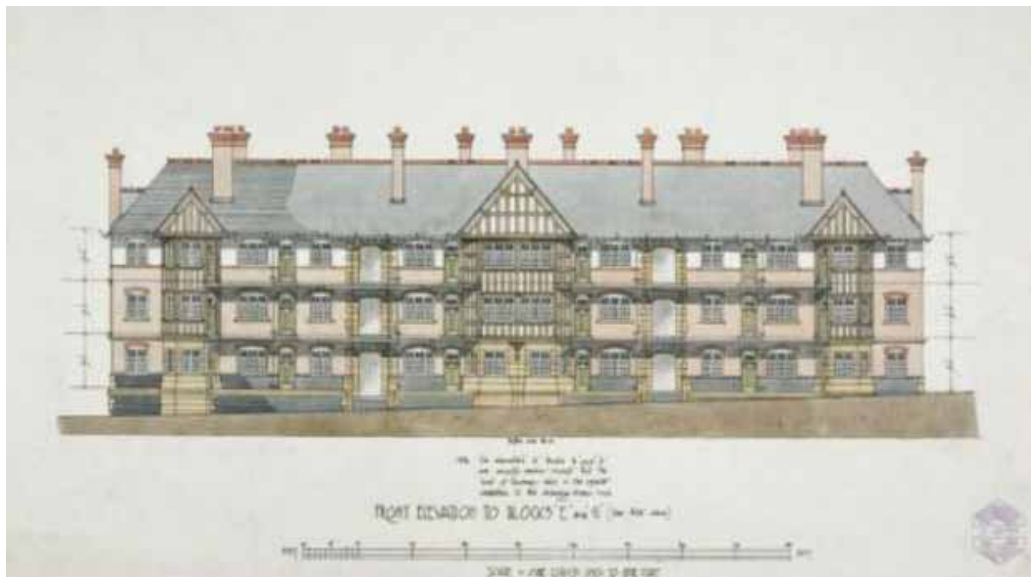
Preserving Historic Imagery



Bill Shankly visited the Eldon Grove Tenements in 1965 and the images of him watching the games of street football happening in front capture the history of Eldon Grove. Through the use of Laser Cutting these images can be etched onto metal screens and used as cladding. This Proposal calls for engraved aluminium cladding to screen the bin store areas.



