



HUYTON LANE, LIVERPOOL

Design and Access Statement

February 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 Huyton 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 Huyton 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 to the eastern side of the junction of Huyton Lane (B5199) to the north-west and Lathom Road to the south-west.

The Site's north-western boundary lies immediately adjacent to the St Michael's Church Conservation Area, which extends across Huyton Lane and continues to the north-west, surrounding the church and the historic core of Huyton. Outside of the Conservation Area and opposite the Site's south-western boundary (Lathom Road) is a seven-storey 1970s tower block.

To the north-east of the Site is an area of twentieth century ribbon development and to the east and south-east of the Site are areas of public realm and a part-raised car park associated with a modern warehouse-type supermarket. From the second half of the twentieth century, the Site has been the location of Fire and Ambulance Stations. The Fire Station was located within the north-western half of the Site but has been recently demolished and this area is surrounded by temporary timber hoardings. Only the remnants of ground floor slab remain, alongside other areas of hard standing as well as the brick retaining wall and leylandii trees along its boundary with Lathom Road.

Within the north-eastern part of the Site, separated from the previous site of the Fire Station by an internal access road, is the extant Ambulance Station. This area comprises an L-shaped (mostly) single-storey brick and flat-roofed building that is setback from Huyton Road by a small area of lawn.

The boundaries of the Site generally comprise a mix of hoardings, palisade fencing, concrete panelled fences and timber-fencing.



Aerial Plan View



Aerial View from West

PHYSICAL ASSESSMENT - SITE PHOTOS



Sources: Site Aerial taken from Google Earth on 24.10.22



View 1 - View North-East across Lathom Road onto site.



View 2 - View East across Huyton Lane onto site

PHYSICAL ASSESSMENT - SITE PHOTOS



View 3 - View from within site of existing retaining wall in North-West corner.



View 4 - View South-West from within site,



View 5 - View South East from within site onto neighbouring multi story car park.



View 6 - View East across Huyton Lane onto site



View 7 - View East along Huyton Lane



View 8 - View South-West up Huyton Lane towards site.

PHYSICAL ASSESSMENT - LOCAL AMENITIES



The site is within 5-7 minutes walk from Huyton Village. The Huyton Shopping Centre and Post Office are 0.3 miles South-West of the development. At the rear of the site is a large Asda Superstore: a pedestrian link to the South-West of the site will provide an easy access to the Superstore and other facilities.

A few restaurants/take-aways are within 5-7 minutes walk from the development along Derby Road and Lathom Road (Wetherspoon, Huyton Village Fish & Chips, Dominos Pizza, Floga Grill, La Vita).

NHS Cheshire and Merseyside is 0.4 miles away from the site, 8-9 minutes walk. There are also GP's and pharmacies closer to the site.

Huyton Station is 0.5 miles away or 10 minutes walk. The closest bus stops are on Lathom Road opposite the Asda Building (3A, 6, 7, 61, 89, 247, 619, and C46): buses run to and from Speke, Huyton Park, and Liverpool.

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 EXISTING BUILDINGS



The site is part of the redevelopment framework for Huyton Village. On the opposite side of Huyton Lane is a residential zone and St. Michael's conservation area made up of mainly 2 and 2 1/2 story semi-detached and terraced houses. The houses are mainly red brick buildings with horizontal band features, window header details and grey pitched roofs.

At the rear of the site is a large commercial building hosting Asda, Decathlon, and a Photo Lab with a multi-story car park. The building has white sheet cladding and some large glazed openings. Most of Huyton Village is made up of commercial 2/3 story brick buildings with flat roofs.

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 and grey bricks. Grey bricks will be used for the top story of the proposed building as a reference to the grey roofs in the residential area. Grey and red brick panels will be added between some of the Juliet balconies and full height windows to break up the elevation. Horizontal brick bandings and window header details will also be added as reference to the more traditional residential detailing within the adjacent conservation area.

DESIGN CUES



Grey brick details and window headers



Red brick banding across facade



Red brick buildings



Grey slate roofs

PHYSICAL ASSESSMENT - BUILDING HEIGHTS



Aerial Plan showing building heights in Huyton Village Centre

The diagram to the left illustrates the application building height within the context of Huyton village centre. The purpose of this building height analysis is to review the surrounding context and assess what building height is appropriate for the redevelopment of the site. The application site is located on the Northern edge of the village centre and the buildings within the village centre are typically 2 to 4 storeys in height with a strong emphasis of 3 storey buildings along Lathom Road.

