

Greensbridge Lane

DESIGN AND ACCESS STATEMENT

Rev A 21.06.24



INTRODUCTION

This document is intended to be read in conjunction with the supporting information for the planning application relating to land at bound by Cartbridge Lane, Greensbridge Lane and Netherley Brook on the site of the former Merseyside Dogs Home.

It is an account of the background to, and the reasoning for, the design decisions taken in relation to the proposed residential development.

Extensive investigations have been undertaken as part of this application including a full flood risk and drainage strategy, highways investigation and proposal, mechanical and electrical strategy and ecological assessments, all of which are included in the appendix of this document.

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1.0 CONTEXT

1.1 Site Location



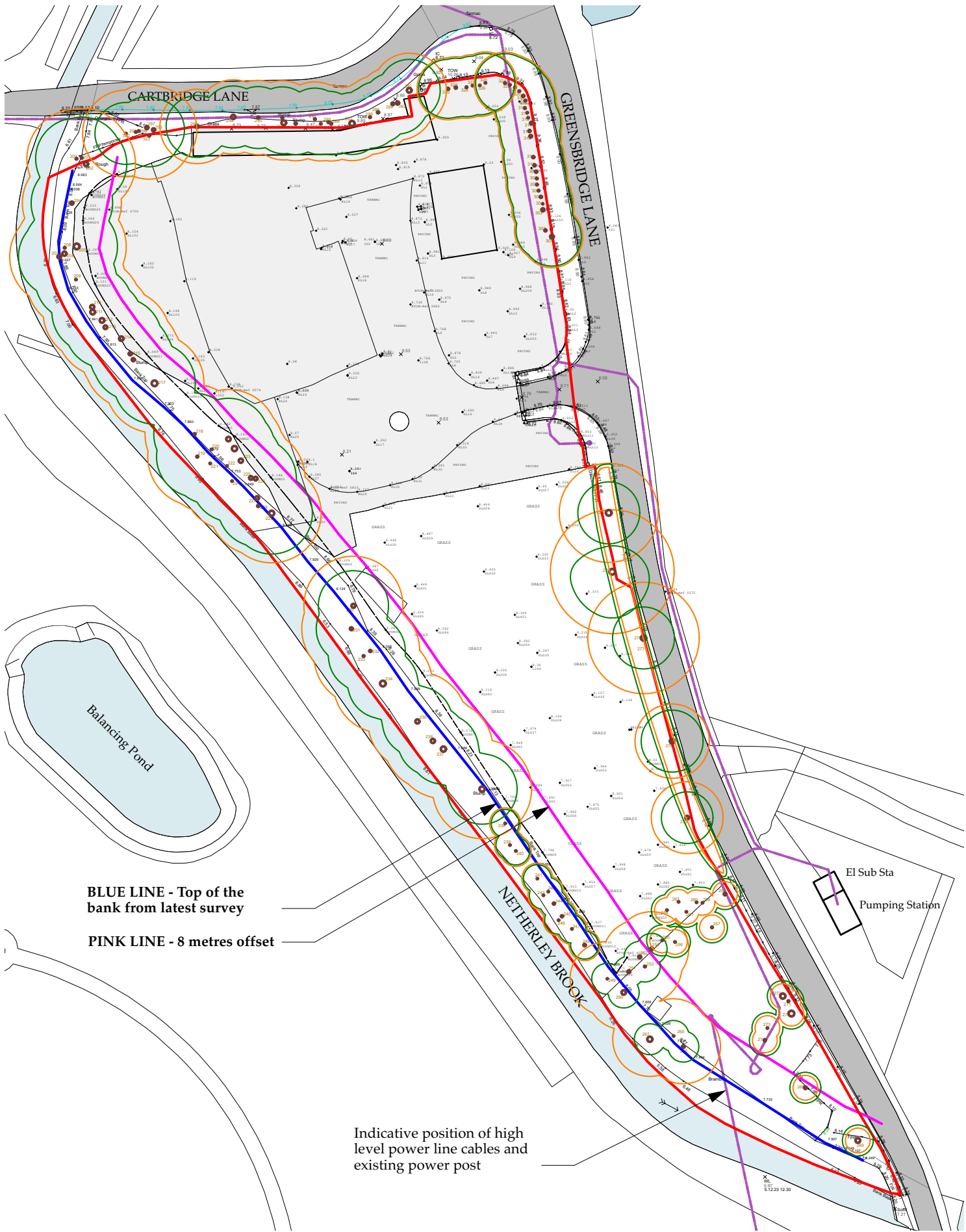
Land bound by Cartbridge Lane, Greensbridge Lane and Netherley Brook on the site of the former Merseyside Dogs Home.

The land consists of a former dogs home including a substantial house and a number of low quality outbuildings which have fallen into disrepair and since removed.

There is a mixture of hard and soft landscaping across the site

The site is bound on all sides with Netherley Brook on the West, Cartbridge Lane to the North and Greensbridge Lane to the East.

The site is relatively flat but falls away slowly to the South.



1.2 Selected Site Photographs



1. View from the current hardstanding towards the south end of the site



2. View of the North East corner of the site



3. View of the current site access



4. View Netherley Brook which borders the site



1.3 Planning Context & Approach

Three key documents have been considered in detail whilst creating this proposal.

1. Masterplan for East of Halewood Site. Baseline Summary (February 2019)

Built form and Townscape

3.12 - The proposal seeks to work with and reinforce the existing established hedgerow boundary treatments to Greensbridge Lane.

Landscape

3.19/3.20 - The landscape character of the site is currently poor with overgrown / invasive species 'scrub' land throughout. The proposal seeks to reinforce the landscape character of this Northern edge as written in this section by working with existing hedgerows and trees and the introduction of a pond.

Views

3.28/3.29 - The proposal does not seek to change any of the existing views / vistas across the site.

Flood Risk and Drainage Assessment

A detailed investigation and proposal for mitigation is provided within the appendix of this document. The document takes full account of the up to date proposals and deems them appropriate for the site.

The report also recommends a treatment plant due to the difficulty in connecting to the public sewer which is also incorporated into the proposals and outlined in the Detailed Drainage Strategy.

Ecology

A full and comprehensive ecology report is included in the appendix of this document.

Archaeology and Heritage

There is one Non Designated within or on the edge of the site boundary, which we believe is the crossing of Ditton Brook via Cartbridge Lane. (MME6009). The proposal has no effect on this site and does not seek to build in close proximity. We therefore assume a separate heritage investigation or statement is required.

Transport

A full and comprehensive Transport statement / report is included in the appendix of this document.

2. East of Halewood Masterplan (June 2020)

This site is entirely included within the Masterplan boundary.

