

# FALCONER CHESTER HALL



Design intelligence, commercial flair.

## CLEGG STREET, LIVERPOOL

—  
DESIGN AND ACCESS STATEMENT

—  
CARO DEVELOPMENTS

—  
P17-030-02-001C

—  
DECEMBER 2018

FALCONER  
CHESTER  
HALL

---

PROPOSED RESIDENTIAL DEVELOPMENT

CLEGG STREET, LIVERPOOL

DESIGN AND ACCESS STATEMENT

DECEMBER 2018



# CONTENTS

## CLEGG STREET, LIVERPOOL

1.0	Introduction	6.0	Facade Design	10.0	Waste Management Strategy
	<ul style="list-style-type: none"><li>- 1.1 - Clegg Street, Liverpool</li><li>- 1.2 - Design Team</li><li>- 1.3 - Site Location</li></ul>		<ul style="list-style-type: none"><li>- 6.1 - Proposed Contextual Elevations<ul style="list-style-type: none"><li>- 6.1.1 - Proposed West Elevation</li><li>- 6.1.2 - Proposed North Elevation</li><li>- 6.1.3 - Proposed East Elevation</li><li>- 6.1.4 - Proposed South Elevation</li></ul></li><li>- 6.2 - Proposed Elevations<ul style="list-style-type: none"><li>- 6.2.1 - Proposed West Elevation</li><li>- 6.2.2 - Proposed North Elevation</li><li>- 6.2.3 - Proposed East Elevation</li><li>- 6.2.4 - Proposed South Elevation</li></ul></li><li>- 6.3 - Proposed Sections<ul style="list-style-type: none"><li>- 6.3.1 - Proposed Great Homer Street Section</li><li>- 6.3.2 - Proposed Clegg Street Section</li></ul></li></ul>	<ul style="list-style-type: none"><li>- 10.1 - Refuse Strategy<ul style="list-style-type: none"><li>- 10.1.1 - Refuse - Level 01</li></ul></li></ul>	
2.0	Strategic Context			11.0	Fire Strategy
	<ul style="list-style-type: none"><li>- 2.1 - Existing Photographs</li><li>- 2.2 - Key Landmarks</li><li>- 2.3 - Nearby New Development</li><li>- 2.4 - Movement and Connections<ul style="list-style-type: none"><li>- 2.4.1 - Connecting Routes</li><li>- 2.4.2 - Travel Routes</li><li>- 2.4.3 - Cycle and Pedestrian Routes</li></ul></li><li>- 2.5 - Site Scale</li><li>- 2.6 - Site Uses</li><li>- 2.7 - Built Form</li><li>- 2.8 - Landscape and Public Realm</li><li>- 2.9 - Green Space</li></ul>	7.0	Massing Model In Situ		<ul style="list-style-type: none"><li>- 11.1 - Emergency Provisions &amp; Means of Escape<ul style="list-style-type: none"><li>- 11.1.1 - Proposed Level 01 Strategy</li><li>- 11.1.2 - Proposed Level 02 - 04 Strategy</li><li>- 11.1.3 - Proposed Level 05 Strategy</li><li>- 11.1.4 - Proposed Level 06 Strategy</li><li>- 11.1.5 - Proposed Level 07 Strategy</li><li>- 11.1.6 - Proposed Level 08 Strategy</li></ul></li></ul>
			<ul style="list-style-type: none"><li>- 7.1 - Massing Images</li></ul>	12.0	Landscaping
					<ul style="list-style-type: none"><li>- 12.1 - Landscape Plan</li><li>- 12.2 - Landscape Sections</li></ul>
3.0	Site Analysis	8.0	Design Criteria	13.0	Security
	<ul style="list-style-type: none"><li>- 3.1 - Existing Site Plan</li></ul>		<ul style="list-style-type: none"><li>- 8.1 - Adaptable Dwellings<ul style="list-style-type: none"><li>- 8.1.1 - 2 Bed Apartment</li></ul></li></ul>		<ul style="list-style-type: none"><li>- 13.1 - Design Principles</li></ul>
4.0	Design Evolution	9.0	Building Access Strategy	14.0	Summary of Accommodation
	<ul style="list-style-type: none"><li>- 4.1 - Existing and Proposed Site Plan</li><li>- 4.2 - Planning Approved Design</li><li>- 4.3 - Materiality</li></ul>		<ul style="list-style-type: none"><li>- 9.1 - Access Overview<ul style="list-style-type: none"><li>- 9.1.1 - Pedestrian Access - Level 01</li><li>- 9.1.2 - Vehicular Access - Level 01</li><li>- 9.1.3 - Cycle Spaces - Level 01</li></ul></li><li>- 9.2 - Servicing Strategy<ul style="list-style-type: none"><li>- 9.2.1 - Access To Services - Level 01</li></ul></li></ul>		<ul style="list-style-type: none"><li>- 14.1 - Detailed Summary</li><li>- 14.2 - Schedule of Accommodation</li></ul>
5.0	Design Proposal			15.0	Appendix
	<ul style="list-style-type: none"><li>- 5.1 - Layout</li><li>- 5.2 - Proposed Ground Floor Plan</li><li>- 5.3 - Proposed Upper Floor Plan</li><li>- 5.4 - Proposed Fourth Floor Plan</li><li>- 5.5 - Proposed Fifth Floor Plan</li><li>- 5.6 - Proposed Sixth Floor Plan</li><li>- 5.7 - Proposed Seventh Floor Plan</li></ul>				<ul style="list-style-type: none"><li>- 15.1 - Drawing Schedule</li></ul>



