

Aigburth Road, Liverpool

Housing-led mixed use | planning and design strategy | two-stage design and build

£42m incl. VAT

320 peak people

86 weeks

red line not supplied



Street and access context near the searched location

Honiton Road off Aigburth Road - Ian S / Geograph image 6194506 / CC BY-SA 2.0

What this exemplar demonstrates

- A fixed questionnaire selects expert-written content; local records supply facts and do not become unsupported assertions.
- Declared answers are tested against public evidence, missing regulatory facts and internal inconsistencies.
- Commercial surveys, public evidence, HGV access, emergency context, BNG and social value each keep their own map and meaning.
- Every material issue has a project consequence, action, owner, timing and evidence/hold-point requirement.

The site and project in 60 seconds

Answer first - evidence and hold points behind it

This illustrative run treats the project as a pre-development planning/design decision for a £42m housing-led mixed-use scheme, procured through two-stage design and build. It does not treat the search point as a boundary or nearby evidence as an on-site fact.

3**DECISION GATES**

before land/design commitments

4**EVIDENCE CHALLENGES**

declared answer vs evidence/gaps

3**COMMERCIAL LEADS**

check before repeat surveys

12/14**SOURCE CHECKS**

two disclosed as incomplete

DECISION GATE 1

Do not freeze the layout until the red line and school/public interfaces are controlled

A mapped primary school and dense residential streets sit close to the search point. This is not proof of a boundary conflict, but it is enough to require a controlled red line, access reconnaissance and public-interface plan before design freeze.

OWNER: Development manager | HOLD: concept freeze

DECISION GATE 2

Review existing survey routes before commissioning repeat work

Three illustrative commercial-only leads are shown separately. Confirm coverage, date, ownership, permitted use, coordinate basis and reliance; then commission only the residual information need.

OWNER: Design/survey lead | HOLD: survey scope

DECISION GATE 3

Ground, drainage and utilities need one coordinated evidence plan

Historic water-quality context, made-ground potential and utility uncertainty could affect foundations, drainage, earthworks, waste and programme. Build one controlled information schedule rather than three disconnected generic studies.

OWNER: Technical lead | HOLD: ER issue

OPPORTUNITY WITH SAFEGUARDS

BNG and social value must start from verified boundaries and local need

The mapped tree/school/community context suggests questions and possible opportunities. It does not create habitat units, a partner need, consent or a promise. Establish the legal basis, baseline and partner validation first.

OWNER: Planning + social value leads

What the report understood - and what it challenged

All 17 declarations control generation; this exemplar groups them into six themes for space.

Question	Declared answer	How it changes the report
Decision	Planning / design strategy	Prioritises concept, consent and survey decisions; not mobilisation instructions.
Works	Housing-led mixed use	Selects planning, ground, utilities, BNG, access, welfare and social-value modules.
Scale	£42m 320 peak 86 weeks	Major-project assurance, welfare village, logistics and formal information controls.
Procurement	Two-stage D&B;	Makes ER/CP information, reliance, ownership and residual risk explicit.
Information	Concept design; no controlled red line	Boundary conclusions remain provisional and become a critical information gap.
Priorities	Ground, access, BNG, social value, local supply	Changes prominence and action sequencing; it does not alter public facts.

Contradictions and evidence challenges

CRITICAL INPUT CONTRADICTION

Concept design is declared, but no controlled geometry was supplied

Declared: concept design. Evidence challenge: the report run contains only a point/radius. Consequence: parcel intersections, BNG area and access relationships cannot be resolved. Resolve: attach red line, revision and CRS.

OWNER: Information manager | HOLD: boundary-led conclusions

HIGH EVIDENCE CHALLENGE

The feature list understates the school/public interface

Declared: road interface only. A school boundary is mapped about 65 m from the search point. Nearby context is not proof. Inspect the actual boundary/access; if confirmed, update logistics, hours and safeguarding.

OWNER: Logistics lead | HOLD: access strategy

APPLICABILITY GAP

BNG applicability cannot be decided from mapped trees

Declared: BNG priority; baseline not started. Evidence: tree/group context nearby. Missing: red-line area, application date, habitat/lineage facts. Resolve through the current legal route and a competent baseline where required.

