gwparchitecture

Livv Housing, Gaywood Green

Design & Access Statement

Prepared By:
GWP Architecture ltd
03.01 tower works
2 globe road
leeds
ls11 5qg

www.gwp-arch.com
architecture@gwp-arch.com

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Livv housing group

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- Land registry confirmation
- Topographical information
- Planning approval
- Building Regulations approval / fire engineering
- Rights of lights Issues
- Review of easements and covenants
- Full structural review

project ref	originator	volume	level	type	role	classification	name	revision	author	checked	date of issue
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INTRODUCTION

1

1.1 INTRODUCTION

Introduction

This document provides a detailed design narrative in support of developer and Registered Social Landlord Livv Housing's Gaywood Green regeneration project and forms part of the planning documentation for the noted scheme.

The proposed site is located in Kirkby, North Knowsley, East of Liverpool. A brownfield site, the land is recently cleared of previous development with minor structures (garages) remaining on site.

The brief is to redevelop the site for a total of circa 79 new dwellings of diverse typologies, including detached, semi-detached, terraced and apartments in various configurations thus meeting the needs of Livv Housing.

This Design & Access Statement aims to provide the following information:

- Appraise the local site context
- Review the local site environs
- Develop concepts for achieving the design brief
- Develop an urban and architectural design language
- Analysis in view of local planning policy
- Analysis in view of broader context and planning milestones

Site Boundary

Historic aerial view of Gaywood Green, showing the tower blocks pre demolition

1.2 ABOUT LIVV HOUSING

Overview

Livv is a housing business and more. We provide 13,000 homes across Liverpool City Region and the North West, plus apprenticeships, training, health and local projects to build flourishing communities. We're positive, respectful partners who take the lead, do what we say and help others to unlock their potential.

Our prime objective is to work alongside our customers and local, regional and national partners to be the provider of choice for great homes and much more. This means being willing and able to help people tackle tough issues like unemployment, poverty, domestic violence, poor mental health and anti-social behaviour.

In the prevailing economic, social and political climate, these are not easy challenges, but we're determined to do this well and keep things simple. We believe that focusing hard on what matters most to customers and making our business basics as straightforward as possible are the keys to success.

Our purpose

Unlock potential and give people and communities opportunities to flourish.

Our mission

Working together with our partners we will be the provider of choice for great homes, support and services.

Our values

Making a difference daily
We invest in our people, our customers and in the creation of a fairer society.

Positively open
We are open to feedback at all times, as we strive to deliver a first class customer experience.

Forging the right way
We're creating an inspiring road which others will want to follow.

Together as one
Our teams work on another level of cohesiveness to enable us to deliver better outcomes.

WINNER
Corporate Content awards winner 2022:
Best use of print – Silver.
Best content targeted to the internal audience – Highly commended.

WINNER
Internal communications and engagement awards winner 2021:
Best internal publication: print – Silver.
Best use of video and animation – Bronze.
Best intranet - Highly commended.

LENS AWARDS WINNER
Communicate Lens Awards – 2021 Winner
Best use of video from the property, construction and facilities management sector.

HR EXCELLENCE AWARDS 2020 WINNER
HR Excellence Awards 2020 – Winner
Best Employee Engagement Strategy.

KNOWSLEY BUSINESS AWARDS 2019 WINNER
Knowsley Business Awards 2019 – Winner
Corporate Social Responsibility Award.

HD Housing Digital TOP 5 SUSTAINABLE HOUSING PROVIDER 2021

SITE ANALYSIS

2

2.1 SITE LOCATION

The application site sits between Broad Lane (to the north) and Gaywood Avenue to the south and Medbourne Crescent to the east.

Southwest of the site is the community centre, club and nursery.

Surrounding are dwellings in terraced, semi-detached and detached settings. It is along Medbourne Crescent that the houses back onto the proposed site.

The application site red line boundary measures approximately 1.44 hectares.

KEY

Proposed Site

Outline of now demolished tower blocks

2.2 WIDER CONTEXT

Overview

The site is located southeast of Kirkby town centre, approximately a 20-minute walk away.

Several public open spaces are in close proximity, including a large park directly to the south.

Regarding transportation, Kirkby train station is about a 30-minute walk to the northwest, with bus stops conveniently located adjacent to the site.

For car access, the site is well-positioned, offering excellent connections to the A580 and M57, providing direct routes to both Manchester and Liverpool.

2.3 LOCAL DEVELOPMENT CONTEXT

Overview

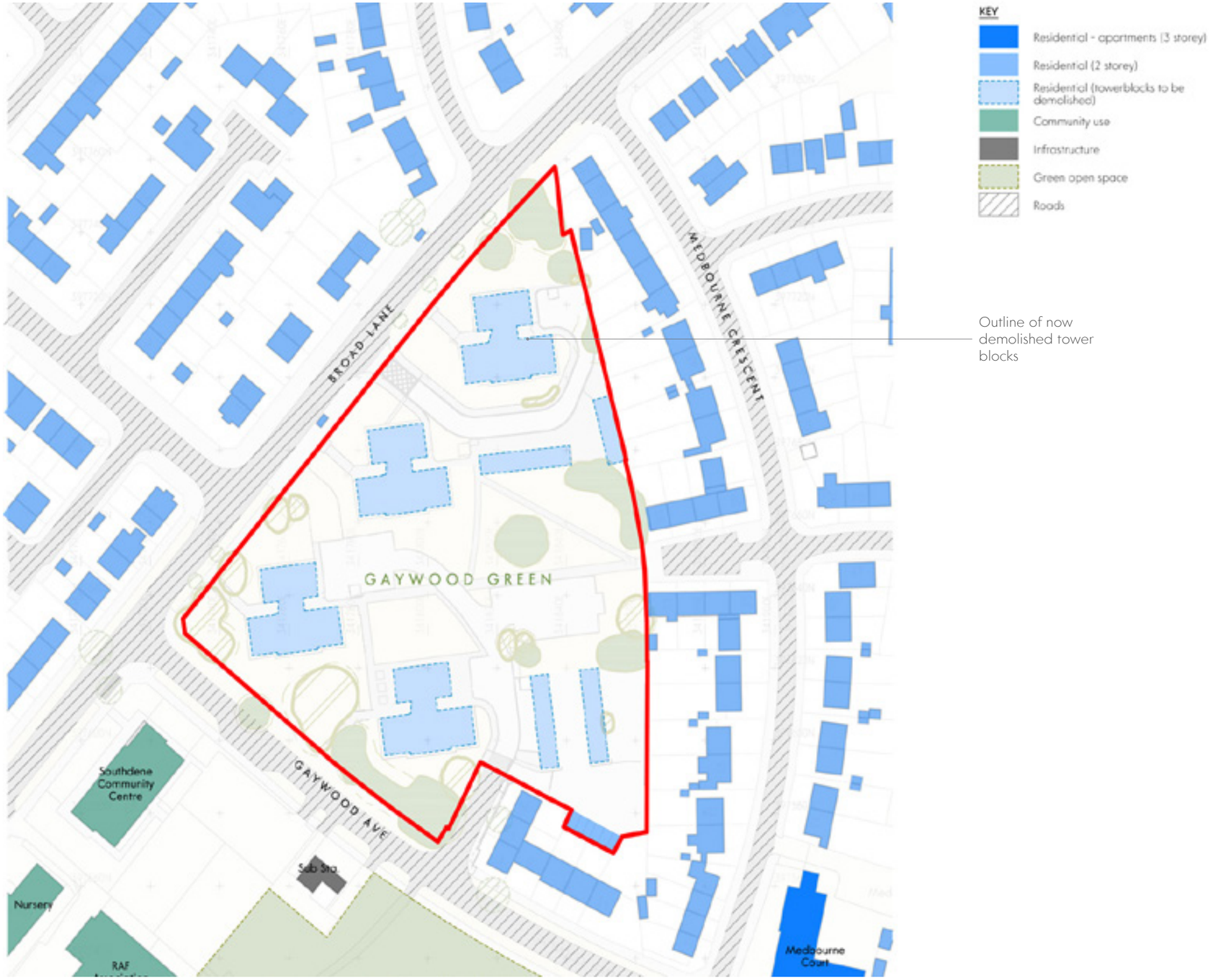
In terms of local development context, the local area is predominantly residential in nature consisting of two storey dwellings in semi-detached and terraced configurations.

Aside from the recently demolished tower blocks, Medbourne Court to the south-west provides context for three storey apartment buildings.

Directly to the south there are a number of community use buildings.

Local open green space is provided for by Wignall Park located directly to the South of the site across Gaywood Ave.

Local shops are available directly to the North and South of the site directly off Broad Lane.



2.4 ARBORICULTURAL CONTEXT

Overview

Within the red-line there are a number of extant mature trees, these are both in clusters and as standalone trees.

Following analysis by an arboriculturalist these trees have been identified in terms of their condition and value to the local environment.

The diagram to the right shows site trees broken down into two categories - B, and C. It can be noted that there is a roughly 50/50 mix of types.

Per broad planning policy context, the scheme should look to retain type B trees and retain as many of the healthy type C specimens - as far as this is practicable.

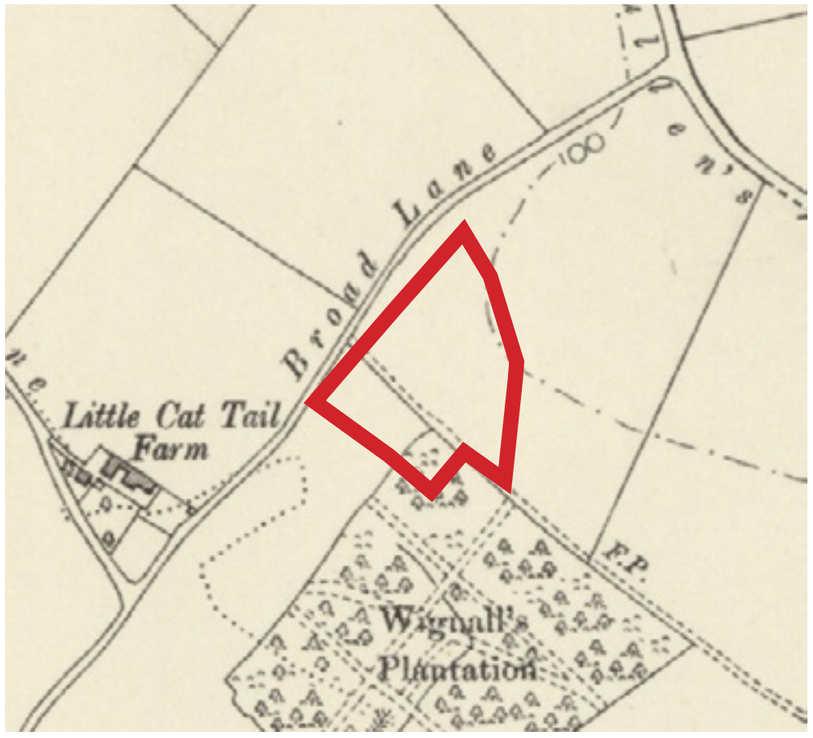
Outside the red-line, generous green verges are provided along both Broad Lane and Gaywood Ave.

New trees have been relatively recently planted on these verges, particularly to the west.

Previous exisitng apartment buildings have since been demolished

EXISTING SITE ARBORICULTURE

2.5 SITE HISTORY



1888 - 1913

Like much of the greater Kirkby area the site remained largely farmland until the mid-20th century, transport links to the region began in 1848 with the building of the Liverpool and Bury Railway through Kirkby. The East Lancashire Road (the A580) added a road connection in 1935.

1937 - 1961

Large-scale development began in February 1950. The Kirkby population of 3,000 in 1951 grew to over 52,000 by 1961. The Kirkby Urban District was created in 1958. Development was considered over-spill housing for Liverpool.

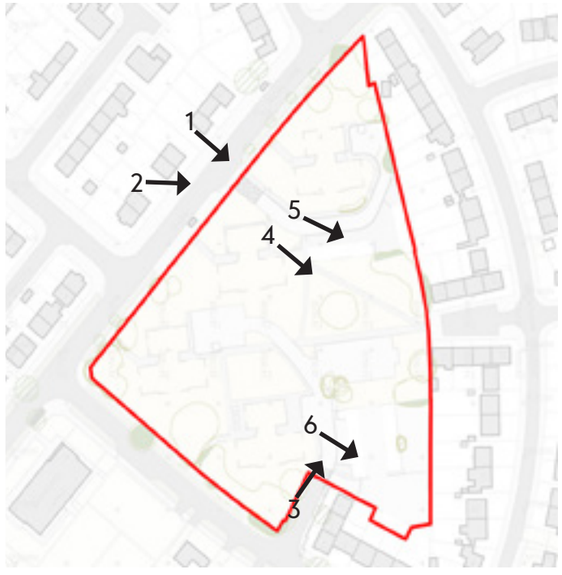
Photos of the blocks in 1987

1961 - 2024

The four tower blocks comprising 64 dwellings each (at 11 storeys) for a total of 256 dwellings were approved for construction in 1961, shortly after the last historic map (to the left) was produced. The tower blockes were demolished in 2024.

2.6 EXISTING SITE PHOTOS

2.6.1 EXTERNAL AND INTERNAL



2.6 EXISTING SITE PHOTOS

2.6.2 CONTINUED

01

02

03

04

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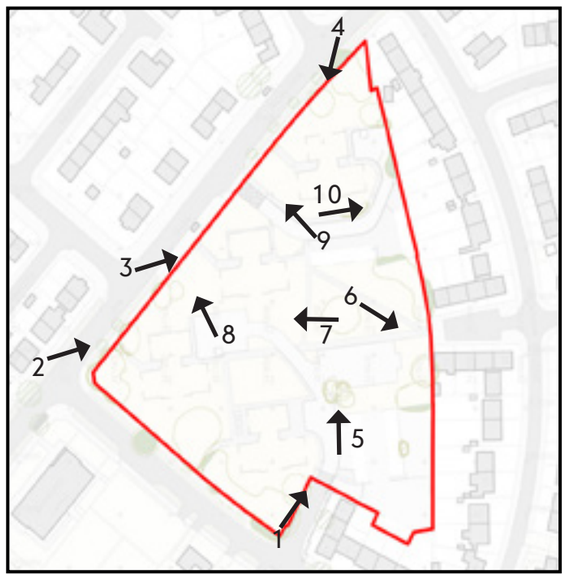

KEY

2.6 EXISTING SITE PHOTOS

2.6.3 CONTINUED

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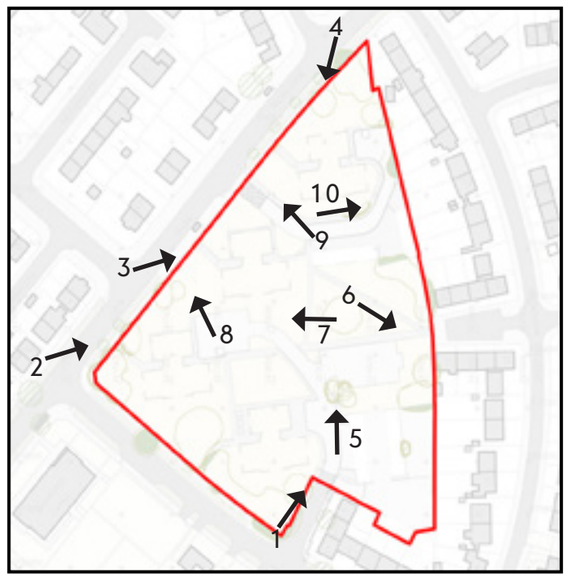


KEY

2.7 LOCAL HISTORY

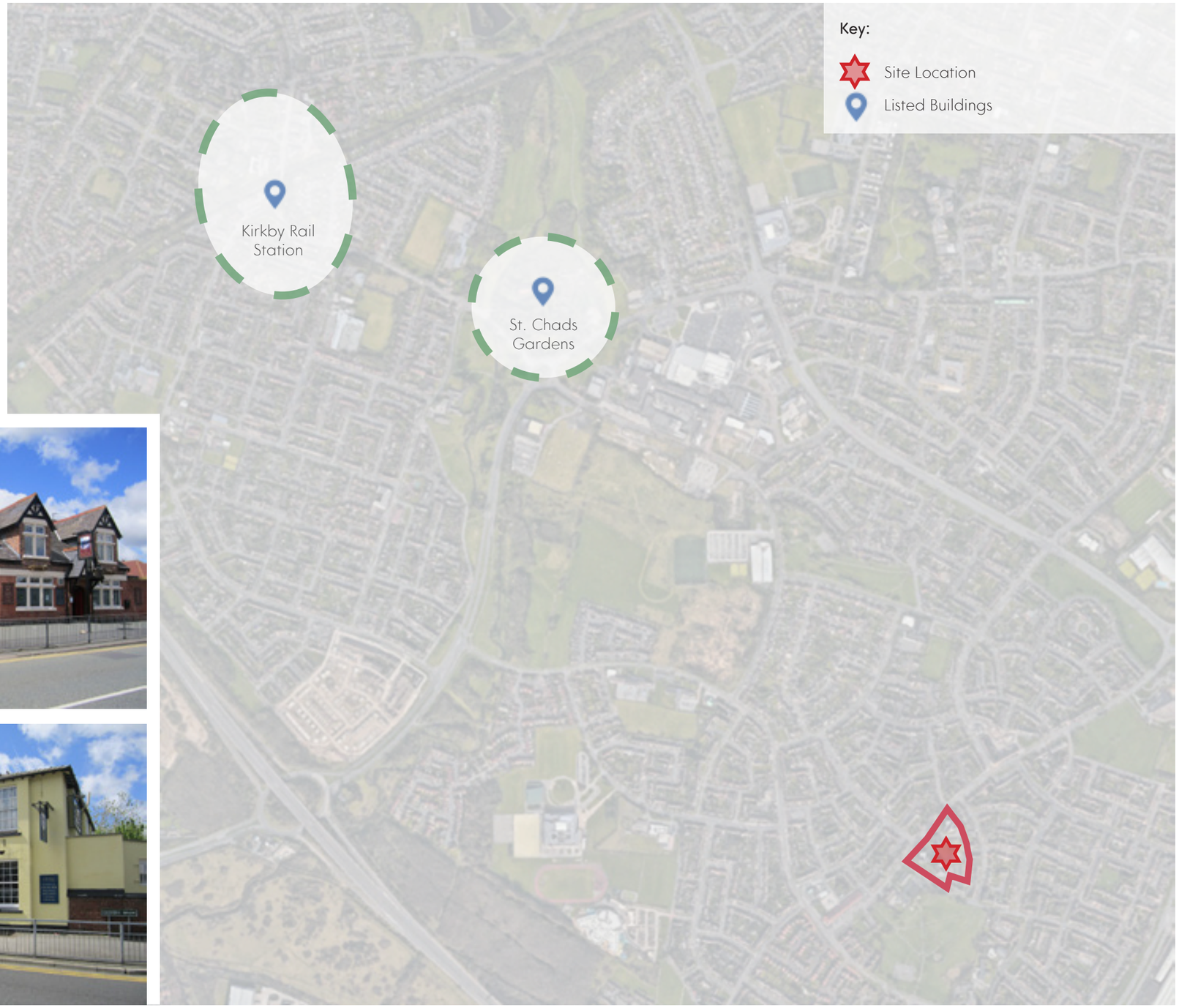
Local Listed Buildings with Historical Value

Given the relatively recent development history of the site and its surroundings being built from 1950 onwards, there is little in terms of built heritage close to the site. Predominantly the local listed buildings are clustered in the following two areas located some distance to the north-west of the development area.

