

FALCONER CHESTER HALL



Design intelligence, commercial flair.

LANCASTER STREET, LIVERPOOL

—
DESIGN AND ACCESS STATEMENT

—
VIA DEVELOPMENTS PLC

—
JANUARY 2017

—
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FALCONER CHESTER HALL

Lancaster Street,
Liverpool L5 2PJ

Design & Access Statement
Proposed apartment scheme

VIA DEVELOPMENTS PLC



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1.0 EXECUTIVE SUMMARY

This Design and Access Statement has been prepared on behalf of Via Developments PLC. In support of its full application to provided 33no. Apartments at the juncture of Lancaster Street and Stanley Road in Liverpool.

This Design & Access Statement is to be read in conjunction with all plans, elevations and sketches 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 CABI 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 (both function and form) have evolved, having regard to detailed consideration of the site opportunities and constraints, and to feedback received as part of the pre-application consultation process.

1.1 Site Description

Situated in the primarily residential area of Kirkdale in north Liverpool, the site is located on the corner of Lancaster Street and Stanley Road. The site was previously built on, but all buildings within its curtilage have since been demolished and the land is currently used as informal open space, and as a location for bill-boards fronting Stanley Road.

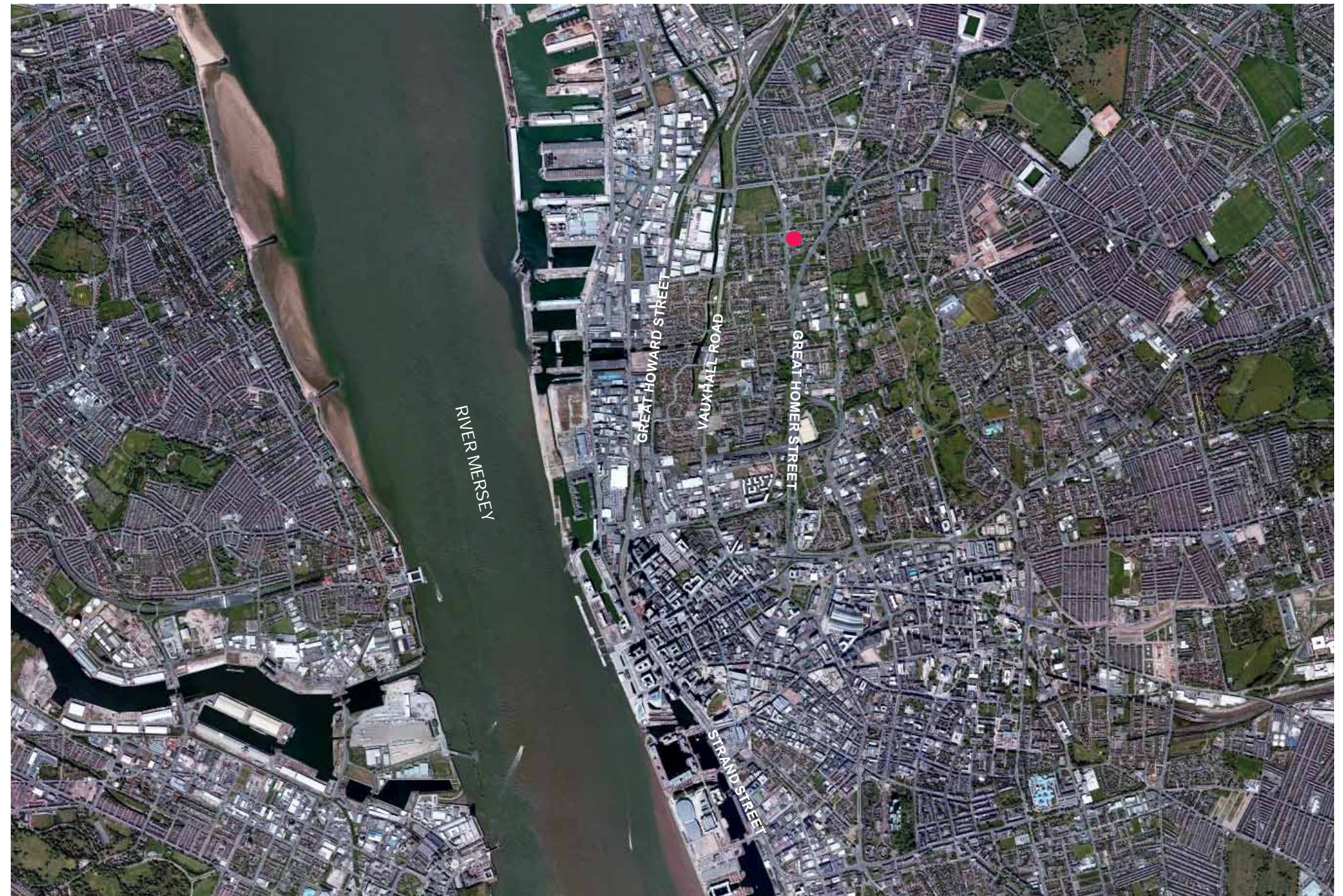
1.2 Proposed Development

The proposal involves the creation of 33no. 1 and 2 bed apartments, as well as residents' lounge, cycle store and semi-basement parking, in a high quality building, supporting the economic re-development of the area.



2.0 INTRODUCTION

2.1 LOCATION



2.0 INTRODUCTION

2.1 LOCATION

Lancaster Street is a formerly built-up piece of land to the north of Liverpool City Centre, accessed from Stanley Road. The site lies within a primarily residential neighbourhood. The building previously occupying the site was demolished around 2005, and the site has remained vacant since.

Stanley Road is a busy route connecting the city centre with the north of Liverpool.