OWNER: Planning/ecology lead | HOLD: planning freeze

HIGH INPUT/EVIDENCE CHALLENGE

The HGV map is not yet a deliverable route

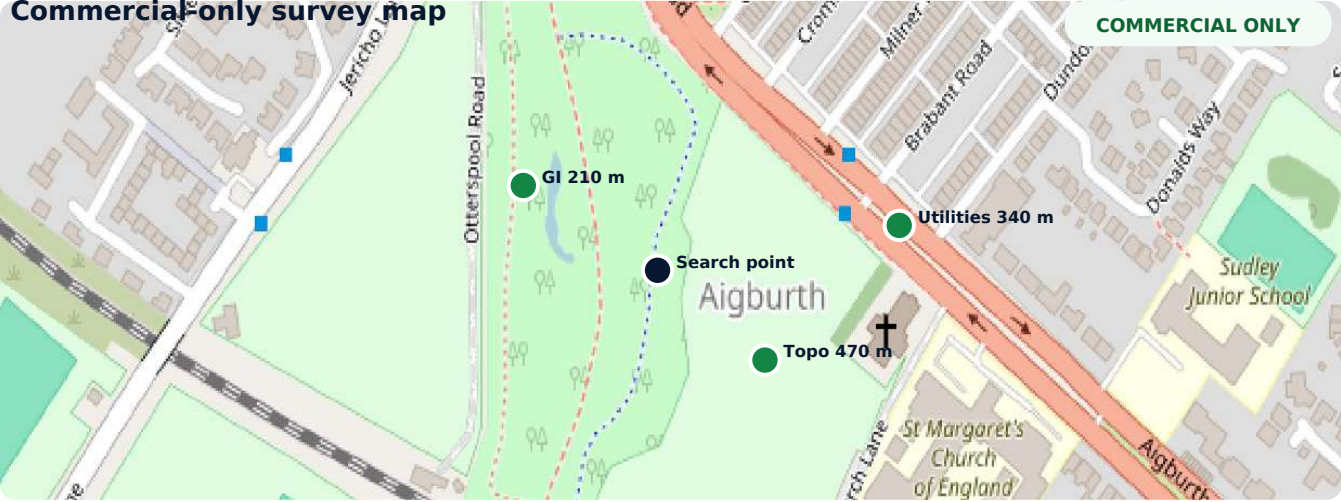
Declared: articulated HGV; gate and strategic approach unknown. Evidence: constrained residential streets and nearby school. Resolve the actual gate, plated vehicle/load, restrictions, swept path, timing and public segregation.

OWNER: Logistics lead | HOLD: first affected delivery

Existing commercial surveys - check these first

This page contains illustrative commercial-only records. Public/open records are deliberately excluded from this map and ranking. An unlock reveals the permitted source route and saves the record to the account library; it does not automatically email the holder or deliver/relicense the survey.

Commercial-only survey map



Illustrative positions from the searched point; verify record coverage against the controlled boundary.

Record	Distance / date	Decision value	Verification before reuse
Ground investigation	210 m NW 2019	May inform ground model and residual GI scope.	Coverage, factual logs, tests, reliance, current design need.
Utilities tracing	340 m E 2022	May identify corridor/interface information.	Survey method/quality, dates, owner records, exact extent.
Topographic survey	470 m S 2021	May assist context and tie-in planning.	Datum, CRS, accuracy, surface change, licence and boundary.