- St. Chads Gardens
- Kirkby Rail Station

Examples of local listed buildings, images clockwise from left to right:

- Vicarage to St Chad's, Kirkby
- The Railway pub, Kirkby
- The Carters Arms, Kirkby
- Cottages Mill Lane and Glover's Brow, Kirkby



2.8 LOCAL CONTEXT AND CHARACTER

Recently built **Sapling Crescent** (image below) located to the south of the development site uses forms and detailing typical of modern mass housing. The materials are sympathetic to those used locally.

Local Development Overview

Local development is generally of the post war local authority type two storey housing in a mix of brick hues and render. There is little that could be considered unique to the area.

St Joseph & St Laurence church located to the south east of the site has a strong architectural language.

2.9 SITE ANALYSIS

2.10 VEHICULAR ACCESS AND MOVEMENT

Overview

The site is broadly surrounded to the West by Broad Lane and Gaywood Ave, the latter is a primary access route from the A5207, the former if followed South provides a route to the Motorway and Liverpool.

In terms of public transport there are two bus stops located directly adjacent to the site on Broad Lane to the West. A bus to Liverpool is available 5 minutes walk to the South of Broad Lane.

Currently the site is accessed only from the South off Gaywood Ave, previously when the site was occupied access was via this entrance and from the North off Broad Lane. There was a secondary access directly to the South of this that had been depreciated for some time.

In terms of access to local amenities (by car), Kirby Town centre is located within 4 minutes drive, the train station in 7 minutes, Liverpool in circa 30 and the Industrial Park in less than 5.

2.11 SITE CONSTRAINTS

Constraints

- Existing category B trees
- Existing junctions and likely limit to creating new access into the site
- Adjacent green verges preclude off main road direct access dwellings
- Circa 2.8m site level change
- Maintain best practice overlooking distances to adjacent development (21 / 13m)
- Retaining structures, to the south of the site particularly
- Lack of east-west permeability
- Poor connectivity at the Broad Lane / Greenwood Ave junction (leading to community use buildings)
- Poorly formed and surveilled spaces leading to crime
- Unclear site pedestrian permeability

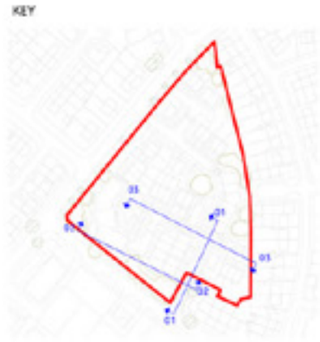
Outline of now demolished tower blocks

2.12 SITE TOPOGRAPHICAL SURVEY

2.13 EXISTING SITE SECTIONS

Key

Section - 01



Section - 02

Section - 03

SCHEME PROPOSALS

3

3.1 PRELIMINARY DESIGN IDEAS

Opportunities

- Opening up east - west site permeability
- Creating notional `quarters' by reusing vehicular access points and pedestrian links
- Having shared spaces well overlooked providing passive surveillance
- Creating a central shared green space for all residents to use
- Situating elderly housing at key nodes to provide daytime passive surveillance
- Increase site permeability in a controlled manner suitable for pedestrians
- Re-use existing vehicular access points
- Re-define pedestrian access points, focus on the intersection of Gaywood Ave and Broad Lane to create a new civic focus
- Retain category B trees where possible
- Where Category C trees are removed, provide sufficient opportunity for replacement trees
- Use the sites adjacent (outside red-line) green verges to enhance sustainability and bio-diversity

3.2 KEY CONCEPTS

Overview

A number of key concepts were part of the client brief with the desire for a strong and open urban design ethos being predominant. These are set out below:

Pedestrian First Shared Surfaces

- De-emphasise car use, pedestrian first
- Increase dwelling density
- Following placemaking best practice

Public Open Space

- Create a community centre to the development
- Use existing biodiversity (mature trees) to frame where possible
- Overlook with passive surveillance

Placemaking and Character

- Varied material palette
- Integrated biodiversity
- Considered playful architectural design

3.3 LAYOUT DEVELOPMENT OPTIONS

Overview

A number of options have been developed and appraised prior to moving towards the current scheme. Option A was seen as having the best balance of density, connectivity and openness verse the alternative options.

Option A

- Maintain existing site access
- Mix of east-west terraced form and quadrant spaces dividing the site into a legible 4 quarters
- No through road
- Retain category B trees
- Direct east-west link with green corridor possible
- Urban grain respected
- Imaginative spaces

- Location of unit types needs to be considered

Option B

- Maintain existing site access
- Have a through road and ring road
- Mostly retain category B trees
- Good route surveillance

- Car focused
- Road density likely to reduce dwelling density, small gardens
- Density likely <40 dw ha

Option C

- Maintain existing site access
- Simple east-west terraced form leading to high density
- No through road
- Retain category B trees

- Urban grain not respected
- Spaces likely to be unimaginative / stale
- No direct east-west link
- Openness and permeable surveillance could be improved

3.4 FURTHER LAYOUT DEVELOPMENT

Option A3 (Preferred Option)

- North / South Permeability
- High degree of pedestrian permeability
- Reduced maintenance / open space
- Open space located in one area

- Broad Lane frontage interest adressed
- All garden depth 10m
- Public open space area retained "village green"
- Number of public parking courts reduced
- Car parking directly assocated with housing (within curtlidge)
- Wider turning spaces for refuse vehicles

Option A2 (Pre-app)

- North / South Permeability
- High degree of pedestrian permeability
- Reduced maintenance / open space
- Open space located in one area

- Too many car parking courts
- Insuficient spaces
- Inadequate turning for refuse trucks

Option A1

- East / West permeability & North / South Permeability
- High degree of pedestrian permeability
- Associated maintenance and public nuisance problems
- Layout compromised with need to service/ access central 'spine'
- Open space located in more than one area

3.5 SCHEME PROPOSALS

Scheme Development and Brief Refinement

Option 3 previously presented has been further developed into a site masterplan to ascertain likely capacity and unit mix taking into account the following brief and site aspirations:

- Create a **community focused** development that is well integrated and well connected with its surrounding context
- Provide large **green amenity spaces** across the neighbourhood and connect them with the existing residential spaces in the local area
- Create a **diverse** neighbourhood with a wide range of typologies
- Improve and activate east - west **permeability** and reconnecting it with adjacent development.
- Creating a **safe environment** that encourages cycling and walking through the development
- Lean into design devices that provide opportunities for **gentle density**
- Maximise opportunities for **sustainability and biodiversity**

The proposed mix provides for circa 79 new dwellings in six different typologies, approximately as follows:

- 2b/3p homes (semi-detached / terraced) ~ 15 no.
- 3b/4p homes (semi-detached / terraced) ~ 12 no.
- 4b/6p homes (detached) ~ 3 no.
- 1b cottage apartments ~ 6 no.
- 2b cottage apartments ~ 6 no.
- 1b and 2b apartments ~37 no.

3.6 SCHEME PROPOSALS

PLACEMAKING

Entrance gateway buildings to site to provide character, engender place making, and for the approach

Shared surface 'home zone' approach leading to passive surveillance and gentle density with pedestrian friendly streets

PEDESTRIAN FIRST

Green 'spine' through development, bordered to the north and south provides security and permeability. Allows for incidental play and activity space for the community

SUSTAINABLE

Green 'spine' culminates in central **shared green space**. Adjacent apartment buildings provide overlooking

COMMUNITY

3.7 SCHEME PROPOSALS CONCEPT

3.8 PROPOSED SITE LAYOUT

Following the masterplan and tender design, the site planning strategy follows the principle to develop a regular ordered series of detached, semi-detached and terraced dwellings with three blocks of apartments.

These are aligned to provide private outside space to each dwelling house.

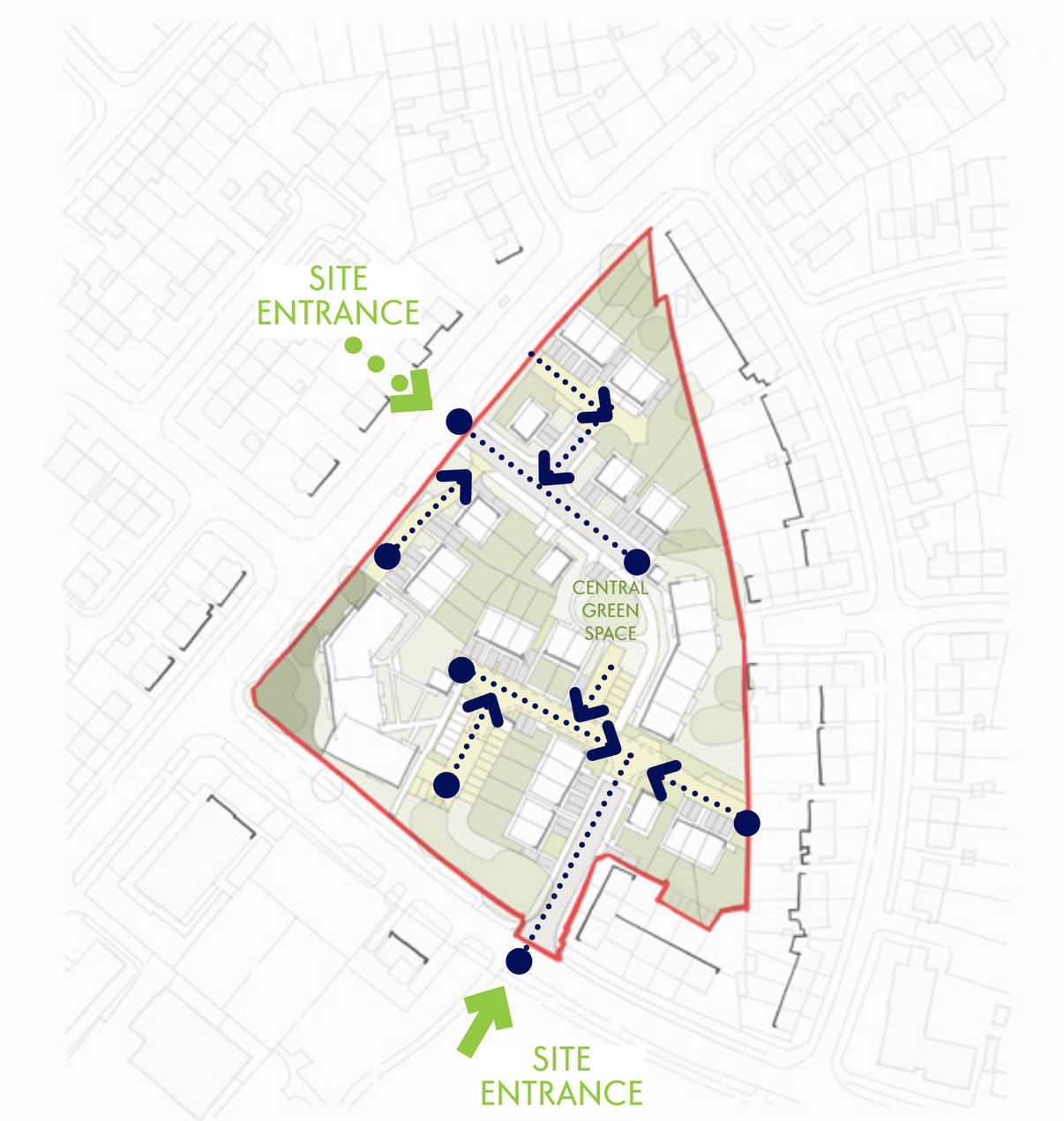
Along Broad Lane and Gaywood Avenue, the development is stepped back from the street to continue the current open streetscape reflecting the existing arrangement of the street scene opposite.

ACCOMMODATION SCHEDULE

2b/3p House	= 15 no.	(70m2 / NDSS)
3b/4p House	= 12 no.	(84m2 / NDSS)
4b/6p House (2.5 storey)	= 3 no.	(112m2 / NDSS)
Sub-Total	= 30 no	
Inspired Living (1b/2p)	= 6 no.	(50m2 / NDSS)
Inspired Living (2b/3p)	= 6 no.	(61m2 / NDSS)
Sub-Total	= 12 no	
Apartments (Block A - 1b2p)	= 28 no.	(50m2 / NDSS)
Apartments (Block A - 2b3p)	= 9 no.	(61m2 / NDSS)
Sub-Total	= 37 no	
Total Dwellings	**= 79 no**	

3.9 SITE MOVEMENT

Vehicular Movement



Pedestrian Movement

ARCHITECTURAL DEVELOPMENT

4

4.1 SITE DESIGN CONCEPT

Overview

The site concept broadly has three key distinct space types that provide order to the overall masterplan.

Single Family Homes

Principally two storey dwellings set-off shared surface highways

Village Green

Wider green space with overlooking

Shared Living

Three to four storey buildings with a differentiated architectural language. Generally located on key site nodes

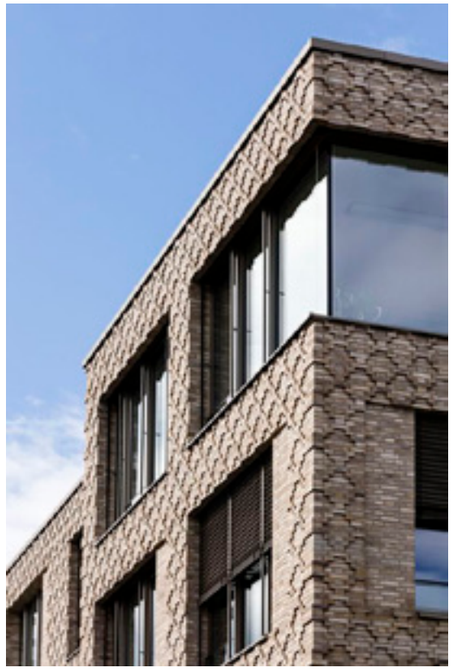
4.2 SITE DESIGN CONCEPT

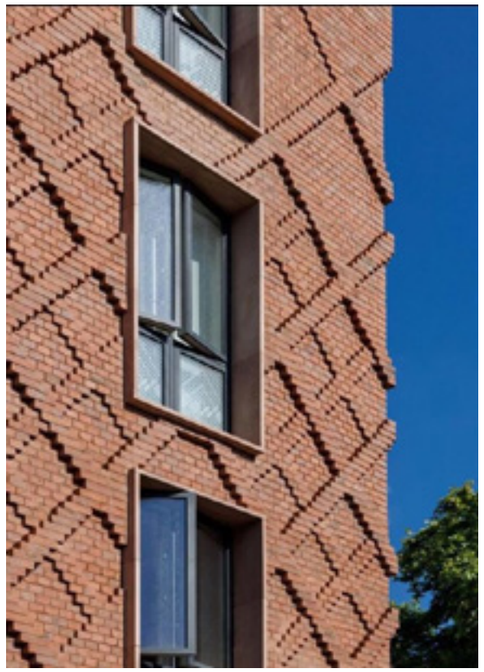
Overview

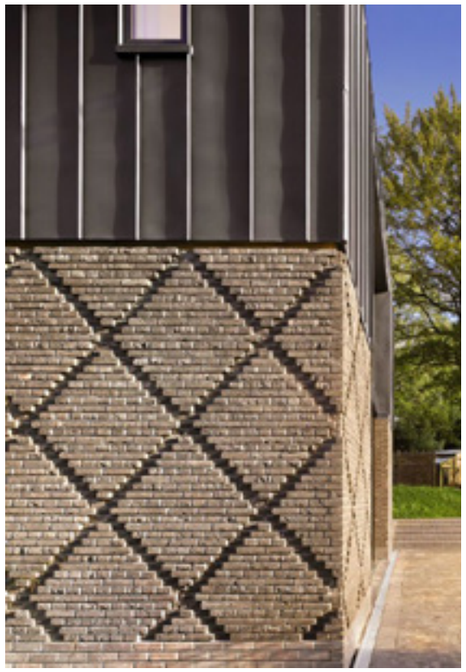
Key inspiration for the sites architectural language is St Joseph and St Laurence church, located to the south east of the site. The church has a distinctive dia-grid glazed facade which sits in projecting gables. This precedent stands alone in the local area as a civic building with a distinctive design ethos.

The scheme design has been developed with this local architectural precedent as inspiration, with subtle references used across the proposed development.

St Joseph & St Laurence church located to the south east of the site has a strong architectural language.

