

Galkoff Extension

Design & Access Statement

June 2014

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1. Executive Summary

Summary

This document provides a detailed design for the extension and development of the site adjacent to Anson House on behalf of Liverpool School of Tropical Medicine. The site to the east of the current Anson House development includes two separate Grade II listed buildings, No. 29 and No. 35 Pembroke Place.

Design Proposal - Demolition of the listed building No. 29, salvaging of the tiled shop front for relocation near to existing the site as a free-standing piece of public sculpture. Demolition of No. 31 & 33 to allow for new building extension. Retention/restoration of the whole existing fabric of No. 35 for integration with new Anson House building extension.

The existing buildings on the site are constructed from traditional building materials including but not limiting to:

- Red brick: *Varying patterns*
- Timber frame windows: *late Georgian*
- Slate roof tiles
- Ceramic green tiled shop front
- Surface fixed rain water pipes
- Terracotta chimney

The condition of the above materials is varied with aspects of the cluster of terraces being in a severe state of disrepair. The domestic scale of the properties does not make them suitable for office space and would require substantial alterations to make them DDA compliant. This would reduce the total amount of usable footprint making a refurbishment uneconomical.



1.1 Site Location

Location

The cluster of terraces are located on Pembroke Place adjacent to the Anson House development. The site provides a future expansion opportunity to extend facilities from the newly developed Anson House scheme, creating an extension of the LSTM campus on the opposite side of Pembroke Place to the existing LSTM buildings - the Old School, Magrath Wing and CTID (Centre for Tropical and Infectious Diseases).

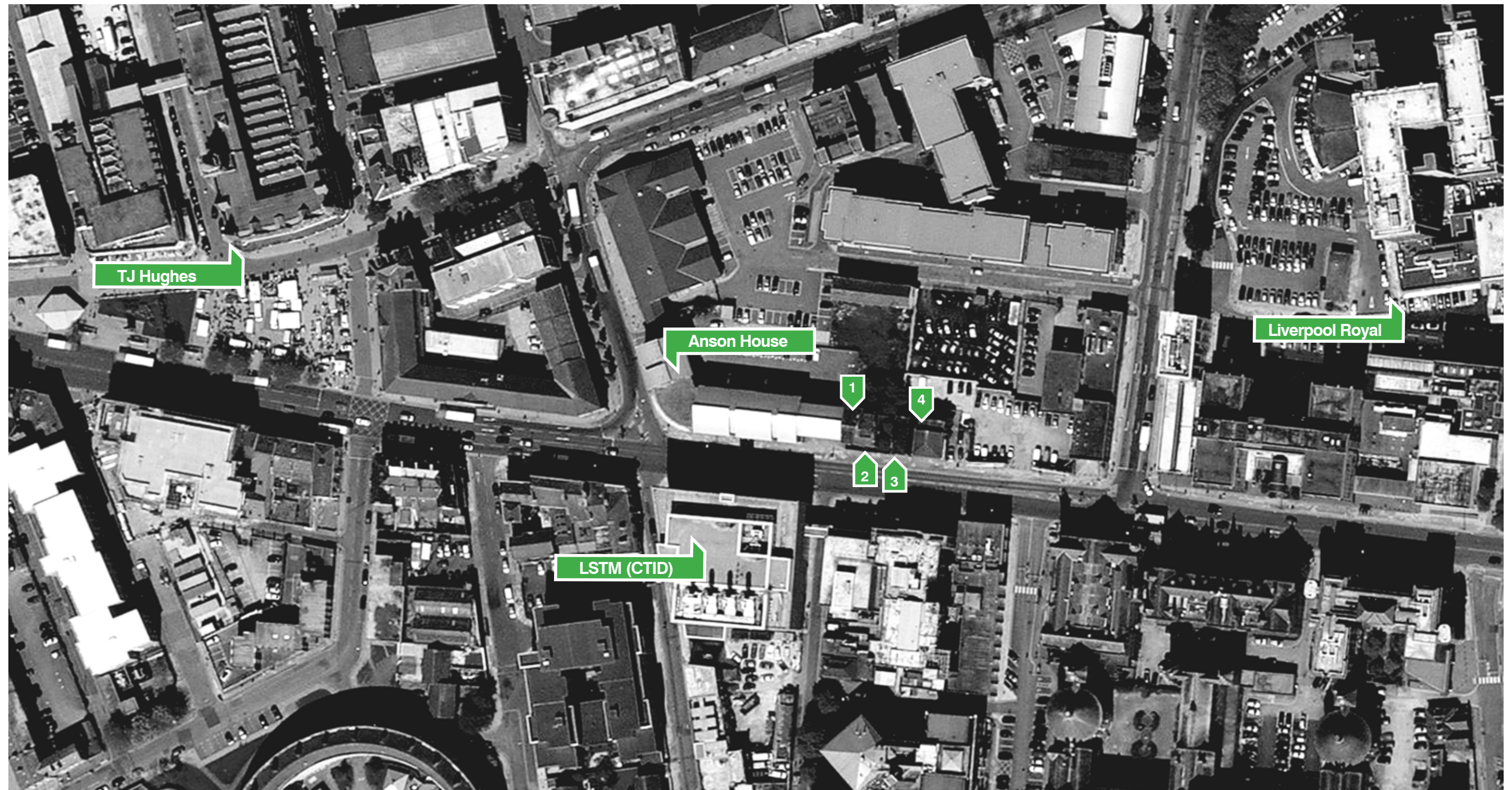
The formalisation of this Gateway will mark the Western entrance into the Knowledge Quarter (Liverpool City Centre Strategic Investment Framework page 60/61) area of the city, with LSTM providing the key marker as a Liverpool brand exporting knowledge on a global scale.

