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Design and Access Statement
September 2012

Proposed Residential Development
The Junction of Cromptons Lane, Calderstones
Road & Menlove Avenue, Liverpool
Schemeglobal

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The Junction of Cromptons Lane, Calderstones Road & Menlove Avenue
Design & Access Statement
Schemeglobal

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01 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Schemeglobal Properties Ltd. in support of their full application for a residential development at the junction of Cromptons Lane, Calderstones Road & Menlove Avenue, Liverpool.

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

All plans, sections, elevations prepared by Falconer Chester Hall
Tree Survey report by Mulberry Modern Tree Management Consultancy

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.

Site Description

The site is currently an under used and largely unattractive brownfield site over grown with vegetation. It is situated near Calderstones Park.

Proposed Development

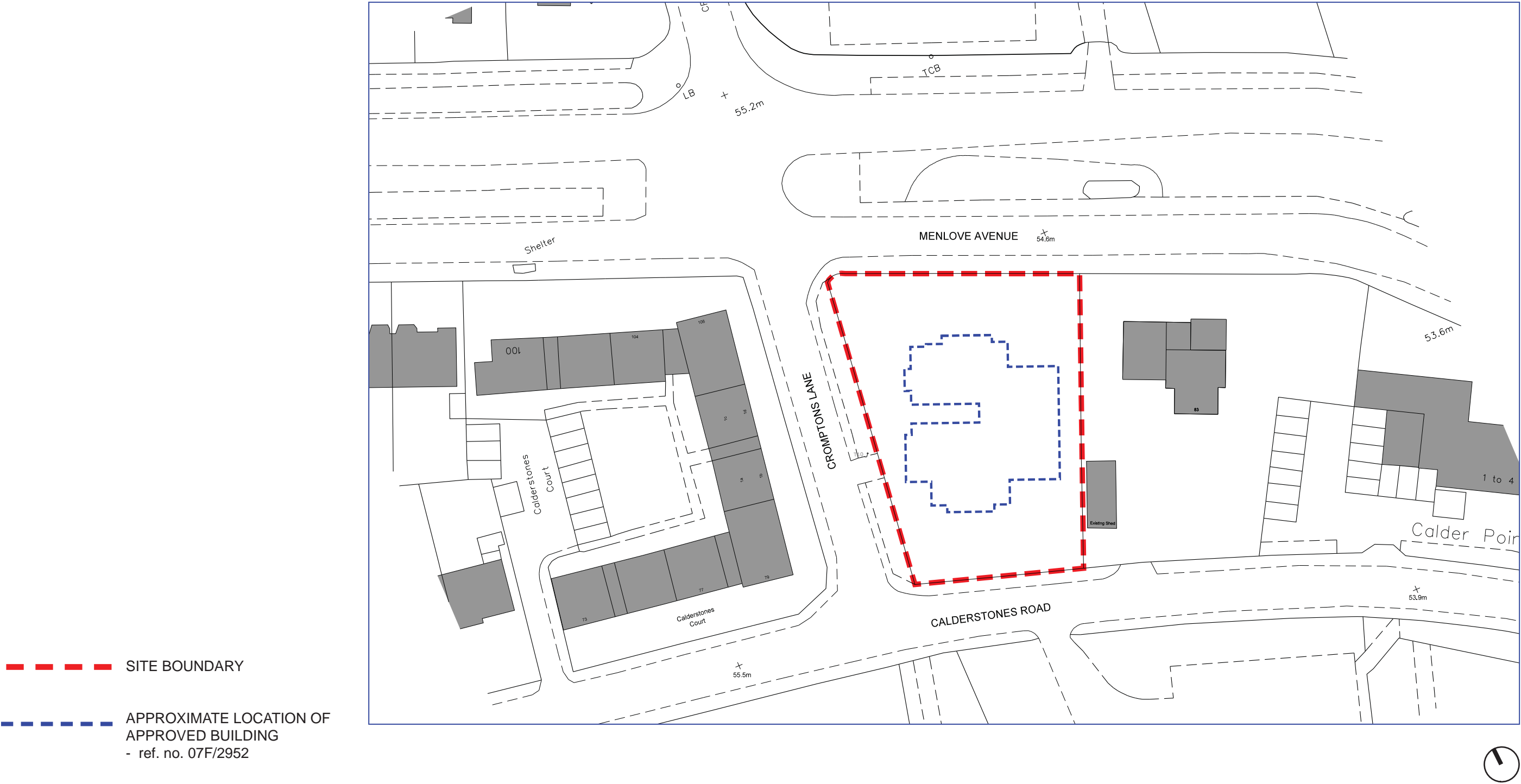
A detailed planning application to redevelop the site to provide a residential scheme comprising:

- 11no 3bed apartments over three levels
- semi basement level with 20no. car parking spaces with a further 2no. spaces located on ground level
- 11no. cycle parking spaces at semi basement level
- New Vehicle access off Calderstones road

Previously Approved Development

A previous application (REF: 07F/2952) was granted approval in 2007. The residential proposal consisted of a three storey block of 11 no. apartments above semi-basement car park including 16no car parkings space and 1no. disabled parking space.

