

4 LAND USE AND AMOUNT

This chapter summaries the vision, concept, and design principles and strategies that underpin the proposed development.

4.1. DESIGN APPROACH

The Layout has been designed to broadly reflect the structure and design principles established through the Outline Planning Permission.

As detailed in the previous sections, the design approach has been informed by pre-application discussions with Knowsley Council and adjoining developers, and engagement with the local community.

An assessment of the surrounding developments has provided townscape references to inform the design of the proposed development, in terms of its scale and massing, public realm and architecture.

The Layout incorporates the following features:

- 1 Primary vehicle access from Lickers Lane
- 2 Village Green at the meeting point of the Main Streets and Residential Avenues
- 3 New footpaths and cycle lanes, include a 3m shared route running along the Main Street
- 4 Hierarchy of SuDs features
- 5 254 new homes, including a mix of different tenures
- 6 3 storey feature apartment blocks at the Site gateways from Lickers Lane.
- 7 3 storey feature apartment block to overlook Village Green.
- 8 Provision of street typologies set within the SPD, including the Main Street, Residential Avenue , Access Street and Lane.
- 9 Integration with the wider Garden Village, including Vistry development to the east and Taylor Wimpey development to the south, beyond the Caravan Park.
- 10 New pedestrian/cycle access point from Lickers Lane
- 11 Provision of node features in accordance with the SPD, alongside additional area of open space which aid legibility and drainage.
- 12 Provision of gateway features including reinstated estate walls
- 13 New homes to positively address areas of retained woodland, including Lickers lane Wood
- 14 Future Main Street to run adjacent to the southern boundary, within land between the Site and Caravan Park



FIGURE 28: SITE LAYOUT - REFER TO PAGE 28 FOR CORRESPONDING ANNOTATIONS

4.2. AMOUNT: RESIDENTIAL

The development area (incl. road infrastructure) is 6.6ha

The proposal provides 254 residential dwellings.

The proposed residential dwelling mix comprises of 224 houses and 30 apartments.

The proposed residential density equates to approximately 40 dwellings per hectare (dph) overall.

4.2.1. Tenure Mix

The tenure mix will be 100% affordable.

-  Site Boundary
-  Type A (2B4P)
-  Type B (2B4P)
-  Type C (3B5P)
-  Type D (3B5P)
-  Type E (3B5P)
-  Type F (4B7P)
-  Type G (3B6P)



FIGURE 29: HOUSING MIX/ LOCATION

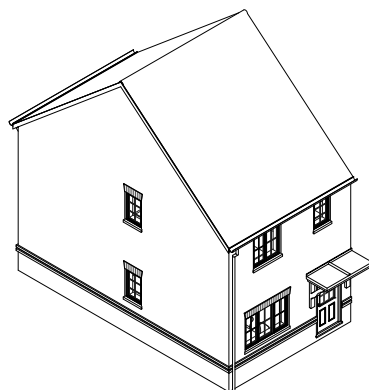
4.2.2. Houses

The images on this page show each house type proposed and the associated Gross Internal Area (GIA).

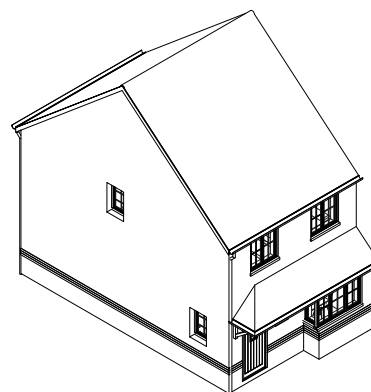
The 224 houses comprise:

- » 48 x 2 bed house (21%)
- » 134 x 3 bed house (59%)
- » 42 x 4 bed house (20%)

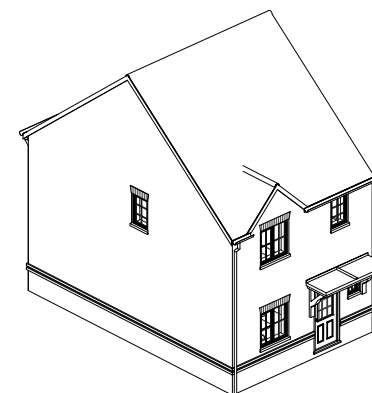
Type A (2B4P) 763 sq ft



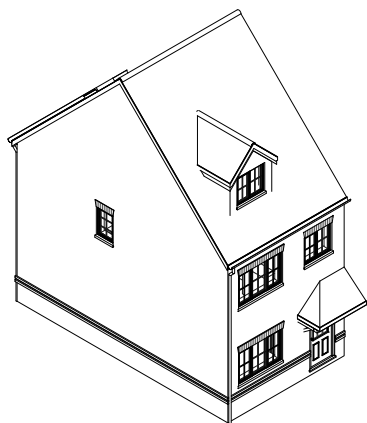
Type B (2B4P) 780 sq ft



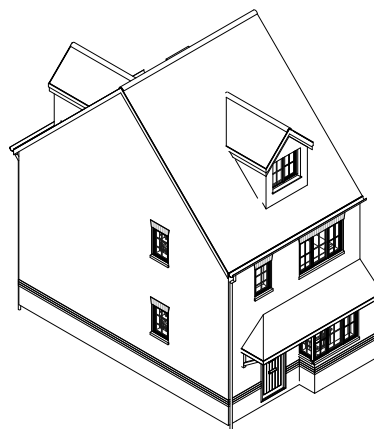
Type C (2B3P) 859 sq ft



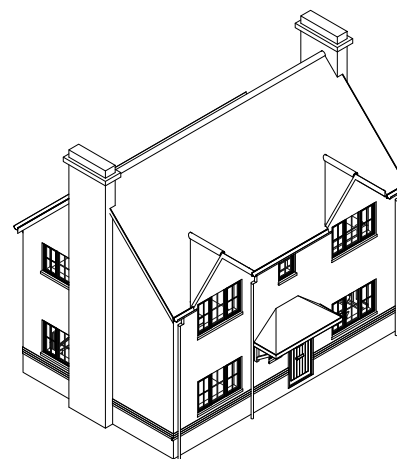
Type D (3B5P) 969 sq ft



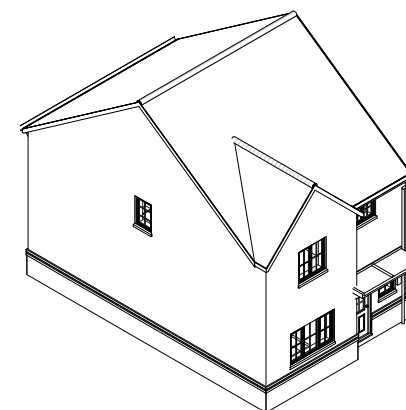
Type F (4B7P) 1162 sq ft



Type E (3B5P) 1032 sq ft



Type G (3B6P) 1213 sq ft



4.2.3. Apartments

The location of the residential apartments blocks are shown on the plan opposite, labelled block A(i), A(ii) and B,

Bin and cycle stores are housed externally.