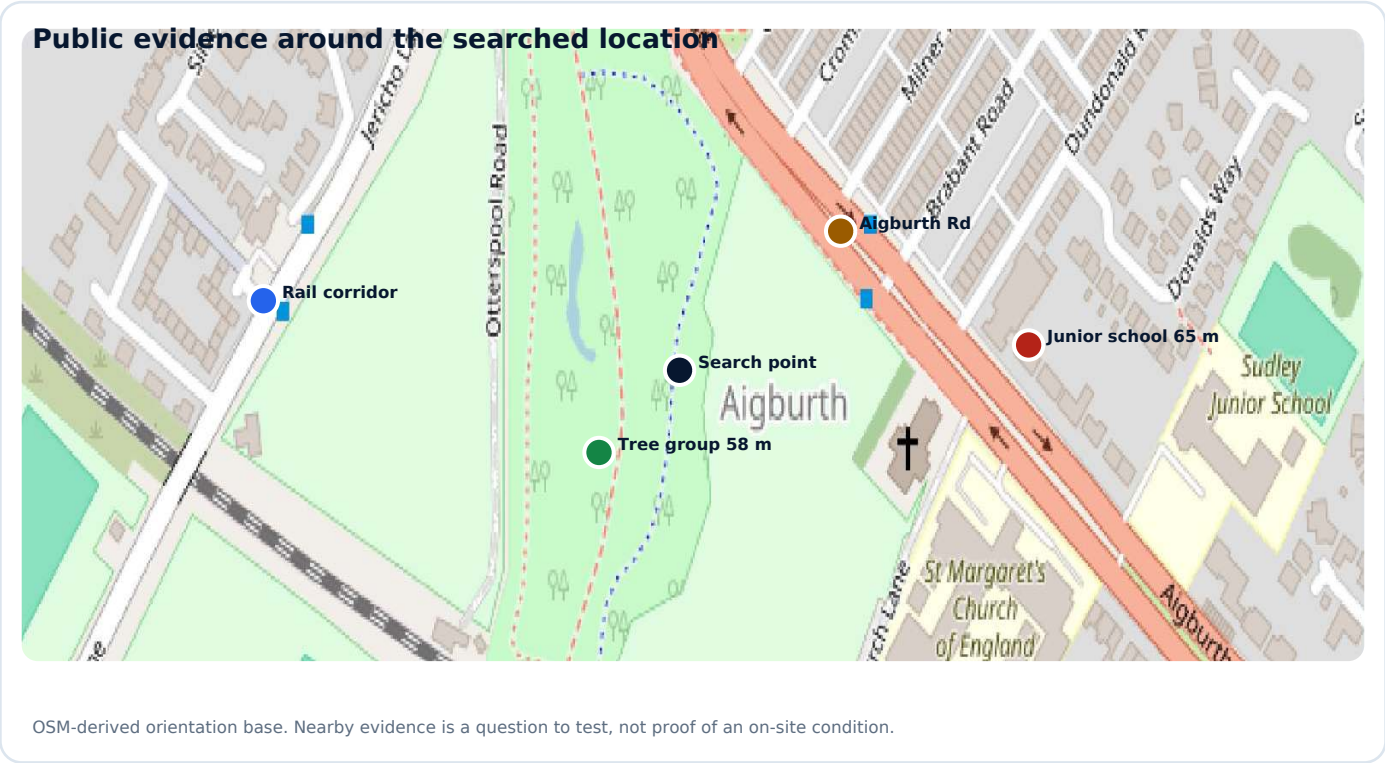
ACTION

Commercial reuse decision

Unlock and inspect the three source routes before issuing the survey brief. Record accepted coverage/reliance and the residual information need; never infer that proximity equals reliance.
OWNED: Design/survey lead | HOLD: survey appointment

Site and public-information map

Public/open evidence only



Source-backed fact	What it may mean for this project	Do next / owner
Sudley County Primary Junior School mapped about 65 m from the point.	Possible pupil/public peak, delivery-hours, safeguarding, noise/dust and route interface.	Boundary/access walkover; school-time counts; logistics lead.
Mapped tree/group context about 58 m from the point.	Possible arboricultural/ecology/design relationship; no habitat units inferred.	Red-line overlay and competent baseline; planning/ecology lead.
Aigburth Road and residential side streets define the immediate network.	Largest vehicle, gate, holding, swept path and neighbour effects need testing.	Route reconnaissance and access drawing; logistics/designer.
Rail corridor lies west of the wider context.	Only relevant if boundary, crane, piling, drainage or access interfaces are confirmed.	Boundary/interface check; project manager.

Ground, utilities, water and drainage

The project profile turns the same local records into a two-stage D&B information and risk-allocation problem. The Employer's Requirements should state what is factual, what may be relied upon, what must be verified and who owns residual risk.

DESIGN INPUT

Ground model

Combine site history, BGS context, historic GI leads, proposed loads/excavation and groundwater. Separate factual records from interpretation and state coverage, age and reliance.