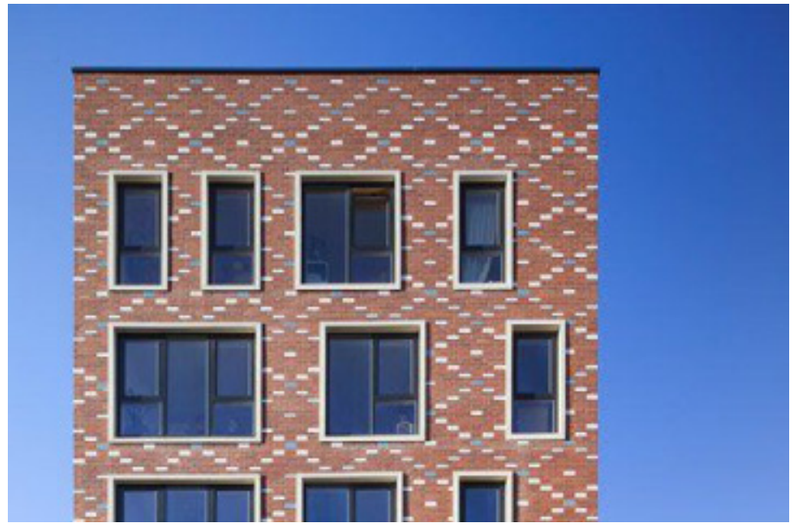






Contextual brick with positive identity: Brick building mass with punched / highlighted windows that are framed by a contrasting material

Feature gables: Make a feature out of the gable end to break up the mass of the building



Patterned brick facade with difference colours and reveals

4.3 ARCHITECTURAL LANGUAGE

4.3.1 DWELLINGS

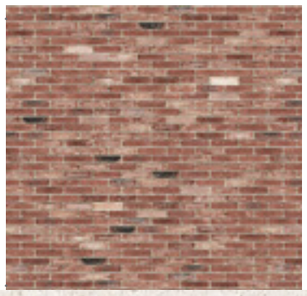
Overview

The house designs follow simple, traditional housing forms that maintain a straightforward and familiar architectural language. Asymmetric projections are introduced around the windows, adding a layer of interest and variation without straying from the overall simplicity.

The external rainwater pipes and gutters have been articulated. These rainwater pipes are strategically placed to break up the street elevation, helping to establish a sense of rhythm along the street elevation.

Windows and doors, at ground level, are grouped together with recessed panels, creating a unified appearance. This arrangement also adds depth to the building's surface, subtly distinguishing the openings from the rest of the facade while maintaining the clean, traditional lines of the design.

1.



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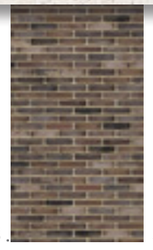

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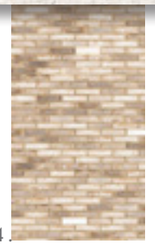
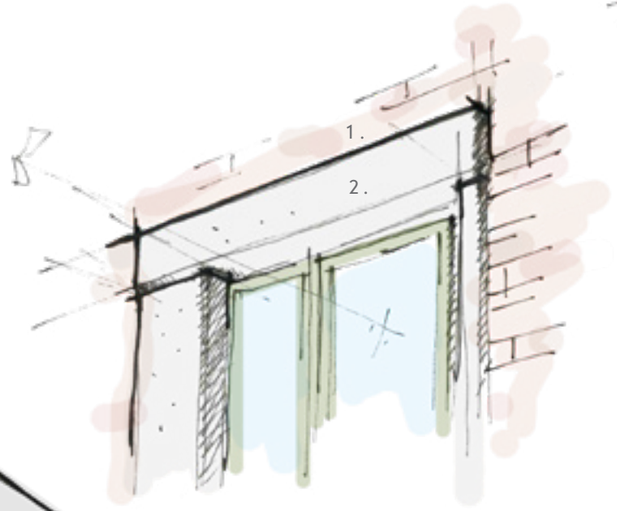


Materials

1. RED BRICK (MAIN MASONRY MATERIAL)
2. WET CAST STONE (CONCRETE) WINDOW HEADS & SILLS
3. BROWN BRICK
4. BUFF BRICK



Asymmetric contrasting surrounds to windows

Simple house form with window groupings and projections

Creation of rhythm along street by highlighting the external RWP in a contrasting colour

4.3 ARCHITECTURAL LANGUAGE

4.3.2 APARTMENTS

Overview

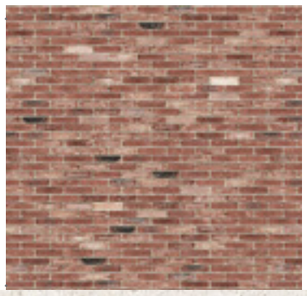
The buildings design incorporates a diamond brick pattern that will run throughout the facade, either using contrasting white bricks or projecting textured bricks. This pattern will provide a cohesive and consistent visual element across the exterior.

Projecting masses are used to ground the building and break up the elevation. This approach helps to visually divide the building mass while grouping windows in a way that adds depth and definition to the facade.

A variety of roof forms are included to create visual interest and replicate the feel of a varied street elevation. This helps integrate the building into its surrounding urban context.

Distinctive brick finishes are used at key points within and around the site to assist with wayfinding. These finishes will help visitors navigate the space while adding a subtle variation in the overall appearance of the building.

1



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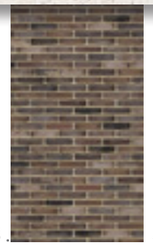

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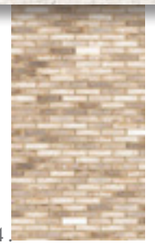

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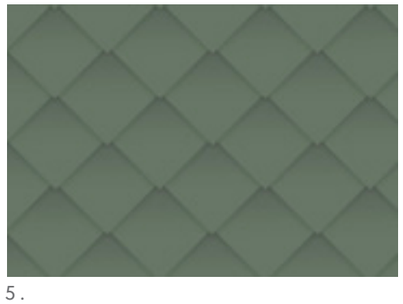
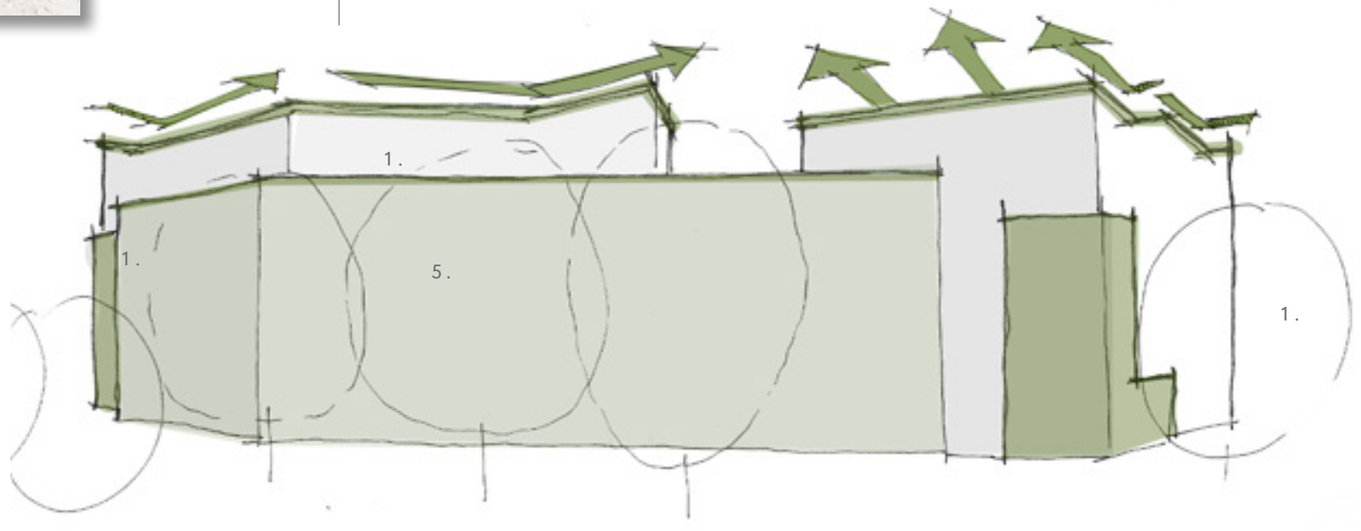


Materials

1. RED BRICK (MAIN MASONRY MATERIAL)
2. WET CAST STONE (CONCRETE) WINDOW HEADS & SILLS
3. BROWN BRICK
4. BUFF BRICK
5. LIGHTWEIGHT CLADDING - FIBRE CEMENT ‘SCALES’ (APARTMENTS)

Projecting elements to ground the buildings and break up facade



Variety of roof pitches and forms to create interest along the street front

4.4 PROPOSED MATERIALS PALETTE

Overview

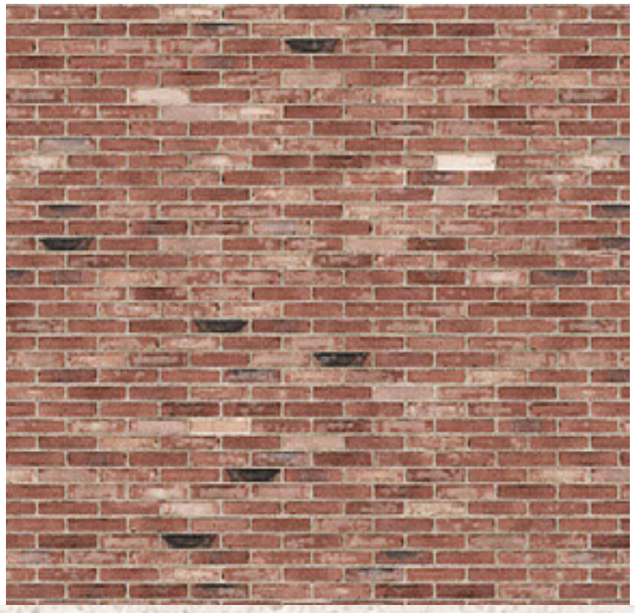
A traditional and durable material pallet has been developed for the scheme where the primary material, brick is used throughout. The main brick proposed to be a red-multi type not untypical of recent local development. To provide variety a buff and brown brick are proposed but used more sparingly. Detail and movement is provided through the use of patterning, with the local architectural context referenced.

To aid the architectural language and provide depth and relieve the façades, a soft green fibre cement panel is proposed. This is used primarily on the apartment buildings partly as a means to provide differentiation to these building types.

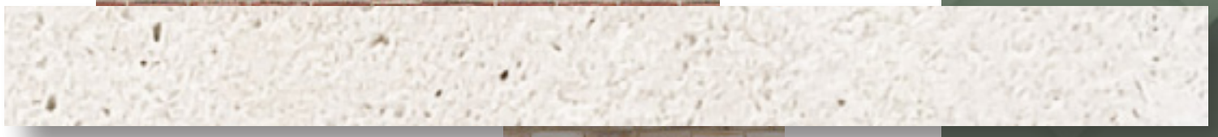
Materials

1. RED BRICK (MAIN MASONRY MATERIAL)
2. WET CAST STONE (CONCRETE) WINDOW HEADS & SILLS
3. BUFF BRICK
4. LIGHTWEIGHT CLADDING - FIBRE CEMENT 'SCALES' (APARTMENTS)
5. LIGHTWEIGHT CLADDING - FIBRE CEMENT PANELS (HOUSES)

1.



2.



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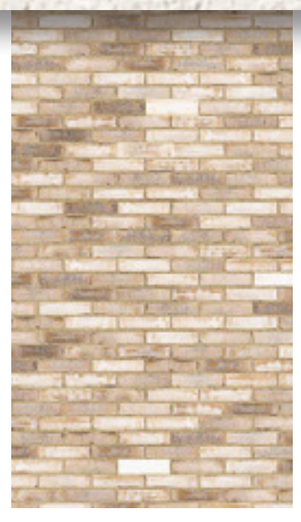

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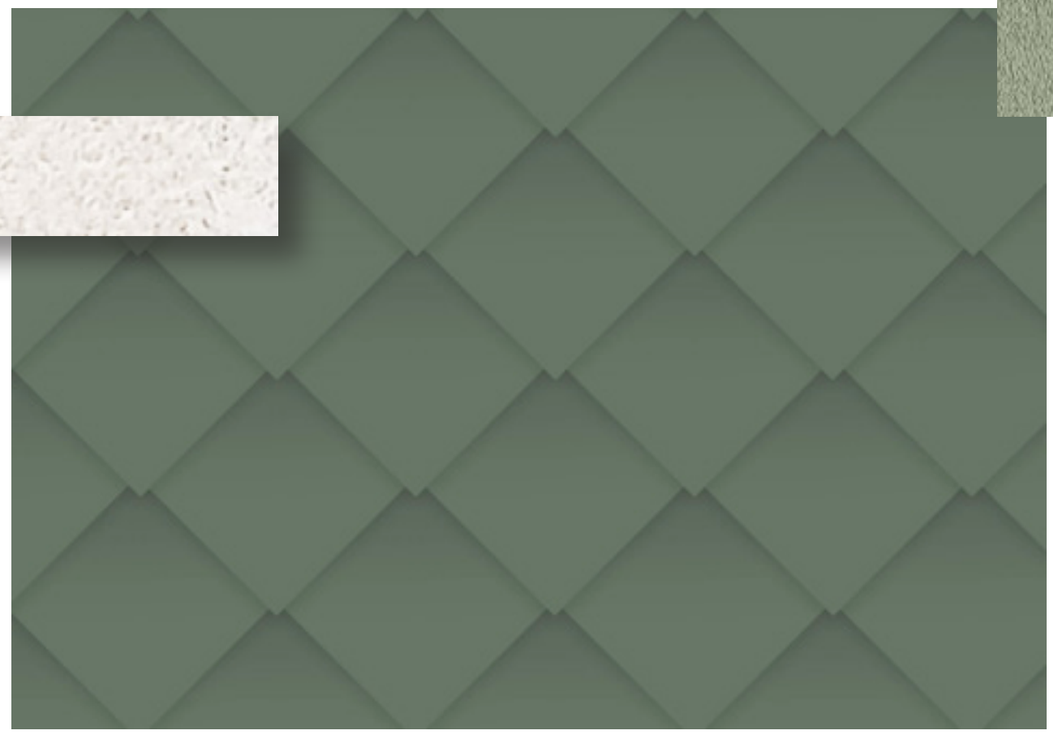


5.

4.5 DWELLING ARTISTIC IMPRESSION

4.5.1 BLOCK 7, 8 AND A

Windows and back door uPVC in olive green colour

Wetcast cill, head, coping and window surrounds, off white colour

Brick, colour varies, sand coloured natural mortar

Fibre cement green infil panel

uPVC downpipes and gutters, with matching fascia dark green colour

KEY

4.5 DWELLING ARTISTIC IMPRESSION

4.5.2 BLOCK 1

Windows and back door
uPVC in olive green colour

Dark grey concrete
roof tiles

Fibre cement green
infil panel

Brick, colour varies,
sand coloured
natural mortar

KEY

4.5 DWELLING ARTISTIC IMPRESSION

4.5.3 BLOCK 6 AND 10

Windows and back door
uPVC in olive green colour

Dark grey concrete
roof tiles

Fibre cement green
infil panel

Brick, colour varies,
sand coloured
natural mortar

KEY

4.6 APARTMENT ARTISTIC IMPRESSION

4.6.1 BLOCK A

Red brick with outset white brick diamond patten

Inset brick panel

Parapet flashing, olive green colour

Windows and doors uPVC in olive green colour

Fibre cement green panels

uPVC downpipes and gutters, with matching fascia dark green colour

KEY

4.6 APARTMENT ARTISTIC IMPRESSION

4.6.2 BLOCK A

Parapet flashing, olive green colour

Diamond fibre cement green panels

Windows and back door uPVC in olive green colour

KEY

4.6 APARTMENT ARTISTIC IMPRESSION

4.6.3 BLOCK B

Red brick with outset white brick diamond patten

uPVC downpipes and gutters, with matching fascia dark green colour

Dark grey concrete roof tiles

Soft landscaping boundary

Windows and doors uPVC in olive green colour

Village green landscaping

KEY

4.6 CONTEXTUAL ELEVATIONS

Elevation A-A through Broad Lane

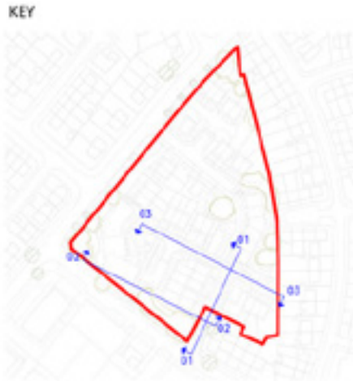
Elevation B-B through Gaywood Avenue

KEY

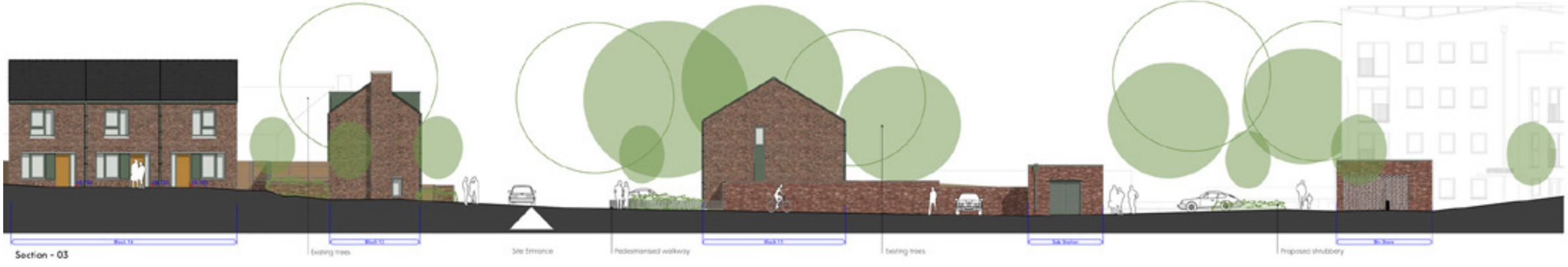
4.7 PROPOSED STREET SCENE

4.7.1 ONE OF THREE

Section - 01



Section - 02



Section - 03

4.7 PROPOSED STREET SCENE

4.7.2 TWO OF THREE

Section - 04

Section - 05

Section - 06

4.7 PROPOSED STREET SCENE

4.7.3 THREE OF THREE

4.8 PROPOSED SITE LANDSCAPING

Overview

A proposed site landscape plan has been produced for the scheme and published as part of the planning plans pack (extracts adjacent). Highlights as follows:

- Specification of native species
- Low maintenance
- Compliance with ecology report (native hedgerows)
- Consideration to Biodiversity Net Gain (tree planting, hedgerows & scrub planting)
- Public open space ('POS') located in the centre of the site with public seating

4.9 LOCAL DEVELOPMENT CONTEXT

Overview

The below provides a number of pertinent extracts from the Knowsley Local Plan as they likely pertain to the Gaywood Green site re-development.

