



DESIGN ACCESS STATEMENT FOR  
PORTLAND GARDENS - LMH

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Date: 10.02.2015

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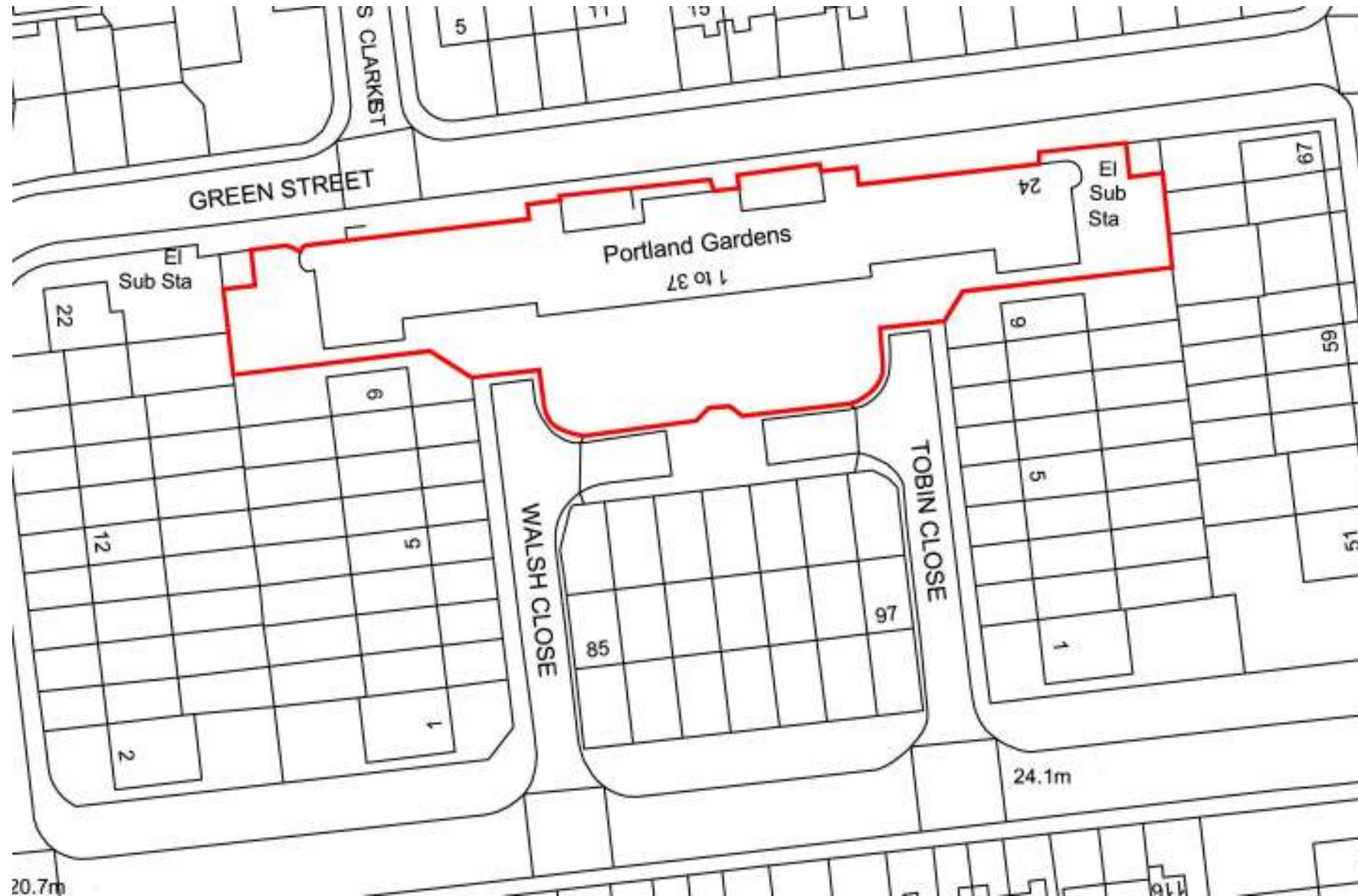
## 1.0 Contact Details