02 LOCATION



02 LOCATION

Aerial photograph of Cromptons Lane



03 EXISTING SITE VIEWS

VIEWS:

- 1 - view looking South along Cromptons Lane
- 2 - view looking South-East along Menlove Avenue
- 3 - view looking North-West along Menlove Avenue
- 4 - view looking East along Calderstones Road

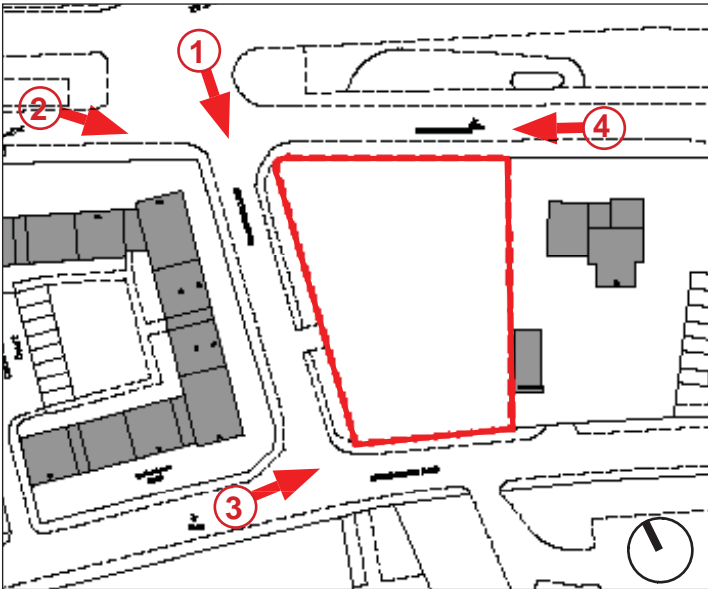


1



2

KEY:



3



4

04 SITE CONTEXT AND MATERIALITY

The local area consists of a mixture of 1950s detached houses, more modern 80s/90s developments. The majority are traditionally built from brick with slate/tile pitched roof and brick/render finish. Around the site there are several larger 3 storey apartment blocks, built from brickwork with flat roofs. Whole area is surrounded by a number of mature trees and beautiful parks with recreational facilities.



1 - Menlove Avenue
 - two storey detached houses with pitched roofs,
 - red brick and white painted pebble dashing,
 - individual drive ways



2 - Menlove Avenue
 - two storey semi-detached houses with pitched roofs,
 - red brick and pebble dashing,
 - individual drive way



3 - Cromptons Lane
 - two storey apartment block with pitched roofs,
 - red brick,



KEY PLAN



4 - Calderstones Road
 - three storey, apartment block
 - red brick,



5 - Calderstones Road
 - three storey, flat roof apartment block
 - yellow brick,
 - balconies

05 SITE ANALYSIS & ACCESS

The site is located in the residential area of South Liverpool, between Menlove Avenue and Calderstones Road. It overlooks the Calderstones Park, with many recreational facilities to offer. It is a green area of the city and a popular location.

The site is surrounded by a number of mature trees (described in the Tree Survey prepared by Mulberry, Modern Tree Management Consultancy) which help screen the site and lend the area its character. The location and importance of existing trees was treated with great importance throughout the design development. Existing pedestrian access is accessed via Crompton's Lane. There are a number of neighbouring buildings surrounding the site and a number of entrances located along Calderstones road to gain access into the neighbouring properties.

