

LIVERPOOL DESIGN EXCELLENCE PANEL

Property: 255 Hoxton Park Road
Alternatively known as 9-11 Edgeworth Place

Application Number: PL-47/2016

Panel Members Present: Russell Olsson, Jon Johansson, Geoff Baker, Anthony Bourke

Assessing Officer/Unallocated: Rodger Roppolo

Officers in Attendance: Rodger Roppolo, Nelson Mu

Applicants Name and / or Representatives: GAT and Associates

Date of Meeting: Thursday 16 June 2016

Item Number: 1

Pre DA ☒

Post Lodgement ☐

Chair: Russell Olsson

Apologies:

Convenor: Jan McCredie

GENERAL INFORMATION

The Liverpool Design Excellence Panel (the Panel), comments are to assist Liverpool City Council in its consideration of the development application.

The absence of a comment under any of the principles does not necessarily imply that the Panel considers the particular matter has been satisfactorily addressed, as it may be that changes suggested under other principles will generate a desirable change.

The 9 design quality principles will be grouped together where relevant, to avoid the unnecessary repetition of comments.

PROPOSAL

Demolition of all existing structures on the land and the development of a 5 story residential flat building, comprising of 28 units to be used as affordable housing. Site to be consolidated with 249-251 Hoxton Park Road

PANEL COMMENTS

The 9 design principles were considered by the panel in discussion of the development application. These are 1] **Context**, 2] **Built Form+ Scale** 3] **Density** 4] **Sustainability** 5] **Landscape** 6] **Amenity**, 7] **Safety** 8] **Housing Diversity +Social Interaction** 9] **Aesthetics**.

The Design Excellence Panel makes the following comments in relation to the project:

Background

The applicant's planner outlined the history of the site and the addition of an adjacent lot to create a new site. The applicant is a Not for Profit Organization so the development is for 100% Affordable Housing. The floor space ratio is generated by the area of the whole site. The scheme is compliant in most respects, however but one storey additional height is sought whilst still complying with FSR. This Alternative Scheme was presented for discussion. Whilst the site is flood affected the proposal aims to resolve this. Council's engineers are to assess this. The applicant aims for a 4 star green star rating and for 6 or 7 star NatHERS, and therefore more storage areas are included / bike storage etc.

The architects DKO presented the scheme.

- Difficult to accommodate the additional floor space on the site.
- Hoxton Park Rd is noisy. Will be engaging an acoustic engineer.
- The site is surrounded by brick buildings which influenced the use of brick in the design.
- Natural light is provided to corridors.

The Panel made the following comments.

Compliance

- Separation distances must comply with the ADG
- There is a need to ensure that the apartments are solar access compliant. As the application is for both buildings, the assessment should be made against the whole project i.e. the two buildings.

Internal Planning

- Need to enhance the light / solar access to the 'snorkel' bedrooms
- Consider any privacy issues between the two bedrooms in north west location of the building

Landscape

- Applicant should engage a landscape architect.

Open Space

- The complete absence of communal open space is not supported.
- Design communal open space on roof with kitchenette / disabled WC / small room / barbeque area.
- Investigate the potential of enabling the residents of the existing building to access the roof top space on the new building.

Scale and Bulk

- The panel supports the additional height in the Alternative Scheme subject to all the above issues being addressed whilst complying with the floor space ratio control.

Material Selection

- The Panel supports the selection of materials.

Overall Design

- The Panel commends the architect on a well-designed proposal

The Panel agrees with the 3.1m floor to floor height proposed by the architects.

This application does not need to be reviewed by the Panel again.
