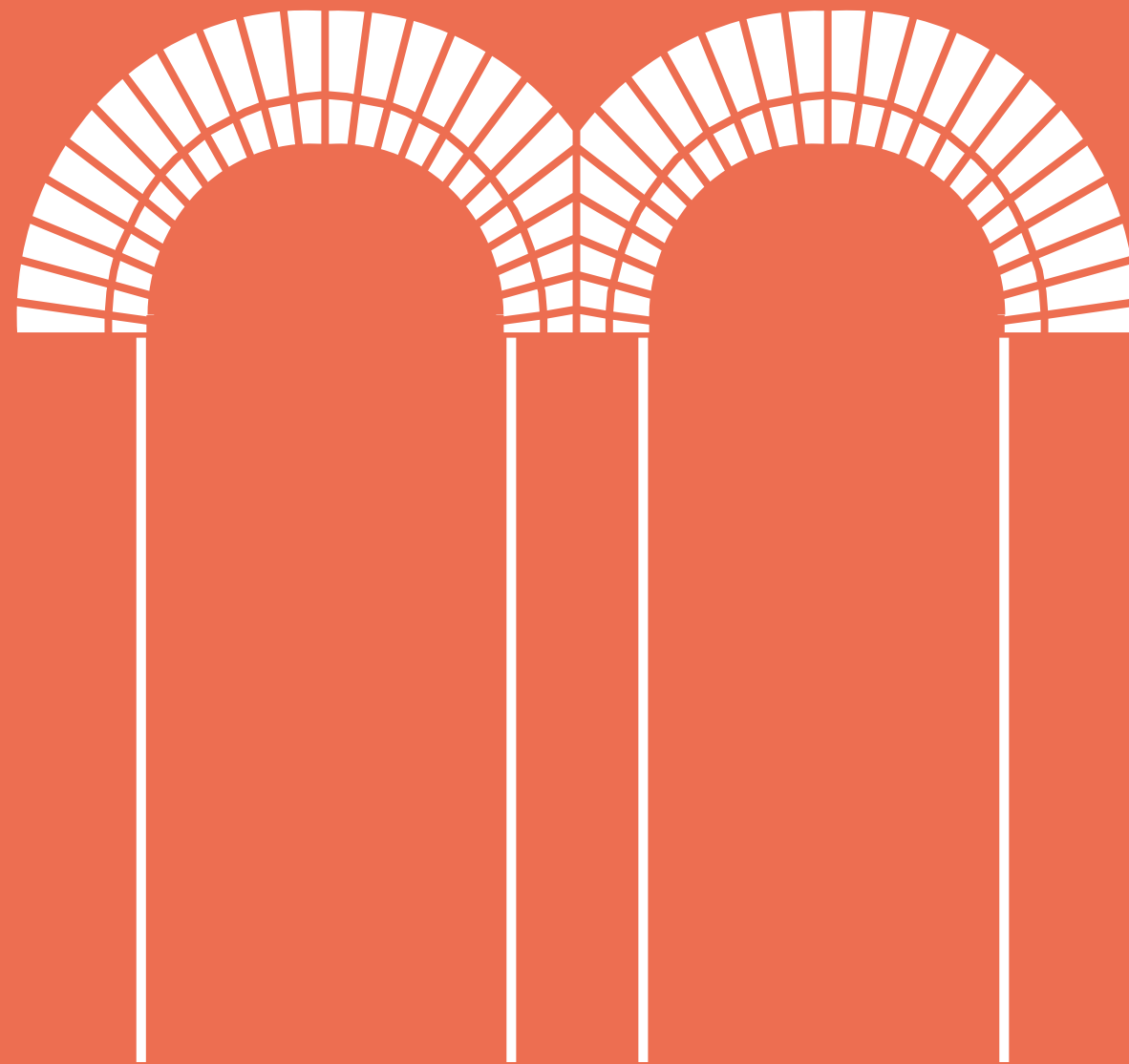


Granby Winter Garden

Design + Access Statement



ASSEMBLE
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Contents

1 Project Overview

- 1.0 Introduction
- 1.1 Project Overview

2 Process

- 2.0 Assessment
- 2.1 Involvement
- 2.2 Evaluation
- 2.3 Design

3 Design

- 3.0 Use
- 3.1 Amount
- 3.2 Layout
- 3.3 Scale
- 3.4 Landscaping
- 3.5 Appearance

4 Access

- 4.0 Inclusive access

Project Team

Client

Granby Four Streets CLT
19 Devonshire Road,
Liverpool L8 3TX

Eleanor Lee

Architecture

Assemble Studio CIC
Sugarhouse Studios,
London E15 2QQ

Anthony Engi-Meacock, Joe Halligan

Structural Engineering

Structure Workshop
4 Iliffe Yard,
London SE17 3QA

Peter Laider, Leon Graham

Environmental Engineering

Max Fordham
77 Dale Street
Manchester M1 2HG

Kai Salman-Lord

Cost Consultancy and Project Management

Modero
26 Hope Street
Liverpool, L1 9BX

David Haime

Access Consultant

Burdus Access
Overwater, Corbridge,
Northumberland, NE45 5QX

David Burdus

Horticultural Specialist

Mima Taylor
mimataylor@hotmail.com

Mima Taylor

1 Project Overview

1.0 Introduction

This design and access statement corresponds to the planning application for numbers 37 & 39 Cairns Street.

