

114 NEW BUILD APARTMENTS FOR THE PRIVATE RENTED SECTOR

Vine Street Apartments will provide pleasant and affordable homes in a thriving and attractive neighbourhood by the construction of new housing on a brownfield site.

Designed by L7 Architects

Applicant Carpenter Investments (Vine Street) Ltd

Privately funded with the assistance of the Homes and Communities Agency



CARPENTER|INVESTMENTS

VINE STREET APARTMENTS

DESIGN AND ACCESS STATEMENT



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INTRODUCTION

This project has come about following a series of Masterplanning exercises undertaken between 2007 and today.

Beginning with a scheme to redevelop Myrtle parade produced by Studio Egret West in 2007 and furthered in the URBED Liverpool University and Knowledge Quarter Frameworks later that year proposals have been made to improve the urban fabric of Myrtle parade and Myrtle Street by undertaking significant building and public realm projects on it.

This work has already begun with the student residential buildings of Vine court, and the successful mixed use developments at Chatham Street/ Myrtle Parade and at the Junction of Catharine St/ Myrtle street beginning process of improvements to Myrtle Street, which is itself becoming noticeably more vibrant and well used.

The proposed development at Vine Street takes the form of 2 blocks of residential accommodation which will be funded under the Homes and Communities Agency's Build to Rent fund.

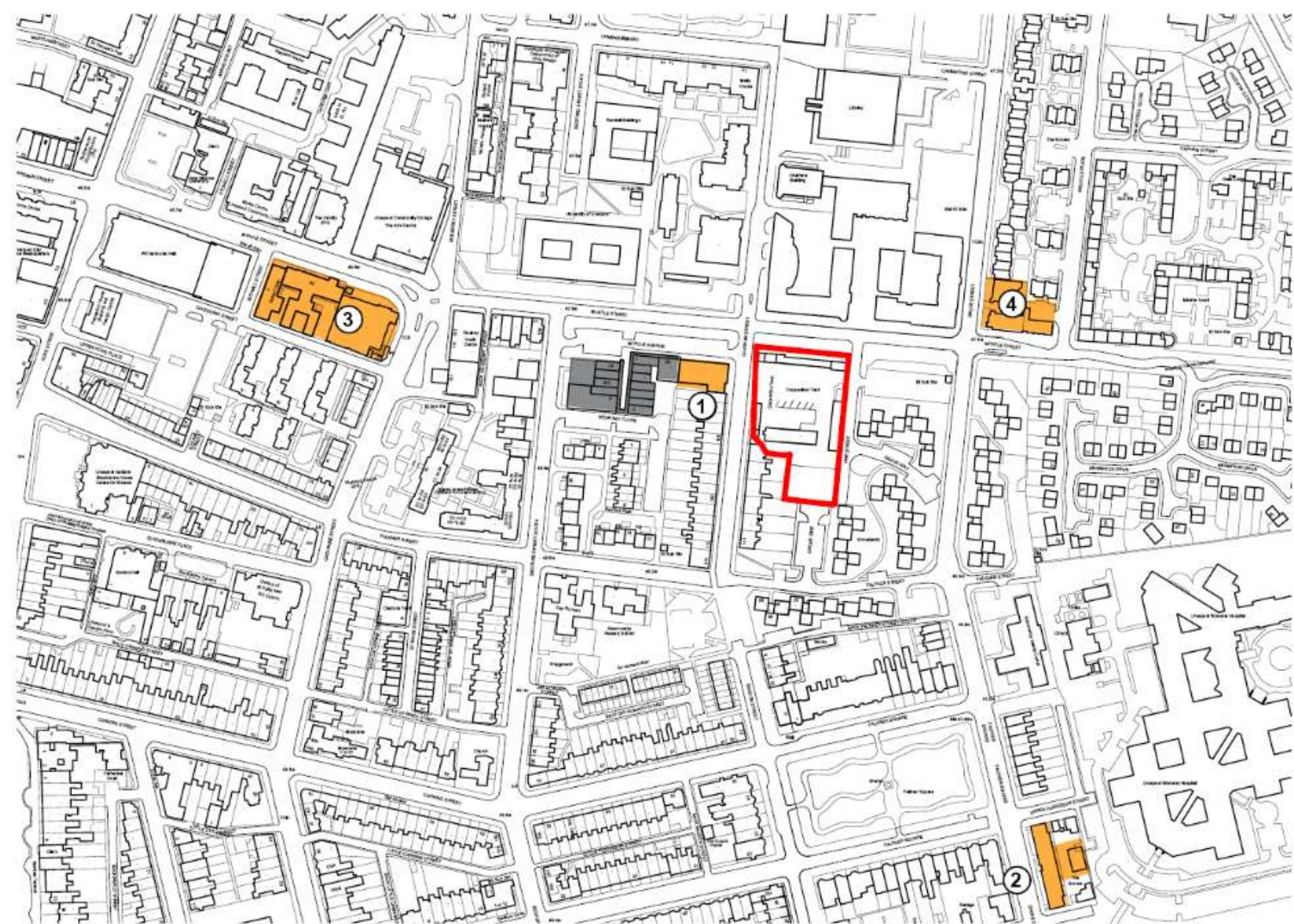
This Site has been identified for development under the Liverpool SIF, University of Liverpool Urbed Masterplan and the Mayoral Development zones strategic document.

In line with the Mayoral pledge to provide 5000 new homes this scheme will deliver 114 new private rental sector apartments managed by an experienced landlord with a strong track record of delivering and operating local residential developments.

The development takes the form of 2 blocks of accommodation fronting Chatham St, Vine St and Myrtle St. It will activate the underused Vine street by providing residential frontage to a problem area which suffers from neglect and fly tipping.

The building will be set back from the pavement on it's northern boundary to provide a continual tree lined streetscape along the length of Myrtle street. Where the site turns onto Chatham street a more formal massing will occur to act as a 'bookend' to the attractive residential context of Chatham street and to form a focal point to the enclosed public space of Myrtle parade.

The site's developer is Carpenter Investments, a company with the ambition to become a leading national provider of excellent accommodation. The company is passionate about combining great design together with first class service to provide its residents with a safe, stylish and comfortable home.



1. Chatham Lodge, 50 en-suite student bedrooms completed in August 2010.



2. Grove Street Studios, 28 high quality 1 bedroom apartments refurbished from a tired 1970's housing association scheme



3. Maple House & Art School Studios, 146 new en-suite bedrooms, together with over 9000sqft of retail and restaurant

4. Octagon Building , 74 new student en-suite bedrooms; together with 17 one bedroom and studio apartments within the existing listed building.

