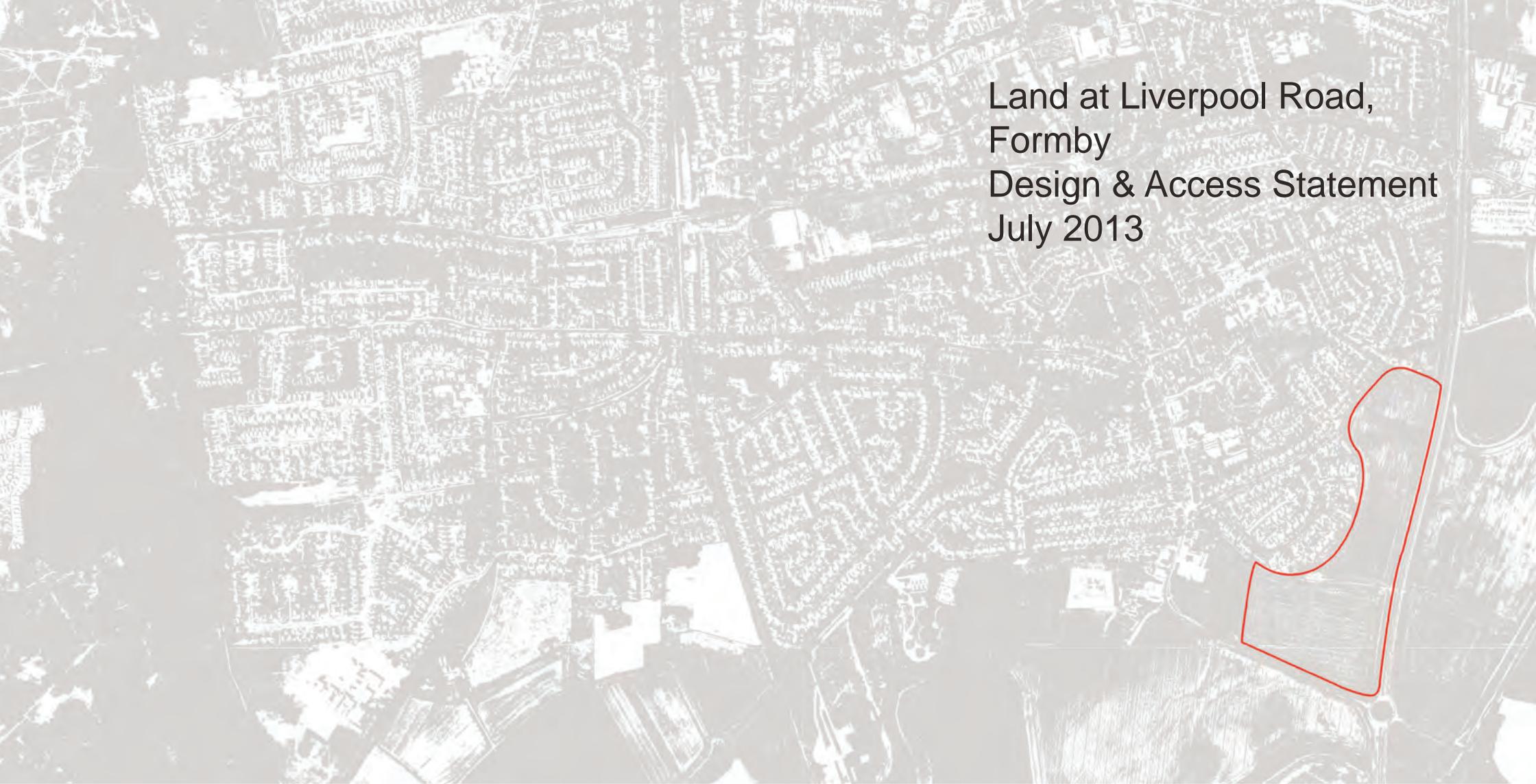


Land at Liverpool Road,  
Formby  
Design & Access Statement  
July 2013



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This document has been prepared  
by idp Midlands Architects and PlanIt  
on behalf of David Wilson Homes  
NW and Barratt Manchester

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## 1.0 Introduction

1.1 Purpose of the Document	6
1.2 Structure of the Document	6
1.3 Site Description & Condition	6
1.4 Planning	7
1.5 Site Location Plan	8

---

## 2.0 Site Analysis & Context

2.1 Site Photographs	10
2.2 Existing Development Form	12
2.3 Street Character	14
2.4 Vernacular Edge of Settlement Conditions	16
2.5 Existing Hierarchy Plan	19
2.6 Site Constraints plan	20
2.7 Adopted Highway Constraints	21
2.8 Acoustic Constraints	22
2.9 Access Constraints & Opportunities	23
2.10 Contextual Analysis Summary	24

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## 3.0 Design Process

3.1 Introduction	26
3.2 Opportunities Plan	26
3.3 Key Design Principles	27
3.4 Masterplan Narrative	28
3.5 Mitigating Visual Impact	32
3.6 Overall Character Strategy	33
3.7 Sustainable Drainage Strategy	34
3.8 Movement Framework	35
3.9 Landscape Masterplan	36
3.10 Landscape Character Areas	38
3.11 Street Character	44
3.12 Boundary Treatments	48
3.13 Planting Strategy	50
3.14 Play Policy & Existing Facilities	54
3.15 Informal Play	56

---

## 4.0 Development Proposals

4.1 Introduction	58
4.2 Use and Amount	59
4.3 Scale	60
4.4 Layout	61
4.5 Appearance	67
4.6 Access	78
4.7 Phasing	80

---

## 5.0 Supporting Statements

5.1 Building for Life	82
5.2 Design Review & Public Consultation	85
5.3 Sustainability	87
5.4 Transportation Summary	88
5.5 Flood Risk & Drainage Strategy	89

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## 6.0 Conclusion

6.1 Summary & Conclusions	93
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## 1.0 Introduction

# 1.0 Introduction



## 1.1 Purpose of the document

This statement has been prepared by IDP Midlands Architects for Barratt Homes and David Wilson Homes, in partnership with a wider consultant team including:

Turley Associates Planning Consultants  
PlanIt Landscape Architects  
Cole Easdon Civil Engineers  
SBA Transportation Consultants  
WSP Acoustic Engineers  
ERAP Ecologists

This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Circular 01/2006 which stipulates that planning applications are to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on 'Design and Access Statements: How to write, read and use them' (CABE, 2006).

This document is also to be read in conjunction with further supporting statements which cover matters relating to planning, sustainability and community involvement in more detail.

## 1.2 Structure of the Document

This document has been composed in order to set out and record the key design processes and considerations carried out in the development of detailed proposals for the Liverpool Road Formby site. The earlier sections firstly set out the analysis undertaken to give context to the proposals, and document key stages in the development of the design. This is followed by discussion of the design proposals including reference to the CABE endorsed structure for Design and Access Statements. The document then records further supporting information.

## 1.3 Site Description & Condition

The proposed development site is located to the south east corner of the settlement of Formby within the boundaries of Sefton Metropolitan Borough. The site sits between an adjacent residential area (developed in the third quarter of the 20th century) and major vehicular routes: Formby Bypass to the east; Liverpool Road to the south. The current

use of the site is agricultural open land whilst its edges are populated with mature hedgerows and small trees. An existing pedestrian right of way passes across the centre of the site from east to west linking the bypass footway through to Liverpool Road north of the nearby Gym building. Immediately to the west of the site at the southern end is an area of land that is currently fallow. Adjacent to the northernmost boundary of the site, a local equipped play area and dog walking space provides amenity for existing residents. The site is relatively level, with a slight gradient falling from north to south.

## 1.4 Planning

It is understood that the current planning policy allocation for this land is as green belt. This document does not seek to set out the full planning case for the development proposals. This design based document is to be read in conjunction with the accompanying planning statement which sets out planning related matters in relation to the design proposals





## 2.0 Site Analysis & Context



## 2.1 Site Photographs

The following photographs document views of the site, from the site and along its edges. Generally, the open character of the site and the extensive hedgerowed enclosure are evident. The site photos also illustrate the level nature of the site throughout.



View west along Liverpool Road towards the roundabout junction with the A565 Formby By-Pass. The site is shown to the left of shot.



View West towards the rear of LA Fitness



View East into the site along the Public Footpath. To the left, rear fences to existing homes to Savon Hook form the boundary



View north from the public footpath at centre of the site, showing farmland and existing houses and hedgerow edge to the field



Rear of existing properties to Savon Hook facing south. Extensive used adaptation of upto two storeys has taken place.



View west from the public footpath towards existing homes to Savon Hook facing the site



View north along Formby Pypass showing existing footways and boundary hedgerow to the site. The site is to the left of shot.



View North along Alt Road showing homes facing the northern end of the site



View south across farmland towards the River Alt



View North-East showing the existing play area to the north of the site.



View North along Savon Hook showing existing homes facing the hedgerow boundary. The site is to the right of shot.



View from Liverpool Road showing the street front to LA Fitness

## 2.2 Existing Development Form

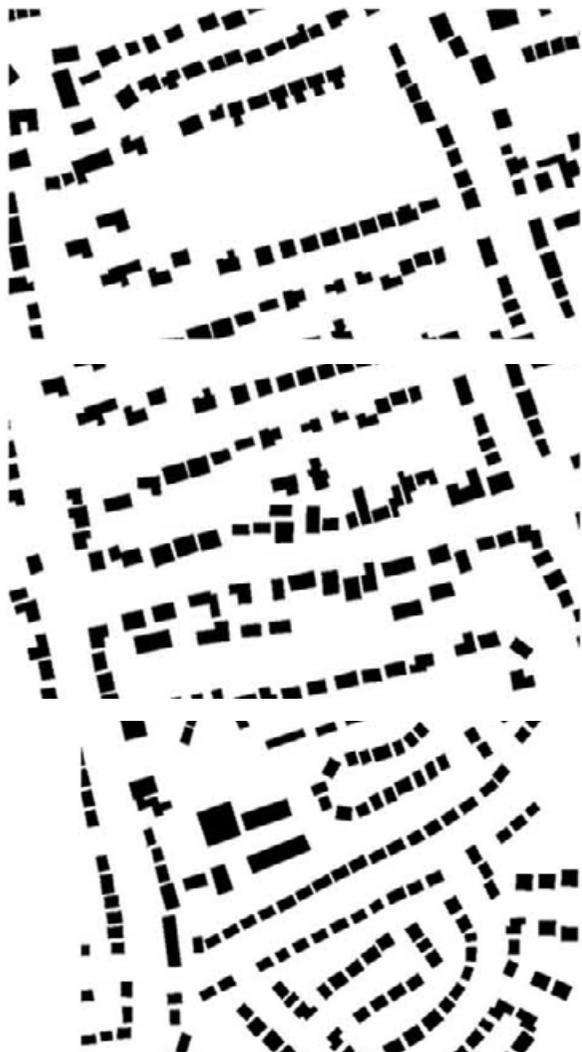


The figure ground plans illustrated on this page present the contextual plan form of nearby areas of Formby, from the development site through to the historic core. The plan demonstrates some key factors of the vernacular character. Firstly, the historic organic string development that lines historic movement networks and culminates at a denser central core is evident. Urban extensions infilling the quadrants between the historic routes is evident. The form of the plan suggest that these have been carried out in large parcels in this region of Formby. The linear pattern of the plan suggests the influence of garden city inspired sub-urban planning.