Vision Statement

"East of Halewood will provide a high-quality and distinctive new residential offer for Halewood. It will be the most sought after and significant scheme of its type in the south of the City Region."

We believe the high quality nature of the design and house types is entirely aligned with this statement.

Page 8 Vision Concept East of Halewood will:

- be a place that is seamlessly connected with the local community and its existing facilities; The masterplan recognises Greensbridge Lane bridge to South of the site to be considered for potential upgrades to allow for pedestrian crossing. We are fully supportive of the desire to better connect the area and the current design facilitates a future connection.
- be a place which is integrated with the surrounding natural environment through its own attractive open spaces. The proposed layout is respectful to the brook as well as to the existing boundary trees and the woodland area to the south with appropriate attenuation/mitigation easement zones
- A place that is well connected with a high quality and accessible streetscape and hierarchy that allows residents and visitors, whether on foot or in a vehicle, to safely and easily navigate their way to and around the development, whilst also improving the existing highway network and creating safe and convenient

links across existing streets;

The scheme follows East of Halewood Masterplan suggestions by retaining the existing site access and creating a street/lane/drives hierarchy. The layout encourages natural surveillance and also ownership of the site as a whole. Its simplicity makes it easily and safely navigable by both vehicles and pedestrians.

- A place where all residents and visitors are encouraged to make the most of outdoor life, offering opportunities to unwind, access quality greenspace and explore, encouraging an active lifestyle for Halewood and;

Appropriate gardens with views to surrounding nature, street landscape with vegetation and an open space with a pond to the south provide a healthy variety of outdoors spaces within the scheme

- A place with a strong and interesting edge to Halewood, integrating new homes with existing hedgerows, movement routes, residential communities and the country side beyond.

While the proposal retains the existing hedgerows and trees which already form a natural boundary it also forms a high quality urban edge to the existing surrounding Lanes

Masterplan Principles

Relevant principles are addressed as follows:

Connectivity

C1 - The proposed layout looks outwards to Greensbridge Lane and Cartbridge Lane whilst also creates a varied street scene within the site

Housing

H1 - The proposal provides a wide range of house types and a mix which will encourage a diverse range of residents

H2 - The houses are located within development parcels in line with the Masterplan suggestion

Built Form

B1 - All house types are of a very high quality with a limited palette of high quality materials used in a sensitive yet contemporary manner.

B2 - House types are entirely appropriate for the area using a mix of sensitive yet contemporary/ timeless details

Public Realm

P1 - The preservation of the boundary and south end woodlands fits with the Masterplan vision of green spaces and biodiversity mapping

P3 - Lanes, shared drives and off-street parking are used as key elements to ensure that street design prioritises peoples

P4 - The scheme incorporates an attenuation pond towards the Southern end of the site

P5 - Front gardens, service strips with vegetation above, street trees and a pond are some of the landscape features as part of the built environment.

Developable Area Study

Areas identified in the Masterplan parcel 1 which could potentially reduce the area of developable land have been fully investigated and justified through the Flood Risk and Ecology Studies. Despite this the proposed layout ensures the site does not feel overdeveloped leaving views to and from the site with a generous buffer zone along the boundary in comparison to the

1.3 Planning Context & Approach

size of the plot.

3. New Residential Development SPD

3.1 -3.3 - We strongly believe this site, sitting on the edge of the Masterplan for East Halewood is an excellent opportunity for addressing the balance of the housing in the area and the quality of housing as outlined here will address the needs of the local plan.

Integration with existing development

3.4-3.8 - The proposals outlined in this document have been developed with a full understanding of the local context and the proposed masterplan for the area. As outlined previously the characteristics of this site including its natural assets have been fully considered in developing the scheme.

B1 a - The scale of the development is in line with neighbouring plots and the surrounding tree line / hedgerows

B1 c - Bin stores, parking and soft landscaping have all been addressed in the proposed layout. Parking strategy is also supported in the transport statement attached in the appendix.

B1 d - All house types and apartment are designed to meet the requirements of the National Space Standards

Defining the residential mix

The proposed development provides a wide range of house types and sizes to ensure social diversity and promote community interaction.

B2 a - All house types have been designed to be as flexible as possible with the potential for changes to the arrangement internally if required.

Considering accessibility and movement

Whilst this is a relatively small development the layout has been generated to maximise movement across the

site and be integrated with the wider masterplan for East Halewood. Suggestions for future connections in that document have been accounted for and none of the proposals as outlined here would hinder that further.

3.18 - The development will be fully accessible for all people including wheelchair users and all surfaces and details designed in line with current standards.

Developing the residential layout

B5 a - The layout of the site has been specifically designed to create 'a sense of place'. Whilst it is relatively small when compared to other parcels in the masterplan it has still been designed to look outwards behind the existing woodland while internally it features a central spine becoming the main focal point.

B5 b - The scheme seeks to create an urban edge to the existing surrounding lanes while it features a varied street scene along the central spine in line with East Halewood Masterplan suggestions.

B5 d - The layout follows a street/lane hierarchy that responds to the site and helps navigate it

B5 e - The layout ensure that natural surveillance is possible throughout with no public access provided behind any of the properties due to their proximity to the fixed boundaries i.e. brook.

B5 f - All boundary treatments especially to the front and public facing areas are kept low. However they are well defined and unambiguous.

Parking requirements

Parking standards are outlined and justified in the transport statement included in the appendix of the document.

B6 a - The scheme proposes private driveways at the side of the buildings and out of sight in most of the dwellings. Whilst the apartment block only features 6

places and it is surrounded by areas of planting. Visitor parking spaces are also proposed along the main spine following East of Halewood Masterplan lane typology guidelines.

Design of Public Realm and Waste Management

As shown on the layouts, the design has been developed to ensure there is a location for bins to be stored other than immediately in front of the properties with provision for recycling as well as standard household waste.

Integration of Public Open Space

This is a relatively small site and due to the presence of existing natural assets the proposal has prioritised to retain the existing surrounding woodland and provide a generous buffer zone along the brook. It also proposes an attenuation pond to the south with usable space around that links onto the woodland behind, supporting the existing biodiversity of the site.

Minimising Opportunities for Crime

B9 a - All properties are designed to front onto the street with excellent natural surveillance throughout

B9 b - All public footpaths and roads are well overlooked

B9 c - All areas of parking are also well overlooked and have good natural surveillance

B9 d - All boundaries between public and private spaces are well defined and the natural features of the plot have been used to further reinforce this

Dwelling Space

As described on the following pages, all properties have been designed with care and attention to the a layout which is suitable for a variety of people in differing circumstances. As demonstrated all properties are of high quality with particular attention to the detailing of elements such as entrances,

windows and appropriate furniture layouts. Where possible the properties are designed so that the floors will span structurally between outside walls and staircases, allowing internal partitions to be easily rearranged should it be required. Where appropriate all properties have access to private gardens.

