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**Design and Access Statement:**

**Liverpool Mutual Homes**

**Rodick Street**

# 1 INTRODUCTION

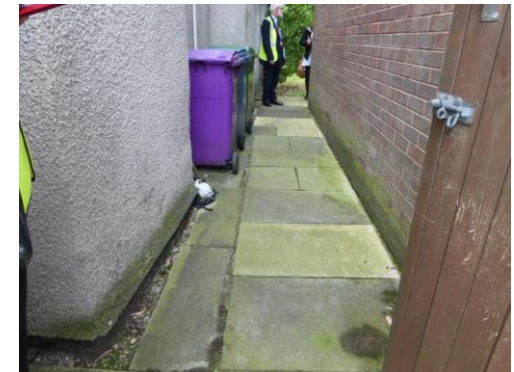
- 1.1 This Design and Access Statement supports a full planning application for environmental improvements at numbers 32 and 34 Rodick Street, Woolton. The Statement aims to detail the extent of the proposals, the context within which the development sits and how the proposals will respond to and enhance the site and setting at Rodick Street.
- 1.2 The proposals consist of the following:
- hard and soft landscaping works
  - works to the boundaries
  - the installation of new gates
- 1.3 This Statement should be read alongside the plans and drawings which accompany the application which are as follows:
- Location Plan
  - Existing and Proposed Plans
  - Standard Details
  - Supplementary Information
  - Management and Maintenance Plan
- 1.4 We hope to have submitted sufficient information with the application to allow for its validation, and to negate the need for any pre-commencement conditions.



Application Red Line Boundary

## 2 DESIGN CONTEXT AND PROPOSALS

- 2.1 **Context:** The application site is within the Woolton Village Conservation Area in Liverpool. The village has two distinct character areas, with large Italianate merchant's villas to the north set in fine grounds, and the village centre itself, which consists of narrow frontaged shops and terraced housing. The compact street pattern and use of local red sandstone, red brick and slate is however consistent throughout. The area was designated as a conservation area in 1971.
- 2.2 The proposed design and layout have been developed to maintain and enhance the character of the conservation area and are in keeping with the existing street scene at Rodick Street. High quality materials have been chosen which will improve the appearance of the site, and will establish a sense of uniformity across the properties.
- 2.3 **Proposals:** Existing boundaries across the site are a mixture of brick walls, timber fencing, stone and steel mesh, most of which are considered adequate in terms of quality and appearance, and are therefore to be retained. Part of the southern boundary is damaged and will therefore be replaced, and a new fence will be installed between the rear gardens areas of numbers 32 and 34 which will improve privacy.
- 2.4 New gates along the front boundary will greatly enhance the appearance of the properties from Rodick Street, and will also improve security for the residents. The new gates will match the existing gate which is to be retained which will also provide consistency in the street scene.
- 2.5 Paving and turf will be replaced across the site which will be a visual improvement as the existing paving is cracked, and the turf is poor in quality.
- 2.6 The proposals do not include and tree removal or works to trees.



Existing Site Conditions

## 3 ACCESS AND MOVEMENT

### External Access and Movement

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#### Vehicular and Cycle Access

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3.1 There is no existing or proposed parking on this site.

#### Pedestrian Access

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3.2 New paving will provide a safer, level surface for pedestrians across the site.

3.3 Two new gates will provide access to number 32, and to the rear amenity space of the properties from Rodick Street, and the existing gate will be retained. Access will be maintained during and after works to the site, and the new gates will provide added security.

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## 4 CONCLUSION

- 4.1 This Design and Access Statement, supported by the plans and drawings, aims to describe the details of the development, its functions and impact.
- 4.2 The proposal is for a full planning application for environmental improvements to Rodick Street.
- 4.3 The proposals will enhance the image of Rodick Street, creating a pleasant and safe environment for the people living within and around the development site, and will have the potential to provide social benefits too.
- 4.4 This development will enhance the area and create a better environment for the people within and around the development site, and will not harm the special character of the Woolton Village Conservation Area.
- 4.5 The proposals will provide an improvement in terms of both visual and residential amenity, and it is therefore considered that they should be approved.