

Design and Access Statement

St James Court,
St James Street
Liverpool

09.11.15



Provided by:

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Introduction

The Design and Access statement is for the redevelopment of a site, currently containing a single storey commercial block made up of individual business units. This site will be demolished in order to provide a 10 storey mixed-use development within the Baltic Triangle area of Liverpool.

The purpose of this Design and Access statement is to support the planning application which comprises of a ground floor level of 6,655 sqft of small business units and 157No. Residential apartments on floors 1-9. A secure under-croft provides a provision for vehicular parking and cycle storage. Additionally there is external private amenity space for residents at first floor in the form of a garden made up of soft and hard landscape. All areas of the development will be designed to facilitate DDA.



Existing Warehouse Buildings on the Site.

Site Location

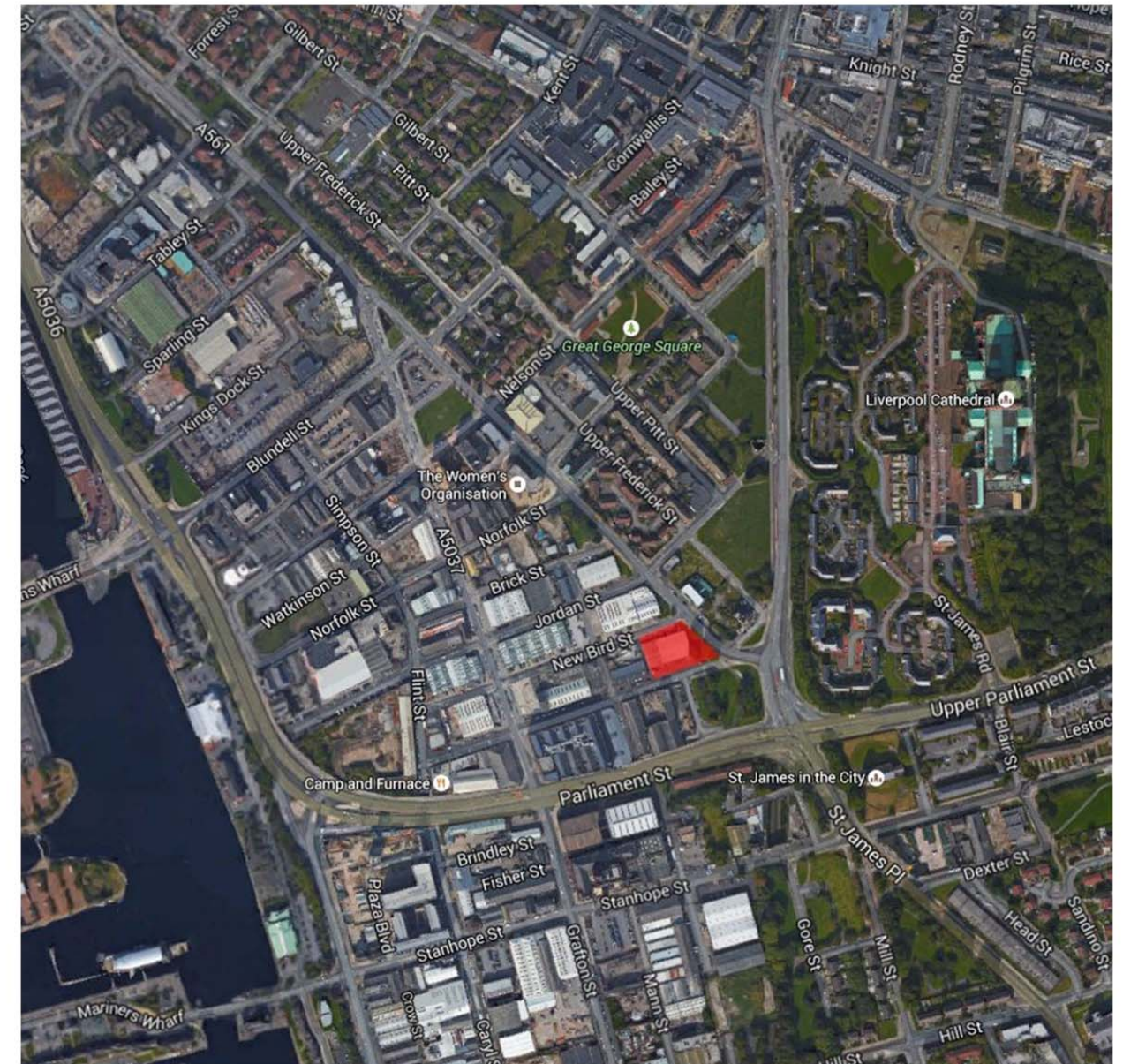
The proposed site is located at the South end of St James Street L1 5HA; with Greenland Street to the South and New Bird Street to the North (at Easting: 335098 Northing: 389182); with an area of 1,974m² (0.19 Ha). The site currently contains a single storey commercial building and forms part of the Baltic Triangle area of Liverpool

Applicant Details

Hillmore Developments Ltd.
Bank Chambers
2 Moss Street
L6 1HF

Agents Details

DV Architects
Unit 4 Botanic Estate
198 Edge Lane
Liverpool
L7 9PL



Process

Assessment - Context

Physical context

The immediate area is predominantly made up of commercial use with neighbouring areas of mixed use developments including business and cultural hubs and a large area of residential development to the North. Located directly on St James Street, the site has a presence on the intersection of Great George Street and Parliament Street. To the East of the site is Liverpool Anglican Cathedral, a significant landmark of the City.

The social context of the area is a compilation of creative small business owners

Economic context

There has been development in the area over recent years which has seen the refurbishment of existing buildings to create cultural and social hubs, encouraging the commercial presence and economic growth of the area and also increasing the local popularity of the area. These developments include the Contemporary Urban Centre and the Baltic Creative.

Additionally there has been new build apartment schemes around the Baltic Creative Area.

Planning policy

The site being submitted for approval is located within the Baltic Triangle area of the city centre as indicated within the Baltic Triangle Planning Framework Document. Within the Baltic Triangle Planning Framework Document, the area in which the site is located is encouraging the development of the employment district with the implementation of mixed-use developments.