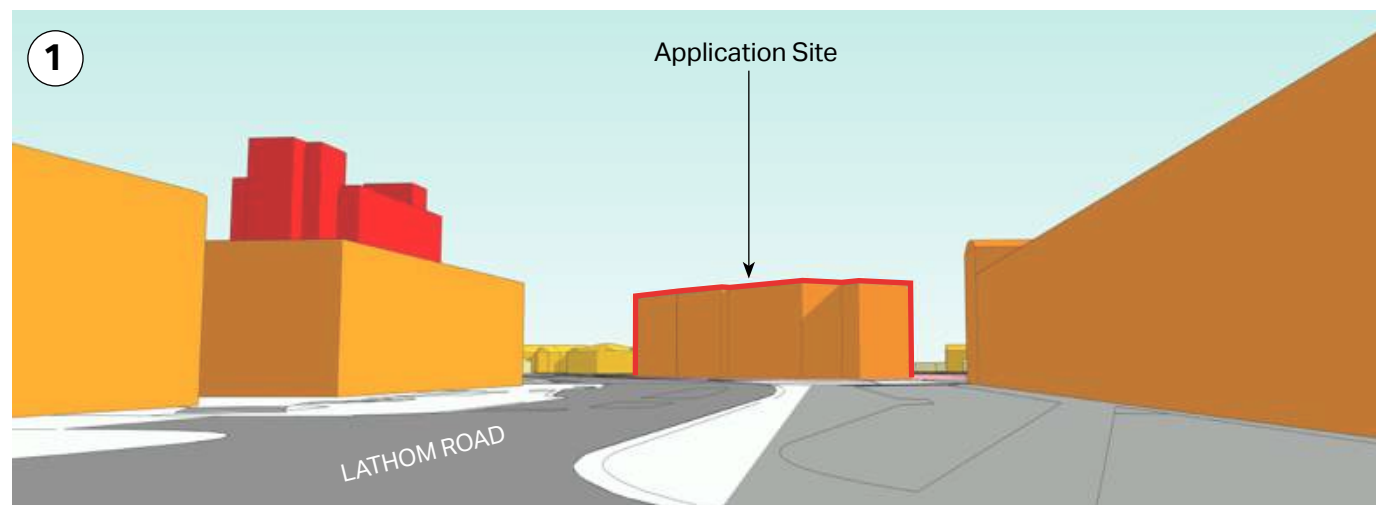
To the North of the site, residential properties are located within the St Michael's Church Conservation Area and these are typically detached and semi-detached 2-storey dwellings. The application site will act as a transition between the larger buildings within the village centre and it is important that any new proposals respect the smaller scale dwellings to the North and, more importantly, directly to the West of the site along Huyton Lane.

4 views have been determined to illustrate the impact of these building heights from ground level and from elevated positions to show the impact of the proposed RL development within the surrounding context. Please note that this study is based off a simple flat ground plane and is for illustrative purposes only.

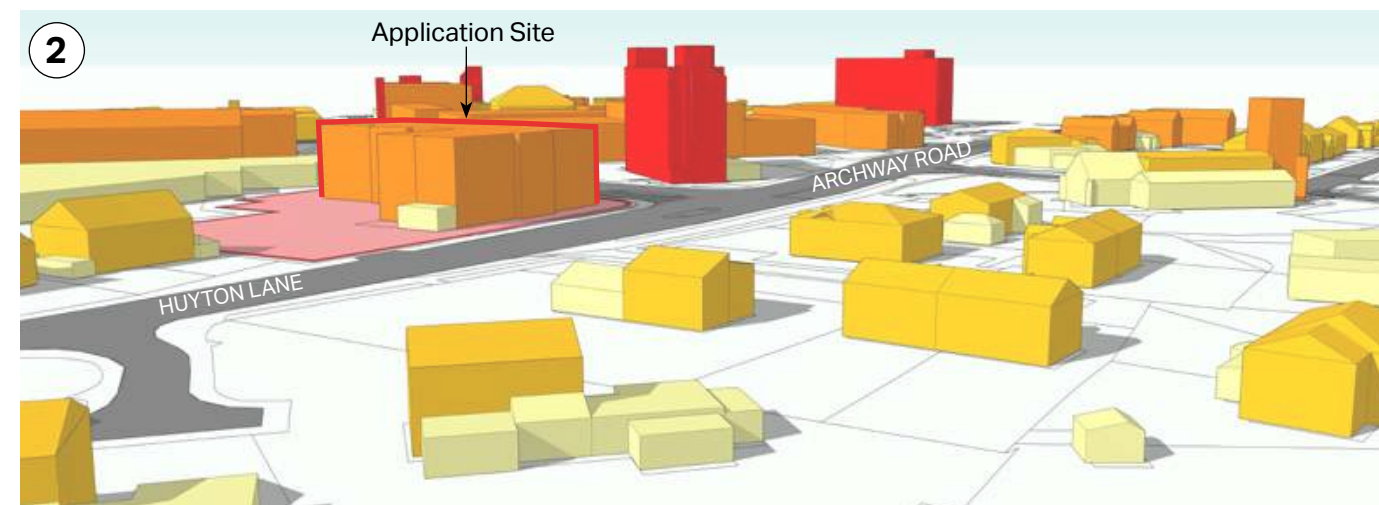
KEY

	Application Site
	Single Storey
	2 & 2 ^{1/2} Storeys
	3 & 4 Storeys
	Over 4 Storeys