1.0 INTRODUCTION

1.1 CLEGG 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 9 of the Town and Country Planning (Development Management Procedure) Order 2015.

The approach adopted to produce this Design and Access Statement is in accordance with Paragraph 29 of the ‘National Information Requirements’ of the National Planning Policy Guidance (NPPG).

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 Caro Developments to accompany the Planning Application. The document is intended to promote the proposal for a residential development at Clegg Street, Liverpool. The document will highlight the design considerations of the surrounding site, context and local city developments.

1.1 Site description

The application site is bound by Great Homer Street, Clegg Street and Everton Park. As such the site is an important arrival point to the city.

The site is currently occupied by a small garages/industrial unit, this section of clegg street is oftenly mis-used. The site currently offers little to the surrounding area.

1.2 Proposed Development

The proposal is for residential accommodation with a mix of Studio, 1 and 2 bedroom apartments. Whilst a number of student accommodation blocks have been granted in the area, this wholly residential scheme will ensure a balanced community is retained.

There is an exciting opportunity to stitch into the existing streetscape reinforcing the edge of an existing route into the city centre. The scheme will improve the streetscape by replacing a dilapidated building, provide active frontage.

Proposals will also improve the surroundings, which will benefit from a more secure presence on the site with formally planted area providing residential amenity.

1.3 Pre-application advice

The design team met with the council on 11th August 2017 to discuss the use, layout, massing and overall design and their advice is reflected in the submitted scheme.



# 1.0 INTRODUCTION

## 1.2 DESIGN TEAM

---

### Architect

Falconer Chester Hall,  
12 Temple Street,  
Liverpool,  
L2 5RH  
Tel: +44 (0) 151 243 5800  
Fax: +44 (0) 151 243 5801

### Planning Consultant

Zerum Consult Limited  
4 Jordan Street  
Manchester, M15 4PY  
Tel: +44 (0) 161 667 0990

### Landscape Architect

Layer  
Styal- The Barn  
One Hollin Lane  
Styal  
SK9 4JH  
Tel: 01625 527307

### Transport Consultant

Vectos  
4th Floor Oxford Place  
61 Oxford Street  
Manchester  
M1 6EQ  
Tel: 0161 228 1008

### 3D Visualisation

Infinite 3D Ltd  
Kingsley House  
13 Westbourne Road  
West Kirby  
Wirral  
CH48 4DG  
Tel: 0151 625 2228  
Fax: 0151 625 8588

### Air Quality Assessment

Wardell Armstrong  
Sir Henry Doulton House,  
Forge Lane,  
Etruria,  
Stoke-on-Trent  
ST1 5BD  
Tel: 0845 111 7777

### Daylight/Sunlight Consultant

GIA  
2 Commercial Street  
Manchester  
M15 4RQ  
Tel: 0161 672 5100

### Tree Surveyor

DEP Landscape Architecture Ltd  
Blackfriars House  
Parsonage  
Manchester  
M3 2JA  
Tel: 0161 421 9878

### Drainage Strategy

Clancy Consulting Ltd  
Old Hall Chambers  
31 Old Hall Street  
Liverpool  
L39SY  
Tel: 0151 227 5300  
Fax: 0151 225 0577





# 1.0 INTRODUCTION

## 1.3 SITE LOCATION

### 1.3.1 LOCATION IN LIVERPOOL

The site is located on the edge of the Liverpool City Centre Boundary and is adjacent to the Kingsway Tunnel which leads to Wirral. The proposed building is bounded by Great Homer Street to the west and Clegg Street to the east. The Kingsway tunnel and Scotland Road are to the west and south of the site.