Key

— Site Boundary

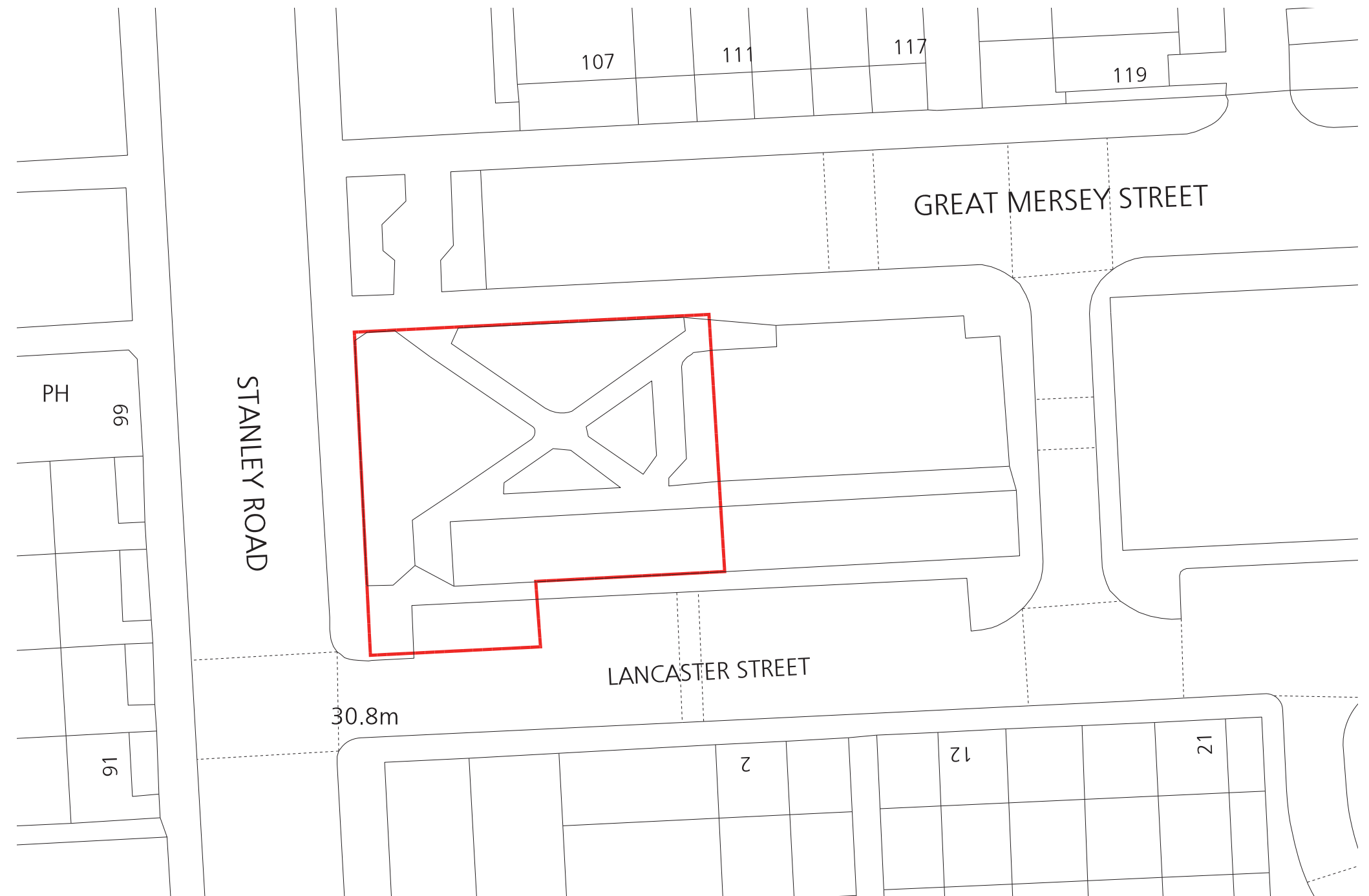


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Aerial views sourced from Bing Maps

2.0 INTRODUCTION

2.2 EXISTING SITE PLAN



2.0 INTRODUCTION

2.3 AREA OVERVIEW



1. Small two storey residential and retail buildings surround much of the site



2. Adjacent brownfield land characterises much of the immediate area



3. Georgian Terrace to the north of site - Great Mersey Street











4. Modern apartment block along Stanley Road

2.0 INTRODUCTION

2.4 TRANSPORT ACCESS STRATEGY

KEY:

-  SITE
-  5 / 10 MIN WALKING RADIUS
-  RAILWAY STATIONS (SANDHILLS)
-  RAILWAY
-  KIRKDALE ROAD / EVERTON VALLEY
-  GREAT HOMER STREET / SMITH STREET
-  VAUXHAUL / COMMERCIAL ROAD
-  BUS STOP



2.0 INTRODUCTION

2.5 SITE HISTORY

The site at Great Mersey Street was once a fully developed inner city residential street, bordered by large Georgian terraced houses, of a height equivalent to modern four storey buildings.

However, like many historical inner city areas, it was heavily bombed during the second world war, and most of the buildings were destroyed. The only remaining, untouched buildings in the vicinity were a set of 5 Georgian terraces which lie across from the site along Great Mersey Street.

Some late 20th century accommodation had been built on the plot adjacent to the site, but was subsequently demolished around 2005.

The site has remained vacant since, and is used as informal open space, and bill-board location fronting the busy Stanley Road.



The surviving Georgian terraces along Great Mersey Street after bombing (l) and at present (r)



Historical imagery (2000) showing the postwar buildings adjacent to the site, which have subsequently been demolished