KEY

Site boundary

Public pedestrian routes

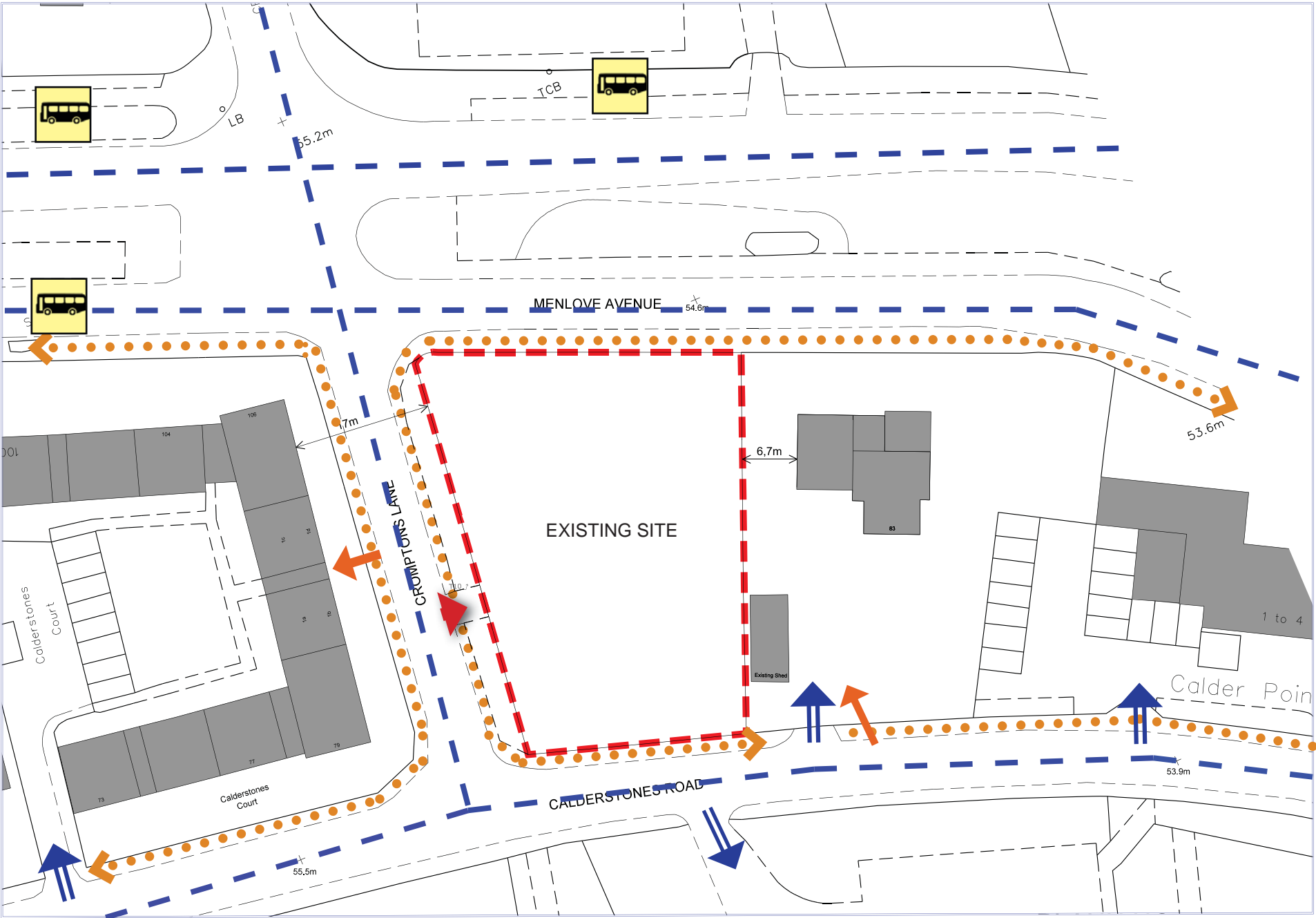
Key roads

Existing entrance to the site

Existing pedestrian accesses to the neighbourhood

Existing vehicular accesses to the neighbourhood

Bus stops



06 SITE ANALYSIS & DESIGN OPPORTUNITIES

TRANSPORT

TRANSPORT:

A - Public bus route to/from Menlove Avenue to Wavertree, Allerton, Halewood and city centre

B - Main road to Liverpool city centre
Speke and Garston

KEY

Site Location:



Approx. three minutes walking radius:



Approx. seven minutes walking distance:



06 SITE ANALYSIS & DESIGN OPPORTUNITIES

LOCAL RETAIL

LOCAL RETAIL:

- A - Allerton Road Shops
- B - Tesco, Mather Avenue

KEY

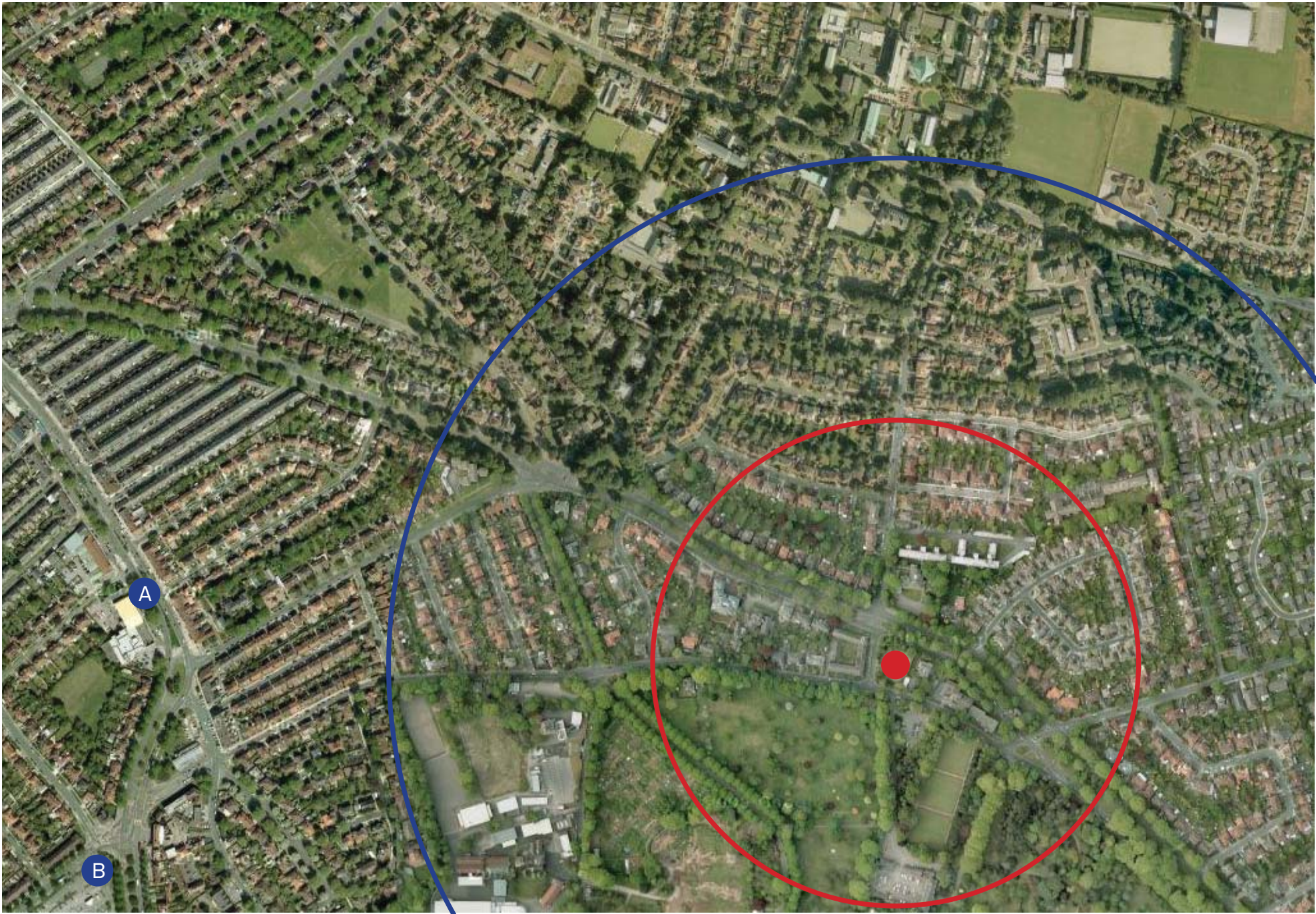
Site Loaction:



Approx. three minute walking radius:



Approx. seven minute walking distance:




06 SITE ANALYSIS & DESIGN OPPORTUNITIES


LOCAL SCHOOLS


LOCAL SCHOOLS:

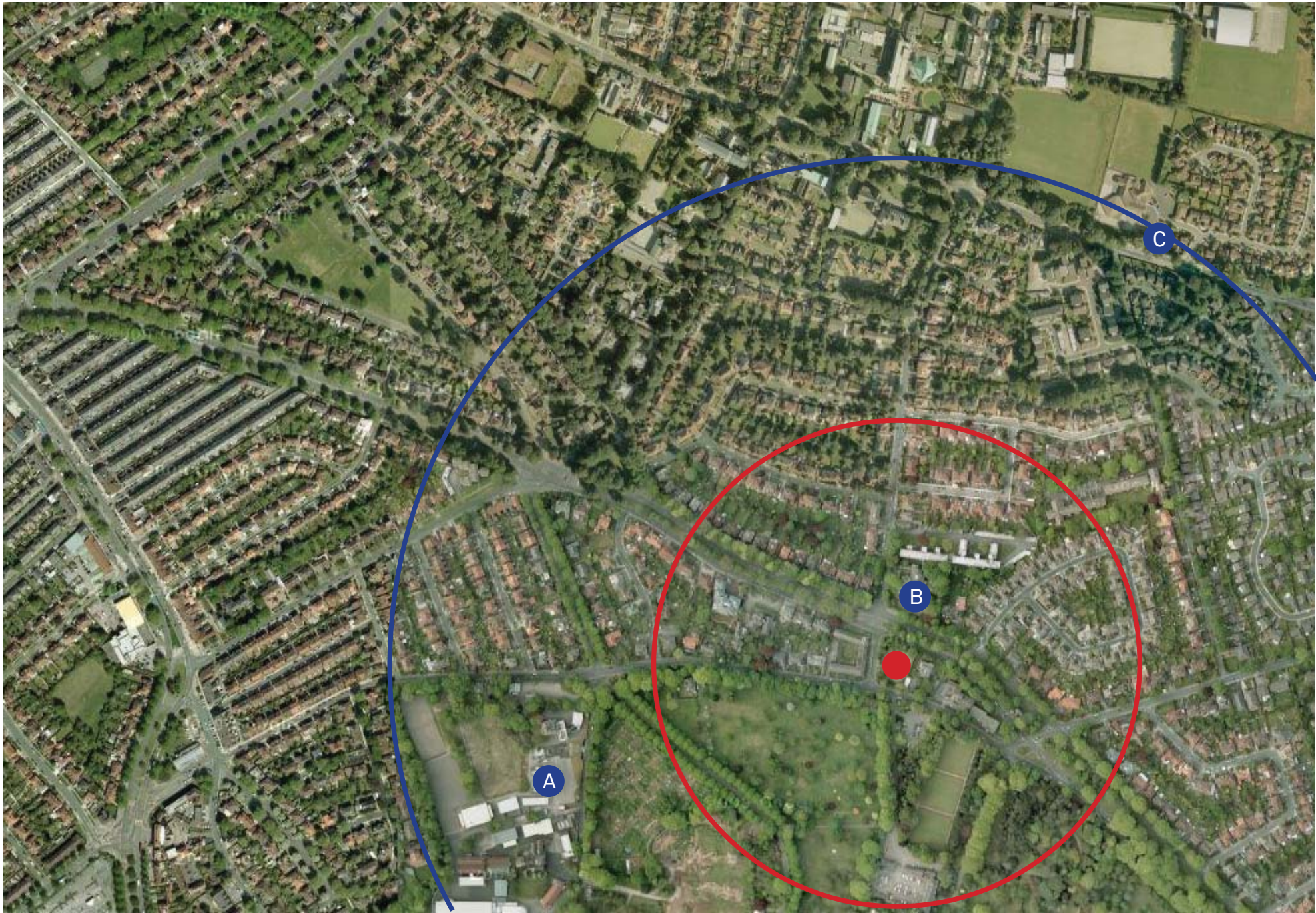
A - Calderstones High School
B - Carleton House Preparatory School
C - Childwall C of E Primary School

KEY

Site Loaction:


Approx. three minute walking radius:


Approx. seven minute walking distance:


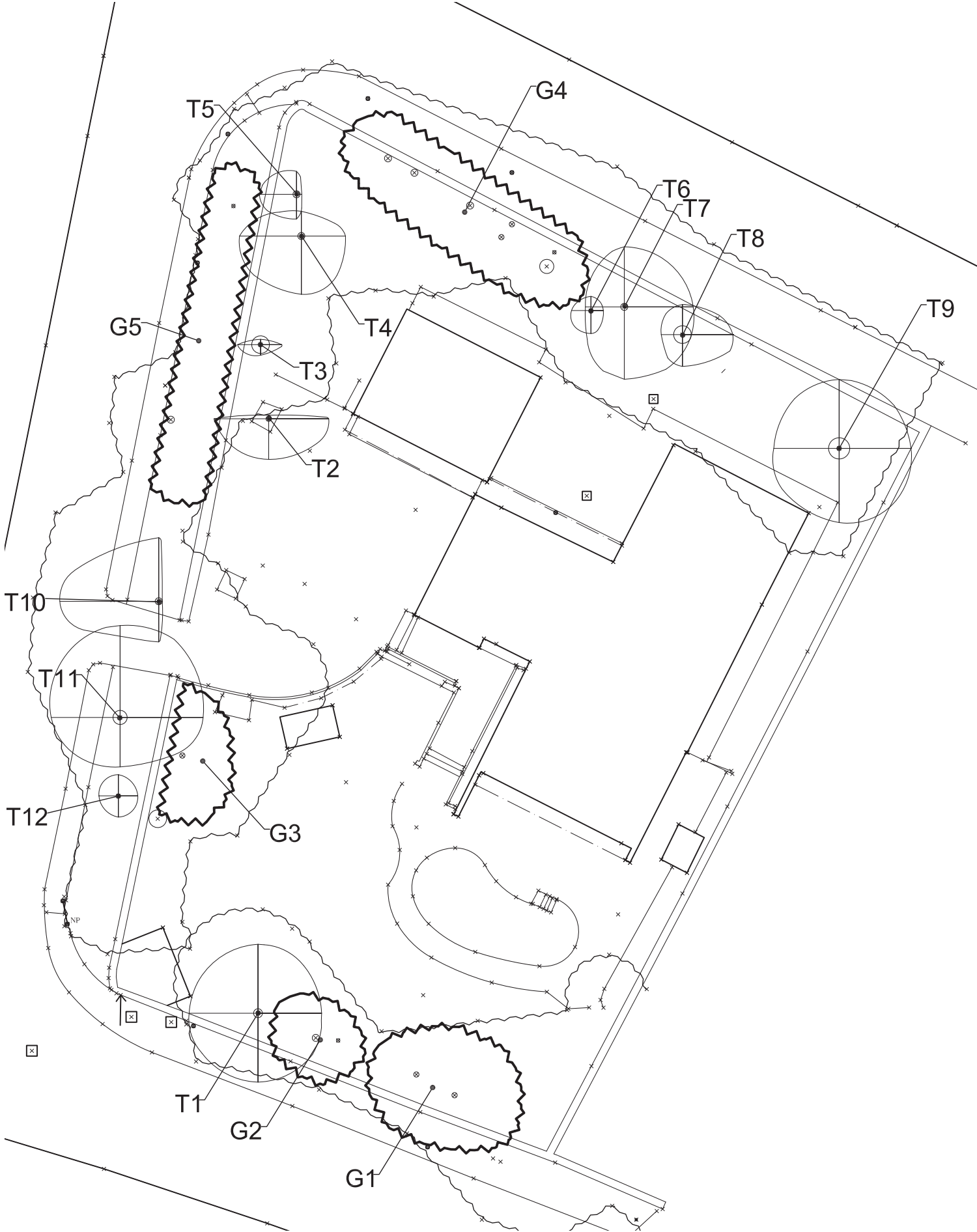


07 TREE SURVEY

TREE LOCATION PLAN

- KEY:
- T1 - Cedar
 - T2 - Lombardy Poplar
 - T3 - Lombardy Poplar
 - T4 - Sycamore
 - T5 - Sycamore
 - T6 - Birch
 - T7 - Birch
 - T8 - Willow
 - T9 - Sycamore
 - T10 - False Acacia
 - T11 - Indian Bean Tree
 - T12 - Sycamore
 - G1 - 3 x Conifer
 - G2 - 3 x Conifer
 - G3 - 3 x Conifer
 - G4 - 7 x Lombardy Poplar & 1 x Sycamore
 - G5 - 2 x Hawthorn, 1 x Birch & 1 x False Acacia

For additional detail please refer to Mulberry 'TREE SURVEY FOR CALDER HOUSE, CROMPTONS LANE, LIVERPOOL' attached.

