



Land of

Acrefield Road, Woolton,  
Liverpool L25 5JW

Design and Access Statement

Detailed Planning Application

January 2015

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# 1.0 Introduction

## 1.1 Vision

The vision for the site at Acrefield Road, Woolton, Liverpool is to create a high quality residential development which improves the local area.

The development of this site has been guided by this simple vision, which has evolved over time following the engagement of the relevant stakeholders.

Macbryde Homes vision includes the following:-

- The Creation of a well informed attractive development.
- Delivery of aspirational family housing which contributes to the local housing supply
- Provision of sensitive and robust solutions to interfaces between existing and proposed uses.
- To develop 10 new homes which will provide a range of house types attracting a range of occupants.
- New residents who will support additional council tax revenues and spending in the local economy.

## 1.2 Introduction

This Detailed Planning Application seeks planning permission for the erection of 10 No. detached dwellings with associated car parking and landscaping for land which accommodated the former Gateacre garden centre off Acrefield Road, Woolton.

This Design and Access Statement has been prepared in accordance with the requirements of Planning Practice Guidance to support this application on behalf of Macbryde Homes.

This Design and Access Statement only refers to policy matters where they have specific relevance to design and/or access issues.

Telephone and e-mailed discussions have taken place with senior officers at Liverpool City Council in January 2015 and the advice given incorporated into the proposals.

This document summarises a number of documents which have been prepared by a wider team of technical disciplines. These documents have been submitted as separate standalone documents as part of this planning application, as follows:-

- Planning Statement
- Ecological Report
- Drainage Strategy
- Highways Statement including MASA
- Topographical Survey
- Air Quality Assessment
- Noise Assessment
- AIA
- Life Time Homes Checklist

## 1.3 Background

The application site is located between the popular residential areas of Woolton and Gateacre, Liverpool with a variety of architectural styles present in the local area. Gateacre is one of the most historic parts of the City of Liverpool. The village centres of Gateacre, Woolton Gateacre Grange and Reynolds Park are in close proximity to the site.

There are numerous bus stops close to the site the nearest being located on Rose Brow approximately 150m north of the proposed site.

The sites comprises approximately 0.55 hectares and was previously used as The Gateacre Garden Centre.

Gateacre Garden Centre closed on 31st July 2014.

# 1.0 Introduction

## 1.4 Location GP



Fig 1 - The application boundary

# 1.0 Introduction

## 1.4 Location



Fig 2 - The site in context

## 2.0 Place

### 2.1 Site location and context analysis

The suburbs of Woolton and Gateacre, Liverpool lie approximately 10km to the east of Liverpool City Centre. The suburbs are surrounded by the areas of Childwall, Hunts Cross, Allerton Halewood and Belle Vale.

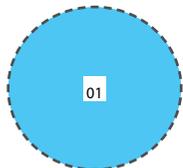
Both Woolton and Gateacre are historic areas of Liverpool and the area of Woolton can be traced back to the Domesday book. Gateacre dates back to around the 12th Century and is one of the most historically important areas of the city with over 100 listed buildings within 1/4 mile of the village centre.

Woolton and Gateacre are popular residential areas and display a varied mix of property types and styles.

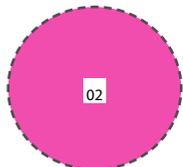
The site is located off Acrefield Road and was formerly Gateacre garden centre. The village centre of Woolton is 1.0km to the south of the site and Gateacre village centre is within 0.5km of the site.

The site is 0.55 HA in size.

The site is surrounded by existing residential uses and mature landscaping.