The planning application is for a change of use from two derelict dwellinghouses (C3) to a community winter garden, meeting and studio space (D1) with ancillary residential guest accommodation (C1) at first floor for users of the studio space.

Associated works consist of a new patent glazed roof, a new rear extension, replacement windows and doors throughout, a new access ramp and insulated render to the rear elevation.

1.1 Project Overview

The Granby Winter Garden is a key part of the Granby Four Streets Community Land Trust's (CLT) long-term plan to preserve and revitalise their local neighbourhood. The CLT is an open membership, non-profit organisation, which anyone who lives or works in the Liverpool 8 area can join. The organisation is committed to local people.

This Winter Garden proposal has grown out of the CLT's decades-long campaign to rebuild their local community through resourceful creative action, growing and collaboration. To date, this work has been based in their homes in Cairns Street, and has, since the summer of 2015, expanded into the new Turner Prize winning Granby Workshop.

This design and access statement outlines the proposal developed by the CLT and Assemble to build on work to date, and creatively repurpose the two currently derelict shells of nos. 37 and 39 Cairns Street into a Winter Garden.



The Granby Four Streets

2.0 Assessment

2.0 Assessment

Physical Context

Granby Street was once a lively high street in the heart of Granby. Leading off the high street, many rows of Victorian terraces were home to Liverpool’s most racially and ethnically diverse community. Until very recently, Granby was known primarily as the location of the devastating riots of the 1980s which saw the UK army called in to intervene in a civil disturbance for the first time in modern history. Three subsequent decades of ‘regeneration’ have seen the area pushed into decline, with the demolition of all but four of Granby’s streets, a once thriving community scattered, and the remaining streets sparsely populated and filled with empty tinned up houses.

Nos. 37 and 39 sit at the centre of Cairns Street, one of the few Victorian terraced streets still intact in the area, and at the heart of the Granby Four Streets. They are situated in the centre of the CLT houses, ideally placed to serve future residents, but equally in order to build on the momentum and work of the members of the CLT.

The two houses are currently in a very poor condition, having been empty for over a decade. The rear portion of the first floor (including the outriggers) has been removed, along with the top section of the spine wall of no. 39. More recently the roof covering to the rear pitch of both houses was stripped, removing protection from the weather and accelerating the rate of decay.

There is differential movement in the rear outrigger party wall, which has caused a large vertical crack over the full height of the wall. This will most likely require underpinning. Similarly both bay windows have suffered from settlement, and will need significant repairs or rebuilding. Internally the suspended ground floors are in a poor state, and will most likely need replacement. The remaining section of spine wall in no 39 is unsafe, and similarly will need to be removed or rebuilt. Lintels throughout are missing or undersized, and all windows and doors are missing.



Existing facade of No 37 and 39.