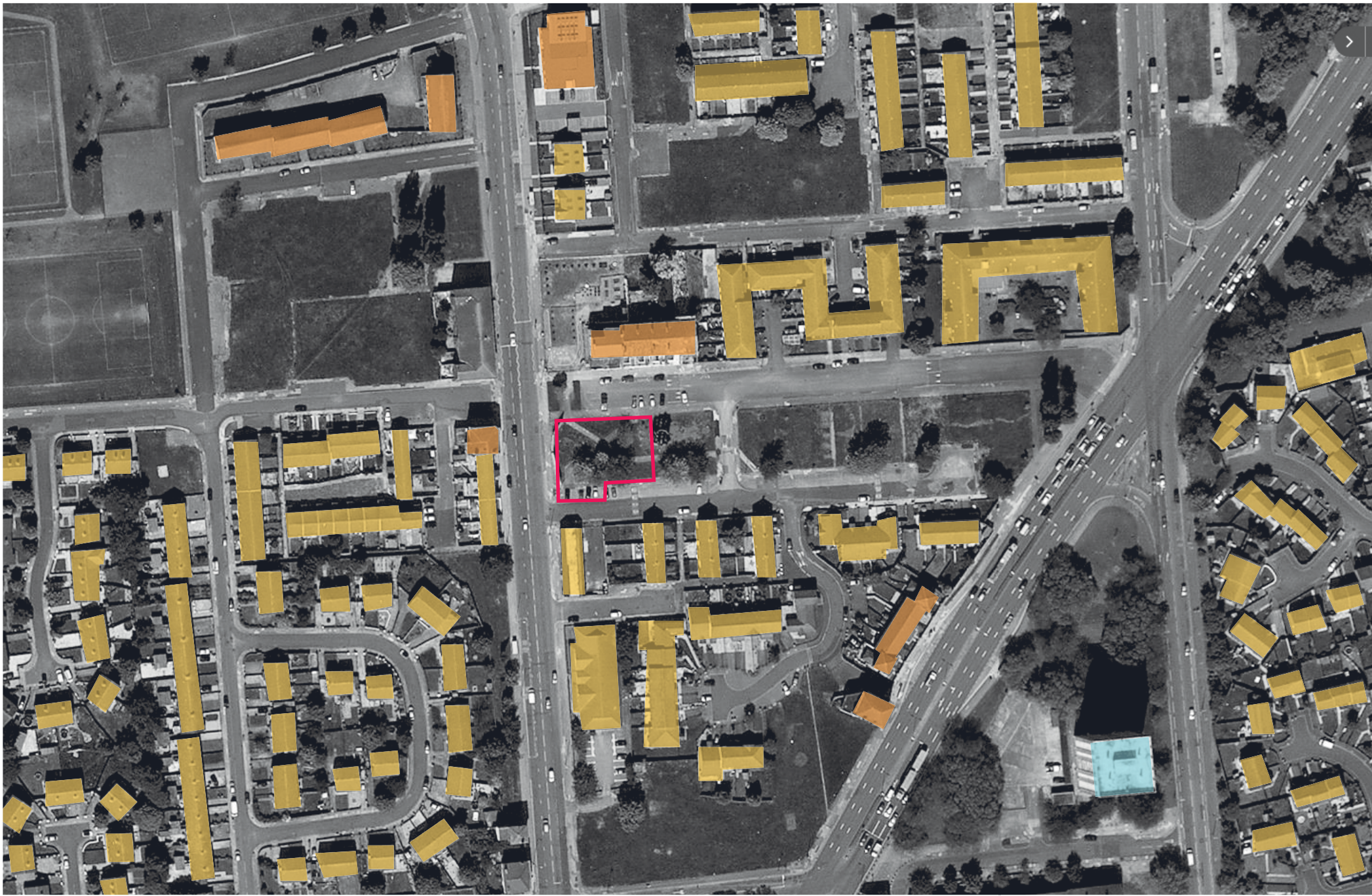
- Key
- Site Boundary
 - Georgian terraces



3.0 EXISTING CONDITION

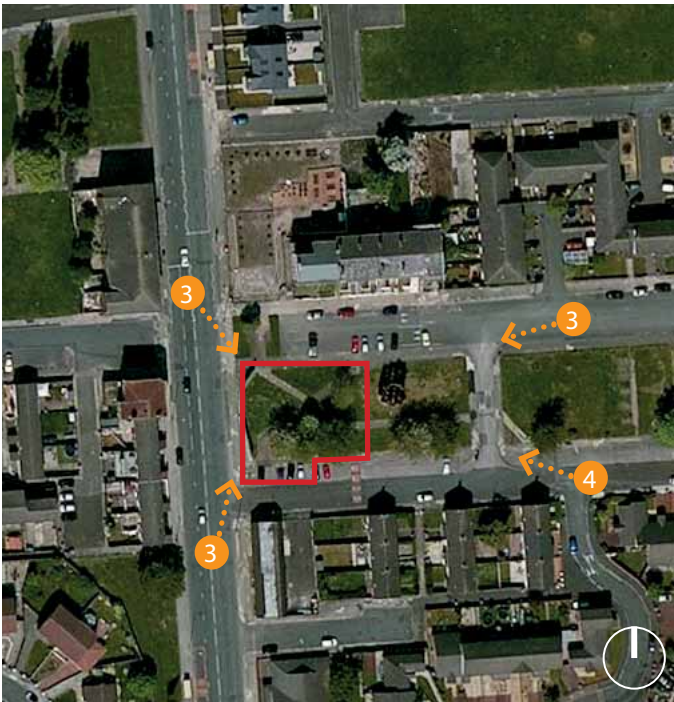
3.1 SITE SCALE

- KEY:
- Site
 - 1-2 Storeys
 - 3-4 Storeys
 - 5-6 Storeys
 - 7 storeys and up



3.0 EXISTING CONDITION

3.2 SITE PHOTOGRAPHS



4.0 DESIGN PRINCIPLES

4.1 KEY DESIGN PRINCIPLES

The design key principles are as follows:

- The effective re-use of the existing, vacant land for residential accommodation.
- Provide residential accommodation in a prominent inner city location.
- Provide landscaping and a high-quality building externally to help drive regeneration of the area and create a better outlook for existing residents.

4.0 DESIGN PRINCIPLES

4.2 ARCHITECTURAL BRIEF FROM THE APPLICANT

The proposal involves the redevelopment of the vacant land along Lancaster Street into;

- i 33no. high quality 1 and 2 bed apartments.
- ii Cycle store and entrance lounge for residents, and internalised bin store.
- iii 11no. semi-basement car parking spaces, and 2no. accessible visitors' car parking spaces.
- iiii High quality external landscaping and external terraces.

4.0 DESIGN PRINCIPLES

4.3 FORM DEVELOPMENT - SCALE AND MASSING

The adjacent early design development sketch shows how the proposed massing of the building relates to the existing urban fabric of the area. The building varies in height and footprint to suit the immediate context; it steps up as it interfaces with the main thoroughfare of Stanley Road, and then steps down as it begins to address smaller scale residential buildings. The rear of the building is narrower in plan in order to maximise interface distances.

The scale of the building has been carefully considered so that it sympathetically complements the character of the area. Specifically it draws precedent from the adjacent Georgian terrace. It echoes the raised ground floor of the terraces, and vertically terminates below the ridge line of the Georgian terraces.

This creates an amicable dialogue between the two buildings, strengthening the character of the area, and paying homage to the history of the street.