The 30 apartments comprise:

Block A (i)

- » 6no. 68sqm 2B/4P Flats
- » 3no. 47sqm 1B/2P Flats

Block A (ii)

- » 6no. 68sqm 2B/4P Flats
- » 3no. 47sqm 1B/2P Flats

Block B

- » 4no. 68sqm 2B/4P Flats
- » 4no. 66sqm 2B/3P Flats
- » 1no. 64sqm 2B/3P Flats
- » 3no. 47sqm 1B/2P Flats



FIGURE 30: RESIDENTIAL APARTMENTS

4.2.4. 6.2.6. Accommodation

Schedule

The tables opposite show the overall mix of open homes proposed.

Residential (Mixed Tenure)

House Type	No. Beds	Height (Storeys)	GIA (m2)	GIA (sq.ft)	No. of Units	Total Sq.ft
TYPE A	2	2	72.18	776.96	22	17093.22
TYPE B	2	2	75.87	816.68	26	21233.80
TYPE C	3	2	81.20	874.06	27	23599.57
TYPE D	3	3	92.58	996.56	56	55807.10
TYPE E	3	2	95.92	1032.51	22	22715.18
TYPE G	3	2	98.64	1061.79	29	30791.82
TYPE F (MID)	4	3	108.00	1162.54	4	4650.71
TYPE F	4	3	111.89	1204.41	42	50585.36
Total					224	221658.05

Apartment Block A(i)	No. Beds	Height (Storeys)	GIA (m2)	GIA (sq.ft)	No. of Units	Total Sq.ft
1B2P Apart.	1	3	47.00	505.92	3	1517.76
2B4P Apart.	2	3	68.00	731.97	6	4391.82

Apartment Block A(ii)	No. Beds	Height (Storeys)	GIA (m2)	GIA (sq.ft)	No. of Units	Total Sq.ft
1B2P Apart.	1	3	47.00	505.92	3	1517.76
2B4P Apart.	2	3	68.00	731.97	6	4391.82

Apartment Block B	No. Beds	Height (Storeys)	GIA (m2)	GIA (sq.ft)	No. of Units	Total Sq.ft
1B2P Apart.	1	3	47.00	505.92	3	1517.76
2B3P Apart.	2	3	64.00	688.91	1	688.91
2B3P Apart.	2	3	66.00	710.44	4	2841.77
2B4P Apart.	2	3	68.00	731.97	4	2927.88

Developable Area	
Net Developable Area (Ha)	6.60
Net Developable Area (Acre)	16.80
Coverage (Sq.ft/Acre)	14625.28

4.3. AMOUNT: GREEN INFRASTRUCTURE/ PUBLIC OPEN SPACE

The overall green infrastructure/ public realm area is approximately 3.17ha.

This includes the following open space typologies, as shown at Figure 31:

- » **Woodland and associated POS:** c.2 ha
- » **Village Green (incl SuDS):** c.0.27ha
- » **Nodal Green (incl SuDS):** c0.15ha
- » **Access Green (incl SuDS):** c.0.28ha
- » **Incidental Area of POS (incl. SuDS where shown opposite):** 0.47ha



FIGURE 31: GREEN INFRASTRUCTURE

4.4. SCALE

Proposed building heights to include:

- » 2 storey houses
- » 2.5 storey houses
- » 3 storey apartment blocks

The building heights strategy comprises:

- » 3 storey apartments positioned at the Lickers Lane gateway and to provide a landmark building on the Village Green.
- » Predominantly 2.5 storey semi-detached houses addressing the Main Street
- » The remainder of the proposal comprises of 2 storey houses and 2.5 storey dormer houses.

-  Site Boundary
-  2 Storey
-  2.5 Storey
-  3 Storey

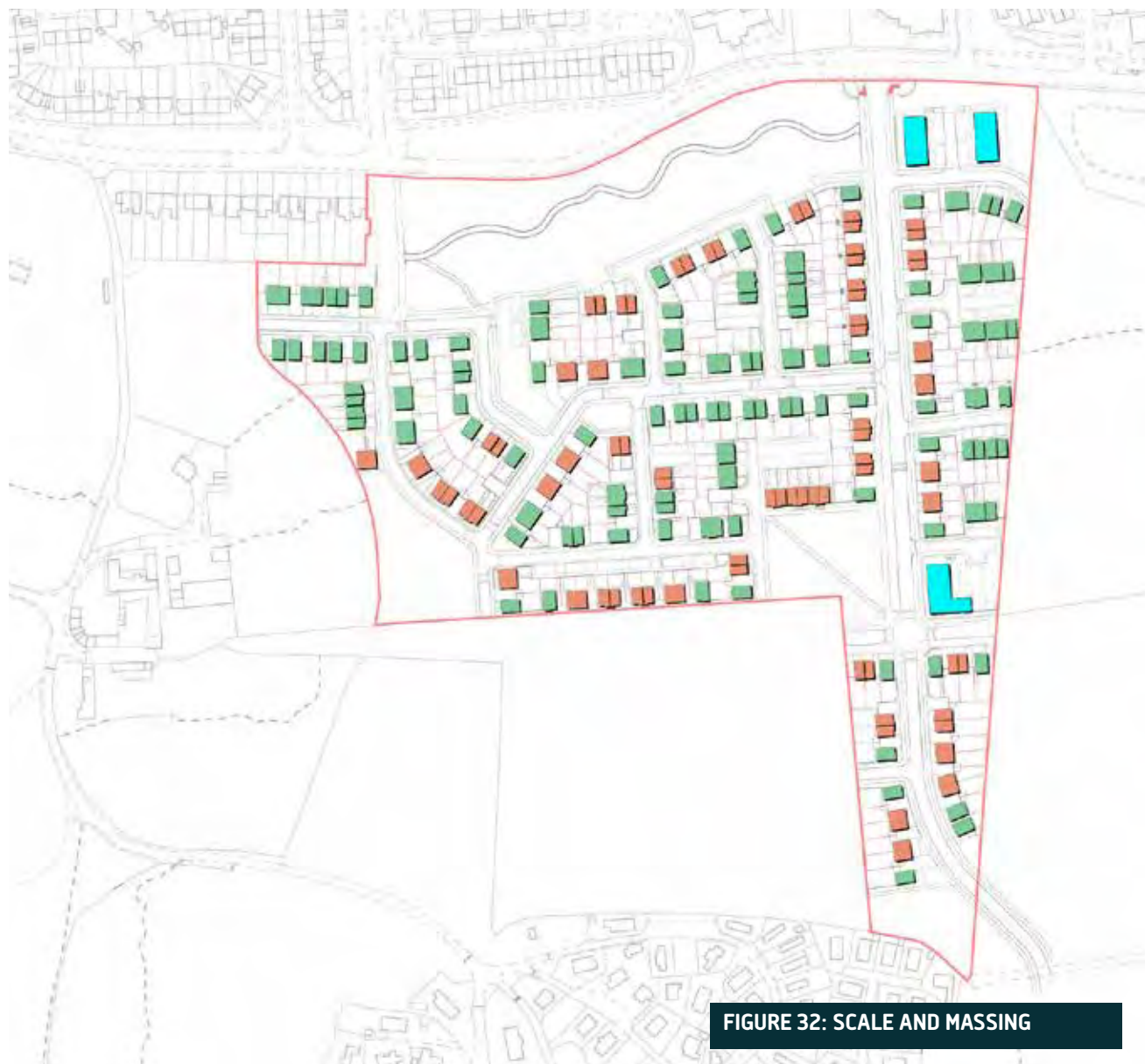


FIGURE 32: SCALE AND MASSING

5 ACCESSIBILITY

4.5. ACCESS AND MOVEMENT

4.5.1. Vehicle Access

In accordance with the Outline Consent, the proposal will be accessible for vehicles via Lickers Lane.

