



ST. CHAD'S DRIVE, KIRKBY

Design and Access Statement
December 2023

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INTRODUCTION & BRIEF

This Design and Access Statement (DAS) has been prepared in support of a planning application for a Retirement Living Development for residents aged 60 and above. The applicant is McCarthy Stone who are Britain's leading retirement accommodation provider.

Client's Brief

Our client, McCarthy Stone, has instructed that the site should be developed in accordance with government policy and design guidance, having due consideration to relevant planning policies and design guides.

The success of Retirement Living development is dependent upon a specific building design and layout, which has evolved over the last 50 years of experience gained by McCarthy Stone in the provision of this specialist form of housing.

The most important functional requirement relates to the ease of movement throughout any development and therefore a building of single mass and footprint is required by the client. The building contains 53 self-contained apartments linked by heated corridors accessed from a secure entrance.

In addition to the functional requirements, the proposal must also respond to the specific site conditions including; its physical context, the surrounding character, constraints and opportunities and neighbour's privacy and amenity are equally to be respected.

Illustrated opposite are a number of recent examples of McCarthy Stone schemes which demonstrate successful and inclusive design responses to the relevant contextual considerations of differing locations.



LATER LIVING WITH MCCARTHY STONE

McCarthy Stone is the UK's leading developer and manager of retirement communities. Since 2010 they have opened 500 developments and today support more than 22,500 older people. They have over 40 years' experience in providing independent retirement apartments that are a serious alternative to remaining in the family home or moving into residential care. In each location, McCarthy Stone remain as the landlord and managing agent, providing lifestyle services to our residents. McCarthy Stone schemes consist of 1no.- and 2no.- bedroom apartments within a single development with accompanying communal facilities, which, where appropriate, can include, a resident's lounge, guest suite and house manager's office.

Retirement housing makes an enormous difference to the lives of older people across the country. The proposition helps residents stay happier and healthier for longer, enabling them to maintain their independence, find a community and make new friendships. The proposition combines the best features of your own home with the ability to engage with a like-minded community and have care and support on hand when required. It also unlocks the housing market by releasing larger homes at the top of the ladder. Whilst promoting a healthier lifestyle easing pressure on public health and care services.

Despite this, millions of older people are currently unable to move from their existing homes into something better suited to their evolving needs because demand outstrips supply. At present, c.7,000 new retirement housing units are delivered annually, compared with demand for 30,000. The UK is facing a housing crisis and given our ageing population, more and more older people are acutely affected. The 2021 Census data has shown that 18.6% of the UK population is now over 65, compared to 16.4% in 2011. This is a population of nearly 13 million older people that is expected to grow by a further five million in the next 20 years.

A new model of Retirement Living

There is an acute shortage of specialist accommodation in the UK that meets the needs of our ageing population.

McCarthy Stone is seeking to improve the affordability, flexibility and choice of later living accommodation, recognising that there has been an inequality of provision that has led to many in the UK regarding specialist later living housing options as being unsuitable for their needs, or too expensive. Through the current strategy, McCarthy Stone are seeking opportunities to bring forward later living developments in areas of the country that have previously been unviable but where an identified need exists, so more people can access the benefits of this form of living in the most sustainable and accessible locations.

McCarthy Stone have developed a new development concept exclusively to appeal to people over the age of 60 who reside in an average priced home between £150k-£250k, for whom traditional retirement living developments are not a viable alternative. At present, 2.3 million older people live in a home valued between these levels across the UK. This represents the most populated £100k price band on the existing house price spectrum. As a consequence, McCarthy Stone are delighted to promote this new development in Kirkby intended to cater for the middle market.

This development proposal will offer low maintenance private apartments (Use Class C3), tailored to meet the needs and preferences of the local housing market and delivered to ensure affordability is maximised.

The McCarthy Stone build will also use Modern Methods of Construction ('MMC'). There are numerous benefits of MMC, including:

- A shorter construction programme 20%-24% faster than traditional building methods.
- Build accuracy of up to 1mm per structural storey height, which improves thermal efficiency and air tightness.

- Reduced carbon footprint, with a considerable reduction in production of onsite waste material, and up to 20% reduction in embodied carbon in building fabric.