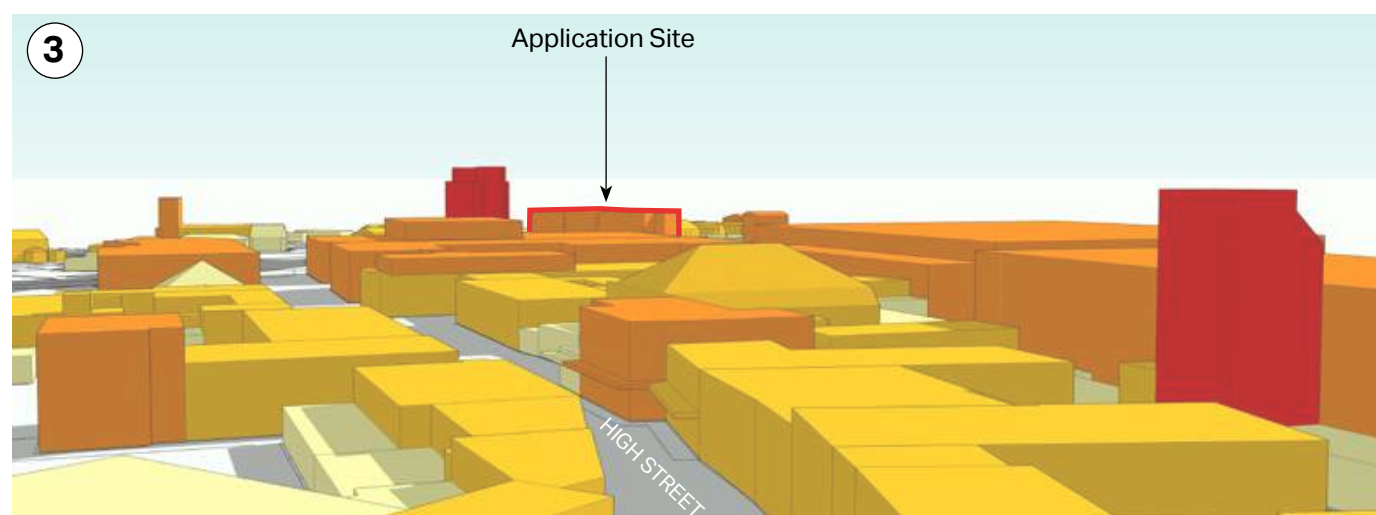
PHYSICAL ASSESSMENT - BUILDING HEIGHTS



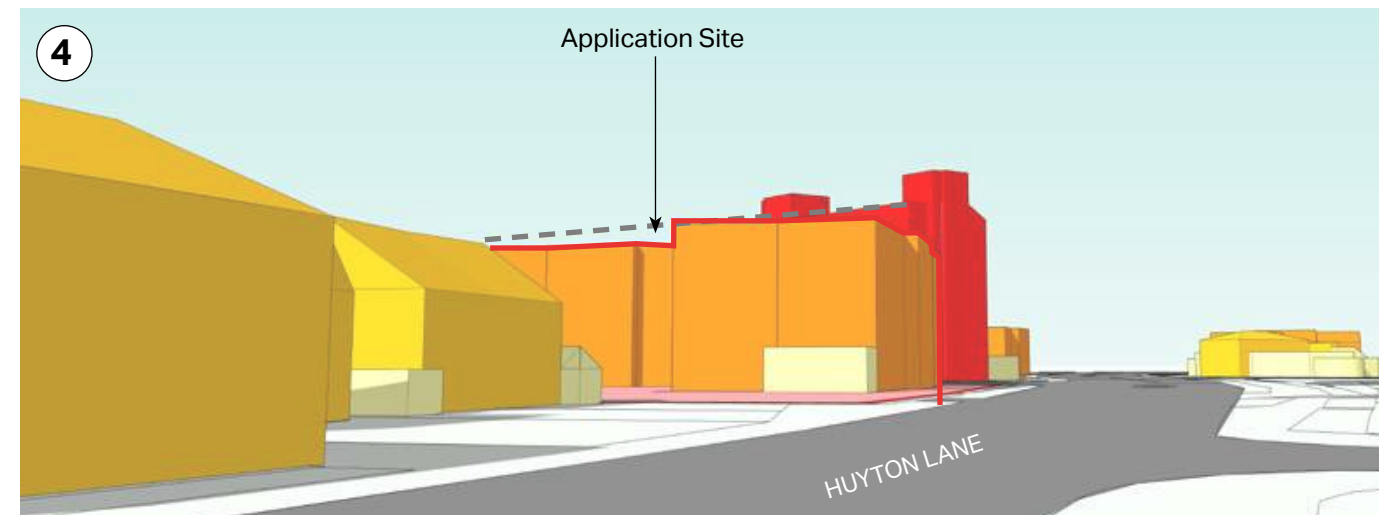
View 1 - This view is taken from the ground level, looking North-East along Lathom Road. The building to the right of this view is the Asda superstore and the buildings to the left are the commercial units forming part of the shopping centre. The proposal, at 4 storeys, sits comfortably within the street view without dominating the smaller residential buildings to the North.



