

10 - 12 South Road

'Design and Access  
statement'



## Introduction

# 1.0

### General summary :

This Design and Access statement has been prepared in support of a full planning application for proposals at no.10-12 South Road, Litherland.

This application follows pre-application correspondence ref DC/2023/01359.

The proposed development seeks to deliver a high quality modest development of 3no. apartments by significantly enhancing the existing deteriorating accommodation and the quality of the entire site through the extension and refurbishment of no. 10-12 South Road and the space within the curtilage of the boundary.

The design has been carefully considered to ensure that proposed extensions respond positively and sensitively to pre-application guidance, and that proposals are sympathetic to the immediate and wider context whilst aspiring to provide a high quality architectural intervention which contributes positively to the area.

The purpose of this document is to illustrate the proposals, communicate the way in which the design has responded to pre-application advice and detail the narrative behind the design approach.

“a domestic scale intervention which makes a contribution to quality housing in the area, as well as vastly improving the street scene”

10-12 South Road

## Introduction

# 1.0

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## Site Location and Context

# 2.0

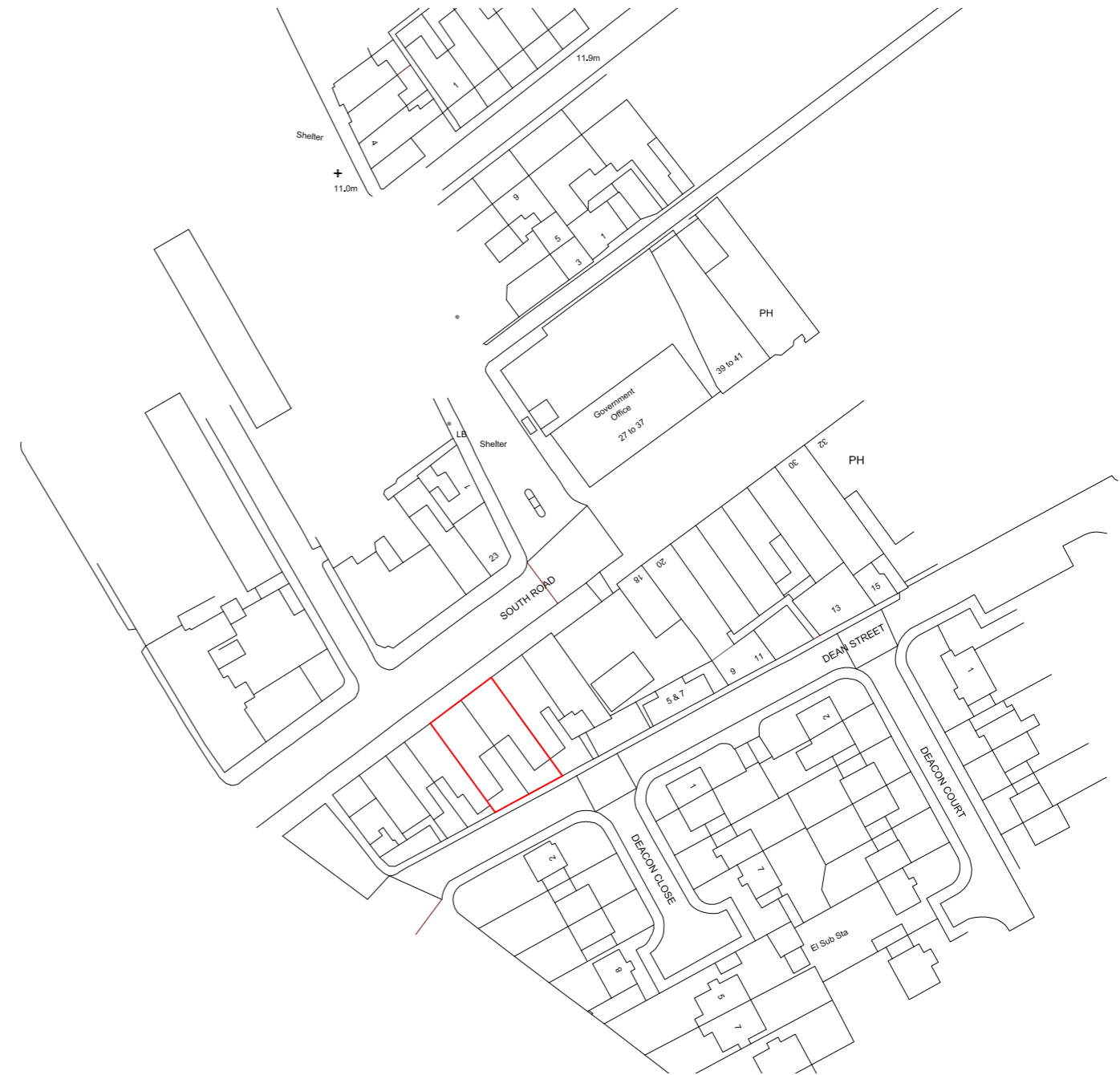
### Site Location :