Another key character indicator in the figure ground pattern is the absence of form. The fabric of the town is pepperpotted with voids that indicate open spaces within the wider network of streets. These are often rectilinear and contained in form as opposed to long strings of space.

The adjacent figure ground extracts record some of the typical urban forms evident in the area and their characteristics. The Monks Drive plan to the bottom of the page, illustrates a typical street in the large development parcel that borders the proposed development site.

## Figure Ground Plans



## Description

### Derby Road

- Elongated rectilinear grid pattern
- Approx. 90m back to back distance
- Approx. 25-30m front to front distance
- Mixture of semi-detached and detached
- Good opportunity for infill development
- Predominantly frontage parking

### Old Town Lane

- Elongated rectilinear grid pattern
- Approx. 60m back to back distance
- Approx. 25-30m front to front distance
- Mixture of semi-detached and detached
- Good opportunity for infill development
- Predominantly frontage parking

### Monks Drive

- Dispersed settlement plan
- Approx. 20m back to back distance
- Approx. 20m front to front distance
- Predominantly detached
- No opportunity for infill development
- Mixture of frontage integral parking and detached garages

## Street Photograph



## 2.3 Street Character

### 2.3.1 – Vernacular Street Views

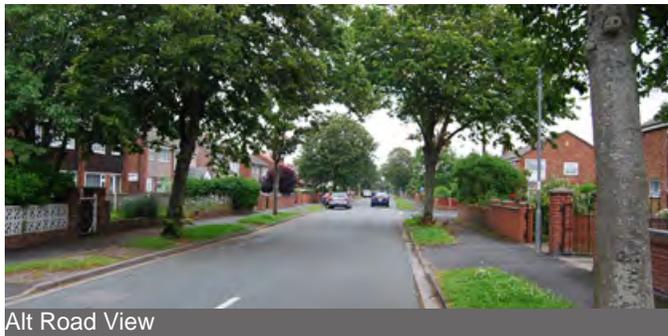
The following views give an indication of the composition of relevant streets within the vicinity of the site. The key components and features are picked up in the descriptive text.



Existing terrace of shops on Liverpool Road



Tree lined character to Altcar Lane showing earlier twentieth century homes set out in semi-detached plots with hipped and gabled roofs. This mature street exhibits many occupier adaptations.



Character of Alt Road near junction with Liverpool Road, showing mature street trees in verges and simple modern homes set back behind front gardens with on-plot parking.



Mix of detached and semi-detached early twentieth century homes on Raven Meols Lane. Strong wall enclosure to mature front gardens with on-plot parking. A mix of materials and colours animates this street.



Character of Savon Hook with bungalows and dormer bungalows, small street trees and spacious front gardens



Simple pattern of semi-detached homes to Raven Meols Lane set back behind mature frontages. Materials are historically uniform but with render applied as a whole building treatment.

Savon Hook View

Raven Meols Lane View

## 2.3.2 – Hierarchical Architectural Images

The existing fabric exhibits features that suggest a hierarchy within the movement and character structure features. Whilst the overriding controlling factors of the character arise from the structure of organic string development in-filled with much later suburban housing, there can be seen to be some common characteristics.

These arise from the constant pairing of buildings across many eras of development. Buildings use bays, red brick and vertical emphasis on the whole. Render and painted brickwork are common and often delivered on a whole building level.

### Primary Streetscenes



### Secondary Streetscenes



### Tertiary Streetscenes



## 2.4 Vernacular Edge of Settlement Conditions

### 2.4.1 Edge Condition Views

The 'settlement edge' nature of the proposed development site is a key factor that must be considered when developing an appropriate form of development for new housing in this location.



Open edge



Housing adjacent to Formby bypass



Housing overlooking open space

As can be seen from the following figure ground extracts, the edge extremities of Formby are reasonable consolidated. Development has been carried out in large 'chunks' with larger parcels of land released for development. The general form of development in each case is reasonably uniform in density from the interior to the edge of development. Loosening of the form associated with more purely organic settlement is not evident. As such the edge of settlement is reasonably abrupt in plan form.

- Open semi natural edge.
- Straight development bindery.
- Limited street planting.

- Visual screening and buffer to noise created by mix of native tree planting and mature trees and understorey.
- Potential habitat value
- Back gardens on to landscape buffer and are visually extended.
- Glimpsed views of rooftops of houses only.

- Mature trees form a buffer between pedestrians and road
- Housing overlooks green open space
- Formal hedgerow boundary clearly defines edge of green space.
- Wide green verge enhances green character of the street.
- Off-street parking and allows street to be largely uncluttered by vehicular traffic.
- No road markings contributes positively to residential character and encourage slower traffic speeds.



Woodland

- Woodland blocks permeate into residential area from adjacent pine wooded coastline and creates a distinctive street character.
- Houses are set back from the street with generous verges and front gardens.
- Narrow street width without road markings to reinforce residential street character and encourage slow traffic movement.



Street hierarchy

- Tertiary route.
- Country Lane character – narrow street width edged by vegetation. No separate footpath.
- Part of clearly defined street hierarchy.
- Variable development edge.



Countryside edge

- Hedgerow and hedgerow trees define the straight edge between the countryside and the developed residential area.
- Houses front on to open countryside and have filtered views through vegetation.
- Farmland character



Street trees – Kirkdale Road

- Wide verge allows informal/naturalistic arrangement of trees.
- Pine trees create a distinctive street character, perceives a connection to the landscape and allow some visual permeability through to housing.
- 'Green' street character and substantial buffer between road and housing.

## 2.4.2 Edge Condition Figure Ground Plans

The figure ground plans below illustrate the nature by which the Formby settlement creates an robust and definitive geometry throughout this eastern and southern edge.

North East



East



South



## 2.5 Existing Hierarchy Plan



The adjacent plan illustrates the existing hierarchy of movement and includes the primary nodes acting as magnets for movement within the local area hierarchy of movement. As can be seen the major vehicular movement corridor to the east of the site is formed by a dual carriageway 'bypass' road. The southern approach into the town is made by Liverpool Road which continues as the major primary route into the town centre. This is an historic route populated with development established organically. From Liverpool road, the streets near the site provide access into development parcels populated predominantly with residential use. Cul de Sacs and informal loop streets further provide more intimate residential streets at the tertiary informal end of the street hierarchy chain.

-  Bypass
-  Primary Distribution
-  Primary Residential Street

# 2.6 Site Constraints Plan



## 2.6.1 Topography

The site is largely level, with a shallow slope falling towards the southern end of the site. At the southern boundary the site banks up to the level of Liverpool Rd. The site has a common level with the existing housing and spaces to the North, East and West.

## 2.6.2 Site Boundaries

To the north of the site wire fencing contains the site from the adjacent equipped play area and dog walking space. To the eastern boundary with the by-pass, an almost consistent mature hedgerow creates a 2-3m enclosure along the entire edge. This is punctuated at a point where a pedestrian footpath allows access onto the by-pass walkway. To the southern corner of the site the hedgerow is more established with larger trees, whilst the southern boundary hedge is more broken and punctuated. The south-western and south-eastern boundaries include ditches in their definition.

## 2.7 Adopted Highway Constraints

The adjacent plan illustrates the extent of adopted highway surrounding the site. Largely along the west boundary with Alt Road and Savon Hook, the highways do not abut the boundary and create a ransom strip situation limiting the possibilities for new vehicular access points to be gained along this edge.



# 2.8 Acoustic Constraints

## 2.8.1 Existing Conditions

The adjacent illustration demonstrates the noise contours experienced on site in relation to traffic noise from both Liverpool Road and the Formby By-Pass.

## 2.8.2 Opportunity

As is set out in the accompanying acoustic reports and design strategies the noise levels experienced by existing and future residents can be controlled by sensitive layout and building design



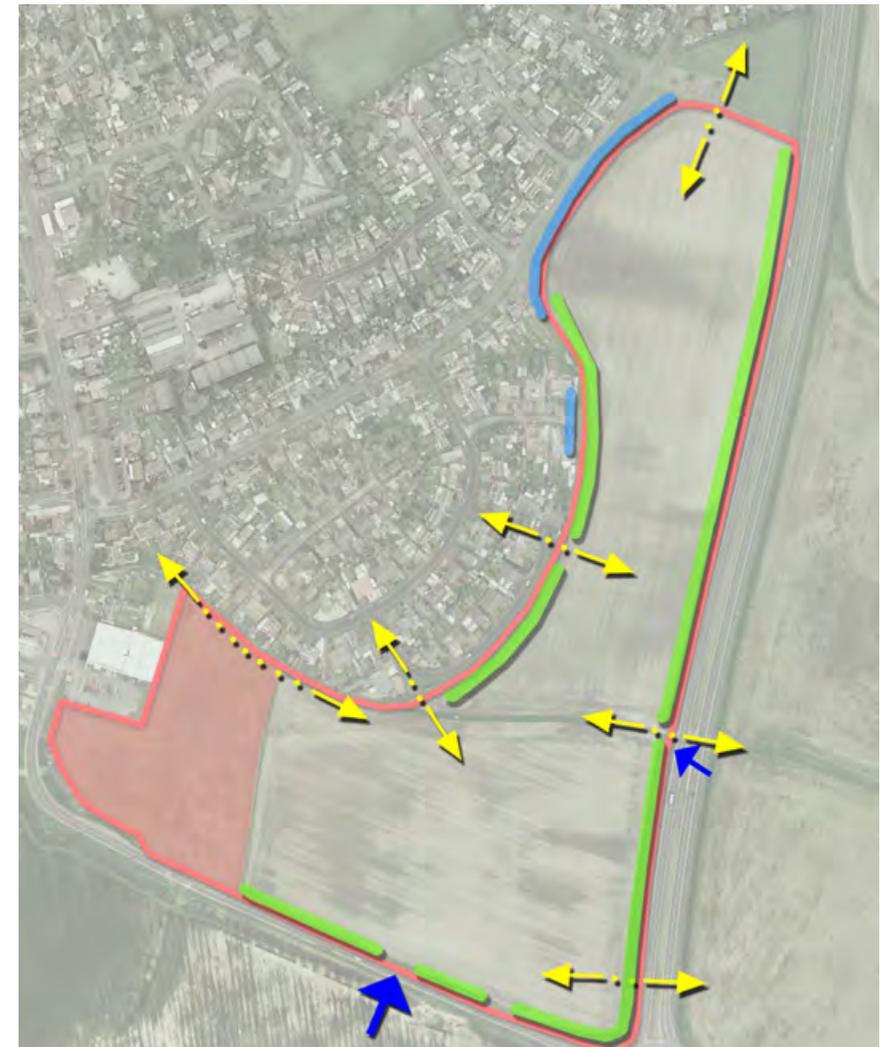
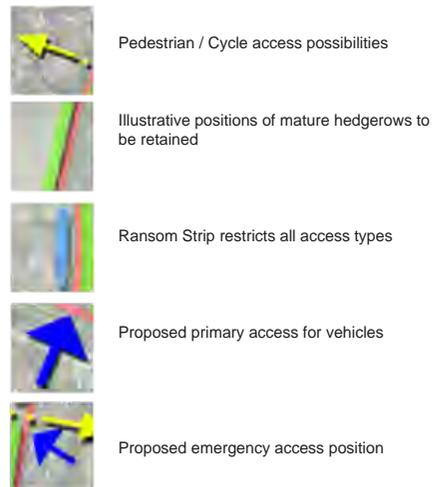
Daytime NEC Noise Contours Key

Green	0 <= ... < 55
Orange	55 <= ... < 63
Pink	63 <= ... < 72
Red	72 <= ... < 100

## 2.9 Access Constraints and Opportunities

Establishing appropriate points of access has been a key consideration that shaped the masterplan development process. Extensive consultation with the local authority was carried out in order to ensure the access arrangements are appropriate to people, vehicle and cycle movements, whilst ensuring that the new development doesn't create a negative effect on the highways system. In brief any access points onto the by-pass are limited in their usefulness since this would only give a single direction to access into the site. This would also require the removal of a large amount of established hedgerow to form a slip-road and as such this is not a preferable proposition. To the north of the site, the play area and Local Authority owned land along with a ransom strip between the site and Alt Road restrict access possibilities. To the western boundary the plan identifies potential pedestrian links. These are retained as pedestrian opportunities following consultation with residents who were strongly opposed to creating vehicular access points into the site from the existing housing development adjacent to the western site boundary.