View 2 - This is an elevated view of the application site from the Northeast looking back towards the village centre. The proposals provide an appropriate and considered step in height from the 2 storey dwellings along Huyton Lane, culminating with the 7-storey Job Centre at the junction between Huyton Lane, Lathom Road and Archway Road.



View 3 - This is taken from an elevated view from the High Street to the South East. It demonstrates that the 4 storey proposal sits comfortably within the roofscape of the village centre. Whilst there are 2 buildings taller than 4 storeys, this is an exception to the majority of buildings heights and it is considered that any height is more appropriate to the center of the commercial shopping area rather than along its edge.



View 4 - This is a critical view looking west along Huyton Lane and it is important that the proposed building sits comfortably with the streetscape along Huyton lane. Whilst it is recognised that the Job Centre is a significantly taller building within the local village centre, it is positioned on a small isolated landmark site more suited for height. The application site has more street frontage to both Huyton Lane and Lathom Road and as such, any proposals for the application site should respond appropriately to the adjacent buildings along Huyton lane. The diagram above includes a dotted line that identifies what we believe is an appropriate height limitation for this site.

HUYTON VILLAGE CONSERVATION AREAS

At the edges of Huyton Village there are three conservation areas: St. Michael's Church to the North, Victoria Road and Church Road to the South-East and The Orchard to the South. Of these, the most relevant to our development is St. Michael's Church Conservation Area being just opposite to the North-West corner of the site.

There are a number of focal features in the St. Michael's Church Conservation Area. Those which are particularly prominent due to their architectural characteristics and their position are: St. Michael's Church, churchyard and walls; Barker's Brewery Public House; Blue Bell Cottages; The Village Green and Cross. The most prominent building is St. Michael's Church which is also Grade II* Listed.

The range of styles in the conservation area is reflective of the fashions and styles popular in the 19th century when the buildings were built. Differences in age and status are more apparent from their size and detailing rather than materials.

Frontages play a key role in informing the character of the conservation area. Frontages in the area are typified by the use of decorative brickwork in the form of string courses, window surrounds and roof brackets, with varying degrees of ornamentation.