Privacy and Natural Light

All properties have been designed to maximise natural light without compromising privacy. All habitable rooms have sufficient distance between them and any neighbouring property to ensure privacy and in most cases, due the proposed layout, this is far exceeded. Consideration has also been given to maximise the potential for views from the front and rear of the properties as far as possible.

Energy and Sustainability

Sufficient space has been provided both within and in the vicinity of the properties to ensure at the detailed phase the design can be developed to fully comply with current building regulations requirements with the use of on site renewables where appropriate and a strategy to minimise the use of fossil fuels where possible.

Water and Biodiversity

Please refer to the extensive documents included in the appendix which cover floor risk and drainage strategies on the site.

2.0 DESIGN DEVELOPMENT

2.1 Masterplan Development

Existing Natural Assets

Netherley Brook and the surrounding woodlands are key assests that define the site character. These key assets need to be protected and therefore appropriate attenuation/mitigation easement zones have been provided. This approach has defined the actual developable area within the site.

Access

Following extensive consultation with the highways consultant and in line with the East Halewood Masterplan, it was decided that the only viable access was to reuse the existing. Whilst many options were explored regarding the internal layout, the scheme settled on a main spine arrangement following a street hierarchy suggested by the Masterplan. The main access, a local street, is strongly marked by a corner house and the apartment building which leads to the main spine made of lanes. Both lanes end in adequate turning heads that also provide access to a shared drive to the north and to the attenuation pond to the south.

Sense of Place

Inspired by the Masterplan development parcels, the chosen option placed the dwellings and the apartment block strategically forming an urban edge along Greensbridge and Cartbridge Lanes as well as defining the site access. Internally the units are placed with their back gardens facing the brook whilst the front facades form a quality street scene that overlooks the main spine and therefore creates a sense of place, a focal point. All this while the surrounding woodlands and the generous front gardens and green street landscape provide privacy to the residents.

Ponds

As highlighted in the flood risk assessment there is the need for both the raising of the site levels and some attenuation. An attenuation pond is proposed to the South as the ground naturally slopes this way and the new proposed levels follow it. It also helps creating a buffer zone between the developed areas and the protected woodland at the South end. The grounds around the pond also serve as an open space for the residents to enjoy.



RESIDENTIAL UNITS:						
Type	Description	Bedrooms	People	GIFA		NO.
T01	Terrace	2	3	c. 70.2 sqm	c. 755 sq ft	6
T02 A	Semi Detached	3	5	c. 93 sqm	c. 1001 sq ft	6
T02 B	Semi Detached	3	5	c. 93 sqm	c. 1001 sq ft	6
T03	Detached	3	6	c. 106 sqm	c. 1001 sq ft	2
T04	Detached	5	8	c. 147 sqm	c. 1582 sq ft	3
APT	Apartment	1	2	c. 53.2 sqm	c. 573 sq ft	6
TOTAL						29

Note: All areas stated do not include garages. Integral or otherwise

3.0 APPEARANCE

3.1 Street Scenes

The typological mix has been considered in detail to ensure there is the right balance between creating variety whilst developing a wholistic, coherent identity for this stand alone site.

Materials

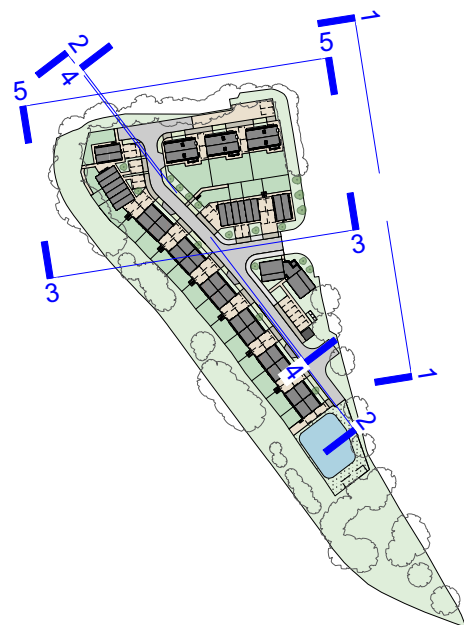
The materials palette has been purposely limited to give a timeless feel. Whilst we did investigate the possibility of changing the roofing material, in the end it was decided that the variety provided by the changing brick was enough to differentiate the typologies

Roofscape

The majority of house types incorporate simple traditional front to back pitched roofs with gable ends, however these are then punctuated by the terrace and the corner units which has the gable end facing the front and back. These house types provides further variety and relief to the street scene.

Details

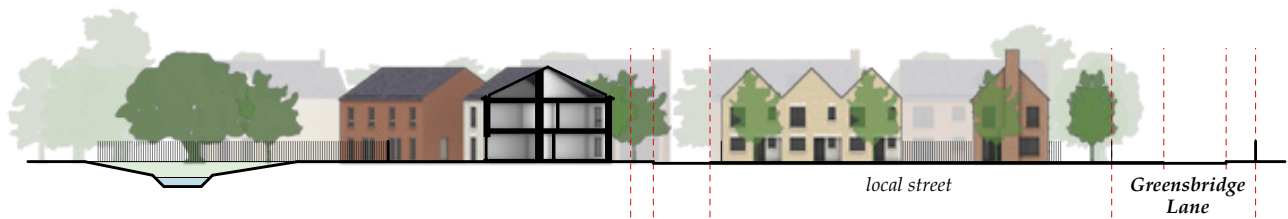
Details generally are kept very simple with large windows where possible to increase natural light and create a contemporary feel to the elevation. They then incorporate brick on end header and cill details as another timeless intervention.