The primary access position has been identified on Liverpool Road. This position minimises removal of hedgerow as it is located in a position where currently there is a void in the hedge. Our transportation statement looks at the access issues in a little more detail and discusses the implications and works necessary to form this junction and improve the highway.





## 2.10 Contextual Analysis Summary

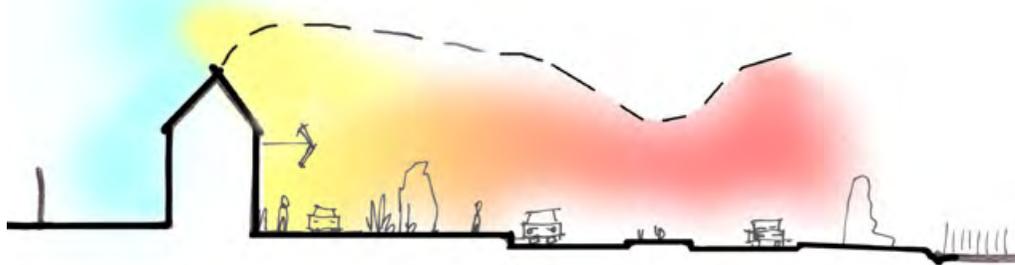
The analysis of the immediate context can be summarised to include the following characteristics:-

1. Level site bounded by mature hedgerows and primary movement corridors.
2. Historic organic core with string development following movement corridors, with sequential urban infill and extension.
3. Consolidated edge of settlement with little 'feathering' or loosening of form and density.
4. Consistent development densities with major pockets of landscaped space throughout.
5. Extensive character of detached and paired housing forms with consistent organised building lines.
6. Strong character of homes overlooking space and edge of settlement views.
7. Consistent role of landscape within the streetscene, often:
  - a. Through large mature front gardens within the organic string development
  - b. Street trees within verges to larger 20th century developments.





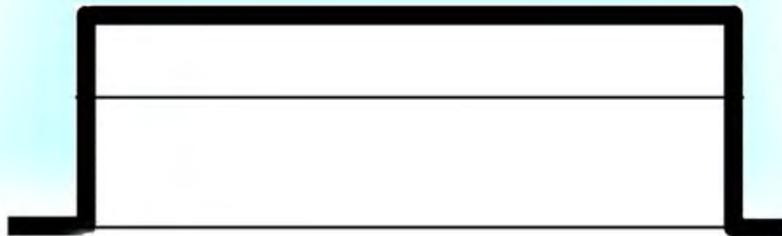
Traffic noise screened by built form



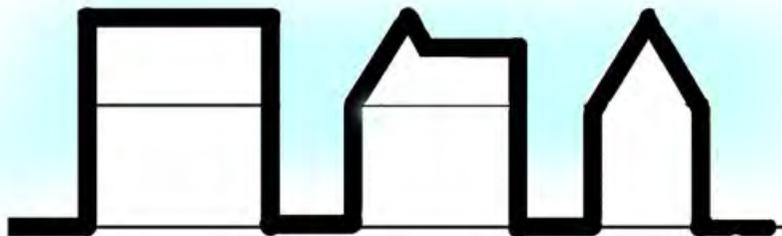
Traffic noise screened by Acoustic Fencing



Linear Continuous Form



Broken Permeable Form



### 3.3 Key Design Principles

Following the establishment of the site constraints, contextual analysis and establishment of opportunities, a set of key guiding principles was established. These were also informed by the outcome of the first Places Matters Design Review (which is further documented in section 5.2)

The key principles upon which the masterplan is based are:-

1. Retention of views towards and through the site
2. Alignment of water control system with the structure of public space to enhance place-making
3. Create a strong network of public green spaces reflecting the vernacular character of the town and setting.
4. Enhance existing and connect new pedestrian and cycle routes
5. Create new links to the wider neighbourhood to promote sustainable movement choices
6. To retain and enhance ecological assets – Photo of ditches
7. Continue the Formby traditions of detached, and paired homes avoiding uncharacteristic terracing and massing above 2 storeys – add sketch elevation
8. Continue the 'greened street' language of Formby into a new interpretation for the 21st Century.
9. Reject overtly 'engineered' approaches to the control of noise and use 'passive' means - Add acoustic principles sketches

## 3.4 Masterplan Narrative

The following illustrations document some of the key masterplanning stages in the evolution and refinement of the plan.



### Masterplan 1

Created very simply for the first public consultation and design review in order to give an indication of block scale. This plan starts the suggestion of: an enhanced setting to the existing public footpath across the site; the idea of an avenue of trees as a spine to development; the placement of an open space by Alt Road to retain a spatial quality for existing residents and the continuation of existing development blocks into the development site. The rear garden response to the by-pass was rejected due to acoustic and visual quality concerns.



### Masterplan 2

With the benefit of Places Matters! Design review in place and useful feedback following the first public consultation, this sketch masterplan continued principles established in the first plan, but began assimilate a swale structure as a controlling and unifying structure through the masterplan.



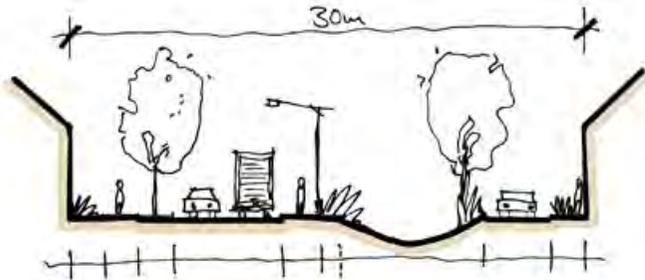
### Masterplan 3

Character strategy brainstorm. This plan records the commencement of the characterisation process refining a simple block structure into a narrative of landscape and architectural principles.

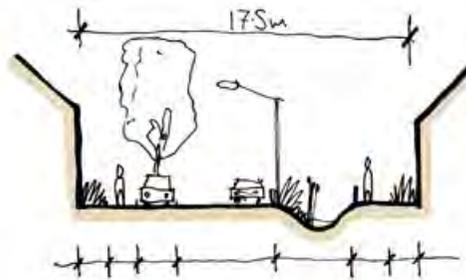


### Masterplan 4

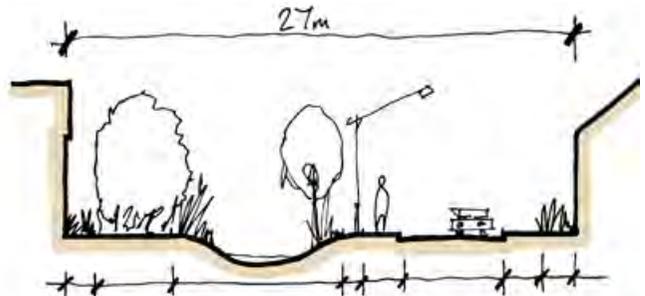
Concept Masterplan. This sketch plan delivers refinements of the previous plans based upon character narratives developed through masterplan 3 concepts. This plan introduces some sensitive hierarchies of space and street and includes a rotation of the northern-most blocks to allow a wider scale view through the block structure from Alt Road. Concepts for the character is space is also commenced in the inclusion of a sequence of copses and formal avenue planting. This plan was also developed in conjunction with a sensitive set of street sections that define the structure and layers within the public realm spaces of the site. These principles are documented on the following page.



