



DESIGN AND ACCESS STATEMENT

Woolton Road,
Liverpool
December 2019

This Supplemental Design and Access Statement has been prepared by Redrow Homes.

It supports a reserved matters application for the development of 68 dwellings at Allerton Road, Liverpool.

Background

Outline planning permission for the development of up to 160 dwellings was granted on Appeal in February 2018 (ref. APP/Z4310/W/16/3166010). All matters were reserved for future approval, with the exception of site access.

A Reserved Matters Application was approved by planning committee in October 2018 for 100 units. Ref - 18RM/1427

Purpose

A Design and Access Statement (DAS) was prepared in May 2016 to support the outline application for 160 dwellings on the Site. This statement set out a detailed description of the Woolton Road site and its context; relevant national and local design guidance; and the design principles and parameters which would be taken forward to inform the scheme at reserved matters stages. A Parameters Plan was prepared and submitted as part of the outline application.

A separate DAS was produced and approved as part for the Reserved Matters Application 18RM/1427.

This DAS is to be used in conjunction with the already approved Reserved Matters and Outline Design and Access Statements. It is designed to be supplemental to the other statements and covers elements of the design under re-plan.

Local Design Policy and Guidance

Local design policy is provided within the Liverpool Unitary Development (UDP), which was adopted in 2002. Relevant policies seek to ensure that new housing development:

- Protects and enhances the built environment by encouraging high standards of design and landscaping (Policy GEN3).
- Respects the character of the surrounding area in terms of scale, density, design and layout, and maintains levels of privacy for existing and future residents. The highway and parking provision should ensure a safe and attractive environment for all users and adequate arrangements made for storage and collection of refuse (Policies HD18 and H5).
- Provides a fully accessible environment (Policy HD19).
- Incorporates measures which reflect the need to make proper provision for personal safety and crime prevention (Policy HD20).
- Makes provision for the planting and successful growth of new trees, high quality landscaping and boundary treatments (Policy HD23).
- Provides an adequate amount of public open space (Policy OE14).

Supplementary Planning Documents and Guidance of relevance to the proposed development are detailed within the accompanying Planning Statement. Where guidance is relevant to the design of the proposals, they have been taken into consideration in the formulation of the layout for the site.

Site Summary

The Woolton Road site is located in Allerton, approximately 7km to the south east of Liverpool City Centre; and 3km to the north west of Liverpool John Lennon Airport. It extends to around 13.5 hectares and lies immediately adjacent to the existing built up area of Allerton.

The site is bordered by the private driveway to Ye Priory Court, Allerton Priory and Allerton Golf Course to the north; Allerton Tower Park to the east; Woolton Road and Clarke Gardens to the south; and Allerton Road and residential properties to the west, including a recent Redrow housing development at New Heys to the north west.

The site is currently under construction and comprises open, overgrown land with belts of mature trees to the boundaries. It is enclosed within a boundary wall that originally defined the extent of the former grounds of the adjacent Allerton Priory, which is now in separate ownership. Views into and out of the site are limited by the boundary wall and mature tree planting. All permitted accesses are now built or nearer completion.



The Proposal

The Scheme proposed seeks reserved matters consent for a small re-plan to one of the development parcels for 68 units, This increases the number of units on the whole site by 19 in total. Meaning the site as a whole will provide 119 new homes, which is compliant with the parameters set by the outline approved scheme for 160units. The overall changes do not impact the setting of the site, the landscape character, any arboricultural features and ecology assets. The development footprint is within areas already determined for development and no change to road footprints or the perimeter footpath routes are proposed.

Overview

The detailed proposals are described under the following headings:

- Use and amount
- Layout
- Scale and massing
- Access and movement
- Appearance
- Landscape

In addition to the information and drawings set out above, a series of illustrative views have been prepared. These do not form part of the detailed application, but act as an indication of the proposed character areas.

Use and Amount

The proposed development comprises a range of 68 detached 3 and 4 bedroom homes as follows:

- 27 no. 3 bedroom homes
- 41 no. 4 bedroom homes

The table below sets out the proposed mix and dwelling sizes.

Name	House Type	Parking	No. Units
Oxford	4-bed detached	Integral single garage	8
Oxford Lifestyle	3-bed detached	Integral single garage	8
Cambridge	4-bed detached	Single garage	8
Leamington	3-bed detached	Single garage	14
Canterbury Lifestyle	3-bed detached	Double garage	5
Shaftesbury	4-bed detached	Single garage	6
Harrogate	4-bed detached	Double garage	5
Sunningdale	4-bed detached	Integral double garage	6
Henley	4-bed detached	Integral double garage	4
Richmond	4-bed detached	Integral double garage	3
Harlech	4-bed detached	Single garage	1

Layout

Addressing the setting of the listed Priory has been fundamental in the development of the proposals and the proposed layout has been significantly influenced by this.