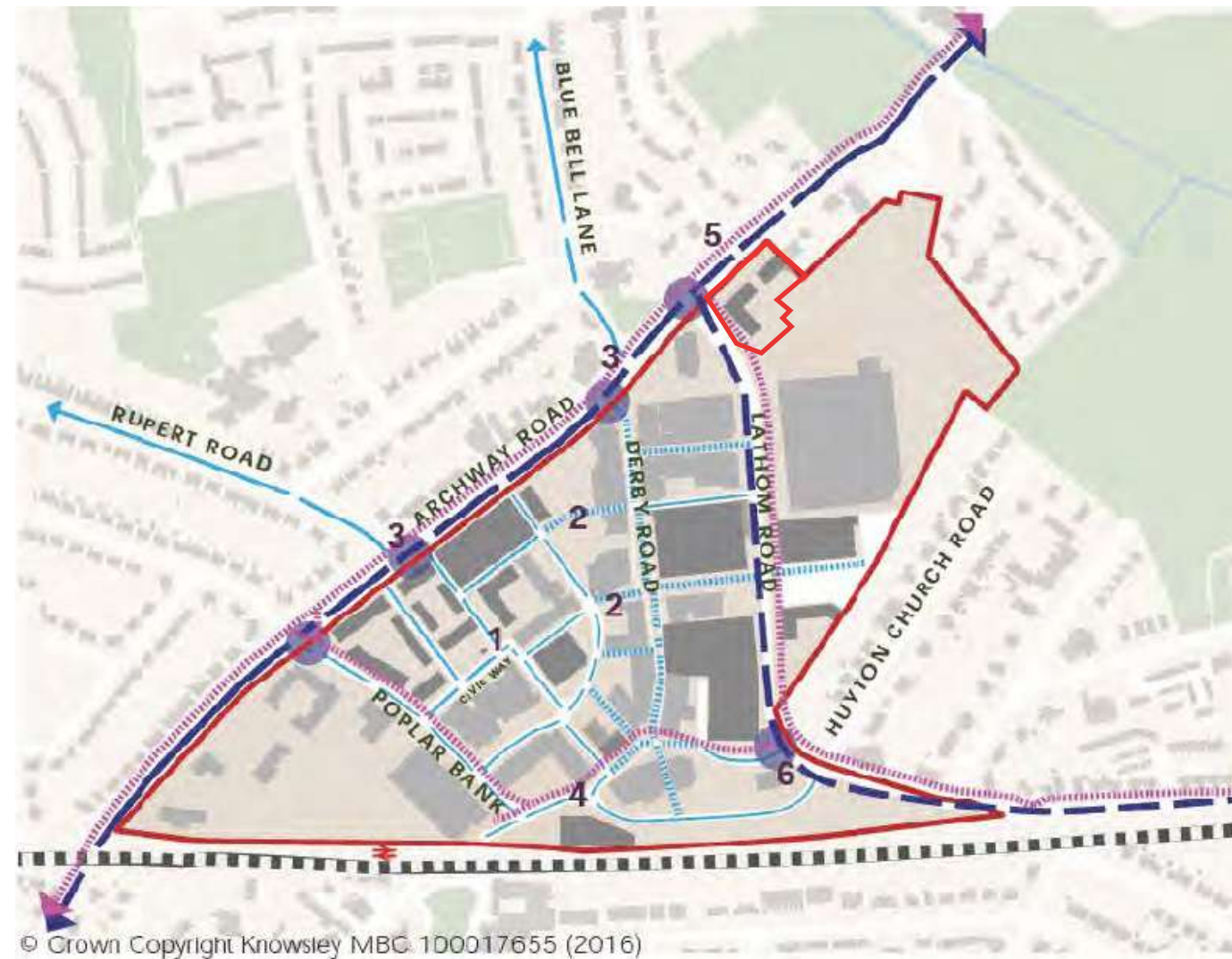


HUYTON VILLAGE MASTERPLAN

The site faces the two main vehicular routes highlighted in the masterplan: Huyton Lane and Lathom Road. The vehicular and main pedestrian entrance points to the site are from Huyton Lane. A secondary pedestrian access point to and from the building's grounds will give access to Lathom Road.

The masterplan identifies the facade along Huyton Lane as an active frontage and therefore the main entrance of the proposed building has been located on this elevation.

A FRAMEWORK FOR IMPROVED ROUTES AND CONNECTIONS



- | | |
|---|---|
| Huyton Village Boundary | pedestrian route |
| key vehicular route | cycle route |
| secondary vehicular route | gateway |

ACTIVE FRONTAGES ADDRESSING KEY ROUTES AND SPACES



- | |
|---|
| Huyton Village Boundary |
| active frontage on existing building |
| active frontage on redeveloped building |

HUYTON VILLAGE MASTERPLAN

AREAS FOR ACTION AROUND LATHOM ROAD



The Huyton Village masterplan has highlighted the redevelopment and potentials of each area of the village. Our site is located to the corner of Huyton Lane and Lathom Road and it has been identified as an area for a potential residential development. Accordingly to the masterplan, the proposal for our site would benefit from an L-shaped building with the purpose that the two vehicular routes are addressed by the two main elevations.