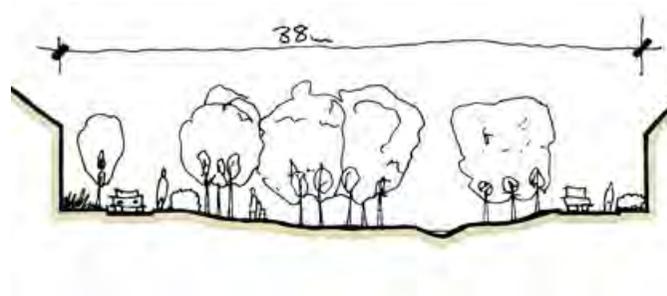
Sketch Section 1



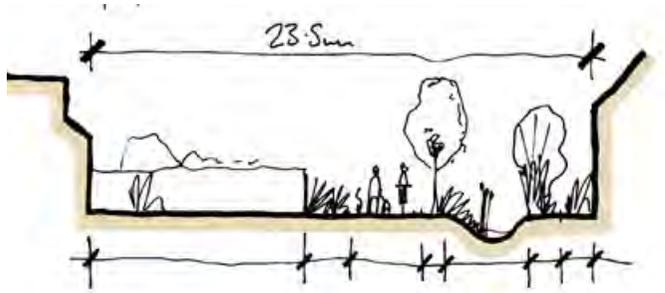
Sketch Section 5



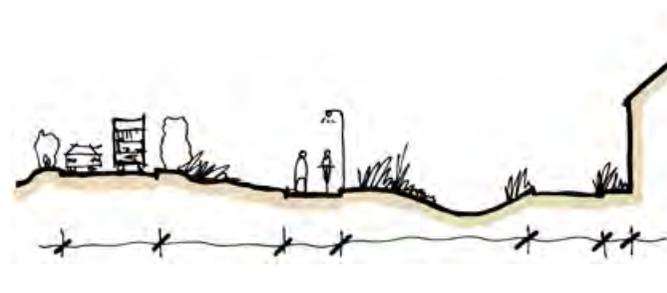
Sketch Section 2



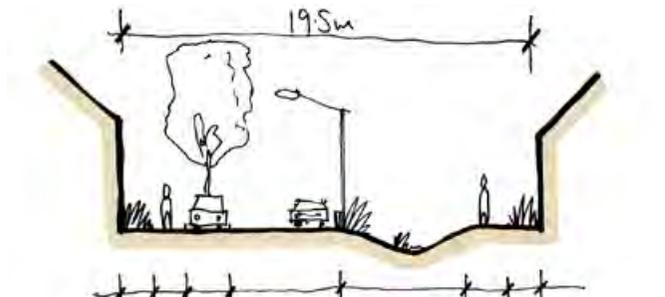
Sketch Section 6



Sketch Section 3



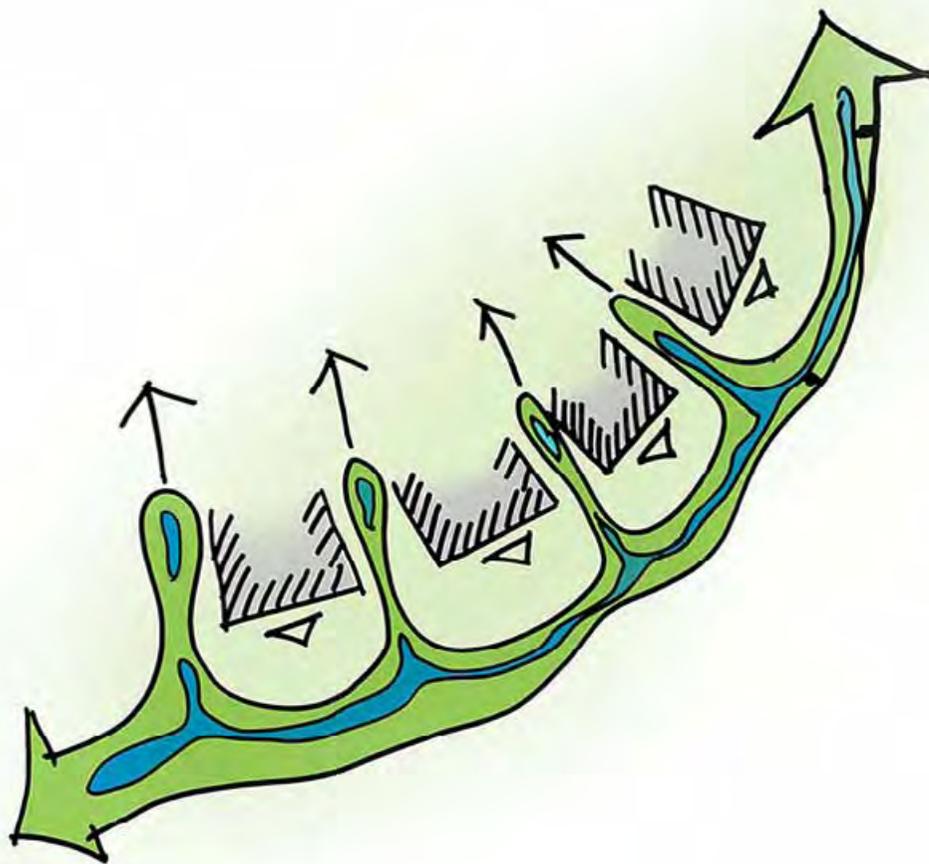
Sketch Section 7



Sketch Section 4

The following sketch 'space' sections work in tandem with concept masterplan 4 and record the commencement of analogue street, landscape and architectural hierarchy.





The development of the masterplan for the Liverpool Road site was approached in a manner that sought to use the character and influence of the existing fabric to create clues and guidance for appropriate strategies for new proposals. For this site in particular, the structure, scale and identity of the landscape elements evolved to be the most significant contributors to the character. This being both by dual paths. Firstly, through the embedding of local principles in the continuation of characteristic views and creation of strong contained landscaped pockets. Secondly through the harnessing of the drainage constraints for opportunities in public realm design. The following sections explore the design progression concepts building upon the masterplan development already discussed.

## 3.5 Mitigating Visual Impact

The layout of the new development has been designed to minimise its visual impact on surrounding housing, streets, footpaths and open countryside. The diagram opposite illustrates the key principles that have guided the development of the masterplan. A full Landscape and Visual Impact Assessment has been prepared in conjunction with the masterplan to fully explore and illustrate potential visual impacts, mitigation and enhancement strategies for the site.

### Internal Views:

In order to maintain a green buffer for existing houses facing onto the site, existing trees, hedges and planting have been retained where possible, and incorporated into new public open spaces. Views along the main public footpath crossing the site are maintained and long views across the site to the distant hedge line and bypass are maintained wherever possible. Where existing streets terminate at the site, the important views are maintained, by the retention of the existing hedgerow boundary and the creation of new public open space beyond. These views and those from existing properties are also maintained through the careful placement & orientation of the new housing.

### External Views:

The Formby skyline of hedges, rooftops and woodland copses is maintained, and new planting is designed to integrate with this. New houses create a diverse skyline interspersed with woodland blocks. The boundary hedge line is preserved and enhanced, providing a green buffer to the new development. Glimpsed views to green internal spaces through the boundary hedging are retained.

The connection to the conservation area of Great Altcar to the east of the development is retained, preserving the view of St Michael & All Angels Church.



## 3.6 Overall Character Strategy

The aim is to integrate the development into the rural setting, retaining and enhancing a semi-rural buffer around the perimeter of the site and allowing fingers of parkland to dissect the residential blocks closer to the centre of the site.

At the heart of the development is a network of attractive public open spaces. These spaces respond to the key sight lines through the development, in order to reduce visual impact and maintain an open character to the new development.

Spaces will mainly be semi-rural in character, including wildflower meadow, native shrub planting, hedges and groupings of new native trees. Each space will have its own unique features to create diversity and aid legibility.

There will be the opportunity for play and informal recreation within the larger open spaces, from simple spaces to sit and watch the world go by, to active spaces using natural features such as grass mounds, boulders and timber structures. A formal LEAP is provided within the main Savon Hook park area, linked directly to the public right of way.

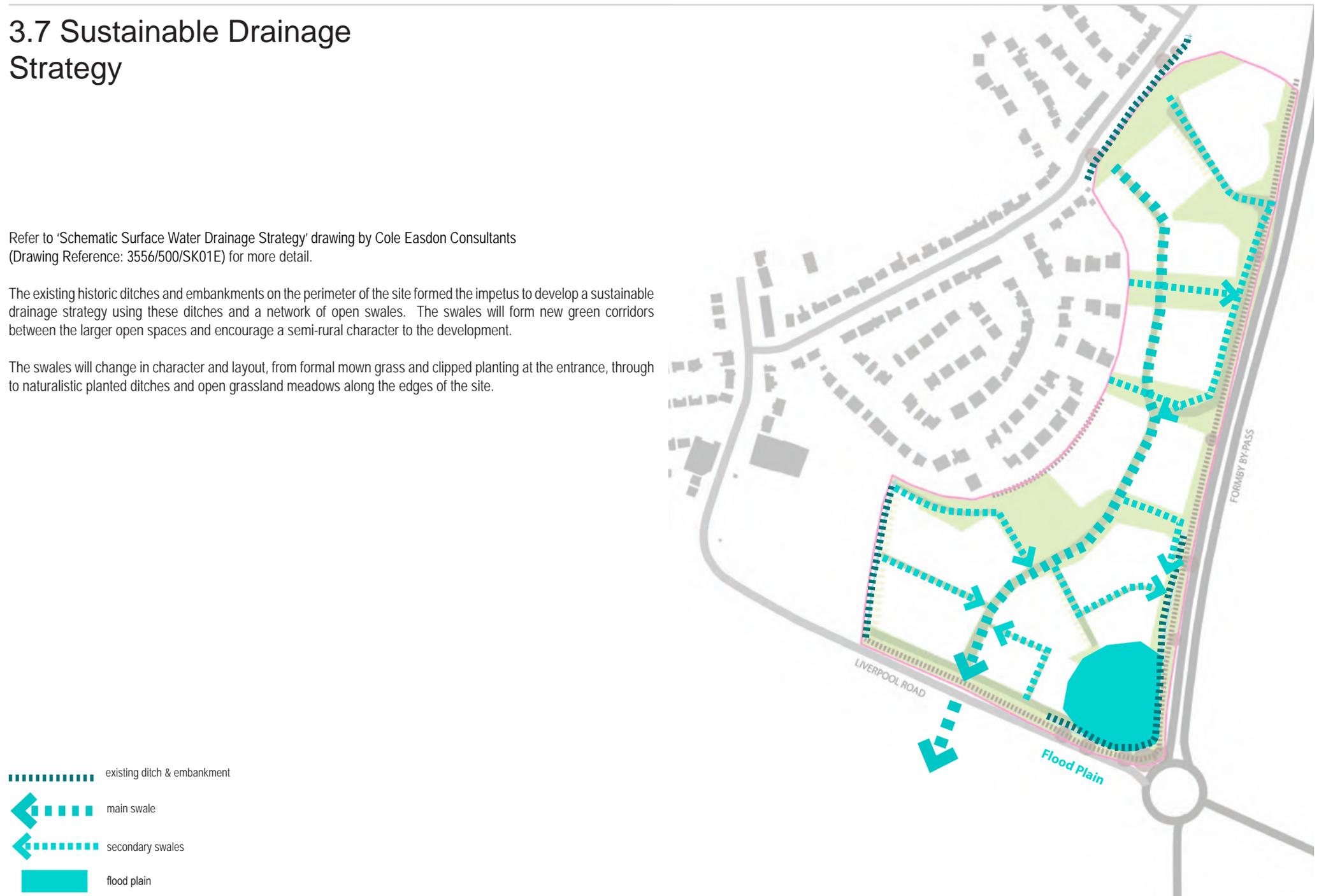


## 3.7 Sustainable Drainage Strategy

Refer to 'Schematic Surface Water Drainage Strategy' drawing by Cole Easdon Consultants (Drawing Reference: 3556/500/SK01E) for more detail.

The existing historic ditches and embankments on the perimeter of the site formed the impetus to develop a sustainable drainage strategy using these ditches and a network of open swales. The swales will form new green corridors between the larger open spaces and encourage a semi-rural character to the development.

The swales will change in character and layout, from formal mown grass and clipped planting at the entrance, through to naturalistic planted ditches and open grassland meadows along the edges of the site.



## 3.8 Movement Framework

The new roadways serving the development will have a clear hierarchy and character to aid legibility.

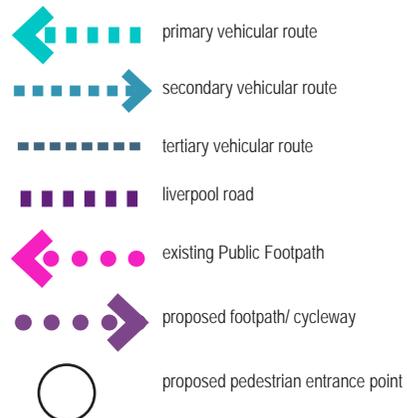
A principle central lane runs the length of the site and will feature a traditional layout of road and pavement. The layout mimics the twisting nature of country lanes and narrows in sections to control traffic speed, reinforcing the semi-rural character. In keeping with the local area, property boundaries will be defined with hedge planting and walling along this route. New tree planting will line the street with larger specimens used to highlight junctions.