The application site is located in Litherland, Liverpool. It is located at the end of South Road accessed off Crosby Road South, overlooking Crosby Marina.

### Site Context :

South Road and the surrounding area is characterised by a diverse mix of architectural styles from different periods. The street features various property types that contribute to its architectural composition. Towards the southern end of South Road, Georgian townhouses showcase symmetrical facades with ornate cornices and pilasters. There are also several Victorian terraced houses with intricate brickwork, bay windows, and wrought iron details, adding elegance and historical charm to the area. South Road's streetscape with wide pavements offers a pedestrianfriendly environment and mostly commercial establishments contribute to a lively frontage along the majority of the street. Most of the activity is centred around Waterloo station, leading to Crosby Road and whilst there are commercial units towards the south end of South Road near the site which this application relates, there is a quieter feel as the road leads to Crosby Marina.

Flanking 10-12 South Road to the North/West and South/East are mostly residential properties of a varied typology. Within the immediate context are several large two and three storey period properties, many of which are terraced. To the West there are also several contemporary properties and two large 15 storey apartment towers overlooking South Road.



Existing site location plan

## Site History and Planning Policy

# 3.0

### Site History :

Historical maps show that since 1894, the majority of South Road has featured a consistent built form which fills the curtilage of site. The proposals would provide less built form than indicated on historical maps.

### Site Planning :

The Council's planning application database shows only one previous planning application. Planning consent reference DC/2022/01566 proposed the change of use from retail on the ground floor (E) to a restaurant (E(b)), a two-storey extension to the rear and 2 dormer extensions to the front elevation, to create an additional bedroom within the roof space of each of the existing 2 flats. The application was approved in February 2023. The same applicant is submitting this new planning application as the original scheme is no longer financially viable due to market conditions.

### Planning Policy :

The following planning policies have been considered as part of the proposals;