6. Overview



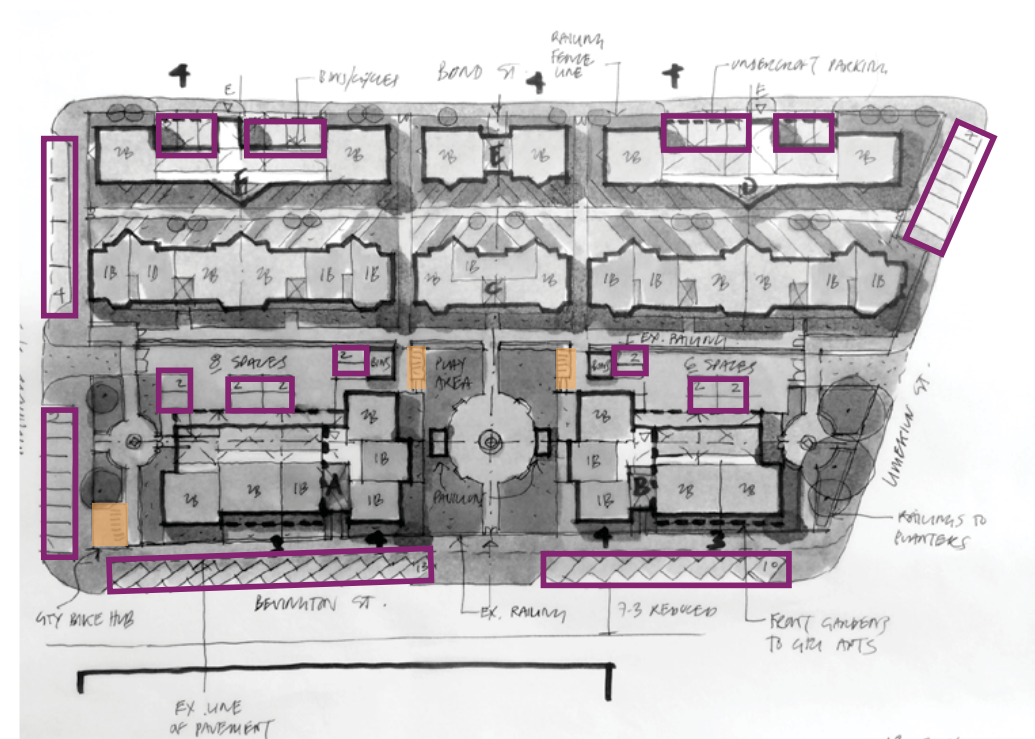
Overview

Parking and Highways

As part of the development proposal it is planned to provide 67 car parking spaces across the development with chevron parking on Bevington Street and 6 disabled parking spaces. This meets the target quota of 6% of the overall provision as detailed in the SPD. The Liverpool City Council SPD states that 136 cycle parking locations should be provided with secure and sheltered storage locations however this number has reduced due to the provision of a Citybike hub on the south western corner of the site. The Transport Assessment has recommended that the following measures are implemented as part of the development Provision of secure sheltered cycle parking at 4 locations across the site, Provision of taster Citybike voucher for all units and the provision of level access on all entrances in line with the Equality on new build but wont be possible on Listed Building Refurbishment.

The Planners stated that all ground floor apartments should store the cycles within the apartments saving on spaces required and that the main routes toward the cycle parking should be 3 m wide to allow for pedestrian and cyclist shared use.

Management of a refuse collection & servicing will be served by a commercial management plan. There is the provision of new pedestrian crossings with dropped kerbs and tactile paving across O'Connell Road with its junction at Titchfield Street; New pedestrian crossing with dropped kerbs and tactile paving across Gildarts Gardens with its junction at Titchfield Street; New pedestrian crossing with dropped kerbs and tactile paving across Bond Street with its junction at Titchfield Street; New pedestrian crossing with dropped kerbs and tactile paving on the corner of Summer Seat and Limekiln Lane; New pedestrian crossing with dropped kerbs and tactile paving across all arms of the Titchfield Street / Burlington Street junction; New pedestrian crossing with dropped kerbs and tactile paving across Limekiln Lane, south of Burlington Street. Realignment of the existing pedestrian crossings at the Bevington Street / Titchfield Street junction; and, Installation of two new bus shelters on Burlington Street.