STREET SCENE - 1



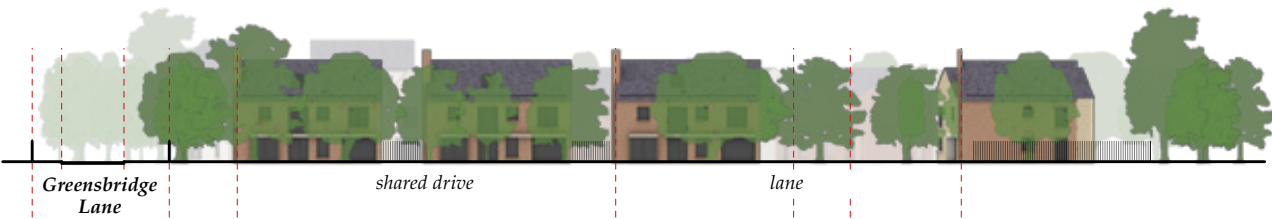
STREET SCENE - 2



STREET SCENE - 3



STREET SCENE - 4



STREET SCENE - 5

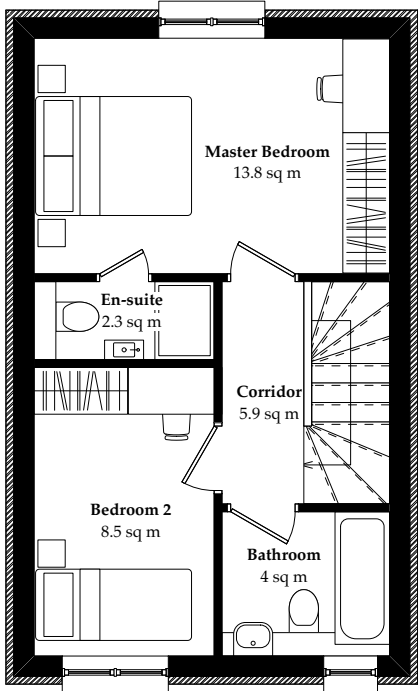
3.2 House Type 1

Type 1 (2 bedroom, 3 person terrace house)

- 1 Double Bedroom with ensuite
- 1 Single Bedroom
- Family bathroom
- Kitchen
- Dining and Living Room
- Downstairs WC
- Recessed covered entrance

Materials

- Buff brick with dark grey faux slate roof tiles
- Light grey brick double header detail
- Light grey brick on end cill detail
- Anthracite grey aluminium glazing frames
- Light grey brick entrance recess and surround
- Dark grey solid composite door



First Floor



Rear Elevation



Dark Grey Faux Slate
Roof Tiles



Anthracite grey
aluminium glazing frames



Buff Brick
(Vintage Sandstock)



Brick double header course



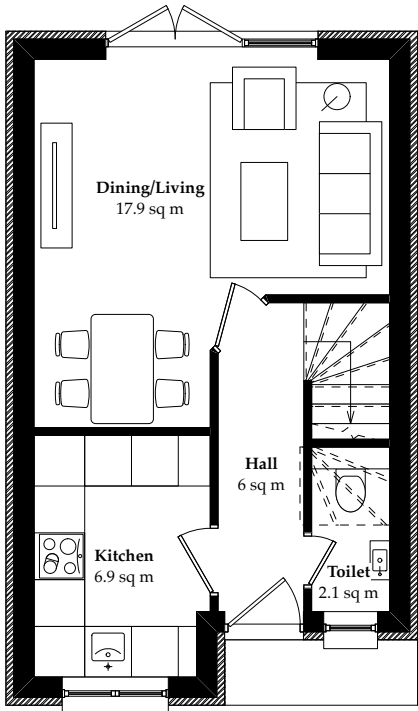
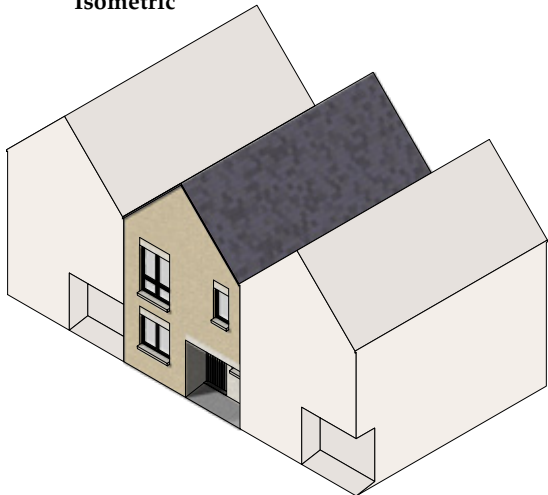
Light Grey Brick
(Vintage Sandstock)



Half batt brick cill

Materials

Isometric



Ground Floor



Front Elevation



Precedent Study

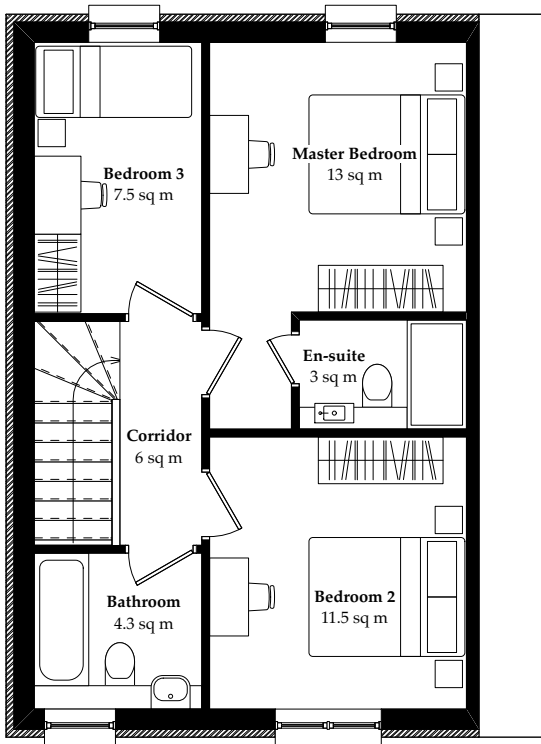
3.3 House Type 2A

Type 2A (3 bedroom, 5 person semi detached house)

- 2 Double Bedrooms with 1 ensuite
- 1 Single Bedroom
- Family bathroom
- Kitchen / Dining Room
- Separate Lounge
- Downstairs WC
- Utility
- Recessed covered entrance

Materials

- Red 'Multi Brick' with dark grey faux slate roof tiles
- Red 'Multi Brick' brick double header detail
- Red 'Multi Brick' brick on end cill detail
- Light grey aluminium glazing frames
- Red 'Blend' brick entrance recess and surround
- Light grey solid composite door