Secondary streets may use changes in surface type and colour to form smaller home zone areas with on street parking, tree planting used to define spaces and soft verges to roadways.

Driveway access will feature a surface material change, and a narrowing of the carriageway to denote a more domestic scale and use. Soft verges will be used where appropriate to help these routes blend with the adjacent green spaces.

The existing footpath, which connects to other proposed footpaths and creates a visual corridor across the site, will be enhanced with new surface materials, a green buffer and semi-rural park setting.

Cycle routes and safe, separate footpaths across the site will be introduced within a semi-rural park setting to facilitate safe pedestrian movement throughout the site.



## 3.9 Landscape Masterplan

The masterplan illustrates the incorporation of the sustainable urban drainage (SUDS), movement, LVIA and character principles, which will result in a residential development that is embedded within, and structured by, the landscape. The proposal includes areas of open, semi-rural green spaces that respond to the local landscape character.

The proposed scheme will create a series of new streets and landscape spaces. These are explored in detail over the following pages.

Please refer to PL1197\_GA\_100 for further details.

MEADOW EDGE





MEADOW  
COPSE

RIVER PARK

ALT-ROAD  
PARK

COPSE PARK

## 3.10 Landscape Character Areas

The site is divided into eight main green character areas to respond to, and enhance, the existing site features and landscape character. Places for recreation, play and private gardens will be introduced, with the key purpose being to retain openness and views.

The character areas respond to the key sight lines through the development. They are semi-rural in overall character, incorporating wildflower meadow, native shrub and hedge planting, and groupings of trees. Each area has its own unique features that add to its distinctiveness. The large amount of green space provides considerable opportunities for informal play across the development.

At the heart of the development is a network of attractive public open spaces. These spaces respond to the key sight lines through the development, in order to reduce visual impact and maintain an open character to the new development.

Spaces will mainly be semi-rural in character, and include wildflower meadow, native shrub planting, native hedges and groups of new native trees. Each space will have its own unique features to create diversity and aid legibility.

There will be the opportunity for play and recreation within the larger open spaces; from simple spaces to sit and watch the world go by, to active spaces using natural features such as grass mounds, boulders and timber structures. A formal LEAP is provided within the main park area, linked directly to the public right of way.





Formal entrance



Savon Hook Park



Basin park



Meadow copse



River park- dry swale



Copse Park



Alt Park



Meadow edge

## Meadow Edge & Formal Entrance

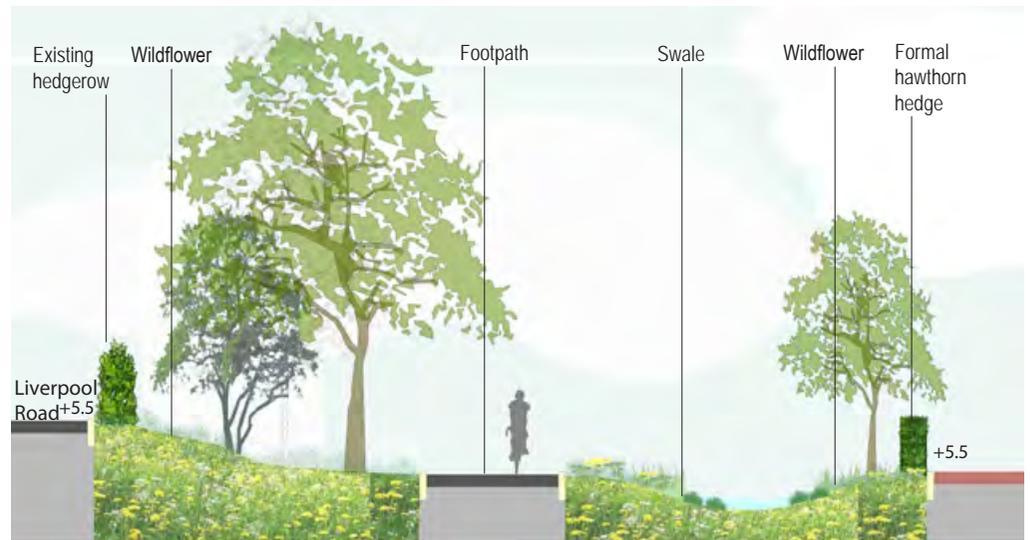
Surrounding the edge of the new housing will be a Meadow Edge parkland that draws on the rural character of the adjacent fields and boundaries and provides a transitional area between this and the new development. Typical landscape treatments will be extensive wildflower margins with groups of native tree planting and wide grassland swales. The existing perimeter Hawthorn hedgerows will be retained, except for a small section to be removed for the main entrance roadway. Where gaps exist in the hedge lines, these will be infilled to create a consistent native boundary and backdrop to the internal green spaces. Tree planting along these edges is grouped into coppice blocks to reflect adjacent field areas and help to break up the roof lines and facades of the development when viewed from distance.

The roadway entrance marks a change in landscape character, from rural to urban, and helps to emphasise this as the main entrance point. The large swale green spaces will be laid out as more formal lawned areas with perimeter hedgerows clipped to form strong property boundary lines, and help lead the eye into the development and through to Savon Hook Park. Tree planting will be laid out as a formal avenue positioned within the wide grass verges to either side of the roadway using a mix of suitable native street trees.



Meadow edge

Formal entrance      Meadow Edge



## Basin Park

The south east corner of the development has been left as open parkland in order to accommodate the required space for flood attenuation. The south eastern boundary will feature a new planted ditch feature whilst the north west side will feature terraced banks in order to contain the floodwaters and create an informal play and recreation area. The park will be seeded with a wet wildflower mix and populated with groups of water tolerant trees, including willow and pin oak, and positioned to maintain the openness of this corner.

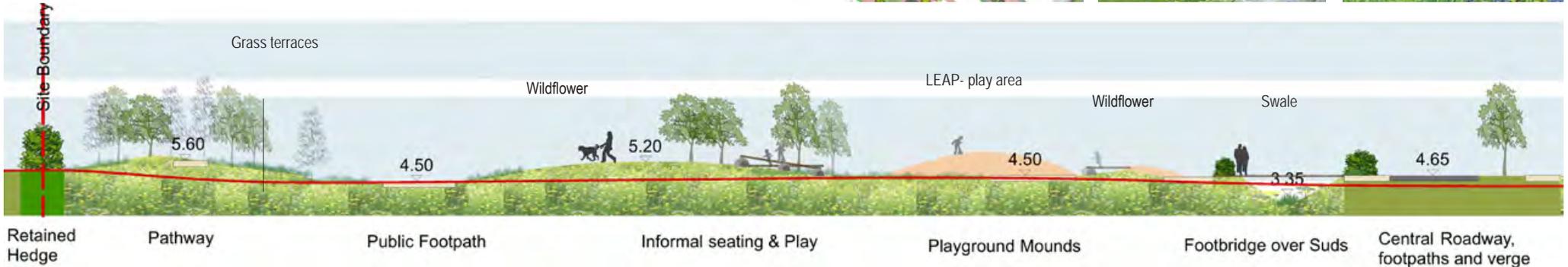
Basin park



## Savon Hook Park

Savon Hook Park runs through the heart of the development, incorporating the retained public footpath and new LEAP play area. Its character will be a semi-rural park, with extensive areas of wildflower laid over gently sloping earth mounds that form part of the play area, as well as a network of shallow grassed swale features that follow the eastern and southern boundaries. The play area is dealt with in more detail on page 16 of this report. The park will be seeded with a dry wildflower mix, with swales seeded with meadow grasses and native/ ornamental shrub blocks to define entrance points. The existing Hawthorn hedgerows will be retained and maintained at their current 2.5-3m height, to retain visual amenity for surrounding housing, whilst new property boundaries will feature mixed species hedges clipped to 1.2m in height. Groups of native trees will be positioned to contain views within the park, to give a landscape context to new housing and help guide the eye along the main pedestrian footpath and out to the countryside beyond.

Savon Hook Park-informal play



# Meadow Copse & Riverbed Park

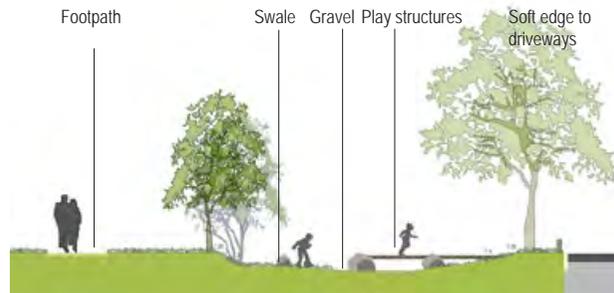
These two open spaces play a vital role in maintaining openness to the adjacent housing areas (as identified in the LVIA assessment) as well as establishing new pedestrian links through the site. Both spaces contain swale drainage features and as such, are defined by gently sloping channels with extensive wildflower planting to embankments. Positioned loosely through the swales are informal play features such as large boulders and robust timber sleeper platforms, beams and benches that can withstand occasional flooding.

The existing Hawthorn boundary hedgerow to adjacent housing will be maintained and in filled where required to maintain visual amenity, with potential to create openings where appropriate to allow pedestrian access. Totem artwork at these points will help to define connections to the new development and aid legibility through the site. Property boundaries along the edges of these spaces will be formed by low, clipped hawthorn hedges and timber gateposts.

New tree planting is proposed in small groups of native specimens in order to maintain good site lines across the spaces and ultimately to the boundary hedgerows and fields beyond. Larger woodland coppice groups are proposed at the eastern edges of the parks to connect with the existing hedgerow and provide breaks in the development when viewed from external viewpoints, whilst also helping to defines a series of natural gateways along the main access roadway through the development.

River park- dry swale

Copse Park



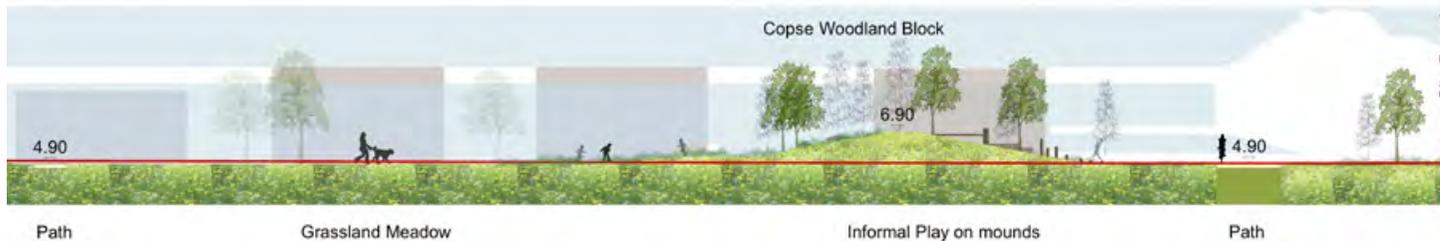
# Alt Road Park

Alt Road Park is at the North West of the development, connecting with the existing formal equipped play area off site. The western edge, alongside Alt Road, will be defined by a ditch with a mix of tall grasses and rough grass margin maintained and the openness of the street scene retained. Views from surrounding houses, although foreshortened, will continue to be across a managed green space, whilst new recreational facilities and routes will become available.

