



# Part 3: ILLUSTRATIVE MASTERPLAN

# 19. A Vision for Anfield and Breckfield

In which we describe the development of the masterplan based on the historical value of the site and its potential to fulfil the vision as set out by the partners in the introduction

As we described in the earlier part of this document, Anfield was one of a band of terraced neighbourhoods built around Liverpool as a reaction to the slums of previous generations. The area has been a lively, successful urban neighbourhood for over 100 years and retains today a strong and coherent community.

However change is required to address the housing market weakness that has developed in the area with the poor housing conditions and the lack of amenity space. This change is required over large parts of inner Liverpool and HMR is an important opportunity to reshape these areas and in doing so to reshape the city of Liverpool.

In the last 20 years new housing development in Liverpool has done little to grasp this opportunity. Too often urban housing has been replaced with cul-de-sacs and houses that turn their backs on the streets. This may produce desirable housing but it undermines the quality and diversity of the urban fabric creating streets and spaces that are not overlooked and so become a target for anti-social behaviour.

The vision for Anfield and Breckfield is to create housing as attractive as recent suburban schemes in a layout that builds on the best urban characteristics of the area. A layout with a clear definition between public space at the front of houses and private space at the rear with attractive streets and generous open

spaces and a mix of houses, shops and local facilities. This vision can be broken down into the following elements:-

- **A range of housing:** A diversification of residential accommodation to broaden the housing choices in the area. This includes larger family homes, semi detached properties and apartments alongside the terraces in the area.
- **Retail consolidation:** The contraction of retailing units on Walton Breck Road and Oakfield Road by replacing outdated retail units with new mixed use facilities.
- **Community involvement:** As described in the previous section, the vision is a redevelopment for the existing community and designed with their full involvement to encourage the future growth of the area for current and new members of the community.
- **Futureproofing:** A masterplan that takes account of adjacent regeneration schemes and development proposals (such as the football ground plans) but is not dependant on their delivery.
- **A critical mass of activity:** Inevitably the redevelopment will involve

a loss of housing. However we have sought to maintain reasonable densities to ensure that the area remains active and there is enough people to support local shops and services. The scheme therefore replaces the proposed 1,800 demolitions with 1,300 new homes.

- **A comprehensive green space strategy:** It is clear that the lack of amenity space is one of the issues that most concerns local people, yet there is also fear that open spaces attract young people and anti-social behaviour. At the heart of the plan is therefore a open space network based on sinuous spaces, overlooked by adjacent housing to give the neighbourhood a green character of secure public realm

This vision will see Anfield and Breckfield emerge as an attractive residential location in Liverpool. Together with the other HMR areas it will provide a model for the future redevelopment of the city, to improve housing conditions while maintaining the best of urban Liverpool. These new neighbourhoods will have diverse housing and tenures to cater for people at different stages of life alongside a combination of local amenities and larger shopping facilities nearby.



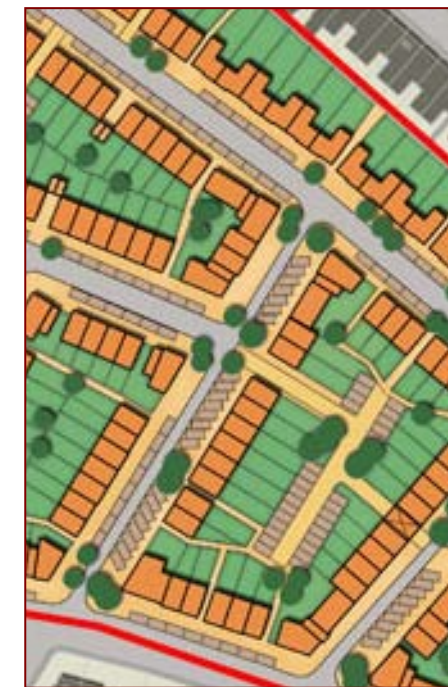


## 20. The Illustrative Masterplan

In which we visually depict the principles that underpin the masterplan

As described in Part 2 of the report, the Masterplan was developed as an iterative community-led process where key community members were actively involved in the evolution and problem solving process that occurs as part of masterplanning. An initial workshop created ideas that were then tested on the wider community through the

exhibition. Common themes emerged from the event and the final plan shown on this page is a combination of options from the workshop that have been designed indicatively by URBED. This plan is discussed and described in more detail on the following pages. This plan is not to scale.





