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WHITTLE STREET, LIVERPOOL

DESIGN AND ACCESS STATEMENT

FAST GROWTH HOMES

FEBRUARY 2018

P17-005-02-002

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LIVERPOOL

PROPOSED RESIDENTIAL DEVELOPMENT

DESIGN AND ACCESS STATEMENT

JANUARY 2018

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WHITTLE STREET, LIVERPOOL

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1.0 INTRODUCTION

1.1 WHITTLE STREET, 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 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 have evolved, having regard to detailed consideration of the site opportunities and constraints, and to previous planning applications awarded consent.

This Design and Access Statement has been prepared by Falconer Chester Hall Architects on behalf of Fast Growth Homes to accompany the Planning Application. The document is intended to promote the proposal to develop a residential scheme on the land bound by Whittle Street, Kirkdale Road and Smith Street. The document will highlight the design considerations of the surrounding site, context and local city developments as well as the positive impact that the proposed development will have on the surrounding area.

Site Description

The Whittle Street Site is currently left as an open green space with a number of self planted trees. As a prominent site along a major road to the city centre it further highlights the need for development of this plot of land is obvious. Our scheme will look to restore the historic urban fabric of the area as a marker of regeneration.

Proposed Development

The proposed development is a six storey residential scheme, with commercial and leisure uses providing animation at ground floor level. The building steps down to five storeys along Smith Street, acknowledging the existing local scale. Further animation is provided by 13no. residential units with their own front door and are accessed directly from Kirkdale Road and Smith Street. First to fifth floors will consist of 164no. units with a mixture of studios, 1 bed and 2 beds apartments making at total of 177no. residential units.



1.0 INTRODUCTION

1.2 CREDITS

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1.0 INTRODUCTION

1.3 LOCATION

KEY:

SITE

EAST/WEST ROUTE

KIRKDALE ROAD



Image taken from google maps.



1.4 HISTORY OF THE SITE

Study of the historical maps reveals the gradual change of the site and the surrounding context. In 1851 the location of the site is still quite rural with large amounts of open space and small clusters of buildings. However, during the industrial revolution around the 1800's we can see that the density of the site changed drastically with more buildings being erected as the demand for warehouses increased.

From 1894 the site was characterised as a courtyard block and that didn't change until the 1980's where most of the site has been cleared leaving a small number of houses to Smith Street/ Whittle Street corner. As a prominent site along a major road to the city centre our scheme will look to restore the historic urban fabric of the area as a marker of regeneration.

The photos below highlight the historic scale of the area; around six modest storeys which is reflected in the width of the roads which still exists. Corners were often animated with additional detail and height.



1851



1894



1910



1946

KEY:



SITE



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1960's - Scotland Road



1960's - The Rotunda Theatre

2.0 STRATEGIC CONTEXT

2.1 LOCATION



2.0 STRATEGIC CONTEXT

2.2 MOVEMENT AND CONNECTIONS

KEY:



SITE

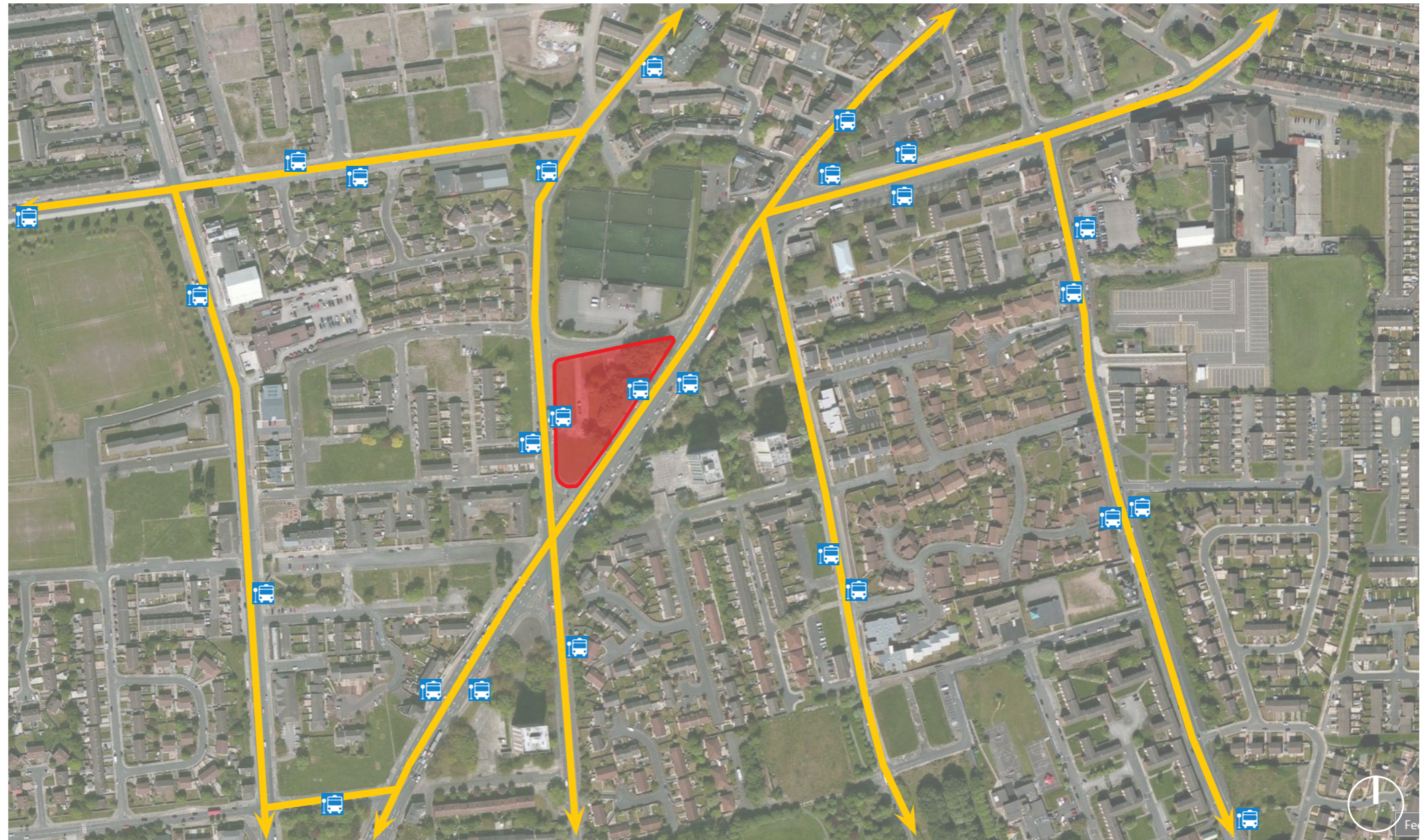


BUS STOPS



BUS ROUTES








The site benefits from a number of bus stops immediately adjacent and rail links are within a 10 minute walk.



2.0 STRATEGIC CONTEXT

2.3 SURROUNDING AREA USES

 Existing Site Boundary

- KEY
-  OFFICE / COMMERCIAL
 -  RESIDENTIAL
 -  RETAIL
 -  EDUCATION
 -  INDUSTRIAL
 -  RELIGIOUS
 -  LEISURE

