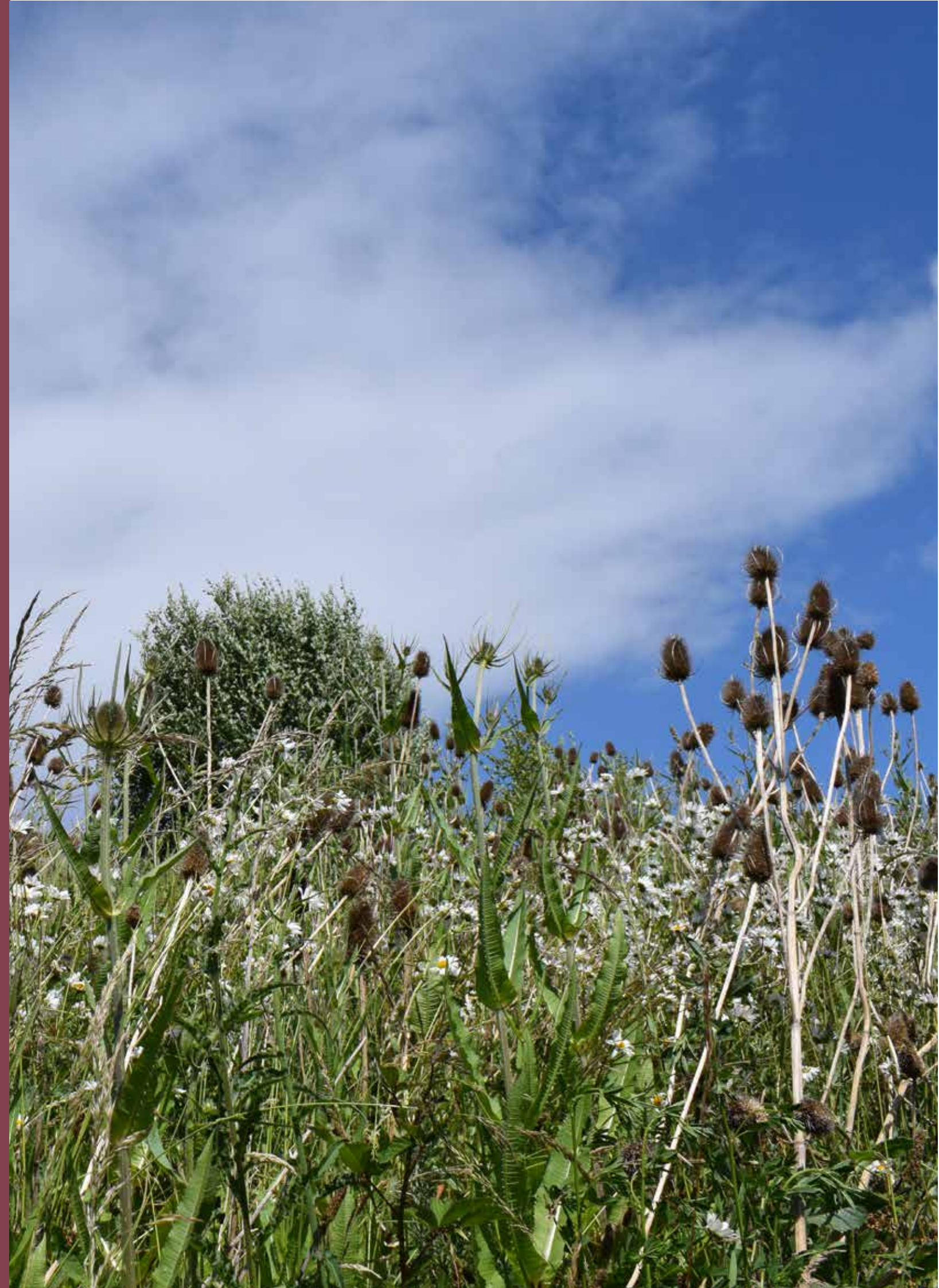




BROMBOROUGH WHARF EAST

Design & Access Statement
2022



DOCUMENT INFORMATION

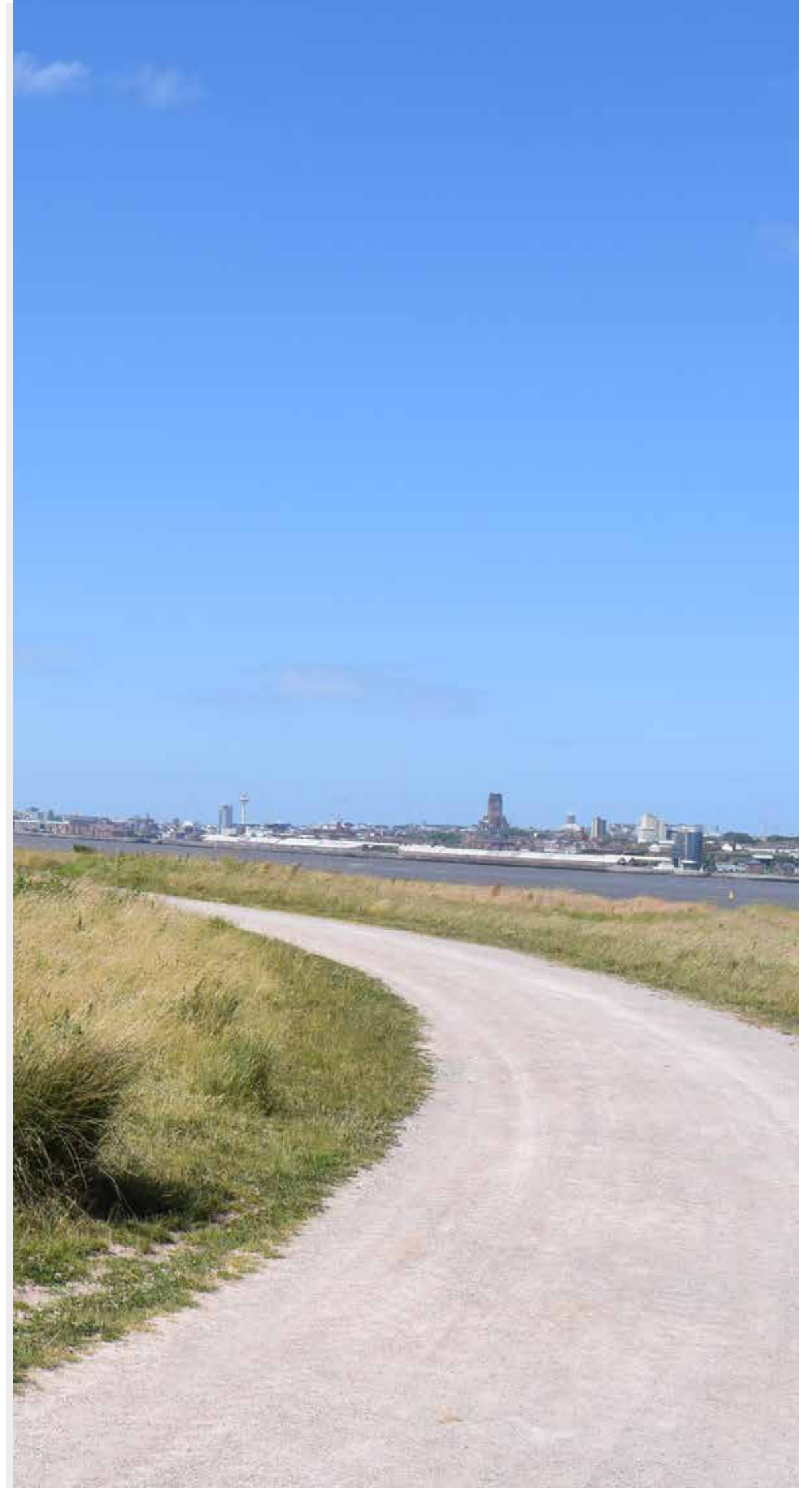
PROJECT	Bromborough Wharf
CLIENT	Grammont Group
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CONTENTS