Disabled Parking ☐

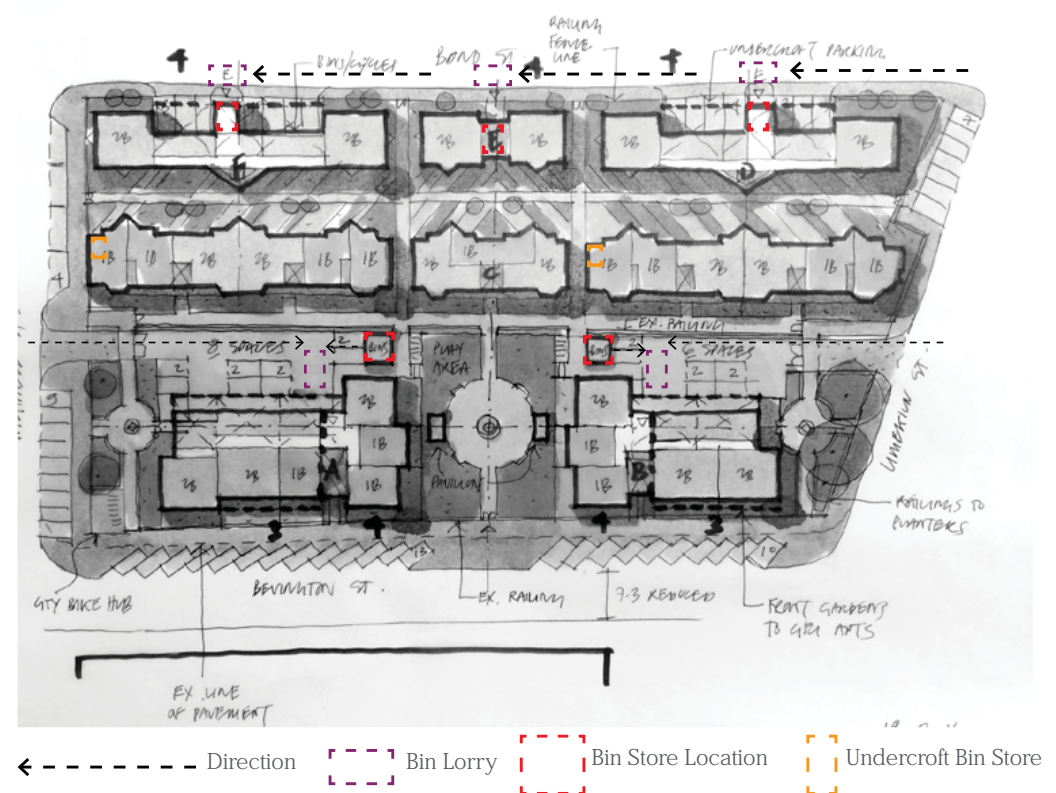
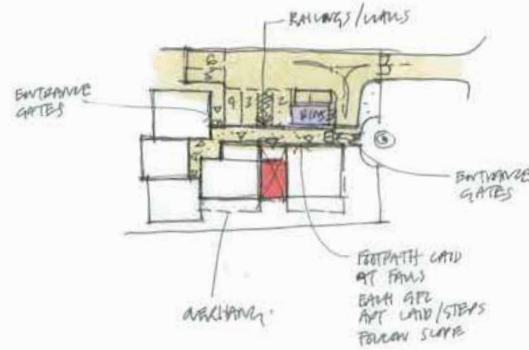
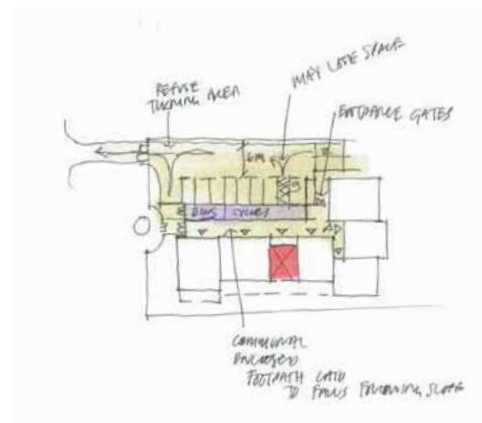
Parking

Cycle Store

Refuse Strategy

Residents will be responsible for taking their own rubbish down to the bin store locations at the lower level of each accommodation block where rubbish will be recycled into separation bins as drawn on the site plan to the right.

The accommodation / refuse management contractor will then be responsible for taking the large Euro bins to the pick- up location on the agreed collection day. Circa 1no. 1100 litre Euro bins has been assumed per 20 residents. The scheme has been designed and will be managed to be fully compliant with Liverpool City Council Recycling Policy. Refuse vehicles will enter the site via bollard controlled access points and can circulate the site fully to gain access to all accommodation blocks.



Overview

Part M / Lifetime Homes Compliance

The Eldon Grove proposal is designed to be Lifetime Homes Standard compliant in all new block areas. All new blocks are designed to be fully Part M compliant in respect of Building Regulations. Due to listing constraints the existing Eldon Grove Tenement blocks, these block, A B C will not comply to lifetime homes. Liverpool City Council are happy with this easement.

