

FALCONER CHESTER HALL



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BEVINGTON BUSH / GARDNER'S ROW, LIVERPOOL

PROPOSED RESIDENTIAL DEVELOPMENT

DESIGN AND ACCESS STATEMENT

JAMWORKS

P14-092-02-001C

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1.0 INTRODUCTION

1.1 BEVINGTON BUSH / GARDNER’S ROW, LIVERPOOL

This Design & Access Statement is to be read in conjunction with:

All plans, sections, elevations and computer generated images prepared by Falconer Chester Hall.

Legislative Context

This document is a Design and Access Statement produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995.

The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABE entitled ‘Design and Access Statements - How to write, read and use them’ which was also published in 2006.

This document is intended as a positive and helpful tool for the Council and interested third parties, and demonstrates how the design proposals have evolved, having regard to detailed consideration of the site opportunities and constraints, and to previous planning applications awarded consent.

In preparing the proposals, regard has also been given to national, regional and local planning guidance, including the City Centre Strategic Regeneration Framework.

This Design and Access Statement has been prepared by Falconer Chester Hall Architects on behalf of Jamworks to accompany the Planning Application. The document is intended to promote the proposal to develop a residential scheme on the land bound by Bevington Bush, Gardner’s Row the west, Edgar Street to the south, and Scotland Road to the east. The document will highlight the design considerations of the surrounding site, context and local city developments.

It has been produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 8 of the Town and Country Planning (Development Management Order) 2010. The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABE entitled ‘Design and Access Statements - How to write, read and use them’ which was also published in 2006.

The brief was to produce a high quality building or significant architectural merit to sit within the site bounded by Scotland Road, Edgar Street, Gardner’s Row and Bevington Bush. The use of the building reflects the need for high quality accommodation close to Liverpool City Centre.

1.1 Site Description

The site is excellently positioned to the northern edge of Liverpool’s City Centre, adjacent to Liverpool John Moores University. The site is also in close proximity to the city’s retail and business districts, as well as primary rail connections. City centre attractions and the waterfront are located approximately one mile to the south of the site, with good connections by road and on foot.

The proposed scheme is bounded by Scotland Road, Edgar Street, Gardner’s Row and Bevington Bush and the site is in a strategic location very close to both Mersey tunnel entrances, accessed via Byrom Street. It is surrounded by a mix of residential and commercial-use buildings.

1.2 Proposed Development

The proposal aims to clear the site, currently housing a single warehouse which steps from a 1-2 storey roofline. In its place a series of 3 structures, connected at ground level, will rise at staggered heights (7-14 storeys).

The development of the site provides a residential scheme comprising:

- 374 no. rooms, made up of: 296 no. self-contained studio apartments, 74 no. 1 bed apartments, 4 no. 2 bed apartments
- Large ground floor communal areas, with recreational spaces and a gymnasium and steam-room facility. Bike and refuse stores are located in very close proximity to each Blocks’ stair cores, whilst laundry facilities have also been incorporated into the scheme at this level.
- Hard and soft landscaping, the design of which draws precedence from the historical use of the site, has been incorporated into a ground floor courtyard, providing a stimulating environment for residents as they enter the scheme.

Formal pre-application advice was sought from Liverpool City Council Planning Authority and a formal pre-app report was received on 25th February 2015 (enquiry ref: 0890/14). The assigned case officer is Chris Ridlans. Along with a pre-application meeting held on 26th November 2014 and subsequent telephone conversations and emails, this advice has been used to inform the proposals presented in this application. We did not receive a formal response from the planners regarding second pre-app on 31st of June 2015 but notes are included in the report relating to this.

The advice received was positive and all of the issues have been addressed and are recorded elsewhere in this report and in the other supporting statements submitted as part of this application.



1.0 INTRODUCTION

1.2 DOCUMENT STRUCTURE

This document is divided into 12 sections. Each section will focus on key considerations within the design process.