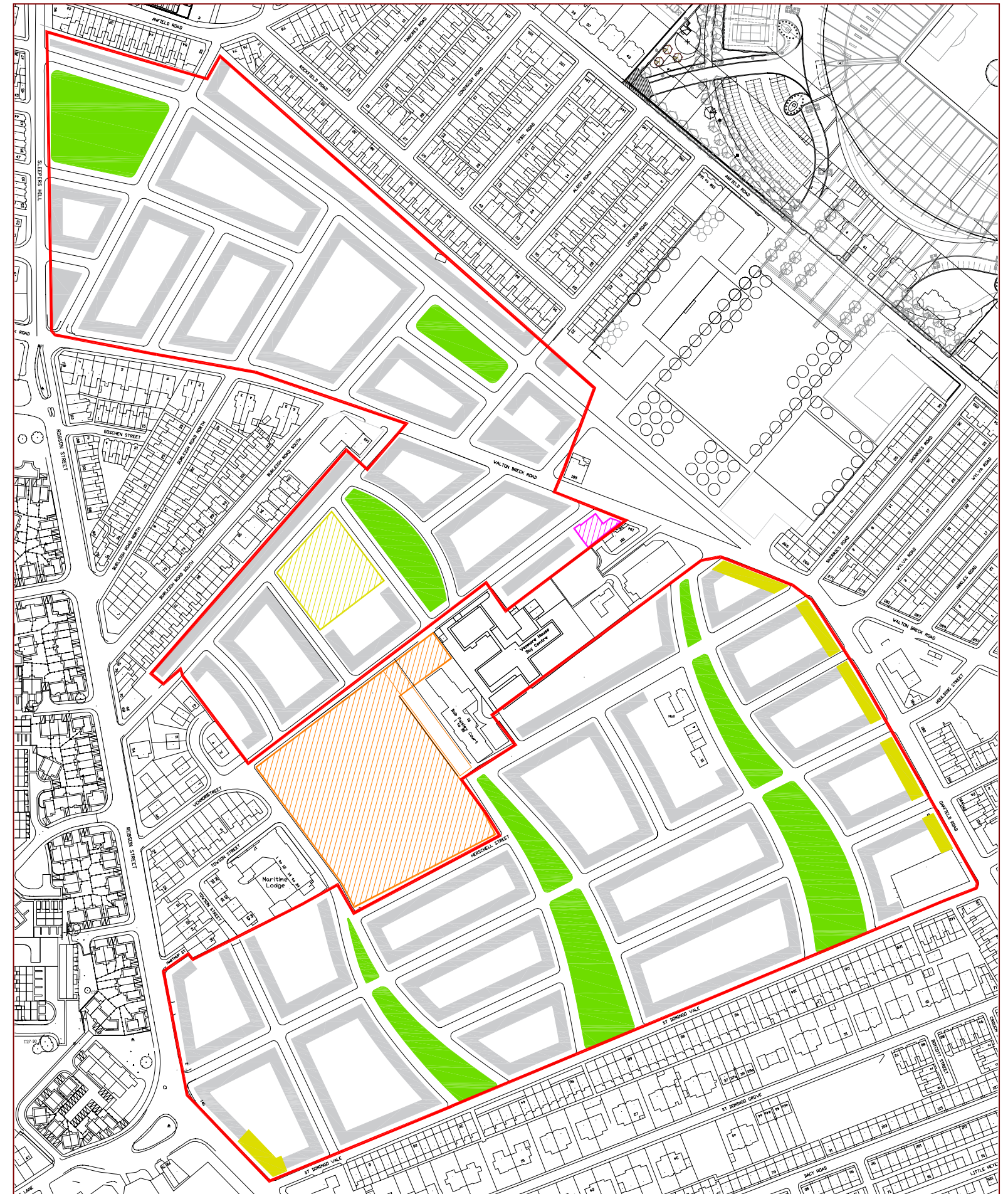
# 21. Development Parameters Plan

In which we highlight the key areas and impacts on the site

The plan to the right is called a development parameters plan, it broadly highlights key features, uses and their distribution within the proposed scheme. The key is at the bottom of the page with the plan to the right. The plan is not to scale.

## Key

- Mixed-use frontage (see schedule within Development Framework)
- Breckfield Primary School on Venice Street retained on its existing site.
- Elderly Village to be developed separately by Arena Housing Association.
- Application Site Boundary
- New, mixed-tenure, 2 and 3 storey residential development (see schedule within Development Framework)
- Red Cafe, proposed community facility - planning approval granted.
- Public Open Space to encourage movement through scheme and increase biodiversity. All open spaces overlooked by surrounding housing.