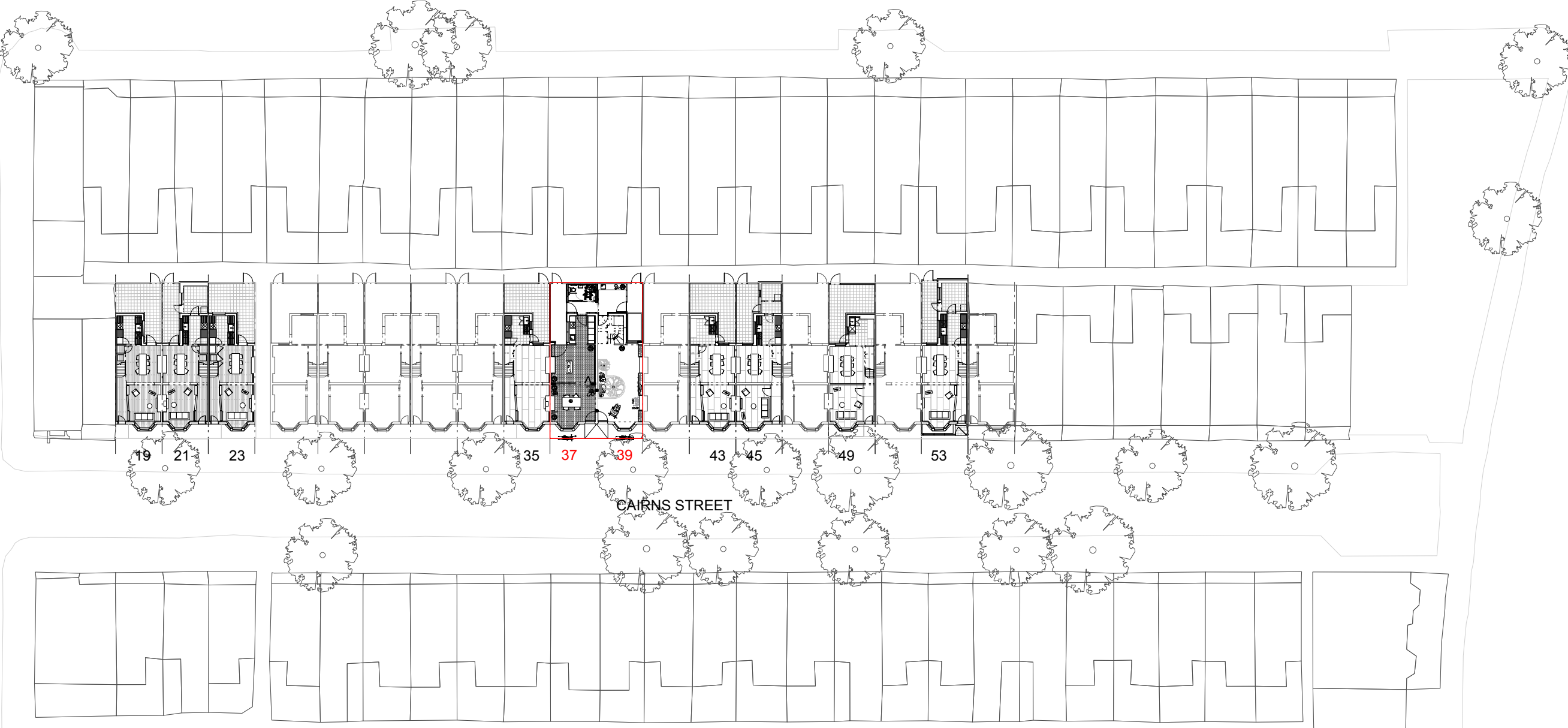
Existing internal condition of 37 and 39.



Proposed Elevation of Cairns Street

Granby Winter Garden

2.0 Assessment



Proposed Site Plan

2.0 Assessment

2.0 Assessment

Social Context

Granby is home to a resourceful and creative group of long-term residents whom over the past 2 decades have used direct action to make increasingly deep-seated and meaningful change in their neighbourhood. They cleared, painted, planned and campaigned both locally and at a city-wide level to reclaim their streets and rebuild their community. The most visible of these actions is the planting in the street. Abundant and well-cared for, the greenery makes the hope and the investment of the community available for all to see.

In 2011 the residents entered into an innovative form of community land ownership, establishing the Granby Four Streets Community Land Trust (CLT), and in the following years secured 10 empty houses for renovation as affordable homes. In November an additional three houses on Cairns St have been passed to the CLT for renovation, with work now underway to bring them back into use.

As new occupants are finally moving into freshly renovated terraces that have been empty for thirty years, the CLT are working together with Assemble to establish projects which will provide a focal point and shared purpose as the community starts growing for the first time in thirty years. In December 2015 the social enterprise Granby Workshop, a project devised by Assemble in collaboration with the CLT won the Turner Prize 2015 galvanising interest in the area.

The CLT are determined to put creative practice and open collaboration at the heart of the community, safe-guarding the momentum they have built up for years to come. After being effectively isolated from the rest of the city for thirty years, the Winter Garden project will bring creative practice from across Liverpool, the UK and the rest of the world into Granby, continuing to enrich and strengthen the area for many years to come.

