

D2

ARCHITECTS



Proposed Residential Development @ The Roby, Greystone Road, Broadgreen

DESIGN/ACCESS SUPPORTING STATEMENT FOR A FULL PLANNING APPLICATION

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1.0 Introduction

1.1 Client/Agent

D2 Architects Ltd have been instructed by Mr K Illingworth to submit a planning application for a residential scheme at The Roby, Greystone Road.

Client Address: Stockport Development Ltd, 97 Northgate Road, Stockport, SK3 9PQ.

Agent Address: Eden Planning, 1 Market Street . Altrincham . WA14 1QE

1.2 Site/Location

The proposal is to create a residential development on land known as 'The Roby' Greystone Road, Broadgreen, Liverpool LL14 6UH.

Site Address: 'The Roby' Greystone Road, Broadgreen, Liverpool LL14 6UH.



Figure 1



Figure 2



Figure 3



Figure 4

1.3 Description & Aspirations

The application which accompanies this document is to create 9 residential units on a brownfield site. The design/layout which is sympathetically designed and laid out over the site.

The architectural approach to this project is to simplify and retain design in its purest form, simply solving a given problem, by looking to strip back the existing site. We believe that design becomes a process of integrating key ingredients, those ingredients being the existing site, program and environment. The existing site and program, provides an opportunity/problem to be solved, it is this that makes this project unique, and the seed of a solution is found within the problem itself. We believe opportunities exist within the site, the opportunity to develop a unique solution.

Every site has its own character; the challenge to the designer is to capture that character and translate its spirit into architectural solutions. Through compilations of space we will to seek retain the existing character along with its surroundings.

Through considered design we will look to provide a solution which is sympathetic, a scheme which will facilitate the growing and ever-changing needs of its users. To embrace and incorporate sustainable solutions within an existing site, to retain the sites character yet embrace its 21st century use.