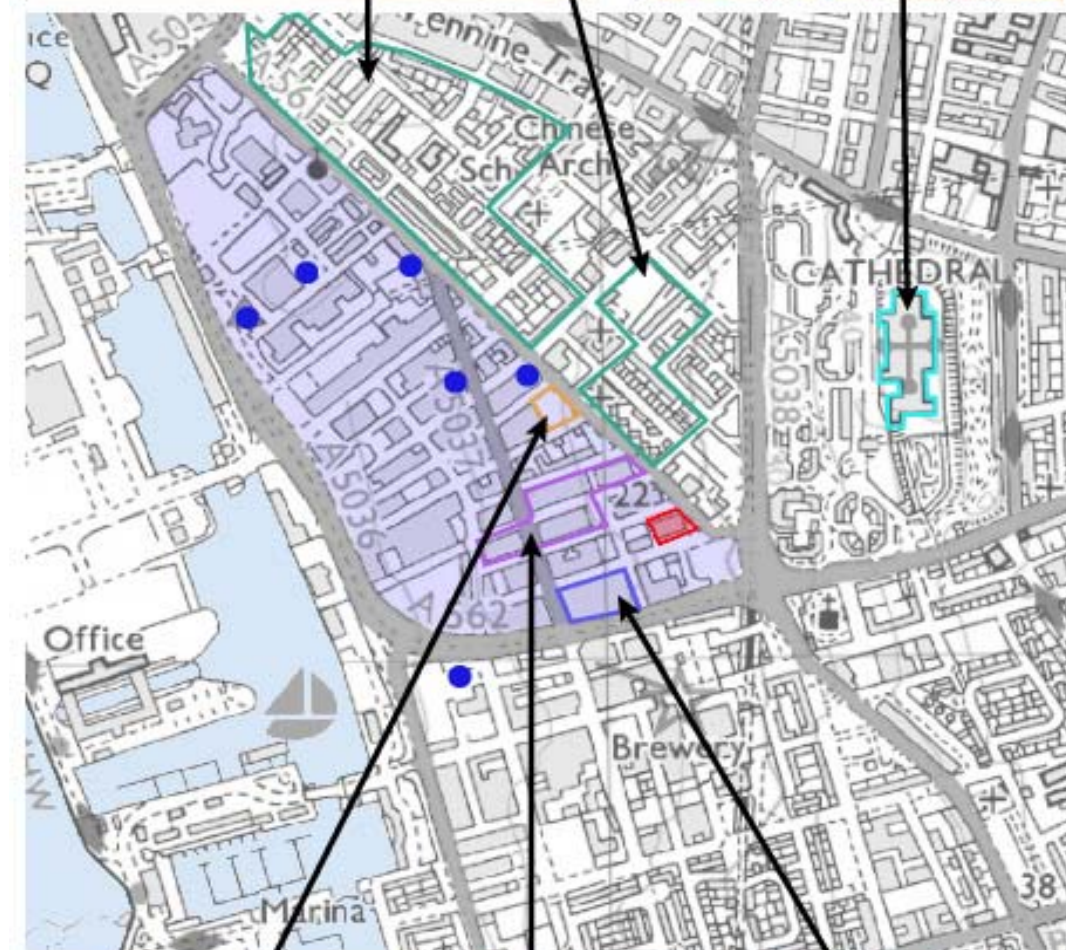
Involvement

Pre-app meetings and email correspondence with Liverpool City Council (Barbara Kirkbride and Rob Burns) have taken place. Design principles, building use and massing have been discussed and agreed. (Refer to pg10-11 for visualisation study)

Local Residential Housing



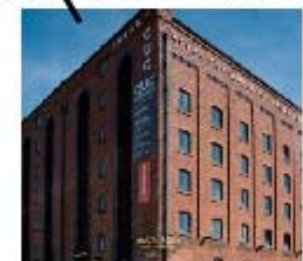
Liverpool Anglican Cathedral



54 St James Street Conference and Business Centre



The Baltic Creative



Contemporary Urban Centre

Site Boundary



Baltic Triangle Area



New Build Apartment schemes



Process

Routes and Transport

The primary routes surrounding the site are two main routes in to and out of the City Centre, these are The Strand turning East along Parliament Street and Great George Street continuing South along St James Place. The site sits between the secondary routes of St James Street and Jamaica Street with many smaller routes creating 'blocks' within the Baltic Triangle Area. St James Street is also a direct route in to the City Centre, with the site's proximity to the City Centre and the main route in to the City, there are many bus stops and routes surrounding the site.

Additionally there are three Citybike locations within walking distance of the site; Great George Street, Jamaica Street South and The Baltic Creative.

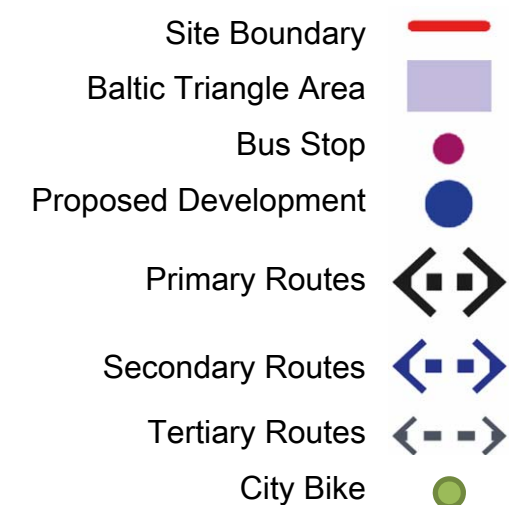
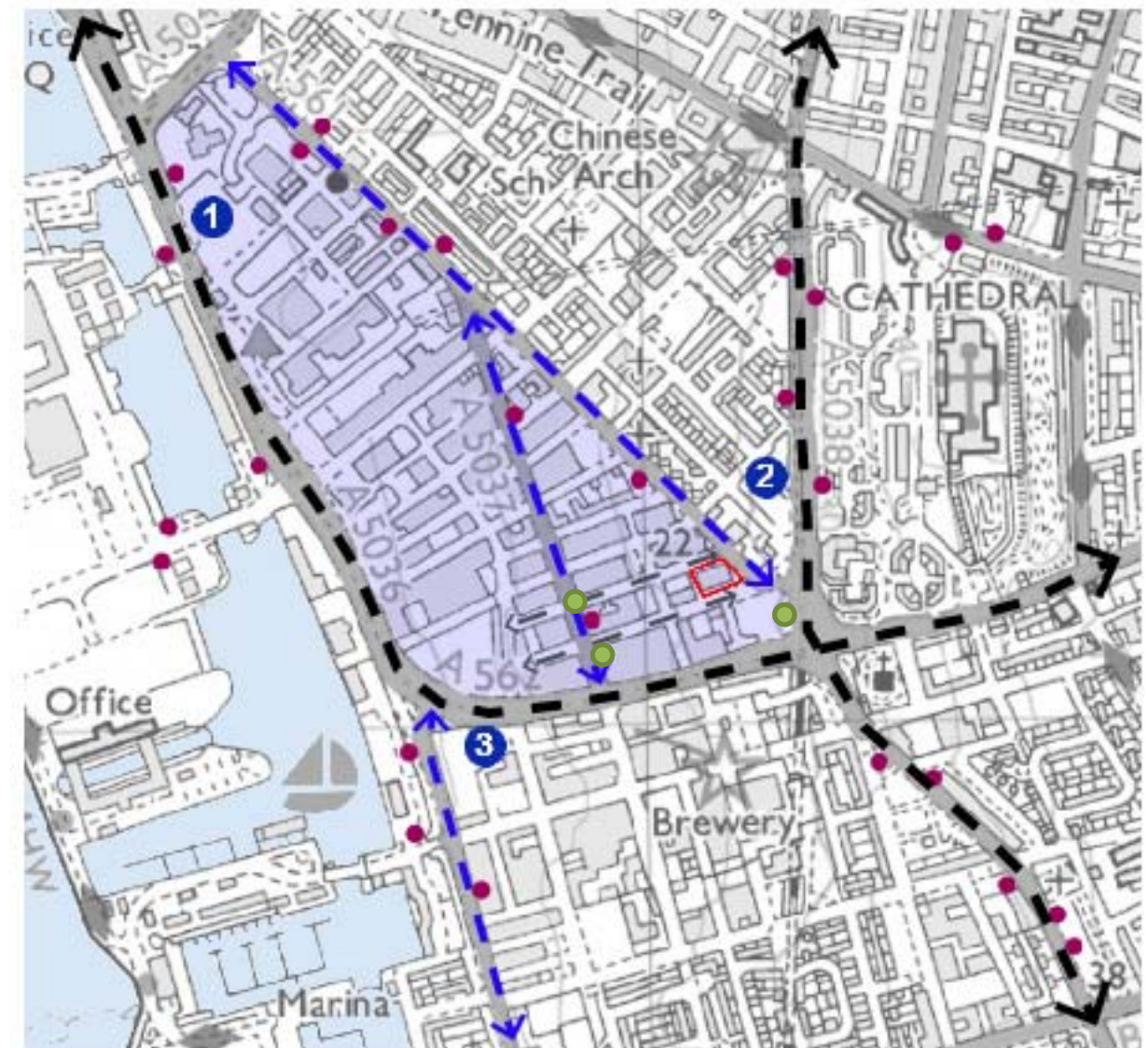
Surrounding Developments