1.0	Introduction	7.0	Design Criteria
2.0	Strategic Context		Here we will analyse build-to-rent best practise and how it relates to the proposed scheme
	This section will focus on the site location within Liverpool City Centre and the benefits this development will bring to the immediate area.	8.0	Design Proposal
			Here we will present the proposed scheme.
3.0	History of the Site	9.0	Building Access Strategy
	This section will look at the history of the site, and will analyse the architectural and urban development of the site over the past century.		The access strategy will identify and explain the various uses housed within each block, in terms of layout, servicing, and vehicular and pedestrian access.
4.0	Site Context	10.0	Accessibility
	Here we will consider the localised area, and the impact that the local context will have on scheme design.		The accessibility strategy will be explained, indicating key access routes.
5.0	Design Principles	11.0	Schedules
	This section will address design opportunities and constraints, identifying key design principles throughout the scheme. It will present an overview of proposed uses.		A summary outlining the rooms within the proposal will be tabled in this section.
6.0	Design Development	12.0	Appendix
	Here we will illustrate and explain step by step how the design evolved, focusing on massing and the scale of the development.		A list of the submitted drawings and additional reports will be presented.



1.0 INTRODUCTION

1.3 CREDITS

Applicant
Jamworks
Tel:

Architect
Falconer Chester Hall
12 Temple Street
Liverpool
L2 5RH
Tel: +44 (0) 151 243 5800

Highways Consultant
DTPC
The Studio
3 Philips Road
Weir
Bacup
Lancashire
OL13 8RH
Tel: +44 (0) 7521560109

Planning Consultant
Zerum
4 Jordan Street
Manchester
M15 4PY
Tel: +44 (0) 161 6670990

Structural Engineer
Clancy Consulting Ltd
Old Hall Chambers
31 Old Hall Street
Liverpool
L3 9SY
Tel: +44 (0) 151 227 5300

CGI's and Montages
Infinite 3D
Kingsley House
13 Westbourne Road
West Kirby
Wirral
CH48 4DG
Tel: +44 (0) 7970 108863

Fire Engineer
Omega
Sun House
2- 4 Little Peter Street, Knott Mill
Castlefield, Manchester
M15 4PS
Tel: +44 (0) 161 279 8473

Landscape Architect
Planit
2 Back Grafton Street
Altrincham
Cheshire
WA14 1DY
Tel: +44 (0) 7970950580



1.0 INTRODUCTION

1.4 LOCATION

The proposal site is located to the north of Liverpool City Centre, within the City of Liverpool boundary.

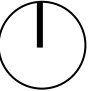
The city centre attractions and the waterfront are located approximately one mile to the south of the site, with good connections by road and on foot.

The site is also situated close to existing residential areas in the City Centre, and a short walk away from the City's business district and main shopping district.

The proposed building is bounded by Scotland Road, Edgar Street, Gardner's Row and Bevington Bush and the site is in a strategic location very close to both Mersey tunnel entrances accessed via Byrom Street. It is surrounded by a mix of residential and commercial use buildings.



Site location in Liverpool city context



2.0 STRATEGIC CONTEXT

2.1 AREA OVERVIEW



2.0 STRATEGIC CONTEXT

2.2 KEY LANDMARKS

The site on Bevington Bush/ Gardner’s Row is excellently positioned to the north part of Liverpool City Centre. The site is a short walk to both Liverpool’s retail and business districts, as well as primary rail connections. The site lies within a mile radius of many city centre tourist attractions. These include cultural, retail and historic attractions.

Liverpool accommodates over 30.5 million tourists every year, and has become increasingly prominent over the past decade with the delivery of the most successful European Capital of Culture ever staged. Within the City Centre the following areas will continue to drive visitor numbers through focused investment:

- The Waterfront
- Hope Street
- St George’s Quarter
- Retail Core
- Ropewalks and the Baltic Triangle

 Site Location

- | | | | |
|----|---------------------------|----|----------------------------------|
| 01 | Liverpool World Museum | 07 | Chavasse Park |
| 02 | Liverpool Central Library | 08 | The Three Graces |
| 03 | St John’s Gardens | 09 | Bold Street |
| 04 | St George’s Hall | 10 | Metropolitan Cathedral |
| 05 | St John’s Retail | 11 | Albert Dock |
| 06 | Liverpool One | 12 | Liverpool John Moores University |

-  13 Lime Street Station
- 14 Moorfields Station



Map taken from Bing.com



2.0 STRATEGIC CONTEXT

2.2 KEY LANDMARKS

Liverpool City Centre can be divided into zones which identify areas of opportunity.