4.5.2. Pedestrian and Cycle Movement

The proposed Layout encourages walking and cycling through incorporation of the following features:

- » 3m shared pedestrian cycle lane following the Main Street
- » Pedestrian/ cycle access pint at Licker Lane which connects to Pennywood Drive and Whiston Train Station
- » All houses will include private cycle storage within their back gardens. The apartments will include communal cycle storage.
- » Dropped kerbs at all junction crossings

4.5.3. Street Typology

Figure 34 illustrates the hierarchy of streets proposed, in accordance with the SPD and Design Guide and further to discussions with the Council.

Cross sections (Figure 35-38) illustrate the dimensions and functions of the proposed street types.



FIGURE 33: VIEW FROM LICKERS LANE GATEWAY

- Site Boundary
- Lickers Lane Highway Access
- Main Street
- Residential Avenue
- Access Street
- Lane
- Private Drive
- Pedestrian Access

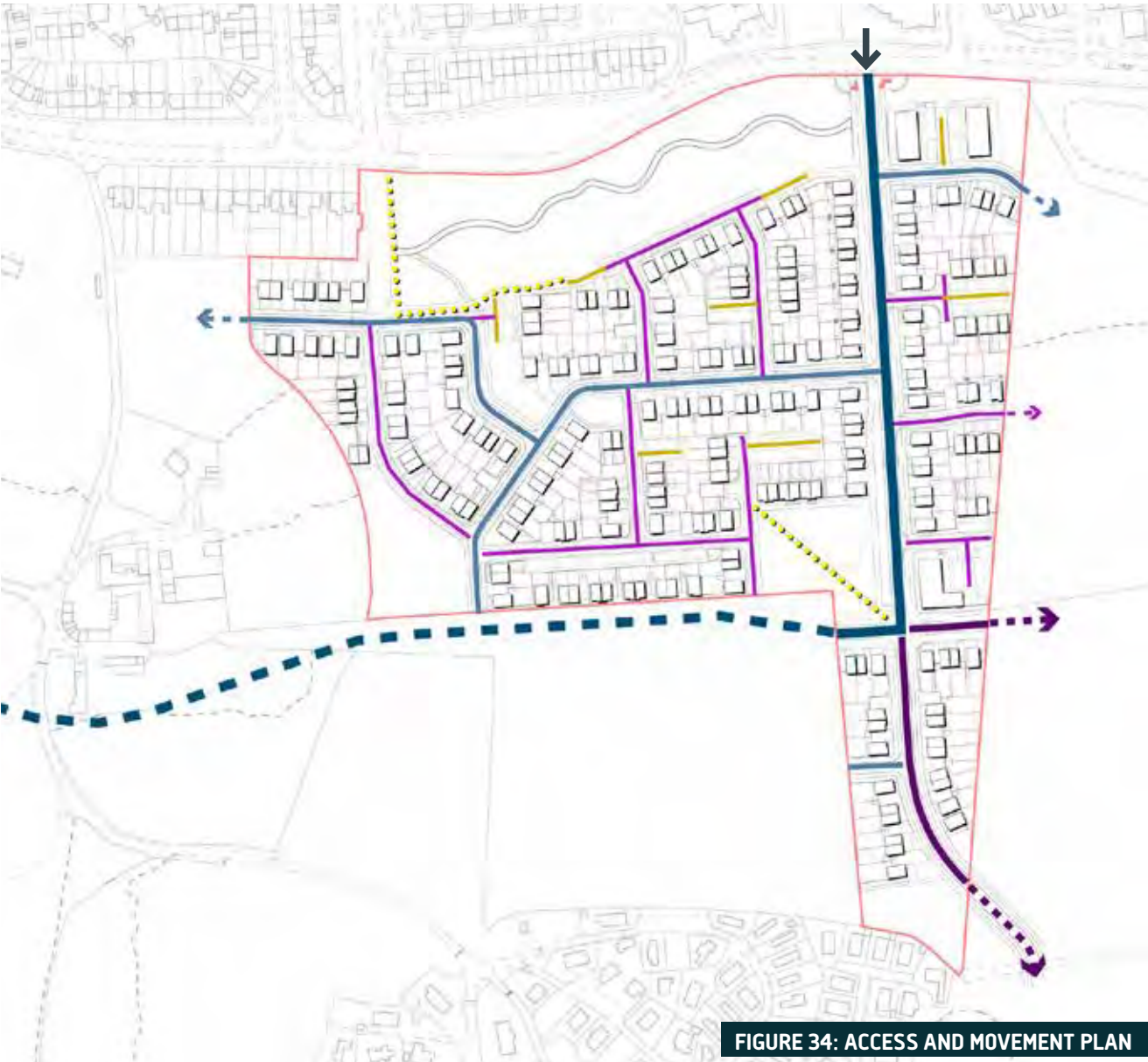
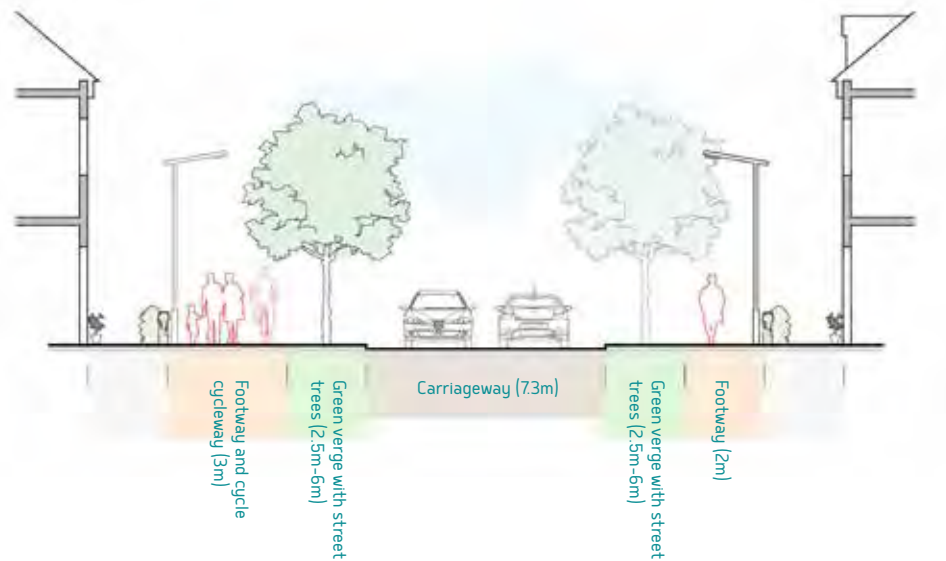


FIGURE 34: ACCESS AND MOVEMENT PLAN

In accordance with the SPD and Design Guide, the **Main Street** Includes:

- » **Access:** direct frontage access for dwellings with both front and rear access.
- » **Movement:** primary route that runs through the development, allowing easy access to all areas and future development land. A continuous pavement is provided on either side of the road, aiding pedestrian and cycle movement. One side of the road includes a 3m shared pedestrian and cycle route.
- » **Parking:** Predominantly side with the occasional rear.
- » **Landscape:** Tree planting will occur within a verge adding to the Garden Village experience, supported by soft planting along plot boundaries.
- » **Housetypes:** Predominately semi-detached with the occasional detached.

