





PLANNING STATEMENT  
**2 NEW BIRD STREET**  
DECEMBER 2015

1.0	SITE & CONTEXT
2.0	DESIGN PRINCIPLES
3.0	CONCLUDING STATEMENT

The unit has been vacant for some time and is yet to be developed or used for industrial purposes.

Its location within this quiet corner of the Baltic Triangle can render it vulnerable to anti-social behaviour. Establishing a new use for the property will positively provide some much needed activity and surveillance to this outer edge of the city centre.

- 1. Paradise Street Bus Station – 15 minute walk
- 2. Liverpool Central Station - 15 minute walk
- 3. Liverpool James Street Station - 18 minute walk
- 4. Brunswick Station a 18 minute walk

-  Site Location
-  Baltic Triangle Boundary (unofficial)



Above : Aerial snapshot of the Baltic Triangle with Liverpool One and the Echo Arena situated to North and West respectively

This document has been prepared on behalf of our client to support the planning application. Planning approval is sought for the following:

- The refurbishment and change of use of part of the existing premises from B2 – General Industrial to D2 – Assembly & Leisure

The site is located on the edge of the Baltic Triangle, at the junction of James Street and New Bird Street.

Vehicular access to the site is from New Bird Street which sits off St James Street as the main distribution road feeding onto Parliament Street.

The site itself consists of an existing single storey warehouse unit fronting New Bird Street and backing onto Jordan Street. The building was previously occupied by Bogans Carpets and the application only applies to roughly half of the property. The remaining other half will be sealed and remain within the ownership of the freeholder.

The land immediately in front of the building an existing car park and will continue to be used for this function.



Above : Photograph showing aerial view of the site in relation to St James Street and Parliament Street (not to scale). Refer to drawing 122-EX-01 for scale Site and Location Plan.





Above : Existing Entrance



Above: Photograph showing view of existing building from the junction of James Street & New Bird Street



Above Left: Photograph showing view of fire exit onto Jordan Street  
Above Right: Photograph showing view from New Bird Street towards site

**Car Parking**

The property has an existing hard surfaced area to the frontage, which has been used as an existing car park for both employees and visitors in its past use as a retail warehouse/showroom. It will continue to be used in this way for the new gymnasium. No extra parking is intended to be provided at this time.

**Access**

The main entrance is accessed via a set of wide double doors, which provide a clear opening width of approx. 1800mm. No new walls will be erected inside the building. The apparatus required for the function of the fitness centre will be planned out carefully to sit harmoniously within the constraints of the building structure. These non structural works will ensure that when the lease period expires, the building could be easily refurbished for another use or returned back to its original industrial use. It is envisioned that the collection of waste will occur within the parameters of the existing building and brought out from the front of the property fronting New Bird Street.

**Planning Policy**

The proposed use falls in line with Liverpool City Council's planning policy for this mixed used area. The influx of commercial and residential development in the Baltic Triangle, over the past few years also suggests that the development of a fitness centre in this location would add to the rich mix of uses existing within the area. Its employees and visitors will have access to a public transport, with Brunswick Train Station and Paradise Street Bus Station a 15/18 minute walk away. It is envisaged that the influx of people into the area will not impair the existing traffic flow in the area. The hours of operation will be between 6am and 11pm.

Through this application we have demonstrated that the design meets the following objectives:

- Creating new activity and general surveillance to this otherwise dark and disused corner of the Baltic Triangle.
- Providing a new use to a property that would otherwise lay empty and fall into disrepair.

The property requires very little adaption to meet the requirements for the proposed use as a gym. Our client intends to fully honour the existing fabric of the building by making no alterations to the exterior and fitting out the interior, utilising equipment for space planning. The proposed use as a fitness centre will add a new dynamic to the rich mix of uses in the area and greatly contribute to the revitalisation of the Baltic Triangle.

**Planning Application Drawings:**

- 122-EX-01
- 122-EX-02
- 122-PL-01