Groupings of trees to the eastern side will help to screen the new properties and provide breaks to the mass of the development. A new footpath runs north to south through the park, connecting to the existing recreation area as well as the new properties and footpath routes through the development. This path will also link to informal play features located throughout the park, in the form of grass mounds, timber structures and boulders.

The park will be seeded with grasses and a dry wildflower mix. The northern edge will continue the wildflower mix but will feature groups of native trees, including Birch, Scots Pine and Oak, to screen the residences and also to connect the park to the meadow edge on the east of the development, providing a green buffer around the top of the housing.

Alt Park



# 3.11 Street Character

Refer to drawing: PL1197\_GA\_100 for further detail

The new roadways serving the development will have a clear hierarchy and character to aid legibility.

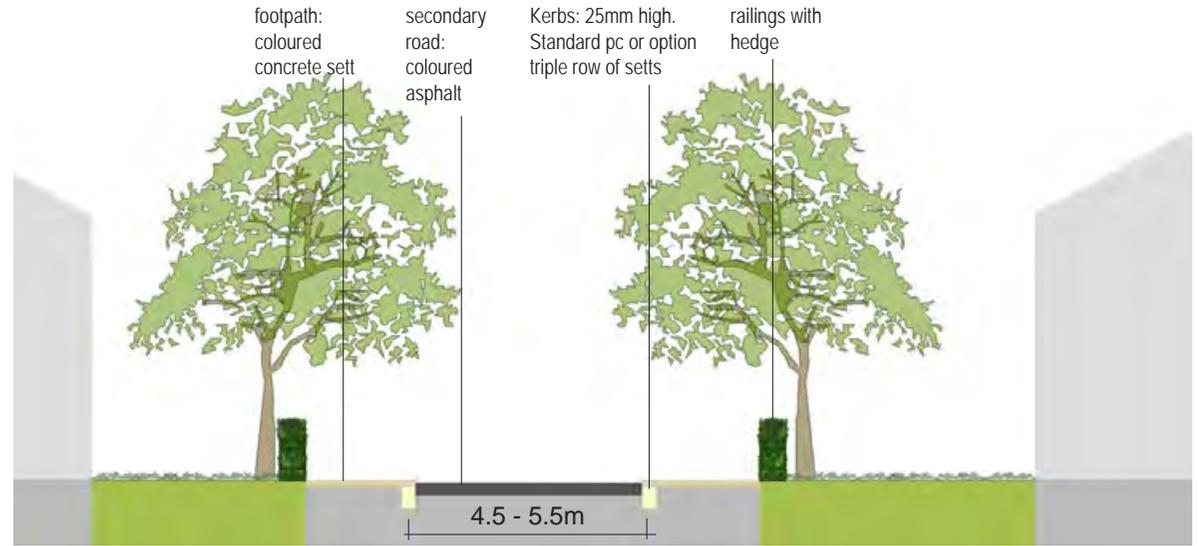
A primary central lane will run the length of the site and will feature a traditional layout of road and pavement. The layout mimics the twisting nature of country lanes and narrows in sections to control traffic speed, reinforcing the semi-rural character and linking across pedestrian routes. In keeping with the local area, property boundaries will be defined with a mix of hedge planting and walling. New tree planting will be placed along all roadways, positioned in grass verges or adjacent green parkland spaces. Tree size will be increased to help emphasis junctions and help form gateway woodland features along the length of the road.

Secondary streets may use changes in surface type and colour to form smaller home zone areas with on street parking, occasional tree planting used to define spaces and softer verges formed to roadways with lower kerb heights and use of sett edgings where appropriate.

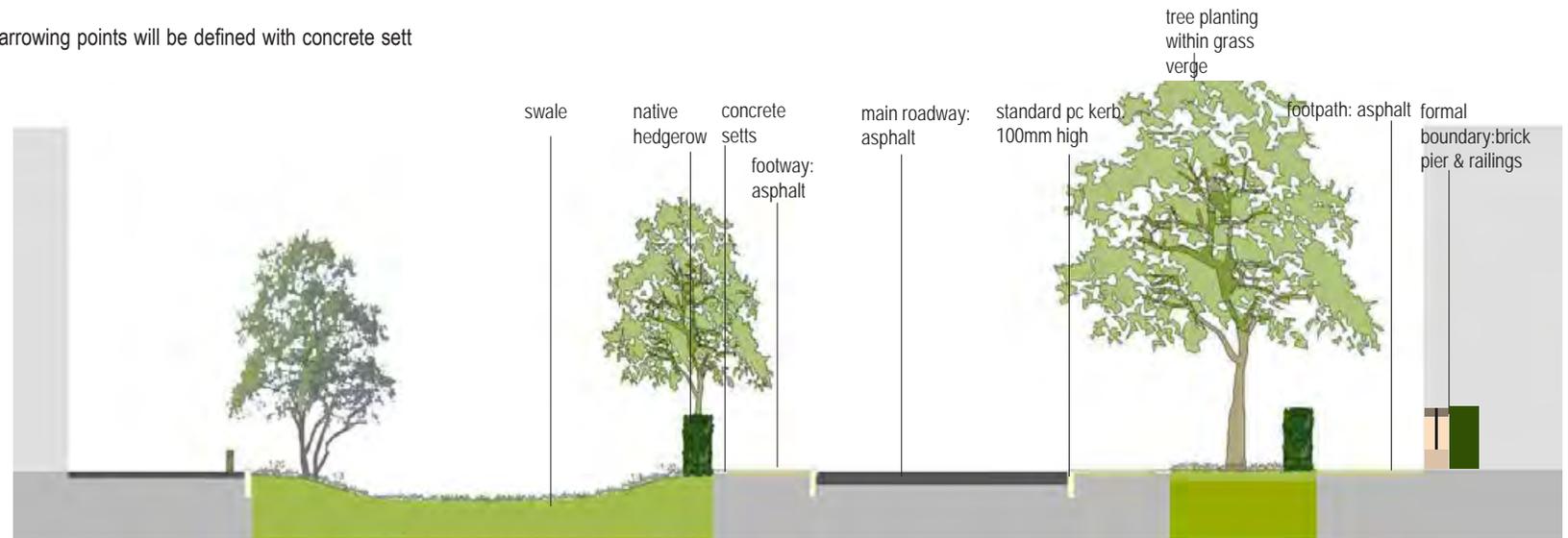
Driveway access will feature a surface material change to concrete setts and sett edging, to help denote a more domestic scale and use to the street. Softer sett edging will be used where appropriate to help these routes blend with the adjacent green spaces.

The existing footpath, which connects across the centre of the site will be enhanced with a new 3m wide compacted stone surface and timber edging. The perimeter pedestrian cycle pathway along the southern edge will be laid out as a 3m wide asphalt footway with concrete edgings to cater for a wide range of uses and mobility requirements.

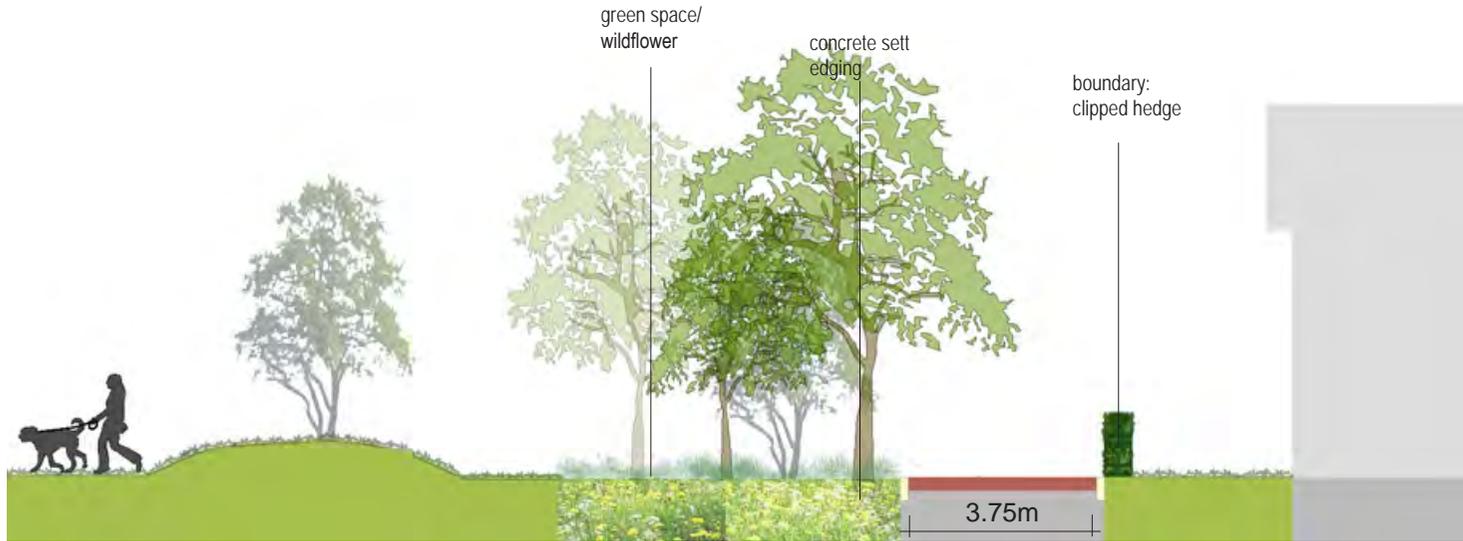
Raised crossings at key junctions and at road narrowing points will be defined with concrete sett surfacing to denote a change in vehicle speed.



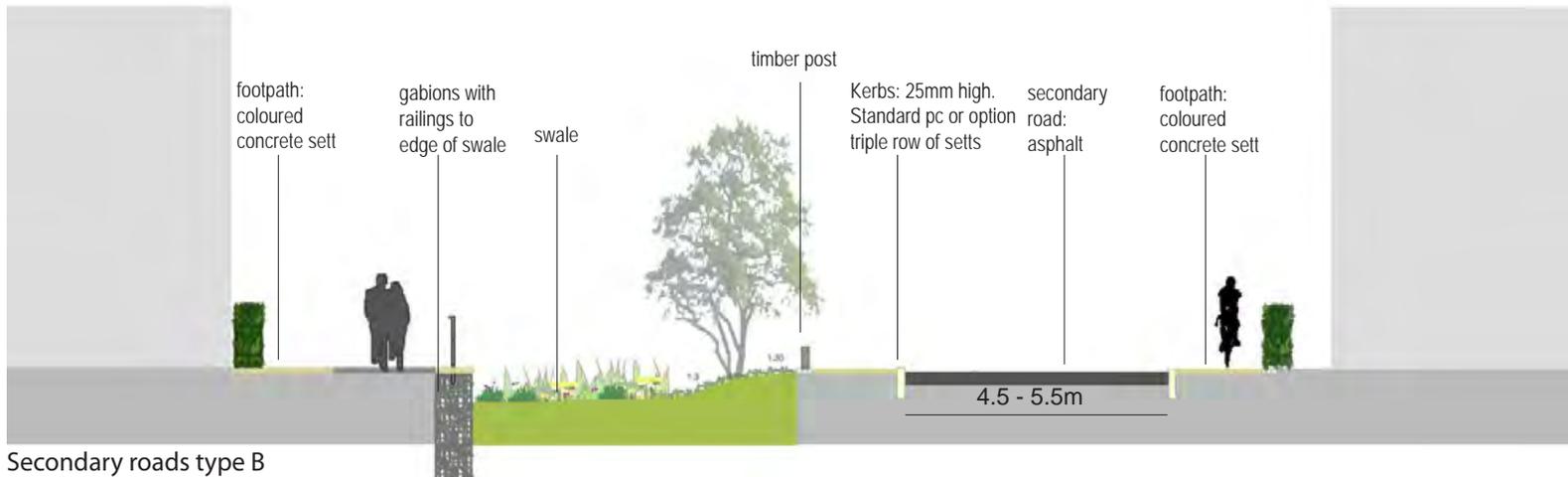
Secondary roads type A



Primary roadway



Tertiary roads



Secondary roads type B

## Materials Palette

Refer to drawing: PL1197\_GA101 for further detail

Primary roads will be a standard asphalt wearing surface with 75mm high concrete kerb edgings. Secondary roads will be of coloured asphalt wearing surface with a mix of concrete kerb and sett edgings. Kerb height will generally be lower than standard where possible to reflect the domestic location. Where roadways run adjacent to green spaces with no footway, edging may be changed to a triple concrete sett edge to create a softer edge to the roadway.