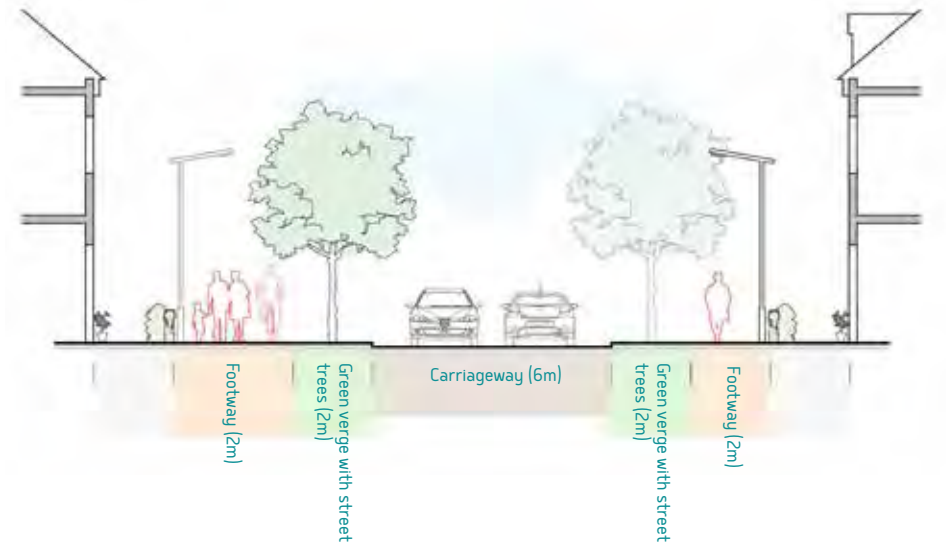
FIGURE 35: MAIN STREET



In accordance with the SPD and Design Guide, the **Residential Avenue** includes:

- » **Access:** direct frontage access for dwellings.
- » **Movement:** primary route connecting the Village Green with the wider Garden Village development to the east and south. A continuous pavement is provided on either side of the road, aiding pedestrian movement.
- » **Parking:** Provided to the side of dwellings in order not to dominate the street scene.
- » **Landscape:** Tree planting will occur within a verge
- » **Housetypes:** Semi-detached and detached.

FIGURE 36: RESIDENTIAL AVENUE





In accordance with the SPD and Design Guide, the **Access Street** will Includes:

- » **Access:** Direct frontage access for dwellings.
- » **Movement:** The street will provide access from the Main Street to 'body' of the residential areas. They have been designed with pavements either side of the street to encourage pedestrian movement
- » **Parking:** Predominately to the side of dwellings with occasion front of plot solution.
- » **Landscape:** Hedgerow/tree planting in front gardens
- » **Housetypes:** Semi-detached, terraces and occasional detached

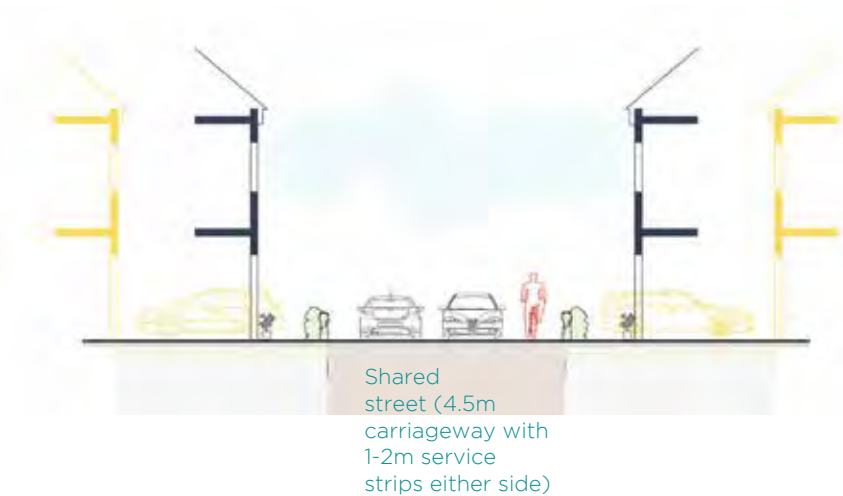
In accordance with the SPD and Design Guide, the **Lane** includes:

- » **Access:** Direct access to dwellings.
- » **Parking:** Provided on plot to the rear or side of dwellings in order not to dominate the street scene. Occasionally courtyard parking arrangement in response to mine shaft locations.
- » **Movement:** This street type is part of the tertiary street hierarchy. These streets will provide direct access to dwellings and incorporate low traffic movements.
- » **Landscape:** Hedgerow/tree planting in front gardens.
- » **Housetypes:** Semi-detached and terraces, with the occasional detached.

FIGURE 37: ACCESS STREET



FIGURE 38: LANE



The **Private Drive** Includes:

- » **Access:** Direct access to dwellings is provided.
- » **Parking:** Provided on plot to the rear or side of dwellings in order not to dominate the street scene.
- » **Movement:** The design seeks to encourage very low vehicle speeds with 'ownership' of the space belonging to the pedestrian. The provision of a more informal character through planting and shared surfaces aims to create a pedestrian focused experience.
- » **Landscape:** Hedgerow/tree planting in front gardens.
- » **Housetypes:** Semi-detached and detached.

FIGURE 39: PRIVATE DRIVE/ COURTYARD



5.5.1. Car Parking

Car parking arrangements will vary across the scheme. This will include:

- » **Main Street:** Predominantly side parking with the occasional rear arrangement.
- » **Residential Avenue:** Predominantly side parking with the occasional rear arrangement.
- » **Access Street:** Predominantly side parking with the occasional front of plot arrangement
- » **Lane:** Mixture of side and front parking, with occasional courtyard parking in response to mineshaft. Parking courtyards associated with the apartment blocks.
- » **Private Drives:** Front and side parking

Car parking levels comprise:

- » 1 No. space per apartment
- » Predominantly 2 spaces for all house (2, 3 and 4 bedroom).

See submitted plan: MR-M-DWG-04



FIGURE 40: CAR PARKING

5.5.2. Cycle Storage

Proposed houses will include a secured cycle storage for x 1 cycle in rear gardens.

Proposed apartment blocks will include a secured communal cycle storage within and an external building.

5.5.3. Electric Vehicle Charging (EVC)

All houses with on plot parking will include the network of cables and power supply necessary so that at a future date a socket can be added.

All houses with allocated off-plot parking will include the network of cables (connecting to 1 x space) and power supply necessary so that at a future date a charging station can be added.

All parking spaces associated with the apartments will include cable routes and

See submitted plan: MR-M-DWG-06

LEGEND

- House with allocated/remote parking: Passive Provision (connecting 1x space) and power supply necessary so that at a future date a charging station can be added.
- House with allocated/remote parking: Future charging station location.
- House with on plot parking: Passive provision (incl. network of cables and power supply necessary so that at a future date a socket can be added).
- Apartments: Passive provision (network of cables to all parking spaces).
- Apartments: Active Provision (network of cables and charging station to 20% of parking spaces).