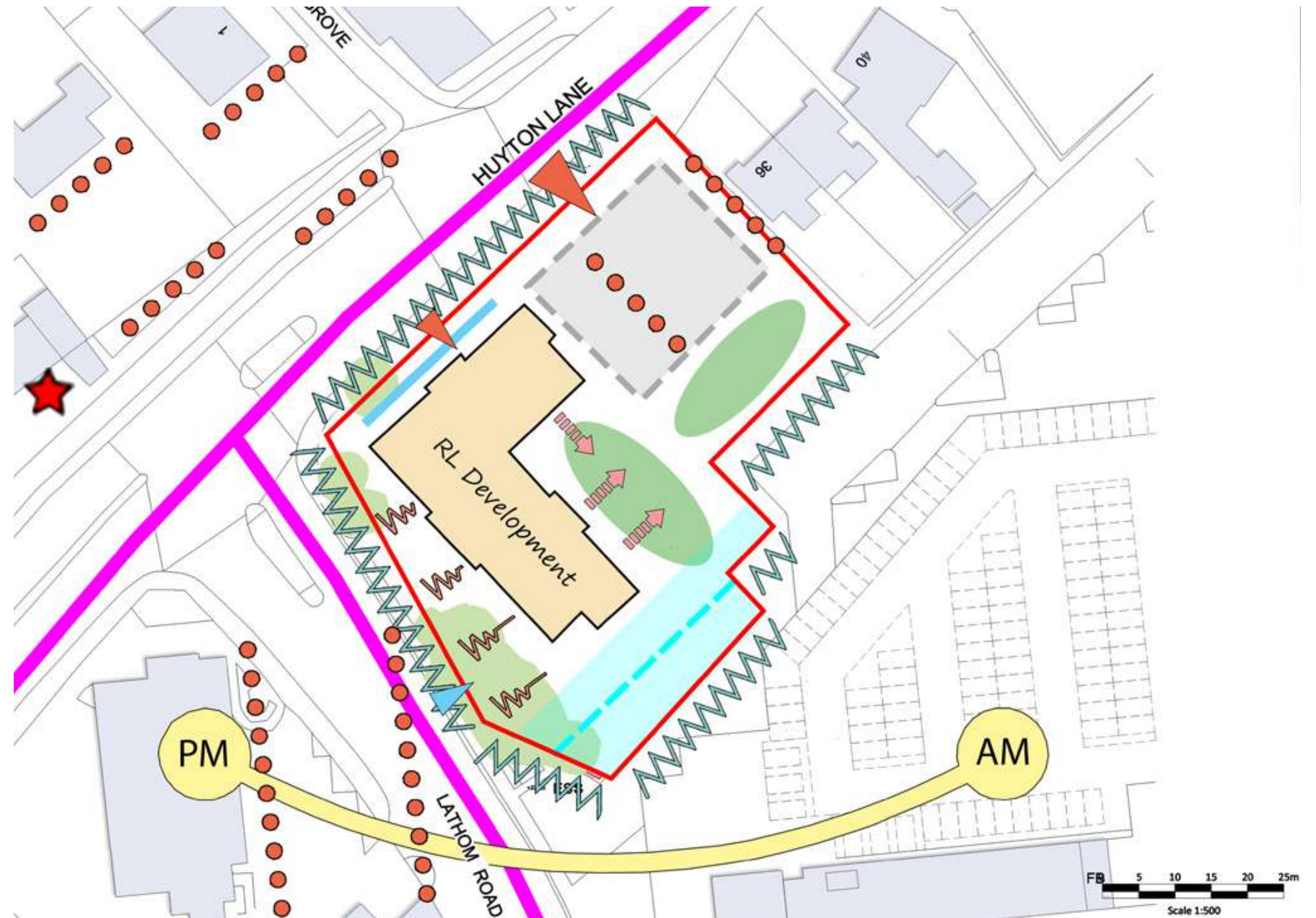
OPPORTUNITIES & CONSTRAINTS

The site constraints are as follows:

- Existing trees along the West boundary causing overshadowing.
- Visual impact of the building from main roads.
- Acoustic impact of the roads to the South-West about 11-23m away from the road and North-East elevations about 9m away from the road.
- Steep banks along the North-West boundary.
- Overlooking issues into the South-West of the site from Asda walkway.
- No strong building line along Huyton Lane.
- Existing water main to the South-East of the site.

The site opportunities are as follows:

- Regenerating the existing site in accordance to the Huyton Village masterplan.
- Re-establish the street scene along Lathom Road and Huyton Lane.
- Social and economic benefits as a result of Retirement Living accommodation freeing up some of the existing housing stock that can be purchased by families, young couples and first time buyers entering the housing market.
- Existing trees in the North-West corner provide natural screening for the residential properties facing the corner between Huyton Lane and Lathom Road.
- The lack of a strong building line along Huyton Lane creates an opportunity to make best use of the site, utilising an appropriate L-shaped building.
- Parking area providing separation between residential units.



KEY

	Site Boundary		Surrounding Buildings		Acoustic + Visual Impact
	Active Building Frontage		Proposed Retirement Living Development Footprint		Proposed Site Entrances
	Main Roads		Proposed Parking Area		Proposed Secondary Entrance Linking Site to Huyton Village
	21m Overlooking Distances		Proposed Amenity Areas		Sloping Gradient
	Water Main		Existing Trees		Views Out Onto Amenity Areas
	5m Water Main Easement				Listed Buildings

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, guest suite, 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 16no. 2- bed apartments and 37no. 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	3F	Total
EV1-1	3	5	5	5	18
EV2-1	3	3	3	3	12
EV3-1	1	1	1	1	4
EV4-2	1	1	1	1	4
EV5-2	2	2	2	2	8
EV6-1	0	1	1	1	3
EV7-2	1	1	1	1	4
Total Per Floor	11	14	14	14	53
Total Amount	53 Unit Types				
Footprint GEA Ground Floor	927.0m²				
Footprint GIA Ground Floor	860.0m²				
Total GEA (all floors)	3708.0m²				
Total GIA (all floors)	3440.0m²				
Acres	0.947				
Hectare	0.3834				

Mix provided : 1b1p:1b2p:2b2p /30:7:16



Proposed Site Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



KEY

- 1 Bed
- 2 Bed
- Ancillary Accommodation

SCALE & MASS

Pre-application discussions have been held with Knowsley Council since Summer 2022 and most recently a meeting was held with Planning and Heritage Officers in January 2023. These discussions confirmed the acceptability of a residential development on the site, reflecting the Huyton Village Masterplan and a request to increase the building height from 3 to 4 story. Detailed design justification, as well as a comprehensive suite of technical documents requested by the Council, is included in this Design and Access Statement and other technical reports submitted.

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 edge of Huyton Village at a cross road between Huyton Lane and Lathom Road and close to St. Michael's Conservation Area.

The conservation area is opposite the north-west corner of the site. The mass of the proposed building shows a 4 story high structure which is a compromise between the immediate residential context and the 8-story office block opposite Lathom Rd. At the proposed height the building sits more comfortably within the surrounding and does not obscure any significant views to and from the conservation area.

Along the North-West and West boundaries, a tall bank between the site and the road disguises the height of the block at the cross road. Although the proposed building is four stories high, the bank hides about half of the ground floor, making it feel less prominent. On the opposite side of Lathom Road, the neighbouring building is an 8-story office block. To the East of the site along Huyton Lane, the next door property is a 2-story semi-detached house. At the rear of the site, a large Asda Superstore is at a similar height to the proposed building. The proposed flat roof minimizes the overall height of the building in its immediate context. The existing street scene along Huyton Lane is fragmented and lacks a consistent architectural language: the proposal aims to balance and enhance the street scene along this section of the road.



3000
02 **Proposed Section AA**
Scale 1:500



3001
02 **Proposed Section BB**
Scale 1:500

LAYOUT & ACCESS

The location of the new Retirement Living building has been dictated by the existing site constraints (including the change of levels between the site and Lathom Rd and the existing water main to the South-West bottom of the site) as well as the existing Framework Development for Huyton Village.