Gateacre Village Centre



Woolton Centre

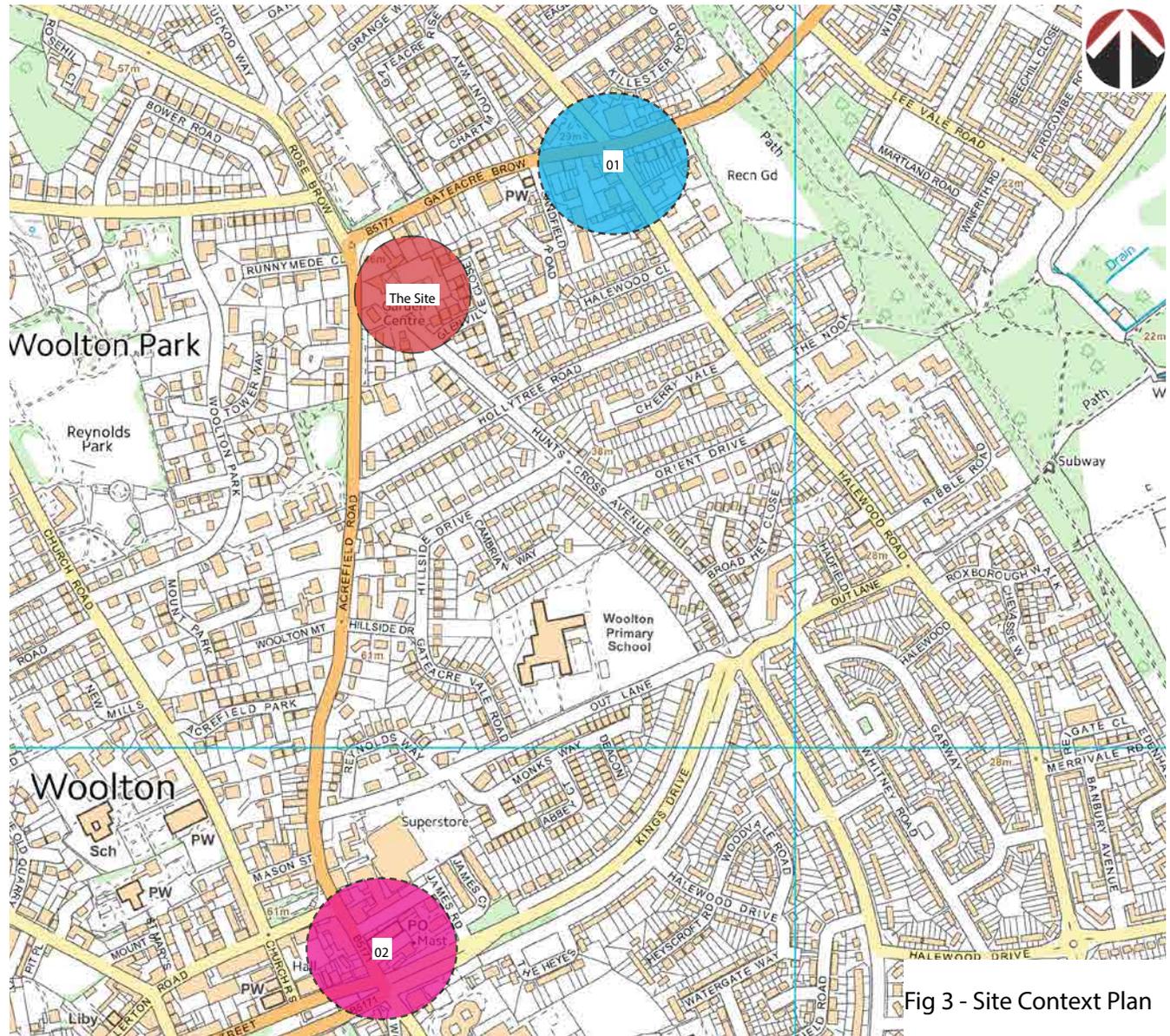


Fig 3 - Site Context Plan

## 2.0 Place

### 2.2 Local connections

The site is situated within 1.0km of Woolton village centre and 0.5km of the village centre of Gateacre. These centres provide a range of facilities including pubs, take aways, a pharmacy and convenience stores. Woolton village centre provides additional facilities to that of Gateacre village centre including a post office, banks, estate agents, restaurants and a supermarket.

Doctors and dentists are also within close proximity of the site situated on Gateacre Brow and Halewood Road.

Liverpool City Centre is also relatively close to the site and provides an extensive range of shopping opportunities, art galleries, museums and recreational facilities.

The site is also close to a range of transport options including bus stops on Acrefield Road / Rose Brow which serve Liverpool City Centre and the wider area. The site is located approximately 7km from the M62 which leads onto the wider motorway network including the M57, M57, M6 and M60.