There are currently proposals in place for residential / mixed use developments within proximity to the site. These Include;

1. A 3-building Development of 13, 10 and 8 storeys to provide 324 apartments with ancillary communal facilities and commercial space. (Planning ref. 14F/0986)
2. A 3-Phase development currently at planning stage consisting of approx. 790 apartments along with commercial space and leisure and hospitality facilities. (Planning ref. 15O/1998)
3. A 10 storey development consisting of 224 Studio Apartments and ancillary communal facilities has recently completed on site and forms the first phase of a 4-block development. (Planning ref. 13F/2926)

Evaluation and Design

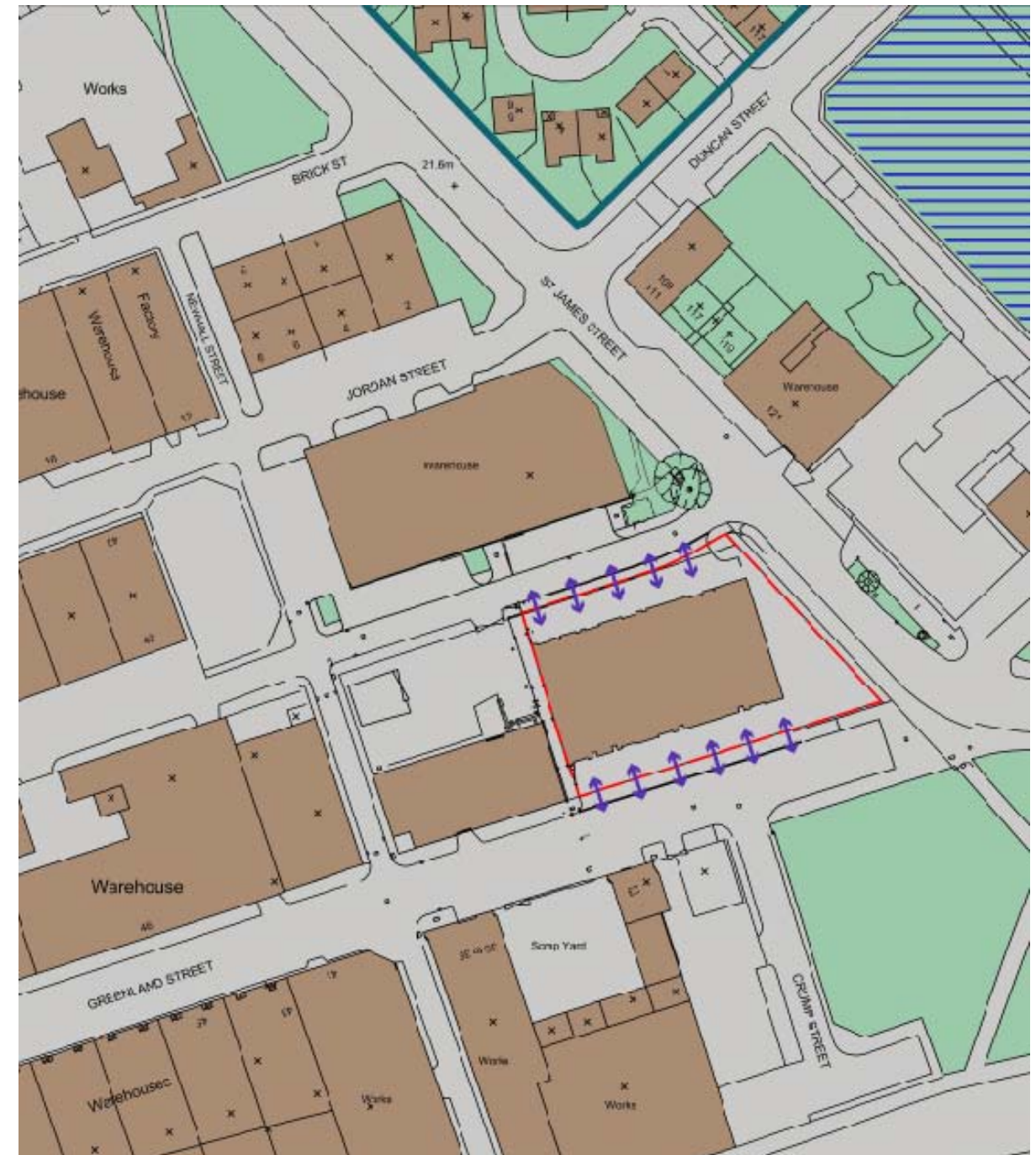
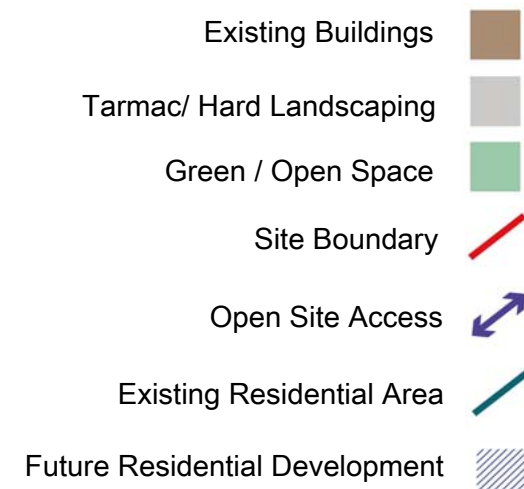
From looking at the context of the site and recent development of the Baltic Triangle area, providing commercial space would be a viable option for a site in this location. The proposal is intended to provide City Centre Living along with commercial spaces to create a business hub for growing businesses. This will continue to encourage the commercial growth of this sector of the Baltic Triangle area. The ground floor business hub is intended to be visually open and with each Unit having direct access from the street, this will give the development an active street presence. With the proposals indicated above, there is a growing residential use within the area and so complimentary residential use on the upper floors of the proposal will encourage this use in the area.