Tertiary roads and driveways will be concrete block paving with matching block edging. Edging will generally be between 0-25mm in height to reflect the domestic location and allow feathering into adjacent green spaces. Footpaths will generally be asphalt surface adjacent to roads and self-bound stone through parkland. The southern cycle/ pedestrian link will be asphalt surfacing to reflect the multiple user types. Where adjacent to parkland, spaces and swales, footpaths will be edged with triple sett runs to provide a wider interface and provide tactile warning.

Gabions will be used as structural banks in swales where required within narrow street types. Height typically between 0.5 - 1.5m depending on location and depth of swale.



Primary roads



Secondary roads



Driveways



Footpaths



Gabion swale edges



Timber paths & bridges



-  primary vehicular route
-  secondary vehicular route
-  tertiary vehicular route
-  liverpool road
-  existing footpath
-  proposed footpath/ cycleway
-  gabion

## Street Furniture

A pallet of street furniture has been chosen to reflect the rural character of the surrounding environment, with an emphasis on robust construction and simple form. A number of street furniture elements are proposed within the development:

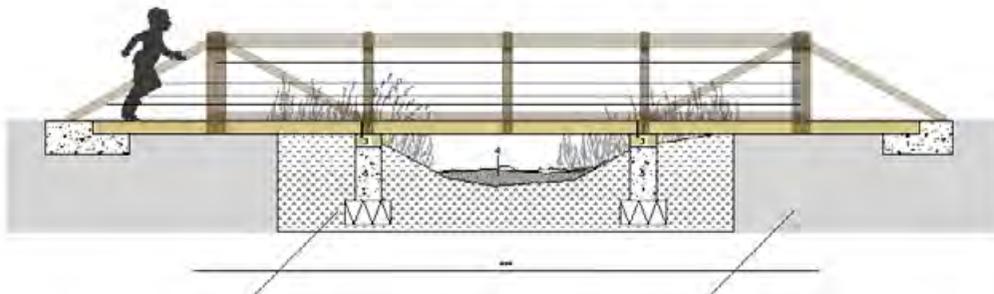
Balustrade - flat bar steel railings to be used as edge containment adjacent to falls over 600mm

Bollards - As described within the Boundary Section - Typically 150mm square timber posts

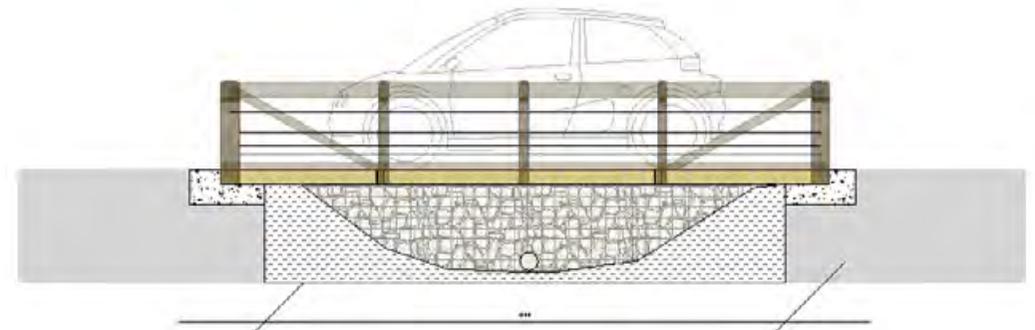
Benches - Timber bench seats located within parkland and play areas.

Bridges - Pedestrian timber bridge over swale feature into Savon Hook Park. Sleeper base construction with timber handrails and wire support.

Vehicular crossing points - Where private driveways cross swale features gabion cage construction will be used with timber handrail protection and tarmacadam surface with in-built movement joints.



Typical Bridge Elevation - Design Intent



Typical Crossing Elevation - Design Intent

## 3.12 Boundary Treatments

Continuing the character areas, the hierarchy of boundary treatments is broken up into formal and semi-formal. The formal main road entrance from Liverpool Road will feature brick piers, and railings with hedges behind to house frontages. As the road winds through the development the formality reduces and the frontages will have a mixture of railings/ railings and planting, and hedges. To provide a more informal and rural character to the development, properties facing onto the park areas will feature a varied mix of hedge, timber gate post, low timber rail and planted bed for the property boundary. Rear & side boundaries will be 1.8m close board timber fences.

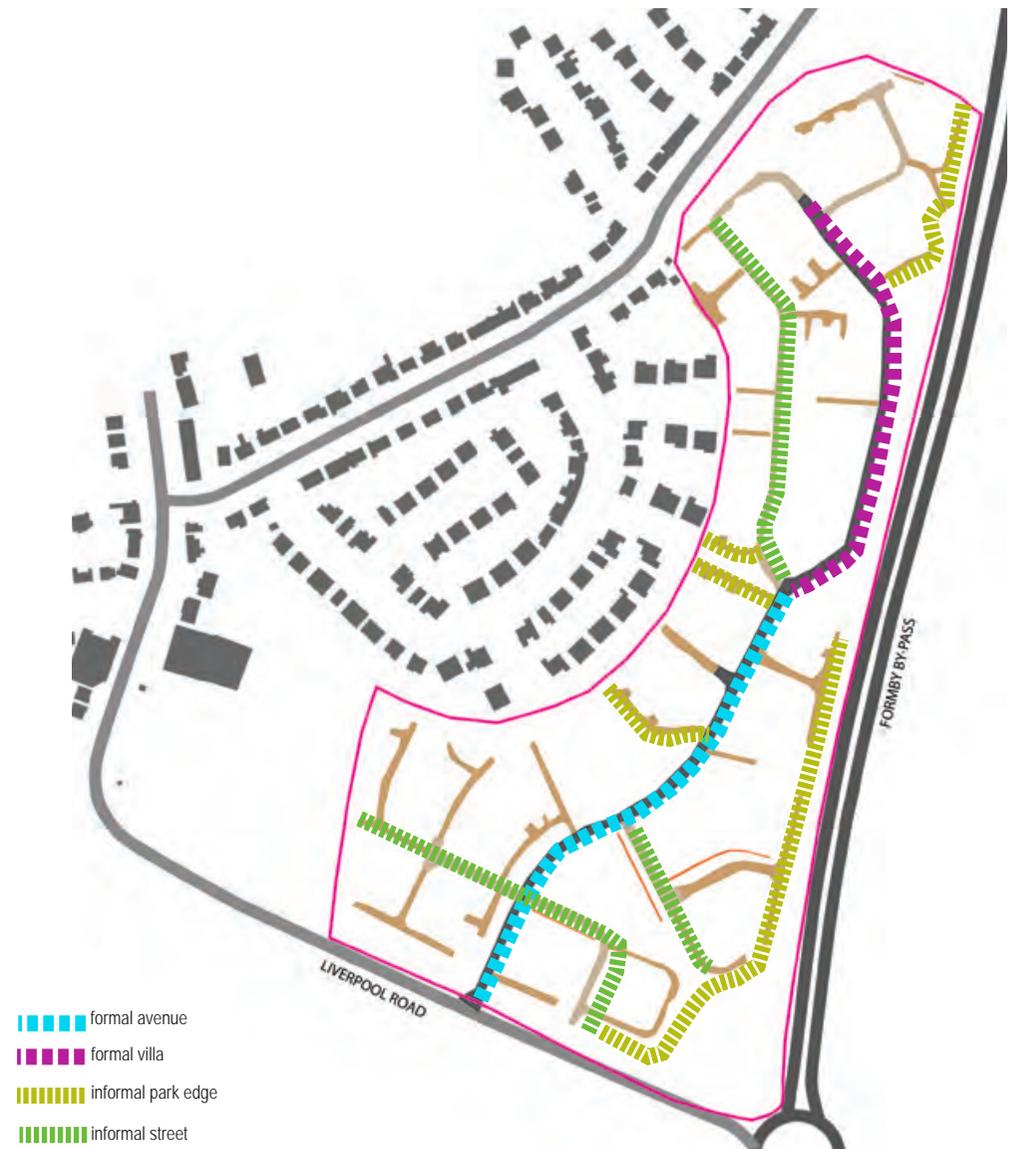
### Acoustic Boundaries

Please refer to 'Preliminary site layout with mitigation measures' drawing by WSP for further details.

As identified in the above document, boundaries between properties facing onto the Formby Bypass and Liverpool Road that do not have garages will consist of 1.8 high close board timber fencing.

Where required by the acoustic strategy, a small number of property boundaries to gardens will consist of 2.2m high timber close boarded fence panels supported by brick piers to match the building materials.

Park boundaries will be defined by 600mm high timber posts at 1.5m centers to provide a simple, robust and low key vehicular barrier, whilst supporting the rural character of the spaces. Enclosures for the play space will consist of 1.2m high timber palisade fencing with 2 gates to ROSPA guidelines.



## Boundary Treatments

Refer to drawing: PL1197.M03 for further detail

### Formal Property Boundary to main Entrance: brick piers & railings



### Formal Villa Property Boundary to main roadways: Railing/ Planting mix



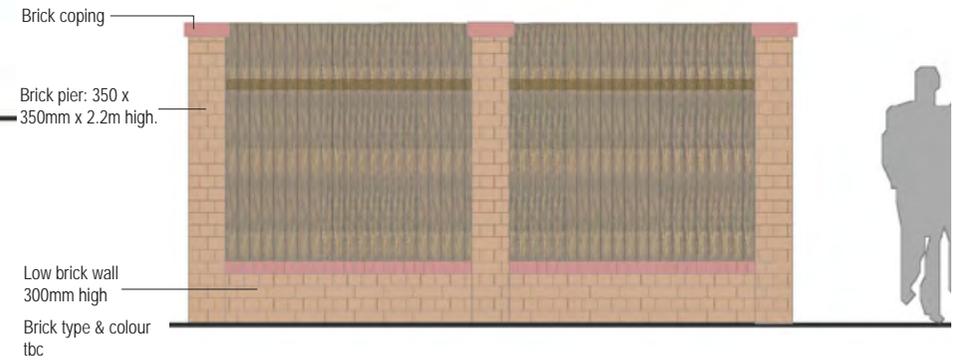
### Informal: Hedge & timber gate posts



### Informal Street: Hedge with knee rail



### Acoustic Fence Garden Boundary - Height 2.2m



### Informal Park Edge



### Play areas



# 3.13 Planting Strategy

Refer to drawing: PL1197\_GA\_102 for further detail

The planting strategy has been developed to respond to the local natural environment of Formby and acknowledges the semi-rural nature of the site. In addition, ornamental plants and trees have been selected to provide seasonal interest throughout the year and ensure the planting can be successfully maintained.