Housing Density

5.25

Policy CS3 adopts a flexible approach to housing density, recognising that there is scope for densities to vary within the borough. This variance could be based on factors like site location (e.g. high densities adjacent to town centres and transport interchanges) or desirability of housing mix (e.g. lower density housing is needed to re-balance the mix of housing in some areas). However, given housing land availability constraints which currently exist in Knowsley and the character of the borough, densities of at least 30 dwellings per hectare are considered to be appropriate and lower densities acceptable only in accordance with the criteria in Policy CS3. There are some locations in Knowsley where densities of up to 40 dwellings per hectare or higher may be acceptable.

8.7

The Council's evidence base indicates that the tenures of affordable housing should be mixed in order to meet local housing needs. In general terms the evidence currently shows a need across Knowsley for a tenure split of 75% affordable rent and 25% intermediate housing.

Policy CS22

The tenure, type and size of new housing delivered in Knowsley will support the re-balancing of the housing market to better meet housing needs and demands arising in Knowsley. Applications for new residential development must demonstrate how they contribute to this re-balancing.

Densities of a minimum of 30 dwellings per hectare will be required for residential development in Knowsley. Lower densities will only be acceptable in circumstances where:

a) The nature of the location in question allows for this; and
b) It can be demonstrated that an identified local housing need will be met.

Design Standards

8.17

Knowsley has a wide range of existing housing, but this may not always meet the needs of existing or newly forming households, due to the unsuitability of the type or size of housing. In order to better provide for those living in, or seeking to live in Knowsley, there is a need to address existing imbalances.

Policy CS17

2) For individual residential developments of 15 dwellings or more, developers must demonstrate how their scheme contributes to the re-balancing of Knowsley's housing market in terms of the size of dwellings provided

4) All new residential development in Knowsley will be encouraged to comply with the following design standards (or equivalent replacement standard):

a) Building for Life standards;
b) Lifetime Homes design criteria

Housing Types

8.19

The Council's evidence base has assessed the existing housing stock in the borough and made recommendations about the types and sizes of housing that need to be delivered across the plan period, in order to re-balance the housing market. The findings of the evidence are set out in Table 8.1.

Sustainability

10.2

Policy CS22

Government targets for carbon reduction in new development are expected to be implemented through updates to the Building Regulations. Where it is not technically feasible or economically viable to meet the requirements on site, contributions to the Council's Community Energy Fund may be accepted as one of a range of options under the Government's proposed 'Allowable Solutions' mechanism. The Fund will be used to support carbon reduction initiatives in Knowsley and potentially the wider Liverpool City Region.

10.7

The Government launched a 'Housing Standards Review' consultation in August 2013 which sought views on ways to reduce the degree of variation in housing design guidance, codes and standards at the local level. Many of these design aspects are expected to be covered by future updates to Building Regulations. Depending on the detail of these changes the Council will either completely rely on Building Regulations to deliver sustainable design or (where compatible with the Government's approach) consider the need for some aspects to be defined by local policies in the Local Plan: Site Allocations and Development Policies

Table 8.1

Housing Type/Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Market Housing	10%	30%	40%	20%
Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing – Intermediate	20%	70%	10%	0%
Provision of new bungalows is also required across all housing types and sizes				

4.10 NATIONAL DESIGN GUIDE RESPONSE

Overview

This architectural project is designed with careful alignment to the principles set out in the National Design Guide, ensuring that it meets high standards of sustainability, beauty, and functionality. The development embraces the guide's ten characteristics - context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan - creating a place that is responsive to both its environment and the needs of its community. Through innovative design, attention to local heritage, and a focus on low-carbon, energy-efficient solutions, the project not only enhances the built environment but also contributes to a more sustainable and cohesive future for its residents.

Context

Contextual Integration: The location, history, and cultural characteristics of a site and its surroundings. Buildings reflect surroundings in terms of materials/scale/form.

2.5 Site History
2.6 Existing Site Photos
2.7 Local History

Physical Features: Consideration of local vernacular features (gables/window surrounds) referenced in the design.

2.8 Local Context and Character
3.2 Key Concepts
3.3 Layout Development Options

Integration: Vernacular appropriate for the area used i.e., (brick).

2.8 Local Context and Character
4.2 Site Design Concept
4.3 Architectural Language
4.4 Proposed Materials Palette

Local Character: Urban grain well considered.

3.3 Layout Development Options
3.4 Further Layout Development

Modern Considerations in Design: High quality detail to reveals/entrances/interfaces.

4.3.1 Architectural Language - Dwellings
4.3.2 Architectural Language - Apartments
4.5 Dwelling Artistic Impressions
4.6 Apartment Artistic Impressions

Identity

Contextual Character: Design should reflect the area's history, current lifestyles, and anticipate future needs.

2.5 Site History
2.11 Site Constraints
3.5 Scheme Proposals
3.9 Site Movement

Influence of Local Vernacular: New developments should reflect the local architecture, landscape, and cultural features to maintain distinctiveness.

2.7 Local History
2.8 Local Context and Character
3.3 Layout Development Options
4.2 Site Design Concept
4.8 Proposed Site Landscaping

Legibility: A well-designed place should be easy to navigate and understand, with clear landmarks and wayfinding.

3.6 Scheme Proposals
3.9 Site Movement
4.1 Site Design Concept

Attention to Details: Elements like façades, windows, doors, colours, textures, and patterns all contribute to creating a memorable identity.

4.3.1 Architectural Language - Dwellings
4.3.2 Architectural Language - Apartments

New Identity: Where new development is on a large scale or contrasts with the existing context, a new identity may be more appropriate, reflecting modern lifestyles or construction techniques.

4.5 Dwelling Artistic Impressions
4.6 Apartment Artistic Impressions

Built Form

Compact Development: Supports that are walkable, contributing positively to well-being and placemaking;

3.6 Scheme Proposals
3.9 Site Movement

Accessibility: Accessible local public transport, services and facilities, to ensure sustainable development;

2.9 Site Analysis
2.10 Vehicular Access and Movement

Legibility: Recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility

3.8 Proposed Site Layout
4.6 Contextual Elevations
4.7 Proposed Street Scene

Memorable Features: Buildings, or groups of building, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

3.7 Scheme Proposals Concept
3.8 Proposed Site Layout
4.7 Proposed Street Scene

Local Distinctiveness and Character: The design process should involve the community to ensure that local destinations and spaces are meaningful and recognisable.

6.1 Consultation

Destinations and Community Spaces: Destinations provide spaces for people to meet and engage, fostering community interaction and inclusivity.
3.6 Scheme Proposals

Sustainability and Evolving Lifestyles: It should also support evolving living patterns, like remote work, intergenerational living, and cohousing, adapting to modern lifestyles.

4.1 Site Design Concept
5.2 Accommodation Overview - Dwellings
5.7 Accommodation Schedule

4.11 NATIONAL DESIGN GUIDE RESPONSE

Movement

Patterns of Movement: A successful movement network connects people to destinations and communities both within and beyond a site.

2.2 Wider Context
2.9 Site Analysis
2.10 Vehicular Access and Movement
3.4 Futher Layout Development

Safety, Accessibility and Efficiency: The network should accommodate all users safely, offering choices of sustainable transport modes (walking, cycling, public transport, for diverse user needs and minimize reliance on cars).

2.9 Site Analysis
2.10 Vehicular Access and Movement
3.9 Site Movement
(529)2316-GWP-01-ZZ-D-A-(PA)-0053_Apartment Block A - Bike Store - Plans & Elevations-P04
(529)2316-GWP-01-ZZ-D-A-(PA)-0063_Apartment Block B - Bin Store - Plans & Elevations -P04

Connected Network for All Modes: Streets should be attractive, functional public spaces that people enjoy, integrating natural elements like trees and green corridors to add character.

3.6 Scheme Proposals
3.8 Proposed Site Layout
4.9 Proposed Site Landscaping

Parking and Servicing Infrastructure: Parking should be convenient and thoughtfully designed, avoiding on-street issues and ensuring safety for all users. Solutions include off-street parking and the use of landscaping to soften the visual impact of parked cars.

3.8 Proposed Site Layout
5.1 Accommodation Overview
6.10 Transport & Parking Standards
(529)2316-GWP-01-01-DR-A-(PA)-0009_Plot Boundaries and Ownership Type-P11

Servicing and Utilities:
Servicing: Refuse collection, deliveries, and other services should be carefully planned to integrate with development and avoid disrupting the public realm.

6.7 Waste Management Strategy
6.10 Transport & Parking Standards

Nature

Integration and Prioritisation of Natural Features: Incorporate existing and new natural elements (landscapes, trees, planting, water systems).

2.13 Existing Site Sections
2.4 Arboricultural Context
4.8 Proposed Site Landscaping
6.4 Arboricultural Impact

High-Quality, Accessible Open Spaces: Provide varied, accessible green spaces with different functions (recreation, play, relaxation). Balancing public, shared, and private spaces with strong connectivity.

3.2 Key Concepts
3.6 Scheme Proposals
3.7 Scheme Proposals Concept
3.8 Proposed Site Layout

Adaptability and Resilience: Open spaces to be robust and adaptable over time, incorporate features that mitigate and adapt to climate change, like tree planting for shade and CO2 absorption.

2.4 Arboricultural Context
4.8 Proposed Site Landscaping
6.4 Arboricultural Impact

Usability and Social Interaction: Offer spaces that cater to various needs (play, exercise, rest) for all demographics.

3.6 Scheme Proposals
3.9 Site movement
4.1 Site Design Concept

Public Space

Integration and Variety: Public spaces should be well-located, diverse (streets, parks, squares), and encourage activities like social interaction, play, and movement. They should have a hierarchy of spaces from large parks to smaller local areas.

3.6 Scheme Proposals
3.8 Proposed Site Layout
3.9 Site movement
4.1 Site Design Concept

Public Spaces for Safety and Accessibility: Design for Safety: Spaces should feel safe through natural surveillance from surrounding buildings (windows, balconies). Active frontages along the edges encourage activity and make people feel secure.

3.7 Scheme Proposals Concept
3.8 Proposed Site Layout
4.3 Architectural Language
4.3.1 Dwellings
4.3.2 Apartments

Integration of Nature: Trees and planting within public spaces provide shade, improve air quality, and mitigate climate change impacts like the urban heat island effect. Water features enhance attractiveness and help regulate the microclimate.

2.13 Existing Site Sections
3.8 Proposed Site Layout
4.6 Contextual Elevations
4.7 Proposed Street Scene
4.8 Proposed Site Landscaping
6.4 Arboricultural Impact

Active Frontages and Natural Surveillance: Buildings surrounding public spaces should have openings (entrances, windows) to create active environments that encourage natural surveillance and interaction.

3.8 Proposed Site Layout
4.6 Contextual Elevations
(529)2316-GWP-01-00-D-A-(PA)-0070_Boundary Treatments-P05
(529)2316-GWP-01-00-D-A-(PA)-0071_Boundary Treatment Elevations-P03

Crime Prevention: Early risk assessment and careful design can mitigate crime without the need for intrusive security measures. Spaces should remain adaptable, allowing for various uses such as markets, events, and informal play.

6.6 Access
6.7 Secure By Design

4.12 NATIONAL DESIGN GUIDE RESPONSE

Uses

Well-Arranged Ground Floor Spaces: Ensure successful occupancy and usage of different spaces, with attention to access for upper floors.

5.1 Accommodation Overview - Dwellings
5.2 House Type - 2B/3P
5.3 House Type - 3B/4P
5.4 House Type - 4B/6P
5.5 Accommodation Overview - Apartments
5.6 Block A Apartments
5.7 Block B Apartments

Variety of Homes: Neighbourhoods should offer diverse housing types (affordable, rental, family, elderly, disabled housing) to meet various needs across all ages.

5.1 Accommodation Overview
5.8 Accommodation Schedule
(529)2316-GWP-01-01-DR-A-(PA)-0009_Plot Boundaries and Ownership Type-P11

Tenure Neutrality: Homes of different tenures (ownership types) should be indistinguishable in design quality, appearance, and access. Avoid segregating communities based on housing types.

Consistent Quality: Ensure consistent design standards across different tenures to promote equality.

4.7 Contextual Elevations
4.8 Proposed Street Scene
6.3 Sustainability
6.3.1 Strategy
6.3.2 Continued

Community Focused: Develop central squares or public spaces as focal points for communities, supporting both residential and commercial uses.

3.8 Proposed Site Layout
3.9 Site Movement
4.1 Site Design Concept

Homes & Buildings

Comfortable and Secure Living: Homes should ensure comfort, safety, and security, providing privacy, accessibility, and adaptability. They should be efficient, cost-effective, and reduce environmental impact.

6.6 Access
6.7 Secure By Design
(529)2316-GWP-01-00-D-A-(PA)-0070_Boundary Treatments-P05
(529)2316-GWP-01-00-D-A-(PA)-0071_Boundary Treatment Elevations-P03

Standards and Regulations: Homes should meet building safety standards, including easy access for emergency services, secure evacuation routes, and provisions for waste management.

6.7 Waste Strategy
6.10 Transport & Parking Standards
6.11 Utilities Drawings

Good Internal Space: Homes should provide high-quality living environments, considering factors like room size, ceiling heights, and access to natural light. Attention is needed for high-density developments where privacy and external space are crucial, especially for families.

4.9 Proposed Site Landscape
5.2 Accommodation Overview - Dwellings
5.7 Accommodation Overview - Apartments
(529)2316-GWP-01-00-D-A-(PA)-0070_Boundary Treatments-P05

Day-to-Day Functionality: Buildings designed for ease of use, with a focus on the practical details of daily life such as waste management, utilities, storage, and cycling facilities. These elements should be discreet and well-integrated into the design.

5.11 Accommodation Schedule
6.7 Waste Strategy
6.10 Transport & Parking Standards
6.11 Utilities Drawings
(529)2316-GWP-01-ZZ-D-A-(PA)-0053_Apartment Block A - Bin Store - Plans & Elevations-P04
(529)2316-GWP-01-ZZ-D-A-(PA)-0063_Apartment Block B - Bin Store - Plans & Elevations -P04

Exterior Design: Elements like drainpipes, gutters, and meter boxes should be aesthetically integrated to avoid visual clutter.

4.5 Dwelling Artistic Impression
4.6 Apartment Artistic Impression

Whole-Life Design: Consideration should be given to how homes can support residents throughout different life stages, making them future-proof and inclusive.

5.1 Accommodation Overview
5.11 Accommodation Schedule

Resources

Efficient Use of Resources: Buildings should conserve land, water, energy, and materials. Their designs should respond to climate change by being energy efficient and minimizing carbon emissions to achieve net-zero goals by 2050.

4.3 Architectural Language
4.4 Proposed Materials Palette
6.3 Sustainability

Land Efficiency: Compact, mixed-use neighbourhoods reduce energy demand, improve public health, and support environmental sustainability by absorbing CO_2, minimizing flood risk, and reducing air pollution.

2.10 Vehicular Access and Movement
3.8 Proposed Site Layout
3.9 Site Movement
4.9 Proposed Site Landscape

Reduce Energy Demand: Use passive design (form, orientation, and building fabric).

3.8 Proposed Site Layout
4.4 Proposed Materials Palette
6.3 Sustainability

Increase Renewable Energy Use: Incorporating solar panels, heat pumps, and district heating systems.

5.8 Apartment Block A
5.9 Apartment Block B
6.3 Sustainability
6.3.1 Strategy
6.3.2 Continued

Innovative Construction: New techniques, such as off-site manufacturing, improve efficiency and quality, with careful attention to placemaking and local distinctiveness.

6.3 Sustainability
6.3.1 Strategy
6.3.2 Continued

Climate Adaptation: Buildings and public spaces should be resilient to local climate conditions like extreme temperatures, flooding, and intense weather events.

3.8 Proposed Site Layout
4.9 Proposed Site Landscape

ACCOMMODATION TYPES

5

5.1 ACCOMMODATION OVERVIEW

Overview

The scheme, developed by RSL Livv Housing group aims to provide a wide variety of accessible affordable homes. As such and as supported by the affordable housing statement provided in support of this application, a diverse mix of procurement types will be offered.

This development mix is described in the adjacent diagram.

Social Housing

Social housing is proposed to be provided in a mix of rent to buy, shared ownership and affordable rent types. These are mixed across the overall site and cover a variety of dwelling types.

5.2 ACCOMMODATION OVERVIEW - DWELLINGS

Overview

The development provides a mix of housing types all designed to meet Nationally Described Space Standards (NDSS).

The general mix of dwelling types is provided adjacent. Four types are proposed, with 2b, 3b and 4b dwellings provided. These are then arranged across the site in detached, semi-detached and terraced configurations to provide a diversity of types.

2 Bed/3 People

	Area (m2)	NDSS (m2)
GIA	70	70
Bed 1	12.6	11.5
Bed 2	12.5	7.5
Storage	2.37	2

3 Bed/4 People

	Area (m2)	NDSS (m2)
GIA	84	84
Bed 1	13	11.5
Bed 2	9.5	7.5
Bed 3	7.5	7.5
Storage	3.1	2

4 Bed/6People - Detached

	Area (m2)	NDSS (m2)
GIA	113	112
Bed 1	12.2	11.5
Bed 2	9.3	7.5
Bed 3	7.7	7.5
Bed 4	14	11.5
Storage	3.5	3.0

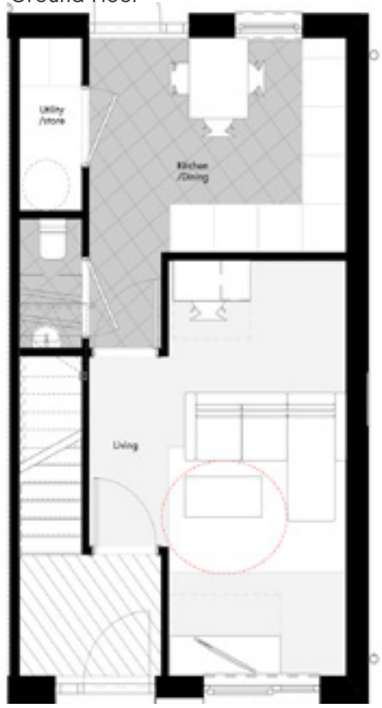
5.3 HOUSE TYPE - 2B/3P

Turned Gable

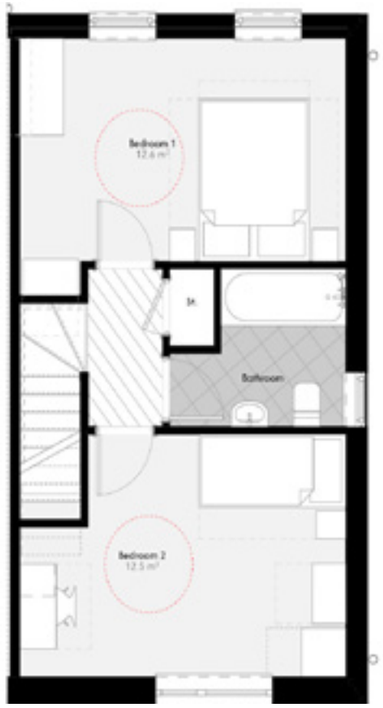
3b Dwelling

Regular

Ground Floor



First Floor



2 Bed Dwellings

The two-bedroom dwellings are distributed throughout the site and are designed in both semi-detached and terraced layouts.