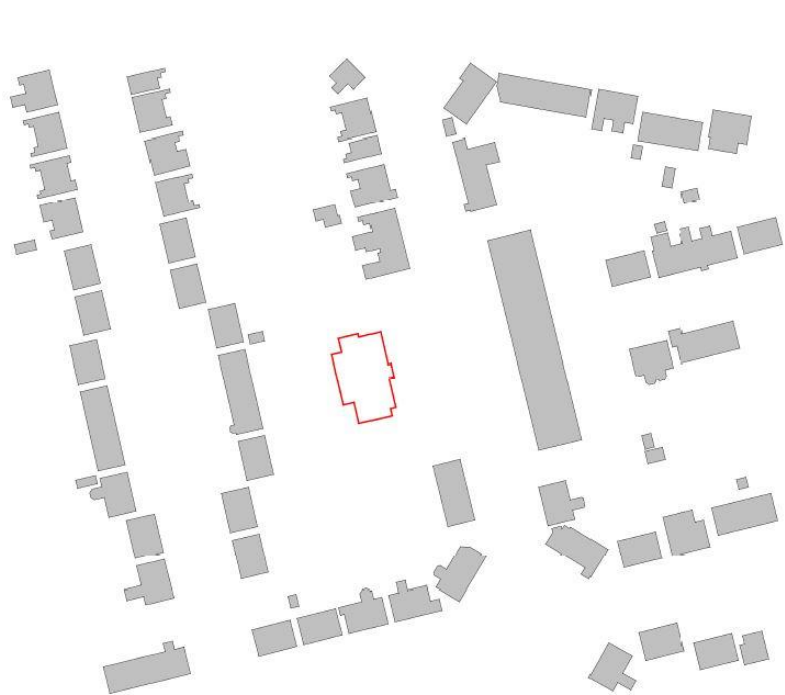
Location Plan

2.0 Design

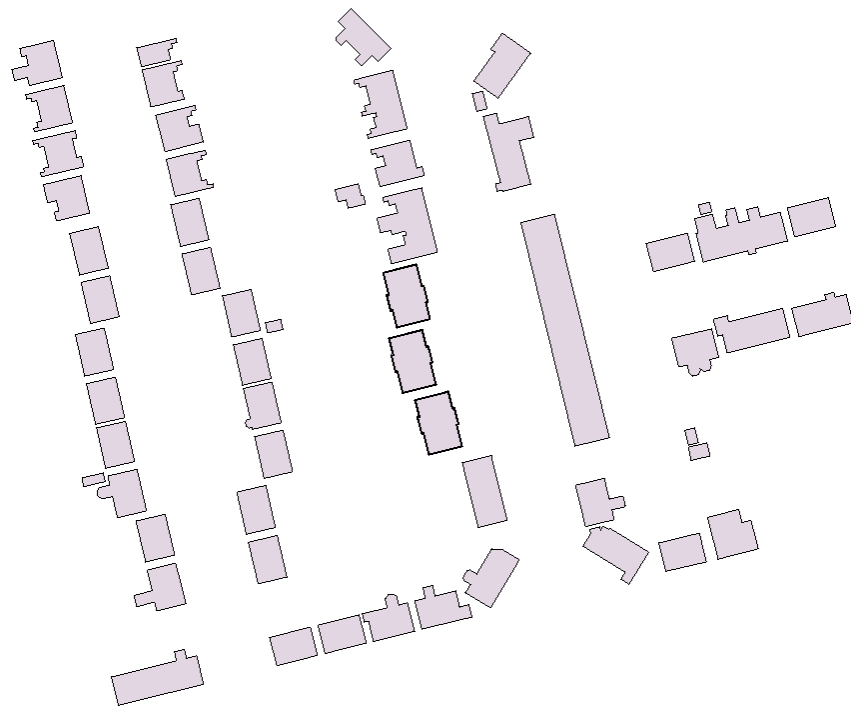
2.1 Use

This application is submitted in pursuit of permission to redevelop a parcel of existing land known as 'The Roby'. A site which is currently vacant, but historically was used as a public house. The proposal is to obtain approval for residential usage. The site is within the Broomfield estate which was built by 1956 (Willoughby Road, Westfield Avenue, Greystone Road).

The site is situated within a predominately residential area.



Massing - Without New Build



Massing with New Build

2.2 Amount

The existing site area is:

Total: **2670 Sqm**

House Types:

Terraced Dwellings:

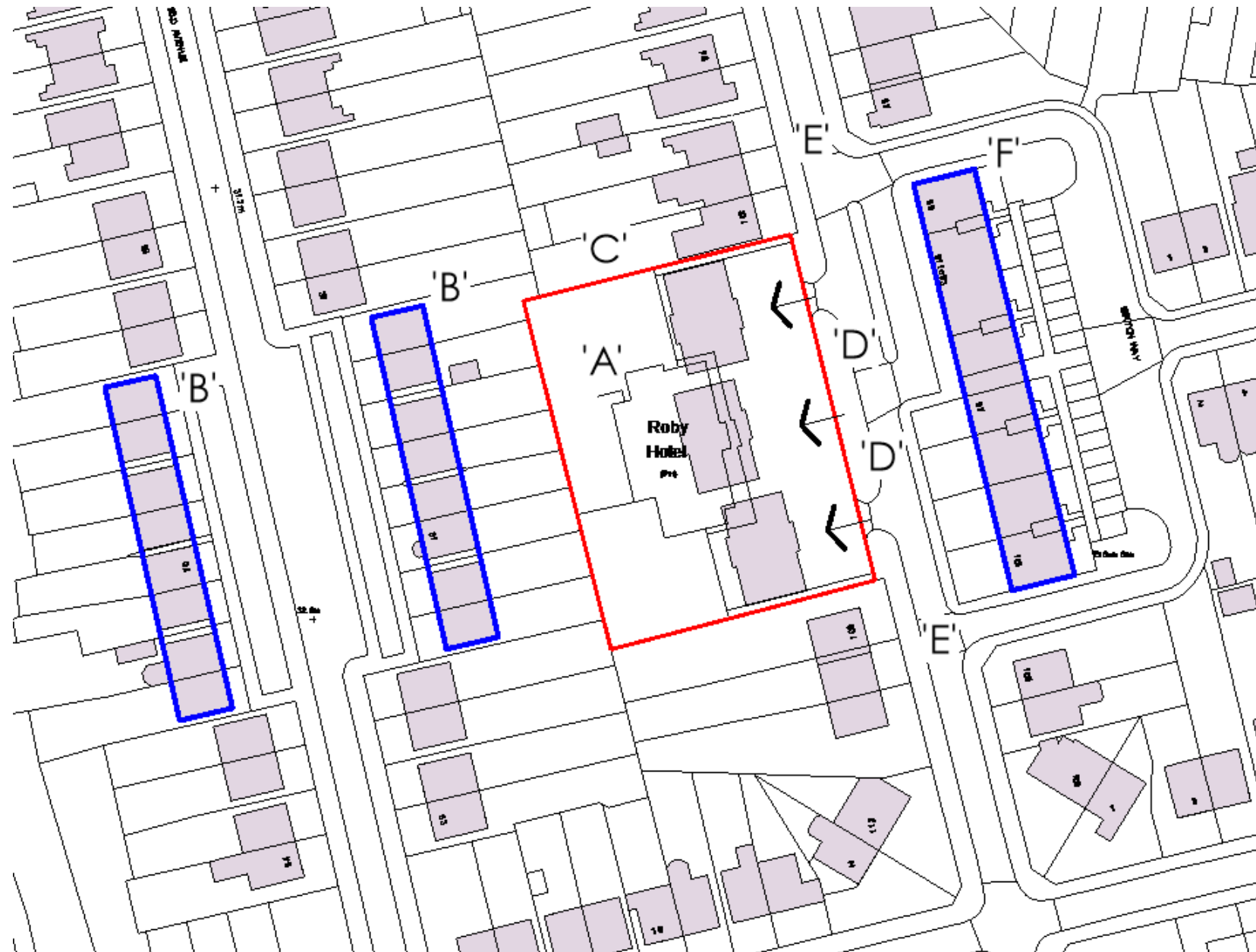
Total: 3 No. Terraced Blocks

Total:

9 Individual Units

2.3 Layout

Situated within the Broomfield estate (built by 1956), the existing site contains a series of challenging constraints (Which are outlined below) both in terms of location and massing. The site location has a series of design drivers when considering the layout:



Key aspects for layout

- 'A' The Roby (Public House) – A large prominent building/building mass. The existing public house is central to the large courtyard feel of the site position. Set back from the main street while providing a focal point.
- 'B' Existing Building Layout - The layout/set-up of existing houses adjacent to the site has also been considered. This is an opportunity to establish the existing Architectural rules set out in the estate's initial conception.

'C'	Existing Boundary -	Existing Site Boundary
'D'	Entrance -	The existing site has two entrance locations; these will be removed.
'E'	Road Layout -	The existing main access road/estate road will remain
'F'	Apartments/Flats -	As with point 'B' the existing setting plays a key role, the apartments are 3 storey and as with the public house provide a focal point within the opening/courtyard area.

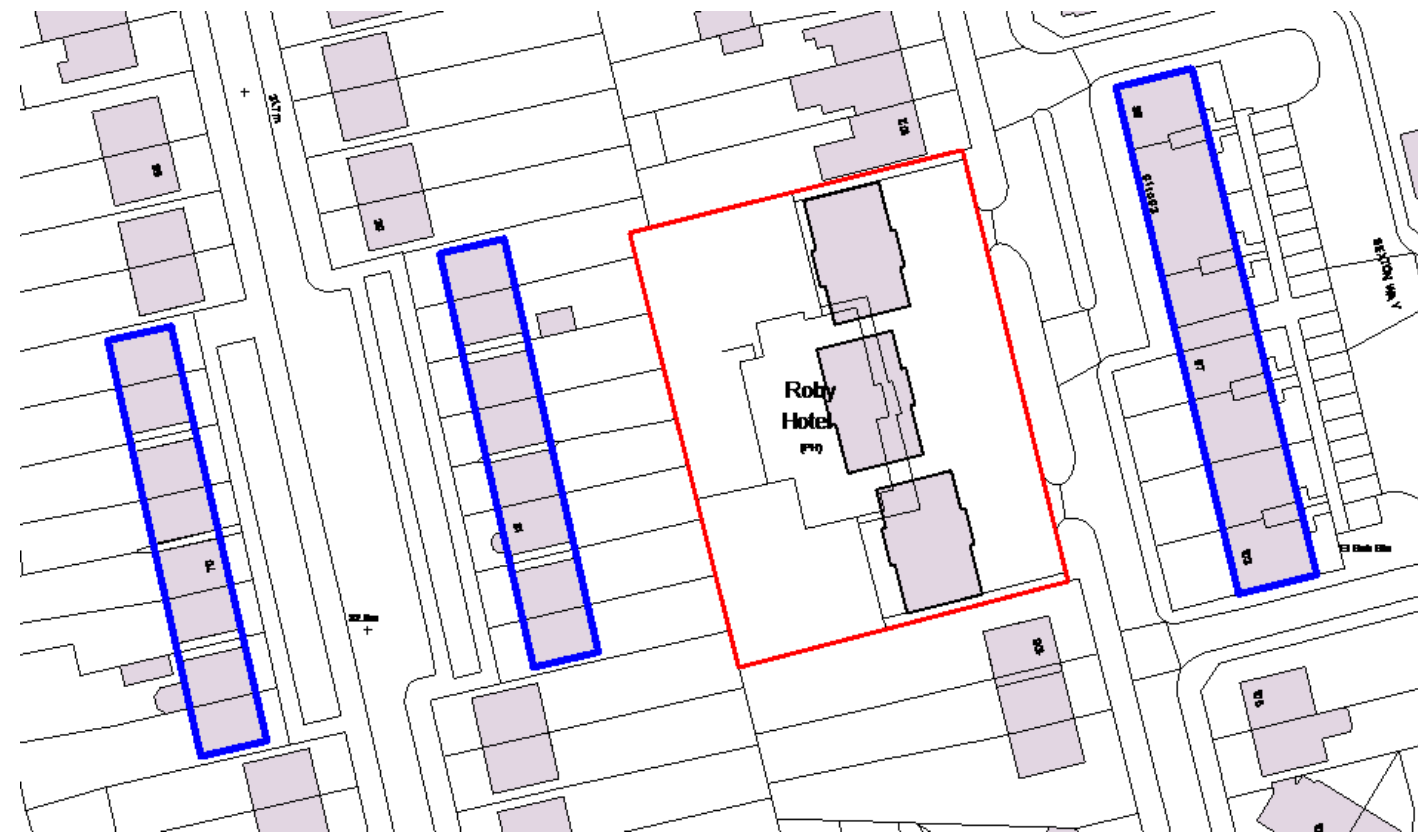
The above constraints have provided a platform to develop a layout that reflects its overall setting/wider context but also that of 'The Roby' public house itself. It is therefore a carefully considered layout which directly replicates its setting.