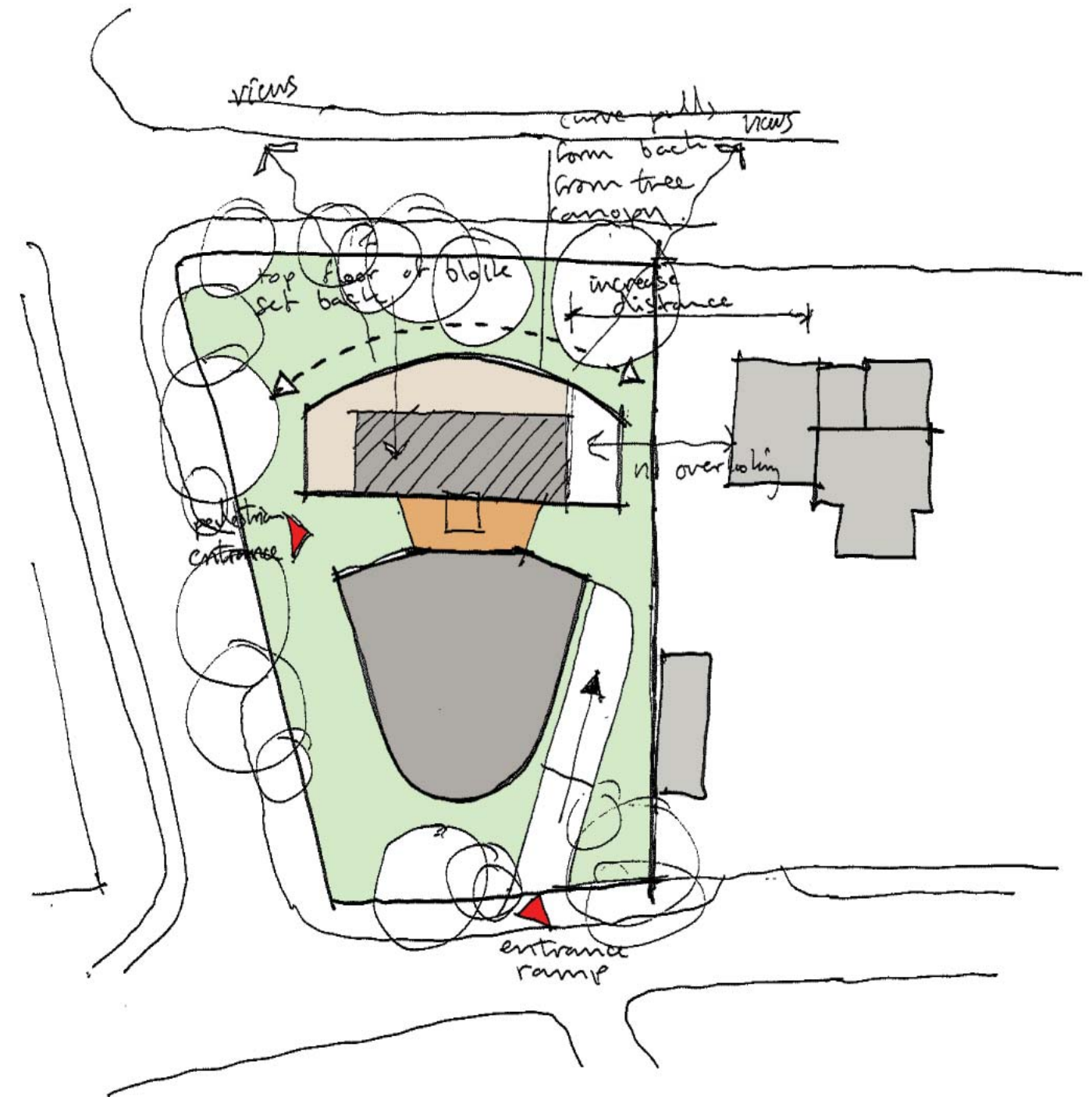


08 DESIGN DEVELOPMENT

SKETCH DESIGN - SITE CONSTRAINTS



By dividing the building into distinct sections this creates a flow through and around the buildings whilst providing larger public entrance spaces. Access into the site via a new proposed entrance not only helps maintain the surrounding green space to be used as recreational space but also has less impact on existing trees within the site. It naturally creates a circulation point off Cromptons Lane and reduces the mass of the building.



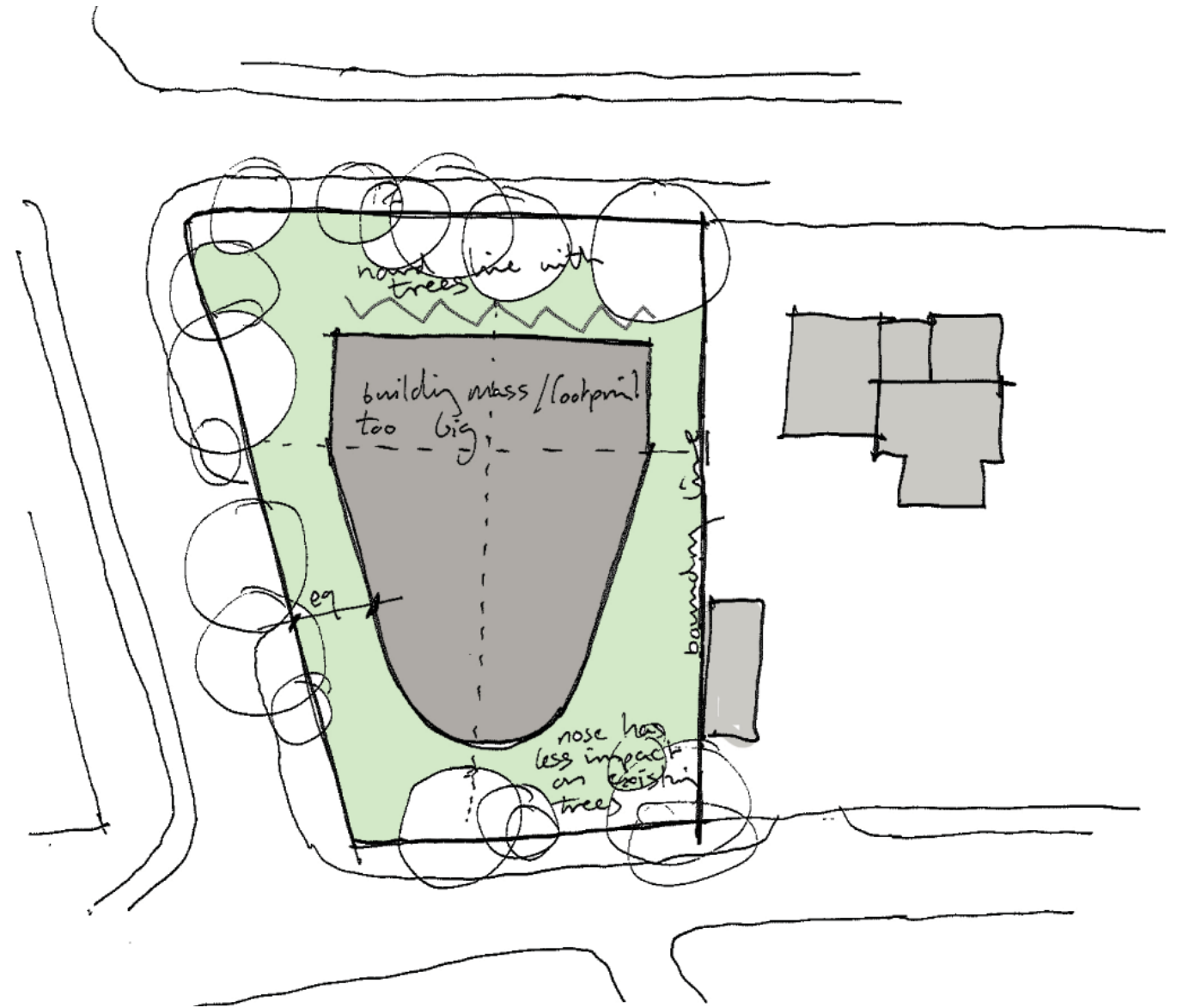
Taking into consideration the Liverpool UDP Guidance the second floor has been set back from the building line to increase the distance to neighboring buildings, and create a roof terrace to one side. The north east corner of the building has been designed to eliminate any views into the neighbouring property. The car park entrance ramp runs alongside, hidden behind the boundary wall line. The curve from the North face provides comfortable public green space at ground level while also helping with acoustic issues from vehicles passing along Menlove Avenue.