FIGURE 41: ELECTRIC VEHICLE CHARGING

5.5.4. Refuse Storage

Houses will store bins within the boundary of each property, predominantly within rear gardens. This will include:

- » General waste (maroon bin): 140 or 240 litres
- » Food waste (blue bin): 240 litres
- » Recycling (grey bin): 140 or 240 litres

All apartment locks will have access to a communal bin store. Adequate space has been provided to maneuver and access containers, ensuring that each container can be accessed and removed individually.

All bins are positioned in accordance with building regulations, which requires no greater than 30m drag distance for residents and no greater than 10m refuse operative drag distance. Figure 49 opposite shows the bin drag routes and collection pints.

See submitted plan: MR-M-DWG-06



FIGURE 42: REFUSE STORAGE AND COLLECTION

6 ARCHITECTURAL DESIGN

5.1. APPEARANCE

A mix of apartments and houses will create a varied and balanced new neighbourhood, providing a range of new homes.

The apartments respond to their specific location including the development gateway and overlooking the Village Green.

Generally, the two, three and four bed properties are arranged in, semi-detached and terrace format. Several types include dormer details. There is also two detached houses, one which helps elevate important corners

The proposed architecture comprises traditional/ simple proportions both in the form of the buildings and the elevations.

The elevations include well-proportioned windows arranged in 'classic' rhythms. This combined with a simple palette of materials, including red brick, will help create a family of buildings which complement each other and the surrounding developments.

6.1.1. Materials

Walls

- » 3 x red brick tone (primary material)
- » 1 x white render (secondary material)

Roofs

- » Light Grey Tile

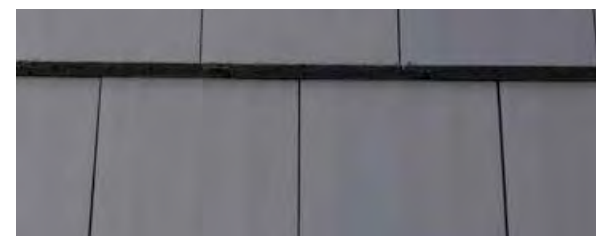






FIGURE 47: HT-D



FIGURE 48: HT-F



FIGURE 50: HT-E



FIGURE 49: HT-G

7 LANDSCAPE & PUBLIC REALM

7.1. BOUNDARY TREATMENTS

Proposed boundary treatments create both suitable defensible space for dwellings and set the character of the public realm, contributing towards the overall Garden Village aesthetic.

The plots division will be defined with the following boundary treatments set out in the Design Guide:

- » 1.8m Closeboard Fence with matching gate
- » 1.2m Cheshire Estate Fence
- » Brick Wall to match houses (with climber plants to soften walls where needed)
- » Retaining gabion walls (with fence on top as necessary)
- » Hedges – species as per the Design Guide
- » Local Red Sandstone entrance walls

WALL, FENCES, RAILINGS, GATES

GW1 Sandstone Entrance / Gateway wall and Piers
- GW1 and GW 2. Samples and coursing to be approved. Refer to dwgs 3367-RG-L-03 and 04.

W1 'W1' Wall. Brick. To match architects external finishes and boundary plan(s). 1.8m ht.

RW1 'RW 1' Retaining Wall.
Gabion Wall filled with local sandstone. Refer to Engineers drawing.

F1 'F1' Timber fence.
Close boarded typ. 1.8m ht., with concrete post and kick board and matching timber single gate 'G1'

F2 'F2' Cheshire Estate Fence.
Black steel fencing 1.2m ht. and matching single estate gates 'G2'

750mm Proposed masonry retaining wall with wooden fence on top

G1 'G1' Gate.
1.8m ht timber single gate.

G2 'G2' Gate.
1.2m ht metal single gate.

Timber Knee Rail



**FIGURE 51: BOUNDARY STRATEGY PLAN
(REFER TO '33678-RG-L-02D - LANDSCAPE
TYPICAL DETAILS-02-05-A0)**

7.2. HARD MATERIALS STRATEGY

The hard landscape strategy centres on the provision of a palette of robust surfacing, edging and street furniture with a strong sense of hierarchy to respond to the scale and use of public and private spaces.

The palette of proposed materials and furniture respond to context, using locally characteristic materials wherever possible (e.g. new gateway / entrance features), thereby reinforcing townscape identity.

The hardscape materials palette set out in the Design Guide has been applied to the street types and open spaces as set out in the Design Guide to a cohesive approach with adjoining sites.

A detailed palette of furniture is set out in Section 3 and 5 of the Design Guide which has been followed, examples of which are shown opposite.

7.2.1. Street Furniture

The placement and detailing of street furniture will ensure safety and legibility in the public realm including the needs of the visually impaired. The opportunity to provide bespoke furniture with motifs/logos/varying colours is to be developed as part of a wider Halsnead Garden Village Identity.

Refer to drawing series ' 33678-RG-L-01D- Landscape GA Plans-Sheet 01-A1- 33678-RG-L-01D- Landscape GA Plans-Sheet 12-A1' for further details.



Traditional Tegula Setts



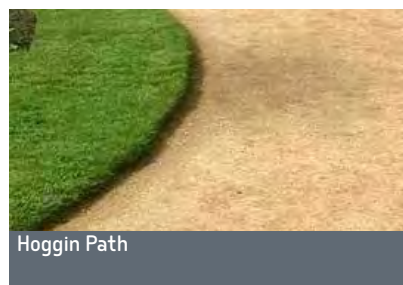
Burnt Ocre Tegula Setts



Eco Steel Litter Bin



Traditional Tegula Cobbles



Hoggin Path



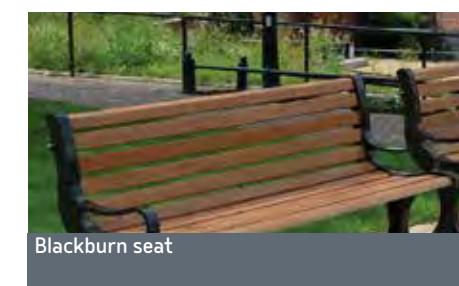
Sheffield Cycle Stand



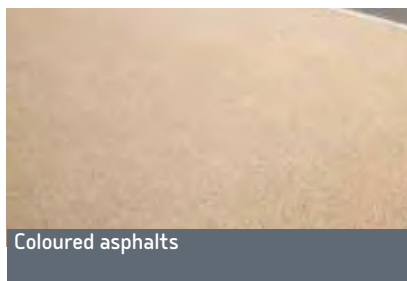
Tarmac (carriageway with silver grey chippings)



Tarmac



Blackburn seat



Coloured asphalts



Yorkstone (to foot ways and crossovers)



Wooden bollard

7.2.2. Way-finding Signage and Interpretation

Way-finding signage and interpretation will be provided on the edge of woodland and within public open spaces.

A mixture of wood and black metal (RAL 9005) will ensure consistency with the furniture palettes set out on the previous earlier pages.

Indicative locations of waymarkers have been identified with the details of final locations, route information, bespoke logo to be confirmed once a Garden Village wide Way finding strategy has been co-ordinated.

Signage to interpret and share information about the Ancient Woodland, Local Wildlife Site and Village Green will help visitors and residents learn about wildlife, influence and control user behaviour, navigate around the area and point out key areas, landmarks or events and attractions. Content of signage and bespoke logo to be confirmed once a Garden Village wide Way finding strategy has been co-ordinated.