Carpenter Investments designs, develops and builds accommodation for its sister company Urban Sleep to manage. Properties are owned by Carpenter Investments and held as long term investments. The Directors believe that the highly integrated nature of the company not only allows Carpenter Investments to enjoy economies of scale that would usually only be available to significantly larger organisations, but also crucially ensures that the company is able to deliver to a significantly higher quality and in a shorter timeframe to other operators in the market.

ASSESSMENT

PHYSICAL

The site is located on the eastern fringe of Liverpool City centre, south of Myrtle Street, between Vine Street, Chatham Street and Myrtle Street, Edge Hill Liverpool L7 7EL. On the site are currently a series of disused industrial buildings and a storage and car park facility for Liverpool University. Immediately North of the site is the University of Liverpool Southern Campus. The site area is approximately 4,800m². The site is predominantly level, with a slight fall towards Vine Street.

To the north on Myrtle Parade is an area of poorly laid out, densely planted trees with a mixture of planted and self-seeded examples, which separates the site from the public footpath. To the East the site addresses a small housing estate off Vine Street, This estate continues to the southern boundary where it meets the Georgian terraces of Chatham Street.

To the West the site faces Myrtle Parade and Chatham Lodge, a 4 storey student and retail development recently completed by Liverpool Edge. The site sits within the Canning Street Conservation Area.

Site History

With reference to historic maps, it is clear that the site has been used primarily as a works depot since 1890. Although the surrounding area has been developed and re-planned as a dense residential area in this time. It is understood that there are no archaeological features of significance.

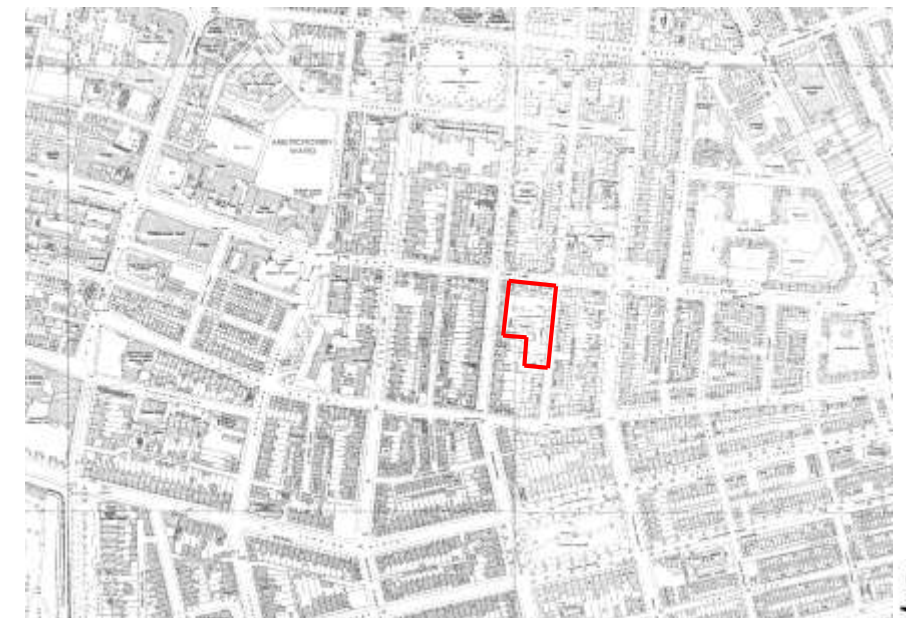
Siteplan 1890



Siteplan 1908



Siteplan 1927



Siteplan 1950

CONTEXT

The surrounding area to the South of Myrtle Street is defined in Liverpool City Councils UDP as a primarily residential within a conservation area, whereas the university campus to the North is defined as a mixed use area.

Canning Street Conservation Area

The Canning Street Area was built during the early nineteenth century and comprises of the most extensive terraced residential estate of this date in Liverpool. The whole area was laid out to a gridiron street pattern in 1800 by the Corporation Surveyor, John Foster, but building was slow, taking until 1835 before the plans for Canning Street and Falkner Square became a reality. However, a strong sense of visual cohesion was achieved throughout by the layout, the use of standard building materials and the unified stylistic treatment. Late Georgian in style, the buildings are mostly of brick with stucco or stone mouldings.

The Canning Street Conservation Area was designated on 22 December 1971 and extended on 17 November 1976.

Liverpool University South Campus

The creation of a formal campus was agreed after the Second World War, when much of the city was in need of rebuilding following the blitz.

The Architect and Professor Lord Holford was responsible for the Masterplan that eventually emerged, and for the design of the Royal Liverpool University Hospital. Holford's plan was contemporary, bold and ambitious; but its implantation dismantled the strong 19th century grid and the diverse uses it contained.

SOCIAL + ECONOMIC

The site is located close to Liverpool University and the Site of the New Royal Liverpool Hospital and Biocampus. Both of whom are significant employers in the City.

It also benefits from access to Hope Street and the Georgian Quarter, identified as one of Liverpool's 'Great Streets' in the Mayor's Strategic Investment Framework and as the 'best street in the country' by the Academy of Urbanism.

This proposal seeks to provide new private rented homes in line with the Mayoral Pledge to provide 5000 new homes.

This development will support the creation of 3 permanent management jobs alongside 100 full time positions supported during it's construction.

It is hoped that the provision of good quality housing will attract key workers and their families to the area.

This part of the city centre accommodates a greatly mixed population as it is located within the Princess Park ward of Liverpool. The ward's inhabitants are young and diverse. Deprivation, worklessness, child poverty and poor health are all significant issues within the ward.

There is an extremely high level of overall deprivation with over 90% of the ward falling within 5% of the most deprived neighbourhoods nationally, and 60% falling within the 1% of the most deprived nationally. Child poverty rate is the highest of all Liverpool wards.

Over a third of the working age population are without work, the 2nd highest worklessness rate in the city.

Over half of the housing stock is socially rented, more than double the city average. Over 90% of the housing within the ward are in the lowest Council Tax Band which is symptomatic of very low property values.

Princess Park overall crime rate is well above Liverpool's average but the overall crime rate has decreased over the last couple of years.

High levels of ill health with mortality rates the 3rd highest in the city and twice the national average.

Achievement of 5+ A*-C grades is the third lowest rate of all Liverpool wards and significantly below the city average.

PLANNING POLICY

See planning + regeneration statement

INVOLVEMENT

A pre-application meeting took place on Wednesday 2nd October 2013, where our scheme was presented. Attendees were Rob Burns and Samantha Campbell from Liverpool City Council Planning, Darryl Kelly and Alan Beer from Carpenter Investments Limited and Ben Green for L7 Architects.