In accordance with the Parameters Plan and Illustrative Masterplan, the area proposed respects and has been detailed to suit this area. Routes around and through the parcel has been unchanged from what is already approved.



Layout Continued...

Wider Site Master Plan.



House Types and Materials

A range of eleven house types have been carefully selected from a broader range of Redrow's 'Heritage' collection which complement local character and reflect Redrow's nearby New Heys and Calderstones Park developments.

Features such as gables reflect characteristics of the local surroundings. Bay windows and projecting building entrances add further interest to the elevations and also reflect the local vernacular. Multi-paned windows to front elevations reflect the window style of more traditional buildings within the area.

A materials schedule is set out on drawing no. 1158-02-02-206. Building materials have been carefully selected to create a mixed palette of materials, colours and textures to complement and reflect local vernacular and architectural detailing. This ensures that the development relates well to its setting. Different combinations of materials add variety and distinction between buildings, whilst creating cohesiveness in style throughout the development.

All proposed dwellings are to be constructed from facing bricks, using four different colours to add variety. The brick colours proposed are:

- Dorket Head Balmoral Stock
- Dorket Head Sandringham Stock
- Dorket Head Windsor Stock
- New Sandhurst Stock

All detail bricks, heads and cills to be Leicester Red Stock. A selection of dwellings will have Chalk White rendered facades. These will be pepper-potted throughout the development.

The character of the proposed buildings is drawn together by a consistency in window, door, header and cill detailing.

The roofs of all properties will be finished with Forticrete Gemini tiles. A mix of 'Slate Grey' and 'Sunrise Blend' will be used throughout the development. The external materials for the detached garages will match those used for the associated property.





***Leamington
Lifestyle***
3 bedrooms
14 units



***Oxford
Lifestyle***
3 bedrooms
8 units



Cambridge
4 bedrooms
8 units



Oxford
4 bedrooms
8 units



Shaftesbury
4 bedrooms
 6 units



***Canterbury
Lifestyle***
3 bedrooms
 5 units



Harrogate
4 bedrooms
 5 units

Sunningdale
4 bedrooms
6 units



Henley
4 bedrooms
4 units



Richmond
4 bedrooms
3 units





Boundary Treatments

Plot Boundaries

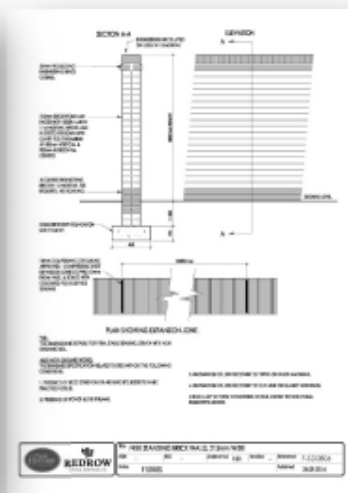
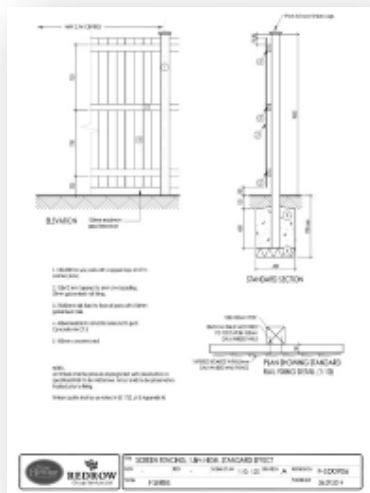
Boundary treatments to the scheme utilised between properties are proposed to be 1.8m high timber close boarded fencing with 1.8m close boarded gates. Brick walls will be used to key feature plots where fencing is not appropriate particularly on corner plots.

Site Boundaries

The site boundary area will be formally denoted with the stone walling and internally with tree boundaries, railing and softer hedging.

Landscaping

Soft Landscaping to plots will include the planting of new hedgerows, trees & fauna with the retention of existing trees where possible. Paving flags will be laid for access routes to Plots, front and rear.





Summary and Conclusion

The site received outline planning permission for 160 dwellings at Appeal in January 2018. The design principles and parameters which underpin the proposals are set out in the approved Design and Access Statement (May 2016) and are derived from an understanding of the site, its surroundings and relevant local and national design policy and guidance.

Following an approval in October 2018 the site obtained permission for 100 units.

This application seeks a reserved matters consent for a small re-plan to one of the development parcels for 68 units. This increases the number of units on the whole site by 19 in total. Meaning the site as a whole will provide 119 new homes, which is still compliant to the parameters set by the outline approved scheme.

The change to the development plan is the result of the business responding to market demands and to provide a wider housing mix on site to suit a wide market demographic.

The overall changes do not impact the setting of the site, the landscape character, any arboricultural features and ecology assets. The development footprint is contained within the area already determined for development and no change to the road footprints or perimeter footpath routes are proposed.