To unlock the lower than local market value price for future homeowners, the concept requires adherence to an optimum building design, which is presented as a 3/4 story "L" shaped building, delivering 51/53 apartments. The footprint enables efficiencies to be made within the initial design phase and the wider supply chain during construction which enables the benefit to be passed to the homeowner. However, this reduces the ability for McCarthy Stone to promote schemes which substantially deviate from the building format. For example, the design utilises a flat roof, which enables PV solar panels to be installed and will be used to provide energy to communal areas and therefore, reducing running costs for homeowners.

Older persons accommodation is widely recognised as being more expensive than typical apartment buildings. This is due to a range of reasons such as:

- Additional communal areas (lounges and gardens)
- Use of lifts and adherence to standards of level access to the building
- Installation of sprinkler systems to protect homeowners in the event of fire

It is for the above reasons that a departure from the building format is particularly vulnerable to cost fluctuation. This is counterproductive to the principle of offering an affordable form of senior living and as such, the proposal requires optimum efficiencies to be extracted from the initial design.

The Financial Viability Assessment prepared by Alder King at Kirkby concludes that this is a marginal scheme, with no financial headroom available for statutory planning obligations, after accounting for the anticipated gross sales receipts and all reasonable aspects of the outlay necessary.

In conclusion, this is a proposal that offers provision of a form of accommodation for which there is a considerable need, and which has several associated advantages including reducing demand on the healthcare system and freeing up larger properties in the housing chains. McCarthy Stone have created this development concept to target a level of affordability that is an under-supplied sector of the market, and for which there has been no substantial supply of stock. Whilst the constraints of the concept mean it is not capable of significant design adaptation, it will be delivered using cutting-edge construction methodology recognising the associated resource and environmental benefits that this brings.



SITE LOCATION

The Site is situated along St. Chad's Drive, connecting Webster Drive and Irlam Drive, with the site adjoining to the A5208 along its eastern boundary.

On the site's northern boundary is a NHS health centre / clinic separated from the site by a pedestrian public way leading to County Road. To the south is Kirkby Police Station, a three-storey office block constructed in 1961.

Opposite the site to the east is Kirkby town centre, with the Kirkby Market separating the site from the Newtown Gardens High Street.

The site is currently occupied by the St. Chad's Drive car park, with an area of grass acting as a buffer between the car park and the A5208. The site had been previously occupied by the original NHS health clinic, a late 20th century building which also housed CGL, an additcion recovery charity, before the charity relocated and the building was demolished during the pandemic.

The site is generally flat, with an west to east level change of approx. 850mm. The boundaries comprise of an existing 2.4m metal security fence connecting to the single storey section of the Police Station and a 1.1m metal railing to the footpath along County Road. A knee rail runs along the east boundary of the site.

KEY

- 1) St. Chads NHS Health Centre
- 2) Kirkby Police Station
- 3) Kirkby Market
- 4) Newtown Gardens High Street
- 5) Morrisons Supermarket
- 6) Kirkby Community Fire Station



Aerial Plan View



Aerial View from South-West

PHYSICAL ASSESSMENT - SITE PHOTOS



Sources: Site Aerial taken from Google Earth on 20.10.23



View 1 - View North along St. Chad's Drive towards site



View 2 - View North-East onto site from St. Chad's Drive

PHYSICAL ASSESSMENT - SITE PHOTOS



View 3 - View East onto front of site from St. Chad's Drive



View 4 - View South-East onto front of site from St. Chad's Drive



View 5 - View South-East along St. Chad's Drive towards site



View 6 - View North-West from within site of existing car park and neighbouring NHS health centre



View 7 - View South onto rear of site from County Road (A5208)



View 8 - View West onto rear of site from County Road (A5208)

PHYSICAL ASSESSMENT - LOCAL AMENITIES



The site is within 5 minutes walk from Newtown Gardens (the town High Street and town centre) with plenty of facilities including shops, coffee shops and restaurants. Kirkby Market is 0.1 miles South-West of the development. The Morrisons and Home Bargains Superstores are 0.4 miles away or a 4 minute walk to the North-West of the site.

The St. Chad's NHS health centre is 0.1 miles away from the site, with it being one of the neighbouring developments to the site. There is also a chemist 0.2 miles away from the site to the South-West in the town centre

Kirby and Headbolt Lane Station are both 1 mile away or a 19 minute walk from the site. Alternatively, to the South-West of the site in the town centre is Kirby Bus Station, hosting 17 different bus routes and is an approx. 7 minute walk from the site.

In summary the site is a highly accessible town centre location with excellent access to local services and infrastructure.