Issues were raised regarding the massing on Vine Street and it was proposed that the building step down as it reached the rear of the site.

It was also suggested that the two blocks of accommodation should be brought closer together to unify the site.

Urban design expressed a desire to 'close off' Grove Side.

No additional comments were received at this meeting.

We have incorporated these comments into our proposal by placing the 7 storey block on the Myrtle street frontage and returning the development onto Chatham Street and Vine Street at a 4 storey level

We have undertaken Heritage, Transport and Arboricultural investigations to establish the impact of the proposal on the surrounding infrastructure, environment and neighbourhoods.

EVALUATION

SITE OPPORTUNITIES + CONSTRAINTS

5 Large Mature trees to Chatham Street under Tree Protection Orders – These trees form a natural break on Chatham Street and we have avoided removing or disturbing them in this proposal. An Arbocultural survey has been undertaken which recommends that one to three of these trees be removed. We are integrating these trees into the scheme as a key part of the site’s management and development.

Large 8-10 storey new development on Myrtle street. This new development has added life and frontage to the Myrtle street corridor, which we will seek to add to by the formation of a building of complimentary scale to further improve the streetscape

Residential terraces to Chatham Street - The Georgian terraces to Chatham Street form both a strong urban key to the termination of Chatham Street and an adjacency constraint with regards to overlooking distances for new residential development. These houses set a precedent for both scale and form which we are using to inform the design of the new building.

The Vine street elevation also faces existing houses and will need to address the interface distance requirements. This street is currently inactive and suffers from flytipping, the proposal seeks to enliven this street by providing new active residential frontage

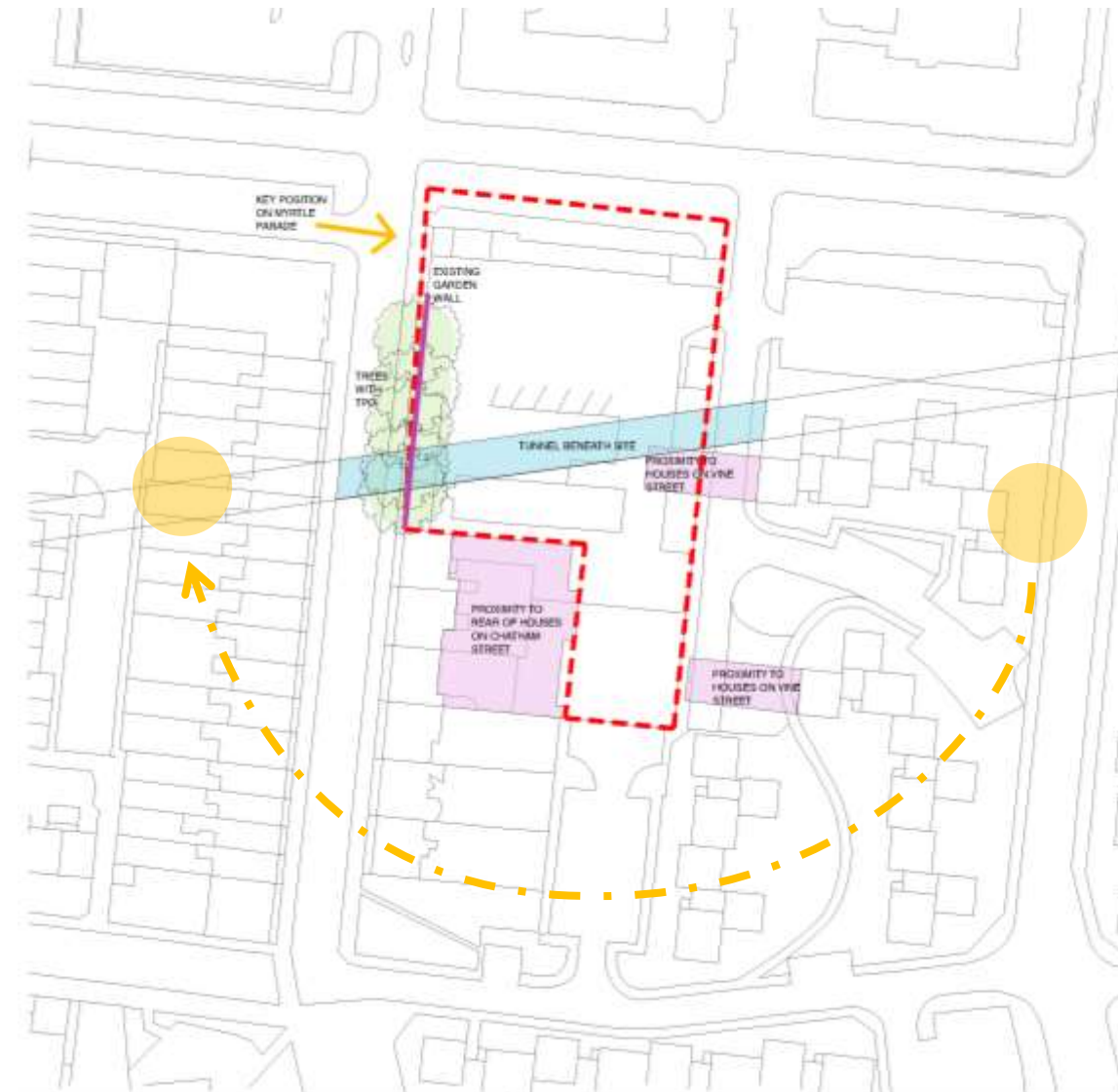
Canning Street Conservation Area – Although the site does not contain any buildings of significance, the surrounding Georgian streets require a more sensitive architectural response in the development of a new building. Specifically the Georgian Houses on Chatham Street. The strong architectural style and materiality has been used to inform the design language and approach in developing the scheme.

Existing tunnel beneath site – Survey information places the disused tunnel approximately 15m below the surface.

Existing ‘Garden wall’ to Chatham Street - This wall is of good quality and with careful treatment could be brought back into use as part of the scheme’s landscape proposal.

Benefits from proximity to City Centre and its adjacency to the University Quarter and Royal Liverpool Hospital and Biocampus in terms of good transport links and general accessibility.

Prominent position on Myrtle Street – The building will play a pivotal role in the redevelopment of Myrtle parade and occupy a key visual landmark site on both Myrtle Street and Myrtle Parade



Georgian terrace on Chatham Street



Vine Court on Myrtle Street



Chatham street, garden wall and Mature trees



Vine street, unused frontage with flytipping problems

ANALYSIS

We have undertaken analysis of the surrounding area to evaluate the scale, age and use of the buildings in proximity to the site.