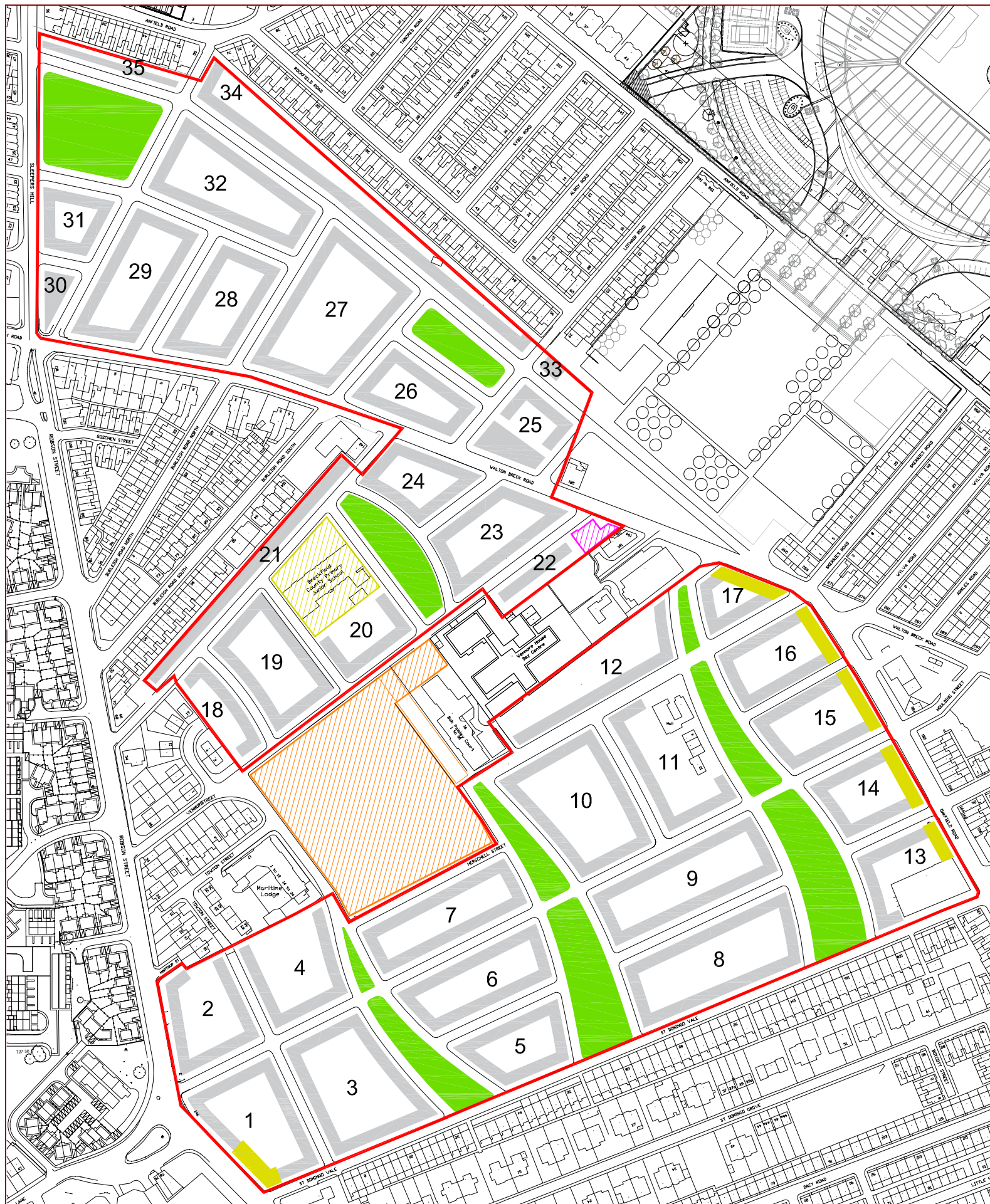




## 22. The Numbered Block Plan

In which we assign blocks in the masterplan a number sequence for ease of description in later sections

The plan to the left is identical to the Development Parameters plan but has each urban block numbered so that particular issues pertinent to individual blocks or sections of the masterplan can be highlighted and discussed clearly and accurately in the following chapters. The plan is not to scale.





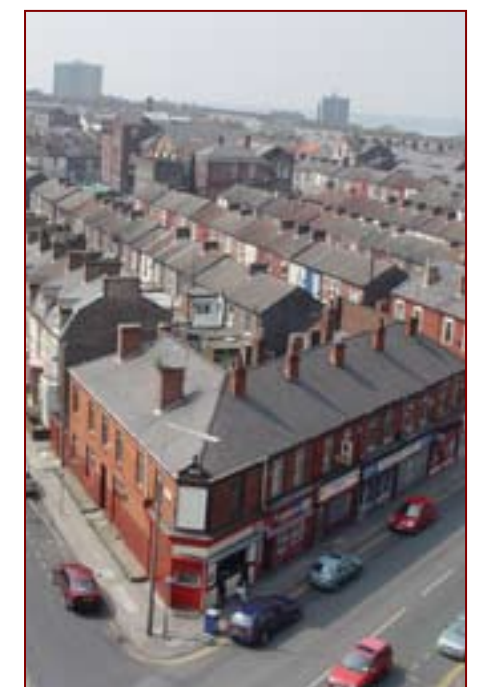
## 23. Figure Ground Plan

In which we analyse the built form of the proposed masterplan

The illustrative masterplan has certain key features that can be unpacked and explained through urban design analysis.