Use

After establishing the predominant use of the immediate area around the site as commercial, providing commercial spaces on the ground floor of the scheme will increase the commercial viability of the area. The commercial space also retains the existing commercial use of the site. The residential use on the upper floors will provide the mixed use as recommended in the Baltic Triangle Planning Framework and provide further residential use; to contribute to the already proposed / recently completed residential developments in the surrounding area.

All commercial units will be accessible from street level and the residential floors above will be accessible via a secure entrance point at street level on St James Street.



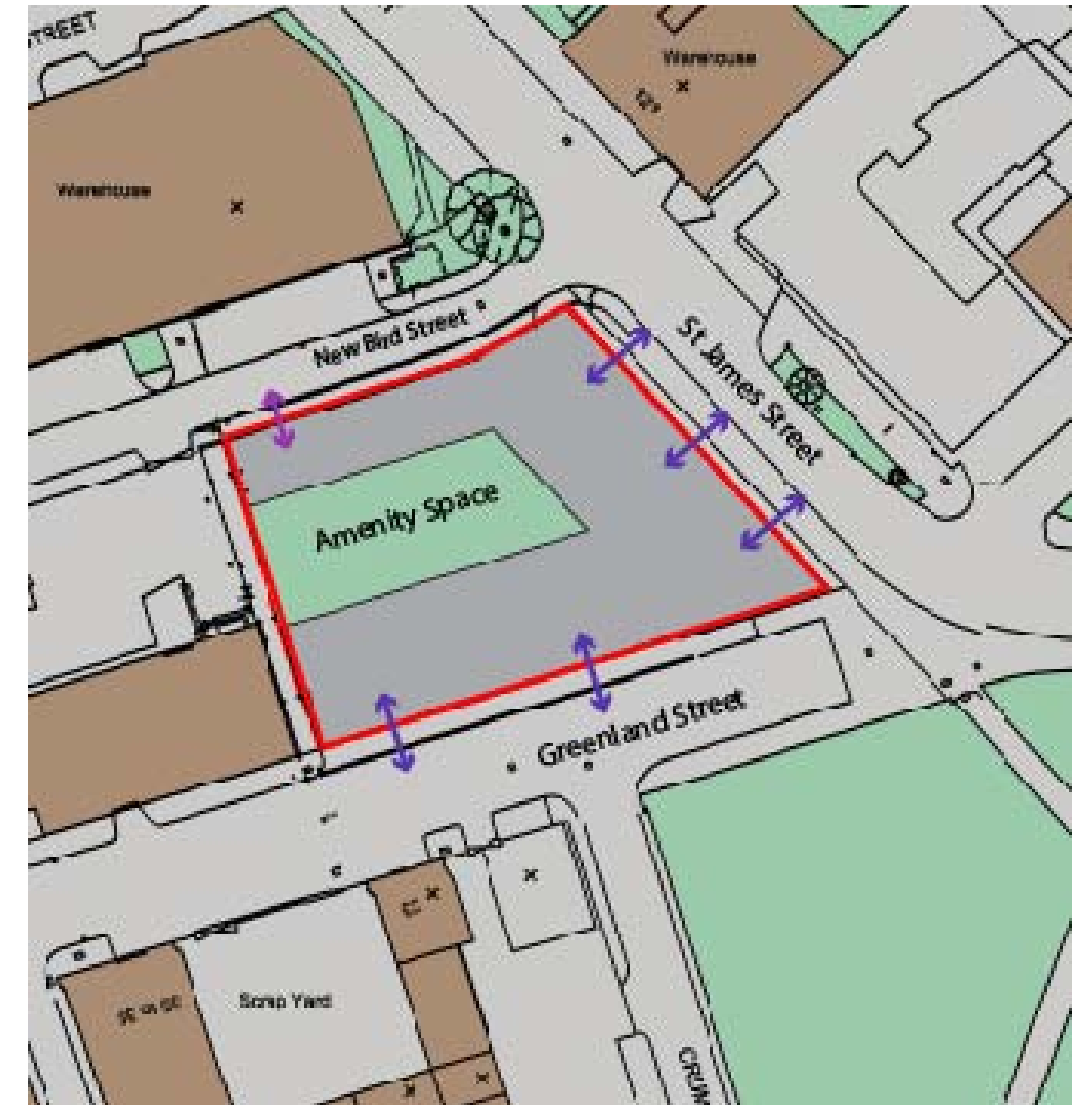
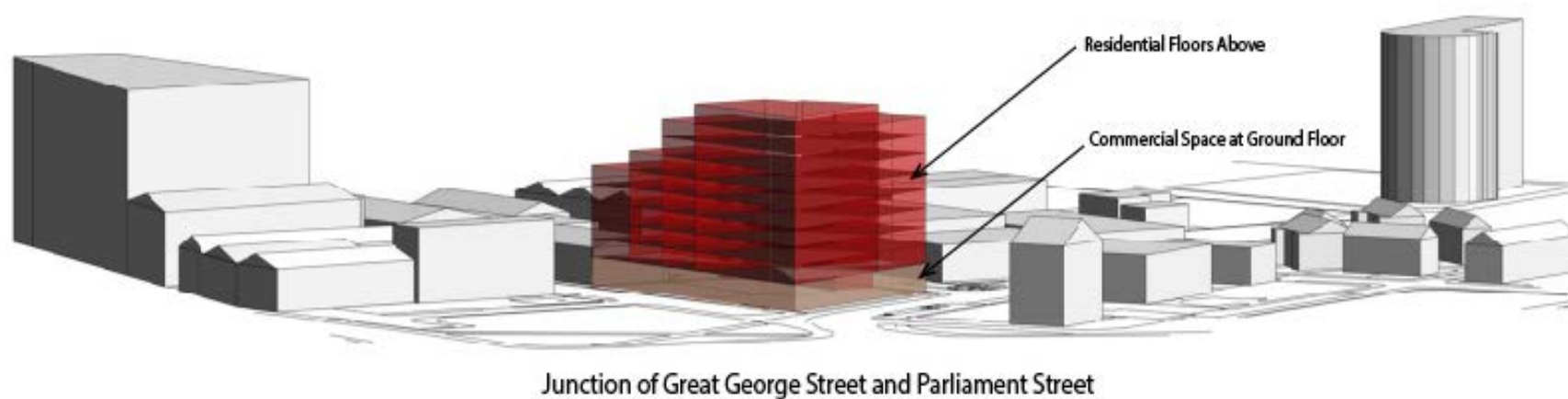
Layout