This analysis shows the following tendencies:

A primarily modern built environment with significant additions made in the last 5 years

Increased massing and building height towards Myrtle Street.

A good spread of mixed uses focused mainly on residential (student and private) with a significant proportion of commercial and educational buildings.



SOLAR STUDIES

Solar path analysis has been undertaken to establish the extent of overshadowing. This analysis shows that there is little significant impact on surrounding properties

9 AM



12 NOON



3 PM



SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

DESIGN

The former Depot on Vine Street has been included in several strategy documents and Masterplanning exercises which identify Myrtle street as an important site for redevelopment within the city and stating that the area '...has the potential to be an outstanding City Centre neighbourhood, reminiscent of the great Georgian city of Bath or the Royal Borough of Kensington and Chelsea [and] streets such as Hope Street, Catherine Street and Myrtle Street provide opportunities for further mixed-use developments which serve the local population and accommodate knowledge-based businesses.

These studies include:

Liverpool Strategic Investment Framework

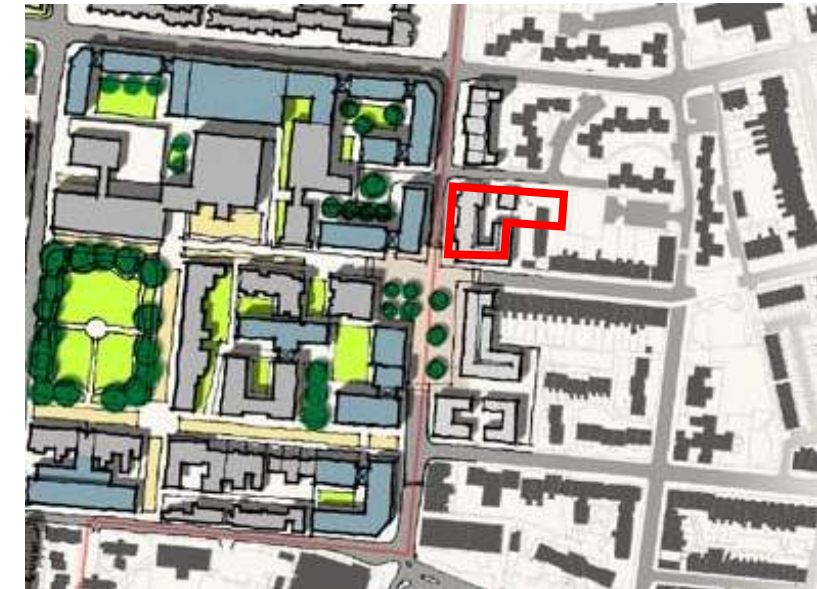
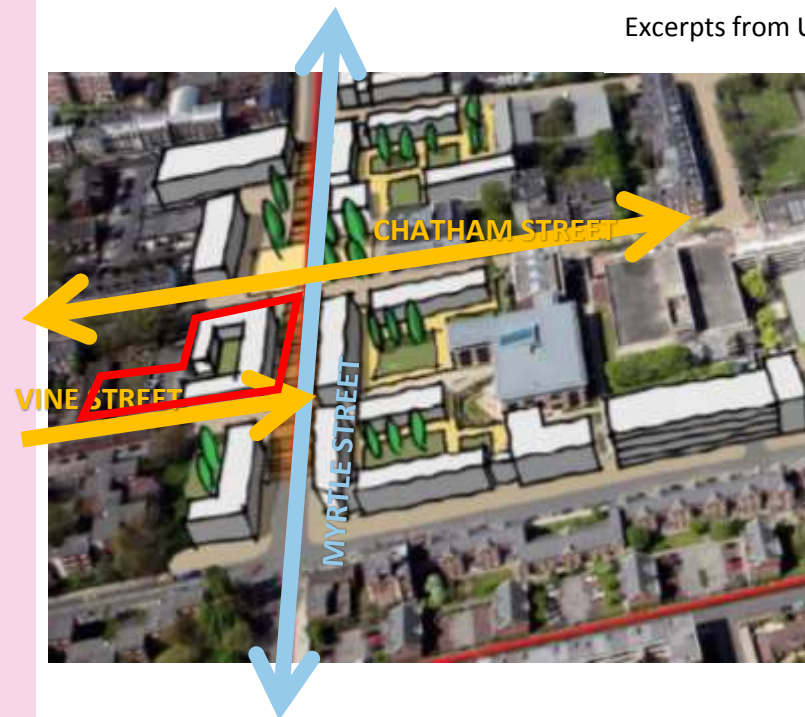
University Of Liverpool Urbed Masterplan

Using these Masterplans as a starting point we have sought to establish and strengthen the district centre at Myrtle parade with the formation of a civic space defined by high quality mixed use buildings.

The Vine street site forms the end of this space and a continuation of the Georgian Terraces on Vine Street.

Our wider proposal for this area seeks to place the new civic square in context as a district centre by reinforcing the Myrtle street frontage and providing a coherent end to the Georgian streetscape of Vine Street.

Excerpts from Urbed University of Liverpool Masterplan



Excerpts from SEW Myrtle Street masterplan



Excerpts from Liverpool Strategic Framework

USE+AMOUNT

The adjacent Myrtle Parade is a recognised retail area and as such should be the focus for any commercial development in the area.

In response to this, and to the surrounding uses, we propose a fully residential development for the former Depot site.

SUSTAINABILITY

The scheme will deliver high quality design with a ‘fabric first’ approach to sustainability by the following measures-

Large windows to maximise daylight.

Low energy light fittings throughout.

Steel frame with highly insulated timber wall panels and engineered timber floor joists.

Building air leakage rates to be better than Building Regulation requirements. The target values will be between 3 -5 m3/hr/m2@50pa.