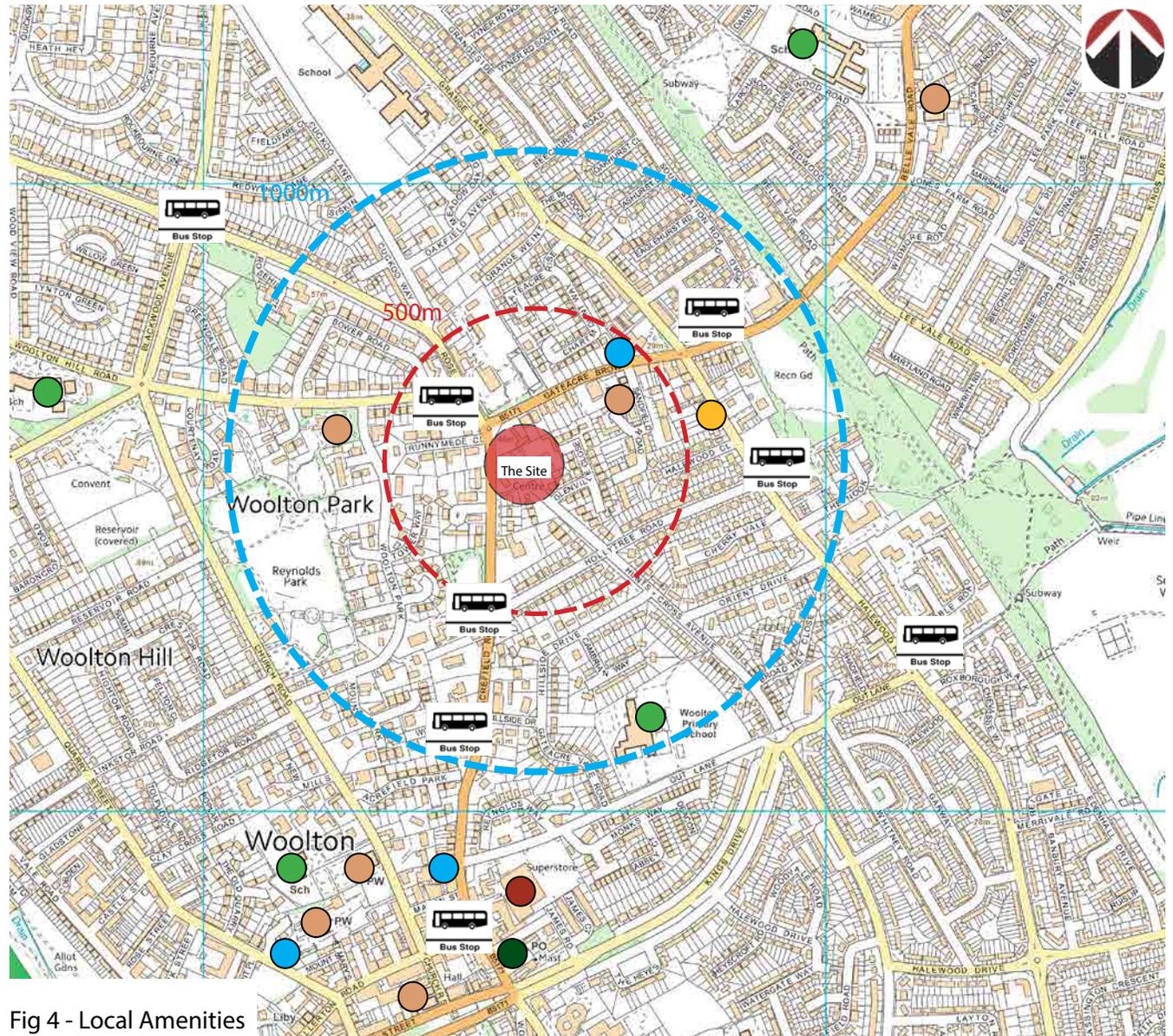
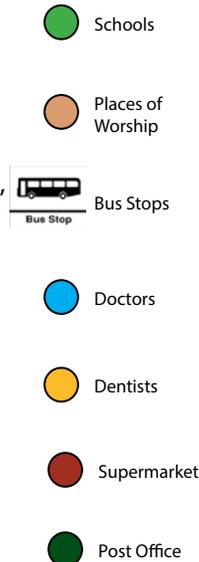