The proposed development will provide primary accesses to the residential part of the building via St James Street, Commercial access on two sides (Greenland Street and St James Street) will provide the building with an active street frontage and makes use of the prominent corner at the junction of the two streets. The secondary access proposed for vehicular and cycle access will be accessed via New Bird Street and so not affecting the street frontage created by the building.

The proposal intends for its layout to wrap the 3 sides of the site adjacent to the street, creating an open amenity garden space within the site which is sheltered from the roads and provides a private garden space for residents.

Form

With the layout of the building providing a prominent corner to St James Street and Greenland Street, this provides a form to the building that creates a landmark at the busy junction of Great George Street and Parliament Street. The building form is proposed to step in height to provide the highest point at the prominent corner of the site, emphasising the building's presence at the main road junction. The height of the proposal would also be in proportion with surrounding buildings and would not be competing with neighbouring landmarks, such as the Anglican Cathedral or neighbouring brick warehouses.



- Proposed Mixed-Use Development
- Existing Buildings
- Tarmac/ Hard Landscaping
- Green/ Open Space
- Site Boundary
- Primary Site Access
- Secondary Site Access

Amount

The residential element of the scheme is from Upper-Ground Floor to Ninth Floor, providing 157 apartments. The apartment mix is as follows;

Studio Apartment	– 8No.
1 Bedroom Apartment	– 68No.
2 Bedroom Apartment	– 81No.
Total	– 157No.



Upper Ground Floor



Seventh Floor



First - Fifth Floor






Eighth Floor



Sixth Floor



Ninth Floor

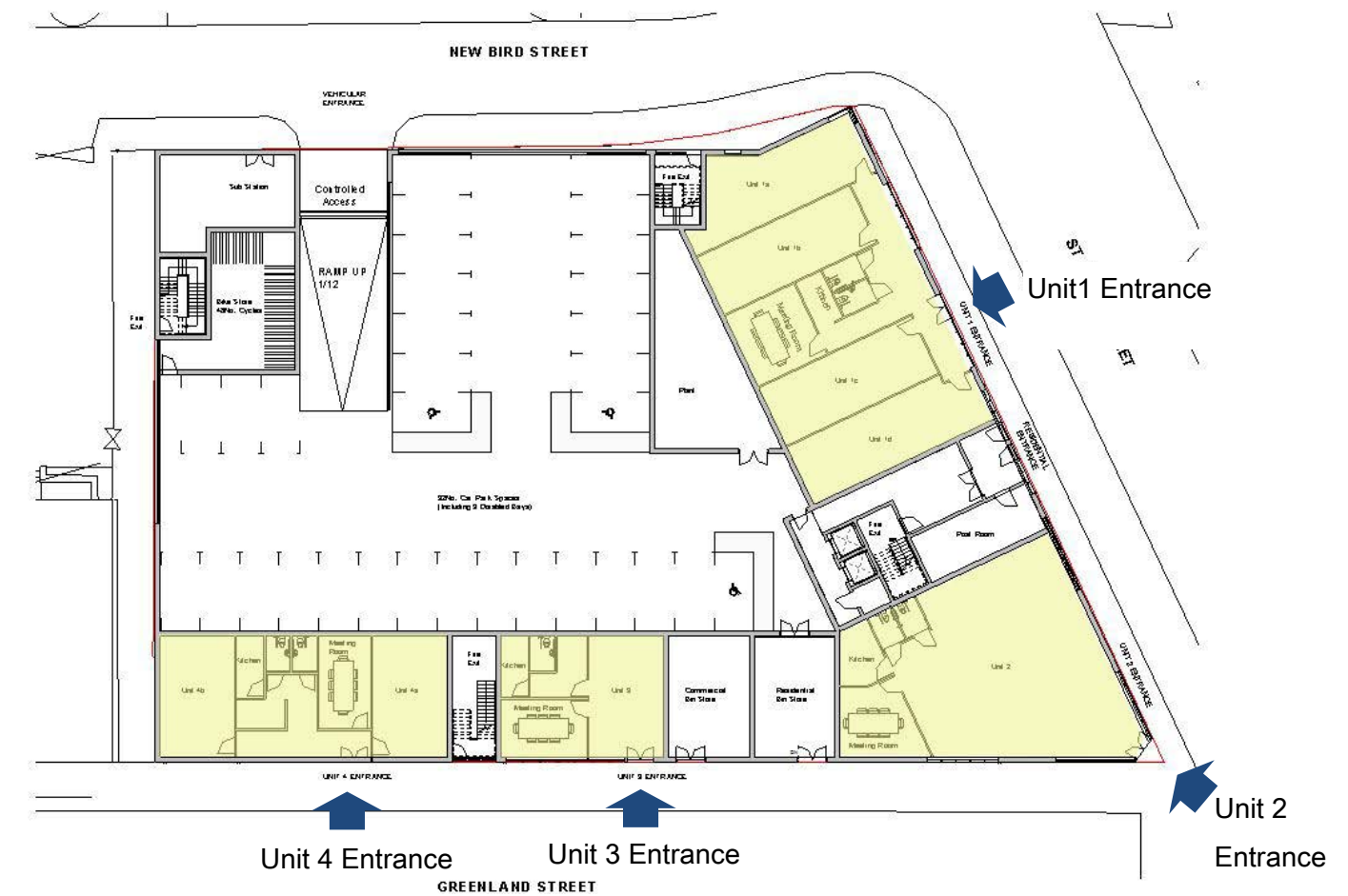
1 Bedroom Apartment	
2 Bedroom Apartment	
Studio Apartment	

The commercial element of the scheme is at Street level on both St James Street and Greenland Street.