All of these homes are proposed to be constructed with brick. Architectural interest is enhanced by incorporating turned gables on select dwellings (refer to the image at the top left). Additionally, the design includes art-stone surrounds on the primary upper floor windows, with a strong emphasis placed on the front entrances.

	Area (m2)	NDSS (m2)
GIA	70	70
Bed 1	12.6	11.5
Bed 2	12.5	7.5
Storage	2.37	2

5.4 HOUSE TYPE - 3B/4P

Turned Gable

Normal

Ground Floor

First Floor

3 Bed Dwellings

The three-bedroom dwellings are distributed throughout the site and are designed in detached, semi-detached and terraced layouts.

All of these homes are proposed to be constructed with brick. Architectural interest is enhanced by incorporating turned gables on select dwellings (refer to the image at the top left). Additionally, the design includes art-stone surrounds on the primary upper floor windows, with a strong emphasis placed on the front entrances.

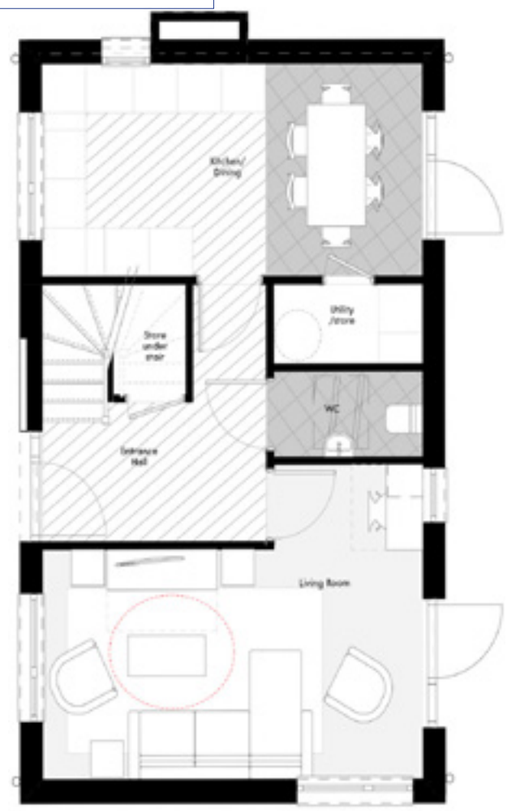
	Area (m2)	NDSS (m2)
GIA	84	84
Bed 1	13	11.5
Bed 2	9.5	7.5
Bed 3	7.5	7.5
Storage	3.1	2

5.5 HOUSE TYPE - 4B/6P

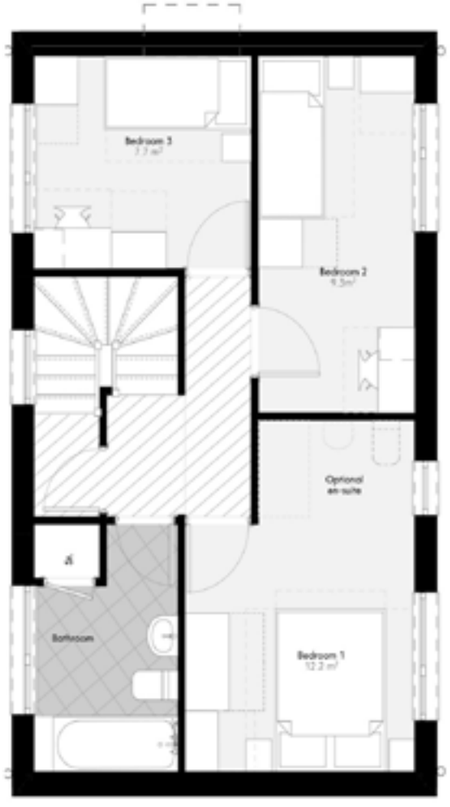
Detached

	Area (m2)	NDSS (m2)
GIA	113	112
Bed 1	12.2	11.5
Bed 2	9.3	7.5
Bed 3	7.7	7.5
Bed 4	14	11.5
Storage	3.5	3.0

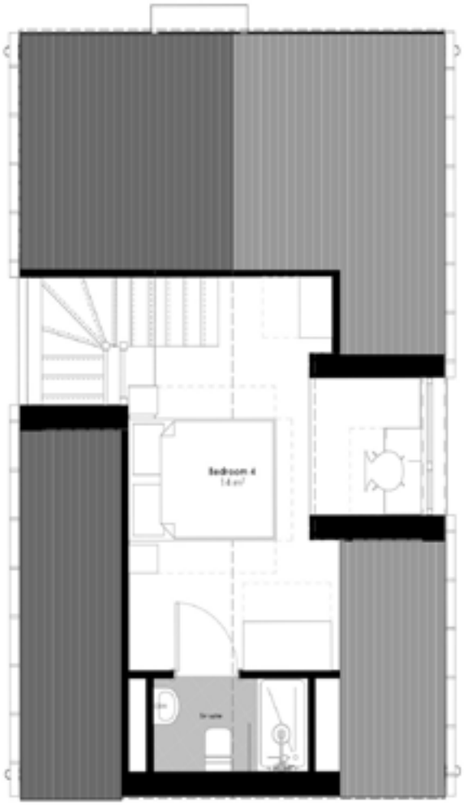
Ground Floor



First Floor



Second Floor



4 Bed Dwellings

The four-bedroom dwellings are provided as detached dwellings, and are situated as 'gatehouses' at key nodes within the site.

All of these homes are proposed to be constructed with brick. Architectural interest is enhanced by the use of brick detailing and a playful fenestration treatment. Additionally, the design includes art-stone sills on the primary upper floor windows, with art-stone heads on those on the ground floor.

5.6 ACCOMMODATION OVERVIEW - APARTMENTS

Overview

A variety of apartment accommodation is provided across the scheme in two blocks, A & B. Each block contains accommodation as follows:

Block A - Apartments across part three part four storeys. 1b and 2b flats provided.

Block B - Cottage Apartments across two storeys, 1b and 2b flats provided.

Brief

The building form and accordingly architectural language differs depending on where the blocks are located on the site and the aspect and local built-environment they pertain. Generally, the design response has sought to deliver the following

- Ground floor apartments with private outside space
- Private shared outdoor space
- Secure lockable bin and bike stores
- Centralised circulation, with lifts provided (except cottage flats)
- NDDS space standards met
- Part M4(1) accessibility standard met where practicable. As such all apartments aim to meet Part M(4)2, excepting the upper floor cottage flats (where stepped access impedes this).

Block A - Typical Apartment Plans Ground Floor

Block B - Typical Apartment Plans Ground Floor

5.7 BLOCK A APARTMENTS

Ground Floor

First Floor

Second Floor

Third Floor

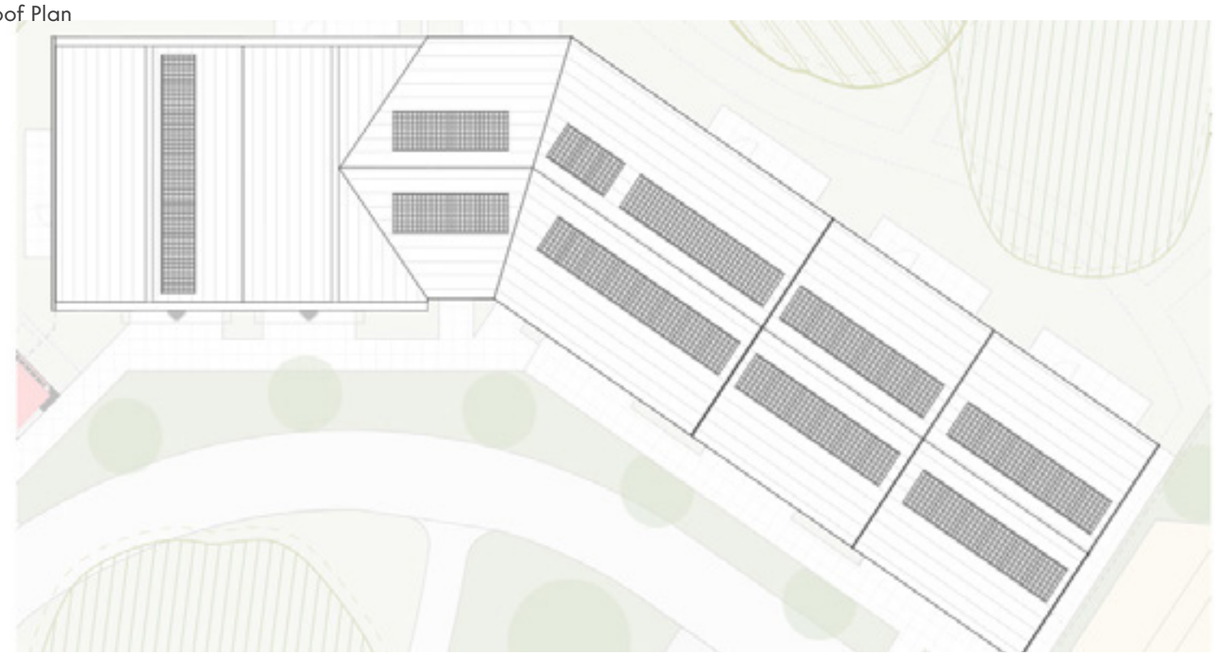
Roof Plan

5.8 BLOCK B APARTMENTS

First Floor

Ground Floor

Roof Plan



5.9 ACCOMMODATION SCHEDULE

APARTMENT SCHEDULE

Block	Storey	Plot Number	Type/NDSS	Area	Accessibility
Block A					
	GF-Ground Floor	01	Resi-1b2p-50m2	50.06	PM(4)2 Accessible
	GF-Ground Floor	02	Resi-1b2p-50m2	50.07	PM(4)2 Accessible
	GF-Ground Floor	03	Resi-1b2p-50m2	50.54	PM(4)2 Accessible
	GF-Ground Floor	04	Resi-1b2p-50m2	53.78	PM(4)2 Accessible
	GF-Ground Floor	05	Resi-1b2p-50m2	52.81	PM(4)2 Accessible
	GF-Ground Floor	06	Resi-1b2p-50m2	52.64	PM(4)2 Accessible
	GF-Ground Floor	07	Resi-1b2p-50m2	50.18	PM(4)2 Accessible
	GF-Ground Floor	08	Resi-1b2p-50m2	50.32	PM(4)2 Accessible
	GF-Ground Floor	09	Resi-1b2p-50m2	50.51	PM(4)2 Accessible
	GF-Ground Floor	10	Resi-1b2p-50m2	50.70	PM(4)2 Accessible
	01-First Floor	11	Resi-2b3p-61m2	65.81	PM(4)2 Accessible
	01-First Floor	12	Resi-2b3p-61m2	66.79	PM(4)2 Accessible
	01-First Floor	13	Resi-2b3p-61m2	64.68	PM(4)2 Accessible
	01-First Floor	14	Resi-1b2p-50m2	53.78	PM(4)2 Accessible
	01-First Floor	15	Resi-1b2p-50m2	52.81	PM(4)2 Accessible
	01-First Floor	16	Resi-1b2p-50m2	52.64	PM(4)2 Accessible
	01-First Floor	17	Resi-1b2p-50m2	50.18	PM(4)2 Accessible
	01-First Floor	18	Resi-1b2p-50m2	50.32	PM(4)2 Accessible
	01-First Floor	19	Resi-1b2p-50m2	50.51	PM(4)2 Accessible
	01-First Floor	20	Resi-1b2p-50m2	50.70	PM(4)2 Accessible
	02-Second Floor	21	Resi-2b3p-61m2	65.81	PM(4)2 Accessible
	02-Second Floor	22	Resi-2b3p-61m2	66.79	PM(4)2 Accessible
	02-Second Floor	23	Resi-2b3p-61m2	64.68	PM(4)2 Accessible
	02-Second Floor	24	Resi-1b2p-50m2	53.78	PM(4)2 Accessible
	02-Second Floor	25	Resi-1b2p-50m2	52.81	PM(4)2 Accessible
	02-Second Floor	26	Resi-1b2p-50m2	52.64	PM(4)2 Accessible
	02-Second Floor	27	Resi-1b2p-50m2	50.18	PM(4)2 Accessible
	02-Second Floor	28	Resi-1b2p-50m2	50.32	PM(4)2 Accessible
	02-Second Floor	29	Resi-1b2p-50m2	50.51	PM(4)2 Accessible
	02-Second Floor	30	Resi-1b2p-50m2	50.70	PM(4)2 Accessible
	03-Third Floor	31	Resi-1b2p-50m2	56.93	PM(4)2 Accessible
	03-Third Floor	32	Resi-2b3p-61m2	66.56	PM(4)2 Accessible
	03-Third Floor	33	Resi-2b3p-61m2	64.71	PM(4)2 Accessible
	03-Third Floor	34	Resi-1b2p-50m2	54.46	PM(4)2 Accessible
	03-Third Floor	35	Resi-1b2p-50m2	50.33	PM(4)2 Accessible
	03-Third Floor	36	Resi-2b3p-61m2	64.14	PM(4)2 Accessible
	03-Third Floor	37	Resi-1b2p-50m2	50.70	PM(4)2 Accessible

1b/2p (50m2 / NDSS)	= 28 no.
2b/3p (61m2 / NDSS)	= 9 no.
Block A Sub-Total	= 37 no.

Plot Number	Type/NDSS	Area	Accessibility
Block B			
Plot 1	Resi-1b2p-50m2	52.25	PM(4)2 Accessible
Plot 2	Resi-2b3p-61m2	75.78	PM(4)2 Accessible
Plot 3	Resi-1b2p-50m2	53.23	PM(4)2 Accessible
Plot 4	Resi-2b3p-61m2	76.58	PM(4)2 Accessible
Plot 5	Resi-1b2p-50m2	54.79	PM(4)2 Accessible
Plot 6	Resi-2b3p-61m2	76.59	PM(4)2 Accessible
Plot 7/9	Resi-1b2p-50m2	53.23	PM(4)2 Accessible
Plot 8/10	Resi-2b3p-61m2	66.24	PM(4)2 Accessible
Plot 7/9	Resi-1b2p-50m2	53.23	PM(4)2 Accessible
Plot 8/10	Resi-2b3p-61m2	66.24	PM(4)2 Accessible
Plot 11	Resi-1b2p-50m2	53.75	PM(4)2 Accessible
Plot 12	Resi-2b3p-61m2	76.50	PM(4)2 Accessible

1b/2p (50m2 / NDSS)	= 6 no.
2b/3p (61m2 / NDSS)	= 6 no.
Block B Sub-total	= 12 no.

HOUSE SCHEDULE

Plot Number	Plot Number	Measured Area	Accessibility
Plot 01	4b6p	112.01	PM(4)1 Accessible
Plot 02	2b3p	70.06	PM(4)1 Accessible
Plot 03	2b3p	70.06	PM(4)1 Accessible
Plot 04	2b3p	70.06	PM(4)1 Accessible
Plot 05	3b4p	84.12	PM(4)1 Accessible
Plot 06	3b4p	84.12	PM(4)1 Accessible
Plot 07	2b3p	70.06	PM(4)1 Accessible
Plot 08	2b3p	70.06	PM(4)1 Accessible
Plot 09	2b3p	70.06	PM(4)1 Accessible
Plot 10	2b3p	70.06	PM(4)1 Accessible
Plot 11	4b6p	112.01	PM(4)1 Accessible
Plot 12	2b3p	70.06	PM(4)1 Accessible
Plot 13	2b3p	70.06	PM(4)1 Accessible
Plot 14	3b4p	84.12	PM(4)1 Accessible
Plot 15	3b4p	84.22	PM(4)1 Accessible
Plot 16	3b4p	84.12	PM(4)1 Accessible
Plot 17	2b3p	70.06	PM(4)1 Accessible
Plot 18	2b3p	70.06	PM(4)1 Accessible
Plot 19	2b3p	70.06	PM(4)1 Accessible
Plot 20	3b4p	84.12	PM(4)1 Accessible
Plot 21	3b4p	84.12	PM(4)1 Accessible
Plot 22	3b4p	84.12	PM(4)1 Accessible
Plot 23	3b4p	84.22	PM(4)1 Accessible
Plot 24	3b4p	84.12	PM(4)1 Accessible
Plot 25	3b4p	84.12	PM(4)1 Accessible
Plot 26	3b4p	84.12	PM(4)1 Accessible
Plot 27	4b6p	112.01	PM(4)1 Accessible
Plot 28	2b3p	70.06	PM(4)1 Accessible
Plot 29	2b3p	70.06	PM(4)1 Accessible
Plot 30	2b3p	70.06	PM(4)1 Accessible

2b/3p (70m2 / NDSS)	= 15 no.	~ 50%
3b/4p (84m2 / NDSS)	= 12 no.	~ 40%
4b/6p (112m2 / NDSS)	= 3 no.	~ 10%
Houses Total	= 30 no.	