2.4 Housing Layouts (NDSS)

The housing proposal thoughtfully incorporates the Nationally Described Space Standard (NDSS), ensuring each home provides adequate space for comfortable living. Every unit is meticulously designed to meet the NDSS guidelines, offering ample internal floor area, well-proportioned rooms, and sufficient built-in storage. The design includes a minimum floor-to-ceiling height of 2.3 meters for at least 75% of the Gross Internal Area (GIA), promoting a spacious and airy environment. By adhering to these standards, we guarantee that our homes deliver the essential spatial quality and functionality needed for modern family life.

2.5 Scale

Through careful consideration and exploration of space around dwellings, scale and massing of the surrounding area we have proposed a scheme which replicates those of the neighbouring area, compact yet sympathetic positioning means the overall layouts take influence from Broomfield Estates Architecture/Typology.



Property Layout/Position

The general approach to the dwelling scale has been to be sympathetic to the surrounding Architectural context.

Along with this, the site level changes have also influenced the scaling both height and footprint. The existing public house has also provided a key driver design and character. Elements such as the hipped roofs, dormer roof windows and stone window heads/cills have all taken inspiration from the existing public house.



Proposed Site Plan

2.5 Appearance

The residential development proposes a styling of materials common to the area including facing brick, glazing and tile. The proposed materials are chosen to complement each other, while also complimenting the surroundings.

The proposed detailing, colour and materials is to be simple, using a small palette. It is felt that this limited palette of materials with contrasting textures and colours will create a complementary style, with a distinctive presence within the area.



Development Street View



Development Street View

Neighbouring buildings immediately adjacent the development site are 2/3 storey residential properties. The properties are finished with varying amounts of render and facing brickwork.

The materials chosen for the new structures have been carefully selected to respect the traditional typology of the site.

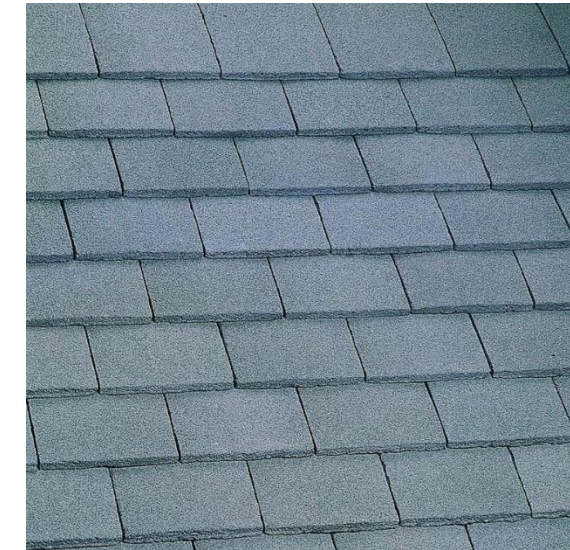
All properties will have traditional pitched tiled roofs, walls will be both brick and render. Fenestration/windows will be modern in aesthetic with large openings providing much needed natural light.