SECTION 1: INTRODUCTION

01

SECTION 2: SITE ANALYSIS & CONTEXT

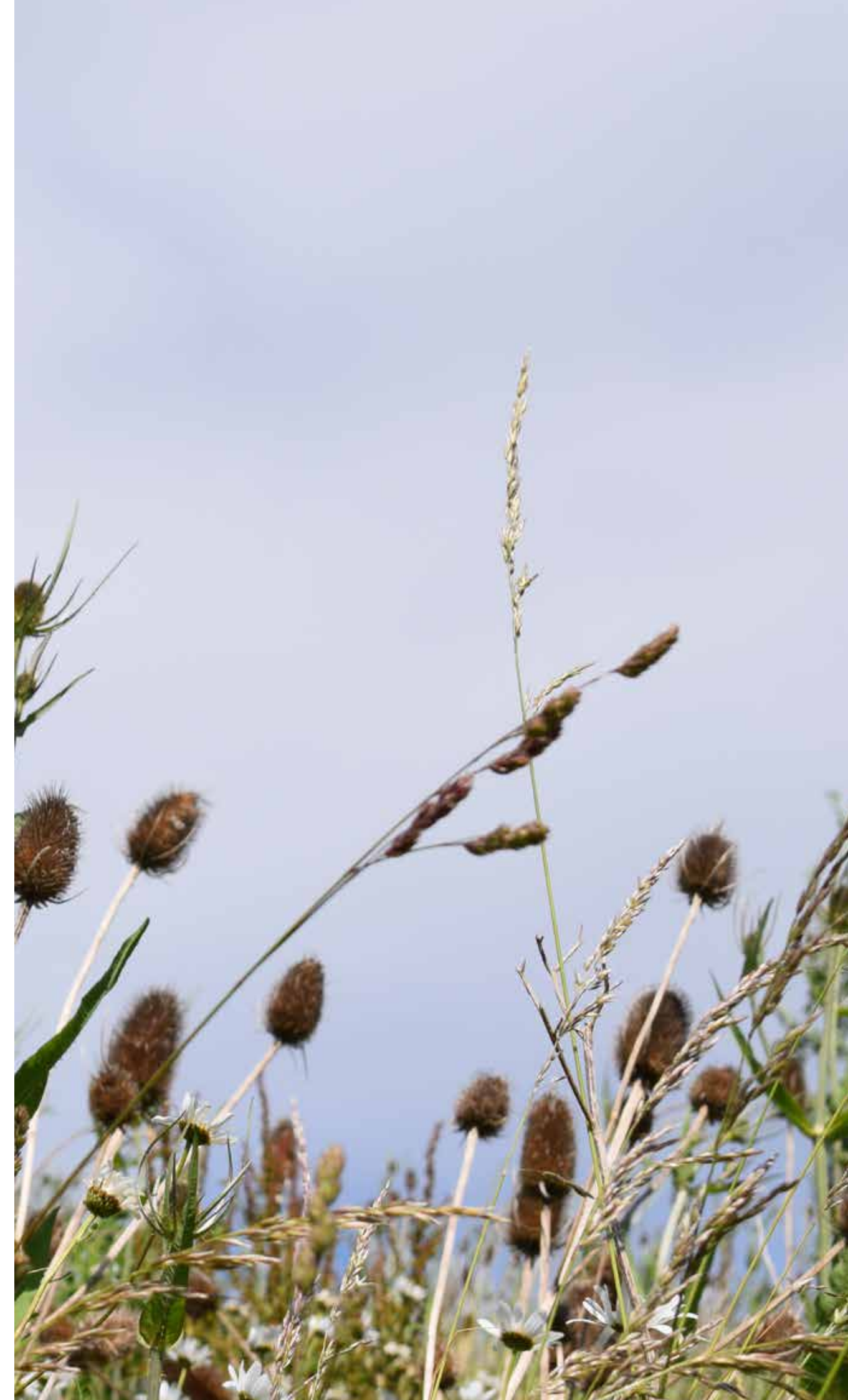
02

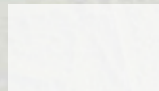
- 2,1 Site Location and Context
- 2,2 Site Description
- 2.3 Adjacent Developments & Character
- 2.4 Site Constraints
- 2.5 Site Opportunities

SECTION 3: MASTERPLAN

03

- 3.1 Vision
- 3.2 Illustrative Masterplan
- 3.3 Biodiversity & Soft Landscape
- 3.4 Amenity Space
- 3.5 Access, Vehicular Routes & Parking
- 3.6 Pedestrian, Public Transport & Cycle Routes
- 3.7 Housing Character
- 3.8 Housing Quantity & Density





**Bromborough Wharf
full Development area**



**Application Boundary for
Bromborough - Wharf East**
See technical drawing L001 for
formal application boundary

01

INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement promotes the vision for a high quality residential led development as part of the ongoing re-visioning of the wider Bromborough Pool, creating a strong and successful sustainable residential community.

The site referred to as Bromborough Wharf covers an area of approximately 23.5ha and is comprised of Bromborough Wharf West (Plot A) owned by Bromborough Riverside Regeneration Ltd and Bromborough Wharf East (Plot B) owned by Grammont Group.

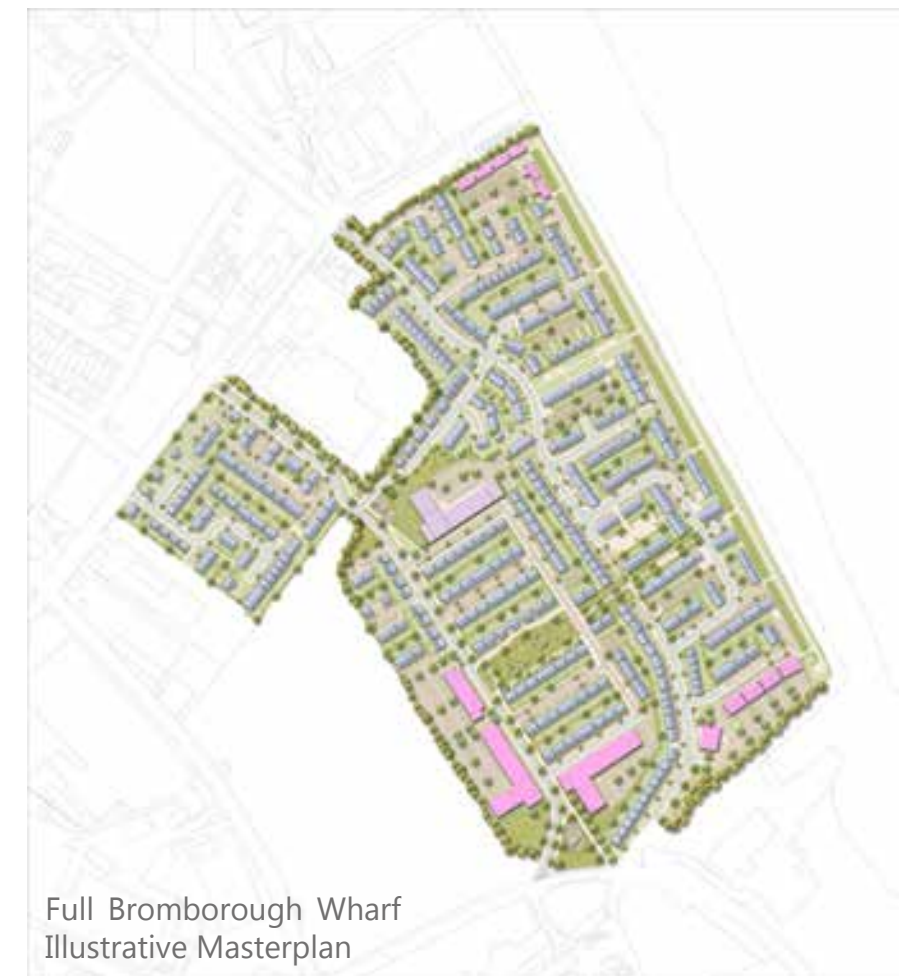
The landowners are working together to establish a shared vision for the comprehensive redevelopment of the whole site based on an integrated masterplan and common set of design objectives that will ensure a coordinated approach to the redevelopment of the site.