Four commercial units in total that can be used for a variety of uses and can be used as four larger businesses or broken up into small incubation type arrangements for smaller businesses if preferred.

Each of the four commercial units have shared WC, meeting room and kitchen facilities with office spaces off it.

Unit 1	– 2621sqft
Unit 2	– 1914sqft
Unit 3	– 772sqft
Unit 4	– 1361sqft
Total	– 6667sqft

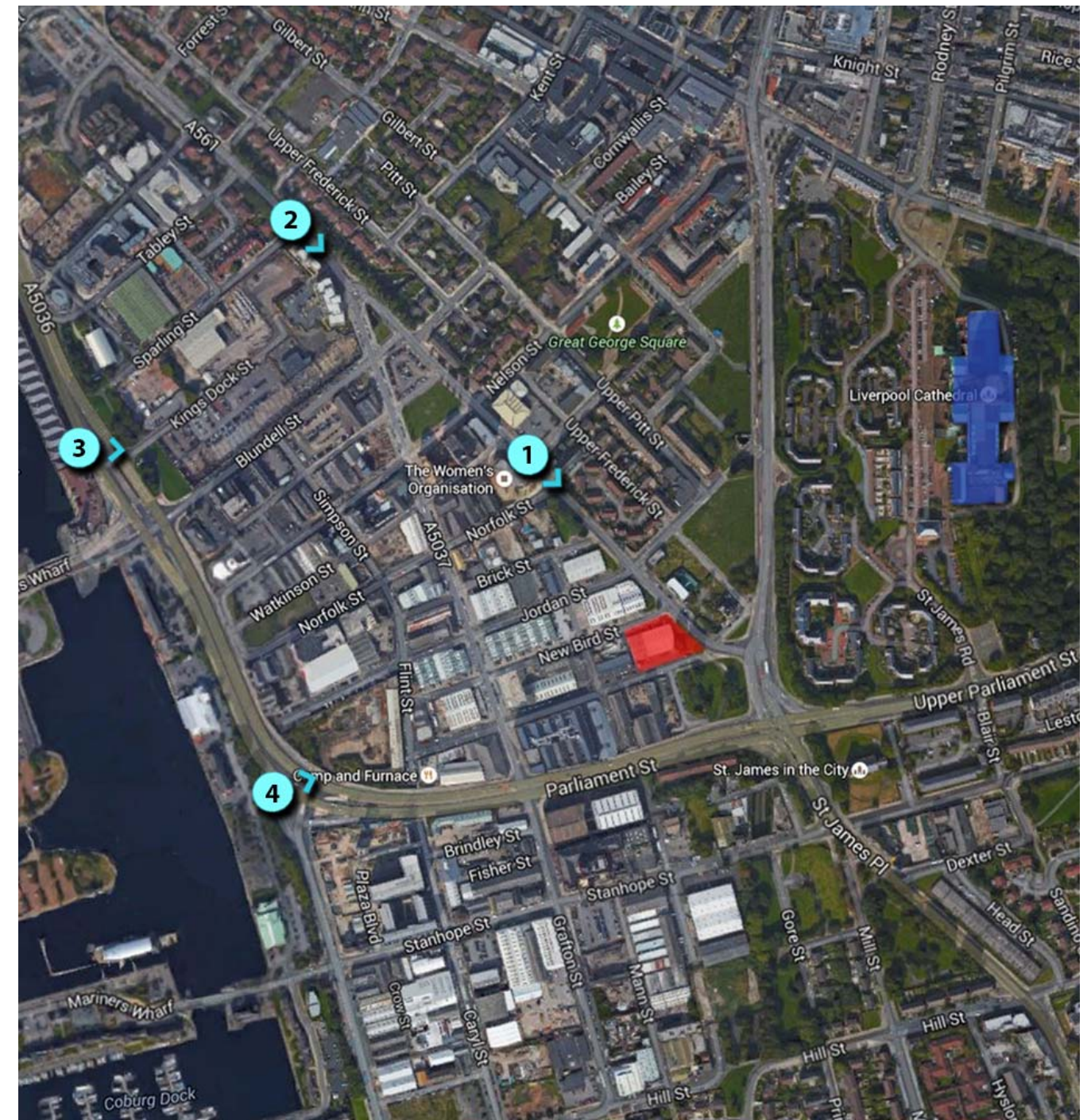


Scale

Approach / Visualisation Study

The scale of the proposal had been designed to not cause any detrimental impact on its surroundings. Given the site's proximity to the Anglican Cathedral, it can be seen from the images below that views from the main routes to the site show that the building's height would not impact on the cathedral.

Site / Proposed Building
Liverpool Anglican Cathedral





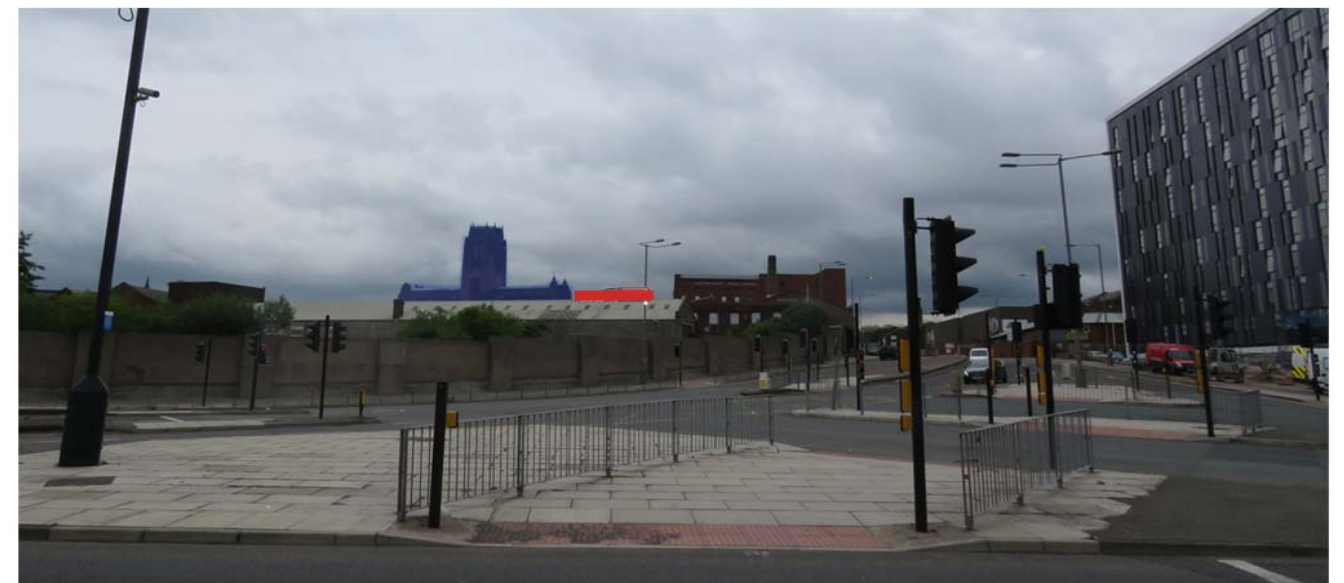
View 1 – From the Junction of ‘St James Street / Hardy Street’
Looking South-East to Site (red mass: proposed building, blue mass: Anglican Cathedral)