KEY

	Train Station		Pub/Bar
	Bus Stop		Community Centre
	GP/Pharmacy		Salon
	Restaurant/Cafe		Police Station
	School/Nursery		Grade II Listed Building
	Church		Supermarket

PHYSICAL ASSESSMENT - LOCAL CONTEXT

SURROUNDING EXISITING BUILDINGS



① St. Chads NHS Health Centre



② Kirkby Police Station



③ Kirkby Market



④ Kirkby Jobcentre



⑤ Newtown Gardens High Street



⑥ House along Burnard Close



⑦ The Maples Cera Homecare



The site is located at the heart of the town of Kirkby, a suburb of Liverpool formed in response to the city's overpopulation during the Industrial Revolution. The architecture of Kirkby is reminiscent of the town's industrial origins, with the surrounding houses being built primarily from red brick with grey slate roofs. The houses are two storeys with projecting brick bays and horizontal banding running at the base and top of each facade.

To the south of the site is the Kirkby Police and Fire Station's, two 1960's red brick buildings with horizontal and vertical white banding features. The bordering police station is three storeys, with refurbished white UPVC windows along the facade separated by concrete infill panels between the floors.

Alternatively to the north is the St Chad's NHS Health Centre, a three storey unit with white render facade and a dark brick base, contrasted with a grey sheet cladding on the trapezoid projection. Across from County Road is The Maples, a new-build care facility with a partially red brick facade, with Juliette balconies and projections.

From the analysis of the surrounding area and existing context we have drawn out a few design cues that have been considered in the design and material features of the building. As per local context, the building design has been kept simple but modern with the use of contemporary red bricks. The proposed building will also provide red brick string courses as well as vertical and horizontal banding, reflecting the details present on surrounding residential developments, as well as the neighbouring police station.