SD2 Principles of Sustainable Development

ED2 Retail, Leisure and Other Town Centre Uses

HC3 Residential Development

HC4 House Extensions, Houses in Multiple Occupation and Flats

EQ2 Design

SPD Conversion to Flats and Houses in Multiple Occupation

SPD Design Supplementary Planning Document

NPPF Paragraph 7, 11, 60, 81, 82, 86, 92, 126



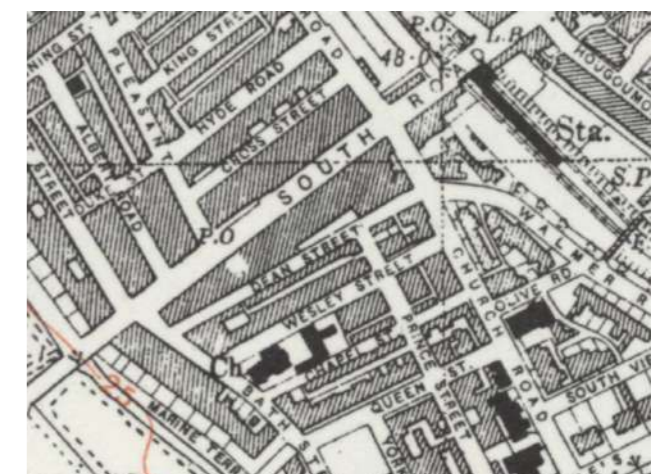
1850



1933



1894



1947



1928

## Existing building and site

# 4.0

### Existing building :

The southern end of South Road and the site leads to the extensive public amenity space of Crosby Marina. There are several long views both on the approach to and from within the site towards the Marina. The property has the benefit of its location next to the Marina, but it does not capitalise on the opportunities it could provide for access to the open space and views across it. The site has the potential to offer a cohesive and attractive frontage to South Road, complimented by its neighbouring properties. This collection of architectural quality could positively contribute to the historical character of the street. In contrast, the south (rear) elevations contain a lack of quality architectural detail and whilst there is some subtle rhythm and uniformity of gabled structures and mono pitch roof lines, the streetscape presents a less organised composition of building forms, negatively affecting the heritage of this area. On both elevations however, the vacant nature of the property which has led to a building which is slowly deteriorating, harms the quality of both streetscapes and the character of the built environment.



View from South Road showing a frontage which will be amended as per the original approval



View from Dean Street showing the deteriorating elevations, crumbling render, unattractive window design and overgrowing landscape



View to the right side gable with unattractive exposed drainage pipework and deteriorating elevation



View to the right side gable with unattractive exposed drainage pipework and window designs



View to the left side gable with unattractive exposed drainage pipework, deteriorating elevation and window designs

## Existing house and site

# 4.0

### Existing site :

The space within the existing site is severely under utilised, unattractive, and has a detrimental impact on the surrounding area. In its current condition, it is a security and a health and safety risk. Whilst the external space has a negative impact on the building, more concerning is the wider negative impact this has on the built environment within the immediate context. The unsightly spaces are viewed from neighbouring plots, but also from various positions along the street scene. It is very much a wasted opportunity and in desperate need of a transformation which not only bring benefit to the building, but makes a conscious effort in bringing benefit to the wider area.



View from Dean Street where a large expanse of brickwork provides an unattractive and intimidating frontage to the street scene



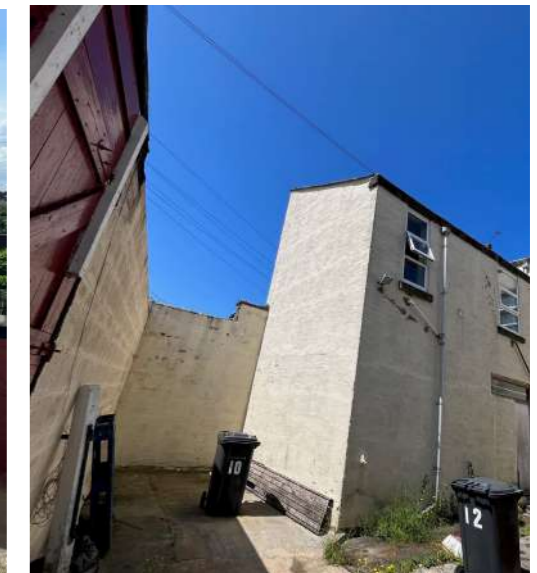
View towards the rear of the site where open space is deteriorating and overgrown, as well as not used for any purpose and therefore a missed opportunity



View towards the right side gable where open space can not be used due to over grown shrubs and an accumulation of waste material



View towards the right side gable where a tall brickwork wal disconnects the site from the street and adjacent properties, creating an unwelcoming and intimidating frontage to the site



View towards left side gable where open space is not used and remains a missed opportunity

## Project Journey

# 5.0

### Project Journey

Following the original planning approval for the site and a review of the viability of the development against current market conditions, the applicant invested in further design works and with a new consultant team to consider how to appropriately and sensitively meet their original development brief of refurbishing 10-12 South Road into a 4no. residential and commercial property which complies with the Council's supplementary planning document on flats and homes in multiple occupation. A pre-application submission was made and a meeting held on site, which led to further consultation with the planning officer.

The property remains in poor condition and presents a missed opportunity to create a quality residential product which raises the standard of residential accommodation within the borough.