HOLD: foundation/earthworks basis

INTERFACE CONTROL

Utilities

Obtain current owner records; define detection/survey quality; mark and verify before excavation, fixed design or lifting. Public mapping is not a clearance.

HOLD: intrusive work/package release

DESIGN AND CONSENT

Water and drainage

Confirm levels, discharge route/capacity, sewer/watercourse status, flood pathways and temporary water management. Historic water-quality records are context only.

HOLD: drainage concept

Deliverable	Minimum content	Owner	When
Preliminary ground model	History, geology, contamination linkages, GI coverage, uncertainty and next investigation decision.	Ground adviser	Before concept cost/layout freeze
Utilities information schedule	Owner searches, survey quality, verification method, clashes, diversions, residual risk and expiry.	Utility coordinator	Before ER/package issue
Drainage and temporary-water basis	Levels, receptors, capacity, rights/consents, phasing, exceedance, treatment and monitoring.	Civil/drainage lead	Before planning/design freeze
Materials/waste route	Quantities, characterisation, waste status, lawful reuse/destination, carriers, tracking and evidence.	Environmental lead	Before excavation

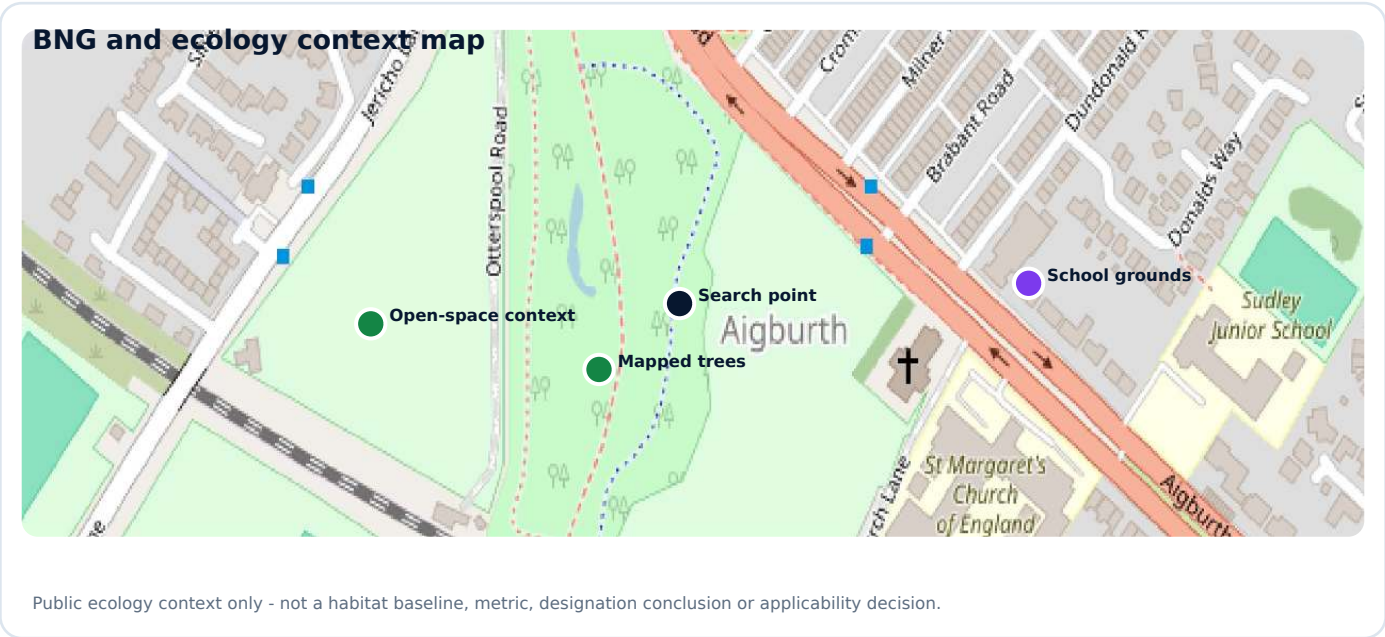
COMMERCIAL CONSEQUENCE

D&B information rule

Do not bury known gaps in a general risk clause. Put each controlling input, reliance status, design responsibility, verification, acceptance criterion and change mechanism into the ER/CP information schedule and risk register.