ACCESSIBILITY

Apartments

Part M4(2)	= 49	~ 100%

% BREAKDOWN

Apartments

1 bed	= 34	~ 70%
2 bed	= 15	~ 30%

All Dwellings

1 bed	= 34	~ 43%
2 bed	= 30	~ 38%
3 bed	= 12	~ 15%
4 bed	= 3	~ 4%
Total	= 79	

CONSULTATION, SUSTAINABILITY, ACCESS & LOCAL ENVIRONMENT

6

6.1.1 CONSULTATION

Overview

During the schemes concept design phase the local public were consulted on the scheme proposals.

The purpose of the public consultation being to ensure that members of the local community can provide feedback on the overall proposal, to help shape the development moving forward.

The nature of the public consultation was an event held on 20/02/24 at Southdene Community Centre, Broad Lane, Kirkby, L32 6QG. The community engagement event provided a brief insight to what was proposed, followed by two segments surrounding the feedback on the proposals of what people both liked and disliked.

We also issued the boards shown at the events to anyone who asked for them, via both email PDF, and physically printed in the post. Furthermore, over the coming progression of the project, people have been provided with the correct contact details for either information or to raise concerns and there will also be additional catch ups in place with the local authority who will be able to ask questions on behalf of the locals if they are unable to themselves.

What people like about the project

Overall, the feedback surrounding the proposals was extremely positive. In particularly people were most pleased with the improvement of quality builds it will bring to the area, with many stating how the new site looks substantially "cleaner" and "safer" to the flats. The second most noted thing was that the streets are pedestrian focused, allowing an open space for both adults and children to be in safely, without any worry around cars passing through. Below are further positive points that residents/locals highlighted around Gaywood Green, these are as follows:

- Looks a lot cleaner with the proposed design featuring a lot of green space.
- More variety of homes, e.g. 1 bed- 4 bed.
- The variety of tenancy options e.g. shared ownership/ rent to buy.
- Close to the park.

What people were concerned about

Fortunately, there was very few concerns/negative comments around the proposed design. For the concerns that were raised, we are going to be doing as much as we can to work with both the community and local authority to address and resolve the issues mentioned. Reaching a positive outcome. The main areas of concern were:

- The boundary wall, as the site backs onto a few garages either owned or rented by residents.
- Other concern was surrounding garden privacy with people questioning would the flats windows allow people to see into other gardens.
- 1 resident was particularly concerned around the flats. Stating she "does not want them at all".

Going Forward

This feedback when received has been reviewed and where relevant and practicable implemented into the scheme proposals by the project team as part of the final planning and design process to ensure that the development balances the needs of the community, the environment, and future residents.

The consultation boards presented to local residents

6.1.2 CONSULTATION

Overview

Following the first consultation event a second event was held to present the latest scheme designs, updated following design review with the local planning authority. Our design team presented a number of boards showing the current proposals for the site at Gaywood Green. The general response to the proposals was positive and key themes included:

Overall, the feedback surrounding the proposals was again positive. Feedback themes from the public consultation event 21st August 2025

Design and Layout

'It looks very promising', 'Pleased to see something is being done with the area', 'excellent', 'no dislikes'. Livv response - Happy to have received general support for the vision and design and will instruct the team to work up detailed design for a planning submission based on the plans presented.

Tenures

'Option Rent to Buy looks promising, Affordable Rent might be, too', 'Would like Affordable Rent and Rent to Buy'. Livv response - will review tenures to meet the request for Rent and Rent to Buy tenures.

Housing at this location

'This is a perfect area for me and my boys', 'I have a 4-bed, looking for a 2-bed. Please keep me updated', 'Safe' - Livv response - Encouraged that housing at this location is supported and demonstrates demand.

Design Specifics

Thought required on future of existing 'Garages', Concern about 'The wall at the back of my house'. Livv Response - Party wall surveyor is to be appointed to review any works associated with walls and garages that sit on the boundary of the site. Further, site specific, meetings to be held with neighbours affected by any works to the boundary wall.

Going Forward

Given the positive response to the proposals the team are now instructed to work up detailed proposals that will be submitted for a planning decision. Livv will update local residents on progress via regular newsletters with the first update posted on 16th September.

Images from the second consultation event

News lettter sent to local residents

Gaywood Green
Newsletter

Hello

Here's our latest update about the development works happening at Gaywood Green.

An update on Gaywood Green

It's been a while since we last updated you on proposals for the Gaywood Green site and we've been busy in the background working through the detail of our plans.

This has taken longer than we anticipated but we're now at a point where we think the proposals are ready for us to submit a planning application.

6.2 FLOOD RISK & DRAINAGE

Overview

Consulting Engineers AJP have produced a Flood Risk Assessment alongside Drainage Strategy Report to support the development proposals.

Points of specific interest taken from the report as follows:

The site is located within Flood Zone 1 and has a low risk of flooding from from rivers & sea, surface water, reservoirs and all other sources. Therefore, due to the low risk of flooding from all sources, no flood risk mitigation measures are required for the proposed development.

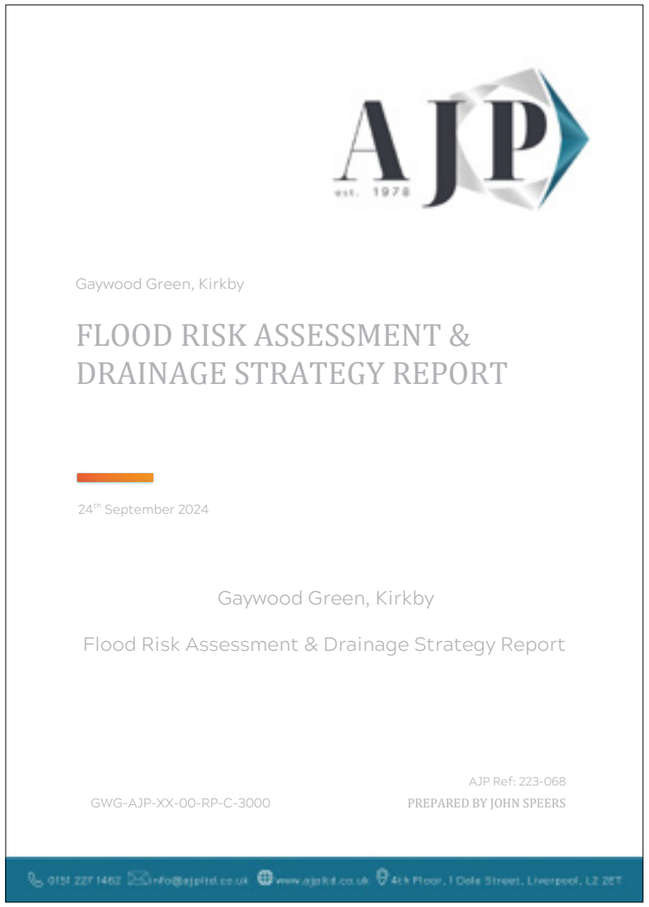
The historic public sewer map indicates that there are no public sewers located within the site boundary but there are a number of existing surface water and foul water public sewers located within the highways surrounding the proposed site.

The underlying strata consists of made ground underlain by sandstone bedrock, comprising of sands/weathered sandstone.

Section 18.5 of the CCG Phase II Ground Investigation Report, CCG-C-24-14643 states that soakaway drainage is not viable for the proposed site due to the potential for contamination leaching and also the low permeability of the underlying strata.

Table 6.1 of the Knowsley MBC's Strategic Flood Risk Assessment (SFRA) Level 2, indicates that as the existing site is brownfield, the proposed surface water discharge rates should be restricted to a 50% betterment on the existing brownfield runoff rates. This is further highlighted within Section 4.2 of the Knowsley Council Sustainable Drainage & Surface Water Management Technical Guidance For Developers.

The overall surface water discharge rate of 44.5 L/s is to be split between the two networks, with the network to the north having a discharge rate of 22.7 L/s and the network to the south a discharge rate of 21.8 L/s. Vortex flow control devices will be used to restrict the surface water discharge rates to the required rates of 22.7 L/s and 21.8 L/s.


AJP
est. 1978

Gaywood Green, Kirkby

FLOOD RISK ASSESSMENT &
DRAINAGE STRATEGY REPORT

24th September 2024

Gaywood Green, Kirkby

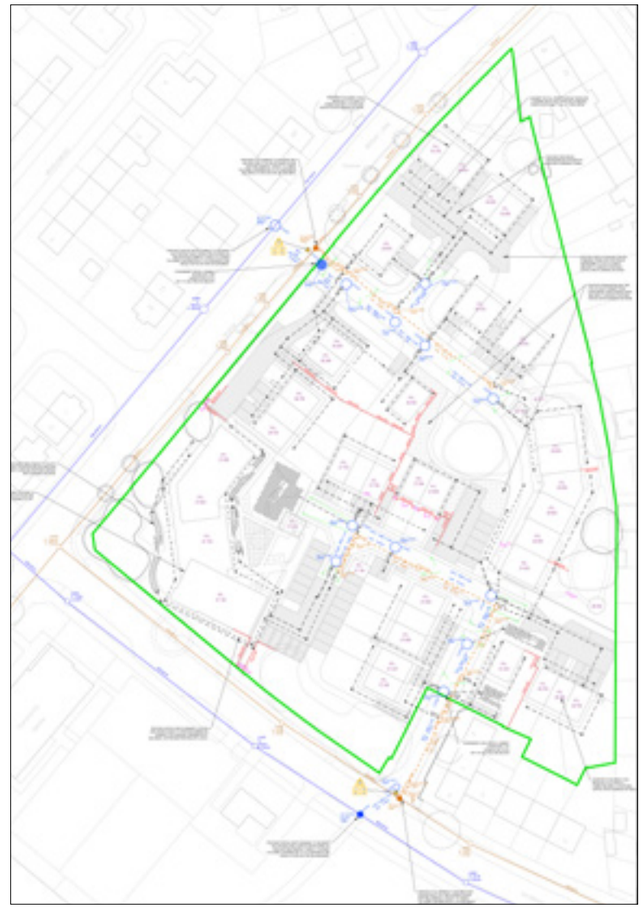
Flood Risk Assessment & Drainage Strategy Report

AJP Ref: 223-068

GWG-AJP-XX-00-RP-C-3000

PREPARED BY JOHN SPEERS

0151 227 1462 info@ajpltd.co.uk www.ajpltd.co.uk 4th Floor, 1 Dale Street, Liverpool, L2 2ET



6.3 SUSTAINABILITY

6.3.1 STRATEGY

Energy Strategy

To support the planning application an Energy and Sustainability Statement has been produced by Energy consultants WECE.

The scheme intends to be fossil fuel free, with electricity being the primary energy source for heating and hot water. This is combined with a highly insulated sustainable fabric (see construction methodology) to deliver a scheme that exceeds the in-use carbon emission (DER) requirements of Part L 2021. The report notes:

Policy CS22

Sustainable and Low Carbon Development

Sustainable Construction Principles

1) New development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:

b) Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;

e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques

Policy CS23

Renewable and Low Carbon Infrastructure

1) The Council will support proposals that will produce and distribute decentralised, low carbon and renewable energy, provided that they do not cause significant harm (in terms of their number, scale, siting or cumulative impacts) to:

a) Natural resources, biodiversity, geodiversity, water and air quality and, landscape character;

The energy strategy for this development is summarised as follows.

- Include high thermal performing fabrics meeting Part L 2021
- Ground floor Uvalues of 0.12 W/m2K
- External wall Uvalues of 0.18 W/m2K
- Pitched roof Uvalues of 0.09W/m2K
- Low double glazed window U values of 1.3 W/m2K
- 100% low energy lighting throughout
- Electric panel heaters to satisfy Space Heating
- ASHP HW to satisfy the hot water heating
- Air permeability rate of 3m3/hm2 with Centralised Mechanical Extract Ventilation (dMEV)
- Waste water heat recovery system
- 1.6 kWp PV per dwelling implemented on the main sloped roof areas

As a result of the above the predicted site wide reduction in CO2 over Part L 2022 of the Building Regulations can be summarised as: circa 49 to 52% reduction of the dwelling emission rate (DER) will be achieved.

Locality

- The proposed development is in a sustainable location. The site is to the south east of Kirkby and north east of Liverpool, with bus routes into the city of Liverpool and surrounding areas, with major routes in and out of the city. It is nearby schools, railway station, retail facilities, parks, leisure centre, GP surgery, etc.
- Further information in terms of locality is provided within the site analysis part of this document where distances to transport nodes are provided

Water Saving

All dwellings will follow best practice in-terms of water conservation in terms of flow rates and water use. As such all fittings internally will be low flow / restricted in line with latest Part L guidance.

Electric Car Charging

All dwellings within curtilage car parking will have electric car charging, 7.3kWh chargers will be provided. Across the scheme and including apartments compliance with building control requirements for electric car charging will be met.

The energy/sustainability report

6.3 SUSTAINABILITY
6.3.2 CONTINUED

Fabric First

A fabric first approach is desired lowering in-use energy demand as far as is practicable, this principle combines best practice in modelling and applied building physics will be followed.

Energy Renewables and Orientation

All proposed houses will be energy efficient and be constructed to exceed current Building Regulation Standards using all electric space and hot water heating.

Key to lowering carbon emissions is the availability of sufficient amounts of renewables - or the potential for them in the future. This is especially the case in multi-residential and commercial accommodation where a buildings footprint to accommodation area is less ideal.

Low Embodied Carbon Materials

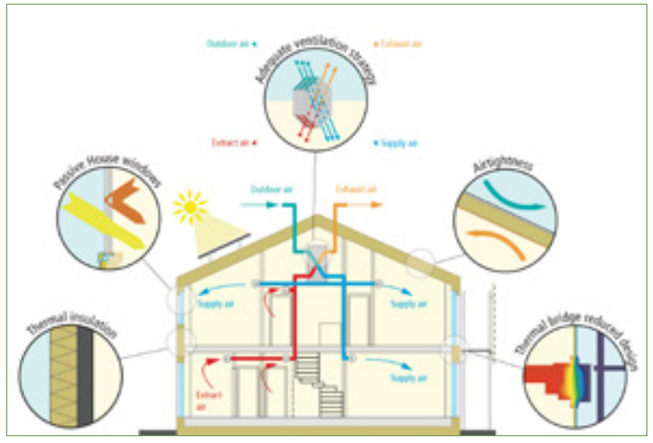
Once energy demand reduction (through fabric first, renewable energy generation and minimising cooling demand) has been achieved the largest impact in terms of carbon remaining is likely to be that embodied in the buildings construction materials. This is especially the case as the grid decarbonises.

As such it is proposed for the buildings that a low embodied approach is considered, with sustainable materials for both structure and facade.

The houses will be constructed of panelised timber frame, pre- insulated external wall panels and internal partitions, with floor cassettes to the first floor.

The dwelling shell will be manufactured off site. Timber is the most sustainable building material, it is a renewable resource and sequesters carbon.

Prefabricated off-site construction reduces waste and construction quality adding to the sustainability of development.



6.4 ARBORICULTURAL IMPACT

6.4.1 REPORT

Overview

Arbtech have produced a arboriculturalreport alongside a method statement and drawings to support the development proposals. The arboricultural method statement notes:

The purpose of this method statement is to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

It is likely that arboricultural impacts can be addressed with arboricultural methodology or minor amendments to the proposal.

Several issues may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- *The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;*
- *The potential conflicts of the proposed development with canopies of retained trees; and*
- *The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.*

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 01.

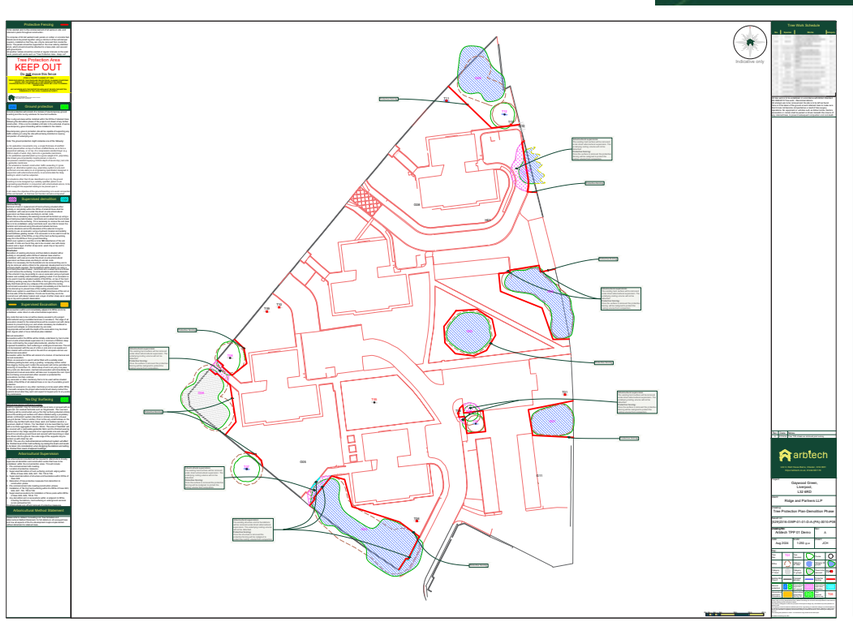
Trees to be removed
The implementation of the proposed development will require the removal of 7No. individual trees and 5No. groups of trees.

Table 5: Number of individual trees to be removed.

U	A	B	C
0	0	1	6

Foundations design
The proposed development does not have structures that impact upon any of the retained trees and as such will require no specialist construction methodology.

Hard Surfacing
New hard surfacing to be situated within the RPAs of retained trees is to be designed in conjunction with arboricultural advice to accommodate the likely loading. The design will not require excavation however the removal of the turf layer or other surface vegetation may be acceptable if necessary, but ideally, the construction will be situated entirely above the existing ground level.