Existing hedgerows are to be enhanced to form solid, defensive barriers. New planting will be predominantly native species, supporting the existing predominant hawthorn hedges with Dog Rose, Hazel, Guelder Rose and Holly. The style of hedgerows will change throughout the development, from a more formal, clipped hedge at the main entrance, to a more natural, semi-rural hedge further in to the development and on the perimeter.

Trees have been selected to suit the local landscape character and conditions. Species, structure and layout will be in keeping with the local character including Scots Pine, Birch and Oak planted as small woodland coppices that form breaks in the landscape skyline.

Open areas and parks will be seeded with native wildflowers, the two main mixes respond to the site conditions; dry and wet ground conditions.



Meadow



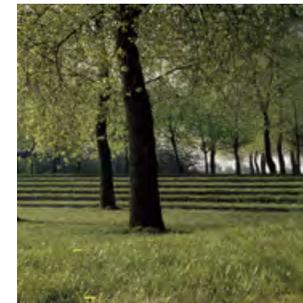
Wildflower



Hedgerow



Swales



Wildflower & trees

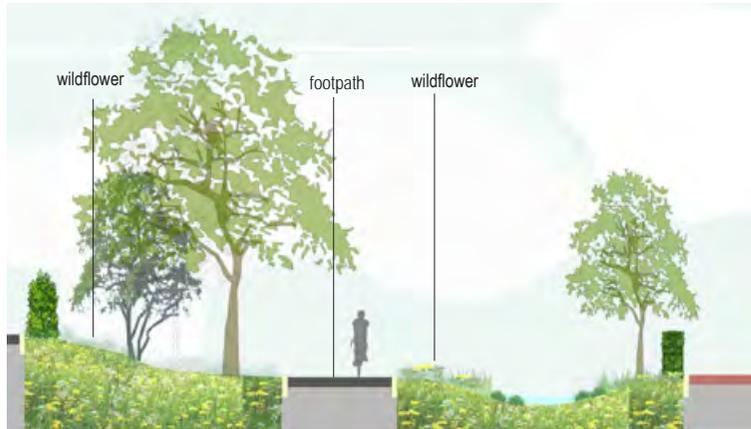


Birch copse

## Swales

Refer to drawing PL1197 for swale locations, type & planting.

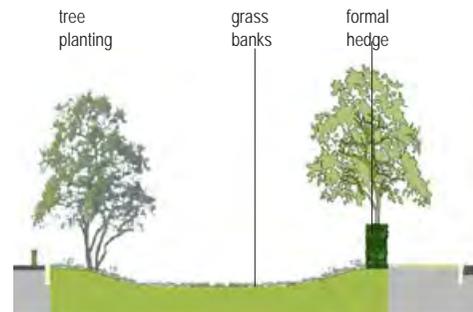
A number of distinctive swales will be required across the site to suit the location, street type and capacity/depth conditions. In terms of landscape character, the design of the swales will contribute positively to defining the formal main entrance, through to the less formal side streets and more rural park areas. Softworks treatments include simple mown embankments, wildflower margins, dry gravel riverbeds and full wetland/marginal planting.



liverpool road- existing embankment & ditch



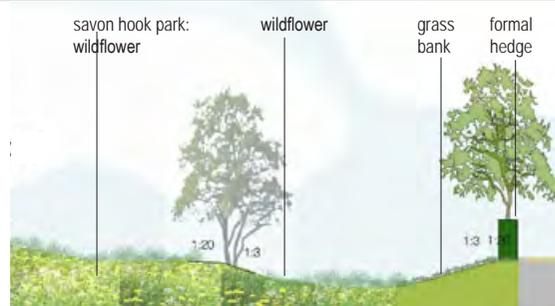
Swale Type 1- grass & marginal planting in sections



Swale type One:  
This swale forms part of the formal entrance to the development, with well maintained grass banks & marginal planting in sections of the swale.



Swale Type 2- grass & hedge on one side of swale

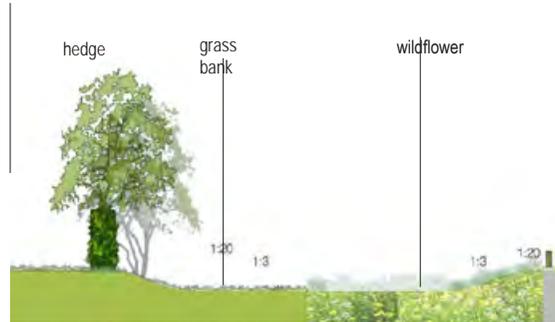


**Swale Type Two:**

Swale 2 continues on from the formal entrance swale but here the formality relaxes in to a more semi-rural character. A native hawthorn hedge runs along one side of the grass banks. It provides an open green buffer to Savon Hook Park.



Swale Type 3- wildflower planting on one side



**Swale Type Three:**

This is the third section of the principle north-south swale, continuing on from Swale 2. Here one side of the bank is grass, the other seeded with wet wildflower mix, in keeping with the wildflower of the green cross wedges.



Swale Type 4 & 5- gabion bank on one side

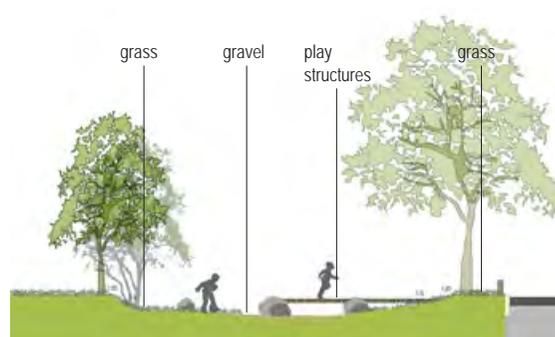


**Swale types Four & Five:**

Swales 4 and 5 are the narrowest of the development and about the southern properties. On the property side of the swale gabions provide the embankment and retaining wall, the other bank is seeded with wet wildflower mix. Marginal planting sits in the centre. Swale type 5 is slightly wider than type 4.



Swale Type 6- dry swales- gravel & rocks



**Swale type Six:**

Swale type 6 runs West to East along the green cross wedges. They are essentially dry swales, with gravel bases and grass banks. They incorporate play structures of timber beams & selected boulders.

## Species Selection

Refer to drawing: PL1197\_GA\_102 for a full planting schedule.

In consultation with the team ecologist, a wide range of native planting species are proposed that complement the local ecology and habitats whilst providing robust, colourful and seasonal planting for the development.

## Trees



Horse chestnut



Scots pine



Rowan



Crab apple

## Swale Planting



Purple loosestrife



Reed canary grass



Water mint



Lesser spearwort



Hazel



Dog rose



Soft rush



Common water plantain



Angelica



Pendulous sedge



Guelder rose



Holly



Hawthorn

## 3.14 Play Policy & Existing Facilities

Sefton Council play provision policy: SPD 2008

The SPD states that for a development of over 50 homes a green space of at least 0.25 acres is required in which a play area is required for children and teenagers, to be integrated in to the overall site design but not very close to homes.

Existing play facilities:

To the north of site is a LEAP, which is well used by local residents and in good condition  
To the south west of the site is a private gym, separated by a patch of unused amenity grassland.

### Savon Hook Park Play Area

Savon Hook Park will consist of 0.560 ha of open space, with a LEAP incorporated within the south eastern side. This is the heart of the development and it can be accessed easily from neighboring properties and other parts of the site. The play area is conceived to provide six separate play experiences - in line with best practice guidance. Facilities could include:

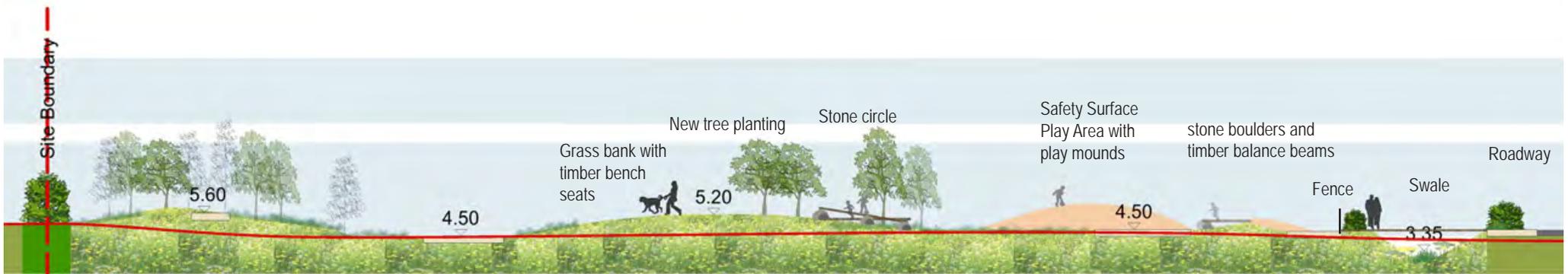
- Climbing Frame/ Play Structure with appropriate safety surfacing.
- Earth mound steps and slide
- Adventure mounds
- Perimeter adventure cycle track over new mounding
- Stone circle gathering space to top of earth mounding
- Dry river bed with timber balance beams and selected boulders

The play space is designed to blend with the park environment, and as such fencing is only indicated to the edge of the park adjoining the swale feature.

In addition to the formal provision, the landscape layout also presents a number of informal play opportunities embedded within the green infrastructure. These spaces are formed within the small defined park areas and around the larger shallow swale features. An emphasis on natural materials will see use of timber and stone to form play features, which are set within planted areas to create a number of different play experiences. These features will promote imaginative play for a range of age groups, as well as providing informal seating areas for individuals and small groups in areas that are adjacent to, and overlooked by surrounding housing.



Proposed Layout of New & Existing Play Provision



Typical section through Savon Hook Park Play Area



Plan - Savon Hook Park Play Area



Precedent Play Space Images

# 3.15 Informal Play

The development features a considerable amount of green open space, permitting views out to open countryside and incorporating swales, open meadow, parkland and copses of trees. This provides extensive opportunity for informal play. Informal play spaces have been incorporated into this open space and linked by footpaths and cycleways. Informal play is provided through the installation of timber beams, boulders, grassy mounds & terraces to allow children to climb, play, jump and run around.

## Example: Alt Road Park Play Area

Alt Road play area provides an informal play opportunity featuring grassy mounds, terraces, boulders, timber beams and posts following the footpath from north to south.



Precedent informal play images