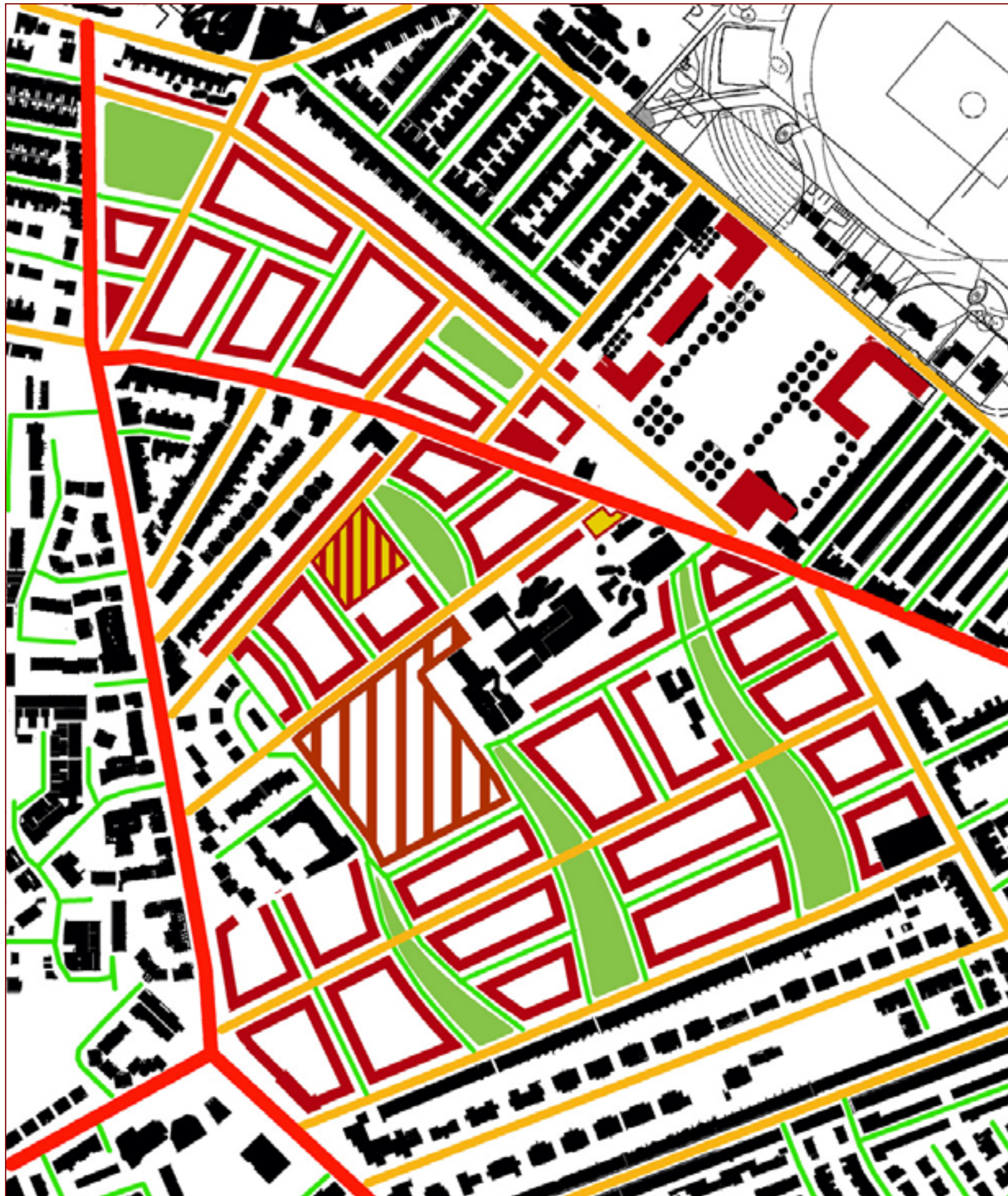
**Figure Ground Plan:** On the left is the figure ground plan, a plan which highlights the built form of the area. The illustrative masterplanned area (signified in red) stands out from the surrounding context since it maximises the amount of private space available inside the urban blocks. This contrasts against the tight terraced form that dominates the surrounding Big Triangle and Rockfield areas and the more suburban forms of the Grizedale estate

adjacent to the Granton area of the scheme. The masterplan also seeks to retain a degree of legibility by echoing the continuous frontage form that is distinctive to this richly historic Victorian area or - in the case of Robson Street - a result of proposed redevelopment in the area. Thus the major routes of Oakfield Road and Walton Breck Road and Robson Street have strong urban forms. The hatched areas are the Arena Elderly Village, the existing Primary School and its site and the proposed Red Cafe building, schemes that sit within the masterplan but are being led by other key stakeholders in the area.