The previously approved 2no. residential units are 3 bedroom properties with generous spaces, which could limit this development to specific occupiers. In an area where there is a dynamic mix of young and older families, professionals, and single persons and couples, a development which supports a broader mix of accommodation would be more suitable and create the opportunity for this property to attract a range of potential occupiers. Previously two no. two bedroom properties, the revised pre-application design scheme offered two no. one bed apartments and two no. 2bed apartments with attractive outdoor amenity provision.

Further discussions were held and information provided to justify why the applicant believed the pre-application proposals were appropriate against the existing site context and why they would be compliant with policy. The response from the planning officer was more positive, and it was felt this round of consultation enabled a potentially positive way forward based on a 4 unit scheme, although there were caveats surrounding residential amenity and open space.

Whilst the scheme could have been maintained, the applicant decided to provide a further amended design scheme which not only offered a scaled back development but one which specifically addressed any concerns raised as part of the formal pre-app response.

This was done to respond proactively to the planning departments comments and to therefore establish a positive benchmark on which a full application could be submitted and approved. Final comments received from the planning officer confirmed that the revised scheme was not only acceptable in principle, but also responded positively to the previously raised concerns surrounding residential amenity and open space.



## Pre application consultation

# 6.0

### Pre-App consultation : Comments from original pre-app response

A detailed pre-application report was submitted in 2023 and a site meeting was arranged following receipt of an initial round of pre-application comments. Although the meeting should have taken place prior to receipt of any comments, further consultation was invited with the Local Authority, which included revised proposals in response to initial observations raised by the planning officer.

The pre-application report summarised that the proposed extension and refurbishment of the property could be supported in principle, but there were some matters which would need to be addressed. The revised pre app proposals offered a reduced and improved design scheme and it was followed by further support for the pre-application proposals.

The design contained now in this full planning application reflects the final pre-application proposals, including minor amendments to add the required level of detail for the planning application but also to further improve the quality of the design scheme.

The following commentary outlines a summary of the comments within the pre-application report and the ways in which the design has responded to these.

Report note: I have assessed your proposal and conclude that the proposal is unacceptable and unlikely to receive a favourable recommendation. This is specifically related to the harmful impact on the privacy of the existing occupiers. It would also need to be demonstrated that the shortfall in outdoor private amenity space provision is acceptable.

Comment: This note reflects superceded proposals. Amended proposals were submitted, along with design notes justifying matters in regard to privacy of existing occupiers and outdoor private amenity space.

Report note: The proposal will not compromise the vitality and viability of Waterloo District Centre and is acceptable in principle subject to compliance with other local plan policies, supplementary planning documents and material considerations.

Comment: We note the previous design scheme for 4no. units was deemed acceptable in principle. The revised proposals are also deemed acceptable in principle - see note below.

## Pre application consultation

# 6.0

Report note: The boundary wall will also be upgraded, with an area to hide the bins, however this is grey, which will be different from the brick walls either side of this property and the properties further along Dean Street and opposite in Deacon Close, which are all constructed of red brick. This is the prevailing material on properties and boundary treatments to the rear of this site.

Comment: Materials have been amended as part of the proposed full application, but all finishes will be in agreement with the Local Authority and subject to condition.

Report note: The property has been rendered and the proposal also shows the extensions to be rendered to match in with the existing building. The proposal is generally acceptable in design terms, however there are concerns in relation to the impact on the privacy of the neighbouring occupiers located to the rear on Deacon Close, which is discussed below. The room sizes would all need to meet the minimum requirements as set out on page 6 of the SPD. Each habitable room should also have a reasonable outlook and prospect. There have not been any detailed floor plans provided with this pre-application enquiry to provide detailed comment in relation to this issue. The recently adopted SPD also provides a flow chart in appendix B to determine if the level of private outdoor amenity space for a flat or HMO conversion is acceptable. There is a minimum requirement for 20 m<sup>2</sup> to be provided per flat and if it is communal space then all residents should have access to the amenity space. The supporting documentation states that there will be between 65-70 m<sup>2</sup> of private outdoor amenity space provided as a roof terrace. This does fall short of the

requirement for a minimum of 80 m<sup>2</sup> to be provided, however in the flow chart in appendix B it states that providing that all reasonable opportunities have been taken to provide the private outdoor amenity space; then 80% of the requirement is acceptable.