First Floor

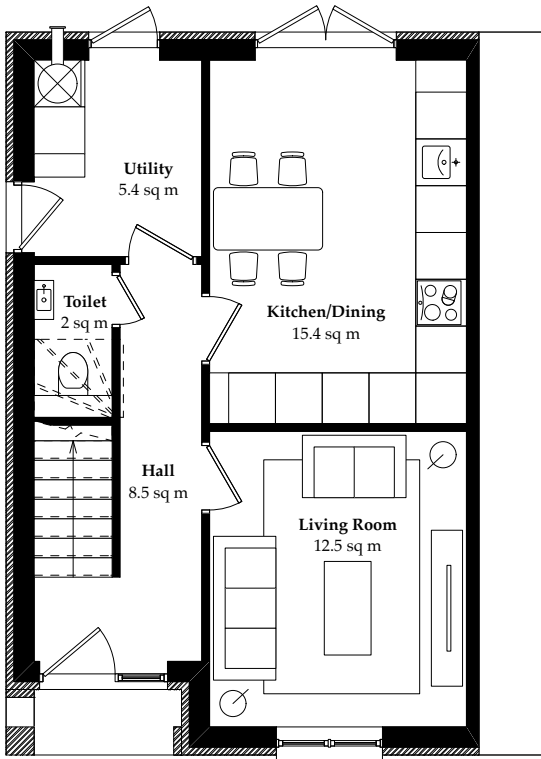


Rear Elevation



Materials

Isometric



Ground Floor



Front Elevation



Precedent Study

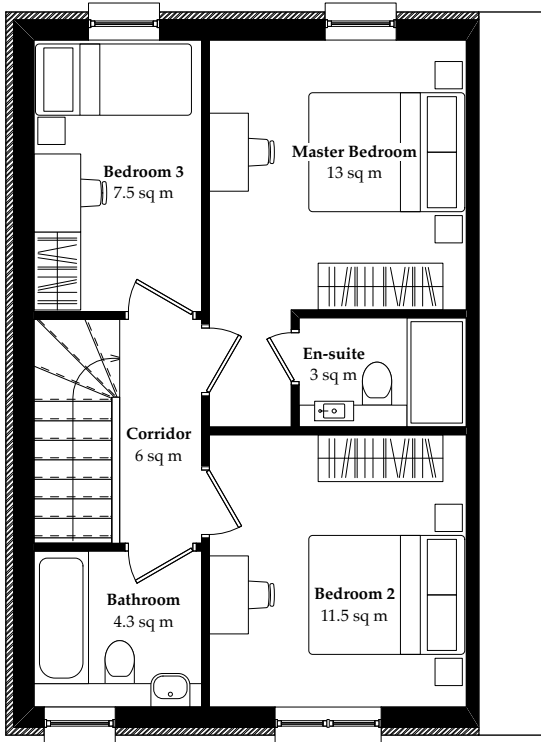
3.4 House Type 2B

Type 2B (3 bedroom, 5 person semi detached house)

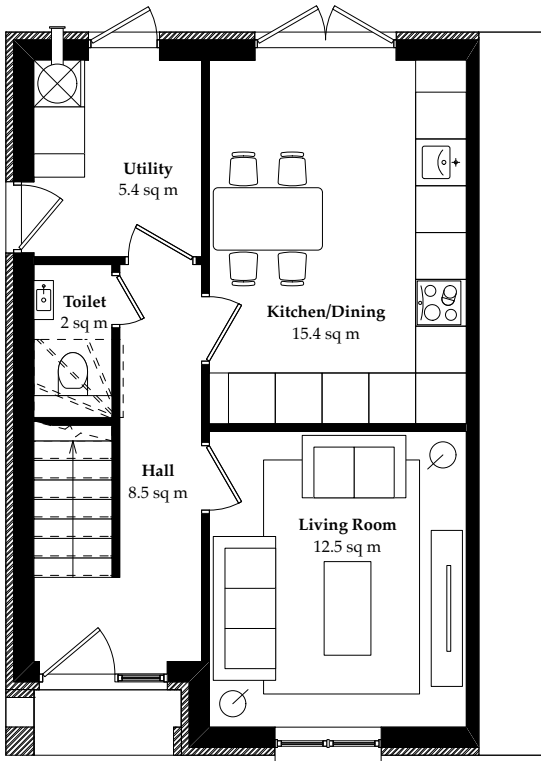
- 2 Double Bedrooms with 1 ensuite
- 1 Single Bedroom
- Family bathroom
- Kitchen / Dining Room
- Separate Lounge
- Downstairs WC
- Utility
- Recessed covered entrance

Materials

- Light grey 'Mix Brick' with dark grey faux slate roof tiles
- Light grey 'Mix Brick' brick double header detail
- Light grey 'Mix Brick' brick on end cill detail
- Anthracite grey aluminium glazing frames
- Dark grey brick entrance recess and surround
- Dark grey solid composite door



First Floor



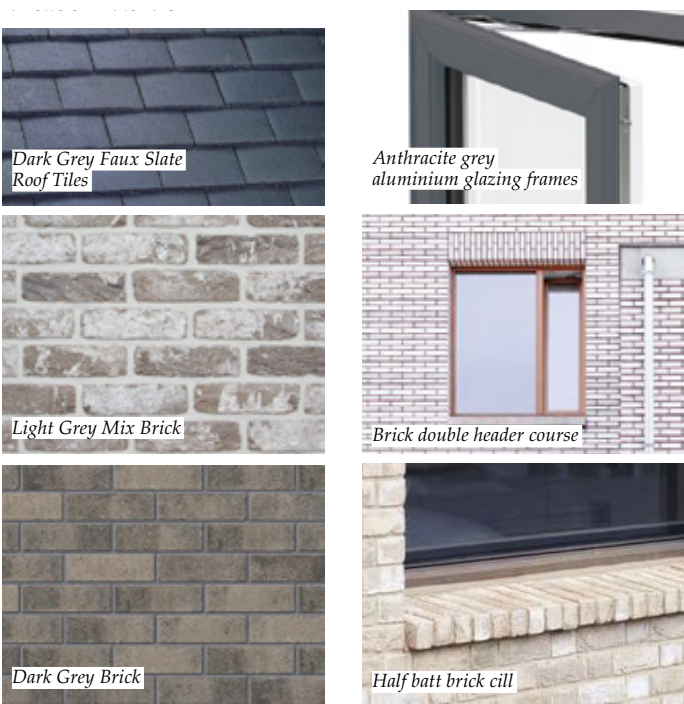
Ground Floor



Rear Elevation



Front Elevation



Materials



Precedent Study

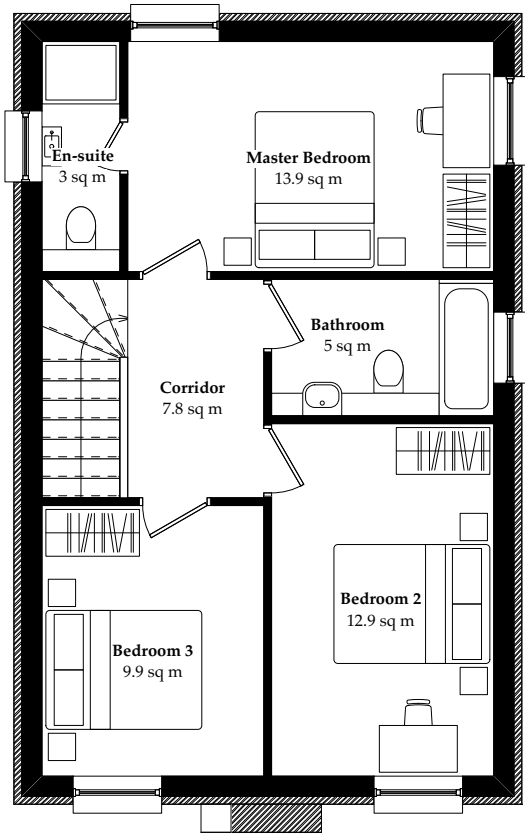
Isometric



3.5 House Type 3

Type 3 (3 bedroom, 6 person detached house)