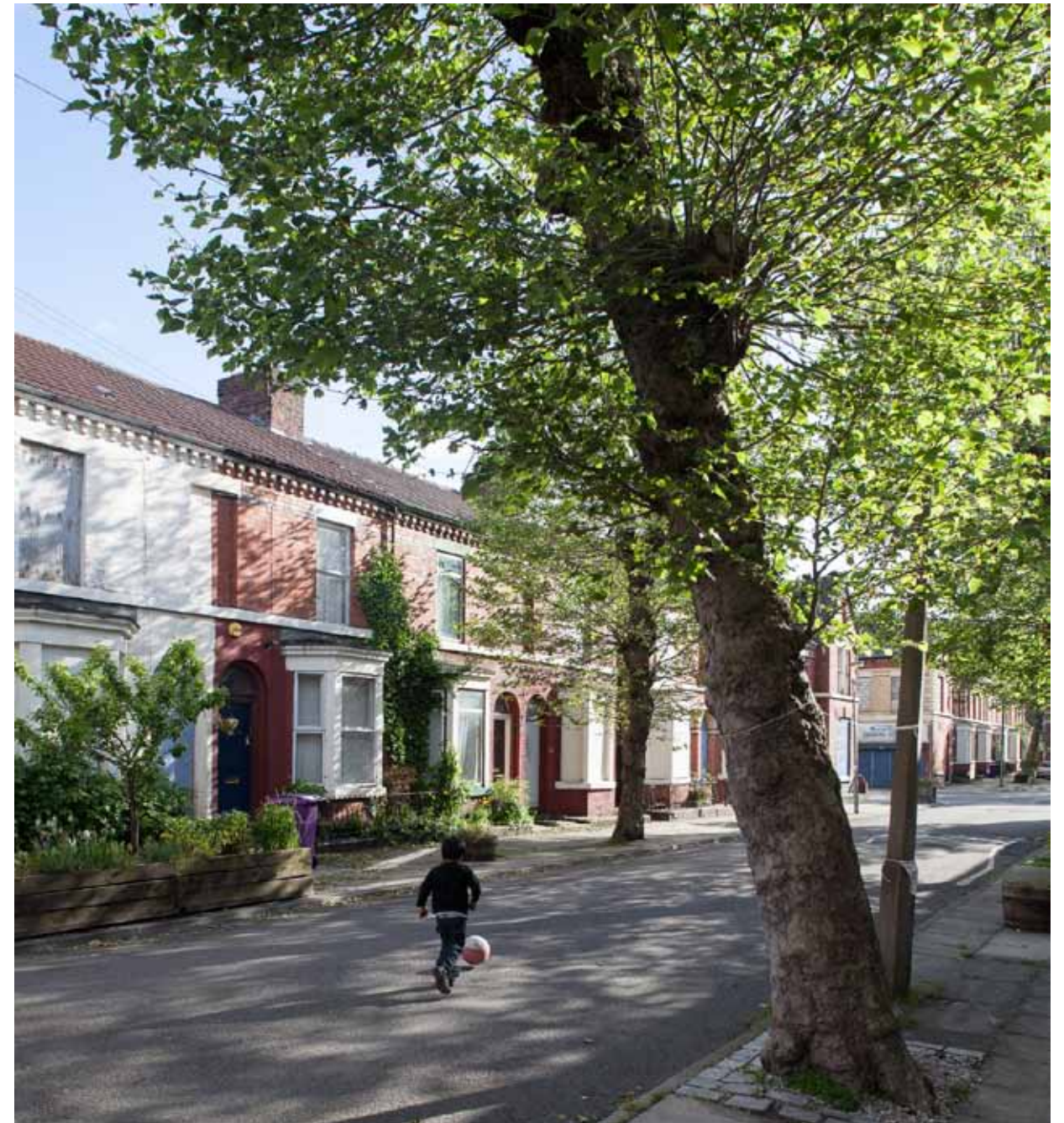
Economic Context

The current level of structural repairs required to no's 37 and 39 Cairns St as listed above make refurbishing the houses unfeasible with the CLT's current business model. This financial situation offers an exciting opportunity to deliver an original and exceptional public arts space and communal resource.

Planning Policy

The existing buildings are not listed or in a conservation area, however they are located close to the border of the Princes Road Conservation area to the south. The project is located in one of the last remaining terraces still intact in Granby, and so preserving the historic street frontage is an important consideration.

Currently in a perilous state, the project offers a viable way to preserve the existing buildings and bring them back into a unique new communal use.



2.0 Assessment

2.1 Involvement

- Through ongoing consultation the CLT have identified the following needs:
- a physical base from which to work together creatively as a community
 - a community-owned social space
 - a space for working with artists, thinkers and practitioners, experimentally and over time
 - a physical base from which to work with others, and to welcome and engage with visitors

At present there is no accessible community meeting point within walking distance of Granby. This is important as car ownership is very low in the area. As the redevelopment of the area brings new residents in, the need for a space of this kind will become more acute. Now is a time to invest in the provision of a high quality communal space in order to prepare for future growth. This project is critical for helping to cement the community in Granby in a way that will allow it to thrive.

Putting this flexible meeting space side-by-side with a productive arts space will allow for a continuing and mutually productive dialogue. Doubling as an exhibition space and workshop for resident artists, the community room will be a strong basis for the continuation of a hands-on experimental creative culture, and a place to continue the CLT's collaborative way of working.

The adjacency of the two facilities means that other groups who are seeking meeting and workshop space but would not normally seek out art practice will be exposed to the work and activity that is based in the residency space, widening audiences and building on existing networks of engagement.

2.2 Evaluation

The CLT has already achieved a great deal in revitalising the street scape, with gardening and greening central to their success. The Winter Garden proposal aims to build on that to deliver a unique public space that both serves the locals and brings people from further afield to learn and contribute.

