

# SUPPLEMENTAL DESIGN & ACCESS STATEMENT

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New Heys, Heath Road, Liverpool

October 2014

# INTRODUCTION

## Background

The purpose of this document is to support a small re-plan to an internal area of the site. It is necessary to amend the mix of houses to respond to the changing demands of the emerging housing market. The site has approval for 119 units under approval reference 13F/1823. This application refers to only 1.2ha of the 5.9ha site development area.

Overall the size/massing of the housing has reduced, but this has created the need to increase the units on the site by 5 to maintain the design principles and attractive Street scene approved in the first application. This re-plan concerns 35 units which results in the site total increasing from 119 to 124 dwellings.

## Vision

A sustainable development on land at former NEW HEYS SCHOOL, Liverpool which will provide a range of new high quality homes for a wide market demand with distinction and character.

## About Redrow

Redrow is one of the leading residential and mixed-use property developers, aiming to be the developer of choice for customers, colleagues, landowners, suppliers, subcontractors and investors. The company has a reputation for imaginative design, build quality and customer service, with the experience and skills needed to complete a wide range of developments - from large Greenfield sites to complex Brownfield regeneration schemes

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# LOCATION





## THE SITE



## CONTEXT - THE SITE



Visual 1-View East across the site.



Visual 2-View North across the site.



Visual 3- View North across existing school site. .



Visual 4- View West looking into site and existing school.



## CONTEXT - SURROUNDING AREA

- The character of buildings in the local area varies with a mix of styles from varying periods. The size and scale of properties vary also, however the predominant mix is two storey detached in a mix of brick and part render detailing.



Visual 1- North on Heath Road- Semi Detached Housing.



Visual 2- From Allerton Road- Large Detached Housing.



Visual 3- West from on Mather Avenue- Large Semi Detached Housing.



Visual 4- Ambleside Road- Modern Detached Housing.



# LOCAL FACILITIES



# CONSTRAINTS PLAN

Summary of the site constraints and opportunities

## General

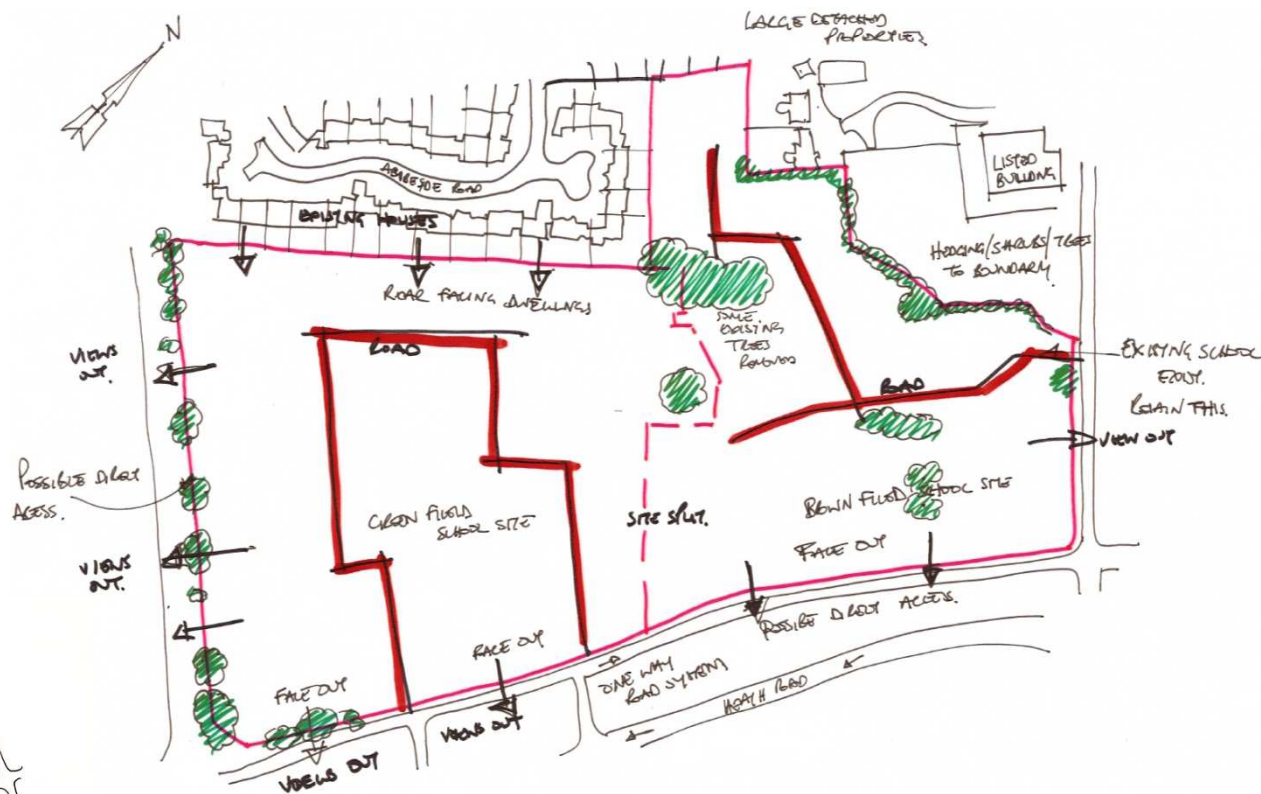
- Site Area: 6ha
- Green Field- Playing Fields
- Brown Field- Former School Site
- Currently being demolished