Fabric u-values to be better than current Building Regulation requirements; currently proposed as-

Walls- 0.19W/m2k

Floors- 0.19W/m2k

Roofs- 0.18W/m2k

BLOCK A	One Bed Apartment	Two Bed family Apartment	Two Bed sharer Apartment	Three Bed Apartment
Ground	2	2	8	0
First	3	2	8	1
Second	3	2	8	1
Third	3	2	8	1
Fourth	3	2	5	0
Fifth	3	2	5	0
Sixth	3	2	5	0
TOTAL	20	14	47	3

BLOCK B	One Bed	Two Bed	
Ground	1	5	
First	3	5	
Second	3	5	
Third	3	5	
TOTAL	10	20	
TOTAL	30	81	3

LAYOUT

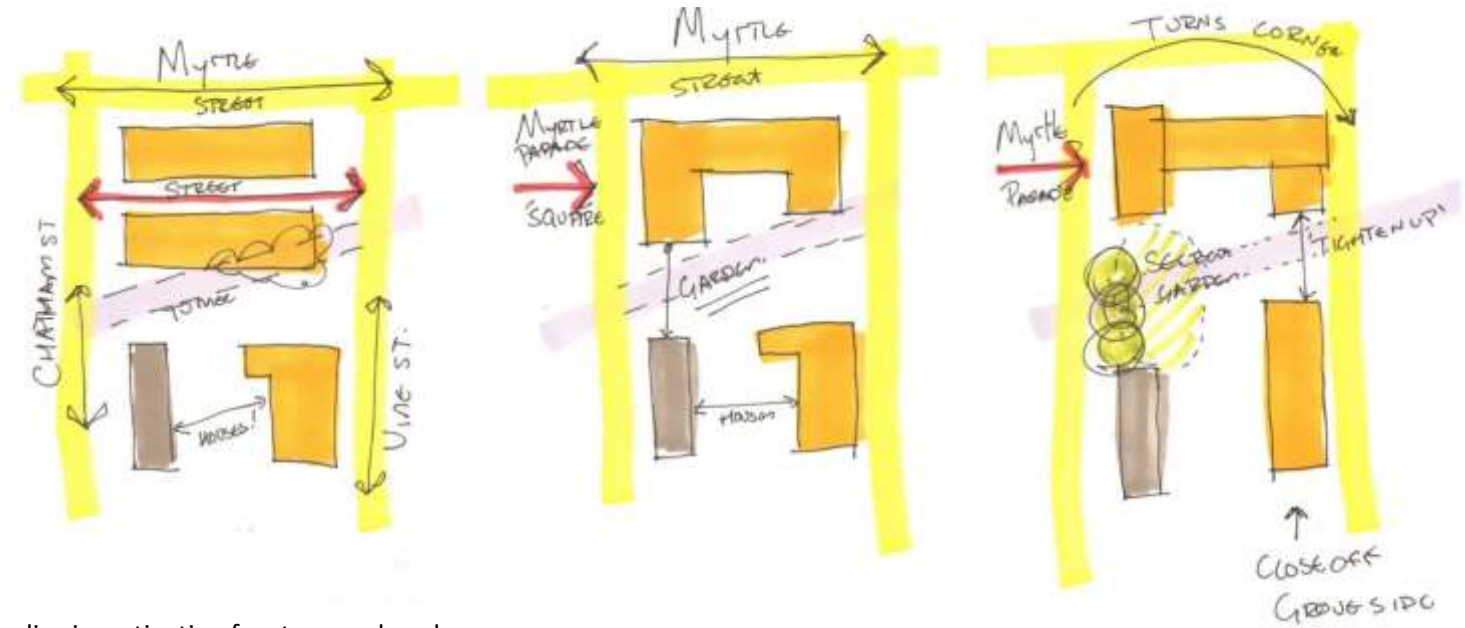
The layout has been influenced by the surrounding residential context, the existing mature trees and the tunnel running beneath the site.

These constraints have resulted in a 2 building solution with a 4 storey unit to the south of the site in the residential heartland and a higher 7 storey building to the northern boundary facing Vine Court

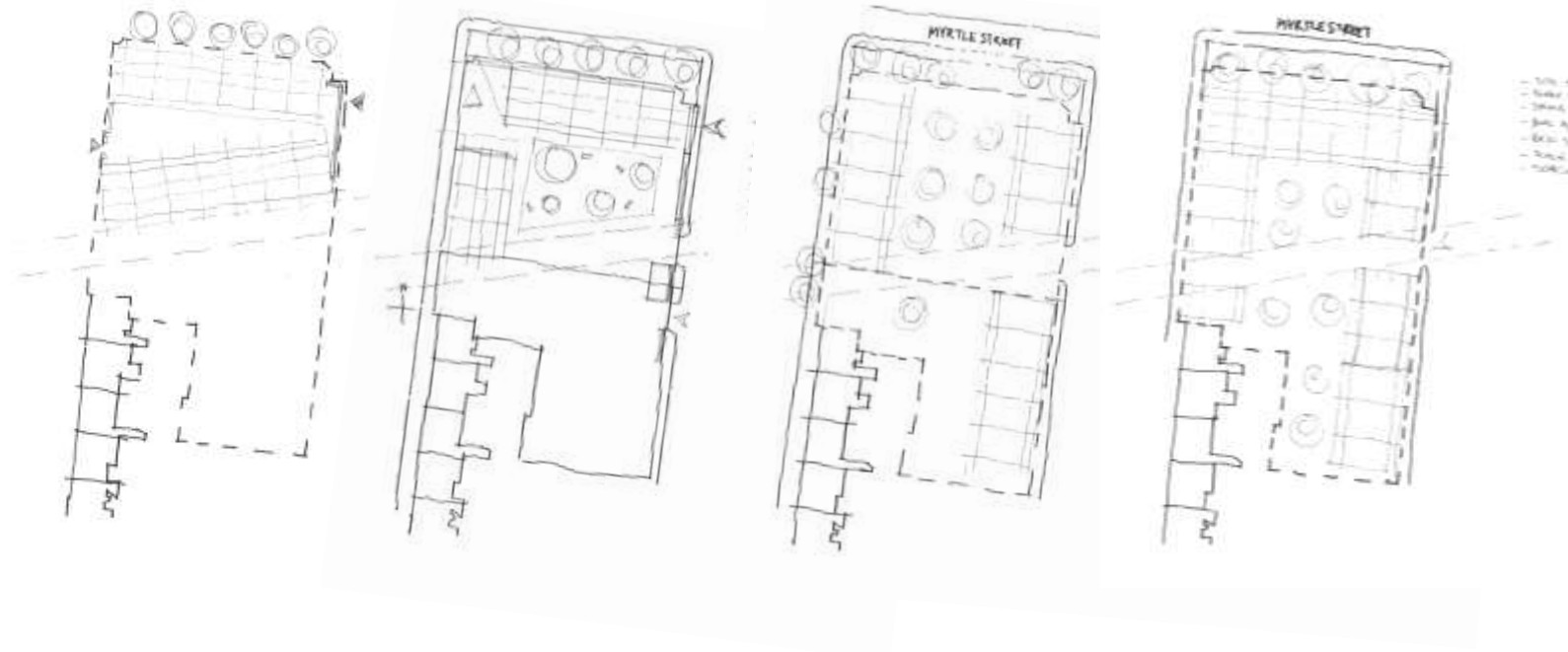
Proposed Layout



Strategic diagrams analysing routes and placemaking



Layout studies investigating frontage and enclosure



Detailed Layout analysis



CONTEXT

Photos illustrating the context of the site.