These areas include:

- Historic Downtown
- Business Area
- Main Retail Area
- Waterfront
- Knowledge Quarter
- Cultural Quarter
- Creative Quarter

Bevington Bush / Gardener's Row is considered to be included within the Business Area of Liverpool and boosts an excellent central location due to its proximity to the Main Retail Area, the Historic Downtown and the Knowledge Quarter.

● Site Location



Map taken from Liverpool City Centre - Strategic Investment Framework 2012



2.0 STRATEGIC CONTEXT

2.3 MOVEMENT & CONNECTIONS

2.3.1 Vehicular Routes

The site lies in a strategic position to the north of Liverpool City Centre. Leeds Street leads both to Byrom Street (connecting the site with the Wirral and northern Liverpool) and to Strand Street (connecting the site to John Lennon Airport and southern Liverpool).

Due to the close proximity to the city centre, there are numerous routes to the site.

KEY

Existing Site Boundary

Leeds Street - connects the site with Byrom Street (Wirral, northern Liverpool) and Strand Street (John Lennon Airport)

Primary vehicular route to City Centre (Vauxhall Road)

Primary route leading to the Wirral and northern Liverpool (Byrom Street)

Strand Street (John Lennon Airport)

Dale Street

Chapel Street

Pall Mall

P

Public Car Park

Transport Links

01

Lime Street Station

02

Central Station

03

James Street Station

04

Moorfields Station



2.0 STRATEGIC CONTEXT

2.3 MOVEMENT & CONNECTIONS

2.3.2 Cycle Routes

There are numerous allocated cycle routes around the site, including both on road and traffic-free routes. A number of these lead towards the city centre and Albert Docks, whilst others allow riders to travel further north into the residential district.

KEY

Existing Site Boundary

Cycle Routes: north - south
(On Road)

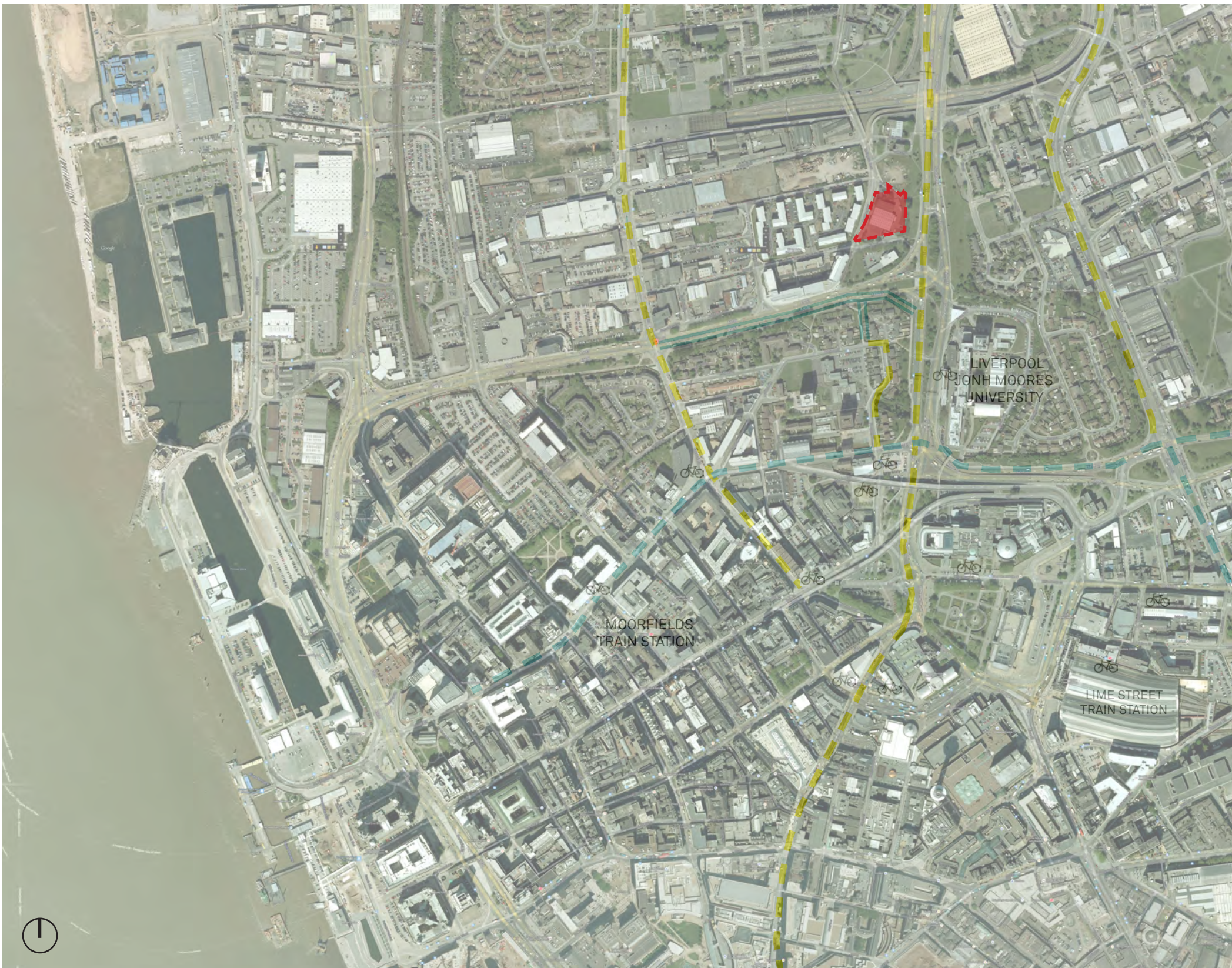
Cycle Routes: across town
(On Road)