## Utilities

- Easement to be provided internally

## Landscapes/Ecology

- TPO's within the site
- Other trees and hedgerows
- Views out over wide street on Heath Road
- Sloping site to south



## Movement

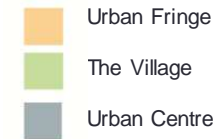
- Access to brown field via existing school access.
- Access points
- Local Road improvements- New Access Roads
- Site access points

## Built features

- Residential area
- Listed Building to northern boundary.
- Properties along western boundary back on.



## CHARACTER AREAS



### Urban Fringe

Properties face out onto the existing road and developments. Urban in form and reflective of the houses seen internally. Properties to have front and rear garden space with off street parking.

### The Village

A more exclusive part of the site. Larger properties with larger plots create a more spacious and small village aesthetic. The arts and crafts nature of the houses used help create this.

### Urban Centre

A more dense area of the site reflective of the setting within the city. A mix of larger and smaller properties which sit harmoniously together in the street scene. A regimented road layout and grid design reflect this urban quality but this is softened by gentle curve and variation in road orientation.

The re-plan takes place within the urban centre portion of the scheme and as such is capable of siting additional smaller units.





- DWG REF 1103-02-02-201 PLANNING LAYOUT



REFLAX TO NEW HAVEN PARCEL 1		
HOUSING MIX PARCEL 1 CALDERSTONE GRANDE		
Manley	4846 1708	4 7076
Marborough	5046 1874	3 3652
Ridgeland	4846 2041	2 14287
St Albans	4846 1972	6 1267
Buckingham	5046 2835	8 2280
Highgate	5046 2754	2 2112
Chesham	5046 3286	5 16430
<b>Total</b>	<b>96319kg</b>	<b>39 2021</b>
HOUSING MIX PARCEL 2 NEW HAVEN		
Winwick	3646 1059	8 8472
Walsley	4846 1189	8 9612
St Albans MSU	4846 1172	8 713
Winstanley	3646 1245	5 6224
Chesham	4846 1300	14 15320
Cambridge	4846 1362	17 2399
Chesham	4846 1402	8 1050
Canterbury	4846 1408	5 7047
Walsley	4846 1533	9 1390
Buckingham	4846 1561	12 1648
Manley	4846 1709	5 8845
<b>Total</b>	<b>116279kg</b>	<b>89 8116</b>
<b>Total</b>	<b>214695kg</b>	<b>129 1213</b>

[illegible]

# PROPOSED SCHEME

## Layout.

This layout is now updated with the improved mix of house types to respond to the market demands. The layout changes very little in terms of structure. All roads and pathways remain as approved under permission 13F/1823 and is primarily a plot substitution exercise with an increase of five units. The provided houses are as approved with the addition of two new ones which will all be Lifetime Home compliant. A total of 35 units included within the application which results in 124 on the site as a whole. are provided on site. The site is in two parts but linked via a footpath which has been designed successfully. Then increased density of the housing fits well with the character areas as established as Urban centre within the first approved application.

This re-plan is accessed on the approved estate roads accessed from Heath Road. The increase in numbers should affect the development and character in a minimal way. This south section of the site has a smaller mix which is suited to the market demands of the area and provide a distinct difference from the larger executive homes on the northern parcel of the site. This difference allows the site to be socially inclusive.

## Scale and Massing.

The proposed dwellings from Redrow's New Heritage Collection will be detached family houses, all two storey in height, ideally suited to the style and character of the area. The traditional aesthetic of Redrow Homes creates a development mix that sits well within the site and local context in terms of scaling and appearance. The scale of the properties is predetermined by the style and nature of the properties in the surrounding context and as such the proposals provide 3 and 4 Bedroom homes to respond well to market demands and the aspirations of this parcel of the development. The increase of five units in this area will affect little the street character and context. The removal of larger units and replacing them with smaller ones will reduce massing in the streetscape, but will also create a urban feel similar to that approved.