Key

1.	P. Galkoff Butchers (29 Pembroke Place)
2.	31 Pembroke Place
3.	The Book Shop (35 Pembroke Place)
4.	John. E. Monk (37 & 39 Pembroke Place)

Below: View looking west down Pembroke Place





1.2 Concept and Proposal

Concept and Proposal

The proposal seeks to build a new extension to the existing Anson House development (see right) on the site of 2 Grade II listed buildings (No.29 and No. 35 Pembroke Place). As part of the design proposal the entire of No. 29 building fabric would be demolished except for the historically significant tiled shop front. The tiled facade mentioned in the listing description would be carefully removed by a specialist sub-contractor and relocated as a piece of public sculpture near to the existing site.

The paintings noted in the listing description as of special interest will be photographed and catalogued. The new extension will form an abutment to No. 35 that will be integrated as part of the scheme. It is intended to refurbish No. 35 back to its original condition.

The new extension will be constructed to match architectural style of the newly developed Anson House, using a perforated metal facade to add visual depth to the facade. Continuing the cladding onto the new extension will unify the entire development. The introduction of a full height glazed section will create a visual separation to No. 35 providing a respectful juxtaposition between the historic context of the street and area and the contemporary development of the site.

Conservation Area

The site sits outside of a conservation area as identified on <http://liverpool.gov.uk/planning-and-building-control/conservation-areas/>.



Anson House Development

2. Introduction

History of LSTM and Liverpool

The Liverpool School of Tropical Medicine (LSTM) was the first institution in the world dedicated to tropical disease and has led the field in the fight against infectious, debilitating and disabling diseases ever since. A registered charity, they work in over 60 countries worldwide, often in very difficult circumstances, to fulfil their mission of improving the health of the world's poorest people, helping to bring research innovation and scientific breakthroughs from the laboratory to those most in need.

Their work in combating diseases such as TB, HIV/AIDS, malaria, dengue and lymphatic filariasis is supported by a research order book of over £200 million. Their worldwide reputation and the calibre of research outputs has secured funding to lead a number of international consortia and product development partnerships aimed at reducing or eliminating the impact of diseases upon the world's poorest people.

As a teaching institution, LSTM attracts more than 500 students from over 50 countries each year, from PhD research and Masters programmes to a range of short courses working in partnership with health ministries, universities and research institutions worldwide.

LSTM provide technical assistance to international




health projects worldwide through their consultancy arm, Liverpool Associates in Tropical Health (LATH), to make sustainable improvements to health systems in developing countries whilst helping to inform our teaching and research agendas. They also provide pre and post travel clinical services through their subsidiary Well Travelled Clinics Ltd, with centres in Liverpool and Chester.