Arboricultural Method Statement

Ridge and Partners LLP

Gaywood Green,
Liverpool,
L32 6RD

26 August 2024

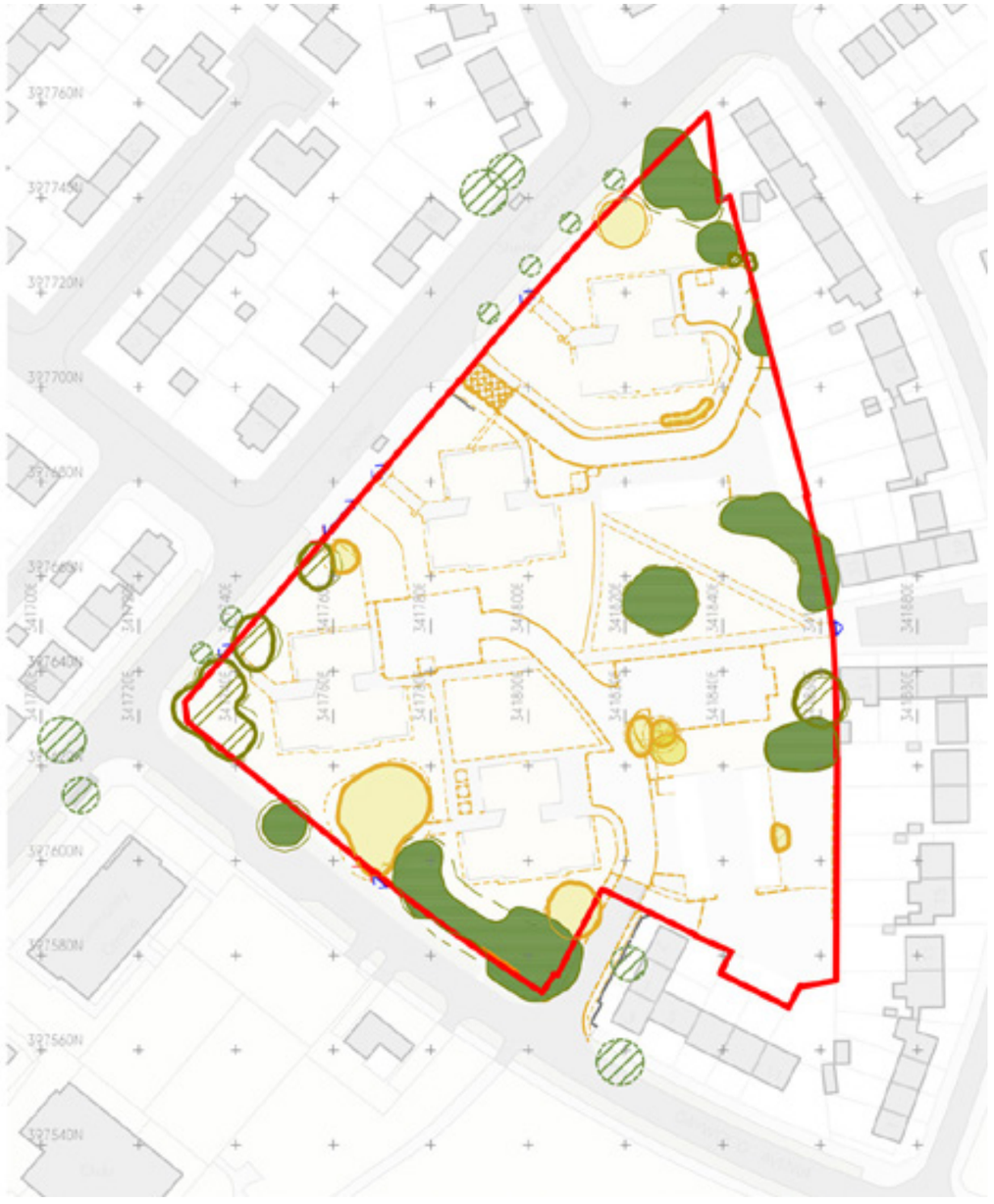
Jon Hartley BSc(Hons) MArborA

6.4 ARBORICULTURAL IMPACT

6.4.2 DRAWINGS

Pre-Development Site

Post-Development Site



N

Site Development Boundary
Existing Trees, Category C
Existing Trees, Category B
Existing green space
Green verge
Green verge
Existing trees (approximated)
Existing Trees - To be Removed

Arboricultural Impact Overview

Generally the trees proposed to be felled are predominantly retention category U whilst the others are small and are a part of a replacement scheme. Further details are provided within the ARB Reports appended to this planning application.

6.5 SITE ECOLOGY

Existing Site Biodiversity - PEA

In 2023 Arbtech Consulting Limited was instructed by LIVV Housing to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) at Gaywood Green. The survey was required to inform a planning application for the proposed development at Gaywood Green.

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development.

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging, or commuting.

The PEA element of this report describes the baseline ecological conditions at the site, evaluates habitats within the survey area in the context of the wider environment and describes the suitability of those habitats for notable or protected species. It identifies possible ecological constraints as a result of the proposed development and summarises the requirements for further surveys and mitigation measures to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation.

To achieve this, the following steps have been taken:

- A desk study has been carried out.
- A field survey has been undertaken to record baseline information on the site and surrounding area including habitat types and their suitability for notable or protected species, including roosting bats.
- Invasive plant and animal species (such as those listed on Schedule 9 of the Wildlife & Countryside Act) have been identified.
- Potential impacts on features of value, as a result of the proposed development, have been identified.
- Recommendations for further surveys and mitigation have been made.
- Opportunities for the enhancement of the site for biodiversity have been set out.

Fauna on Site

Bats:

The results of the PRA are provided in Table 6. No evidence of roosting bats was identified during the survey.

Other Species:

An assessment of the suitability of the site for protected or notable species is provided in Table 7 within the report, it is noted that there are no riparian animals, regular invertebrates are found, along with typical species of birds. No evidence was found for badgers, reptiles or amphibians.

Likelihood of the Presence of Protected Species

The report notes:

Where physical evidence of the presence of protected species is indeterminate during the survey, the habitats on site are evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat.

Where this report supports a planning application, the ecological interest of the study area (i.e., the area covered by the desk study and field survey), and the proposed development has also been evaluated in terms of the planning policies relating to biodiversity.

Table 8 provides an evaluation and recommendation for enhancement of biodiversity, the below provides an overview of the recommendations:

Habitats and flora: Planting of native species at a ratio of 2.1 where possible. Installation of native hedgerows.

Roosting bats: The installation of four (total) bat boxes at the site will provide additional roosting habitat for bats.

Hedgehogs: Gaps in the perimeter fencing and walls to allow hedgehogs that may be present in the landscape to commute.

Birds: The installation of six bird boxes at the site will provide additional nesting habitat for birds.

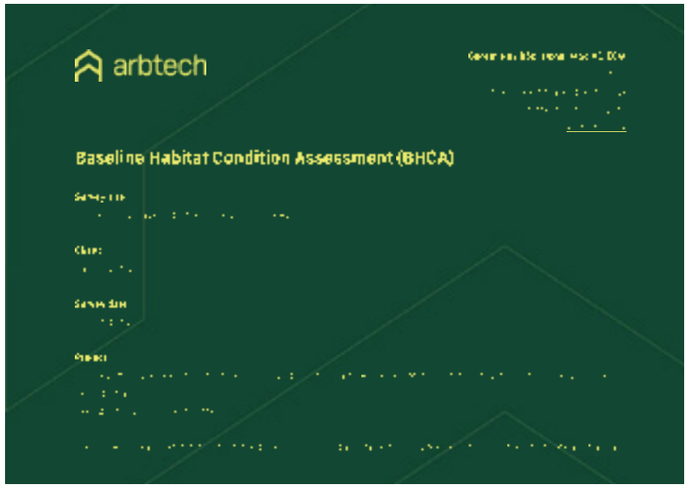
Invertebrates: Habitat creation including wildflowers and fruit trees.

Design Response

It is proposed that the above recommendations be implemented within the scheme. The site landscaping currently reflects this with the addition of native planting and hedgerows, alongside wildflowers and fruit trees. Bat and bird boxes will also be incorporated into the detailed design.

2025 Baseline Habitat Survey

In 2025 Arbtech Consulting Limited again visited site to conduct a post demolition survey thus confirming the baseline habitats for this planning application, primarily this was to inform the subsequent Biodiversity Net Gain assessment.



arbtech

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Gaywood Green, Liverpool, L32 6RD

LIVV Housing

Status	Issue	Name	Date
Draft	1	Katy Perry BSc (Hons) MCIEEM, Senior Consultant	13/02/2023
Final	2	Katy Perry BSc (Hons) MCIEEM, Senior Consultant	29/05/2023

Arbtech Consultant's Contact Details:

Katy Perry
Senior Ecological Consultant
Tel: 07874 871273 **Email:** katyperry@arbtech.co.uk
https://arbtech.co.uk

6.6 ACCESS

Overview

- The site is located within easy access to local services and amenities. There are regular bus services to and from the town centre and rail station.
- All dwellings are targeted for Part M1 standards, apartments for Part M2 (accessible) standard.
- Pedestrian access to and from the site will be by the existing network of adopted footpaths connecting Broad Lane and Gaywood Avenue with the surrounding areas.
- Public footpaths are generally wide and well lit, most are in good repair.
- Access to houses will be paved to provide firm, stable and even surfaces.
- Level access will be provided to all principal entrance doors to the houses.
- External door thresholds are finished with proprietary corner strips and a projection not greater than 15mm above internal finished floor level.
- All entrance doors have a clear width of 850mm allowing access to the ground floor by wheelchair users.

Sources of advice:

- *Building Regulations Part M*
- *Dot 2002 Inclusive mobility – A guide to Best Practice for access to pedestrians and transport infrastructure – www.drc.org.uk*

Access

- Two new access roads are proposed off Broad Lane and Gaywood Avenue, connecting directly into the existing road and footpath network. Once in the site, the scheme transitions into a shared surface approach with private drives to service a number of dwellings.
- A strategy of private car parking for affordable homes is provided with two no. spaces provided per four bed property, with all others having a minimum of one space.
- Bike stores are to be provided to each dwelling by way of a ground secured bike shed to the rear gardens.
- 6 no. visitors spaces are provided.

6.7 SECURED BY DESIGN

The principles of Secured By Design have been considered as follows:

- Physical security
  All doors and windows shall comply with Secured By Design BS PAS standards.
- Natural surveillance
  House plans are organised so the kitchens and first floor bedrooms overlook the street and provide casual surveillance of external space. Houses have been located along street frontages to provide activity and passive surveillance.
- Boundaries
  Security to rear garden areas.
- Post boxes
  Lockable post boxes will be provided adjacent to the main entrance and be lockable.
- Cycle storage
  Shall be located within a garden shed. The cycle storage will allow for a bicycle to be locked securely to both crossbar and wheels.
  The design avoids climbing aids, recesses or obscured sightlines resulting in a well over looked, secure environment.

Specific features incorporated to meet Secured by Design requirements include the following:

- External doors illuminated by low energy external luminaries with dawn to dusk sensor and manual override.
- Fused spurs will be provided within each dwelling for the future of an intruder alarm.

6.7 WASTE STRATEGY

Waste Management Strategy - Refer to curtin report

A site waste management strategy has been developed and submitted as part of this application (drawing ref: (529)2316-GWP-01-00-D-A-(PA)-00075_Waste Strategy-P07).

Each house has access to a private secure enclosed bin store, either located behind the secure line in rear gardens or in purpose built stores located to the front of the dwelling.

Residents will move these bins a short distance to the main street from where the waste will be collected as indicated on the adjacent drawing.

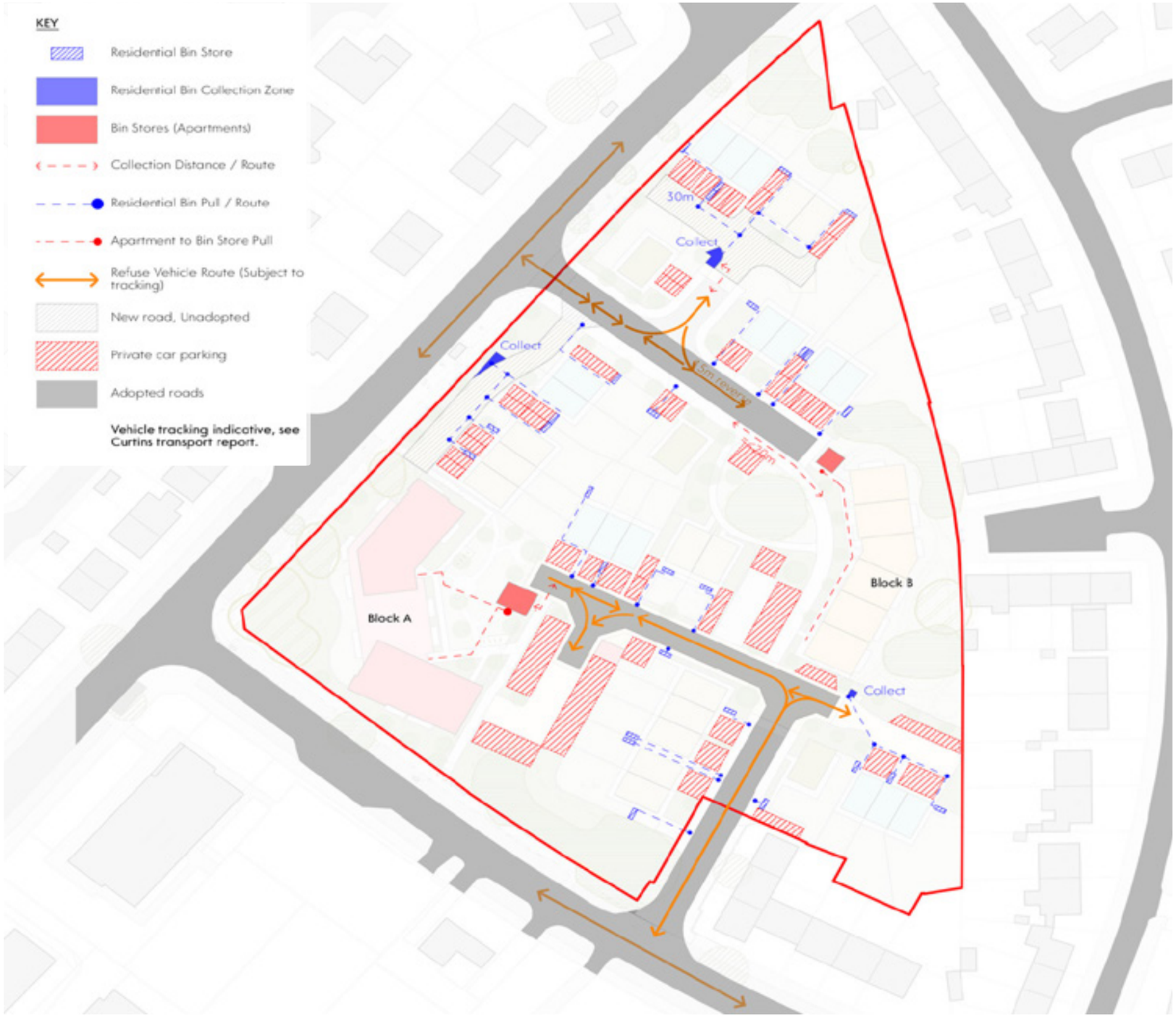
Construction Waste

A waste reduction action plan will be carried out for the scheme and a Site Waste Management Plan compliant with current statutory requirements will be prepared. Inert material from demolition will be re-used in the works site where possible in foundation build up etc.

The following key action are implemented:

- The design seeks to reduce waste from the outset, both in concept of modularity and the use of modern methods of construction with standard module sizes.
- Establish a waste reduction strategy for the project
- Specialist subcontractors are managed to co-operate and communicate with other subcontractors and site operatives regarding waste reduction.
- Partnering with 'waste management' suppliers and contractors.
- Whole supply chain engaged (e.g. plasterboard manufacturers will take back and recycle their own plasterboard)
- Waste streams segregated
- Where possible, waste is reduced and recycled
- Suitable storage for all materials provided to minimise damage in storage and multiple handling

The process involves a high level of commitment from all participants in the construction process and implementation through the supply chain.



6.7 WASTE STRATEGY

Waste Management Strategy - Refer to curtins report

For the apartments seperate purpose built bins stores are provided for resident waste. These have been sized using the calculations provided to the right.

For the dwellings purpose built bin stores and/or spaces are provided for all houses. Routes to the highway have ben made as direct as possible, where terraced houses are used bin stores are located to the front of dwellings. Generally bin stores are located to the rear.

GWPA drawing ((529)2316-GWP-01-00-D-A-(PA)-0075_Waste Strategy -P09) details the waste strategy for each property.

Block A

	1 Bed	2 Bed	3 Bed	4 Bed	Total	
Apts	7	7	N/A	N/A	14	
Bedrooms (per apt.)	1	2	N/A	N/A	3	
Total Rooms	7	14	N/A	N/A	21	1.5 Average No. Bedrooms per Apt

BS 5906:2005 Weekly Waste = No Aprtsx ((70 x Ave No. Bedrooms) + 30)

Apartments

Weekly Waste = No Aprts x ((70 x Ave No. Bedrooms) + 30) — 1890 Liters Per Collection

Forthnightly Waste — 3780 Liters Collection

Storage based on Fortnighlty Collection — 4 1100 Liter bins (min); 4.0 Proposed 1100 liter bin provision

Recyclables

Type of Waste	General Refuse 50%	Paper / Card (25%)	Co-mingled Recyclables (25%)
Total Waste Forthnightly Waste Volume	1890	945	945
Total Bin provions (1100L)	2.0	1.0	1.0

Block B

	1 Bed	2 Bed	3 Bed	4 Bed	Total	
Apts	6	6	N/A	N/A	12	
Bedrooms (per apt.)	1	2	N/A	N/A	3	
Total Rooms	6	12	N/A	N/A	18	1.5 Average No. Bedrooms per Apt

BS 5906:2005 Weekly Waste = No Aprtsx ((70 x Ave No. Bedrooms) + 30)

Apartments

Weekly Waste = No Aprts x ((70 x Ave No. Bedrooms) + 30) — 1620 Liters Per Collection

Forthnightly Waste — 3240 Liters Collection

Recyclables

Type of Waste	General Refuse 50%	Paper / Card (25%)	Co-mingled Recyclables (25%)
Total Waste Forthnightly Waste Volume	1620	810	810

6.9 AIR QUALITY

Overview

Redmore Environmental were commissioned to carry out an Air Quality Assessment for the proposed site.

The report notes air quality has the potential to be impacted during the construction and operation on the proposed site.

Summary

The report is based on the impact of the activites that are Demolition, Earthwords, Construction and Trackout. The existing air qualty conditions were identified to provide a baseline for the assessment.