Blocks maximising internal space (left) and tight terraces that dominate Anfield and Breckfield (right)





## 24. Road Hierarchy

In which we discuss the hierarchy of the proposed masterplan

The street hierarchy that we have developed as part of the masterplan is based upon three types of streets:

**High streets (red):** The most important of these is Walton Breck/Oakfield Road. This route has a large range of facilities, is the natural neighbourhood centre and has public transport links to city centre and other areas. This, and the other high streets, take most of the through traffic for the neighbourhood. These streets are prone to congestion however and there are rat running problems that have led to many amendments being made to road access in the area. Future plans should seek to keep traffic using these main thoroughfares and not encourage over use of the new housing environments as potential journey shortening cut throughs. The design and width of the high streets should also ensure that traffic does not adversely affect adjacent buildings but allows ample opportunity for passing trade from motor bound traffic as well as local pedestrian traffic.

**Secondary streets (yellow):** The routes shown on the plan will carry traffic into each part of the site. These will therefore be designed as roads capable of accommodating a reasonable amount of traffic but will be narrower (15m) than the high streets. Considering the proximity to a large football stadium and future complex this road will have to be calmed accordingly along its length and specifically around

the green spines that Granton Street intersects.

**Tertiary Street (green):** The remainder of the streets will be designed with home zone principles (except for the roads that run each side of the green spines which will be one way) where pedestrians have priority. These will be narrower still (12m) and will be intimate spaces with possible traffic treatments of shared surfaces, (rather than pavements and kerbs) some street trees and on street parking. They will be used primarily for local access. Home zone principles are discussed in greater detail in a later section.

**Parking strategy:** The level of parking proposed as part of the masterplan seeks to strike a balance between the excesses of matchday with the needs for permeability. Residential parking is provided at 100% across the scheme. This includes a combination of in-curtilage parking within the ground floor of town houses, on street and within courtyards.

**Elderly Village Access:** The masterplan indicates intended routes through the scheme; a vehicular and pedestrian route between Maritime lodge and the Arena scheme and an unbroken pedestrian access route between Bob Paisley Court and the Elderly Village.



## 25. Public Open Spaces Plan

In which we analyse the open spaces within the proposed masterplan

**Open Spaces:** The masterplan seeks to maximise both the private and public open spaces through the use of urban design. The internal spaces of each block are secure by design but communal spaces are key in the establishment of sustainable communities, hence the provision within the Anfield and Breckfield masterplan. The masterplan has a total of 1.8 hectares of public open space proposed which is evenly distributed across the entire scheme to ensure an equality of access and to encourage eco-diversity within the area. The open space is designed to enhance permeability and access through the site and to strategically break with the existing street grid of the area to create

dynamic views and promote pedestrian access and local uses ahead of traffic flowing through the area at peak times. Each green space is a key feature that provides a focal point for each neighbourhood within the masterplan area. The spaces help distinguish the surrounding housing and give unique character with specific design and facilities. This will create an overall image of Anfield and Breckfield as a green and lush area as opposed to a dense and harsh one.

The proposed public open spaces, their play strategies and potential planting are explored in further detail in the Open Space Strategy on the next pages.



Public open space in dense city areas (left) can feel as spacious and expansive as vast parks (right)



## 26. Open Space Strategy

In which we describe the aims of the open space strategy, the hierarchy of public and private spaces



In accordance with Liverpool City Council's Unitary Development Plan Chapters 7 and 8 on ecology and biodiversity this scheme desires to undertake landscaping in an ecologically sensitive manner and encourage the creation of wildlife corridors within the Anfield and Breckfield area. Given the isolated urban location and surrounding dominance of non-native vegetation, it seems unnecessary to use only native species when considering the 1.8 hectares of open space provided by the scheme. Of more importance is the need to provide interest in colour and form, structural diversity, food (berries and nectar), nest sites and shelter for wildlife. This can still be provided by using horticultural varieties but they should be selected to provide berries and flowers over a long period. Selection of "double flowered" varieties will be avoided, as insects are unable to access nectar in these types of flowers.