Refer to drawing series ' 33678-RG-L-01D- Landscape GA Plans-Sheet 01-A1- 33678-RG-L-01D- Landscape GA Plans-Sheet 12-A1' for further details.

Refer to '33678-RG-L-02D - Landscape Typical Details-02-04-A0' for further details on proposed signage.



Timber Waymarkers with information panel



Interpretation Board with display case



7.2.3. Lighting Strategy

The detailed lighting design for the Site is to be prepared by KBC lighting engineers in conjunction with the project highways engineers.

The lighting strategy and required palette is set out in Section 3 of the Design Guide (see extracted table opposite). Lighting columns and luminaires within the development will create a coherent scheme with a uniform design approach and painted finish.

The lighting strategy will include:

- » Warm White LEDs to be used on all Halsnead residential roads.
- » All residential lanterns to conform to Glare Class G1
- » All products to be painted black (RAL9005)
- » Lighting columns on the Main Street to be located to the rear of the verges to provide the correct levels of lighting of footpaths and carriageway.
- » Lighting columns should be placed in locations that achieve optimal spacing distances and that also reduce clutter within the streetscape

	Column	Lantern / Size	Bracket	Lighting Class	Ely Optic
Main Street	DW Windsor Tubular - 8m	DW Windsor Ely B	DW Windsor Roco Top Entry - 1m	M5/P3	Performance LED
Residential Avenue	DW Windsor Tubular - 6m	DW Windsor Ely C	DW Windsor Roco Top Entry - 0.5m	P3	Performance LED
Access Street	DW Windsor Tubular - 5m	DW Windsor Ely C	DW Windsor Roco Top Entry - 0.5m	P4	Performance LED
Lane	DW Windsor Tubular - 5m	DW Windsor Ely C	DW Windsor Ely V-shaped stirrup-mounted	P4	Performance LED
Commercial	Fabrikat 8m or 10m	Thorn Isaro Pro	-	M4	-

7.3. SOFT MATERIALS STRATEGY

In accordance with the Design Guide, the scheme will include a diverse and appealing palette of native and ornamental trees, shrubs and herbaceous planting.

7.3.1. Trees

Where possible, existing trees have be retained as part of the proposed development, alongside the introduction of a considerable number of new trees.

In accordance with the Design Guide, grass verges accommodating street trees will be delivered along the Main Street and Residential Avenue. Moreover, less formal tree planting to be arranged informally along the Access Street, Lanes and Private Drives.

The images opposite show the tree types proposed across each street type.

Refer to drawing series ' 33678-RG-L-01D- Landscape GA Plans-Sheet 01-A1- 33678-RG-L-01Dw- Landscape GA Plans-Sheet 12-A1' for further details.

Main street



Kings Lime
Tilia x europaea 'Pallida'



Norway Maple
Acer platanoides 'Columnare'



Shadwood
Amelanchier 'Robin Hill'



Erman's birch
Betula ermanii

Access street



Callery Pear
Pyrus calleryana 'Chanticleer'



Red birch 'Fascination'
Betula 'Fascination'



Bird cherry
Prunus padus

Lanes



Unimeko cherry
Prunus 'Unimeko'

Open spaces



Beech
Fagus sylvatica

7.3.3. Hedges

Where possible, hedgerows have been provided within all front gardens, including along the Main Street, Residential Avenue, Access Street, Lanes and Private Drives.

Refer to drawing series '33678-RG-L-01B- Landscape GA Plans-Sheet 01-A1- 33678-RG-L-01B- Landscape GA Plans-Sheet 12-A1' for further details.



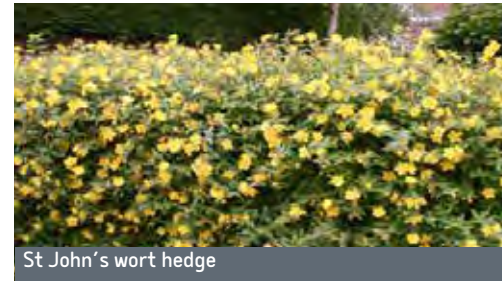
Oval-leaved privet hedge



Hornbeam hedge



Escallonia 'Macantha' hedge



St John's wort hedge



Beech hedge (Winter)

7.3.2. Shrubs and Bulbs

A variety of shrubs and bulbs provide seasonal interest and colour to proposed planting beds and also provide a year round source of nectar for wildlife.



Tulip 'Attila'
Bulb



Brachyglottis 'Sunshine'
Shrub



Fatsia japonica
Shrub



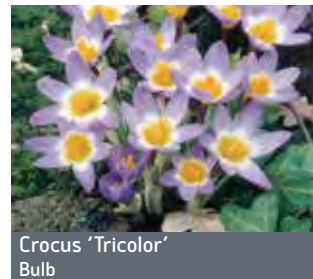
Tulip 'White Flag'
Bulb



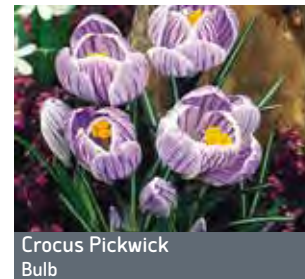
Daffodil 'Ice Follies'
Bulb



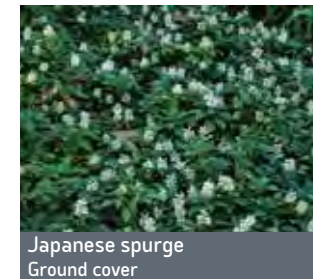
Euonymus 'Gaiety'
Shrub



Crocus 'Tricolor'
Bulb



Crocus Pickwick
Bulb



Japanese spurge
Ground cover



Viburnum davidii
Shrub

7.4. PLAY STRATEGY

The SPD identifies a Neighborhood Equipped Area for Play (NEAP) and Locally Equipped Area for Play (LEAP) outside of the Site boundary. Both land parcels which form the Site are covered by the catchments of these larger play features.

The Site will provide a number of green spaces which can accommodate a series of Local Areas for Play (LAP). The design of each of these features will reflect the Site's heritage, character area and context within which it is situated. The proposed location is shown on the plan opposite.

The design of play spaces will be in accordance with the general requirements set out in the Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard produced (Fields in Trust) and all play areas and equipment must meet relevant ROSPA guidelines and European Standards for Playground Equipment (EN 1176 and EN117).

Other informal play opportunities will be provided in the Garden Village to encourage pedestrians to meander through the space, this could take the form of artwork/sculptures providing informal play value or local natural stone boulders, stepping stones and logs.



FIGURE 52: PLAY STRATEGY PLAN (60M ZONES)



8 CHARACTER AREAS, FRONTAGES AND GATEWAYS

The combination of the approach to urban design, architecture and landscape architecture described through Chapters 5–8 will create a coherent and distinctive new development that positively contributes towards to the wider Garden Village vision.