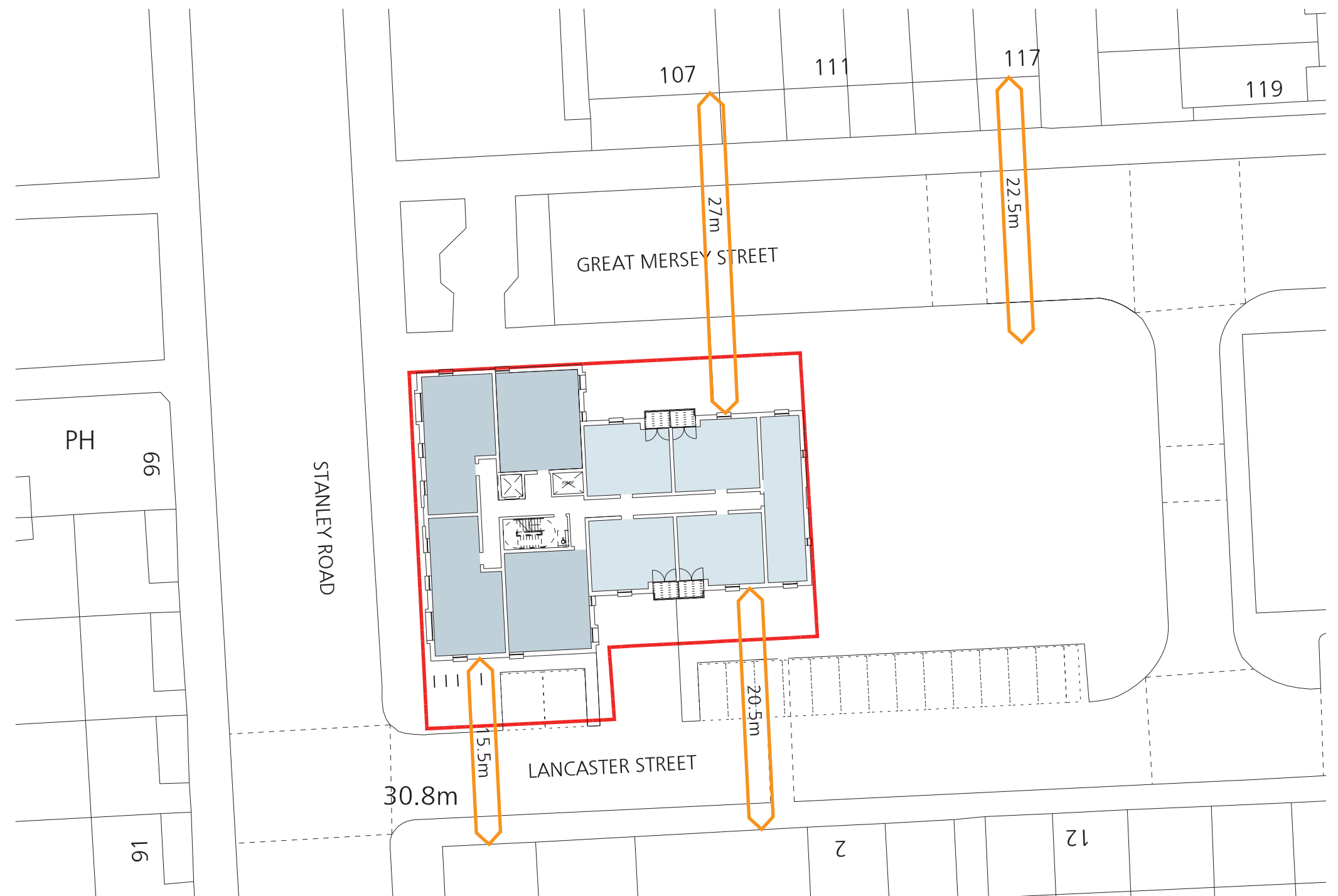


4.0 DESIGN PRINCIPLES

4.5 INTERFACE DISTANCES

Care has been made to adhere to - and exceed - all minimum interface distance requirements as set out by the LPA.

This ensures the privacy and right-to-light of all adjacent properties.



5.0 DESIGN PROPOSAL

5.1 PROPOSED SEMI-BASEMENT PLAN

The inner city nature of the site dictates the need for private car parking. In order to reduce on-street car parking, 11no. private, secure car parking spaces are to be provided in a semi-basement floor.