The shared vision for the whole site is to establish a new high quality sustainable community for Bromborough that is integrated with the existing community to deliver a mix of up to 1,200 new homes alongside new community uses, infrastructure and open space.

Bromborough Wharf will transform a derelict site and create a highly sustainable community that will be a desirable place to live for generations to come. A key part of the proposals is to create a beautifully landscaped promenade overlooking the River Mersey. This is a unique opportunity to benefit resident health and wellbeing by opening up a new riverside space for both exercise and relaxation, which will be accessible to the entire Bromborough community.

The benefits of an integrated and comprehensive approach to the redevelopment of the site include:

- Better connectivity and permeability through the inclusion of a number of east - west pedestrian links and connected public open spaces that will allow unrestricted movement within the whole site and direct access to the river
- A balanced approach to the overall housing mix to include a mix of 1,2,3 and 4 bed houses and apartments targeted at families, couples and first-time buyers along with specialist older persons housing to support a sustainable housing mix across the whole life cycle
- An accelerated approach delivery through the ability to construct multiple brands and tenures simultaneously to help meet local housing needs and support the Council housing land requirements over the next 5 years
- A coordinated approach to site remediation and surface water drainage delivery based on a common remediation and drainage strategy
- A coordinated approach to improving public transport connectivity to the site and wider area through the shared cost of a new bus service along the Bromborough Wharf East (Plot A) access road.



Full Bromborough Wharf Illustrative Masterplan

1.0 INTRODUCTION

This application seeks Outline Planning Permission for the 14.4ha plot A site (Bromborough Wharf East) and includes the demolition of all existing buildings and structures and the erection of up to 622 dwellings and associated infrastructure.

Both plot A and plot B have been designed with a single overarching design approach with the same proposed character, connected green spaces and permeable grain to allow vehicular and pedestrian movement.

In developing our vision we have undertaken a full assessment of the sites technical and environmental constraints, including accessibility, flooding and drainage, ecology and landscape to inform the Illustrative Masterplan that demonstrates the suitability of the site for a residential led development.

The Applicant has carried out extensive pre-submission consultation with the Local Planning Authority, Wirral Council, both as part of the promotion of the site, for inclusion as a site for new housing in the New Wirral Local Plan Wirral Council, and to inform the proposals as part of the planning application.



02

SITE ANALYSIS & CONTEXT

2.1 SITE LOCATION & CONTEXT

The site is within the Wirral Peninsula, to the south of Bebington and to the north of Eastham.

The site borders the River Mersey shore line and has open views to the north and east.

The current land use is a mix of vacant and cleared land with the exception of the south of the site on the former North West Construction land which retains some waste stockpiles and equipment that will be removed as part of the site remediation.

To the north of the site there is existing residential development whereas the area to the West and South are predominately light industrial.

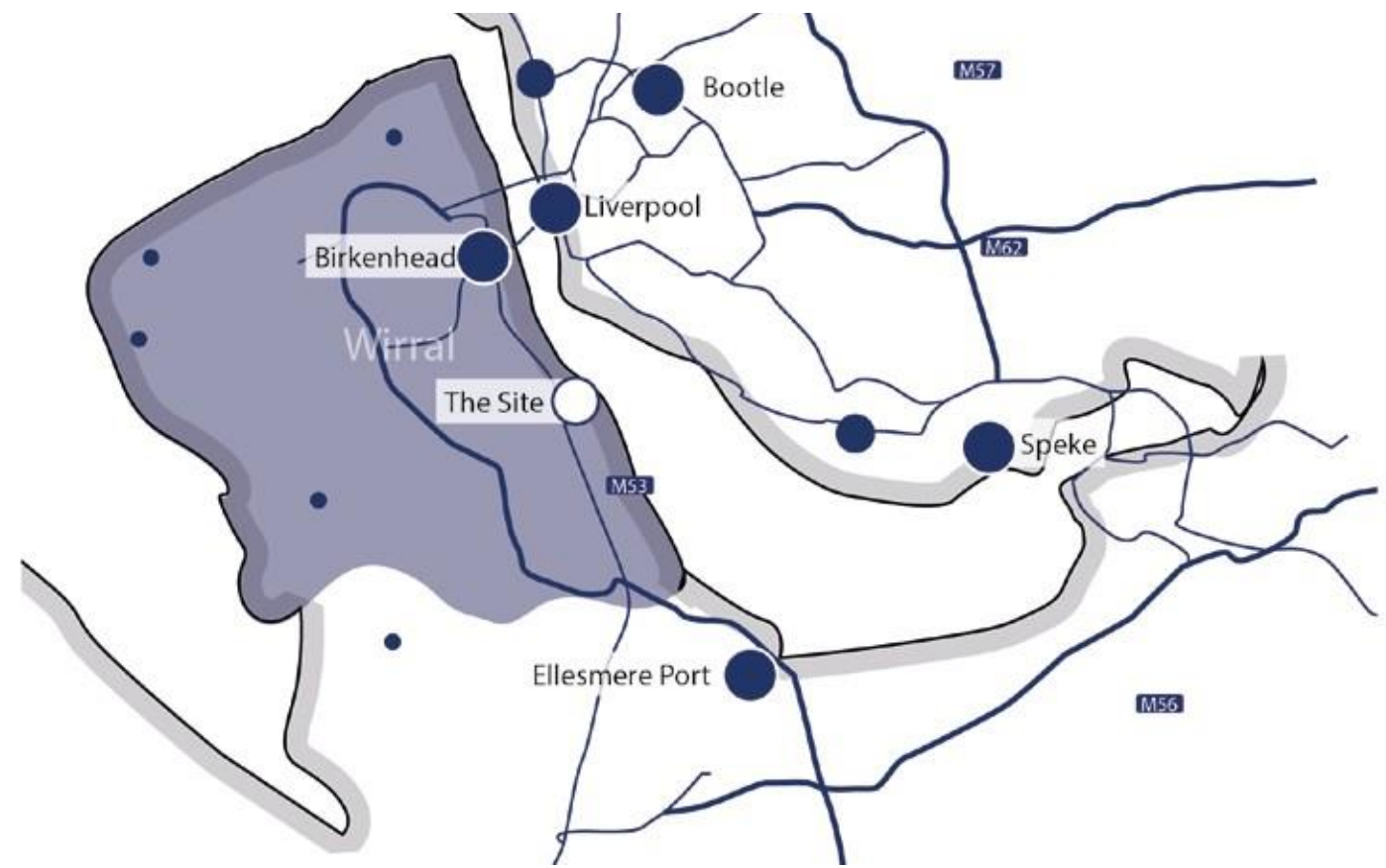
The local road network provides significant opportunity for access into the site and creating a through route from North to South.

The site is located approximately 1.58km from Port Sunlight train station and 1.6km from Spital train station. Woodslee Primary School is located approximately 1.5km south west of the site.

South Wirral High School is located 4km south of the site. Access can be achieved through either the Wirral Circular Trail or Dock Road South, both of which are access from Thermal Road.

The site is well located for a residential development with a wide range of public transport, retail and community services within walking distance of the site.

There are existing bus routes within the adjacent residential areas to the North and West of the site. The site is served by the nearby Port Sunlight rail station located within a short walk.





St John Plessington College



Bebington Station



A41

Port Sunlight River Park



Lady Lever Art Gallery



Bebington

Port Sunlight



Church Drive Primary School

Bebington Higher Recreation Ground



Bebington Sports College



Civic Medical Centre



Children's Play Area



Cricket Club



Bromborough Pool

Wirral Grammar School for Girls



Wirral Grammar School for Boys



Kings Road Surgery



Recreational Ground



Aldi Supermarket



Port Causeway Park



500m

Stanton Road Primary School



Croft Retail & Leisure Park



B5137

Spital Surgery



Spital Station



Moss Hey

Poulton Lancelyn Primary School



Woodslee Primary School



A41

Dibbinsdale Nature Reserve



J4

M53

2000m

3000m

Clatterbridge Hospital



A41

Bromborough

Croft Retail & Leisure Park



2.1 SITE LOCATION & CONTEXT

The site is well situated to access a range of shops, essential services (including schools and a medical practice) and leisure opportunities. These include:

- St John Plessington College
- Bebington Sports College
- Wirral Grammar School for Boys
- Croft Retail & Leisure Park
- Dibbinsdale Nature Reserve
- Port Sunlight River Park
- Wirral International Business Park

The site is located in a sustainable location within close proximity of local shops and services to include a number of primary and secondary schools that are located within the 2 mile statutory walking distance with capacity.