To help describe the intended character and appearance, the following pages describe the following contentments of the proposed development (each of which are shown on the plan opposite):

- » Lickers Lane Gateway
- » Village Green
- » Lickers Lane Woodland/ Northern Edge
- » Arrival Space
- » Main Street/ Residential Avenue
- » Access Street
- » Internal Lane

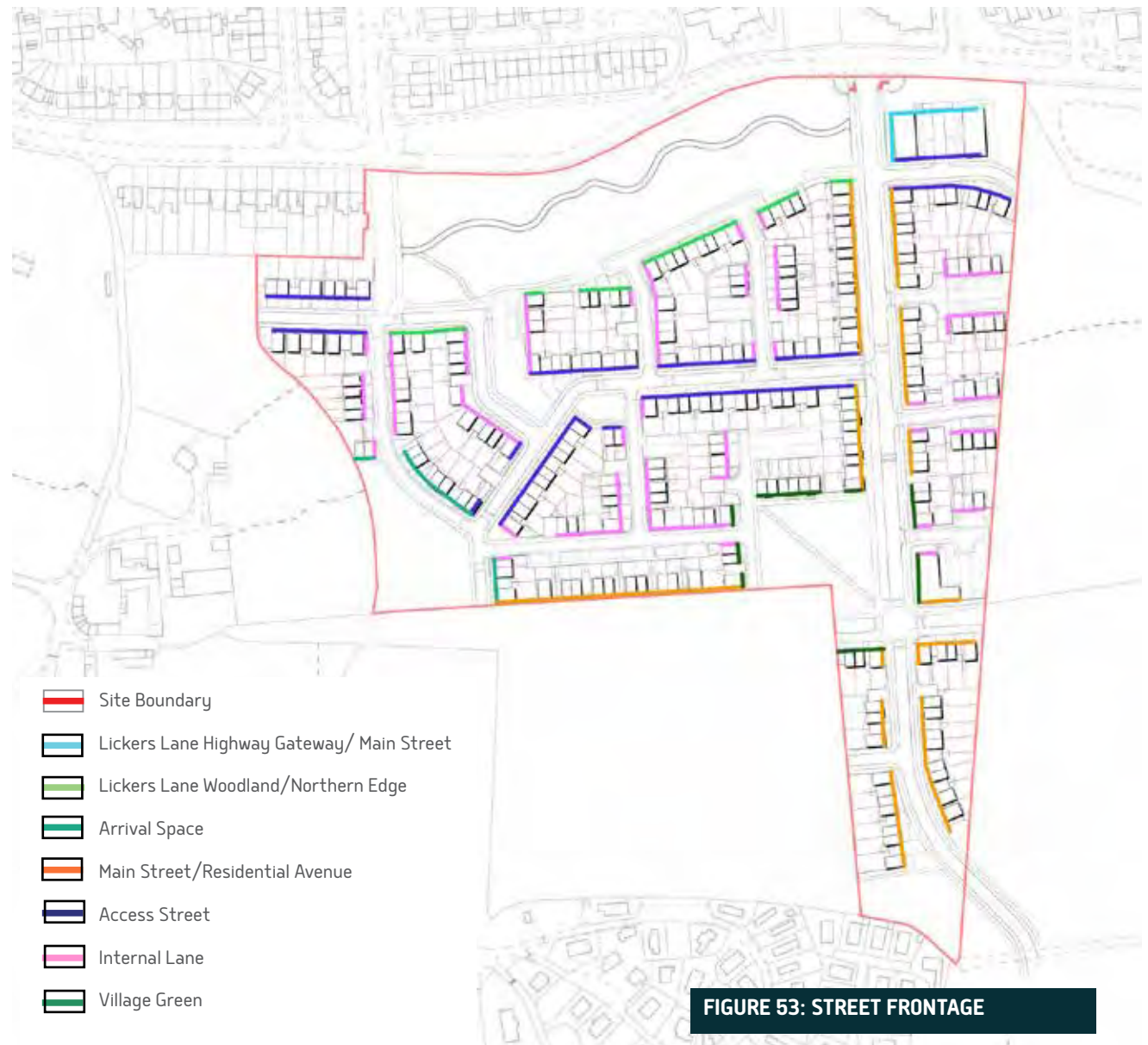


FIGURE 53: STREET FRONTAGE



“The entrance gateways on Lickers Lane in North Halsnead should have a more formal character to integrate with the adjacent built form in Whiston. They could feature constructed elements such as local natural sandstone walls and Cheshire fencing.” (Design Guide)

8.4.1. Lickers Lane Gateway

The design response for the Lickers Lane gateway has been informed by the Design Guide.

The plans/ images opposite illustrate the proposals, which include:

- » Gateway to comprise new estate wall feature, retained mature trees, existing woodland, new landscape planting (incl. grass verges and street trees), alongside the provision of 2-2.5 story red brick and render houses and 2 x 3 storey apartment blocks.
- » The new entrance wall, which will be similar to that at Fox’s Bank Cemetery, will include two red sandstone concave walls and piers.
- » The stonework to the walls and piers are to match the dimensions and cut found at Windy Arbor Road entrance gateway so as not to compete with the main driveway entrance found at Fox’s Bank Lane which is grander.
- » The walls will have a stone place name (exact name, font and size to be confirmed) with a low structural hornbeam hedge and shrub planting to provide a soft green garden village character to the entrance with colourful seasonal bulb planting to create a high quality entrance.
- » The green metal mesh fence that runs the length of Lickers Lane will be replaced with Cheshire Estate Fencing, giving visual permeability to the woodland and housing beyond and minimal intervention around the mature trees
- » Whilst some trees at the will be removed to facilitate the highway access, several Category A and B trees will be retained near to the apartment blocks.
- » The Main Street will include grass verges with street trees, fronted by predominately 2.5 storey semi-detached dwellings, with 2 storey detached dwellings positioned at corner locations.



- ① 2 x 3 storey apartment block
- ② New estate wall with piers
- ③ Retained mature trees (Category A and B)
- ④ Existing woodland (full density of trees not shown)
- ④ 2 storey house corner house (with feature render)



“...the village green is located at the junction of the Main Streets. This public open space serves as a key node at the junction of the main north / south and east / west access routes within the wider site. It is to be a high quality central public space where local residents and visitors can relax, interact and feel part of the community and to be free of clutter to allow such gatherings and flexible use to occur.” (Design Guide)

8.4.2. Village Green

The design response for the Village gateway has been informed by requirements set out within the Design Guide.

The plans/ images opposite illustrate the proposals which include:

- » The Green is faced and overlooked on all sides by new dwellings, including 2.5 storey townhouses, 2 storey houses and a 3 storey apartment block.
- » Lined on three sides with trees – east and south by Lime Trees (Yellow and Orange Glow Visairyeties) and to the north by a grove of Cherry Blossom trees with understory of wildflowers in the summer.
- » Pockets of wildflowers and swathes of bulbs and benches, bins and bike storage around the periphery of the space allowing an expanse of lawn for gatherings.
- » The north eastern corner of the space is occupied by an attenuation basin with marginal planting which will be seasonally wet and provide a series of sustainable drainage basins for the Site. Additional underground attenuation will also be provided.
- » High quality, robust and attractive street furniture including seating, lighting, bollards, signage and a community notice board will be present.
- » Artwork/sculptures providing informal play value such as local natural stone boulders, stepping stones and logs will also be incorporated.
- » The terrace of 2.5 storey townhouses overlooking the Village Green will include a rear parking courtyard. This will help create a space where people can safely interact by reducing the impact of the car. The direct connection between these homes and Green will further serve to strengthen the relationship between the space and the community it serves.