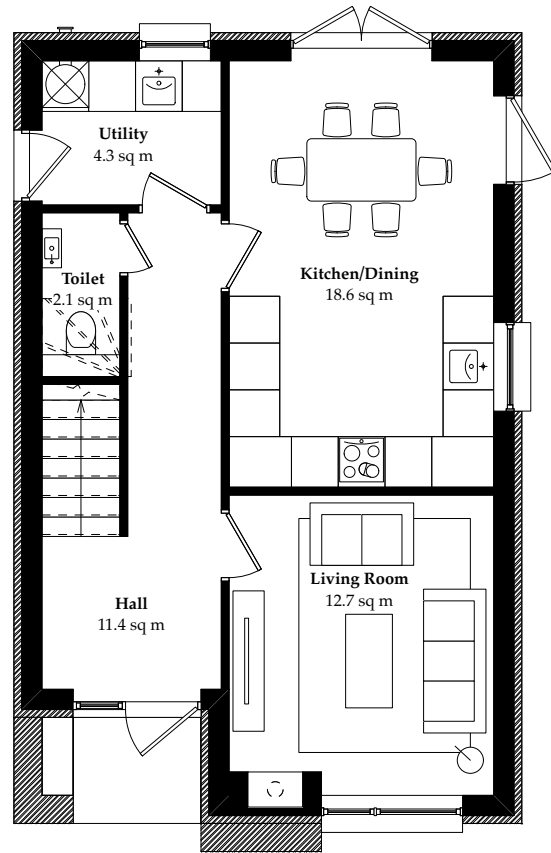
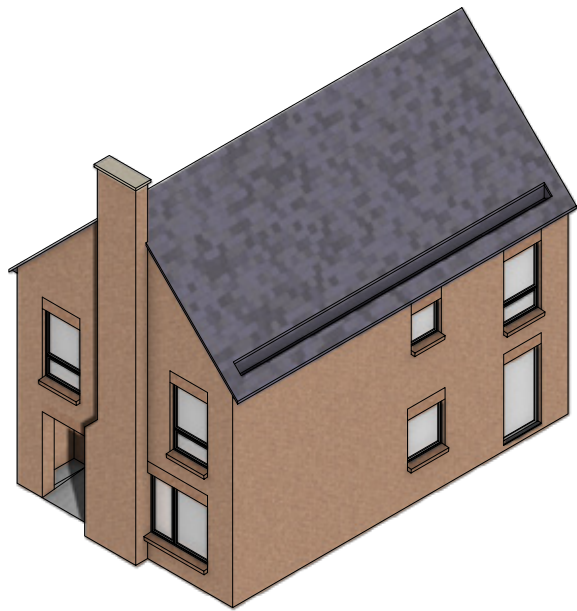
- 1 Master Bedroom with ensuite
- 1 Double Bedroom
- 1 Single Bedroom
- Family bathroom
- Kitchen / Dining Room
- Separate Lounge
- Downstairs WC
- Utility
- Fireplace
- Recessed covered entrance



First Floor



Rear Elevation



Ground Floor



Front Elevation

3.5 House Type 3

Materials

- Brown brick with dark grey faux slate roof tiles
- Brown brick double header detail
- Brown brick on end cill detail
- Black aluminium glazing frames
- Brown brick entrance recess and surround
- Dark grey solid composite door