DESIGN CUES



Red brick buildings with projecting bays



Horizontal banding across facade



Red brick horizontal string courses



Vertical banding between windows

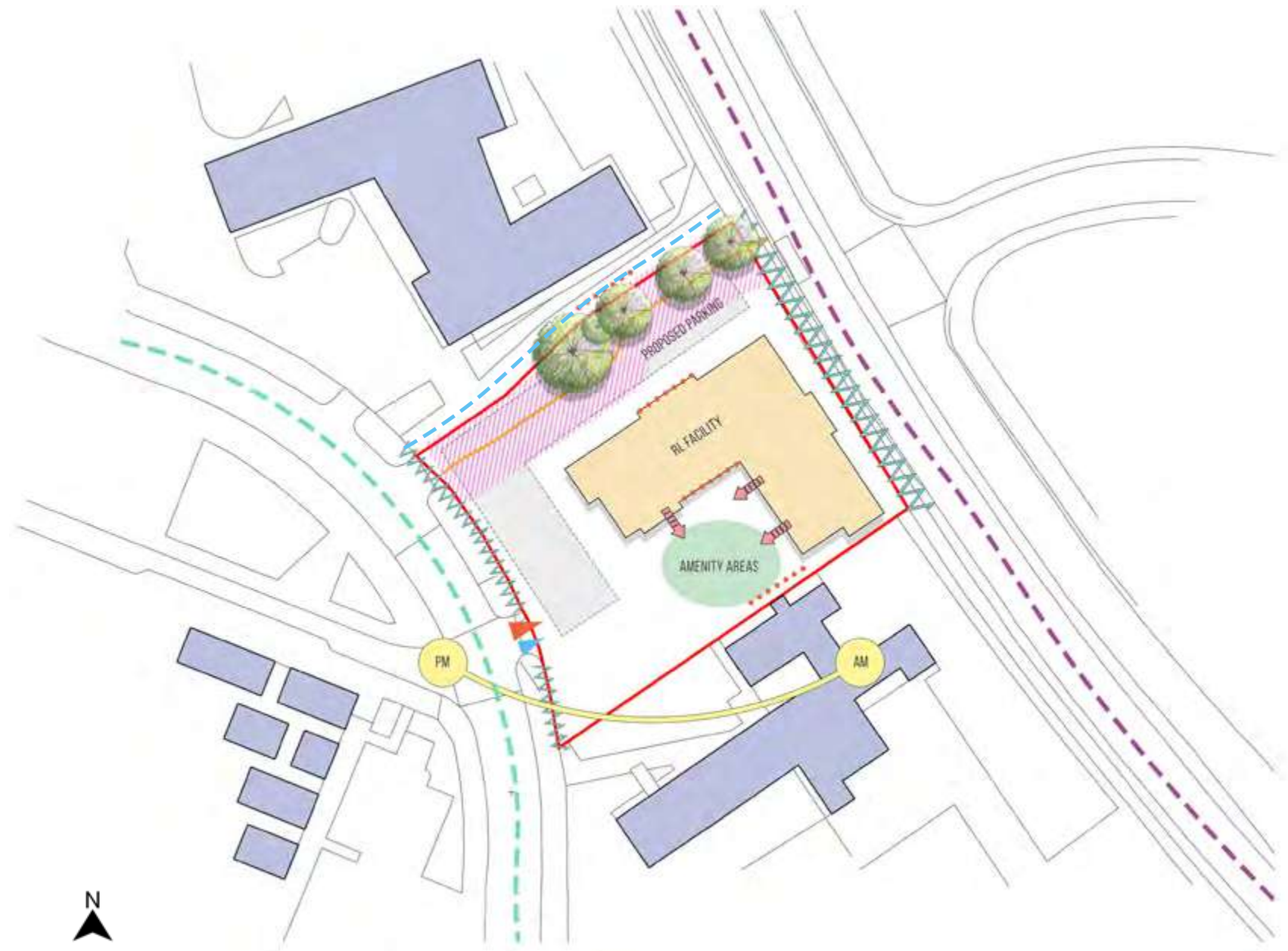
OPPORTUNITIES & CONSTRAINTS

The site constraints are as follows:

- 33 KV electrical cable running through the north of the site (approx. 1 to 1.2m below ground) and the subsequent enforced 5m easement zone
- Acoustic impact of A5208 (County Road) to the immediate east of the site
- Three storey police station to the south-east of the site reducing daylight to amenity areas and existing security fence to the east to be retained
- Existing trees along the Northern boundary exist within the 5m easement zone created by the 33KV electrical cable.
- Policy for 21m separation distance from overlooking facade
- Site security from the public footpath along the northern boundary

The site opportunities are as follows:

- Re-establish the street scene along St. Chad's Drive
- Social and economic benefits as a result of Retirement Living development freeing up some of the existing housing stock that can be purchased by families, young couples and first-time buyers entering the house market.
- Existing trees along the northern site boundary provide natural screening between the proposed residential units and the NHS health centre to the North.
- Strong building line along St Chad's Drive
- Parking area provides separation between the proposed residential units and the public footpath and NHS health centre to the North.



KEY

	Site Boundary		Vehicular Site Entrance		Areas of Acoustic / Visual Impact
	Surrounding Buildings		Pedestrian Site Entrance		Views out onto Amenity Garden Area
	Proposed RL Development Footprint		Primary Road (County Road / A5208)		21m Overlooking Distances
	Proposed Parking Area		Secondary Road (St. Chad's Drive)		Existing 33KV Cable
	Proposed Amenity Areas		Proposed Existing Trees		5m Easement Zone
					Public Footpath between Site and Health Centre

USE & AMOUNT

- The proposed use of the building is a C3 Retirement Living development.
- The development will offer independent living within a safe, secure, and managed environment.
- A communal residents lounge, mobility scooter store, attached refuse store and communal garden will be provided for the residents of the development.
- The site is in a highly accessible location, within close proximity to a variety of shops and transport links which will reduce the dependency on car usage and often leads to reduced car ownership.
- The proposed development will comprise of 53 self-contained apartments, with a mix of 16 no. 2- bed apartments and 37 no. 1-bed apartments.
- All units are designed to ADM 4(2) and meet the spatial requirements identified within the 2015 Nationally Described Space Standards.