View 2 – From the Junction of ‘St James Street / Sparling Street’
Looking South-East to Site (red line: proposed building, blue mass: Anglican Cathedral)



View 3 – From the Junction of ‘Wapping/ Kings Dock Street’ looking South-East (red dot: proposed building in behind existing buildings, blue mass: Anglican Cathedral)



View 4 – From the Junction of ‘Sefton Street / Parliament Street’
Looking North-East to Site (red mass: top of proposed building, blue mass: Anglican Cathedral)

Landscaping

Landscaping and Amenity Space

All 157 apartments have been designed with an outdoor space; providing the apartments with either a balcony, patio or larger roof terrace. The design has also provided a large amenity space on the first floor of residential apartments, creating a secure communal garden for all of the residents to use; with hard and soft landscaping. (The images opposite highlight the amenity spaces within the scheme.)



Upper Ground Floor



Seventh Floor



First - Fifth Floor



Eighth Floor



Sixth Floor



Ninth Floor

- Communal Garden
- Patio
- Balcony
- Roof Terrace

Appearance

Built Context and building Response

There is a high volume of brick buildings, both old and new around the site which makes reference to the neighbouring warehouse buildings.

Although predominantly red brick there is the introduction of blue brick, large amounts of curtain walling and rainscreen panels being introduced into the area; particularly along St James Street and Park Lane (to the North) and Parliament Street (to the South).

New build residential dwellings in the surrounding area adopt modern building forms, large perimeter blocks, with flat roofs and parapets. Blocks often sit close to the edge of the pavement which contributes to a traditional urban streetscape and can provide an active street frontage, with a good level of passive surveillance.

Large window openings with a large glazing to wall ratio is also a prevailing character in both the existing warehouses and new residential buildings.

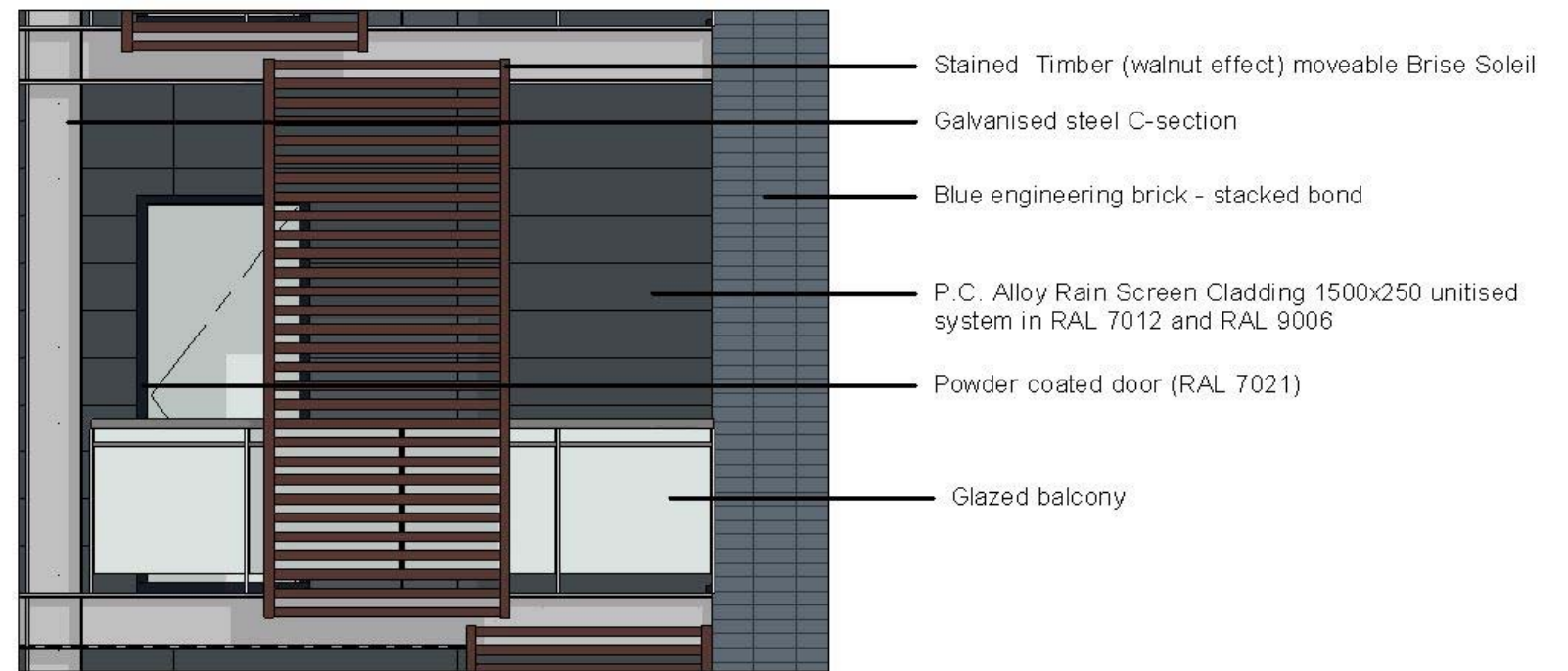
St James Court, incorporates these design ideas into the scheme, in order to combine both a commercial and residential mix within the same building form.

The building reflects the typography of the site, allowing the building to step up from its East Elevation, up to a pinnacle point on the West Elevation; in particular the junction of Greenland Street with St James Street. The stepped elevations allows for the introduction of roof gardens/terraces, maximising the views across the Liverpool Docks and in towards the City Centre.