### Planting

Normally, it is good practice to create layers of trees, shrubs and ground-cover, but given the concerns raised by residents regarding anti social behaviour and possible vandalism, it seems prudent to suggest that the planting will mostly consist of trees. Careful selection of species should enhance the use of the area by wildlife though, in what is now an ecologically poor area according to the research done by the consultants preparing the Environmental Scoping report. Some examples of suitable tree species for this scheme would be:

**Acer campestre**, common hedge maple, has attractive shaped leaves of bright green that turn yellow then red in autumn. It is good for nesting birds and very well suited to wildlife hedging.

**Ailanthus altissima**, known as tree of heaven or sumac can reach 80 feet when mature and is good for nesting birds. In late spring, clusters of small, yellow-green flowers appear near the tips of branches. All parts of the tree, especially the flowers, have a strong odour like peanuts or cashews.

**Arbutus unedo** or strawberry tree is good for foraging and nesting birds. It has shrubby evergreen leaves with red brown bark and glossy mid green leaves with small white flowers in pendant panicles. Its fruits are edible.

**Crataegus monogyna**, the hawthorn is good for over 150 of insect's species. The fruits called 'haws' provide winter food for many birds, including thrushes, fieldfares and redwings.

**Fraxinus excelsior**, the ash is native to Britain. It is one of the last trees to burst into leaf with dark green leaves turning yellow in autumn. Its seeds hang in clusters and fall spinning down shaped like little leaves.

**Liquidambar styraciflua**, the sweetgum tree has scented flowers and its leaves turn bright orange through to red and

purple in the autumn. It is used in the perfume industry, medicinally and commercially as flavouring.

**Sorbus aucuparia/aria** or Rowan is a medium growing tree with white flowers in the spring and dark green leaves turning yellow then red in autumn. Fruits are edible bright orange red berries used in jam or preserves.

**Hamamelis mollis** or chinese witch hazel is a deciduous shrub with yellow and orange leaves in winter. It has clusters of large, fragrant, bright coppery flowers on bare stems in December and January.

Consultation with local people is vital at an early stage in planning any tree planting. It's not just a matter of 'winning people over to your point of view', but allowing locals to take a real part in putting forward ideas, forming plans and taking a practical part in planting and management.

Tree protection is an important part of tree planting in many sites, and must be planned carefully from the outset. Tree protection materials are expensive and often cost more than the trees themselves. Proper public consultation and appropriate planting design is likely to be more effective than fencing or other protection against people.

### Play Provision

The other aspect of the open space will be the play provision that have facilities

for local people to use and enjoy. By the age of 9 children are looking towards more challenging opportunities than safe equipped play areas can offer. Bored adolescents can be blamed for anti-social behaviour, vandalism, drug/drink problems. For example, trim rails and Zoom Zone Senior contains many pieces, which appeals greatly to older children because of the difficult, and challenging elements they contain. Street furniture designed and created locally can create a sense of belonging. For example, benches designed and made locally in Hulme Manchester by local artists and craftspeople have suffered no vandalism since their installation in 2000 in the Hulme Park.

Another successful example of local involvement in the regeneration of housing and the collaboration of local artists is the 'Sign of Life' project in 1994 supported by the North British Housing Association and North West Arts. Forty eight stone carved panels were embedded into the walls of houses and flats along with two benches in an interior courtyard. Local tenants selected two artists from Manchester and Liverpool, one to design the symbols to communicate to present and future generations something about the time in which it was created and another artist to carve the 'Signs of Life' into Portland stone using the old tradition of stone sculpture. All designs have been chosen by the tenants to reflect thoughts and ideas about new homes, new hopes and new aspirations.



Sensitive and participatory design can help with the creation and maintenance of attractive and useful open spaces within a community. Obviously one of the factors involved in the detailed design process should be the presence of Liverpool FC and thus all plans should present open space that will be designed against overspill parking on matchdays for inbound traffic.