Fig 4 - Local Amenities

## 2.0 Place



Fig 5 - Examples of the local vernacular

## 2.0 Place

### 2.3 Opportunities and Constraints

#### Site Opportunities & Constraints

- Main access to be taken from Acrefield Road maintaining and improving the existing access
- Respect existing build lines and interface distances to existing residential uses that surround the site
- Retention of existing mature trees some of which are TPO'd that sit outside the site boundary. The TPO'd trees are situated in the eastern section of the site
- Make a new drainage connection to the existing sewer in Glenville Close to support the drainage strategy for any proposals.
- Redevelop an existing brownfield site
- Create a logical extension to residential development on Glenville Close
- Retain red sandstone wall to site frontage (Acrefield Road) where possible
- Develop a brownfield site for residential use
- Provide high quality additional family housing in the area

Key

- 01 Existing mature trees
- 02 Site access from Acrefield Road
- 03 New sewer across the site
- 04 Retain existing stone wall to site frontage
- 05 Site Boundary
- 06 Interface distances to existing properties



Fig 6 - Constraints Plan

## 3.0 Design Process

### 3.1 Design Concept

#### Development Objectives - Sustainability

The Government is committed to delivering sustainable development through the NPPF and encourages local planning authorities to promote economic development. Improving the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities.

#### Development Objectives:

To create an attractive residential development using local and national design guidance.

Respond positively to the site constraints

To create a sense of place which responds to local vernacular.

To provide a mix of dwelling types that will satisfy local need and enhance the profile of the area as a whole.

To provide sensitive and robust solutions to the relationship between existing and proposed dwellings.

To create well-informed attractive developments not dominated by the car.

#### Urban Design Objectives:

Create sustainable patterns of development which exploit and improve accessibility to public transport, to;

Encourage good design that will create places with distinctive character and are pleasant to use

To provide an efficient use of available land promoting recommended densities;

Promote character by responding to and reinforcing locally distinctive patterns of development and landscape;

Promote the enclosure of space by development which clearly defines private and public spaces;

Promote legibility through development that provides recognisable gateways and focal points;

Promote diversity and choice through a range of house types.

#### Design Overview

This section provides information on the Design and Access components in accordance with the requirements of Planning Practice Guidance.

The application seeks detailed planning permission for the redevelopment of the site providing 10 detached dwellings and associated works.

Good design is about creating places that are people friendly, which are appropriate for the context, and enhance the urban and landscape environment.

Our scheme complies fully with these requirements.

# 3.0 Design Process

## 3.2 Design Evolution

The development proposals have been prepared in conjunction with detailed phone conversations and e-mails with Liverpool City Council which took place during January 2015.

The principle of residential development was deemed to be acceptable by Officers and they favoured residential development of the site, the main points discussed via these phone conversations and e-mails were;

- Interface distances to existing properties
- Retention of the stone wall at the site frontage with Acrefield Road
- Proposed Landscaping
- Access to the site
- Internal road layout

Although there is some relaxation of the garden length's and interface distances to existing properties stated within the SPD for the design of residential housing the planning officer felt that the proposals were acceptable and the garden depths and interface distances to existing properties could be supported by Liverpool City Council. Retention of the existing stone wall to the site frontage was encouraged and the revised scheme now retains the wall where possible.

As the internal road will be private and not adopted by the council the width and turning facilities shown on the proposal were considered to be acceptable.

Figure 07 shows the scheme that was discussed via phone conversations and e-mails. Figure 08 shows the revised scheme which has been amended to incorporate comments received and is the proposed layout to be considered for planning approval.