2.3 Design

The Winter Garden will be a beautiful, useful and accessible space for both artistic activity and the local community. It will secure the survival of this important part of Liverpool's heritage, re-purposing it for a valuable new use. It will establish a space for socially-engaged arts practice, safeguarding the legacy of creative action and artistic engagement as a key driver of change in the area. Through this, it will build upon the work started by the local residents and the wider on-going efforts to rebuild the area.



The Winter Garden
Concept Image

3.0 Design

3.0 Use

Sitting at the heart of the neighbourhood, the Winter Garden will be a shared resource, an extraordinary new set of spaces that will house both a residency space and garden for the community’s use. It will provide a beautiful, useful and accessible space for both artistic activity and the local community. It will establish a space for socially-engaged arts practice, safeguarding the legacy of creative action and artistic engagement as a key driver of change in the area.

It will put creative practice and open collaboration at the heart of the community. The project will bring creative practice from across Liverpool, the UK and the rest of the world into Granby, continuing to enrich and strengthen the area for many years to come.

For a community that is growing for the first time in 30 years, it will provide a focal point and shared purpose. It will nurture creative practice in the area and safeguard the role of creative, resourceful and collaborative community action in the on-going public life of the Granby Four Streets.

3.1 Amount

The proposals are for numbers 37 & 39 Cairns Street. The two properties are derelict, currently unsafe. They are not in use and have been empty for approximately 20 years.

The planning application is for a change of use from two derelict dwellinghouses (C3) to a community winter garden, meeting and studio space (D1) with ancillary residential guest accommodation (C1) at first floor for users of the studio space.

Associated works consist of a new patent glazed roof, a new rear extension, replacement windows and doors throughout, a new access ramp and insulated render to the rear elevation.

3.2 Layout

The design will be split into 2 parts.

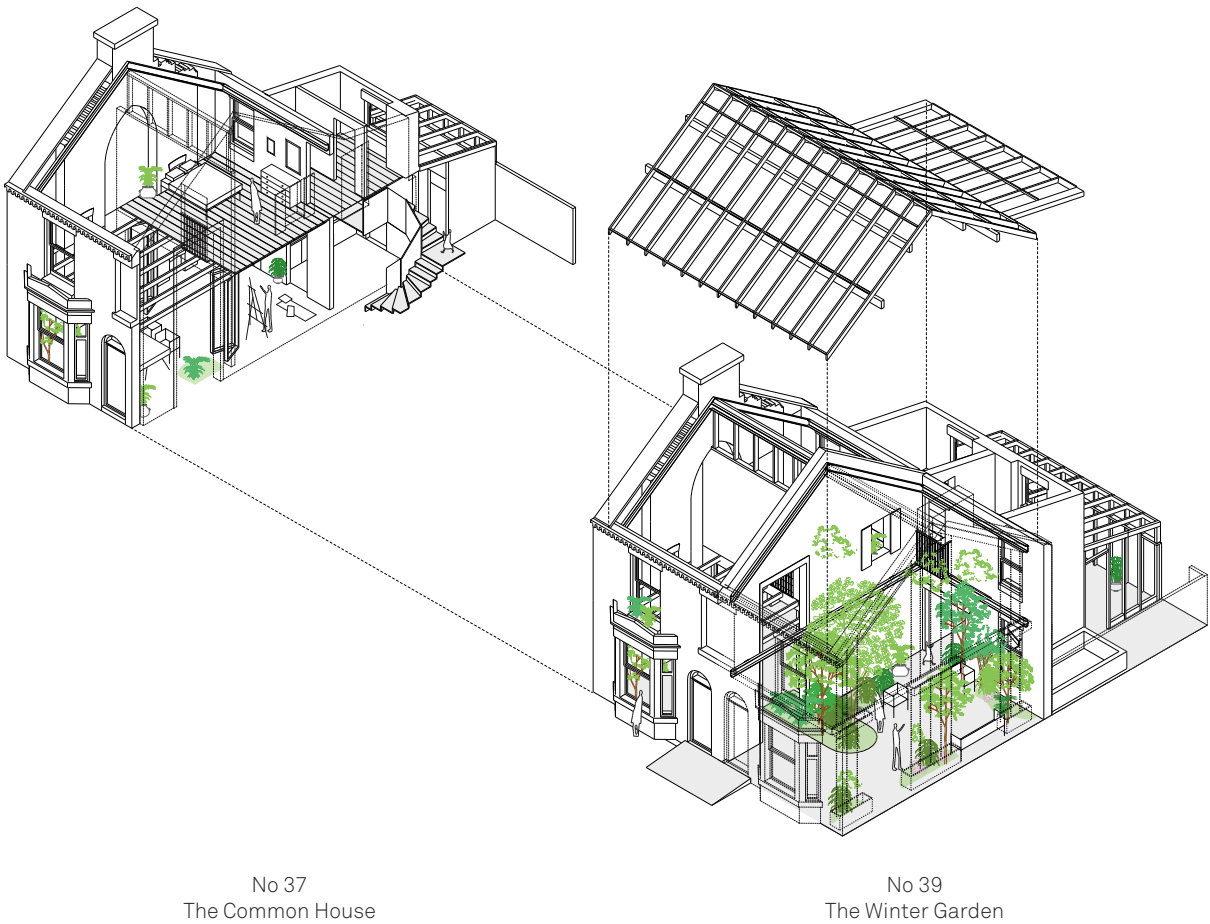
No 37 ‘The Common House’ will contain a small residence in order to host artists, as well as space to allow them to develop and show their work.

