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**Design and Access Statement:**

**Liverpool Mutual Homes**

**Woolton Street**

# 1 INTRODUCTION

- 1.1 This Design and Access Statement supports a full planning application for environmental improvements at numbers 56-62, 68-76 and 78-82 Woolton 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 Woolton Street.
- 1.2 The proposals consist of the following:
- Replacement of boundaries
  - hard and soft landscaping works
  - tree works
  - the installation of a bin store, new gates and a cycle shelter
- 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
  - Tree Protection Plan
  - 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 Woolton Street. High quality materials have been chosen which will improve the appearance of the site, and will establish a better sense of uniformity across it.
- 2.3 **Proposals:** The front boundaries along Woolton Street currently consist of concrete bollards, steel posts and kerbing, and these treatments are detrimental to the conservation area in terms of visual amenity. The proposals include the replacement of these boundaries with brick walls, steel railings, brick piers and new gates which will improve and enhance the appearance of the street scene.
- 2.4 Paving and turf will be replaced across the site which will be a visual improvement, as the existing paving is cracked and untidy looking, and the turf is poor in quality.
- 2.5 The addition of a bin store will formalise the arrangements for the location of bins, reducing the spread of them across the site, as well as improving the appearance of the site when viewed from Woolton Street.



Existing Site Conditions

## 3 ACCESS AND MOVEMENT

### External Access and Movement

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#### Vehicular 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 The existing pedestrian access point from Woolton Street will not be affected by the proposals and this access will be maintained during and after works to the site.

## 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 Woolton Street.
- 4.3 The proposals will enhance the image of Woolton 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.