SCALE + MASSING

In developing our overall plan for the redevelopment of Myrtle Parade the definition of the Myrtle Street/ Chatham Street corner has been identified as a key area for anchoring and defining the space.

We have undertaken a series of studies to establish appropriate massing to contain this space and successfully terminate Chatham Street.

The mass of the building responds to 3 sources:

The adjacent Vine Court

The terraced houses on Chatham Street

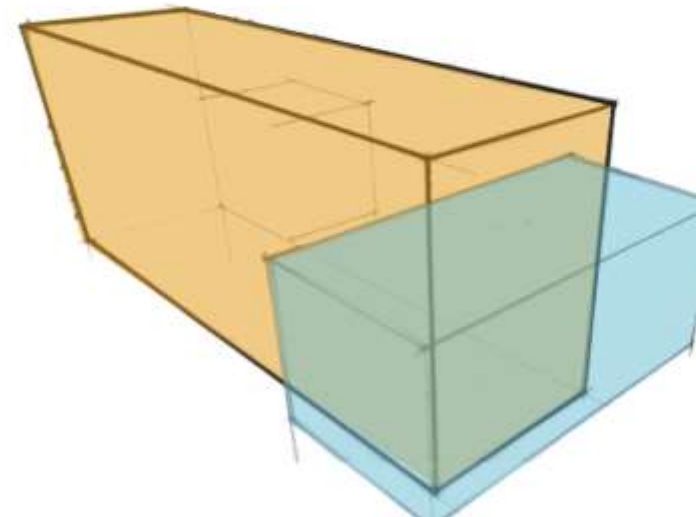
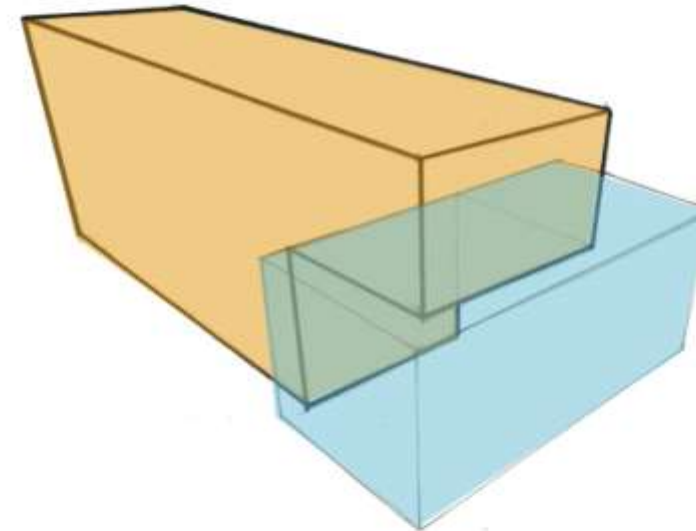
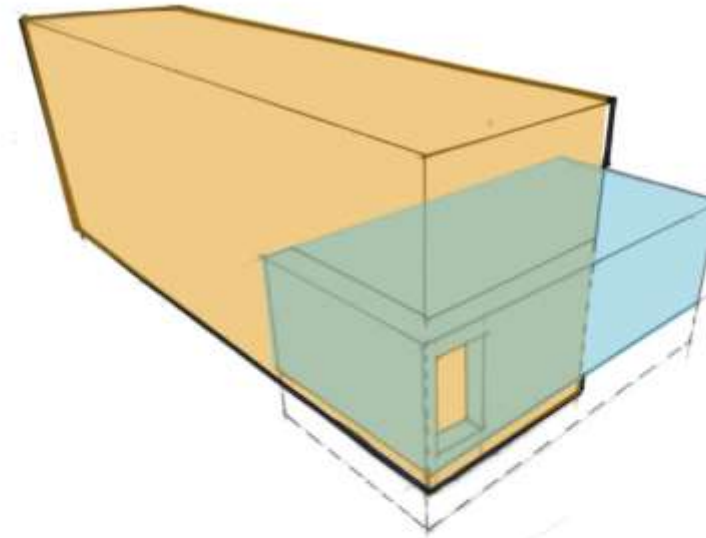
The termination of Myrtle Parade

To articulate these influences we propose the insertion of 2 volumes,

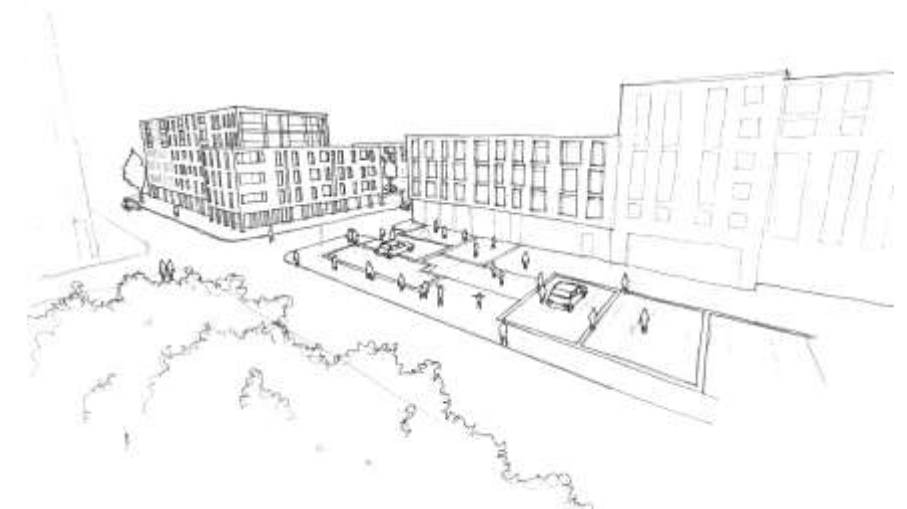
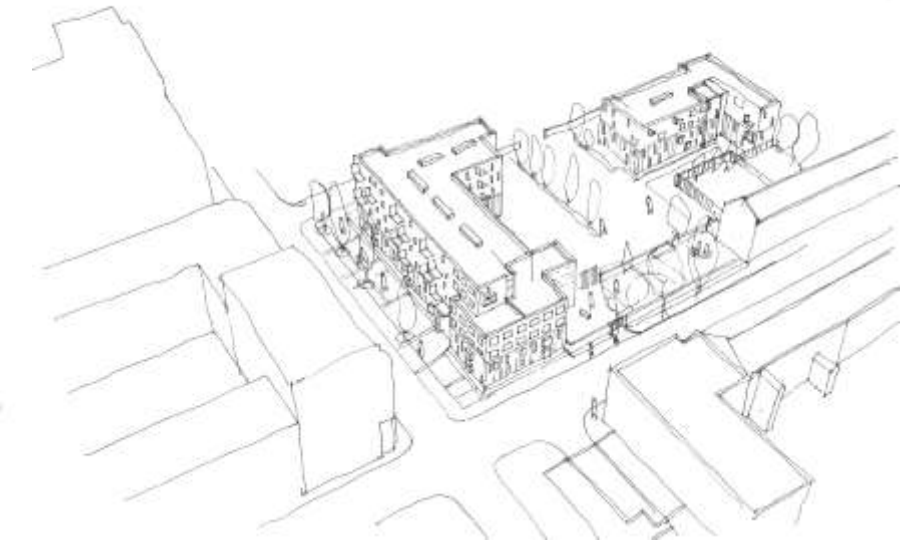
The first, a 7 storey building to Myrtle Street is intersected and cut through by a 4 storey block forming the end of Myrtle parade/ Chatham Street.