The framework diagrams (page 11 and 12 of this document) identifies the L-shape of the building with main elevations facing Huyton Lane and Lathom Rd and the active frontage facing Huyton Lane where the buildings main entrance is featured.

Considering the level changes, the site vehicular entrance has been kept along Huyton Lane but relocated to facilitate the design of all facilities within the site.

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 entrance and 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 of the site facing Lathom Road and Northern side 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 ground floor adjacent to the resident's garden.



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 and a grey brick with feature panels and horizontal banding to add architectural interest to the façades.

The top floor is proposed in grey brick to resemble the grey roofs of the houses in the conservation area. Also the horizontal banding in soldier course are features taken from the more traditional style but elaborated in a more contemporary appearance. Brick panels in dark red or grey 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 Archway Road

Material Legend

1. Red Multi Brick
2. Contrasting blended Red Multi Gilt Brick to ground floor on projections and soldier course details.
3. Grey Brick to top floor.
4. Full height UPVC windows with dark grey window frames.
5. Dark grey polyester powder coated Juliet balconies to all upper floor living rooms.
6. Dark grey 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.



PHOTO MONTAGE



Existing street view from Huyton Lane



Proposed street view from Huyton Lane

PHOTO MONTAGE



Proposed street view from Archway Road

Existing street view from Archway Road

VISUAL



LANDSCAPE



KEY

Existing tree to be retained
(RPA in orange)



Proposed heavy standard
(12 -14cm girth) tree



Proposed select standard
(10-12cm girth) tree



Proposed Hornbeam hedge



Proposed turf



Proposed species rich flowering lawn



Proposed swathes of bulb planting



Proposed 450 x 450 x 50mm
concrete flag paving



Proposed pedestrian
tarmacadam



Proposed vehicular
tarmacadam



Proposed resin
bonded gravel



Indicative seats



Proposed 1500mm high metal railing



Proposed 1800mm timber
close boarded fence

Existing retaining wall

Existing metal bow top railing
retained and painted

Existing metal bow top railing
retained and painted

NOTES

CONCEPT

The communal open spaces form an integral part of the development, which includes an areas for sitting and socialising with interest provided through the use of different paving materials and planting styles. Planting will maximise biodiversity enhancement. Individual patio areas will look out onto a garden of mixed planting with all year round seasonal interest.

TREE PLANTING

Planting of heavy standard and select standard trees around the entrance and frontage to the site will give early structure and maturity to the scheme. Specimen garden trees will provide year round colour and interest in the garden areas. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be chosen from suggested species such as:

Acer campestre (Ac) Prunus padus 'Alberti' (Pp)
Betula utilis jacquemontii (Buj) Sorbus aucuparia 'Asplenifolia' (Saa)
Liquidamber styraciflua 'Worplesdon' (LsW)

SHRUB PLANTING

A mix of evergreen and deciduous shrubs as well as herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and to provide year round interest through form, foliage and colour. Medium/large species will be planted against screen fences and walls and medium/low species will be planted around paths and entrance areas.

Species to be selected from a range of species including: () density/m2

Berberis frikartii 'Amstelveen'(5), Berberis cordifolia 'Silberlicht'(6), Ceanothus thyrsiflorus repens(4), Chaenomeles superba 'Jel Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cytisus 'Algold'(4), Ekeagrus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald Gaiety'(6), Euphorbia griffithii 'Fireglow'(5), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albens 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabin 'Tamariscifolia' (3), Lavandula 'Hidcote'(5), Lonicera 'Maygreen'(4), Nepeta 'faasseni'(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabeliana'(3), Pyracantha 'Orange Charm'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum binn 'Eve Price'(3)

HARD LANDSCAPE

Footpaths around the building to be surfaced with tarmac with a non slip paving unit used for the sitting areas and patios to create a more intimate character. Resin bonded gravel to circular seating area will provide contrast.

GRASS AREAS

Lawned areas will provide a more highly maintained area to the Resident's Garden with more irregularly mown species rich flowering lawn areas to enhance biodiversity and provide interest over areas that cannot be planted due to drainage easement.

Rev.A: Addition of easement to key and update to Layout Rev.E (SF) February 2023

Sue Farmer BA WALD MLI Landscape Architect fdalandscape Westleigh Hall Wakefield Road Dentby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	Client McCarthy Stone			
	Project Proposed Residential Development			
	Location HUYTON LANE, HUYTON			
	Drawing title LANDSCAPE MASTERPLAN			
Scale 1:200 @A1	Date Jan 23	Drawn by SF	Drawing no R/2671/14	

LANDSCAPE STRATEGY



GLEDITSIA - specimen tree in the centre of the lawn



HORNBEAM - site frontage

ORNAMENTAL PLANTING - to patios and entrance area



MIXED NATIVE SHRUBS



PAVING - 450x450mm textured paving to patios and entrance



GRAVEL - gravel topped central circle with seats

GRASS



Species Rich, low flowering lawn



Formal Lawn Turf

TYPICAL PLANTING TO PATIOS



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	project Proposed Residential Development EVOLVE, HUYTON LANE, HUYTON		
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PARKING & REFUSE STRATEGY