All one + two bedroom apartments within blocks D, E, F, G and H will be subject to a lifetime homes 16 point checklist included within the submission.

1. Parking

Communal parking includes 6 number accessible spaces in close proximity to vertical circulation points.

2. Approach from parking

The distance from the car parking space to the home is kept to a minimum and is level to all entrances vertical circulation points.

3. Approach to all entrances

All dwelling entrances to be level to the approach. This includes apartments with front doors from the courtyards.

4. Entrances

All entrances should be illuminated, have level access over the threshold and have a covered main entrance. All dwelling entrance doors to have 800mm clear width. All dwelling doors to have adequate weather protection at front doors.

5. Stairs

Communal stairs should provide east access and, where homes are reached by a lift, should be fully accessible. All internal lift cars to be 1100x1400mm.

6. Internal doors, hallways and landings

The width of internal doorways and hallways should conform to Part M. There should be where possible a 300mm nib or wall space to the side of the leading edge of the doors on the entrance level. Corridors in communal areas are all over 1500 in width.

7. Circulation space

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

8. Entrance level living space

The living room should be at entrance level.

9. Potential for entrance level bed space

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

10. Entrance level WC & shower drainage

In houses with two bedrooms the downstairs toilet should conform at least to part M.

11. Walls in bathrooms

Walls in the bathroom should be capable of taking adaptations such as handrails.

12. Stairs & potential through floor lift

The design should incorporate provision for a future stair lift in some duplex and a suitably identified space for through the floor lift from the ground floor to the first floor, eg. to a bathroom next to a bathroom.

13. Bedroom/bathroom relationship and potential for fitting hoists

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom in some apartments.

14. Bathrooms

The bathroom should be designed for ease of access to the bath, WC and washbasin.

15. Glazing & window handles

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

16. Location of service controls

Switches sockets, ventilation and service controls should be at a height usable by all (i.e between 450 and 1200mm from the floor).

As described in the planning statement submitted as part of this application, Liverpool City council's design for Access for All SPD seeks to ensure that inclusive design principles are integrated into development proposals, promoting a high quality and inclusive environment for all irrespective of age, gender, mobility or impairment. The SPD suggests that all new housing should enable the needs of a household to be met over its lifetime.

DDA / Access Statement

The location of the proposal site being within a very short distance of the City Centre makes it an extremely sustainable location in respect of access to public transport, pedestrian and cycle linkages. Due to the sustainable location of the site, parking is also provided at a ratio detailed within the Highways Statement which forms part of this application package. It is possible for pedestrians to access the proposed development from various directions. The proposed site layout intends to direct pedestrian traffic efficiently and safely from one area of the site to another. Pedestrians are encouraged to approach the site from three main directions:

1. From the north (via Bevington St/ Limekiln Ln);
2. From east (via Eldon Place)
3. From the South (via Limekiln Ln)

The concept of the Masterplan in respect of pedestrian / landscape zones and building footprints is to provide clarity of circulation and ease of access by foot or cycle to the City Centre. All apartments and ancillary uses above being accessible by both stairs and lifts. Level access to all new build block will be provided at all entrance / exit points; Proposed level changes within the blocks over the course of the stepped footprint will only happen on the ground floors, with upper levels remaining level throughout. Due to the physical constraints of the existing listed buildings of Eldon Grove, these areas will not be DDA appliant, with only the new build fully disabled accessible.

With respect to cycle storage, multiple secure / enclosed cycle stores are provided with one at each vertical access / entrance core. In addition to this there are additional visitor external cycle storage facilities set within the hard / soft landscape areas and the provision of cycle hire points would be considered also for inclusion if required by the Local Authority.