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<b>Site Address:</b>	Portland Gardens Walsh Close, Vauxhall, Liverpool, Merseyside
<b>Post Code</b>	L5 8YH
<b>Applicant Address</b>	Liverpool Mutual Homes The Observatory 1 Old Haymarket, Liverpool
<b>Post code:</b>	L1 6 RA
<b>Contact:</b>	<b>David Smith</b> t: 0151 235 2398
<b>Agent Address:</b>	<b>Arcus Consulting LLP</b> Corner House, 177 Cross St, Sale
<b>Post code:</b>	M33 7JQ
<b>Contact:</b>	<b>Alison Haigh</b> t: (0161) 905 3222 e: a.haigh@arcus.uk.com



## 2.0 Site as Existing



Location Plan

## 2.1 The Site

The site is located in Vauxhall an inner City District of Liverpool approximately 1 mile to the north of Liverpool city centre. The building is owned and managed by Liverpool Mutual Homes.

The site is well located for services and infrastructure. Facilities include the railway station, hospital, restaurants and post office.

The site falls by approximately 3.5m from East to West and 1m from South to North. The main entrance to the building is to the South and is accessed from either Walsh or Tobin Close. The site is landscaped to the south with shrubs and raised planters.



## 2.0 Site As Existing

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## 2.2 Surrounding Buildings

The local area includes a mix of residential, commercial and community uses. The closest properties on Green Street, Tobin Close and Walsh Close are 2 storey terraced housing. The materials used are predominantly brick, render and tiled roofs.



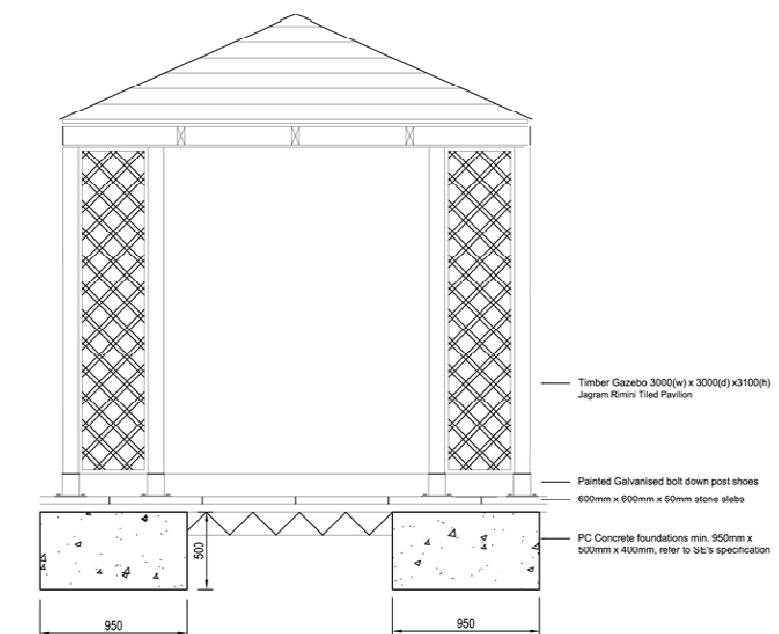
## 3.0 Design Proposals



### 3.1 The Brief

The building currently contains 37, 1 and 2 bed flats with shared facilities. Facilities include communal lounge, laundry, guest accommodation, accessible lift and maintained garden.

The brief is to provide external enhancements including: a new canopy and relocate a bin store and pavilion gazebo.



PROPOSED PAVILION DETAILS

## 3.0 Design Proposals

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### 3.1 Standards

The proposed design will incorporate the following Design Standards:

- Approved Document M (2010)
- BS8300 (2001)