- 1 3 storey feature apartment block
- 2 Brick boundary wall with retaining wall structure behind
- 3 Terrace housing with feature chimney details facing the Village Green
- 4 2 storey house (with feature render)
- 5 Village Green
- 6 Parking courtyard with a mix of allocated and visitor parking.
- 7 Attenuation basin with marginal planting
- 8 Underground attenuations functional use of Village Green
- 9 Footpath connection following important desire line
- 10 Nodal points
- 11 Grass verge width increased to c.6m width



8.4.3. Lickers Lane Woodland Edge

The design/ character of Lickers Lane Woodland Edge is illustrated by the plans opposite and includes:

- » Woodland will be faced and overlooked by a mixture of 2.5 storey semi-detached and 2 storey detached homes.
- » The Lanes and Private Drives will be placed next to the woodland and be detailed with setts.
- » The woodland edge will include areas of wildflower meadows, native shrub planting and groups of native trees to provide structure.
- » Informal play features will be provided, such as fallen logs, some with carvings and stepping stones along with interpretation to explain information about the wildlife and plant species to be found in these areas.
- » The outer edge of the woodland (facing the existing roads and the Lane will be marked by Cheshire Estate Fence (or equivalent). This estate styled galvanised steel fencing, traditionally associated with country parks, will clearly define the Site boundary and provide visual permeability whilst being a sensitive boundary treatment to nearby trees.
- » A new no dig path will be introduced within the woodland (exact location to be confirmed on site with the guidance of the arboriculturist and ecologists) to provide an informal route whilst protecting areas of the ground flora / fauna.



- ① Lickers Lane Wood to include windflower meadows , native shrub planting and groups of native trees to provide structure
- ② Lane fronting onto green space in accordance with the SPD
- ③ Brick boundary in matching brick wall where private rear boundaries address the public realm
- ④ 2 storey corner house (with feature render and chimney stack)
- ⑤ 2 storey and 2.5 storey houses fronting Lickers Lane Wood



8.4.4. Arrival Space

The design/ character of the Arrival Space is illustrated by the plans opposite and includes:

- » Space addressed and overlooked by predominately 2.5 storey semi-detached homes, with the occasional rendered 2 storey property
- » The Arrival Space will provide a vehicle connection into the residential area via an Access Street. This Street will provide a connection between the Main Street running north-south through the Site and the Main Street proposed to run outside the Site and adjacent to the southern most boundary,
- » The Arrival Space will be bound by proposed road infrastructure on three sides, including the Main Street (outside Site boundary), Access Street, and Lane.
- » The space will accommodate SuDS attenuation features, alongside marginal planting which will be seasonally wet. A 'pumping station' will be carefully positioned and softened by planting to minimise the visual impact on the street scene.
- » New planting, including wildflower meadows and trees will be provided.



- 1 2.5 storey semi-detached houses overlooking space
- 2 2 storey rendered (feature) house with chimney
- 3 Tree lined green edge
- 4 Protected cycle path
- 5 Existing mature trees
- 6 Attenuation basin with marginal planting



8.4.5. Main Street/ Residential Avenue

The design/ character of the Main Street/ Residential Avenue has been informed by the SPD/ the Design Guide.

The plans/ images opposite illustrate the proposals which include:

- » Street overlooked by predominately 2.5 storey semi-detached homes, with 2 storey detached/ feature dwellings at corner locations
- » Grass verge running alongside each side of the Main Street measuring between 2.5m-6m and accommodating street trees and wildflower planting
- » Grass verge running alongside each side of the Residential Avenue measuring 2m and accommodating street trees
- » Continuous hedgerow boundary to front/ side gardens. Each garden will have a consistent height mature hedgerow and include a mixture of plants species which will provide biodiversity and visual variety.
- » Provision of a shared 3m pedestrian and cycle route along the Main Street
- » All properties will have street facing front doors to encourage active street frontage and natural surveillance
- » Side parking to minimise the visual impact of parked vehicles on the street scene



- 1 2 storey house (with feature render and chimney stack)
- 2 Tree lined avenue with planted grass verge
- 3 2.5 storey housing with dormer windows and feature bay windows
- 4 Consistent hedgerow lined front gardens
- 5 Side/ rear parking



8.4.6. Access Street

The design/ character of the Access Street has been informed by the SPD/ the Design Guide.

The plans/ images opposite illustrate the proposals which include:

- » 5.5m road width to promote slower vehicle speeds.
- » 2m pavement on both sides of road.
- » 3m minimum front garden with side or rear parking is proposed to all street facing properties. Each garden will have a consistent height mature hedgerow and include a mixture of plants species which will provide biodiversity and visual variety.
- » All properties will have street facing front doors to encourage active street frontage and natural surveillance of the street.
- » A mixture of 2 and 2.5 storey semi-detached and detached properties are proposed to create variety and character. The 2.5 storey properties are positioned to hold key views.
- » Predominately side parking to minimise the visual impact of parked vehicles on the street scene.



- 1 Consistent eaves facing street elevation with regular placement of entrance doors and feature timber canopies.
- 2 Hedgerow lined street with 2m wide pavement
- 3 Feature brick walls to street facing rear gardens
- 4 Side parking



8.4.7. Internal Lane

The design/ character of the Internal Lanes has been informed by the SPD/ Design Guide.

- » 4.5m wide paved carriageway with 1-2m wide verges are proposed to promote shared pedestrian and vehicular movement.
- » Verges will vary from block paving to grass to encourage slower traffic speeds.
- » Variety of parking arrangements, including front driveways, side parking or courtyard parking, to reduce the impact of on-street parking on the street scene.
- » 1.8m high brick garden walls to street facing rear gardens, with space provided between the wall and street for structural planting.
- » 2 storey terrace and detached street with predominantly eaves facing roofs. Consistent spacing of windows and street facing entrance doors is proposed creating a uniformed rhythm to the street facing elevations, and will provide a good level of passive surveillance.
- » Where front parking is provided, hedgerows will be planted between properties and perpendicular to the street to soften the presence of the parked car.



- ❶ 2 storey corner house (with feature render and chimney stack)
- ❷ 1.8m matching brick wall to street facing rear gardens
- ❸ Varied street width with grassed or paved 1m service strips
- ❹ 2 Storey eaves fronting house type
- ❺ Linear hedgerow dividing gardens/ front parking



9 CONCLUSION

In bringing forward plans for the Site, Your Housing and their design team have followed the Council's development principles and parameters, as well as best design practices to ensure the proposed development will establish an attractive new neighbourhood that complements its landscape and townscape context.

This document demonstrates how 254 new affordable homes, comprising 224 houses and 30 apartments can be delivered at c.40dph, in accordance with the Halsnead Design Guide and outline approval. Crucially, the proposals have been detailed to ensure the proposed development will deliver a true Garden Village aesthetic with park cars hidden from the street and continuous hedgerows and planting within all front gardens. At its heart will be a new Village Green, featuring new planting, active travel connections, informal play and cycle facilities. Beyond which will be a network of well landscape streets which connect to a wider network of public open spaces overlooked by proposed homes. Where possible, the scheme has included additional nodal point (as detailed through the design guide, whilst also responding to our detailed understanding of site constraints.

The design approach presented in this document has been developed through engagement with Knowsley Council, adjoining developers, and the local community.

We are grateful to the Council and the community for their input and technical advice, and to all those who took the time to submit feedback on the draft plans. The feedback received has informed the development proposals submitted as part of this application.