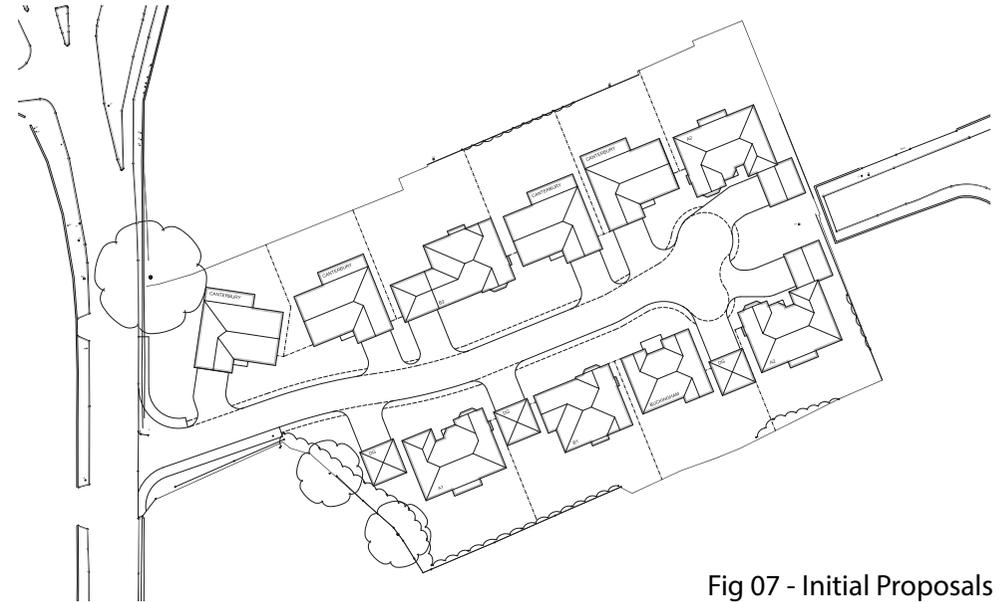


Fig 07 - Initial Proposals



Fig 08 - Revised scheme

## 3.0 Design Process

### 3.3 Vehicle and Pedestrian Movement

The access to the site will be taken from Acrefield Road and utilises the existing vehicle access point, minimising any effects on the existing stone wall. A 2.4m x 44m (to the north of the proposed access) and a 2.0 x 44m (to the south of the proposed access) visibility splays are achieved and have been agreed with the Local Highway Authority. Improving the current access arrangements.

Acrefield Road provides the main vehicle and pedestrian route that runs north / south pass the site.

Acrefield Road goes south towards Woolton and north leads to Rose Brow and Gateacre Brow. Gateacre Brow runs to Gateacre village centre.

Acrefield Road provides vehicle access to the wider area including Liverpool City Centre and the M62 motorway.



Fig 09 - Vehicular and Pedestrian Movement

# 3.0 Design Process

## 3.4 Townscape

The proposed development will have limited frontage to Acrefield Road which supports the retention of the existing stone wall to the site frontage and reflects the existing mature landscape setting of the site.

The proposed scheme forms a logical development of this site creating an active frontage to the private road proposed creating opportunities for social interaction. The existing residential development that backs on to the boundaries of the site is respected and agreed separation distances achieved.

TPO'd trees that are present to the boundaries of the scheme will be retained.

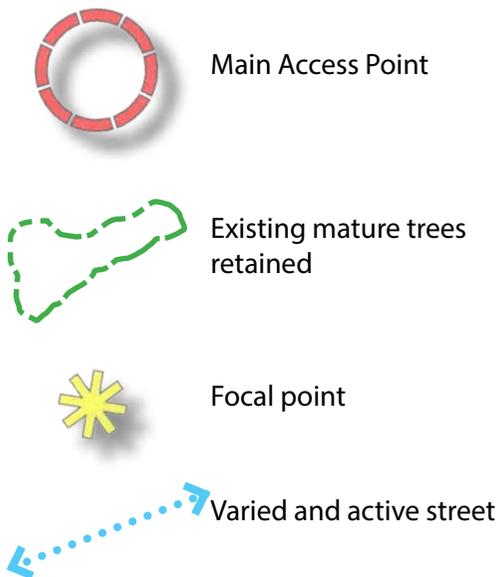


Fig 10 - Townscape diagram

## 3.0 Design Process

### 3.5 Active frontages

The development is designed so dwellings generally back on to existing boundaries and overlook the private road which forms the access to the dwellings.