Comment: Through the revised proposals, there is circa 79 sqm of private outdoor amenity space. 46sqm of this space is provided via an enclosed and private landscaped terrace for residents at first floor. There is a further 33 sqm of private outdoor space for plot no.1 of the 3 apartments at ground floor. This exceeds the policy requirement.

Report note: There are residential properties located to the rear of this property and there will be built form, with larger habitable room windows and private outdoor amenity space, also provided at a higher level, looking towards this residential area.

Comment: Previously the development included 4no large habitable windows, 1 of which faced toward no.1 Deacon street. Whilst we have illustrated how the previous interface is not unusual for this specific area, the quantum of development has been reduced from 4 units to 3 units and as a result, two no. large windows in their previous position have been omitted entirely. The habitable windows have been reduced in scale and positioned on the East side of the site where there is no interface to adjacent properties as illustrated in previous correspondence.

## Pre application consultation

# 6.0

Pre-App consultation : Comments from further consultation 24.11.23

Report note: In relation to the suggestion that you could reduce the size of the windows and the window is removed, to avoid the overlooking at 1 Deacon Close, this is welcomed.

Comment: Windows have been omitted entirely, but also reduced in scale where they remain.

Report note: It is suggested that the roof terrace could be set back with opaque glazed balustrades which would also reduce the overlooking. However, this would need to be designed so it is more discrete, similar to that of the adjacent property, so it is not seen as being a dominant feature in the street scene. It would need to blend in with the existing building, so it is less visible.

Comment: The terrace has been re-positioned from 2nd floor to 1st floor, set back and incorporates a high balustrade which screens private space within and avoids overlooking.

Report note: It will still need to be demonstrated as to why a shortfall in amenity space should be acceptable, the boundary treatment should be designed to fit in with the surrounding area, the outlook and prospect of the future occupiers also needs to be considered

Comment: There is no shortfall in amenity space. The boundary treatment is designed to fit in with the surrounding area. The outlook of future occupiers has been carefully considered by removing accommodation to one side of the design, and maintaining generous window proportions where accommodation remains and has no interface with properties opposite.

## Pre application consultation

# 6.0

Pre-App consultation : Comments from further consultation 03.01.24

Report note: The re-positioning of the terrace will avoid the dominance of this element in the street scene and the potential and perception of overlooking.

Comment: On this basis, the applicant has progressed investment into a full planning application to reflect the revised pre-application proposals.

The reduction in the number of units and the windows would reduce the potential and perception of overlooking.

Comment: On this basis, the applicant has progressed investment into a full planning application to reflect the revised pre-application proposals.

Pre-App consultation : Comments from further consultation 11.01.24

Report note: The further information and further comments provided will supersede the original information provided and relevant comments in the report.

Comment: On this basis, the applicant has progressed investment into a full planning application to reflect the revised pre-application proposals.

## Design

# 7.0

The proposals are in most cases the same as approved planning application ref DC/2022/01566. The front elevation is consistent with the original approved scheme, as is the intended use.

The adjustment for the scheme to accommodate 3 no. residential units instead of the approved two no. has been approached with a desire to maintain the proportions of the original building mass as much as practically possible whilst creating the required floor area.

This approach is combined with an intention to maximise the opportunity of enhancing a generally unsightly rear street elevation, as well as the housing provision in the area. The design amendments are contained to the rear of 10-12 South Road. The image on this page highlights the following;

- residential and commercial units fronting South Road - light green
- residential properties to the North and West - purple
- predominantly residential properties fronting Dean St - dark green
- buildings built up to the edge of Dean Street - dark green

It's evident that several buildings currently extend from South Road towards the edge of Dean St, fully occupying the depth of their site area. The property immediately adjacent to 10-12 South Road is a three storey residential property including roof terrace accommodation, built on the edge of Dean Street.