08 DESIGN DEVELOPMENT

SKETCH DESIGN - SITE CONSTRAINTS



The tapered shape of the site, with the strong edge to Menlove Avenue and Cromptons Lane, required a building to develop with its shape. The Calderstones road offers the majority of views over the Park and faces South. The tree canopies and root zones restrict development that encroaches into these areas.



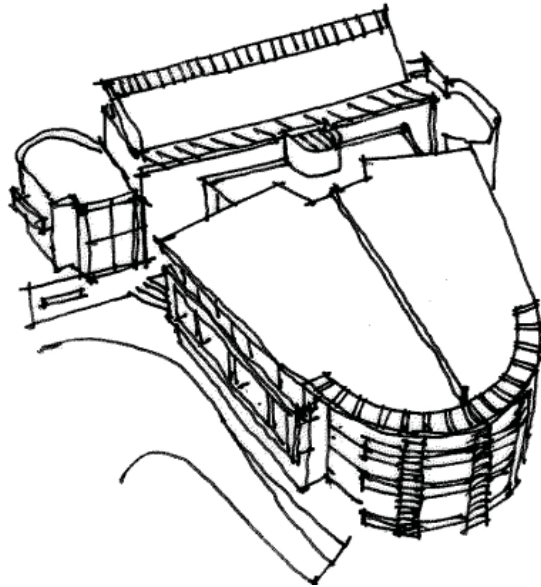
Consideration had to be given of the view from the street. A large building mass could make the site appear overly developed. The proposed form is set off from tree canopy/root zones and away from the surrounding buildings. The 'nose' is curved to soften the form when viewed from the park and reduce the impact on tree canopy / street.

08 DESIGN DEVELOPMENT

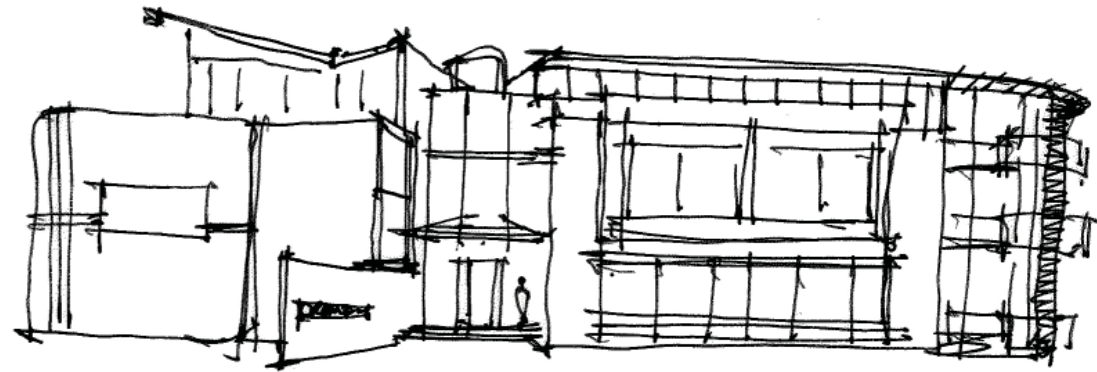
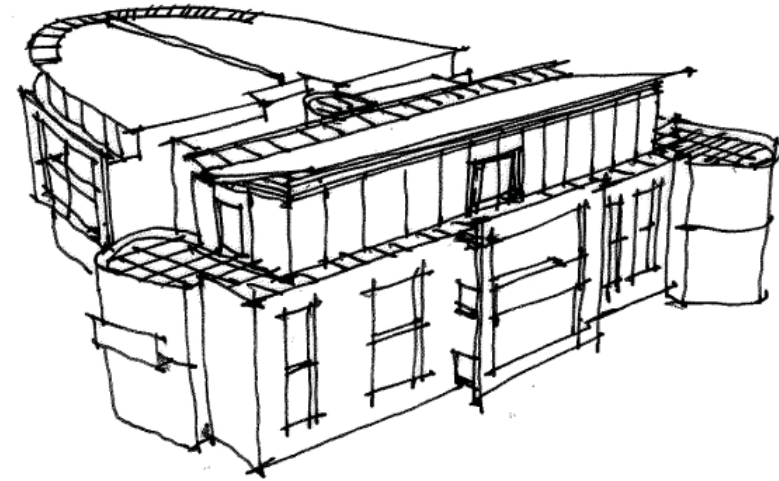
SKETCH DESIGN

These early sketches explore the curved nose of the building, the location of the private terraces, and the rear block and terrace. The entrance atrium helps break the form. The sketches also identify the layering of the facade in relation to the surrounding trees, and the need for privacy versus views / daylight.