Accommodation Schedule

UNIT TYPES	GF	FF	SF	TF	Total
EV1-1 (1P)	3	5	5	5	18
EV2-1 (1P)	3	3	3	3	12
EV3-1 (2P)	1	1	1	1	4
EV4-2 (3P)	1	1	1	1	4
EV5-2 (3P)	2	2	2	2	8
EV6-1 (2P)	0	1	1	1	3
EV7-2 (3P)	1	1	1	1	4

Total Per Floor 11 14 14 14 53

Total Amount: **53 Units**

Mix (1B1P:1B2P:2B3P) **30:7:16**

Corridor Length (short) **24.8m**

Corridor Length (long) **32.2m**

Footprint GEA Ground Floor **925.8m²**

Footprint GIA Ground Floor **859.9m²**

Total GEA (all floors) **3703.2m²**

Total GIA (all floors) **3439.6m²**

Average GIA/unit **64.9m²**



Proposed Site Plan



Ground Floor Plan



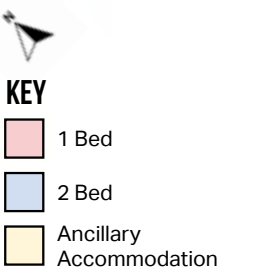
First Floor Plan



Second Floor Plan



Third Floor Plan



Proposed Floor Plans

SCALE & MASS

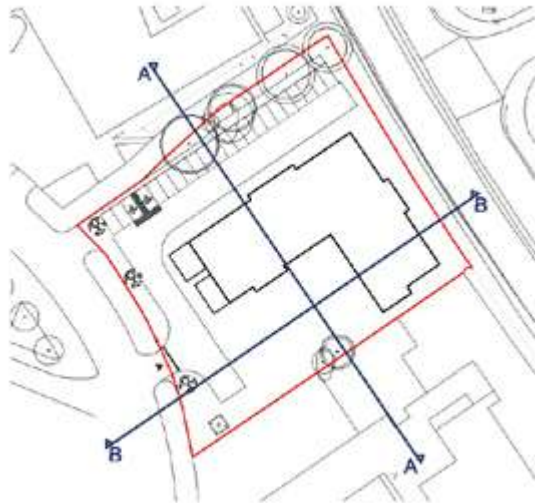
The scale of the proposed building has been carefully considered to respond to the local context and the character of the wider area. The site is located at the heart of the town of Kirkby, a suburb of Liverpool.

The police station to the South of the site, and the NHS health centre to the north of the site, are three storeys high. However the mass and height of the proposed four storey building are comparable with the adjacent buildings. At the proposed height the building sits more comfortably within the surrounding area.

The proposed flat roof minimizes the overall height of the building in its immediate context. The existing street scene along St Chad's Drive is fragmented and lacks a consistent architectural language: the proposal aims to balance and enhance the street scene along this section of the road.



Section A-A



Reference Plan



Section B-B

The location of the new Retirement Living development has been dictated by the existing site constraints and shape of the available plot.

The long elevation of the proposed L-shaped building faces the health centre, while the short leg faces County Road.

The site vehicular entrance has been kept in its existing location along St Chad's Drive but has been narrowed to 5.5m in width providing suitable visibility splay in both directions.

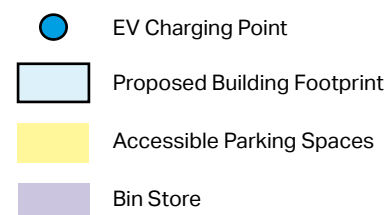
The visual impact of the building has been considered to ensure that the proposal sits comfortably within the street scene and massing of the existing context.

One important element, for this type of development, is the provision for a sheltered residents garden with direct access from the communal lounge. This brings a considerable amount of amenity space appropriately landscaped.

The landscape design, fence treatment and planting of new trees to the Western side facing St Chad's drive will soften the development and associated parking area from the public highway.

Inclusive Access:

Two accessible parking spaces have been provided in close proximity to the main entrance and level access has been provided from the car park to the front door and into the ground floor of the building. A lift serves each of the four floors enabling wheelchair and ambulant accessible access throughout the building. A mobility buggy store is positioned on the gable end of the building in close proximity of a shoppers entrance with convenient access to the pedestrian network.



APPEARANCE

The appearance of the proposed building looks to provide a contemporary design approach whilst being respectful of the local surroundings. The primary materials for the building include two different tones of red with feature panels and window headers to add architectural interest to the façades and respond to the immediate local context, such as the police station, and slightly further local context, such as The Maples, a new-build care facility.

The whole building is in red brick to match the surrounding buildings and the soldier course window/door lintels are features taken from the more traditional style. Brick panels in lighter red bricks between Juliet balconies or full height windows will break the horizontal feeling of the façades.

The language is simple but contemporary and clean. Materials are durable and low maintenance to help with the aesthetic of the building in the long term.