Right side Elevation



Left side Elevation

Materials



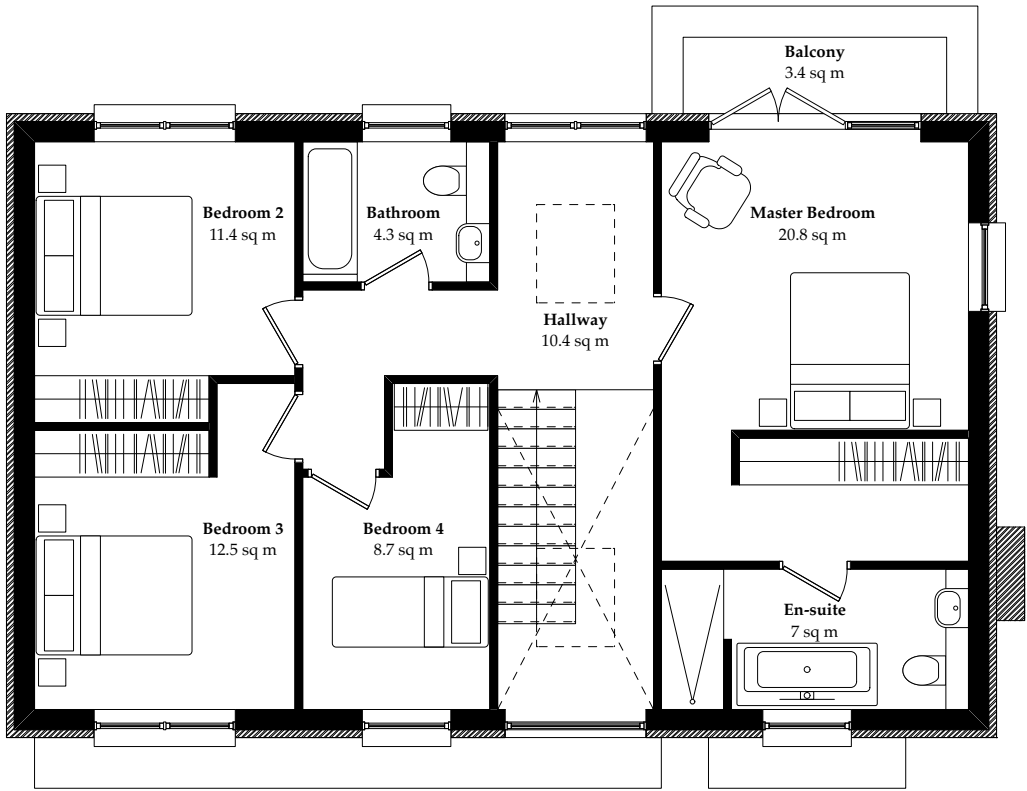
Precedent Study



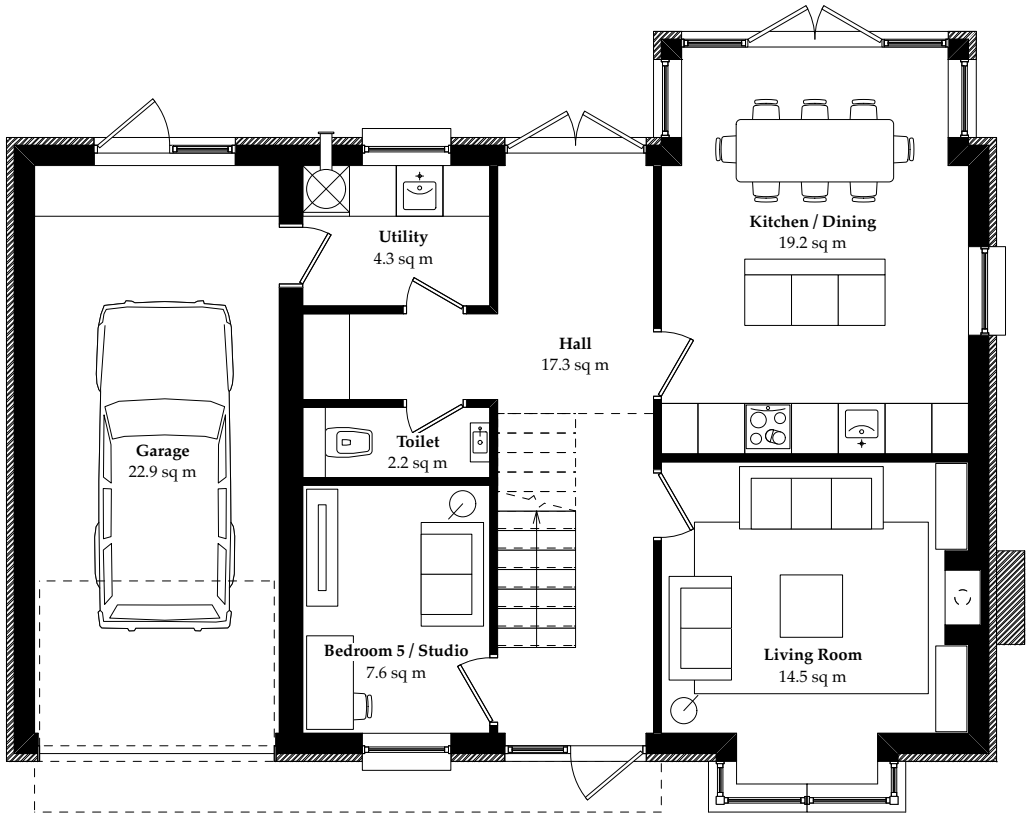
3.6 House Type 4

Type 4 (4/5 bedroom, 7/8 person detached house)

- 1 Master Bedroom with ensuite and walk in wardrobe
- 2 Double Bedrooms
- 1 Single Bedroom
- Family bathroom
- 1 downstairs study/ single bedroom
- Kitchen / Dining Room
- Separate Lounge
- Downstairs WC
- Utility
- Fireplace
- Integral garage



First Floor



Ground Floor



Front Elevation



Rear Elevation

3.6 House Type 4

Materials

- Brown brick with dark grey faux slate roof tiles
- Brown brick double header detail
- Brown brick on end cill detail
- Black aluminium glazing frames
- Faux stone header to bay window and canopy over door / garage entrance
- Dark grey solid composite door



Side Elevation

Materials



Dark Grey Faux Slate
Roof Tiles



Brown Brick
(Vintage Sandstock)



Signal black aluminium
glazing frames



Brick double header course



Half batt brick cill



Anthracite grey solid
timber composite door

Precedent Study

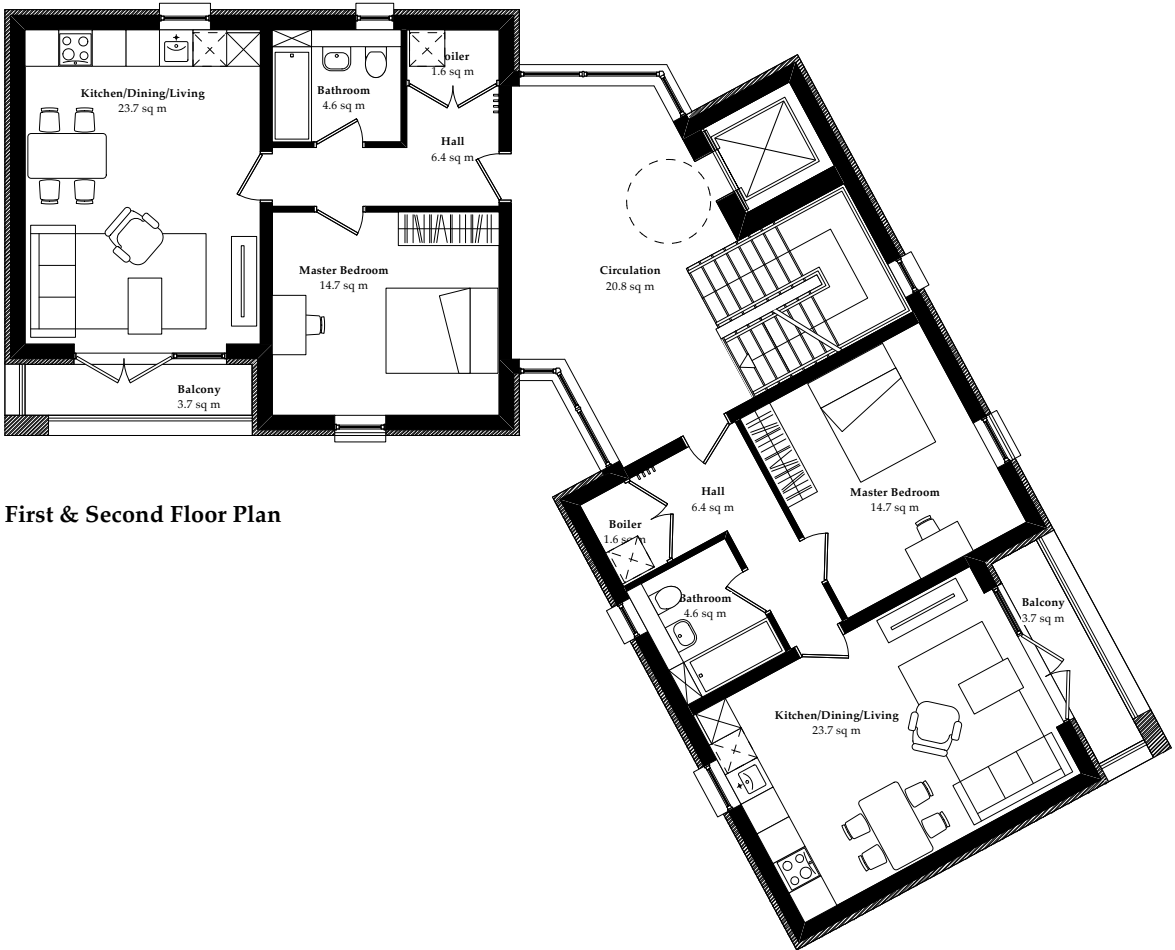
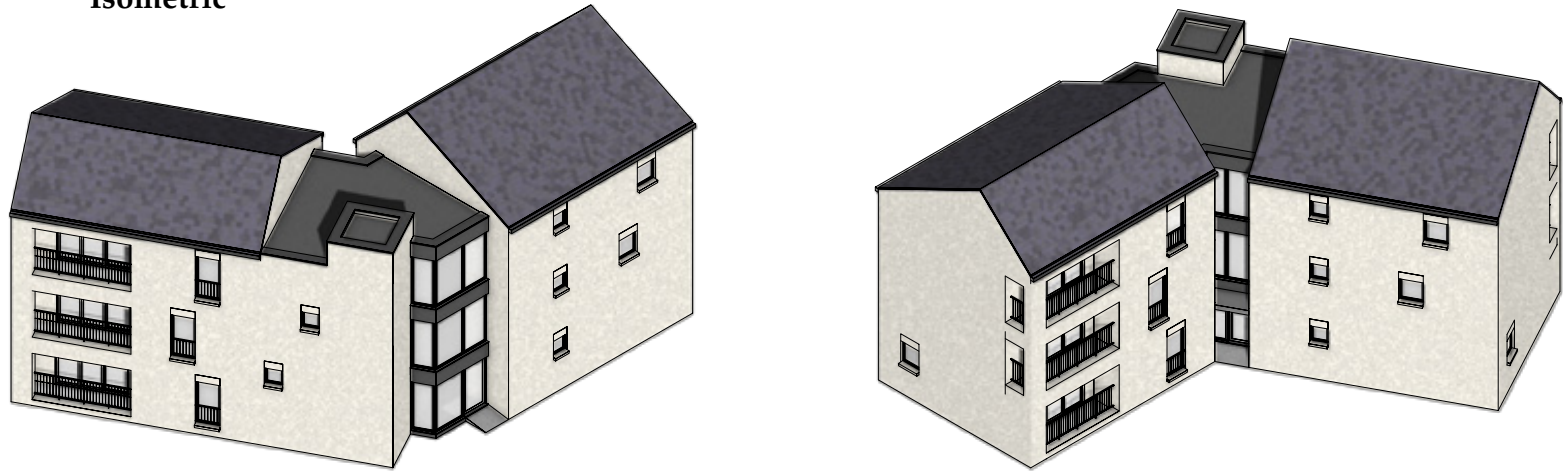