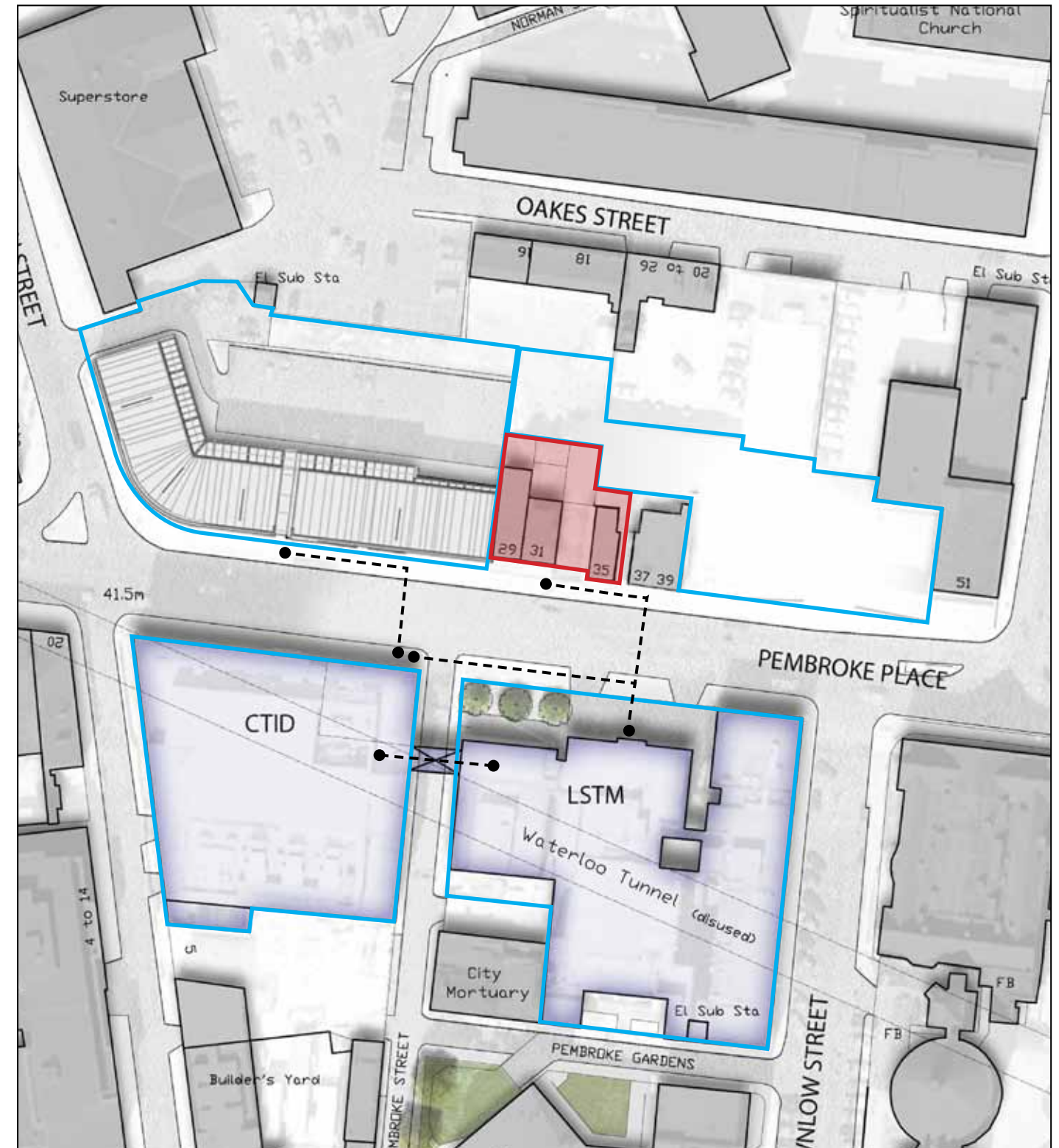
Over the years LSTM has invested heavily in their Liverpool base, notably the recently completed Centre for Tropical and Infectious Diseases, a £23 million state of the art facility for developing new drugs, vaccines and pesticides which puts them at the forefront of infectious disease research.

Location

The site is located east of the existing Anson House development on Pembroke Place. The development in addition to the existing LSTM campus will further enhance the demarcation of a gateway. The formalisation of this gateway will mark the Western entrance into the Knowledge Quarter (Liverpool City Centre Strategic Investment Framework page 60/61) area of the city, with LSTM providing the key marker as a Liverpool brand exporting knowledge on a global scale.

Key

-  Red Line - Application Site
-  Blue Line - Other land close to or adjoining the application site owned by LSTM
-  Pedestrian links and/or