View from County Road

Material Legend

1. New Red Multi Brick
2. Waresley Red Brick window headers & infill panels
3. New Red Multi Brick (Soldier Course)
4. Full height UPVC windows with white window frames
5. Dark grey polyester powder coated Juliet balconies to all upper floor living rooms
6. White polyester powder coated sliding entrance doors to main entrance
7. Hit and miss timber refuse store enclosure with lockable timber doors
8. Blanking panels to lower window pane where necessary to minimize overheating



Northern Elevation

VISUAL



3D Visual looking North-East from St. Chad's Drive

LANDSCAPE



KEY

	Proposed heavy standard (12-14cm girth) tree
	Proposed native hedge
	Proposed ornamental shrub and herbaceous perennial planting
	Proposed turf
	Proposed species rich flowering lawn
	Proposed meadow grass
	Proposed bulb planting
	Proposed 450 x 450 x 50mm concrete flag paving
	Proposed self binding gravel path
	Proposed pedestrian tarmacadam
	Proposed vehicular tarmacadam
	Indicative tables/seats
	Proposed 1500mm high metal railing
	Proposed 1800mm timber close boarded fence

LANDSCAPE STRATEGY



SPECIMEN TREE
Liquidambar styraciflua



SPECIMEN TREE
Betula utilis
var. jacquemontii



FRONTAGE TREES
Carpinus betulus 'Frans Fontaine'



PAVING
450 x 450mm textured paving
to paths and patios



PATHS
Resin bonded gravel to paths



MIXED NATIVE SHRUBS



HORNBEAM HEDGE to frontage



WILDFLOWER MEADOW



ORNAMENTAL PLANTING to patios and entrance areas



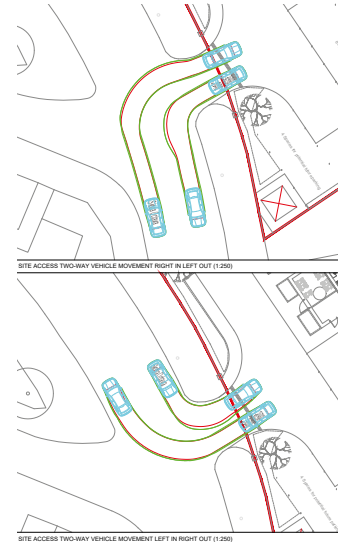
TYPICAL PLANTING TO PATIOS



PARKING & REFUSE STRATEGY



Parking and Refuse Plan



Site Access Tracking



Fire Tender and Refuse Vehicle Tracking



Car Park Vehicle Tracking Assessment

Vehicular Access:

As part of the development, it is proposed that the northern access will be stopped, with the southern access utilised to serve the Retirement Living development. The southern access is currently in the form of a bellmouth measuring 6.0m wide, however, as part of the development proposals this will be narrowed to 5.5m. St Chad's Drive is a single carriageway road that measures approximately 9.2m wide and is subject to a 30mph speed limit. A new 1.5m wide pedestrian footpath will be provided on one side of the new entrance which will join the 4.5m wide public footpath at the intersection of St Chad's Drive.

Parking Provision:

The proposed development will provide 22 spaces (including two accessible spaces) for residents which is deemed sufficient to accommodate all demand within the site whilst also ensuring no overspill occurs on the highway network (please refer to PBA Transport Statement).

Fire Access:

It is proposed that a fire tender will be able to access the parking area and to be positioned within the 75m hose length requirement to access all parts of the building under BS 9991. The adjacent diagram (fig. 1) demonstrates the tracking of a fire tender to enter, turn, and exit the parking area in a forward gear.

Refuse Servicing:

The communal refuse store is located along the west gable end of the building close to the site vehicular entrance. There is an allocation of 8 accessible 1100L euro-bins providing 5 recycle euro-bins and 3 general waste euro-bins; 4 240l organic waste bins are also provided. This external refuse store is located next to the building secondary access doors to the ground floor corridor for ease of access. The adjacent diagram (fig. 2) demonstrates that the refuse vehicle is able to get within the 10m bin carrying distance requirements set out within Manual for Streets for Eurobins. The refuse vehicle manoeuvre has been demonstrated to be achievable within the transport statement by Paul Basham Associates

EV Charging Points:

In line with the recently adapted requirements for Electric Vehicle (EV) charging points within Part S of the Building Regulations, so that active 7.2kW charging stations will provide a charging point to every parking space.

Security:

The site will provide a good level of natural surveillance with apartments facing the private amenity spaces and car park.



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