Inclusive Design

The site is in an extremely sustainable location with regards to pedestrian and cycle linkages to the City Centre and is well located in terms of adjacent public transport links. Upgrade works are currently underway on the Leeds Street corridor and into the L3 area along Vauxhall Road with hard and soft landscaping zones being improved and crossing points with tactile paving and dropped kerbs being installed. Any vehicle or pedestrian access points proposed as part of the development will ensure that these standards and specifications are continued seamlessly.

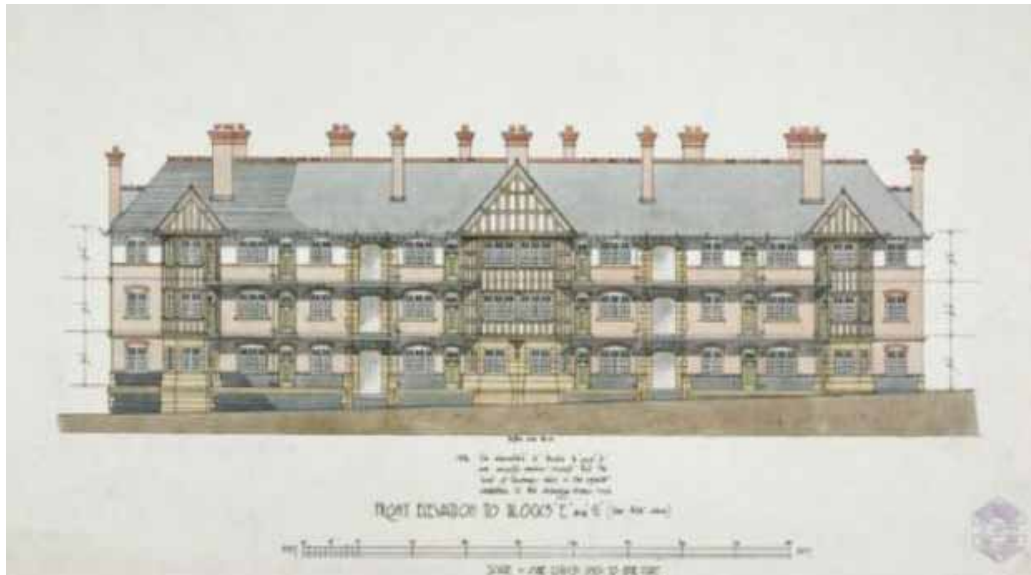
The development parking contains disabled spaces at ground floor with 5% of the spaces in total being disabled access specification to align with the Transport Assessment and Local Authority Guidance. The guidance of Approved Document Part M of the Building Regulations will be adopted in the following areas:

- Accessible parking bays
- Access to main entrances
- Vertical and horizontal movement through all areas of all accommodation blocks
- Toilet and changing facilities
- Accommodation management suite
- Retail, commercial and employment units
- Fitness Centre
- External amenity areas

Hard landscaping and external works will be designed to provide easy and direct access to all areas with falls no greater than 1 in 20 and 1 in 60 in main entrance areas in line with BS8300 and Approved Document Part M.

Public entrances will have fully automated doors of a suitable width with additional side vision panels where necessary. The completed development will be fully Disability Discrimination Act compliant and support race relations and equal opportunities legislation.

7. Urban Green Design and Access Statement



Landscape

1.0 Principles and Core Values



This Design and Access Statement (D+AS) is intended to set out the core principles and values that have informed the design of the private, semi-private and communal amenity space within the proposed masterplan for Eldon Grove. This document aims to:

- Illustrate the visionary and forward-thinking aspects of the landscaping and communal space schemes employed in the proposals
- Demonstrate that a fully integrated, holistic approach to communal open space and private amenity space has been considered
- Demonstrate how the proposals seek to preserve, compliment and enhance the heritage assets existing on the Site, by integrating these features into the landscaping scheme so as to maximise their value.