OWNER: Design manager + commercial lead | HOLD: second-stage agreement

A boundary-led applicability and design pathway

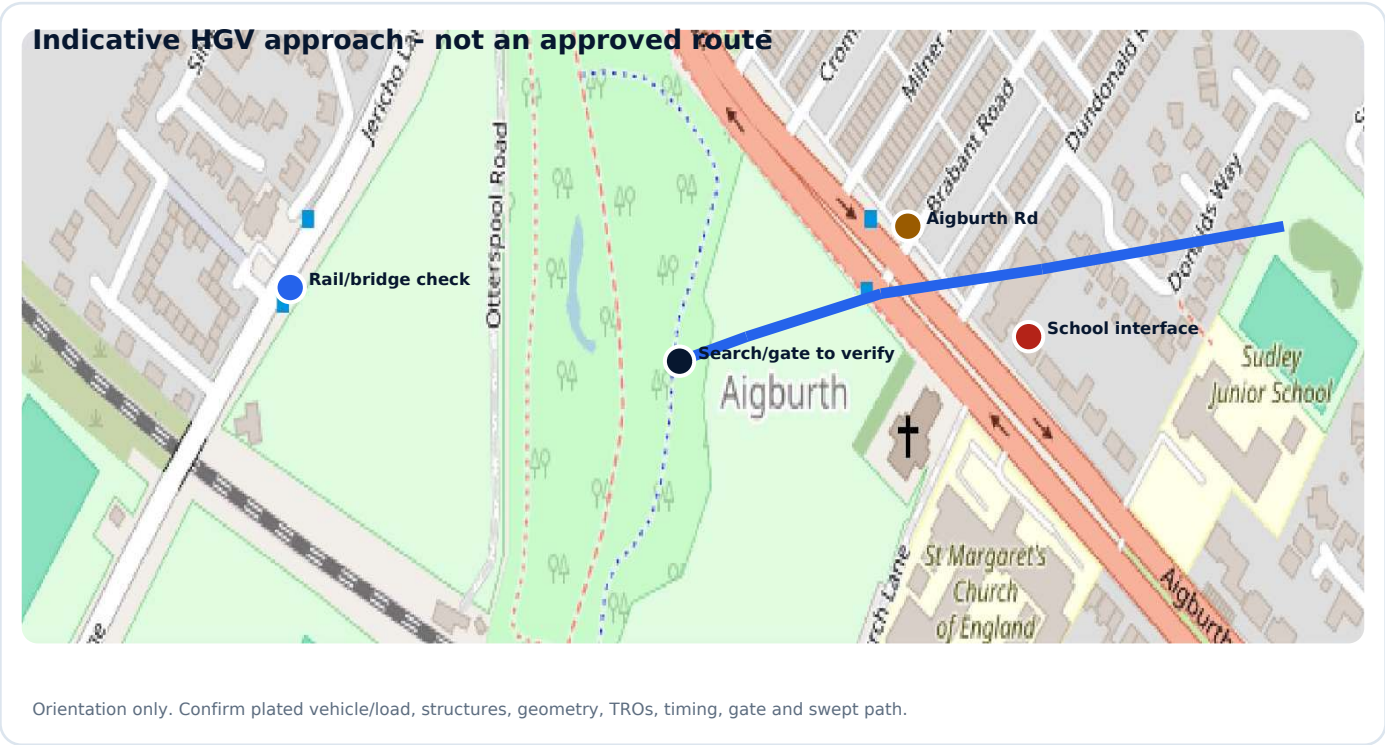


SOURCE-BACKED CONTEXT
What is known
Dense urban fabric, mapped trees/open-space context and nearby sensitive uses create design questions. No site habitat type, condition, units, exemption or planning outcome is established.
CONFIDENCE: contextual

APPLICABILITY FACTS
What controls the decision
Controlled red line, application/permission route and date, verified site area, priority-habitat/lineage facts, baseline survey, current metric and the mitigation hierarchy.
HOLD: BNG/applicability record