Cycle Routes
(Traffic Free)

Cycle stand



Design intelligence, commercial flair.



2.0 STRATEGIC CONTEXT

2.3 MOVEMENT & CONNECTIONS

2.3.3 Public Transport

There are numerous public transport links within close proximity to the site. Of particular note bus routes run along Scotland Road and Great Crosshall Street.

The nearest train line is located at Lime Street Station which offers transport links further afield to most destinations within the UK. Moorfields station is a 10 minute walk away on Dale Street. This offers transport links to the south of Liverpool, the Wirral and Southport.

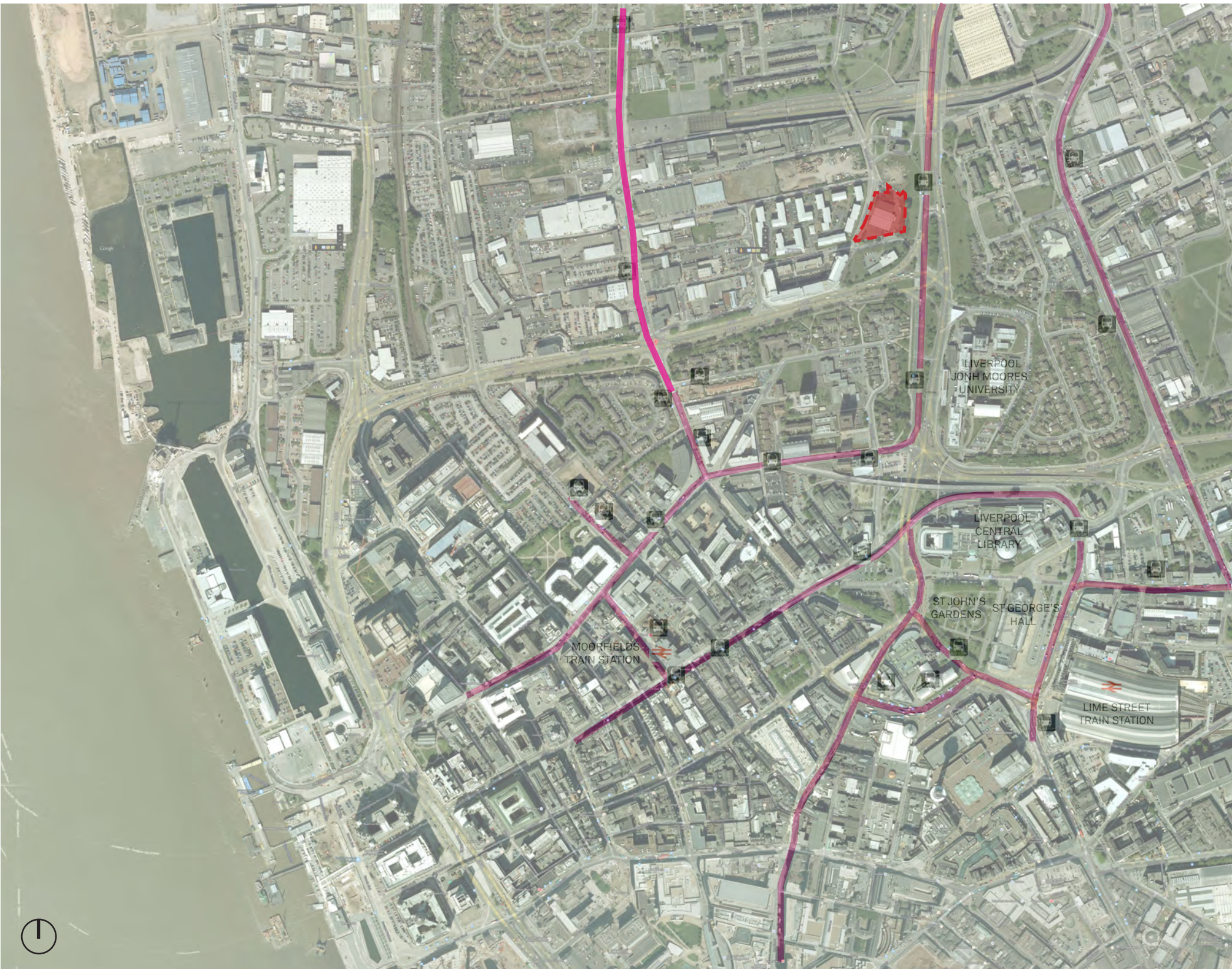
KEY

Existing Site Boundary

Local Bus Stops

Bus Routes

Railway Stations



2.0 STRATEGIC CONTEXT

2.3 MOVEMENT & CONNECTIONS

2.3.4 Road Enhancements

These are city wide plans to improve city connectivity, specifically pedestrian and cycling accessibility. The diagram to the right indicates the key areas of consideration to help improve the pedestrian access throughout the City.

KEY

SITE

Byrom Street Route (leads to Kingsway tunnel entrance)

Great Streets

Pumpfields - Commercial District