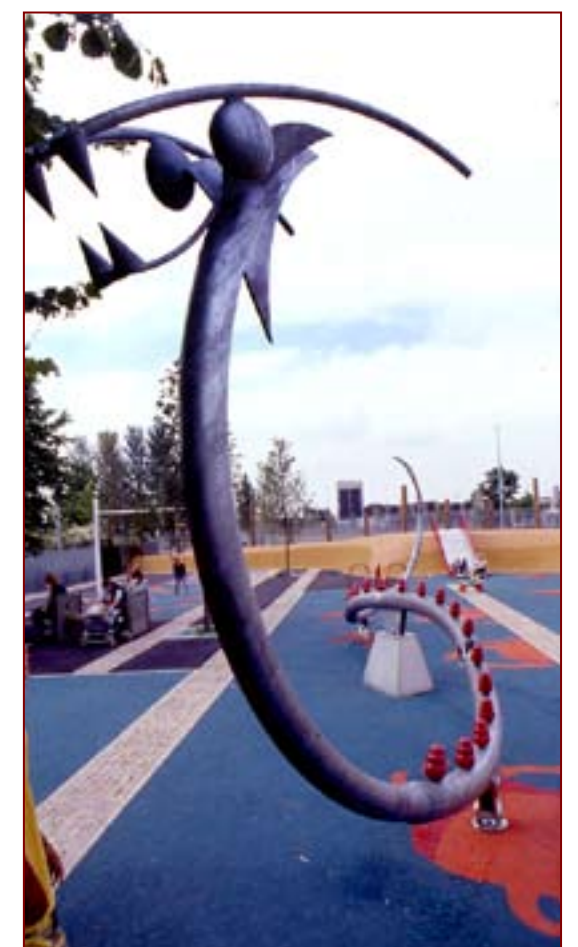
At this stage specific facility and planting placement remains flexible but the majority of the planned open spaces have the necessary area to support a fully equipped NEAP, LEAP or LAP. If it were desirable then all open spaces proposed could have some play facilities that would compliment and ecological endeavours to provide attractive open spaces that have facilities for local people to use and enjoy. The possibility for community empowered maintenance vehicles that involve residents in the design, creation and maintenance of these spaces would be a possible way to diffuse any tensions and concerns about maintenance etc. In conclusion the types of play mentioned above are explained below for clarity:

- NEAP: The main play area of a community – the Neighbourhood Equipped Area of Play or NEAP. This will include an equipped play space together with a multi-use games area. Most of the site will be within 800m of this play area.

- LEAPs: These are smaller Local Equipped Areas of Play (LEAPs). These can be located in either of the green spines or the pocket park configured spaces. These will include equipped play areas but without games areas. The location of these play areas has to allow the entire site being within 400m of an equipped play area.
- LAPs: There can also be Local Areas of Play (LAPs) throughout the scheme positioned in any of the green spaces provided. These will include some equipment but will be small and aimed at younger children. There is also the potential to locate these in some of the wider home zones as well as in the communal courtyards of the larger blocks.



Open Space images





## 27. Home Zones

In which we analyse the shared surface concepts of the home zone and its benefits

The principles of home zoning are key in ensuring equality of access and ownership of the public spaces by the community they were designed for. The images on this page highlight the key features of home zones and their benefit to public realm which are as follows:

- Shared area where neither cars, pedestrians or any other road user has priority.
- Aim is to create a space that people want to use and pass through

and where the car is a guest.

- Vehicles should be moving very slowly, typically between 10 and 20mph.
- Only those living within the Homezone are likely to be using this type of street, it is not a short cut route for cars in transit.
- Traffic calming measures take the form of street furniture and on street parking that forces drivers to actively think about their route through the Homezone, rather than more traditional 'engineering' solutions.





## 28. Urban Form and Features

In which we highlight unique design features within the proposed illustrative Masterplan

The scheme has been designed as a formal grid of streets based partially on the existing network present in the Anfield and Breckfield area. Most of the roads in the scheme are straight giving long vistas into the site from the surrounding area. These can be used to create dramatic views and our design seeks to enhance the ability of the area to maximise these views through design of the surrounding form. The majority of the housing will be built using Keepmoat's standard housetypes, but certain blocks will require specific designs to overcome site constraints, the details of which are listed below:

- Block 30 is a Flatiron shape that will be a dominant feature at the end of the Salisbury area. It will have to be specifically designed and could even be the subject of a design competition to increase the diversity of tenure and

grain, advertise the area's ongoing regeneration and interest in design excellence.

- On Blocks 21, 34 and 35 there are privacy distances that will need unique housing design to create dwellings that satisfy planning requirements. To the right are images showing different options of how new build on restricted sites can be achieved. URBED is not advocating one design solution to the problem but is confident of the number of resolutions available to housebuilder's on sites of similar shallow depths. One such type is explored in Section 29.
- Blocks 33 and the Walton Breck frontage of block 25 will also require site specific design work to create functioning dwellings within overall block constraints.



Keepmoat housetypes



Peter Barber Architects work for the Accomodating Change project



Work done in the Oldham/Rochdale Pathfinder to expand housing



Peter Barber Architects work in built reality



MVRDV Housing in Amsterdam that acknowledges site constraints



## 29. Illustrative Sections

### In which we illustrate potential sections of the scheme

The masterplan is designed to create a unique place using a standard set of components - namely Keepmoat's housetype range. This will allow efficiencies of construction to be achieved without the scheme appearing to be a standard or repetitive product.