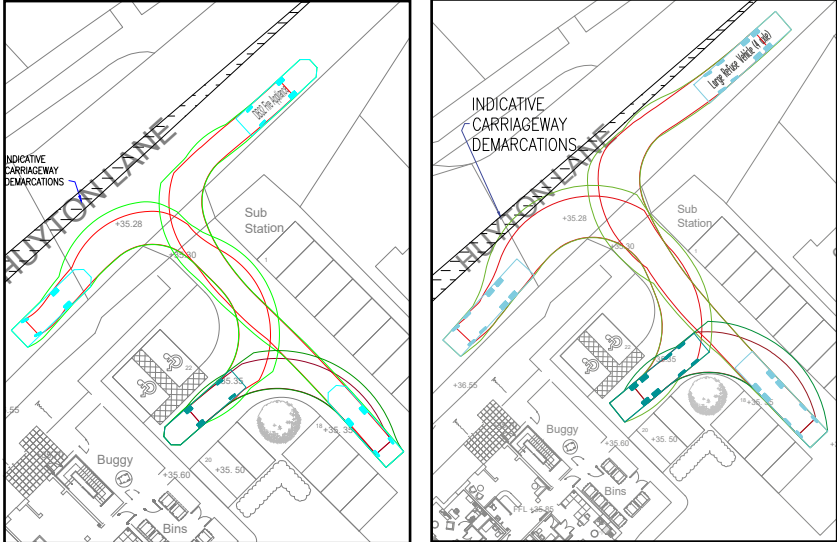


Figure 1. Fire Tender Tracking Figure 2. Refuse Vehicle Tracking

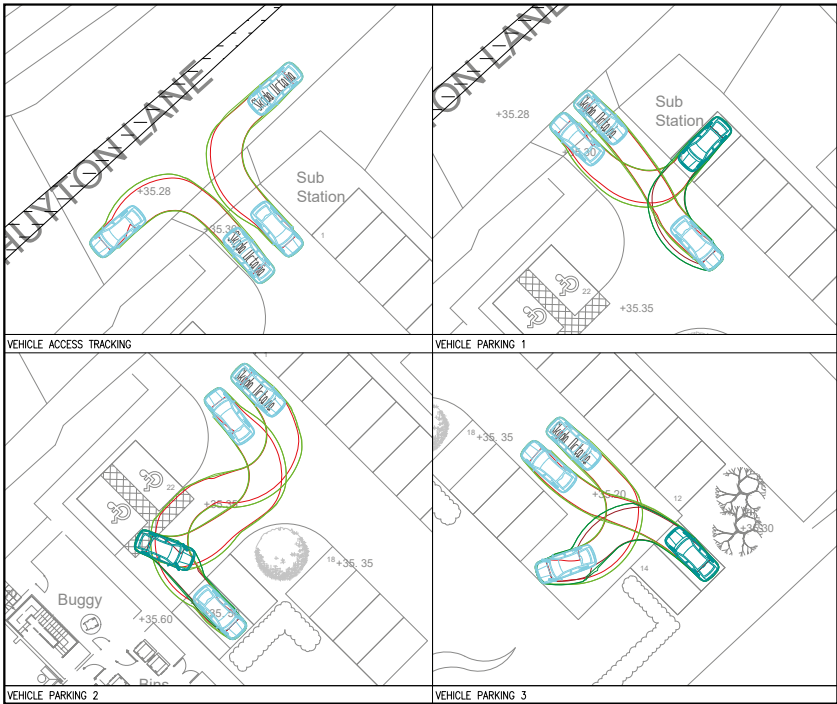


Figure 3. Resident's Car Tracking

Vehicular Access:
The proposed site has one access point along Huyton Lane in the form of a vehicle crossover arrangement measuring approximately 5.5m in width approximately 15m to the north west of the Ambulance Centre access. Huyton Lane is subject to a 30mph speed limit along the site frontage; therefore, achievable visibility has been measured at 2.4m x 43m in accordance with Manual for Streets (MfS) guidance. A new 1.5m wide pedestrian footpath will be provided on one side of the new entrance which will join the 2m wide public footpath at the intersection of Huyton Lane.

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 connect into a dry riser system that will allow a hose reach within 18m in line with the Building Regulations (Part B). The second staircase located along Lathom Road be reachable from road edge where the fire tender will be able to park on the main road and connect to a second dry riser located within 18m of the fire tender in line with part B of the Building Regulations. 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 attached to the building on the North-East elevation. There is an allocation of 8 accessible 1100L euro-bins, providing 4 recycle bins and 4 general waste bin. This external refuse store is located directly adjacent to one of the building secondary access doors to the ground floor corridor for ease of access and is directly located to the parking area. 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 Appendix F.

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 11 active 7.2kW dual 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 the two main roads, Lathom Road and Huyton Lane. The parking area to the East of the site will have good natural surveillance from the retirement living apartments and facilities.

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