This 4 storey block initially breaks down the 7 storey block leaving a floating 2 storey cantilever.

As the 4 storey block is developed and refined it breaks down at ground floor to form a colonnaded view into the site's garden. This erosion of the 4 storey block reveals the retained mass of the intersected 7 block at ground floor.



Massing Study showing intersecting volumes



Scale studies showing surrounding context

LANDSCAPING

The 'Secret Garden' located behind the existing wall to Chatham Street will be landscaped to provide a hidden communal garden for the residents use.

The existing trees on the street frontage will be maintained and integrated into a mixed landscape scheme using the historical street and building layouts to inform the design.



Linear Gardens using mixed surfaces



Trees incorporated into hardsurface/ public/ semi public realm



Maintained Garden Wall

APPEARANCE + PRECEDENTS

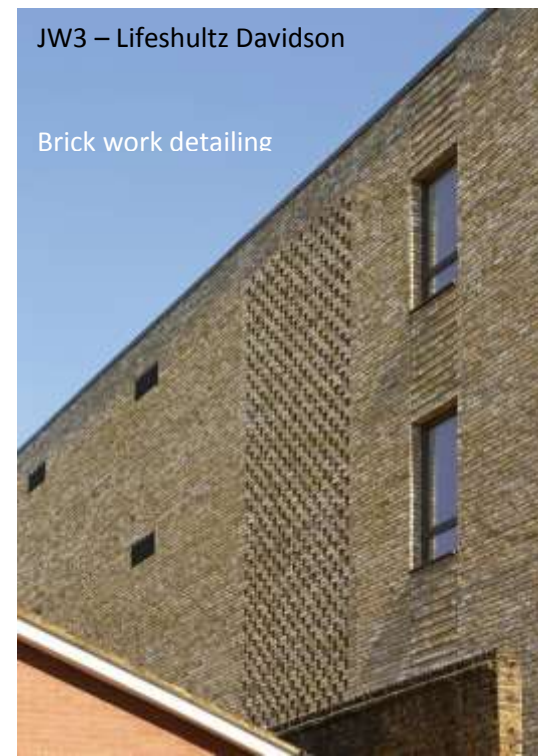
Both buildings and the landscape seek to express a modern aesthetic as well as provide a recognisable sense of homeliness.

The precedents we have studied each exhibit high quality design with an appreciation of the domestic scale.

Analysis of the surrounding buildings indicates a predominant language of masonry construction which we have sought to refine and replicate in our proposals.

Key areas which have been highlighted for special treatment are the entrance area addressing Myrtle Parade and the accompanying rooftop gable which will provide a key landmark to the street. These sections will be highlighted using more expressive materials to enhance their impact on the surrounding spaces.

The main facades are broken horizontally using varying storey heights to echo the Georgian streetscape and the resulting fenestration will begin with a formal bay arrangement on Chatham Street which begins to break down as the building turns the corner to Myrtle Street where the elevation has been laid out to animate the streetscape rather than contain it.



JW3 – Lifeshultz Davidson

Brick work detailing



Somerset College - Lifeshultz Davidson

Intersecting masses



City Hall Annexe – Rafeal Moneo

Staggered elevation



Private House - Aloni Snr

Brick Colonnade



Sperone Westwater – Foster and Partners

Adjacent building masses



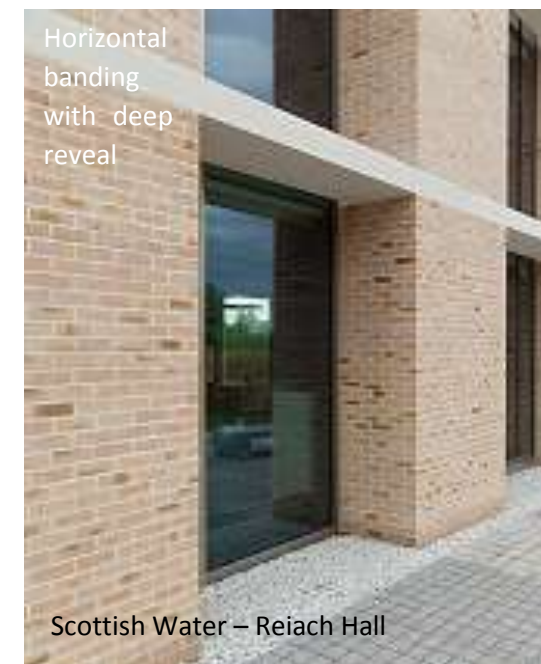
amburger Terrassen - LAN

Regular elevation



Shoreham Street- Project Orange

Oversailing mass



Horizontal banding with deep reveal

Scottish Water – Reiach Hall

ACCESS

WHEELCHAIR ACCESS

The scheme aims to provide access to all areas of the site and as such will be laid out in accordance with the principles laid out in the SPG Design Access For All.

LIFETIMES HOMES

This document requires that the approach to and all apartments be laid out to meet lifetime homes standards. We have designed the scheme so as to comply with all 16 design criteria outlined by Lifetime Homes as noted in the adjacent table.

VEHICLE ACCESS

Vehicle access for residents and service will be via Vine Street, 44no. Resident’s car parking spaces will be provided onsite as it is anticipated that many residents will make use of public transport due to the central location of the development. LCC have confirmed that they have no minimum requirement for parking provision on this site.

A separate Transport Statement has been prepared and submitted with this application.

PEDESTRIAN ACCESS

The site will be accessed directly from Myrtle Parade/ Chatham Street and from Vine Street/ Myrtle Street corner into the main cores of Block A. Additional pedestrian access will be afforded directly from Vine Street to the centre of the site and Block B.