The site also benefits from close proximity to a number of existing health facilities within a 3km radius. (see table 2.2)

In addition, there are a range of community facilities located within 3 km of the site to include 3 libraries – Bromborough Library, Bebington Library and New Ferry Library; The Oval Leisure Centre and Swimming Pool; 5 private member gyms; 2 golf courses and a climbing centre.

The site also benefits from access to a number of existing areas of open space and sporting facilities to include the South View Playing Fields approximately 150m from the site and the Maritime Cricket Ground some 250m away with Port Causeway Park and Port Sunlight River Park some 650m and 750m from the site respectively.

In summary therefore, it has been demonstrated that the site is in a highly sustainable location, in close proximity to a range of public transport, educational and healthcare facilities, with public open green space and recreational facilities within walking distance. Therefore, this site is highly suitable for the delivery of a residential scheme.

Table 2.1 Schools located within 3km of the site

School	Distance from the site (km)	Size		Capacity	Expansion Potential
		Pupil No's	Form Entry		
Woodslee Primary School	1.6 km	322	1.5 FE	71%	Possible
Church Drive Primary School	1.7 km	315	1.5 FE	97%	None
Grove Street Primary School	2.3 km	420	2 FE	75%	None
Poultton Lancelyn Primary School	2,3 km	420	2 FE	98%	Possible
Stanton Road Primary School	2.4 km	315	1.5 FE	98%	Possible
Mendell Primary School	2.5 km	210	1 FE	79%	Possible
St Andrews COE Primary School	2.6 km	210	1 FE	102%	None
Christ the King Catholic Primary School	2.6 km	420	2 FE	98%	Difficult
St Johns Catholic Junior School	2.8 km	240	2 FE	105%	None
Brackenwood Junior School	2.9 km	240	2 FE	102%	Difficult
Bebington Secondary School	1.6 km	1249	NA	86%	Possible
Wirral Grammar School for Boys	2.7 km	1215	NA	100%	None
Co-op Academy Bebington	2.9 km	1249	NA	86%	Possible

Table 2.2 Existing Health Facilities within a 3km Radius of the Site

Facility	Distance from the site (km)	Registered Patients	Capacity	Expansion Potential
The Orchard Surgery	1.9 km	5779	Yes	Yes
Church Road Surgery	2.1 km	3710	Yes	Yes
Civic Medical Clinic	2.2 km	9846	No	Yes
The Spital Surgery	2.3 km	4587	No	No
Parkfield Medical Centre	2.4 km	5961	No	Yes
Tree Tops Surgery	2.9 km	4472	Yes	Yes
Eastham Group Practice	3.0 km	11568	Yes	Yes



2.2 SITE DESCRIPTION

The site covers an area of approximately 14.4 hectares and is located off Dock Road South, Bromborough, on the east coast of the Wirral. The site is bounded to the north by employment premises owned by Mersey Wharf, whilst the area to the west and south are predominantly light industrial. The wider area is largely of a mixed use and contains a range of residential and industrial uses. The residential area of Port Sunlight is located to the northwest of the site and the Bromborough Pool employment area extends to the south.

The site was reclaimed from the River Mersey Estuary during the 1950s as expansion land for the adjacent Lubrizol Chemical Works with the development of some railway sidings the extent of its development. Since the closure of the Lubrizol Works in 2006 the majority of the site has been vacant and derelict with the exception of the southern part of the site located on the former North West Construction Waste Transfer site that ceased operations shortly after it was purchased in November 2020. This part of the site retains a number of former industrial buildings and stockpiles of household waste that is currently in the process of being removed and treated in close liaison with the Environment Agency.

The ground conditions identified from the intrusive investigations generally comprise made ground of depths ranging from 0.15m - 2.9m overlying glacial till with soil contamination within the made ground identified to include metals, hydrocarbons, PAHs, and some asbestos alongside potential for underlying ground water to be impacted from contaminated site soils.

The site lies directly adjacent the Mersey Coastal Zone and Mersey Estuary SPA (Special Protection Area) and Ramsar site. The Mersey Estuary is an internationally important for wildfowl and consists of large areas of inter tidal sand and mudflats. The Mersey Estuary Special Protection Area/Ramsar site lies north-east of the site.



2.3 ADJACENT DEVELOPMENTS & CHARACTER

The surrounding built up areas to the north and west of the site are generally characterised as being residential and suburban in nature, the surrounding area to the south and west is more Industrial with several industrial units being located adjacent to the site's boundary.

The existing residential character of the local area is pre-dominated by the historic Bromborough Pool and the new residential developments further north.

Generally, the surrounding locality could be described as semi industrial in character, but the scale of the site, combined with the river to the east will allow any residential development proposed to become the dominant character for the area although the scale of proposed buildings must be considered carefully to sit harmoniously with the larger scale buildings surrounding the site.

The site has strong connections to the river and Liverpool waterside can be viewed from the northern sections of the site.

The site is currently fenced and secured and does not accommodate any pedestrian through routes.



2.3 ADJACENT DEVELOPMENTS & CHARACTER



2.3 ADJACENT DEVELOPMENTS & CHARACTER

For the proposed development to be successful it must be fully connected with the surrounding communities. The design will improve sustainable transport and act as a catalyst for the area to become fully permeable, with sustainable routes taking priority over private vehicular networks.

Non-Vehicular Routes

The development will be integrated into the surrounding footpath network. The site currently has a secure perimeter, excluding any potential for amenity use and fragmenting the public spaces to the north west and south east.

The proposals will link the external, adjacent footpaths into the new development, therefore providing direct access for the new community to surrounding points of interest. The development will also allow the existing community to permeate through the site to improve access between local features. The new linkages need to promote green, sustainable travel. This will be achieved through raising the priority of pedestrian and cycle routes through clear signage, contrasting surface materials keeping potential conflict with vehicular movement to a minimum.

Vehicular Links

The development will link with the existing road infrastructure at the north and the south of the site, providing quick and direct access to the main transport routes.