The nature of the building forms, massing and positions within the urban fabric suggest that it may be appropriate to extend 10-12 South Road further towards the edge of Dean Street, replicating the properties highlighted dark green on the image above. Alternatively, the approach in the current scheme is to maintain the existing step in the street elevation, extending only within the area highlighted red above at ground floor only. This creates an opportunity to provide quality external space at ground floor level in the form of an attractive residential entrance which is set back from the edge of Dean Street. Existing building mass would be removed at first floor to create space for private outdoor amenity which would be much lower and less impactful than what currently happens on the neighbouring property.

Design

# 7.0

Design philosophy - streetscape :

South Road streetscape presenting period architectural details:



The heights of existing buildings gradually reduce as they approach the southern end of South Road. On this basis, the applicant feels that any new building mass within the site area should not exceed 2.5 - 3 storeys in order to maintain the existing streetscape.

The proposal for this pre-application enquiry replicates the details on this elevation as previously approved.

## Design

# 7.0

Design philosophy - streetscape :

Dean Street streetscape



The building heights to Dean Street follow a less consistent sequence. There are a mix of mono pitch and pitched roof profiles orientated in varying directions presenting a less coherent streetscape. There are multiple residential entrances on this elevation and some commercial yard access gates. The residential buildings to the north of Dean Street are more recently refurbished and of reasonable condition,

however the site offers a less appealing aesthetic with a dominant painted brick wall on its boundary, poorly constructed timber gate and a generally deteriorating building in the background. The applicant recognises an opportunity to make a significant contribution to this streetscape with a fully refurbished property which:

1. Creates a new residential product establishing a new benchmark of built form quality and which encourages future development to aspire to a similar quality
2. Creates a quality architectural design which brings a coherence and order to the streetscape

## Design

# 7.0

### Design philosophy -

The proposals create residential accommodation with a new secure entrance. The form is designed to replicate the gabled structures along Dean Street, but in a way which intends to bring order to the current streetscape. Window proportions are generous to create welcoming and quality internal space. A new attractive entrance area is defined by newly constructed walls which are set lower than existing with integrated landscaping and secure access gate. Once inside the site, external spaces are attractively landscaped, whilst providing a functional and enclosed area for refuse store.

Roof terrace accommodation is set back from the new gable structure, with a new screening structure to its perimeter to provide edge protection and enclosure.

The terrace is designed to exceed the space required for policy compliance of 20sqm per apartment. Moreover, the location of this particular property is particularly unique with its proximity and access to an extensive public amenity space which offers significant benefit.