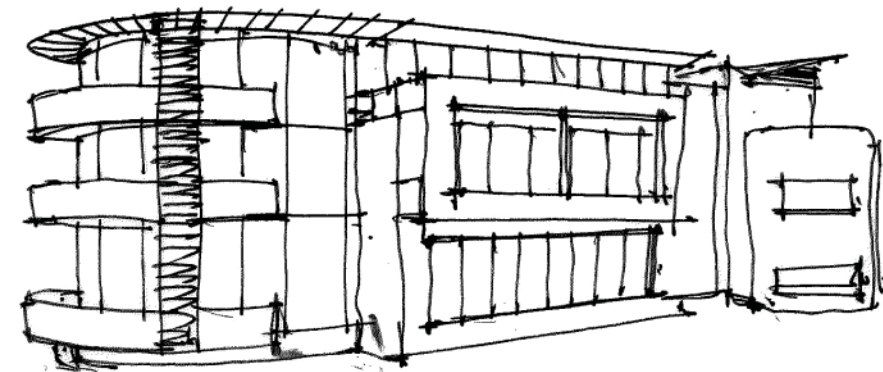
1. Aerial view



2. North elevation sketch



3. Entrance facade



4. Back facade

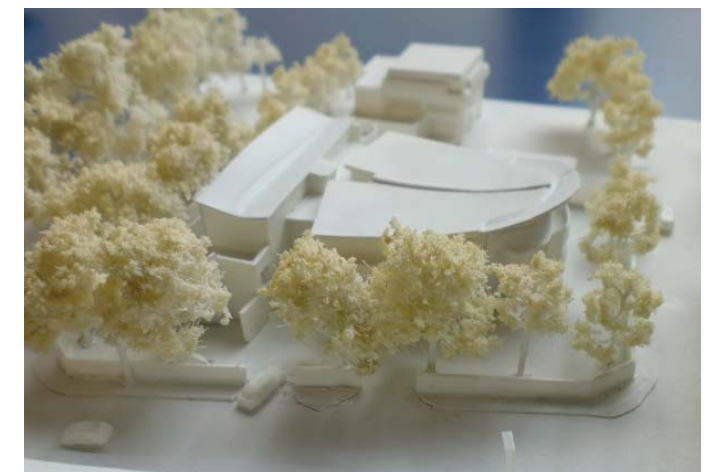
08 DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

3D Visual from Crompton Lane



Physical Model Photos



09 FACADE DESIGN DEVELOPMENT

SKETCH DESIGN

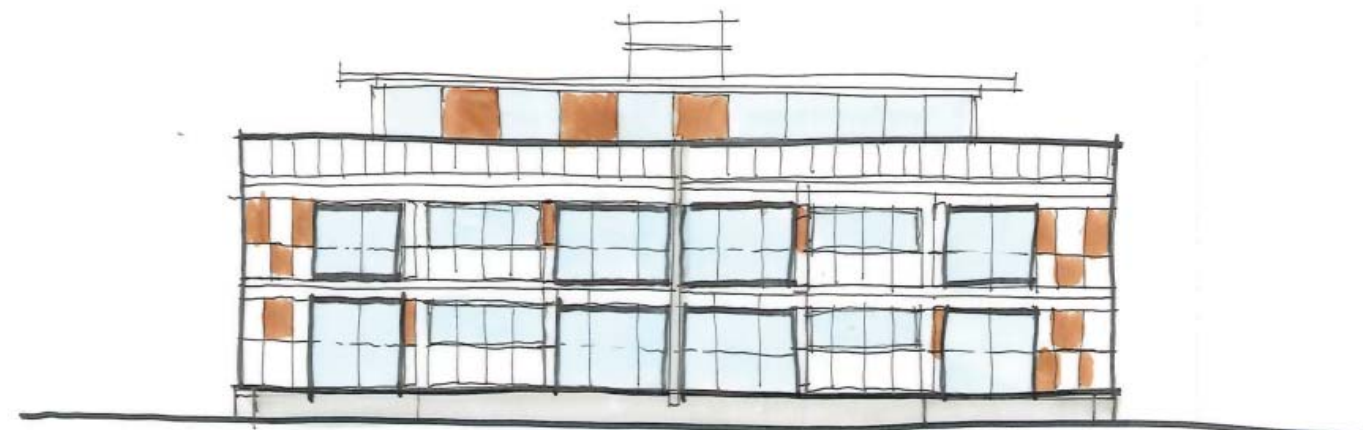
These sketch elevations look at the proportion of solid/ clear and the facade pattern. The entrance void is glazed helping break the front block from the rear. The 2nd floor on the rear block reads as a glass pavillion set back from the edge amongst the trees. The front leans forward towards Calderstones Park helping create privacy to the balconies.



1. Side elevation sketch



2. Side elevation sketch



4. North elevation sketch



3. Side elevation sketch

09 FACADE DESIGN DEVELOPMENT

PROPOSED DESIGN

The window is set back vertically whilst the facade is angled. The recess creates natural shade and expresses the (cleaf) from the solid. The window and solid panel will be equal and follow a module.