As all dwellings overlook this private road a lively street is created providing the opportunity for social interaction. All dwellings have a strong defensible rear garden area and semi-private frontages. The layout ensures that all areas of public space are overlooked by building frontage as demonstrated in figure 11.



Fig 11 - Active frontage diagram

# 4.0 Proposal

## 4.1 Amount, Use and Scale

The proposed scheme will provide a total of ten 4 bedroom dwellings. The mix responds to the needs of the local housing market.

The scale of existing development in the surrounding area has informed the proposed building heights. The proposed dwellings are all 2 storey supported by the use of single storey double garages.



Fig 12 - Amount, use and scale

# 4.0 Proposal

## 4.2 Access and Connectivity

The scheme takes access from Acrefield Road utilising the existing access position.

Acrefield Roads leads to Liverpool City Centre, Woolton, Gateacre and the wider area.,

The scheme achieves forward visibility splays at the access of 2.4m x 44m (to the north) and 2.0 x 44m (to the south) as agreed with the Local Highway Authority.

The internal road layout is designed as a private road with individual drives and garages accessed from it.

A sufficient turning area is provided which allows vehicles to leave the site in a forward gear.



Fig 13. Access & Connectivity

# 4.0 Proposal

## 4.3 Building Structure

All housing is positioned to overlook the private road proposed and backs onto the existing site boundaries. The positioning of dwellings has also been influenced by the presence of existing trees on the boundary of the site.

Future residents will have an opportunity to personalise their homes with the zones in front of the dwellings being divided into hard and soft areas that can support flowers and shrubs or simply plants in pots. The front doors are always positioned to address the private road promoting active frontages and social interaction between neighbours.

Housing generally backs on to existing boundaries. This simple structure ensures gardens areas are secure while respecting the existing housing in the area.

The simple structure of the housing and relatively low numbers generate limited nodes within the proposals however dwellings have varying roof pitches and detailing which ensure an interesting street scene is created. The dwellings also accommodate the proposed sewer and associated easement that will connect into Glenville Close.

The site layout aims to provide continuity of street frontages while also addressing the existing trees that are present on site. The enclosure of space by development clearly defines private and public areas.

The location of buildings and boundary treatments create a continuous 'building line' and contain private space within a simple structure.

Buildings are arranged to create active frontages and provide natural surveillance. Small setbacks and projections are used to soften the impact of buildings on the public realm and create visual interest. Where it is not practical to enclose space by the position of buildings then landscape features such as trees, hedging and walling are used to help define spaces.

Varying hard surface finishes will be used on the road, private driveways and footpaths adding to the variety created by differing elevational treatments.



# 4.0 Proposal

## 4.4 Appearance

- Main Facing Brick: Red multi
- Detail Brick: Smooth Red
- Roof Tile: Orange / red blend
- Windows: White Upvc
- Doors: GRP
- Render: Chalk white - roughcast
- Timber boarding: Black stained timber

### Architectural Language

This application proposes residential development, which will be sympathetic to the traditional vernacular of the local area.

The predominant architectural features in the local area that have informed the proposed elevational treatments are the use of render, stone work and simple brick detailing and well proportioned fenestration. Varying roof pitches and the use of gables to front elevations have also informed the proposed house types.

The proposed dwellings also reference the Arts and Crafts movement using a range of elevational treatments and detailing coupled with the use of projections, hipped roofs and chimneys. These elements demonstrate good quality craftsmanship that give the dwellings a character that is specific to the scheme whilst blending with the range of architectural styles found in the local area.