## Design

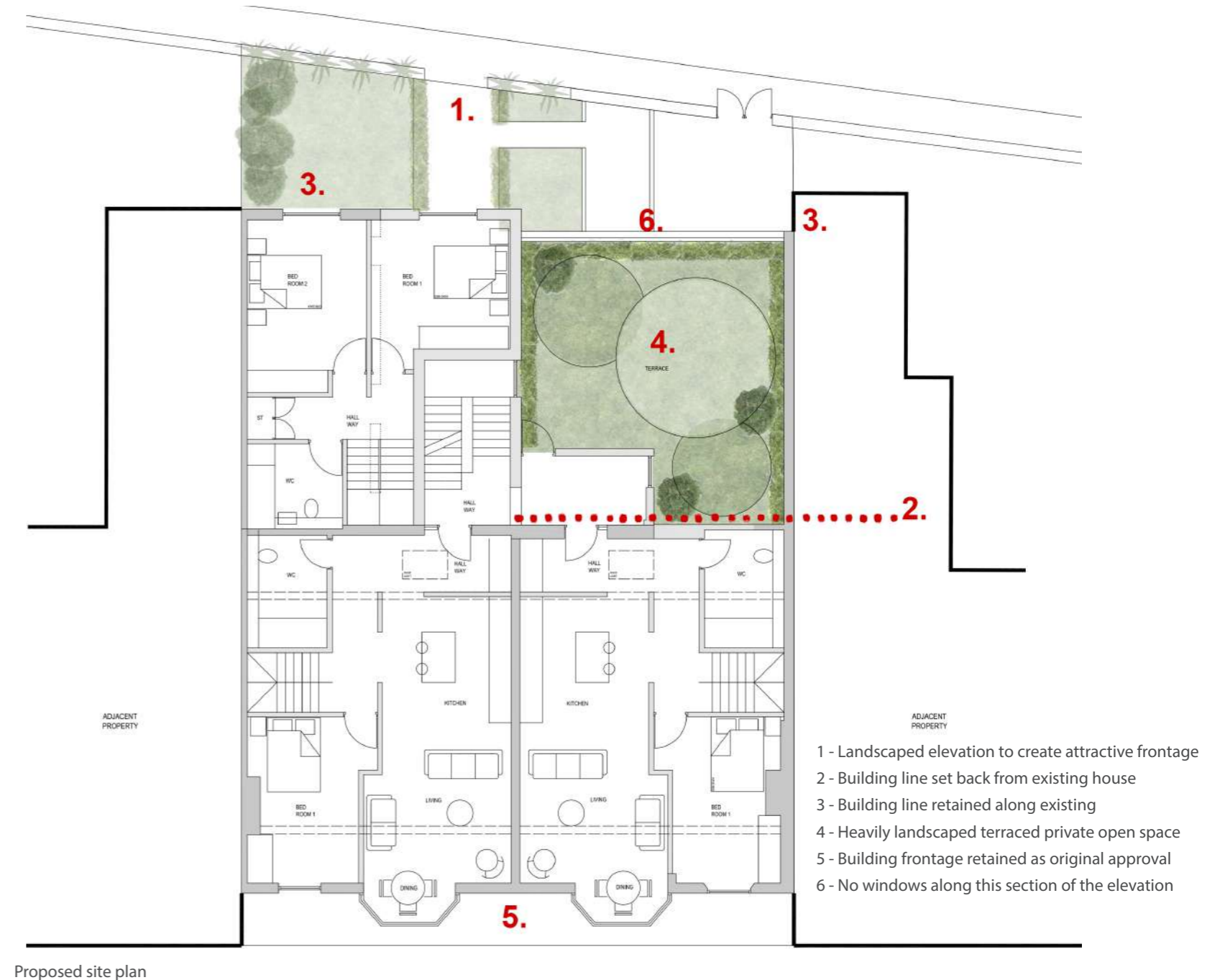
# 7.0

### Layout :

The layout of the proposals respond to the applicants brief to create quality apartments for families ranging from 2bedroom to 3bedroom units whilst addressing the following;

- retaining the previously approved frontage to South Road
- avoiding overlooking onto Dean Street
- providing quality private outdoor amenity space with landscaping
- accommodating a mixed use class of private residential and restaurant
- providing a much needed domestic and landscaped greenery to the street scene

The main block of existing 2.5 storey accommodation is retained and amended internally to provide a restaurant to the ground floor and living spaces above with private access - as previously approved. The internal layout of the restaurant is amended, however this has no impact on the previously approved design scheme towards South Road. The relationship to Dean Street has been adjusted so that all of the restaurant associated spaces are grouped together to one side, providing a much better arrangement for extract and ventilation adjacent to adjoining restaurant provider next door. This arrangement also allows vent equipment to be potentially set much further back against the building line and away from Dean Street which is a better arrangement than the approved scheme. The existing outrigger to the West is demolished to first floor, allowing for a private outdoor terrace set behind a balustrade. The area of private amenity space is circa 46sqm - exceeding the minimum space for compliance. The outrigger to the East is extended to the side, allowing for a domestic scale block of residential accommodation which mimics the forms in the surrounding area, and maintains the existing building line. An attractive private garden is provided in front. The area of private amenity space is circa 33sqm - exceeding the minimum space for compliance. Private bin stores for the residences and restaurant are positioned inconspicuously to the side of the site.