3.7 Apartment Block

Apartment Block (6 x 1 bedroom, 2 person apartment)

- 1 Double Bedroom
- Bathroom
- Kitchen / Dining Room / Lounge with inset balcony
- Service Cupboard

Isometric



3.7 Apartment Block

Materials

- Light grey brick with dark grey faux slate roof tiles
- Light grey brick double header detail
- Light grey brick on end cill detail
- Anthracite grey aluminium glazing frames
- Inset balconies with dark grey PPC steel ballustrades
- Full height glazing to circulation/ articulation space with dark grey cladding between flors



Elevation 01



Elevation 02



Dark Grey Faux Slate
Roof Tiles



Light Grey Brick
(Vintage Sandstock)



Anthracite grey
aluminium glazing frames



Brick double header course



Half batt brick cill



Anthracite grey solid
timber composite door

3.8 Landscape Strategy

Boundary

Wherever possible the mature boundary planting will be retained in line with the guidance given in the "East of Halewood Masterplan". The existing boundary planting is large part of the character of the site and as such will only be amended at the entrance if required for sight line safety reasons. This mature planting alone will ensure the project already feels very 'green'. Despite further planting as highlighted in the master plan and the text below.

Planned Open Space

This is a relatively small site and due to the presence of existing natural assests the proposal has prioritised to retain the existing surrounding woodland and provide a generous easement zone along the brook.

Despite this the proposed layout incorporates 2 different ways of planned open space to provide a healthy variety of outdoors spaces for its residents.

- Lanes & Landscape

The scheme follows East of Halewood Masterplan suggested local street / lanes / drives hierarchy. This together with the natural private charater of the site encourages ownership of the lanes and shared drives.

These areas are complemented with quality street vegetation. It will be predominately covered in native grasses, interspersed with wild flower seeds so that it is aesthetically pleasing throughout the year. New Trees are also proposed to enrich the street scenes.

- South end

The attenuation pond to the South offers usable space around for the residents. It is also an opportunity to experience the surrounding woodland and brook and understand its location as part of the scheme. Whilst many of the back gardens overlook the brook it seems remise for any scheme not to acknowledge it from the communal areas.

A gravel surface is proposed around the north-east side of the pond to provide appropriate access to the Treatment Plant. Where required a new boundary railing will be erected to a compliant height adjacent to the brook for safety reasons.

Pond

As previously explained and highlighted in the flood risk assessment, significant attenuation is required across the site. Therefore a pond is proposed to the south end of the main spine as the ground naturally slopes this way. This area will be accessible by residents and has the potential to boost biodiversity.

Gardens

Gardens to the front

The scheme proposes mostly side driveways to encourage front gardens. Following the Masterplan guidance for the Street Typologies, the lanes service strips are used to incorporate more vegetation adding onto the "green" character of the site.

Gardens to the rear

In general rear gardens face the boundary to take advantage of the existing mature planting and proximity to the brook to the West.

Infrastructure

As shown on the proposed layout and supported in the appendices, an electrical sub station and treatment plant are required. Both elements are placed in practical positions where they are not immediately obvious on entering the site. The sub station will be hidden further by high quality timber fencing with appropriate access gates whilst the treatment plant sits underground and it's hardly noticeable.



4.0 ACCESS

Please transport statement by AMNI
Transportation attached in the Appendix.



APPENDIX A

ECOLOGY REPORT (Uploaded Separately Due to File Size)



APPENDIX B

TRANSPORT STATEMENT REPORT



APPENDIX C

HYDRAULIC MODELLING REPORT (Uploaded Separately Due to File Size)



APPENDIX D

FLOOD RISK ASSESSMENT (Uploaded Separately Due to File Size)



APPENDIX E

DRAINAGE STRATEGY (Uploaded Separately Due to File Size)



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