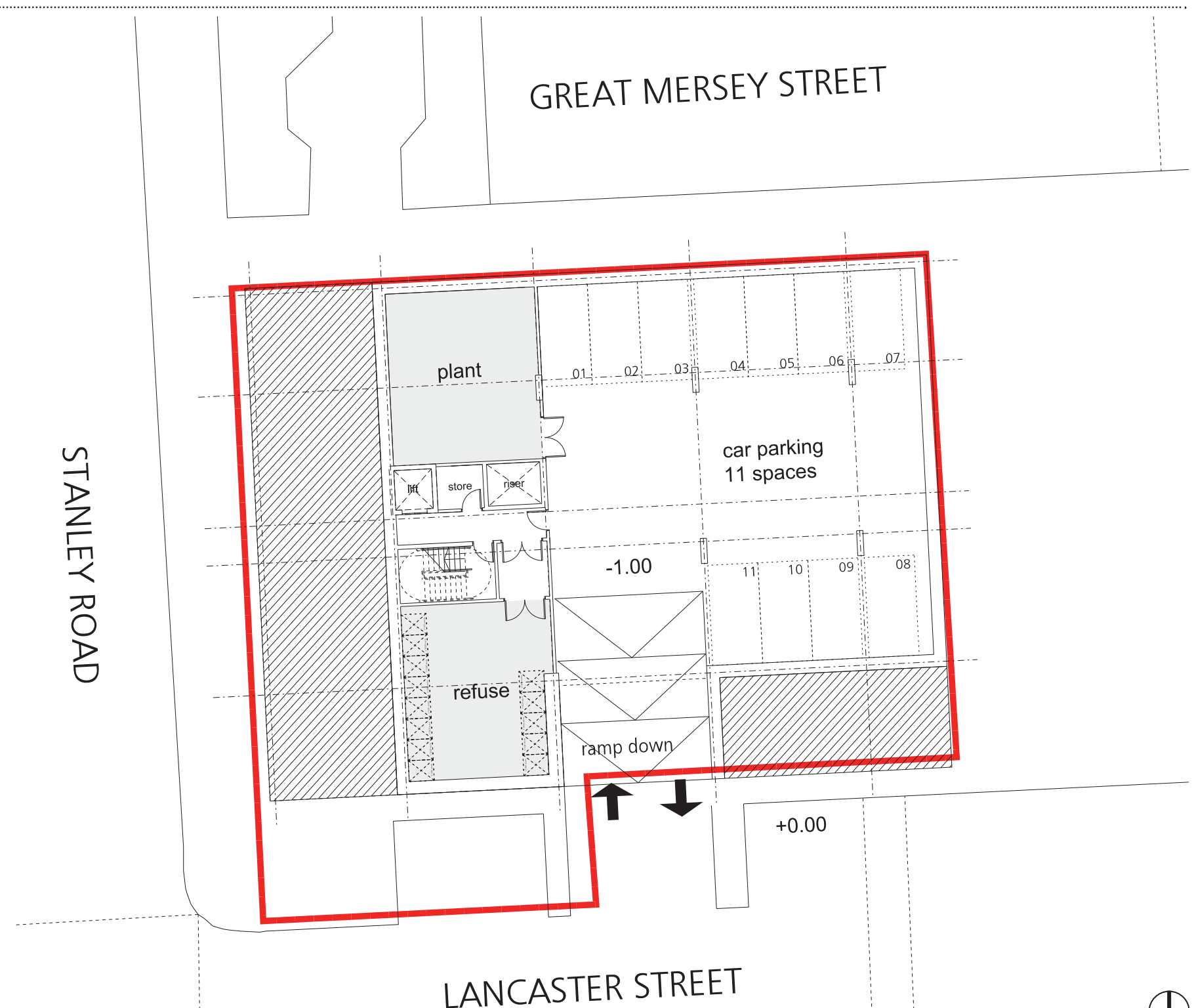
Access is via a short ramp down from Lancaster Street, near the main arterial road of Stanley Road. The access ramp is tucked neatly into the side of the building, around the corner from the main facade, and thus is partially concealed, minimising the new car parkings' impact on neighbouring properties.

This level also provides plant, and a refuse store located near the main core for easy access for residents. It will be serviced via the car park.

Additional parking is available on existing streets and is plentiful.

Key

— Site Boundary



5.0 DESIGN PROPOSAL

5.2 PROPOSED GROUND FLOOR PLAN

The ground floor plan comprises 6no. 1 and 2 bed apartments, secure cycle store and residents' lobby.

Level access is provided from the street into the lobby and cycle store. The ground floor apartments are reached via a half flight of stairs or via a lift, as the apartments are raised to accommodate the car parking on the level beneath, and to reflect the qualities of the adjacent Georgian terraces, which also have a raised ground floor.