## Design

# 7.0

Removing the first floor built form to the West, avoids any potential for interface with residences opposite. There are also no windows positioned in this part of the plan. It also creates a less dense structure than what is currently built, providing a wider and softer street scene to Dean Street and improving the character of the built environment.

The extension to the East is designed to be subordinate to the existing building, with a lower roof pitch and with a form which matches the architectural typology and style of the existing property. This helps to ensure that both new and old structures sensitively compliment each other.

The design of the layout reflects a generous contemporary arrangement of open plan and enclosed spaces which create a quality living environment with a generous amount of light through new window openings. A central stair core provides secure access to all units, with views into the private outdoor terrace.

A secure and contained portion of the site is allocated to private residential arrival. This provides a domestic setting, softening the building frontage whilst providing a strong residential character which replicates more closely the building types in the immediate context as well as dramatically enhancing the area.

The design draws inspiration from the existing masonry pitched roof dwellings and the application of contemporary interpretations of traditional form, using larger but fewer openings.



Proposed massing

## Design

# 7.0

### Scale and Massing:

The majority of the existing structure is retained, however some massing is demolished, and the existing mass to the East extended to create additional living accommodation. Rooflights are introduced to break up the roof form as well as introducing daylight to improve the quality of internal spaces.

The previously approved dormer windows to the main roof are retained, and the new extension features a pitched roof form at a lower ridge level to create usable roof accommodation.

Extensions are designed to be subordinate and sympathetic in relationship to the existing property, whilst responding carefully to Dean Street. The design deliberately does not extend beyond the existing building line which is a sensitive response to the street scene. Demolishing some of the existing building mass and creating a green landscaped frontage provides relief to the street scene. This further helps to establish more familiar domestic scales, reducing the overall visual impact, avoiding the appearance of a large mass and creating a more refined architecture reflecting the local vernacular.



Proposed massing

## Design

# 7.0

### Appearance and materials:

The appearance of the proposals aim to reflect a contemporary interpretation of traditional forms, paying close attention to quality and simplified detailing and incorporating high specification materials and products.

The selection of exact materials would be discharged by condition, but in principle the design would incorporate textured brickwork, aluminium windows and doors paired with a slate roofing to match existing. Timber would be incorporated to create a welcoming and softer appearance to the design scheme.

Rendered walls are utilised to the front and rear elevation to create a bright frontage which matches adjacent buildings.

A feature boundary wall is built in textured brickwork to provide a more robust but attractive finish to the residential approach off Dean Street. Incorporating landscaping behind the boundary wall provides a soft, domestic and welcoming screening to the built form.

The terrace above incorporates artificial grassed areas, as well as hard paving finishes behind a balustrade screen. The balustrade is set higher than standard to offer privacy on both sides.

The desire is to create a domestic setting which presents as one cohesive, refined and well considered building with a consistent architectural language which brings benefit to the surrounding built environment.



## Design

# 7.0

### Landscape and boundaries

Landscaping is incorporated on the ground floor to the main residential entrance and within the 1st floor terrace. At ground floor, dense planting and hedging straddles a paved walkway into the main entrance. Once grown, this provides privacy but also enhances the building frontage - a significant enhancement to the existing condition and something which will contribute greatly to the street scene.

At first floor, the private terrace is designed to be an oasis for residents. Details are expected to be conditioned but in principle, it's intended that planting and hedging will bring a soft and green backdrop to the property, visible externally, but providing privacy internally and helping to avoid any overlooking.

### Sustainability

The existing property is unlikely to achieve the requirements of modern performance standards. The ambition for this project is to provide a high performance, efficient and sustainable group of family homes. This is achieved through the applicants commitment to extensive refurbishment and investment, design proposals which consciously aim to respond to site character and orientation and the inclusion of robust detailing and the proposed specification of high performance products.

### Access

The proposed access, pedestrian and vehicular considerations remain unchanged from the original approval. The private residential entrance to the site would be secure and maintained with controlled gate access. There would be private and secure access to bin storage within the curtilage of the site. A private and locked goods in/out access for the restaurant would front onto dean street, replicating similar arrangements on the street. Access to the building off South Road would be as per the original approval.