Moorfields - Williamson Square

Anglican Cathedral - Waterfront

Knowledge Quarter - Lime Street

Everton Park - Lime Street

LJMU - Knowledge Quarter

Waterfront - Lime Street Via Baltic Triangle

St George's - Waterfront

Lime Street - Liverpool One



Image taken from Liverpool City Centre - Strategic Investment Framework 2012



2.0 STRATEGIC CONTEXT

2.4 SITE USES

ZONING DIAGRAM

- Existing Site Boundary
1.

LIVERPOOL JOHN MOORES UNIVERSITY
2.

LIVERPOOL WORLD MUSEUM
3.

LIVERPOOL CENTRAL LIBRARY
4.

WALKER ART GALLERY

KEY

OFFICE / COMMERCIAL

RESIDENTIAL

RETAIL

EDUCATION



2.0 STRATEGIC CONTEXT

2.5 CITY SCALE

The diagram to the right indicates the range of building scale located within close proximity to the site. The scale varies from two storey residential dwellings to 15 storey residential apartment blocks.

The area shows a large percentage of smaller scaled residential and industrial buildings to the north of the site.

The scale increases to the west towards the waterfront and to the south towards the city centre.

KEY

Approved scheme 7+ Storeys

7+ Storeys

5-6 Storeys

3-4 Storeys

1-2 Storeys

Site