The entrance to both the lobby and cycle store is protected by the natural overhang of the building.

Externally, landscaped terraces are provided to the apartments, creating high quality external spaces which will benefit existing and future residents alike.

To the front, 6no. sheffield-style bike stands and 2no. accessible car parking spaces are provided for visitors.

Key

— Site Boundary

STANLEY ROAD

GREAT MERSEY STREET

LANCASTER STREET



5.0 DESIGN PROPOSAL

5.3 PROPOSED 1ST - 3RD FLOOR PLAN

The upper floors comprise 9no. 1 and 2 bed apartments.

Balconies have been provided to 4no. apartments, animating the facades of Lancaster Street and Great Mersey Street.



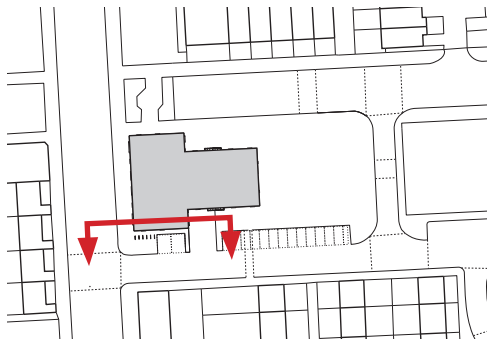
Key

— Site Boundary



5.0 DESIGN PROPOSAL

5.4 PROPOSED SECTIONS



5.4.1 Section 01

The entrance lobby is a double-height space.