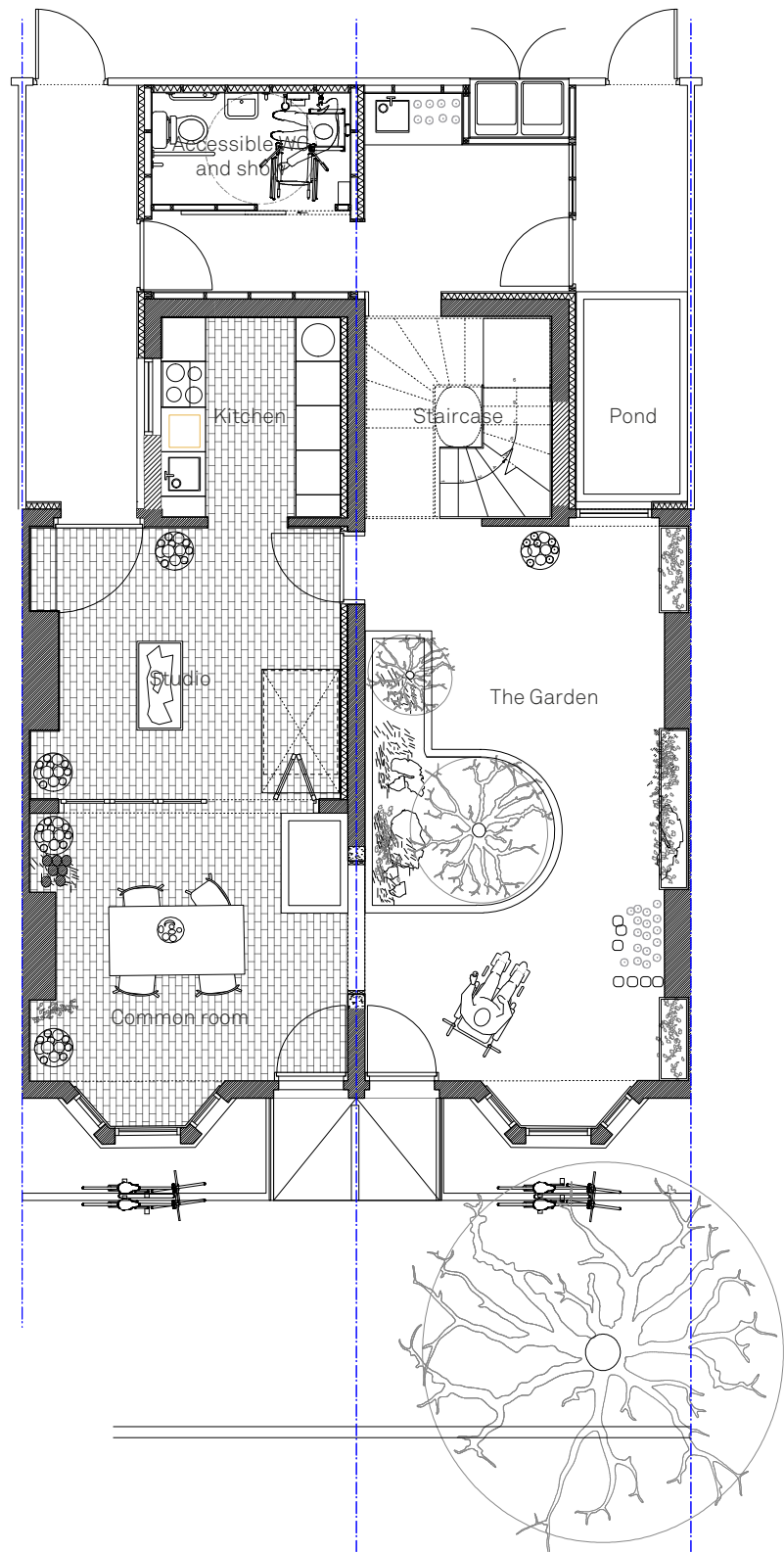
The space will consist of a suite of rooms that compose the practical space of the residency: a kitchen, a studio, and a more public facing ‘common room’. These are complimented by the residential spaces on the first floor: a bedroom, and bathroom.

No 39 ‘The Winter Garden’ will be a verdant, accessible new public amenity for the people of Granby.