Fig 14. Proposed Street Scene

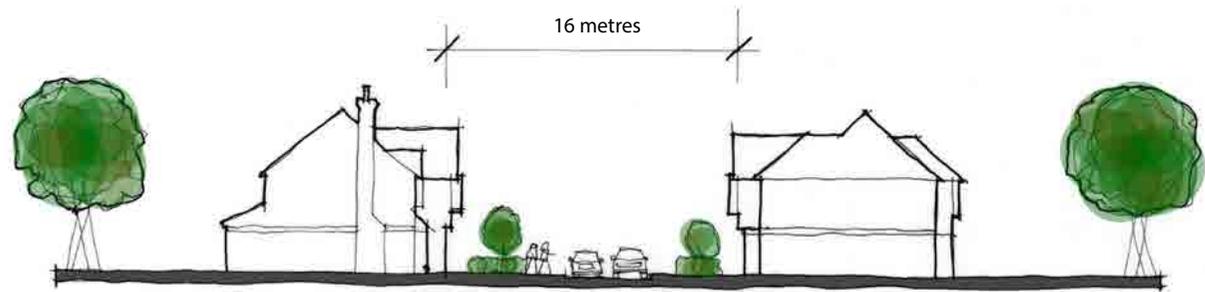


Fig 15. Typical Street Section



# 4.0 Proposal

## 4.5 Landscaping

The landscape strategy takes the existing landscape setting as inspiration.

The proposals retain and enhance boundary planting and existing trees. Trees will form visual features integral to the development layout proposals and contribute to the visual amenity and landscape character of the local area as well creating a mature and distinct landscape setting for the development.

The development will be defined through various landscape treatments and feature planting to frontages.



Fig 16. Landscaping

# 4.0 Proposal

## 4.6 Car Parking & Waste Collection

### Car Parking

Adequate provision of safe and convenient car parking is essential to the function of most residential areas. A balance has been struck between providing adequate parking numbers for residents and visitors whilst not turning the streets into car parks or encouraging over provision.

The need to make provision for the storage and collection of household waste is an important design consideration.

All containers will be stored at the rear of the proposed properties. The scheme has been designed to allow refuse containers to be collected from Acrefield Road beyond the electric security gates.



Fig 17 - Car parking & Waste Collection

## 4.0 Proposal

### 4.7 Sustainability

The reduction of CO<sup>2</sup> emissions and the need to minimise the use of scarce resources and energy consumption are of significance in the design of the buildings and the layout, in line with sustainable principles of development.

In terms of building specification, Macbryde Homes are committed to sustainable development. The development proposals have taken into account the existing topography and site levels have been generated in order to minimise earthwork arising, reducing the volume of waste disposed to landfill.

Existing trees and hedges on the boundaries will be retained, managed and enhanced as required in accordance with the landscape proposals.

The council will be aware that sustainability requirements are being delivered through Building Regulations, including Part L (conservation of fuel and power), Part G (water consumption), Part F (ventilation) and Part H drainage.

These are not material to planning consideration in determining the Application although the Council should take assurance from these statutory requirements in the delivery of sustainable homes.

These measures will maximise the efficiency of the dwelling, are built in for the life of the dwelling, add value and limit the emissions of carbon dioxide to the atmosphere arising from the operation of the dwellings and their services.



The site is in a sustainable location. Residential development is therefore acceptable and in accordance with national and local policy and the Council have allocated the site for such purposes. The site is well served by public transport including regular bus services, and railway stations and the local road network is generally suitable for cycling.

Eco labelled white goods will be encouraged, all to "A" level rating.

Condensing boilers will be provided to all plots.

The use of insulating materials to avoid the use of ozone depleting substances will be employed. All insulation will have a global warming potential of less than 5 in either manufacture or composition for roof, internal and external walls, doors, windows, lintels, floors and hot water cylinders.

All materials have been chosen carefully and sourced locally where possible.

In line with current best practice, surface water run-off will be managed in a sustainable manner. This is addressed in the separate Drainage Strategy submitted with the application.

All dwellings have specified low energy light fittings to all rooms.



# 4.0 Proposal



## 4.9 Building For Life Assessment

Building for Life is the industry standard for new housing developments to ensure the creation of lively neighbourhoods providing good places to live and relax. The 12 questions reflect a vision of what new housing developments should be, attractive, functional and sustainable places.

Building for Life is led by three partners;

- Cabe at the Design Council
- Design for Homes
- The Home Builders Federation, supported by Nottingham Trent University.



Redesigned in 2012 Building for Life is based on the National Planning Policy Framework and the Government's commitment to build more homes. Based on a simple traffic light system developments should ensure that they;

- Achieve as many greens as possible.
- Minimise the number of ambers.
- Avoid reds.