Green Infrastructure

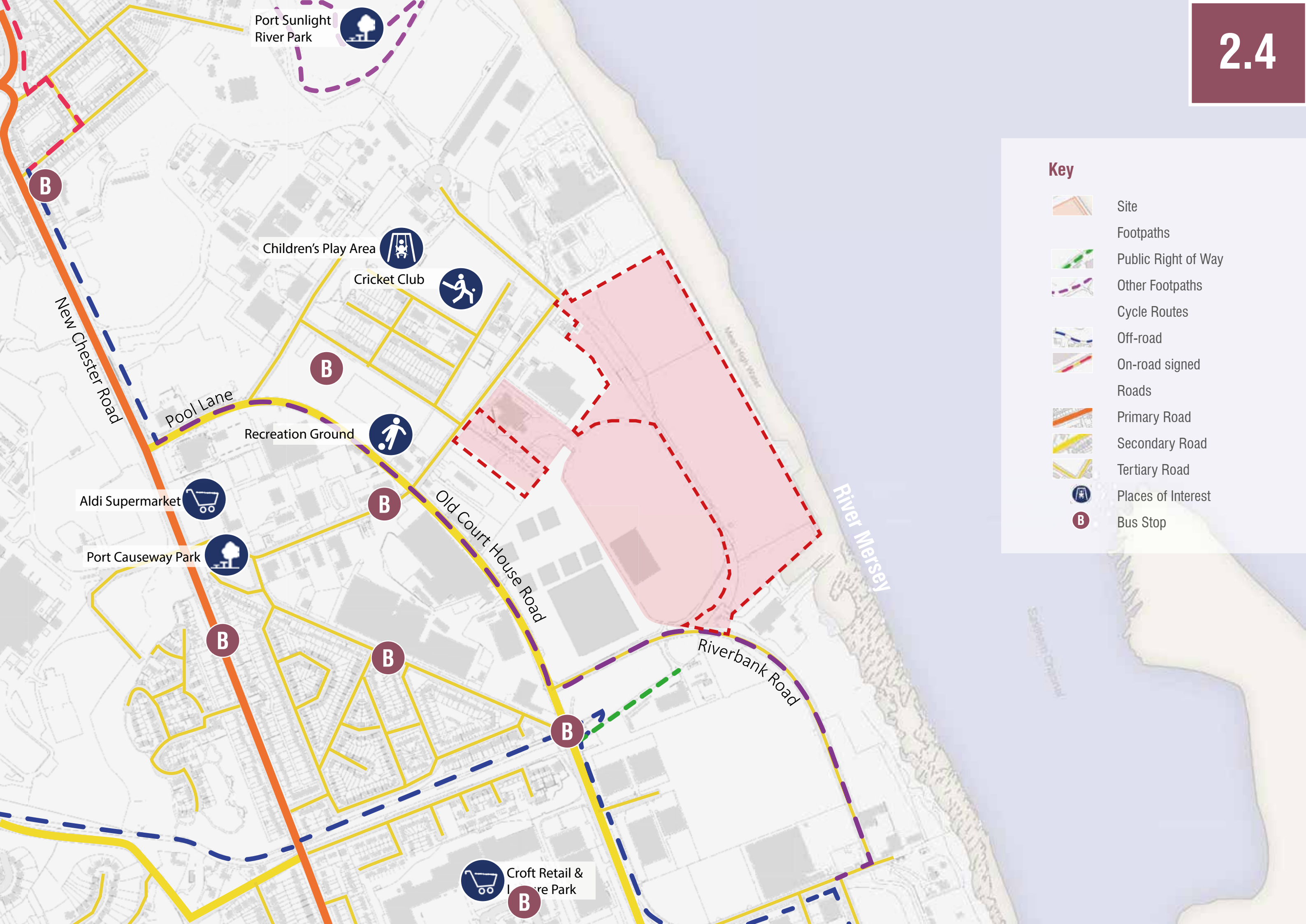
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The site also benefits from access to a number of existing areas of open space and sporting facilities to include the South View Playing Fields approximately 75m from the site and the Maritime Cricket Ground some 150m away with Port Causeway Park and Port Sunlight River Park some 600m and 700m from the site respectively.

Visual Connections

The site is surrounded by high-quality vistas including a prominent setting on the banks of the River Mersey, with quality views toward Liverpool's waterside developments. Strong site lines and visual connections from the development to key visible public spaces and landmarks have been considered during the design of the masterplan.





Port Sunlight River Park



B

Children's Play Area



Cricket Club



B

Pool Lane

Recreation Ground



B

Old Court House Road

River Mersey

Aldi Supermarket



Port Causeway Park



B

B

B

Riverbank Road

Croft Retail & Leisure Park

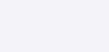


B

Key



Site



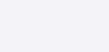
Footpaths



Public Right of Way



Other Footpaths



Cycle Routes



Off-road



On-road signed

Roads



Primary Road



Secondary Road



Tertiary Road



Places of Interest



Bus Stop

2.4 SITE CONSTRAINTS

Following our site analysis and review of supplementary reports a series of opportunities and constraints have been identified to inform the proposed development.

There are no constraints which present an obstacle to development. Instead, the Site has substantial opportunities to create an exemplar residential development. Strong placemaking and high-quality landscape features can be provided, which will ensure that the site is an attractive and tranquil residential neighbourhood with a distinct and long-lasting environmental character.



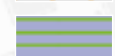












Considerations

- Potential sources of noise to both the North and South of the site from adjacent facilities - Careful building and landscape design combined with the implementation of an acoustic strategy will overcome the challenges.
- Contaminated land
- Underground sewer and associated easement runs north to south through the site
- SSSI located along the water's edge to the east of the site
- Consideration of the surrounding character
- Larger buildings and some adjacent site uses within the proximity of the development boundary will need to be carefully screened with buffer planting to reduce their impact.





Key

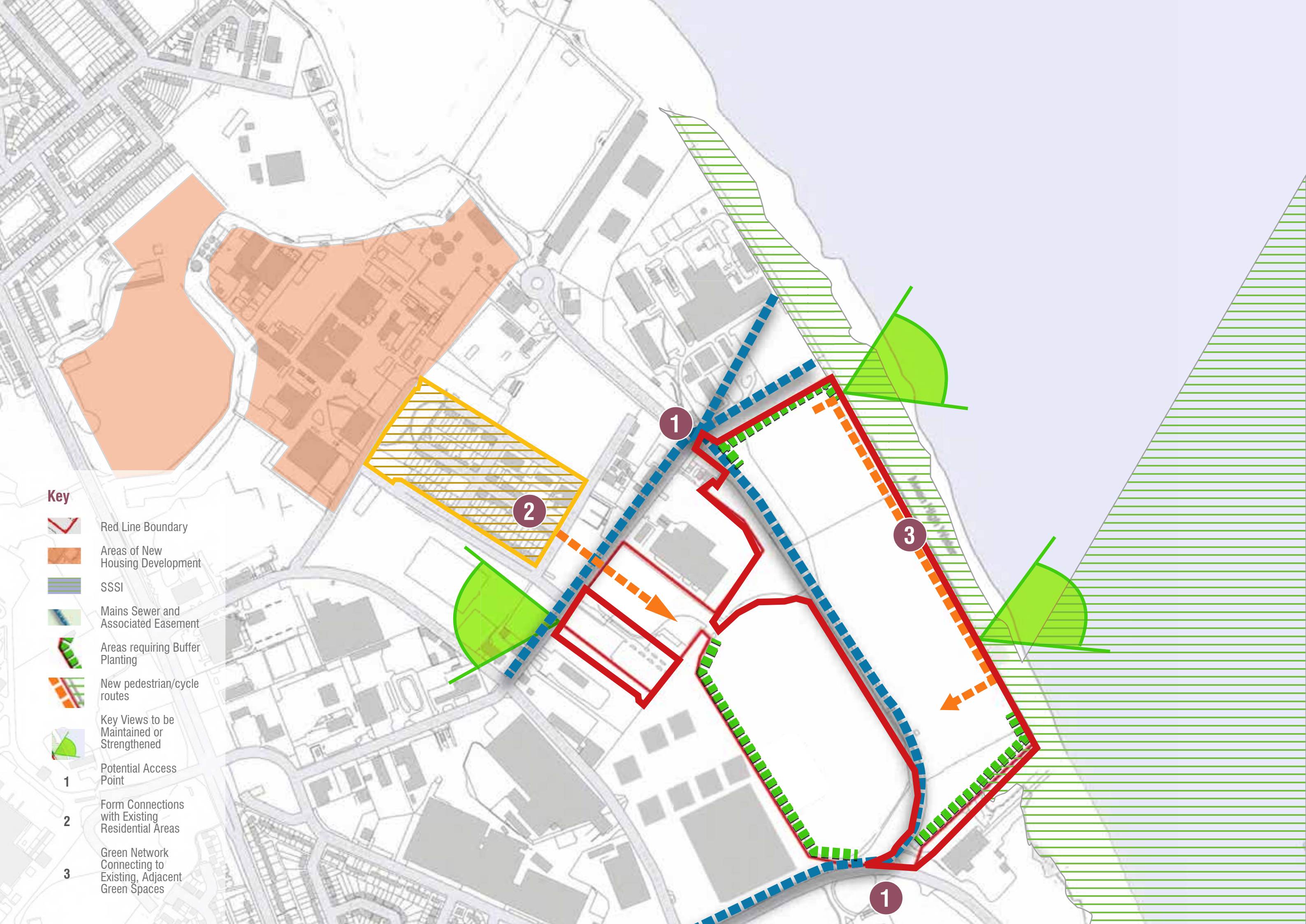
-  Red Line Boundary
-  Contaminated Land
-  SSSI
-  Flood Zone
-  Existing Vegetation
-  Stockpiles
-  High Road Traffic
-  Eastham Shipping Channel
-  Oil Line
-  Oil Line Easement
-  Water Mains
-  Public Sewer
-  Virgin Cables
-  BT Cables
-  Noise Source

2.5 SITE OPPORTUNITIES

Several key opportunities have been identified for the site which will help the development become an attractive place to live that responds to its waterside setting and the surrounding positive character aspects.