Behind an ordinary domestic façade, the garden will occupy the full 9 metre height of the house. It will enable the preservation of the dramatic derelict ‘shell’ of the house, illuminated by light from the large roof-light above. The aim is to fill the space with a mixture of trees, shrubs and plants carefully chosen in order to suit the specific climate of the Garden and provide a stimulating environment full of colour, texture and scent.

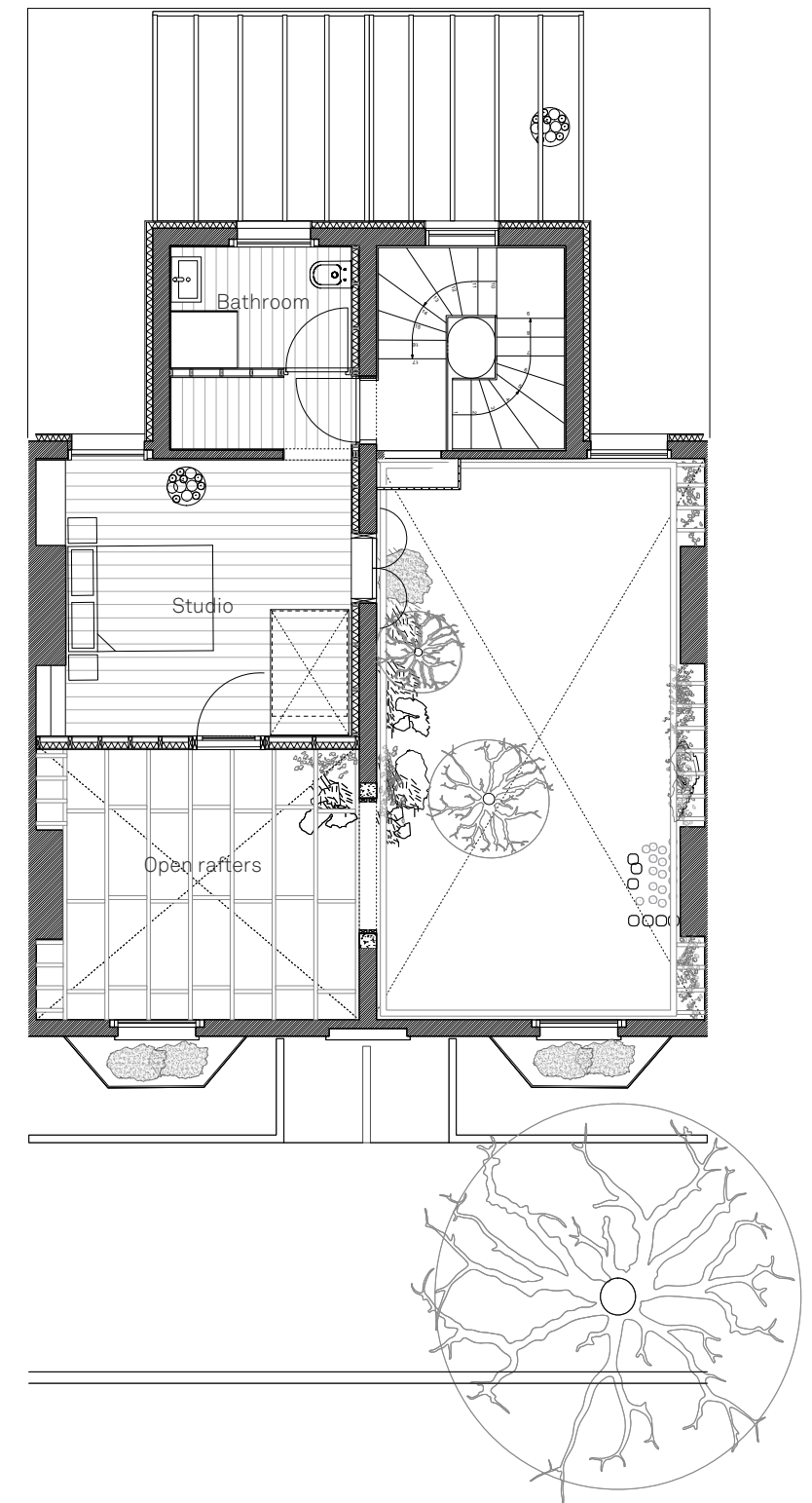
Insulated render will be added to the rear elevation of both buildings and a single story timber rear extension will be added to the rear of the existing outrigger.





Ground Floor Plan

Scale 1:100



First Floor Plan

Scale 1:100



3.0 Design

3.3 Scale

The wintergarden will retain the existing building's scale, maintaining and improving the current streetscape, by renovating a currently derelict property. The front facade will be repaired, new windows and doors sympathetic with the street will be fitted and a new double glazed patent roof added within the existing building envelope.

3.4 Landscaping

Landscape and planting play a large role in the scheme. Outside of the building the front boundaries will be renewed and railings installed that can act as cycle storage. A new ramped entrance will provide step-free access from street level into the garden.