The strategy for the provision of communal outdoor space and landscape will include the following:

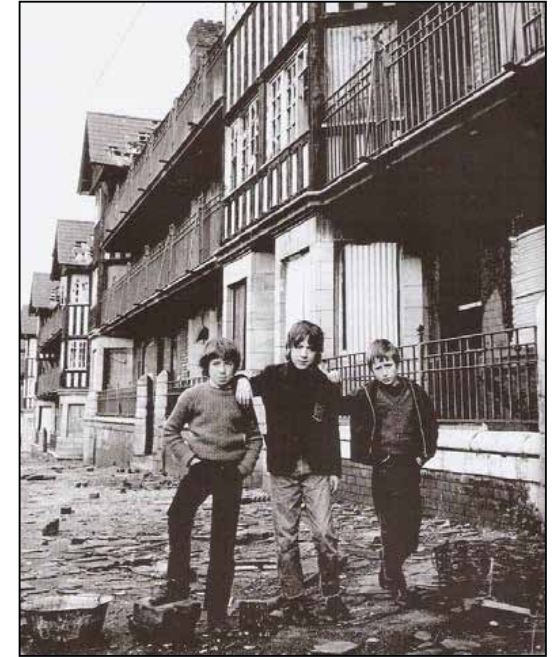
- Demonstrate how the open spaces of the development are to be connected, both physically and visually
- Define suggested relationships between buildings and public spaces
- Determine the activities and uses which will take place in these areas
- Identify the movement patterns for pedestrians, bicycles and motor vehicles throughout and around the Site, including access to the public transport network
- Consider the basis for integrated utilities and other infrastructure elements within the communal spaces
- Illustrate ways how the new developments and the landscape can be integrated into the existing wider environment
- Demonstrate the opportunity for green infrastructure and biodiversity enhancement



Destination



Community



Heritage

The key principle informing the strategies for landscaping and communal open space is to facilitate exemplary communal spaces that offer opportunity for enjoyment, entertainment and social interaction, whilst also providing more secluded, private gardens and outdoor spaces for residents, and elements to enhance the safety and security of the development.

The key to delivering a successful masterplan is to adopt an innovative, holistic and iterative approach to design which appreciates the importance of the relationship between people, landscape and place-making. The communal outdoor space element has thus been developed around four core values:

1. **Destination:** The creation of spaces with an appropriate and lasting identity which connect and reflect their surrounding environment, whilst encouraging interaction, recreation, leisure and activity
2. **Community:** The creation of a scheme which promotes inclusivity, enrichment and a sense of belonging and wellbeing amongst residents through well-designed spaces which promote connectivity and equality
3. **Heritage:** The sensitive retention, restoration and revitalisation of heritage assets on-site, with a view to incorporate listed features harmoniously into the landscaping scheme and communal areas, so as to maximise their value and add to developing a strong sense of place throughout the development
4. **People:** The public realm and landscape must be user friendly, accessible and functional for all, whilst also being aesthetically pleasing and able to create a strong sense of place. To support these values, the proposals have considered best industry practices and good design principles, as set out in design guidance such as Secured by Design, Manual for Streets and the Liverpool City Council Planning Advice Note on Design and Access Statements, among others.



People



Landscape Principles

The objective of the landscape strategy and communal spaces is to stimulate a rediscovery of a vibrant community atmosphere in spaces between buildings, and to enhance the potential of external spaces for the benefit of local residents and the wider community. Ultimately, these outdoor spaces aim to deliver an inclusive, community-led experience which provides enjoyment, inclusivity, well-being and health benefits for all.