- Creation of new parkland promenade overlooking River Mersey
- Potential to de-fragment neighbouring green amenity spaces
- Improve the areas connectivity and circulation, providing a network of footpaths and cycleways that tie into the existing infrastructure
- Creation of a new Place, creating a new community
- Form connection with residential areas to the north of the site
- Have a strong positive impact on the overall character of the area
- Create strong visual connection with the adjacent river throughout the whole development
- Enhance the amenity, ecological and arboricultural value of the existing landscape within the Site
- Provide well overlooked and usable public open space
- Provide subtle references to the wider settlement ensuring the character of the new development compliments the area





Key

-  Red Line Boundary
-  Areas of New Housing Development
-  SSSI
-  Mains Sewer and Associated Easement
-  Areas requiring Buffer Planting
-  New pedestrian/cycle routes
-  Key Views to be Maintained or Strengthened
-  Potential Access Point
-  Form Connections with Existing Residential Areas
-  Green Network Connecting to Existing, Adjacent Green Spaces



03

MASTERPLAN

3.1 VISION

Our vision is to create a vibrant community where families can live and grow together. From apartments to family homes. Bromborough Wharf will offer something for every generation.

The area has a rich heritage with Port Sunlight an enduring example of how to create a sustainable community. Nestled along the waterfront and with a green infrastructure at its heart the development will offer places to live and play. It will be a new neighbourhood designed to work for the way people live today.

Opening up the waterfront for residents and visitors alike, there will be meandering walking routes throughout the site linking it to Bromborough Pool and beyond. With extensive landscaped and green areas, it will transform a disused brownfield site providing access to nature.

The adjacent villages of Bromborough Pool and Port Sunlight are regarded as the earliest examples of a planned town designed for a specific community with specific design principles. The original garden villages were based on a strong foundation of industry and employment, with their developers seeking to create well designed, healthy places and affordable homes. These design principles (the 3 magnet principles) helped create communities that could be sustainable, communities that combined town and country to create a Place with a strong identity that met the needs of the families and workforce.



These design principals can be updated to meet the needs of a 21st century lifestyle and, when applied to this masterplan vision, help create a new community with a strong identity that reflects the history and heritage of the area.

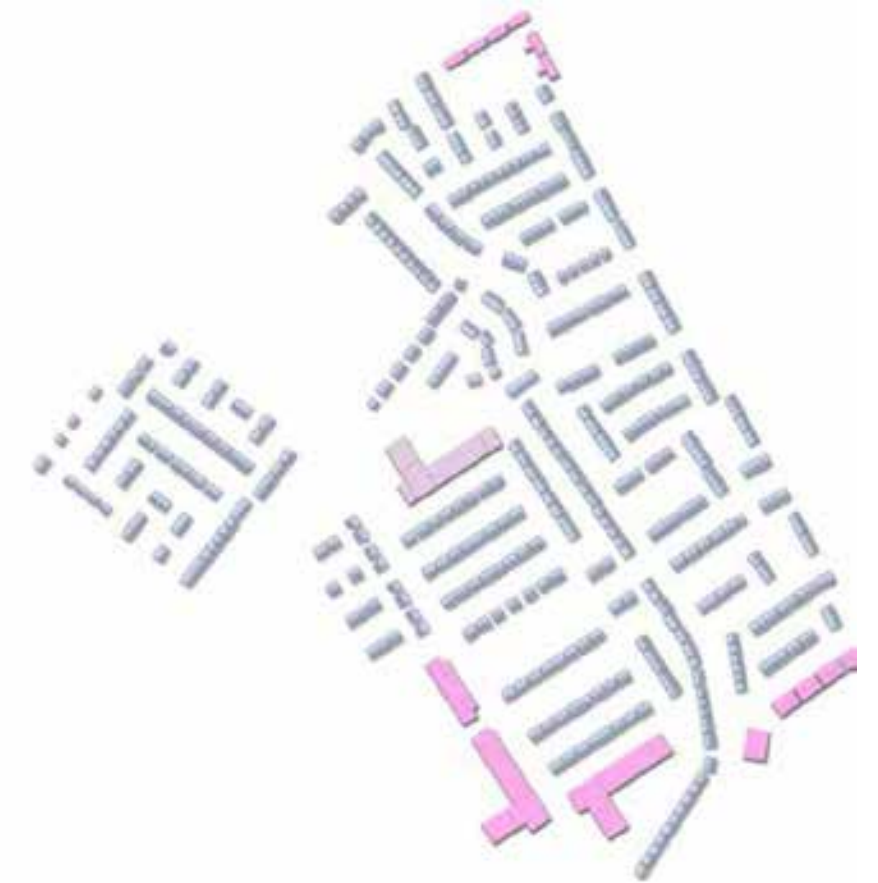
To include:

- Mixed Tenure Homes and housing types that are affordable
- Innovative and imaginatively designed homes
- Community spaces that embrace the natural environment
- Integrated and accessible transport routes
- Spaces for community gathering and events
- Initiatives for healthy living and sustainability



The key benefits of which will bring a large derelict and redundant site back into viable use for a mix of residential and community uses that will help to:

- Meet the local housing requirements of the local community through the provision of a wider choice of new homes on brownfield land without excessive Green Belt release
- Improve access and views of the River Mersey linking up with Port Sunlight Park to the north and Eastham Park to the south
- Preserve and enhance the biodiversity of coastal zone through improved landscaping and planting
- Provide an improved setting to the adjacent Bromborough Pool Conservation Area.



3.2 ILLUSTRATIVE MASTERPLAN

1. Access Point
2. Internal Connection to Plot B
3. Apartment Blocks
4. Open Space
5. Promenade
6. Main Spine Road
7. Woodland Buffer

The illustrative masterplan shows a potential arrangement for the site and adopts the following principles:

- Two Key Access points:
- A Green Promenade
- Gateway Amenity Spaces
- Linear Parks with Natural Play
- Community Space
- A Network of green streets and pedestrian walkways
- Perimeter woodland buffer planting
- A mix of housing types and tenures



3.3 BIODIVERSITY & SOFT LANDSCAPE

Soft landscaping across the site will respond to the existing character and setting, providing the appropriate spatial structure; interest and vibrancy; seasonal variety in colour and texture, to meet the specific site conditions and to optimise wildlife benefits.

Planting will contribute to placemaking and biodiversity and include trees, hedges, shrubs, grasses, herbs, climbers, wildflower meadows, wetland and bulbs.

Planting proposals are aligned with Secured By Design principles in that all trees will have 2 metre clear stems to ensure visibility and planting will be limited to 1m in height.

Tree planting in general will include a mix of semi-mature trees and multi-stemmed trees in order to provide structure, a sense of scale and enhance green infrastructure network. Trees within the woodland buffer areas may be planted at a smaller and denser arrangement.

Planting design will ensure clear visibility within the public realm while guiding movement and defining spaces.

Ornamental grasses and reeds will be used to create habitat types that are appropriate for the site.

The selection of plant species will be appropriate to their location in terms of soil type, micro climate, their setting and future maintenance/management requirements; and

The use of plant species that will increase biodiversity potential of the site through the use of locally indigenous species and planted to diversify the age range of species.