It is within easy distance of Liverpool City Centres main attractions and waterfront area which can be accessed via public transport.

The site sits within one of the Mayoral Development Zones and is opposite Everton Park.

KEY:

-  SITE
-  LIVERPOOL CITY CENTRE BOUNDARY
-  STRATEGIC INVESTMENT FRAMEWORK BOUNDARY
-  KINGSWAY TUNNEL
-  MAYORAL DEVELOPMENT ZONE



Map taken from bing.com



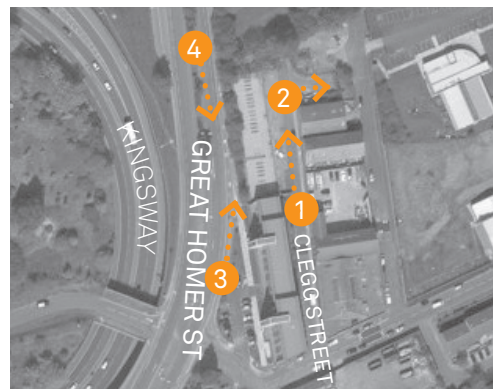


# 2.0 STRATEGIC CONTEXT

## 2.1 EXISTING PHOTOGRAPHS

### 2.1.1 VIEWS INTO SITE

The existing photographs show the existing condition of the surrounding area of the site. The photographs also show the views into the site from the bordering roads and paths. The site is highlighted in red in the photographs.



Map taken from bing.com



Design intelligence, commercial flair.



# 2.0 STRATEGIC CONTEXT

## 2.2 KEY LANDMARKS

### 2.2.1 SITE INFORMATION

The site on Clegg Street is well 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.

Site Location



Design intelligence, commercial flair.

- Key

Site Location

Main Business and Retail District

Pedestrian Connecting to East

Universities

1

Liverpool John Moores - Parsons Buildings

2

Liverpool John Moores - Avril Roberts Library

3

Liverpool John Moores - Kingsway House

4

Liverpool John Moores

5

Liverpool Community College

Landmarks

1

Stanley Dock (Titanic Hotel)

2

Eldonian Village

3

Leeds Liverpool Canal

4

Princess Dock

5

Three Graces

6

Mann Island

7

Liverpool Museum

8

Albert Dock

9

Liverpool One

10

Liverpool Lime Street Station

11

St Geroges Hall

12

Art Gallery, Museum and Library

13

Liverpool Empire Theatre

14

Project Jennifer
- 
- Map taken from google.com



# 2.0 STRATEGIC CONTEXT

## 2.3 NEARBY NEW DEVELOPMENTS

### 2.3.1 NEW PROJECT DEVELOPMENTS

Project Jennifer, a mixed use, retail led development is proposed close by to the wall of the site.

This proposed along with residential accommodation on the site of this application are mutually beneficial, supporting the aim of wider regeneration.

The New Police HQ is due to be located in close proximity to the site and is to be the main base for the force in Liverpool by 2020.

The Great Homer Street approved proposal is a residential accommodation scheme with a mix of 1 and 2 bedroom apartments. The scheme is supported by a central management suite and communal facilities for residents.

#### 1 PROJECT JENNIFER



#### 3 GREAT HOMER STREET



#### 1 PROJECT JENNIFER

#### 2 NEW POLICE HQ

#### 3 GREAT HOMER STREET



FCH



#### 2 NEW POLICE HQ

images from bbc.co.uk

Design intelligence, commercial flair.



# 2.0 STRATEGIC CONTEXT

## 2.4 MOVEMENT & CONNECTIONS

### 2.4.1 CONNECTING ROUTES


Due to its location close to the city centre, the site has good connections to the north and south of the city. Scotland Road leads both to Byrom Street (connecting the site with The Wirral and Northern Liverpool) and through Leeds Street to Strand Street (connecting the site to the Airport and South Liverpool).


KEY:

 SITE

 5 MINUTE WALKING RADIUS

PRIMARY ROUTES:


 Scotland Road leading to North Liverpool and City Centre

 Leeds Street - Connects the site to Strand Street (Liverpool Airport)


 Great Howard Street leading to North Liverpool


 New Quay leading to Strand Street

 Kingsway Tunnel leading to Wallasey

 Vauxhall Road leading to City Centre

 Hunter Street / New Islington / Erskine Street

 Great Crosshall Street / Tithebarn Street / Chapel Street

 TRAIN STATIONS  
01 Liverpool Lime Street  
02 Moorfields Station  
03 St James Station



Map taken from bing.com



## 2.0 STRATEGIC CONTEXT

### 2.4 MOVEMENT & CONNECTIONS

#### 2.4.2 TRAVEL ROUTES

The site sits close to a network of bus routes, so it is well placed to access the wider region. Of particular note are the routes that run along Scotland road and the proximity of Queen Square Bus Station.