Stage	Specific action	Evidence / hold point
Pre-development	Confirm current applicability/exemption and commission the competent baseline needed for the route.	Signed applicability note; red line; survey/metric scope.
Design	Avoid impacts first; test retention, enhancement, SuDS/green infrastructure and only then off-site routes.	Option metric and hierarchy record before layout freeze.
Planning	Align metric, biodiversity gain plan, conditions, ownership, delivery and monitoring.	Controlled approved documents and obligation register.
Delivery	Map no-go areas, clearance/seasonal hold points, temporary works/lighting and retained proof.	No-start ecology/BNG clearance for affected workfaces.
Long term	Where mandatory BNG applies, secure 30-year management for significant on-site and off-site gains.	Legal mechanism, management/monitoring plan and funded owner.

HGV route, site gate and public interface



Route decision	Project-specific requirement	Owner / hold point
Design vehicle	Confirm articulated HGV and any crane/abnormal-load configurations, plated weights, axle loads and laden dimensions.	Logistics lead before route acceptance
Normal vs special-types regime	Check normal Construction and Use / Authorised Weight rules before any STGO conclusion or notification route.	Transport specialist before abnormal movement
Gate and holding	Survey gate width/visibility/gradient, swept path, banksman position, queue/holding and emergency access.	Designer + PC before mobilisation
Public interface	Test school-time pedestrian/cycle peaks, crossings, parking, refuse/bus operations and neighbour access.	Logistics/community lead before delivery plan
Live control	Booking, call-off, route compliance, failed-delivery contingency, marshal records and change review.	Principal contractor each affected delivery

Scaled for 320 peak people and multiple workfaces

Emergency context route



Context only - not an ambulance destination or approved emergency route.

LIFE SAFETY

Emergency planning rule

Verify current A&E capability, the exact gate/rendezvous and realistic route/alternatives. In a life-threatening emergency call 999 and follow emergency-service instructions; do not drive from a generic map assumption.

HOLD: emergency card and tested plan

320 PEAK PEOPLE

First-aid and medical capacity

Complete a needs assessment for hazards, workforce, shifts, workfaces, remoteness and travel. Size trained coverage, equipment, occupational-health and emergency liaison - not just a nearest-hospital link.

OWNER: Principal contractor

Welfare village planning profile

System	Early planning requirement	Readiness evidence
Population	Model peak by shift, trade, workface and phase; include visitors and accessible provision.	Controlled population/shift model.
Facilities	Toilets, warm washing, drinking water, rest/eating, changing/drying, lockers, showers where work warrants and first aid.	Capacity schedule against busiest shift.
Utilities	Potable water, foul drainage/servicing, power, heating, resilience and failure response.	Commissioning tests and service plan.
Workfaces	Satellite provision where travel from dispersed/remote workfaces would be unreasonable.	Travel-time test and location plan.
Operations	Cleaning, consumables, waste, inspections, defects, catering/rest peaks and phased expansion.	Staffed operating plan and KPIs.

Candidate leads, verified need, proportionate commitments

Local supply and community context



Mapped operating-location/partner leads are not proof of stock, capacity, need, consent or agreement.

20-MILE DEFINITION

Local supply

Verify stock, package capacity, lead times, delivery range, HGV access, returns and commercial terms. Measure spend only where it meets the agreed local definition and evidence rules.

EVIDENCE: invoices + postcode

OUTCOME TO VALIDATE

Skills and employment

Use verified labour-market/client need and partner capacity. Set roles, starts, sustained outcomes, resident geography, baseline, owner and proof; do not count ordinary recruitment twice.

EVIDENCE: anonymised starts/outcomes

NO INVENTED BENEFIT

School/public interface

First treat safe access, noise, dust and delivery timing as mitigation. Only count an additional co-designed benefit where need, consent, safeguarding, delivery and evidence are agreed.

EVIDENCE: partner confirmation

Outcome	Baseline / target to agree	Owner	Proof
Local SME supply	Eligible package pipeline; competed spend within the agreed geography; no capacity assumption.	Commercial lead	Tender list, orders, invoices, supplier postcode.
Entry routes	Vacancies/skills gap validated with delivery partner; starts and sustained outcomes, not contacts.	Social-value lead	Partner records and anonymised outcome evidence.
Neighbour/public protection	Compliance baseline first; complaints response and safe interfaces are project controls.	Project manager	Logs, inspections, response/closure evidence.
Urban nature opportunity	Only after BNG baseline/hierarchy; additional community stewardship separately agreed.	Planning/social-value leads	Approved plan, partner agreement, monitoring.