The landscape strategy can be broken down in to five key categories:

Woodland Buffer (2500m²)



Amenity (8000m²)



Promenade (10000m²)



SUDS & Wetland



Road Amenity



Areas based of the illustrative layout only

3.3 BIODIVERSITY & SOFT LANDSCAPE

PRECEDENCE IMAGES



Proposed broad leaved plantation with native under storey and hedgerows. Species to include *Quercus robur*, *betula pendula*, *corylus avellana*, *Acer campestre*, *Crataegus monogyna*



A mix of amenity grass to cater for recreation and ornamental planting. Species to include ornamental grasses, *Virbunum davidii*, *Lonicera pileate*, *Fagus sylvatica* hedges and wildflower meadows.



Street will be lined with clear stem trees planting on wildflower verges while SUDS will be planted with semi-aquatic plants carefully selected to suit the appropriate hydrology. Tree species to include *Pyrus chanticleer*, *Tilia cordata* and *Aesculus hippocastanum*



The green promenade will become a mosaic of tall ruderal, scrub and common reed *Phragmites australis* reedbed habitats. The topography will be carefully manipulated to create natural ponds with aquatic planting.

3.4 AMENITY SPACE

To supplement the off-site amenity provisions the illustrative masterplan proposes a series of green open spaces all connected via a network of pedestrian links.

GATEWAYS

Green amenity spaces with signage and specimen planting are proposed at the north and south points of arrival. The key points signify the entrance to the development and will create a sense of arrival for visitors.

COMMUNITY SPACE

Two main community spaces are proposed that will provide the infrastructure for community gathering and opportunities for exercise and recreation. Large areas of amenity grass, bordered by wildflower verges and structural planting will allow flexible use and informal play.

LINEAR PARK

The linear park ties in with the main recreational area of Plot B and provides a safe green link from the west to the eastern promenade. This space will contain seating, natural play equipment and a safe footpath network to encourage informal exercise.

PROMENADE

The coastal setting of the site is the main positive feature and is celebrated through the creation of a green promenade. Providing views across the Mersey the linear space proposes a mix of improved biodiversity with a large amenity network of footpaths, cycleways and seating areas.



3.4 AMENITY SPACE

PRECEDENCE IMAGES



3.5 ACCESS, VEHICULAR ROUTES & PARKING

The network of vehicular routes has a clear hierarchy:

Primary Roads



Secondary Road



Private Roads



Primary Roads will be 6m wide tree lined avenues with adjacent wildflower and swale verges incorporating pedestrian footpaths and cycleways.

Secondary Roads will be 5.5m wide with 2m footpaths and clear stem street trees either side.

Private Roads and Shared Surfaces will be 4.8m wide, paved and with kerbs flush to create pedestrian priority.

Parking along the primary and secondary roads will be off road, located within private driveways. Housing located next to the community and greenspace will be serviced through communal satellite car parks surfaced with permeable paving as part of the SUDS strategy.

Parking for the apartment blocks will also be communal and surfaced with permeable block paving.

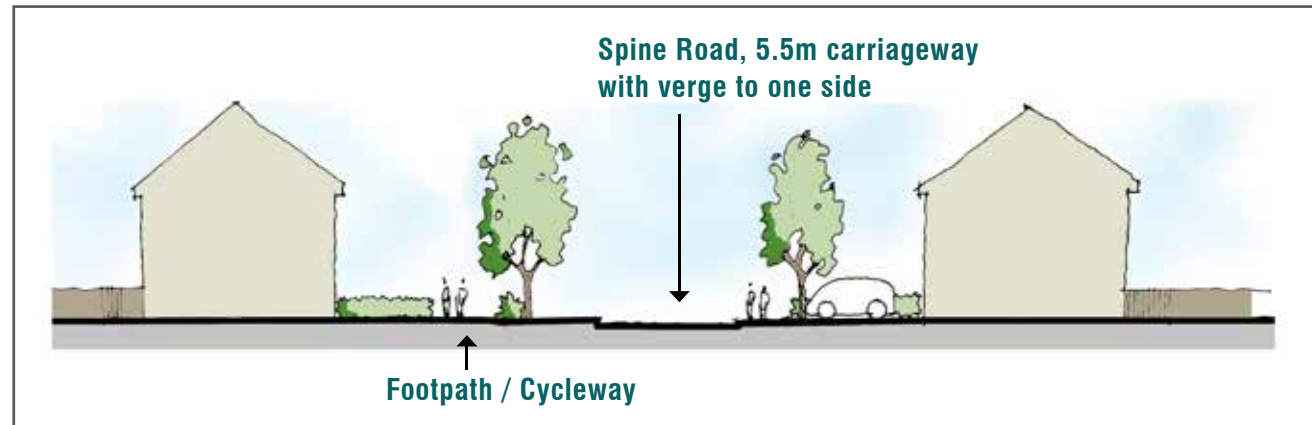
All parking provision will be in accordance with the adopted Wirral Supplementary Planning Document 4 (SPD) Parking Standards.

Electric vehicle charging points will also be provided for every property either within the curtilage of the dwelling or via charging posts within the parking courts.