## Materials / Appearance

The Redrow New Heritage Collection has a traditional appearance with a collective aesthetic that works well in the street scene. The mix of brick and render properties provide a varied look that adds interest to the development. Roof tiles are limited to grey and red tiles as to suit the surrounding styles. Examples of the house types can be seen on the submitted planning drawings and the CGI visuals attached within this document.

## Life Time Homes

The homes are designed and adapted to be Life time home compliant in line with the local authorities wishes. This was achieved through adapting the smaller units, some of which have enlarged slightly and had internal design changes to layouts and floor areas.

## Landscaping

The proposed development has been designed to allow landscaping within the site and to take advantage of the existing landscaping within and adjacent to the site. Where possible and / or practicable existing vegetation will be retained. Where that is not possible the landscaping will enhance the existing features and build upon the current landscape setting. The sites location within a leafy area will be acknowledged with planting around the periphery of the site and within the proposed plot layout to properly assimilate the site into the landscape and the theme of this parcel of the development. Tree lined roads and properties with front gardens will allow the development to have a green feel.

A detailed Landscaping plan will be included within the application. Landscaping will not alter in terms of structure and approach to that already approved, however updated landscaping structure plans will be submitted with the application.



## INDICATIVE STREET SCENES



Street Scene A



Street Scene B

## HOUSE TYPES



*Worcester*  
3 BEDROOMS



*Oxford*  
4 BEDROOMS



*Cambridge*  
4 BEDROOMS



*Cambridge*  
4 BEDROOMS



*Warwick*  
1072 SQ. FT. 3 BEDROOMS



*Warwick*  
1072 SQ. FT. 3 BEDROOMS



*Windsor*  
1189 SQ. FT. 4 BEDROOMS



*Stratford*  
1144 SQ. FT. 4 BEDROOMS



*Welwyn*  
4 BEDROOMS



The house type mix for the proposed development is shown above and illustrates the high quality housing Redrow believe is the 'best fit' for the scheme. The Arts and Craft styling of the facades in a modern context is timeless and extremely popular. This design styling creates houses that will sit well in the setting of this development alongside/opposite other house style in the local vernacular.

These houses types will be produced and amended to be Lifetime Home compliant wherever possible as per the wishes of Liverpool City Council.



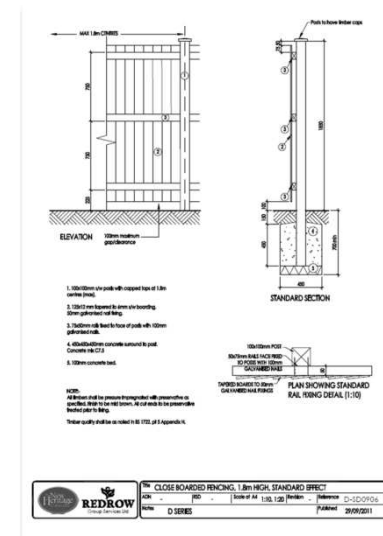
## BOUNDARY TREATMENTS

Boundary treatments to the scheme between properties is proposed to be 1.8m high timber close boarded fencing with 1.8 close boarded gates within at access. There are no acoustic issues with the properties within this re-plan.



Above – Indicative 1.8m fencing photograph

Below – Standard 1.8m Close Boarded Fence Detail



## ACCESS

- Vehicular access is made directly and from two access roads off Heath Road. This access remains unchanged from that already approved and does not form part of this application.
- Pedestrian foot paths are provided within the development around all new estate roads and linking to existing highways. All links for traffic and foot traffic remain as approved and in place (13F/1823)
- Car parking will be provided for each new home providing a minimum of 2 spaces per dwelling. Each house will be provided with a garage and driveway parking to the fronts of the properties within their plot areas.
- Building design and construction is governed by Building regulation. Part M of the regulations sets a minimum legal standard for access and the use of the buildings by all users including disabled persons.
- Access to the dwellings will be ramped at less than 1 in 15 with a level threshold at the principal entrance. The interior details within the dwellings have been designed to meet the requirements of Part M of the regulations.



## CONCLUSION

- This document has been produced in support of a Full Planning Application for this proposed re-plan to the approved development at the former New Heys School, Liverpool for 119 no. detached dwellings ref 13/F1823. The scheme for the re-plan includes 35 units – this is formed through a plots substitution and an additional 5 units, taking the site total to 124 dwellings.
- The scheme utilises the development area in the most efficient way and still provides excellent quality spacious living and amenity space. Redrow consider that the result is a high quality, well considered scheme that responds positively to its setting, by enhancing the area, creating additional character and an aspirational place to live that will benefit the local area responding to the local housing needs and demand.
- In all the proposed development reacts well to the current housing market demands and the site context and setting to propose a well considered housing scheme with the proposed character areas of the site. The house range offers accommodation to a wide demographic and address changes in the housing market for a small range of properties.