From opportunity screen to controlled planning strategy

Gate	Decision	Evidence/action	Owner	Status
1. Site identity	What land and interfaces are being assessed?	Controlled red line, title/access rights, drawing revision, CRS and third-party interfaces.	Development manager	HOLD
2. Existing information	What can be reused before new surveys?	Unlock commercial leads; log coverage, age, ownership, rights, reliance and residual need.	Design/survey lead	PRIORITY
3. Concept constraints	What changes developable area/value?	Ground model, utilities, drainage, access/public interface, planning and ecology applicability.	Technical lead	OPEN
4. Options	Which layout performs best?	Compare access, levels, servicing, habitat hierarchy, amenity, programme, cost and risk allocation.	Design lead	OPEN
5. Consent strategy	What applications, evidence and obligations control the route?	Planning/BNG basis, consultation, conditions/obligations and programme-critical surveys.	Planning lead	OPEN
6. Investment decision	Proceed, reprice, condition or stop?	Quantified abnormal cost, programme risk, information gaps, deal conditions and decision record.	Investment board	HOLD

QUESTIONNAIRE CONSEQUENCE

Acquisition variant

If the decision changes to buying the land with no defined works, delivery modules are suppressed. The report pivots to title/access, developability, abnormal cost, consent, information rights and deal conditions - it does not invent welfare or mobilisation commitments.

OUTPUT: due-diligence schedule

SCALE CONSEQUENCE

Small domestic variant

For one person digging a garden hole, the same public facts produce proportionate safe-dig, service, spoil, neighbour and welfare prompts. A portable toilet alone is not described as a complete welfare plan, and a construction-city system is not imposed.

OUTPUT: proportionate action card

Appointments, information, design risk and mobilisation hold points

LEGAL/MANAGEMENT ROUTE

CDM dutyholders and pre-construction information

Record client, designer/contractor and principal dutyholder appointments; assemble proportionate pre-construction information; resolve design risks and cooperation. CDM applies regardless of whether F10 notification is required.

OWNER: Client + Principal Designer

DO NOT MERGE LEGAL CAPACITIES

Building Regulations dutyholders are separate

For building work in England, record Building Regulations client, principal designer/principal contractor and competence capacities separately from CDM - even where the same organisation performs both roles.

OWNER: Client + BR principal designer

Mobilisation hold point	Required evidence	Owner
Controlled scope and design	Issued works limits, design status, residual-risk information, temporary-works/lifting strategy and change route.	Design manager
Information and permits	Service/ground/access records, permissions, conditions, licences, notifications and expiry/recheck dates.	Project manager
Construction phase plan	Methods, coordination, public protection, emergency/fire, welfare, logistics, environment and monitoring.	Principal contractor
F10 decision	Planned working days, maximum simultaneous workers and total person-days; notification does not decide CDM applicability.	Client/PD
Temporary works	Proportionate control route, design categories/checking, coordination and release; do not present BS 5975/TWC as universal law.	PC/design lead
Readiness review	Owners, acceptance criteria, evidence links, contingency and no-start workplace controls closed or accepted.	Project director

APPLICABILITY GAP

Notification screen for this exemplar

The bands alone are insufficient. Supply planned working days, maximum simultaneous workers and person-days. The report therefore records F10 status as unresolved rather than guessing from 86 weeks and 320 peak people.

HOLD: notification decision before construction starts

Workface controls, environmental management and change

Control	Live project use	Evidence / trigger
Daily/weekly readiness	Release only workfaces with current drawings, permits, service/ground controls, temporary works and public protection.	Readiness record; changed condition stops/reviews work.
Logistics	Booked compliant vehicles, route/gate/holding control, marshals, vulnerable-user peaks and failed-delivery contingency.	Booking and marshal records; route/TRO/gate change.
Environment	Dust/noise/vibration/water/materials/ecology controls matched to receptors, consents and method.	Inspection/monitoring; threshold exceedance or complaint.
Quality and handover	Inspection/test plans, hold/witness points, asset information, commissioning and defect closure tied to design requirements.	Accepted records before covering/energisation/handover.
Social value	Deliver only costed, approved commitments with beneficiary/partner validation, additionality, measures and proof.	Monthly KPI evidence; partner or scope change.
Change control	Re-run relevant profile/evidence/applicability checks after boundary, design, access, programme, workforce or consent change.	New review fingerprint and decision record.