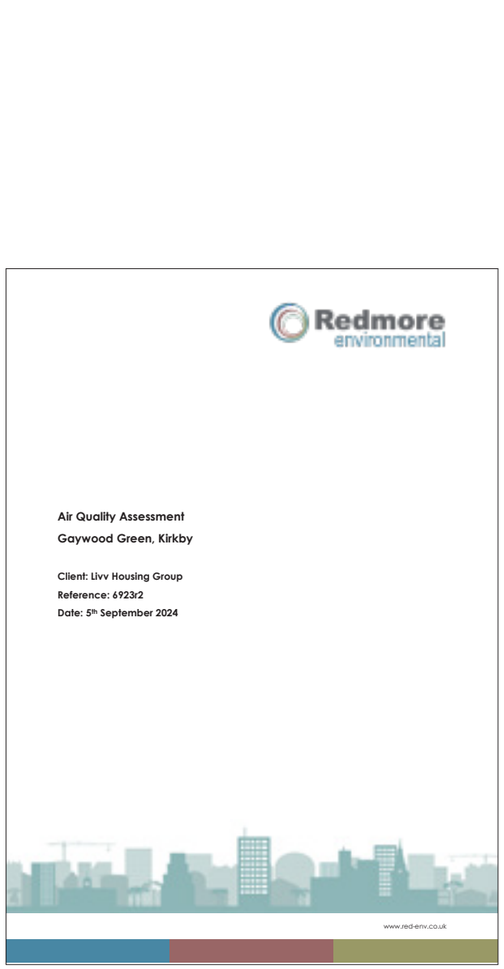
The report notes:

- *"7.1.2 The development has the potential to cause air quality impacts at sensitive locations during the construction and operational phases. As such, an Air Quality Assessment was undertaken to determine baseline conditions and assess potential impacts as a result of the scheme."*

- *"7.1.3 During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. These were assessed in accordance with the IAQM methodology. Site-specific dust control measures were subsequently determined. Following implementation, the residual significance of potential air quality impacts from dust generated by demolition, earthworks, construction and trackout activities are predicted to be not significant."*

- *"7.1.4 Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed against the screening criteria provided within the IAQM18 guidance document. This indicated road traffic exhaust impacts were predicted to be not significant."*

- *"7.1.5 Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development. "*

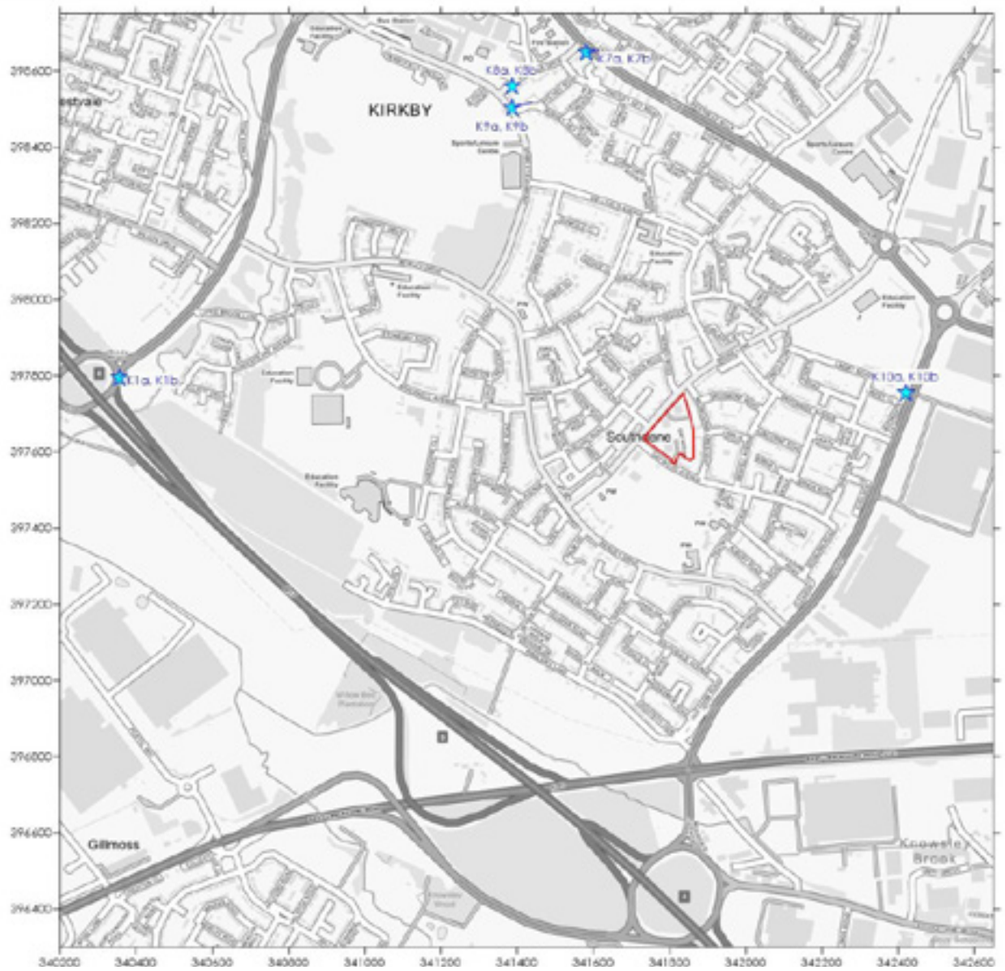

Redmore environmental

Air Quality Assessment
Gaywood Green, Kirkby

Client: Livv Housing Group
Reference: 6923r2
Date: 5th September 2024

www.red-env.co.uk

Monitoring Locations



6.10 TRANSPORT & PARKING STANDARDS

Overview

As part of the scheme development consultant engineers Curtins have produced a transport report incorporating highways design, this is provided in support of the planning application.

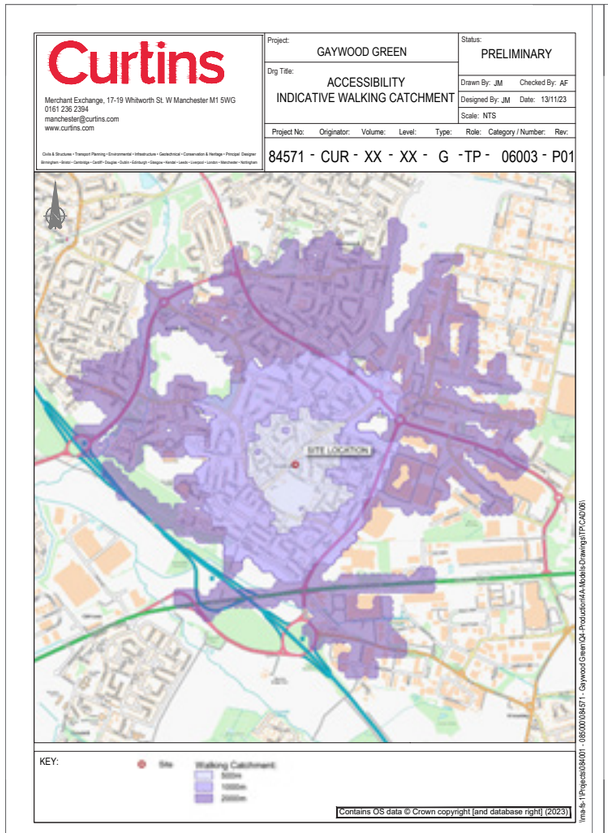
The aim of the report is to:

> *This Transport Statement (TS) has been prepared to inform Highway Officers at Knowsley Metropolitan Borough Council as the Local Highway Authority (LHA) of the development proposals and their potential impact on the surrounding area from a traffic and transportation perspective.*

Scope of the Report

The scope of this report is consistent with the guidance and recommendations set out in Local and National planning policy and contains the following:

- Details of the existing use and the development proposals, together with a proposed site layout plan;
- A review of highway safety within the vicinity of the site for the most recent five years;
- An audit of accessibility by all modes of travel including walking, cycling, and public transport;
- Drawings showing the site access proposals, vehicle tracking and visibility splays;
- Details of proposed parking arrangements and justification for the provision;
- Details of future vehicular trips and commentary on any highway impacts; and
- A review of the relevant local and national transport planning policy.

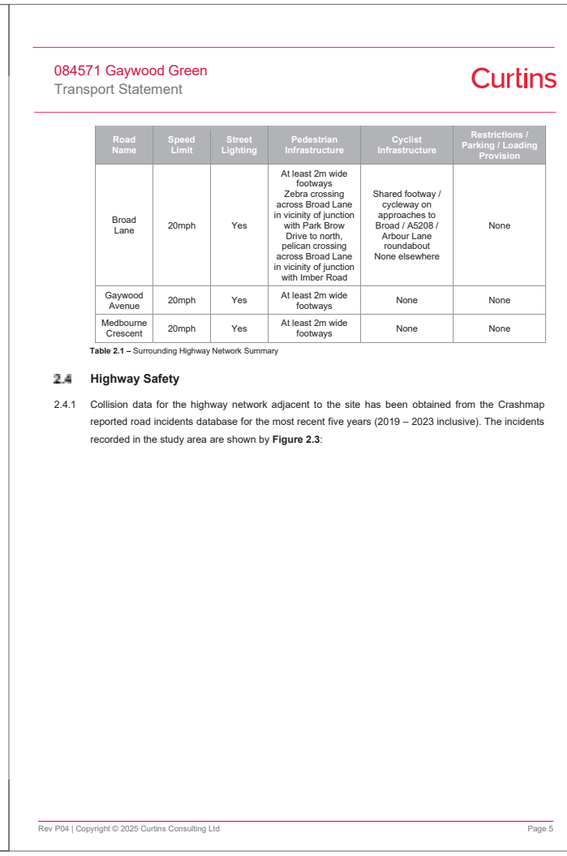


Curtins

Merchant Exchange, 17-19 Whitworth St. W Manchester M1 5WG
0161 236 2394
manchester@curtins.com
www.curtins.com

Project: GAYWOOD GREEN
Status: PRELIMINARY
Drg Title: ACCESSIBILITY INDICATIVE WALKING CATCHMENT
Drawn By: JM Checked By: AF
Designed By: JM Date: 13/11/23
Scale: NTS
Project No: Originator: Volume: Level: Type: Role: Category / Number: Rev:
84571 - CUR - XX - XX - G - TP - 06003 - P01

\\ma-fs-1\Projects\84xx\ - 08500\084571 - Gaywood Green\Q4-Production\4.Models\Drawings\01\PCAD\

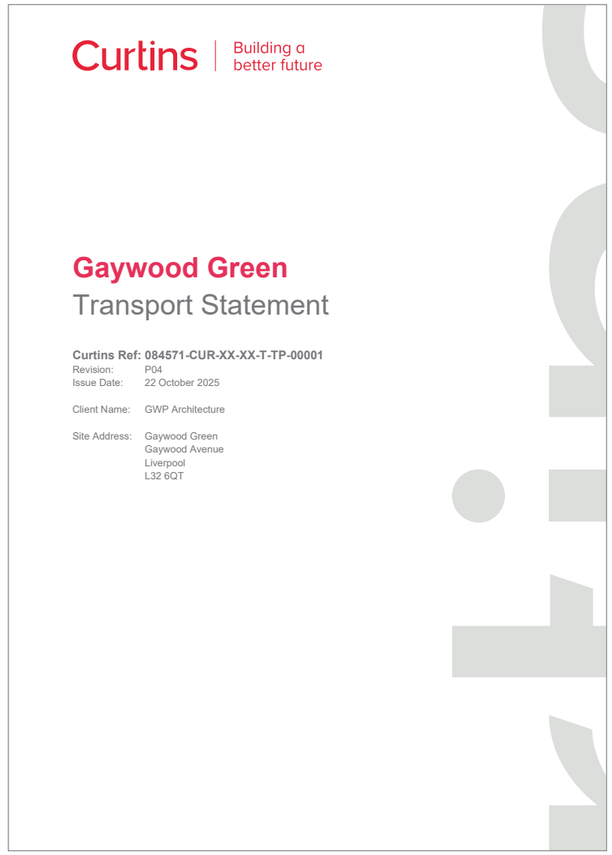


Road Name	Speed Limit	Street Lighting	Pedestrian Infrastructure	Cyclist Infrastructure	Restrictions / Parking / Loading Provision
Broad Lane	20mph	Yes	At least 2m wide footways Zebra crossing across Broad Lane in vicinity of junction with Park Brow Drive to north, pelican crossing across Broad Lane in vicinity of junction with Imber Road	Shared footway / cycleway on approaches to Broad / A5208 / Arbour Lane roundabout None elsewhere	None
Gaywood Avenue	20mph	Yes	At least 2m wide footways	None	None
Medbourne Crescent	20mph	Yes	At least 2m wide footways	None	None

Table 2.1 – Surrounding Highway Network Summary

2.4 Highway Safety

2.4.1 Collision data for the highway network adjacent to the site has been obtained from the Crashmap reported road incidents database for the most recent five years (2019 – 2023 inclusive). The incidents recorded in the study area are shown by **Figure 2.3**:



Curtins | Building a better future

Gaywood Green
Transport Statement

Curtins Ref: 084571-CUR-XX-XX-T-TP-00001
Revision: P04
Issue Date: 22 October 2025

Client Name: GWP Architecture

Site Address: Gaywood Green
Gaywood Avenue
Liverpool
L32 6QT

6.10 TRANSPORT & PARKING STANDARDS

Overview

A high level review of likely parking standards has been undertaken by Curtins looking at local policy, census data and data collected by Livv Housing on their own (comparable) sites.

Local Standards

The emerging options that some houses will have dedicated, on-plot parking, while others will have communal parking.

Parking can be lower where provided communally and unallocated as it can cater for the average, not maximum, and each house doesn't need a whole number of spaces. As such, the National Model Design Code recommends using unallocated parking, although the Council may be concerned that residents prefer to park as close to their house as possible, so may park on-street instead.

The Ensuring a Choice of Travel SPD (2010) provides Knowsley Council's parking and accessibility standards as follows:

- 2 spaces for 2 and 3-beds,
- 3 spaces for 4-beds.

There is no parking standard provided for flats.

The Accessibility Assessment Form provides additional points for developments providing less than 75% of the car parking standard (although these points are not needed to achieve the minimum score). As such, if allocating spaces, this would be achieved by providing:

- 1 space for 2 and 3-beds,
- 2 spaces for 4-beds.

Development Specific Standards

Car ownership data from the 2021 Census has also been reviewed, with the table adjacent detailing the estimated average number of cars per household for the surrounding area split by accommodation type.

As can be seen above, the total for flats is quite heavily weighted towards the one usual resident figure, with a reasonably large difference between them and the two or more usual residents figure.

The census data doesn't break down the two or more usual residents any further, so it isn't possible to determine how heavily it is weighted and what the figures would be if broken down.

Based on the above Census data, it appears the following parking provision would be reasonable, this has been implemented in the current concept:

- Flats: 0.25 spaces per 1-bed, and 0.5+ spaces per 2-bed
- Houses: up to 1 space per 2-bed, 1 / 2 spaces per 3-bed, and 2 / 3 space per 4-bed
- The parking requirement is likely to be somewhere between the adopted standard and the lower 75% / Census.

ONS DATA:

Number of Bedrooms	Average Number of Cars or Vans Per Household[1]		Proportion of Households with No Cars / Vans	
	Houses	Flats	Houses	Flats
1	N/A	0.25	N/A	76%
2	0.74	0.51	42%	55%
3	1.09	N/A	27%	N/A
4	1.56	N/A	13%	N/A

As can be seen above, all proposed dwelling types / sizes can be expected to own one or fewer cars, except the 4-bed houses which Census data indicates would have access to less than two cars each.

LIVV OWN DATA

Name	Maximum Parking Accumulation		
	Number	As percent of number of parking spaces	As percent of number of apartments
Knowsley Heights	5	18%	4%
Bluebell	26	53%	26%
Quarry Drive	38	58%	21%
Watch Factory	33	87%	42%

Livv's existing blocks provide between 0.22 and 0.49 parking spaces per flat, but surveys show these car parks are often well below capacity.

Standards Currently Targeted

The current proposal targets the following provision:

- Block A – 21 spaces for 37 flats (28no. 1-beds, 9no. 2-beds); and
- Block B (Inspired Living) – 6 spaces for 12 flats (6no. 1-beds, 6no. 2-beds).

Equating to 55% parking provision relative to the number of apartments. The report notes: *'This level of provision is in excess of the level suggested by 2021 Census data (especially when the*

lower ownership levels for the elderly living are considered) and the parking counts of existing Livv apartment blocks in Knowsley (both data sources which are significantly more up to date than the 15-years-old parking standards), so is considered sufficient.'

- Houses: 1 space per 2-bed, 2 spaces per 3-bed, and 2 spaces per 4-bed

The report notes: *'This level of provision is in accordance with the adopted parking standards for all 3-bed houses, and some 2-beds. The provision of 1 space for some 2-bed houses and 2 for 4-beds is in line with data fromthe 2021 Census (which is significantly more up to date than the 15-years-old parking standards), so is considered sufficient.'*

Cycle Parking

For houses, a timber shed parking store is proposed per dwelling, located in the rear gardens

For the general apartments, a in-built cycle store has been provided, targeting one space per flot. Aditionally, sheffield hoops are provided externally for vistors use.

For the Inspired Living (Block B) block, in-built storage space on the ground floor has been allocated for electric scooters, this can also be used (as required) for cycles.

Public Transport

The report notes:

'It is considered the site is accessible by sustainable modes of transport, which are also usable by those with limited mobility and are wheelchair accessible. The surrounding area exhibits good levels ofpedestrian and cycling infrastructure, and there are a number of public transport opportunities within acceptable walking distance of the site.'

highway Imapct

The report notes:

'Curtins do not believe that capacity assessments would be required, and that the highway network would not experience any adverse traffic impact resulting from the proposed development.'

LEEDS

03.01 tower works
2 globe road
leeds
ls11 5qg

0113 266 6044 (t)

www.gwp-arch.com
architecture@gwp-arch.com

MANCHESTER

first floor
20 swan street
manchester
m4 5jw

0161 962 4882 (t)

www.gwp-arch.com
architecture@gwp-arch.com

LONDON

5 st. john's lane
london
ecqm 4bh

0203 096 7435 (t)

www.gwp-arch.com
architecture@gwp-arch.com

CARDIFF

14 trade street
butetown
cardiff
cf10 5dt

02921 303 322 (t)

www.gwp-arch.com
architecture@gwp-arch.com