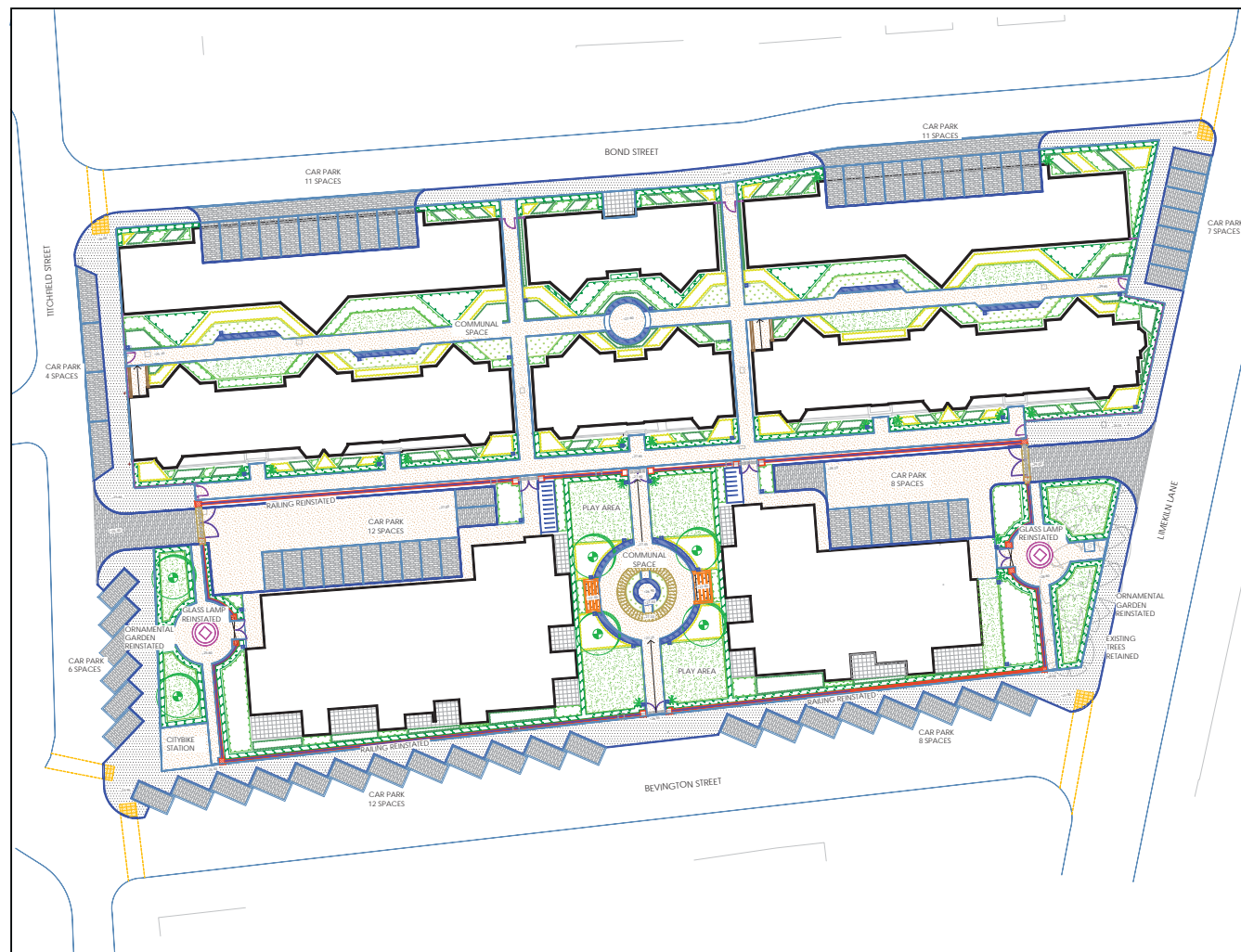
The Landscape Vision

The vision for the Site is to create an approach which is welcoming and responds positively to the local landscape context and character, in particular with regard to the heritage assets on Site. The choice of hard landscaping materials and planting will serve to create defined boundaries and legible way marking, allowing ease of access and egress for pedestrians, cyclists and vehicles alike. Views through the site will be framed and promoted through the orientation of planting and appropriate boundary treatments.