Render Finish



Brick Finish



Roof Slate

2.6 Landscaping

The boundaries to the site are formed generally with Brick walls & Timber fencing, which will be retained as part of the development. Where gaps are formed within the existing boundary these will be infilled with matching species.

The rear garden to the properties will be laid with areas of Lawn and concrete paving slabs.

The areas immediately surrounding the property will be laid with concrete flag stones, which will extend to the rear of each property forming an outside seating area, and will be linked into the driveway to the north to form an entrance pathway to the front door.

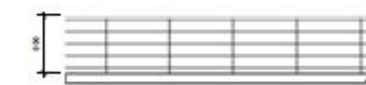
At the front of the properties, the area of existing porous hardstanding will be extended to create car parking areas and access. This area will be surrounded with areas of grass and planted beds. (See proposed landscape plan).



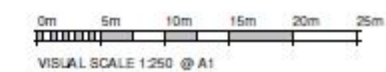
Legend:



1.8m Timber Fence
 Scale: 1:50



Metal Railing
 Scale: 1:50



3.0 Access

3.1 Inclusive Access

The new scheme will provide excellent facilities for all users, both visitors and residents. The layout of the floor plans are generally open plan, while wide doors are provided throughout to aid circulation for all.

The existing site levels have meant careful consideration has been taken to provide parking/access and general accessibility for all when possible. Housing and Parking layouts consider the changes of topography and are at the heart of our solution.

As a result of the level change along with community consultation, parking will be directly off the main access road. It is felt this strategy not only provides the much-needed parking facilities for the development but also stops any parking along Greystone Road and opposite the existing commercial premises.

3.2 Community Safety

The development has been composed with community safety and interaction being a key factor. Throughout conception the layout has been proposed to instil community participation and interaction, the layout allows for surveillance.

3.3 Versatility

The proposal looks to provide a clear image and is easy to understand, it has the versatility to adapt to change. The site also provides a variety of choice which give it significant diversity, while providing quality of both public and private realm. The design is fundamentally responsive to what people need and want, and above all is inclusive so everyone can use it safely, easily and with dignity.

4.0 Planning Policy Considered

4.1 Planning Policy:

Policy SD1: Sustainable Development

When considering the proposed development, we have sought an approach that reflects the sustainable development criteria contained in the SD1 and the National Planning Policy Framework. *(Knowsley Local Plan Core Strategy or Saved UDP Policy.)*

Policy CS17: Housing Sizes and Design Standards

Working in conjunction with the planning authority the submitted proposal looks to provide a mix of housing sizes which complement the overall mix available in the area. *(Knowsley Local Plan Core Strategy or Saved UDP Policy.)*

Policy CS19: Design Quality and Accessibility in New Development

The proposal looks to continue the suburban township of the surrounding area which provides a sense of place and community. There is considerable scope for new development of the site as shown with this submission. With a collaborative approach the proposal seeks improve the quality of place and character, by promoting attractive design of the new buildings and spaces. *(Knowsley Local Plan Core Strategy or Saved UDP Policy.)*

5.0 Sustainability Approach

5.1 Sustainable Ideals

The creation of environmentally friendly developments is encouraged by Government. Within the foreword to the National Planning Policy Framework it states that "Development that is sustainable should go ahead, without delay" and typically be supported.

The applicant is keen to incorporate sustainable techniques within the new dwelling, both to reduce the impact of the development on the environment, and to secure lower running costs. This is an approach that works hand-in-hand. Various renewable technologies have been considered, including Photovoltaic panels on the southern roof pitch and rainwater harvesting.

5.2 Sustainability Sources

The proposals have been designed to accommodate the following:

Air Source Heat Pumps/Solar Thermal Panels

Heat Recovery Systems

Underfloor heating

Photovoltaic to the rear of each property

5.3 Energy Efficiency:

To minimise heat loss the proposed dwellings will incorporate:

Insulated Roofs, Walls & Floors (To Current Standards)

Double Glazed Windows

Energy Efficient Lighting

Natural daylight to all habitable rooms

5.4 Sustainable Construction:

Sustainable construction is at the core of this project. We will use locally sourced, recycled, and low-impact materials, minimizing the environmental footprint of the building process. Additionally, our construction methods will prioritize waste reduction and water conservation, ensuring that every aspect of development aligns with our commitment to environmental stewardship.

This housing development not only provides modern, comfortable living spaces but also contributes to a healthier planet. By embracing cutting-edge renewable energy technologies outlined above and sustainable practices, we are seeking to paving the way for a greener project.