The ground floor level of the Building fronting Vine Street has been raised above external ground level to give additional privacy to the dwellings located at ground floor and to echo the surrounding Georgian vernacular.

This level change will be accommodated by the provision of ramped access with a maximum gradient of 1:20

LIFETIME HOMES CRITERIA	
Criteria	What we will do
(1) Parking (width or widening capability)	We will provide 10% wheelchair accessible parking spaces
(2) Approach to dwelling from parking (distance, gradients and widths)	Accessible parking spaces will be located close to the building entrances and have level access across the site.
(3) Approach to all entrances	Access to all buildings will be level or gently sloped
(4) Entrances	All entrances will be level, well illuminated and covered
(5) Communal stairs and lifts	A passenger lift sized to accommodate wheel chair users and stairs with easy goings will be provided to all buildings.
(6) Internal doorways and hallways	Common area corridors will be a minimum of 1.3m
(7) Circulation Space	Living spaces within the scheme will be designed to provide adequate space to turn in a wheelchair.
(8) Entrance level living space	All homes will provide living spaces at the entrance level.
(9) Potential for entrance level bed-space	All homes will be designed specifically to provide the potential for bed accommodation at entrance level.
(10) Entrance level WC and shower drainage	All homes will be designed to accommodate an entrance level WC and shower
(11) WC and bathroom walls	Walls to all Bathrooms will be designed to allow the installation of additional support measures.
(12) Stairs and potential through-floor lift in dwelling	All homes will be laid out on a single level
(13) Potential for fitting of hoists and bedroom / bathroom	All homes will be designed to accommodate direct access from Main bedroom to a Bathroom.
(14) Bathrooms	Each home will include at least one accessible bathroom.
(15) Glazing and window handle heights	Windows in all Living spaces will be a max 800mm above floor level to allow views out to all.
(16) Location of service controls	Sockets and other controls will be located at a comfortable positions to allow easy access by all.



TREE EVALUATION

As part of our site analysis we have worked with Arboricultural Surveyors to assess the quality and impact of the site's trees.

The site contains a series of large mature trees to its Western Boundary which we would like to retain as part of our scheme

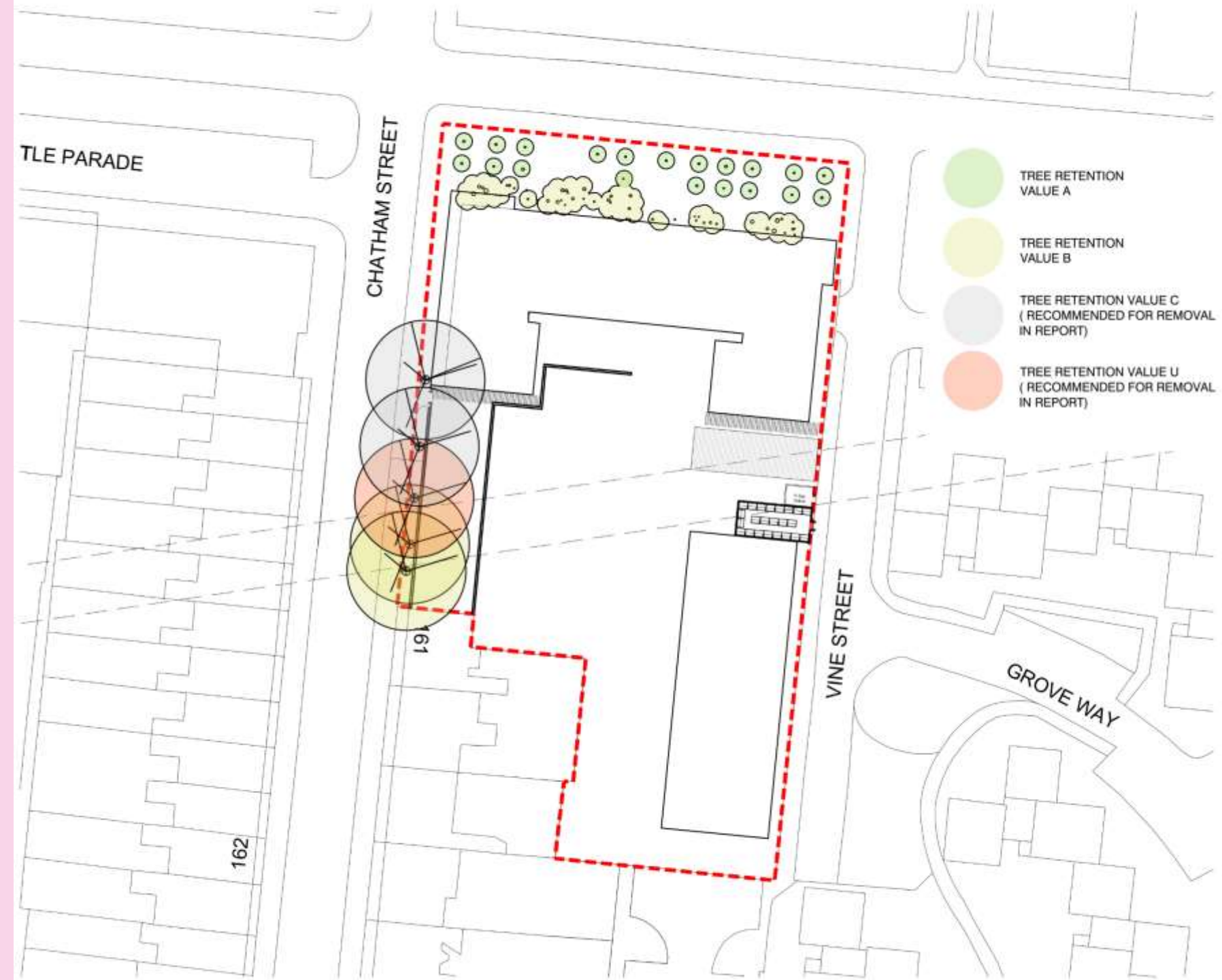
The site's Northern Boundary contains densely planted mixed trees which form a scrubby border to the pavement of Myrtle Street.

This area is also heavily shaded and poorly maintained which has led to significant littering and other antisocial activity on the site.

To negate this behaviour is it proposed to retain and manage the thicket to Myrtle Street and integrate the existing street trees into the redesigned landscape forming the Myrtle streetscape.

The Retention value B trees to the building's northern elevation will be affected by the proposal and have been recommended for removal in the accompanying tree constraints report on the grounds of their short life expectancy and poor amenity value.

It is intended that the existing rows of Lime trees be retained and missing trees replaced with mature specimens to provide a coherent tree lined street and provide a significant investment in the green infrastructure.



SCHEME PROPOSALS