Lime Street Station is close by which offers good connection to the rest of the UK and Moorfields and St James Station offer links to South Liverpool, The Wirral and Southport.

KEY:

● SITE

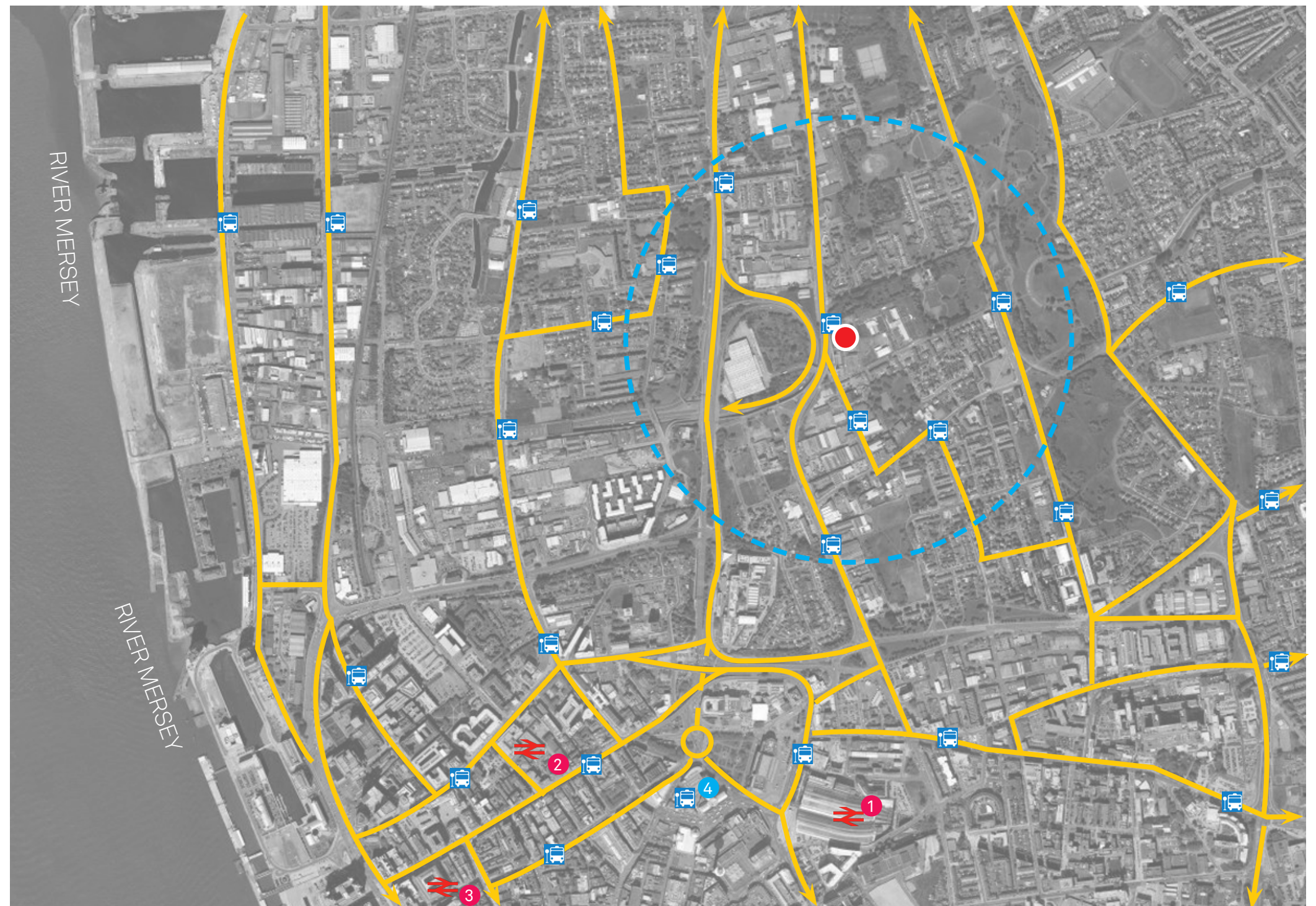
○ 5 MINUTE WALKING RADIUS

✈ TRAIN STATIONS  
01 Liverpool Lime Street  
02 Moorfields Station  
03 St James Station

→ Local Bus Routes

Local Bus Stops

04 Queen Square Bus Station



Map taken from bing.com