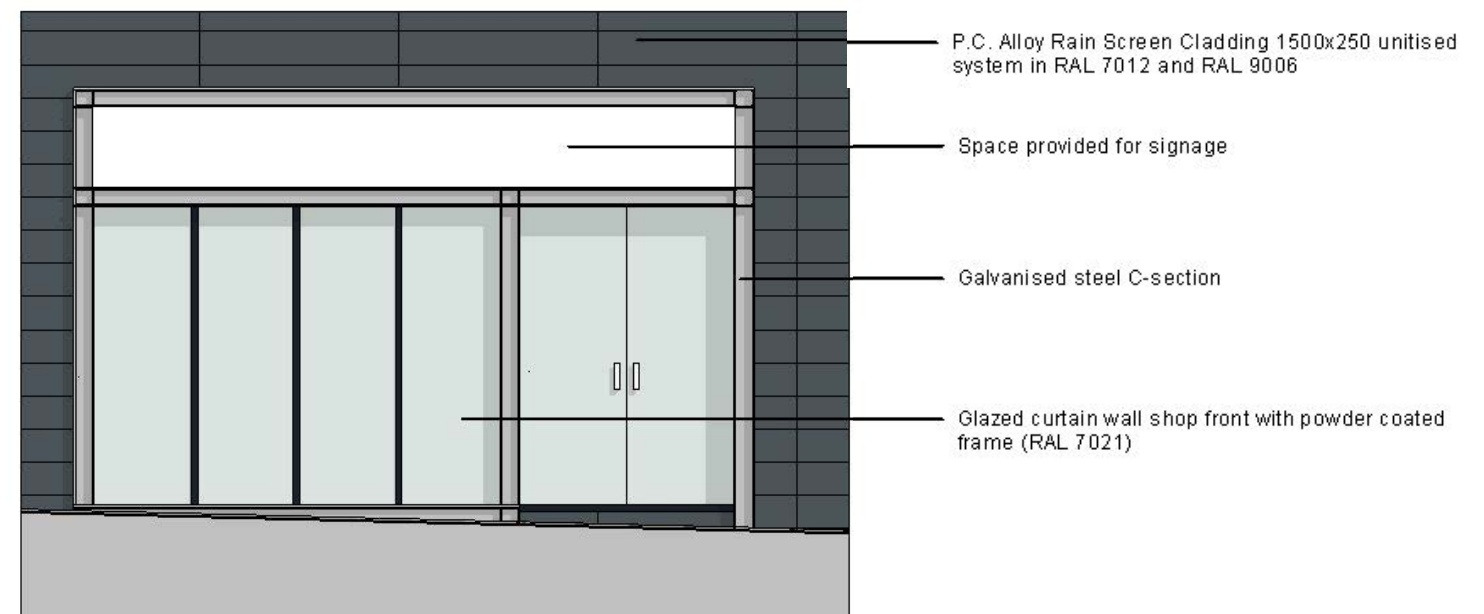
Materials

The elevation treatment is made up a palette of materials each complimenting the other.

- Blue Engineering Brick (Stack Bond)
- Horizontally Laid/ Random Length Rain screen Cladding (Ral7012+9006 Mix)
- Powder coated Aluminium glazing and Curtain Walling (Ral 7021)
- Stained Timber moveable Brise Soleil
- Exposed Galvanised metal Beams



Residential Material Elevation

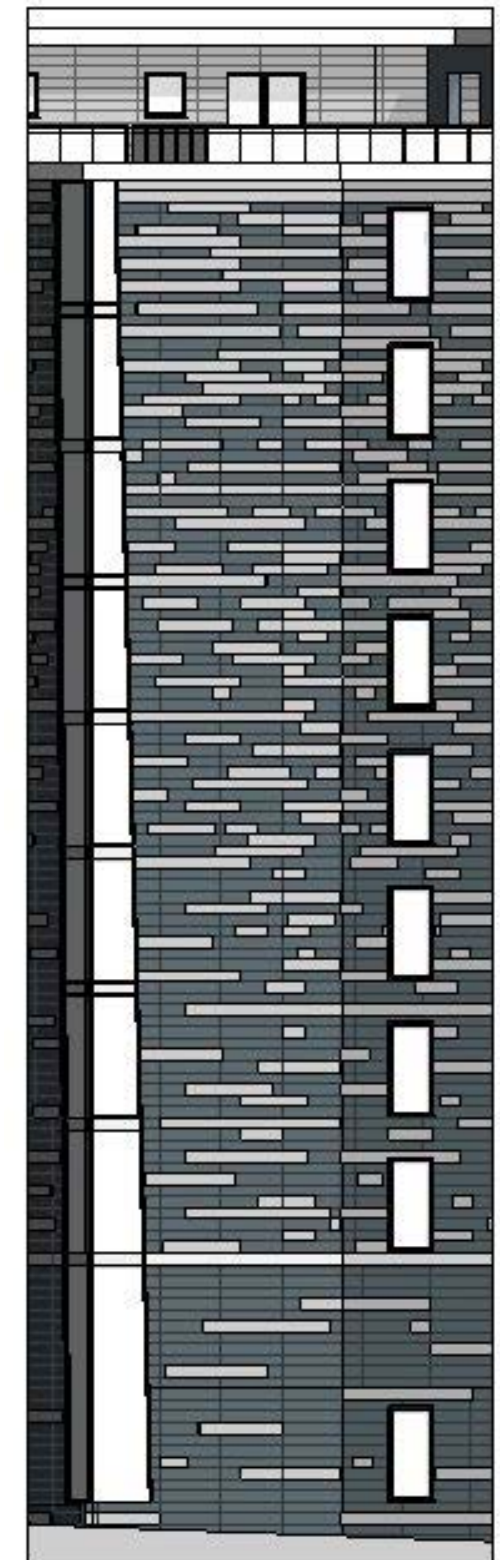


Commercial Material Elevation

The elevation cladding defuses as the building increases in height to lessen the impact of the building volume.

Starting at the ground floor with a predominantly darker cladding panel (Ral 7012) with a 10% mix of the lighter cladding panel (Ral 9006) this gradually increases as the building increases in height terminating a solid layer at 9th floor of the lighter cladding (Ral 9006).

This provides a visual interest in what could be a planar façade.



Access

Parking and Cycles

The proposal will include 32No. Car parking spaces (including 3No. Disabled bays) and space for 48No. Cycles, within a secure, access controlled under-croft.

Entrances

The ground floor of the proposal provides commercial space over 4 separate units, these are individually accessed from the street creating an active street presence for the scheme. The secure entrance to the residential apartments is centralised on the St James Street Elevation and the secure entrance for the car parking and cycle stores is to the rear of the scheme, located off New Bird Street.