Behind an ordinary domestic façade, a garden will occupy the full 9 metre height of the house. Building on the manner in which the Granby Four Streets began to be redeveloped, the planting scheme will be developed as a collaboration between the local residents, spearheaded with the CLT, and a network of specialists, with initial input from Mima Taylor.

The aim is to fill the space with a mixture of trees, shrubs and plants carefully chosen in order to suit the specific climate of the Garden and provide a stimulating environment full of colour, texture and scent.

The cellars will be re-purposed as deep planters for large plants, centred round a large tree filling the centre of the space. Possible species have been highlighted in a separate horticultural report to give both spread and colour but allow light through to the plants below.

Climbers will be trained up the walls using the guide wires between the structural steel

frame. These will also support a second tier of planting, with additional plating suspended from the roof structure. The staircase forms a darker 'grotto' space containing ferns and similar planting. At the rear the timber extension provides space for propagating plants both for the garden and the wider area, allowing the garden to both be a place to enjoy and a growing resource for the area.

The whole Ground Floor will be lowered and made level with a new poured concrete floor which will provide a robust and safe finish suitable for all.

3.5 Appearance

In both number 37 and 39 the existing front will remain like an ordinary domestic façade. It will be refurbished, the bricks repointed, bay windows repaired and painted. New windows and doors will be fitted sympathetic to those found on the street. A new patent double glazing system will be used for the roof to allow the effect of the dramatic derelict 'shell' of the house to be preserved, illuminated by light from the large roof-light above. Above the bedroom in the rear of number 37, tiles will be used to match the rest of the street.

In the rear of both houses a new small timber extension will be added to the back of the existing outrigger. This will provide a ground floor DDA accessible toilet, a small top lit planting space for the community and a bin store.

Please see supporting documents for more information.



The Winter Garden in context on Cairns Street

3.0 Design



The Common Room



The Winter Garden

4.0 Access

4.0 Inclusive access

The project has been conceived to be open, inviting and accessible to all. As stated previously there is a distinct need in the area for an accessible community meeting point - there is currently none available within walking distance. On-going input from Burdus Access as the project develops will ensure the delivery of an inclusive design.

Entrance

The main entrance is through the existing front pair of front doors on Cairns St. New glazed entrance doors (potentially with power assisted opening) provide the widest possible clear-width (exceeding Part M requirements), whilst maintaining the historic front facades, and a ramp provides step-free access from street level into the garden. Cycle parking for 4 cycles is provided as part of the railing.

There is not currently a disabled parking bay in close proximity to the site, and discussions will take place with Liverpool Council in order to determine whether this can be provided. Cycle parking will be provided outside, adjacent to the entrance.

Garden

Visitors enter directly into the triple height main garden of no. 39, which is the main space of the proposal. A large 5m high opening connects another triple height space in the Common House, a roller shutter providing privacy when this space is being used by different groups simultaneously. At the rear the existing window is opened to ground level in order to provide access to a utility space for the garden, leading onto the ground floor WC and through to the shared yard. The whole Ground Floor is level, concrete and tile floors providing a robust and safe finish suitable for all.

The yard opens onto a rear alleyway, and provides an alternative entrance for residents to get access into the Winter Garden. It is intended that residents will have access 24 hours a day.

Studio

The studio is situated in the rear half of no. 37, accessed through a set of large sliding or folding doors. As in no. 39 the windows have been extended to the ground in order to provide access into the yard. In the outrigger a compact kitchen enables longer-term residencies to occupy the space. It is designed to be wheelchair accessible, details of this will be looked into in the next stage. A new staircase inserted in the outrigger of no 39 leads to the first floor bedroom. This staircase is designed to be Part M compliant for ambulant users, while fitting into the limited available floor space. At this stage it is not planned to install a through floor lift because of constraints on the budget, but the design identifies a space suitable for one to be installed in the future.

Beyond the stair a new timber rear extension contains the service areas of the garden. This includes a wheelchair accessible WC and shower, and will exceed the requirements of part M. Alternate access to the studio is through the kitchen into the rear extension, which give access to the WC. This provision enables the artist's residency to be used by a wheelchair user on one level if required.

The bedroom is located on the First Floor, with windows looking into the garden, and clerestory glazing letting light in while preserving privacy. A generous bathroom also providing storage space for the bedroom is located off the stair landing.

The arrangement of the spaces and doors allows for adaptable use of the building to maximise its value as a common resource. Different amount of the Common House would be made available to users depending on their needs and length of stay. From the First Floor and kitchen functioning as a unique lodging, through to the whole of no.37 available for lengthy residencies or special workshops. This provides the CLT and its artistic partners the maximum amount of flexibility in using the space, while safeguarding the Garden as a public asset.



View into the Winter Garden from the front door of no. 39