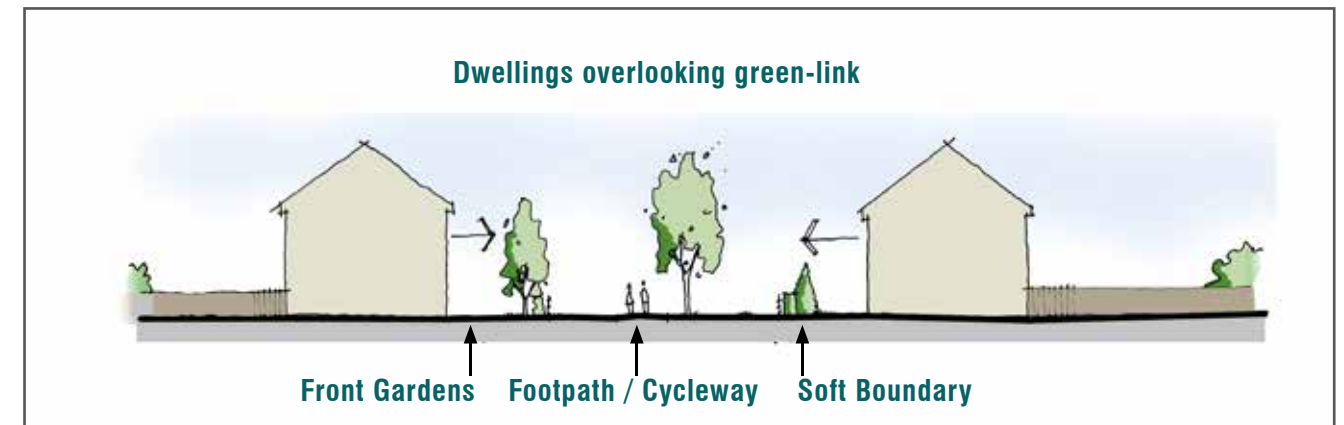


3.5 ACCESS, VEHICULAR ROUTES & PARKING

Primary Roads



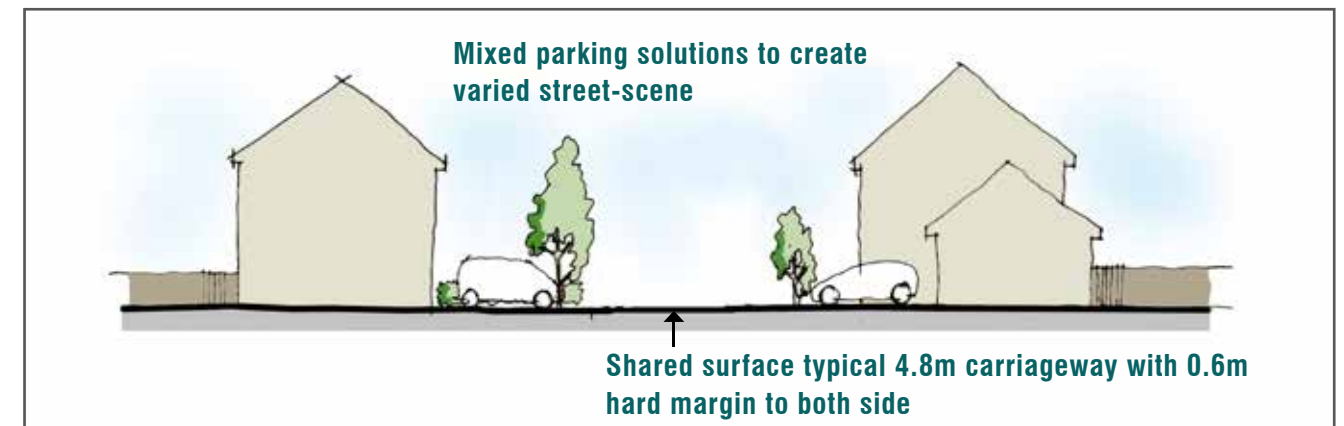
Green Link



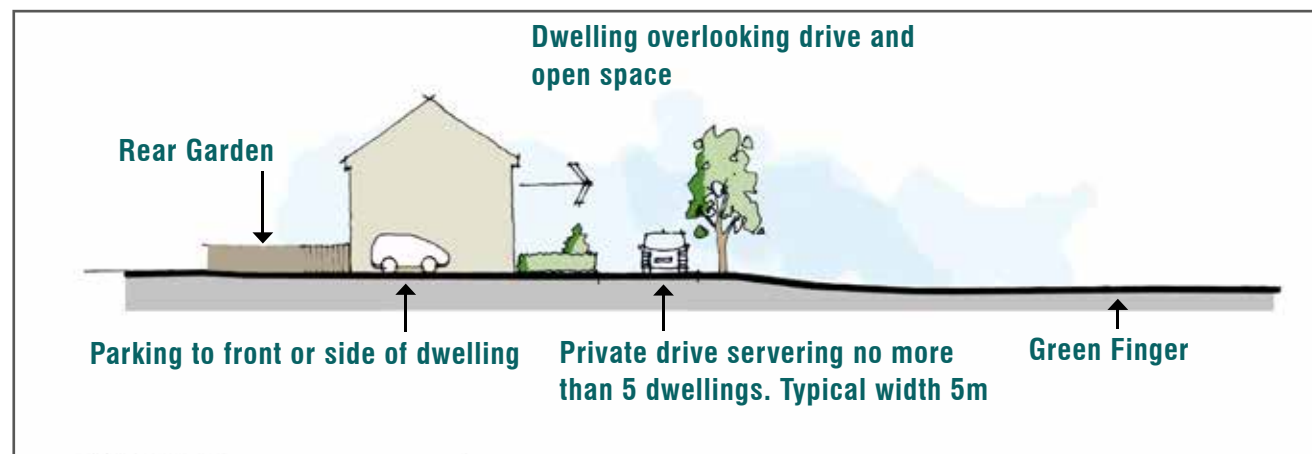
Secondary Roads



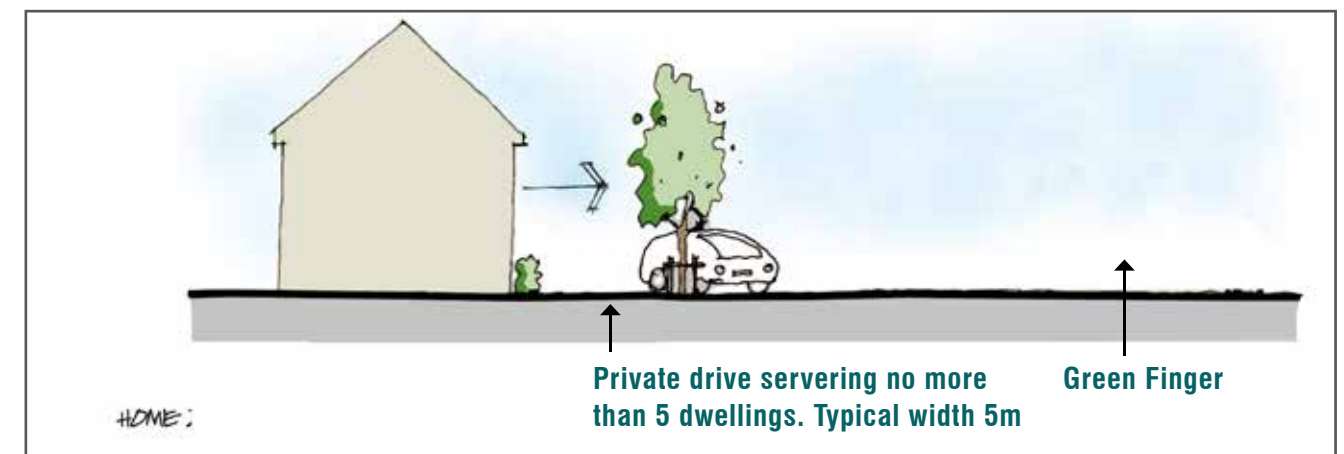
Shared Surface



Private Road



Homezone



3.6 PEDESTRIAN, PUBLIC TRANSPORT & CYCLING ROUTES

Pedestrian Footpaths



Cycle Ways



Bus Routes



Off Site Connections



Potential Off-Site Connections



DDA compliant pedestrian footpaths and cycle ways fully permeate the development connecting the new community and greenspaces into the surround existing footpath network.

The promenade walk has the potential for future connections to off-site coastal footpaths and create a continuous riverside route.

Footpaths will be a minimum of 1.8m wide with drop kerbs at crossing points where necessary.

The main pedestrian route adjacent to the primary spine road will be separated from the main carriageway by a wildflower verge containing standard tree planting.

Two connections link the new developments and are located within amenity space to create a safe attractive route through the site.

Cycle lanes will be located along the primary spine road and promenade walk.

A new bus route is also proposed along the primary spine road with bus stops spaced at appropriate intervals and pedestrian connections through to the adjacent Bromborough Wharf East site.



3.7 HOUSING CHARACTER

To support the local housing needs and to maximise the potential of the site we propose a diverse mix of house types and tenures to include a mix of bespoke and standard houses and apartments that will appeal to younger people and families.

The housing mix for the site will be agreed as part of the submission of the Reserved Matters planning application. However, based on initial discussion with prospective development partners, and for the purposes of the financial viability assessment to be submitted and agreed post submission of the application, it is envisaged that the development will include a mix with the focus on delivering larger family housing comprising of 3 and 4 bed rooms, as required by the Draft policy for the site, alongside smaller 1- 2 bed apartments and houses that will appeal both to younger and older people alike.

Materials & Character

The proposed character of the built environment will take cues from the positive elements of the adjacent developments but aim to develop its own character that will respond to the coastal setting.

Materials will consist of brick, render and timber cladding and front gables. Private gardens will be secured with perimeter fencing and hedges will access paths from car park spaces and public footpaths to front doors.



3.8 HOUSING QUANTITY & DENSITY

The proposals will deliver up to 622 new homes at an average density of 43 dwellings per hectare. The housing mix and tenure will be determined at reserved matters stage but for the purpose of demonstrating the design and deliverability credentials of the proposals includes 170 no. apartments of 4-5 storeys in height and 452 no. houses of 2-3 storeys.

In terms of the scale and density of the surrounding area the site is bounded by existing industrial uses to the south and north; the River Mersey to the east and the adjacent Bromborough Riverside Regeneration development site to the west. The layout responds to this context through the siting of the apartment blocks to the northern and southern boundaries in part to screen the adjacent industrial uses and to mitigate against noise. The 3 storey town houses are located overlooking the River Mersey and along parts of the main spine road to add some scale to the street and to maximise views over the river.



Indicative Housing Mix

Type	Beds	Height (Storeys)	Number	Size (Sq.ft)	Total (Sq.ft)
Apartments					
Apartment 1	1	1	78	495	38,610
Apartment 2	2	1	92	614	56,488
Sub Total			170		95,098
Houses					
Semi-Detached	2	2	89	721	64,186
Semi-Detached	3	2	117	878	102,766
Detached	3	2	41	920	37,733
Town House	3	3	41	1,066	43,691
Detached	4	2	31	1124	34,837
Town House	4	3	114	1329	151,546
Town House	4	3	19	1502	28,530
Sub Total			452		463,289
GRAND TOTAL			622		558,387