Inspiration for the landscape design has evolved from a desire to retain and enhance the existing heritage assets on the Site, including the three existing Eldon Grove blocks, associated railings, piers and gas-fired street lamps. The previous courtyard will become the focal point of the landscaping scheme to the south of the development, providing access, communal space, amenity grassland and play areas, as well as plans to introduce wooden shelters to emulate the pavillions which once stood there. In the centre of the main courtyard, a play area will be located, so as to pay homage to the games and activities which took place there in the 1930s. The original gas-fired street lamps to the east and west of the Site are to be retained and refurbished, providing additional amenity space for residents, as well as physical and visual connectivity and integrating the heritage of the Site into these spaces.

Running east to west through the centre of the development, access is provided for cars and vehicles, as well as acting as a visual conduit providing linkages to both sides of the Site and feeding into the communal outdoor space to the south. To the north, between the existing Eldon Grove blocks and new build blocks D, E and F, an access footpath traverses the site from east to west, softened by appropriate planting and boundary treatments and offering visual connectivity and intrigue for residents.

Illustrative Masterplan



Landscape

Heritage

One of the key influences on the design of the scheme has evolved from the desire to restore the Grade II listed Eldon Grove blocks, as well as retaining and refurbishing the listed railings, piers and gas lamp-posts located throughout the site.

The Eldon Grove tenements, originally opened in 1912, were built by Liverpool City Council as “labourers’ dwellings”, housing employees of the nearby docklands and industrial estates. The blocks were fitted with flushing toilets and hot water for bathing, and thus became associated with the more up-market tenants in the area.

Achieving Grade II listed building status in 1993, the blocks became student accommodation before restorative development work began with plans to build 8 mock tudor houses on the asphalt playground. However, the developers ran out of money and the blocks have been in steady decline ever since.

One of the key aims of the landscaping scheme is to marry old and new, and integrate existing features and points of interest into the over scheme, providing focal points and nodes in communal spaces.



Landscape

Paving Materials

Material choice will be based on the desire to provide a hard landscape of function, quality, longevity and low maintenance. The material choice will be simple palette of concrete blocks and resin-bound gravel to give a warm and inviting aesthetic, utilising tonal differences to demarcate different areas and uses and provide a richness in texture. The intention to create a pedestrian friendly environment whilst also accomodating vehicular access in certain areas. Combined with a coordinated approach to lighting, complimentary furniture and play areas, the landscaping strategy seeks to highlight the function and hierarchy of the spaces within the wider development.

Lighting Hierarchy

A limited palette of contemporary fixtures and fittings are used throughout the proposal, in addition to restoring and making a feature of the listed gas lamps to the east and west of the site. The selection of lighting fixtures combines old and new whilst contributing to an overall language of lighting and street furniture. The spectrum and colour of the lamps will also be considered in relation to the location of the light fittings, and harsh lighting shall be avoided.

Furniture

The strategy is to integrate simple and functional street furniture into the overall design, with the appearance complimenting the circular and symmetrical layout of the communal spaces in which they will sit. This approach also serves to break up the linear paving arrangements seen in the wider development. This is intended to reduce the overall number of individual pieces of street furniture and concentrate on providing high quality public spaces where furniture simple, hard-working and multifunctional.

Soft Landscape

The key componenets of the planting strategy are as follows:

- To provide legibility to access and egress routes and boudaries throughout the development
- To use species which provide seasonal interest, intrigue and frame views
- To establish a low maintenance planting structure
- To use species that enhance the site wide biodiversity
- To create attractive spaces, particularly within the central courtyard other communal areas and open spaces to create a

Precedent Images



Hard Landscape



Resin-bound Gravel



Concrete Flags



Concrete Setts



Tarmac Paving

Furniture



Seat



Timber Shelter



Cycle Store



Lighting Bollard

Soft Landscape



WHAT A DIFFERENCE DAY MAKES



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