Schemes that achieve 12 greens will be eligible for Building for Life Diamond status meaning that the scheme is an example of good design.

Therefore it is appropriate to assess the current proposals for the site at Acrefield Road, Woolton against these questions and assess the design quality of the proposed scheme.

The questions are stated below and the response to the questions is given.



# 4.0 Proposal

## 4.9 Building For Life Assessment

### Integrating into the neighbourhood

#### 1) Connections

Does the scheme integrate into its surrounding by reinforcing connections and creating new ones; whilst also respecting existing boundaries and land uses along the boundaries of the development site?

1a The site is accessed off Acrefield Road.

1b Acrefield Road provides pedestrian footways and cycle routes. The scheme is designed with a private road that will provide cycle and pedestrian access as well as vehicles.

1c The scheme due to its size and nature is self contained. The private road created relates to the proposed dwellings.

1d The development respects the existing uses on the boundaries of the sites. Adequate distances have been provided between new and existing dwellings to prevent overlooking. The landscaping proposed for the site will support and enhance existing landscaping on site and soften the impact of the developments when viewed from Acrefield Road



#### 2) Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The site is located within the Suburbs of Gateacre and Woolton, Liverpool, with local primary schools, pubs and other facilities within close proximity of the site. Bus stops are located close to the site. Liverpool City Centre is in close proximity to the scheme. The site is considered a sustainable location.



#### 3) Public transport

Does the scheme have good access to public transport to help reduce car dependency?

The site is located within close proximity to bus stops providing services to nearby Woolton town centre and Liverpool City Centre. In addition all dwellings are provided with cycle storage in the garage to promote alternative modes of transport to the car.



#### 4) Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

4a. The sites provide a mix of 4 bedroom properties with differing bedroom arrangements

4b. Due to the small scale nature of the scheme all dwellings will be for open market sale



# 4.0 Proposal

## 4.9 Building For Life Assessment

### Creating a place

#### 5) Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

The site has been designed to reflect the surrounding residential uses. Existing trees and landform create a sense of place with a simple palette of materials applied to the elevations of the proposed house types that reinforce the locally distinctive architectural language and take reference from the Arts and Crafts movement. Variations of brick detailing and roof lines create a regular rhythm in the street scene. The inclusion of detailed landscaping adds and strengthens the character of the scheme.



6) Working with the site and its context  
Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing building, site orientation and microclimates?

The existing mature trees are retained some of which are TPO'd. The site does vary in ground level from the Acrefield Road frontage to the rear of the site. The development proposals work with this change in level.



#### 7) Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

All dwellings have been designed to face the street to ensure activity to these public areas. Definition of the streets and spaces is further supported by the landscape strategy for the scheme which includes planting that will enhance the visual amenity of the proposals.



#### 8) Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Due to the small scale nature of the scheme and the simple private road that serves the dwellings the proposal is easy to navigate.



# 4.0 Proposal

## 4.9 Building For Life Assessment

### Street & Home

#### 9) Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The private road design naturally creates low vehicle speeds and allows the area in front of the dwellings along with the access road to act as a social space that will support various activities



#### 10) Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Parking is either provided as a detached double garage with drive or integrally within the dwelling footprint. These solution respond to the needs of the end user and dwelling typology. This is further supported by the landscaping strategy for the site.



#### 11) Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

All spaces are well defined by the use of various boundary treatments and the use of varying landscaping treatments. Areas not included within private ownership will be managed by an appropriate management company.



#### 12) External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

External storage for bins and recycling will all be accommodated in the rear gardens of dwellings and will meet the requirements of the local authority.



## 5.0 Conclusion

### 5.0 Conclusion

The development will provide 10 new homes which will provide a range of house types appealing to a range of new residents.

The development represents a high quality sustainable residential offer which maintains and enhances the key existing site features and respects the existing uses that surround the sites.

The development will create a well-informed and attractive spaces, not overly dominated by the car.

The development will create a sense of place which includes house types which reference the local architectural language.

Macbryde Homes have a proven track record of providing good quality aspirational housing and this scheme exhibits these core principles.