The illustrative plan explores these ideas and whilst we are not seeking consent for the design of the housing, the illustrative plan shows how the masterplan can be populated mostly with the standard range. These housetypes include:

**The Aldwych:** A two bedroom house with an open plan ground floor.

**The Normanby:** Another two bedroom dwelling.

**The Westow:** A three storey building which houses two bedroom apartments.

**The Richmond:** A three storey, four bedroom home designed with families in mind.

There are two exceptions to this. The first is the flats that have been used on many of the corners. In these cases we have modified the standard flat block so that it can be used in non orthogonal corners. We have also created a housetype unique to Anfield for sites with a substandard privacy distance. This is necessary on those newbuild that are adjacent to existing terraces as highlighted in Section 28. The housetype is 'L' shaped with windows looking into a courtyard rather than out of the rear elevation.

The masterplan will be implemented in a series of phases over a number of years. The designing of the houses will evolve over that time and it will be important to create a variety of materials and elevational treatment to create a richness of character for the Anfield and Breckfield area. The elevations on this page are all based on the Keepmoat standard types and show the variety possible with a relatively small number of standard units.



The **Richmond**

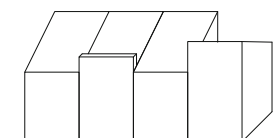


The **Westow**



The **Normanby** or The **Aldwych**

Potential House Elevations





## 30. Proposed uses

In which we describe the proposed uses shown on the Development Parameters Plan.

This vision has been developed into an illustrative masterplan for the site. We can now discuss how different uses will be represented within the masterplanned area:-

**Industry (B2) uses:** Since the scheme will not be removing any industry and is in a densely populated housing area, there is no plan to include any Industrial uses within the Anfield and Breckfield masterplan.

**Office/workshop (B1) uses:** Market assessments indicate that there is not a strong market for any office uses within the masterplanned area. However, units on the active frontages of Walton Breck Road and Oakfield Road should remain versatile if the demand evolves in light of other developments and future proposals for the area. These areas are marked on the Development Parameters plan with yellow and referred to as retail led mixed uses.

**Residential development:** Scoped at 1300 units on the scheme in total, the residential scheme works on a diverse housing mix and tenure type with a predominantly 2 and 3 storey build height. Within the development there are to be five distinct open space areas creating a total of 1.8 hectares of public realm that have play facilities and ecological design where appropriate and in line with Liverpool City Council UDP Chapter 8, section OE7. The interface of regular open spaces throughout the scheme will encourage and enhance

the use of the area by wildlife in what is now an ecologically poor area. It will allow for tiered play access where appropriate and it will provide breathing space for the scheme to delineate the regularity and uniformity of the existing street layout.

The tertiary streets will be treated with homezones, other traffic calming techniques can and shall be used throughout the scheme to ensure that the area does not suffer from excessive congestion at the peak periods of commuting and of course on matchdays. However, within this stance is the intention to keep a structured street network that encourages ease of movement for pedestrians, cyclists and those permeating the area by means other than vehicular. The masterplan will be populated by new build properties from the joint client developer Keepmoat. This is shown on the plan with grey.

**Retailing:** We have concluded that whilst there is some need for consolidating the retail along the Walton Breck and Oakfield Road there is still a need for retaining as many units as the market can support. Market appraisal has led to the conclusion that the area could support a large local convenience store up to 7,000 sq ft and a general level of 25,000 sq ft for smaller units. This retail should be centred around, but not limited to, the proposed Anfield Plaza to link into the footfall and central location.

Our scheme proposes a retail led mixed use provision of up to 70,000 sq

ft so that there will be sufficient uses to create a retail diversity beneficial to the local community. Drastically reducing the retail frontages will impair the local economy to expand and benefit from the regeneration work of the area and improved confidence that will come as the area changes through redevelopment.

**Education and Health:** The Breckfield County Primary School has been retained in its existing building in the heart of the new scheme. Whilst there is currently no facility for a Local Improvement Financial Trust shown on the plan, there is a need for improved Health provision in the area and the Primary Care Trust is committed to the continued search for a site within the masterplan for a health facility.

**Elderly Care:** The Arena scheme is in the heart of the community and will provide a variety of services and accommodations. This scheme is being submitted separately by Arena but URBED have worked with them to ensure the scheme fits within the masterplan for the area and vice versa.



Amsterdam, active street with a mixture of use, activity encouraged



Coin Street housing in London, innovative new build



New build mixed tenure housing in Hulme, Manchester



LIFT Scheme, the PCT are still committed to creating similar in Anfield and Breckfield



Burton Road in Manchester, a functioning neighbourhood retail led centre



Small scale workspaces for small businesses in Hoxton, London





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