NOT GENERIC PROSE

Source-backed workface brief

Each promoted local fact retains its source, spatial relationship and limitation. The brief states the specific consequence for the current method, the action, owner, timing and evidence of closure.

OUTPUT: traceable workface control

CHANGE TRIGGER

Contradiction recheck

If the gate moves, workforce grows, site boundary changes or a new public record appears, the report does not silently reuse old conclusions. A changed fingerprint identifies a new review basis and unresolved items remain visible.

OUTPUT: regenerated decision record

Current, future-transition and unresolved routes

Source currency: 24 August 2026

Route	Resolved status	This exemplar's basis / remaining fact
CDM 2015	Current / applies to defined construction	Applicability does not depend on F10 notification.
F10 notification	Unresolved	Need working days, maximum simultaneous workers and total person-days.
Building Regulations Part 2A dutyholders	Current if building work in England	Keep Building Regulations and CDM capacities separate.
Higher-risk building regimes	Not selected from 'mixed use' alone	Need statutory height/storeys, uses, residential units and design/construction vs occupation facts.
Approved Document B	Current baseline plus future transition	Current edition applies at report date; 30 September 2026 amendment needs event/transition facts.
BNG	Applicability unresolved	Need application date/route/lineage, controlled area, habitat facts and baseline.
Central-government social-value model	Not selected	Commissioner is not declared central government; contract/client basis still to confirm.
HGV regime	Normal route to check first	Plated vehicle/load facts needed before any STGO/special-types conclusion.
Temporary works	Proportionate management outcome	Specific route/category/appointments depend on the actual temporary works.

SELECTED BY FACTS

Current and official sources

HSE CDM/F10/welfare/first-aid/fire guidance; current planning/BNG sources; Building Regulations/BSR sources where scope is established; DfT vehicle regimes and NHS emergency guidance.

Each source records why it was selected

NO FALSE STANDARDS CLAIMS

Licensed-text guard

BSI/CIRIA catalogue metadata supports title, edition, status and public scope only. Clause-level or normative claims require a licensed matching edition reviewed by a named competent person at a recorded date.

CONFORMITY: never inferred from answers

Source and API health, evidence register and limitations

14

SOURCE CHECKS

families disclosed below

12

COMPLETED / USABLE

including valid zero results

2

FAILED / INCOMPLETE

never treated as zero

A/B/C

CONFIDENCE LABELS

source and spatial basis retained

Source / API family	Status	Returned / disclosure
Commercial survey index	Completed	3 illustrative mapped leads; public records excluded from commercial map.
Planning / local designations	Completed	Nearby policy/receptor records; no consent prediction.
OpenStreetMap places and roads	Completed	School, roads, supply/community leads; coverage not exhaustive.
BGS / ground context	Completed	Context and historic-record leads; no site condition inferred.
Environment / water context	Completed	Historic water/flood/drainage context; verify current source records.
Live traffic service	Incomplete	Timed out inside the protected generation window; route constraints may be missing.
Local planning search endpoint	Incomplete	Service unavailable; retry before formal reliance.
Licensed photograph	Completed	Geograph image 6194506, CC BY-SA 2.0; caption and source retained.

READ WITH EVERY CONCLUSION

Key limitations

Desktop evidence is not a statutory search, legal parcel test, design, survey, CDM assessment, ecology baseline, route approval or emergency instruction. Distances from a point can misstate boundary relationships.

Unavailable source is a gap, not a zero

AUDIT TRAIL

What makes the report reusable

The issued report retains the questionnaire/profile hash, evidence fingerprint, source health, record links, applicability basis, limitations and challenge closure actions so the decision can be reviewed and regenerated after change.

OUTPUT: evidence-led decision record