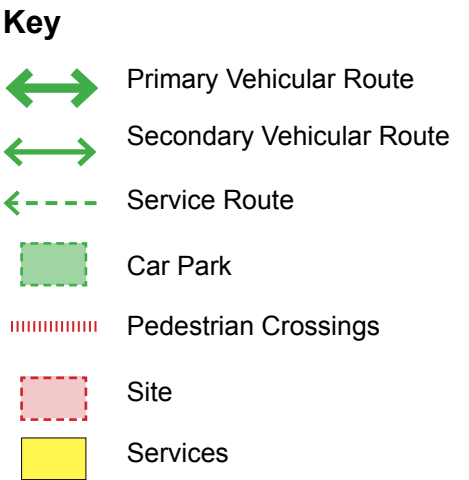
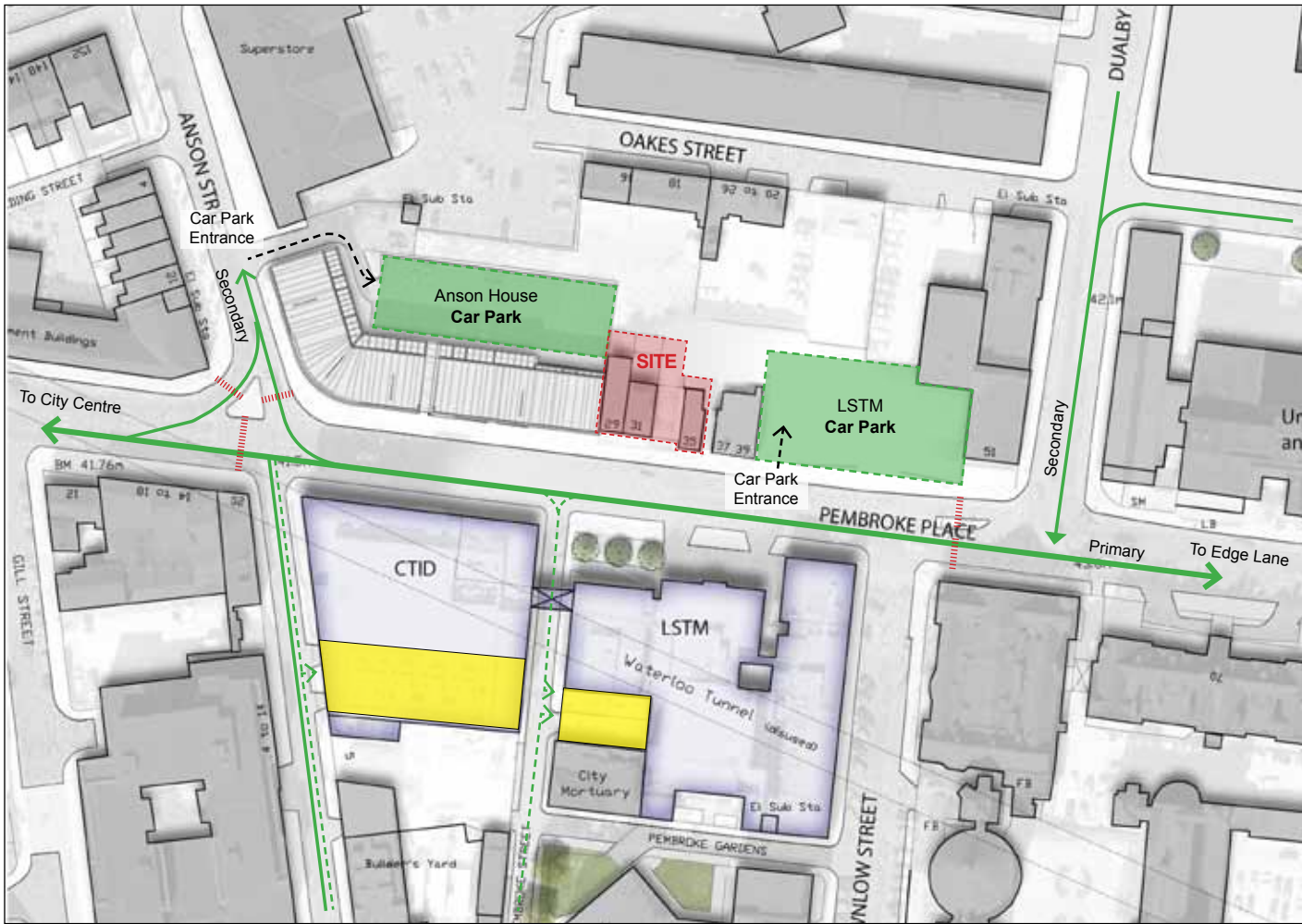


3. Site Analysis

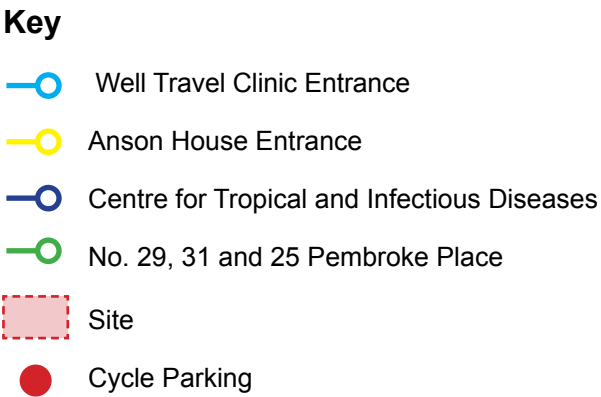
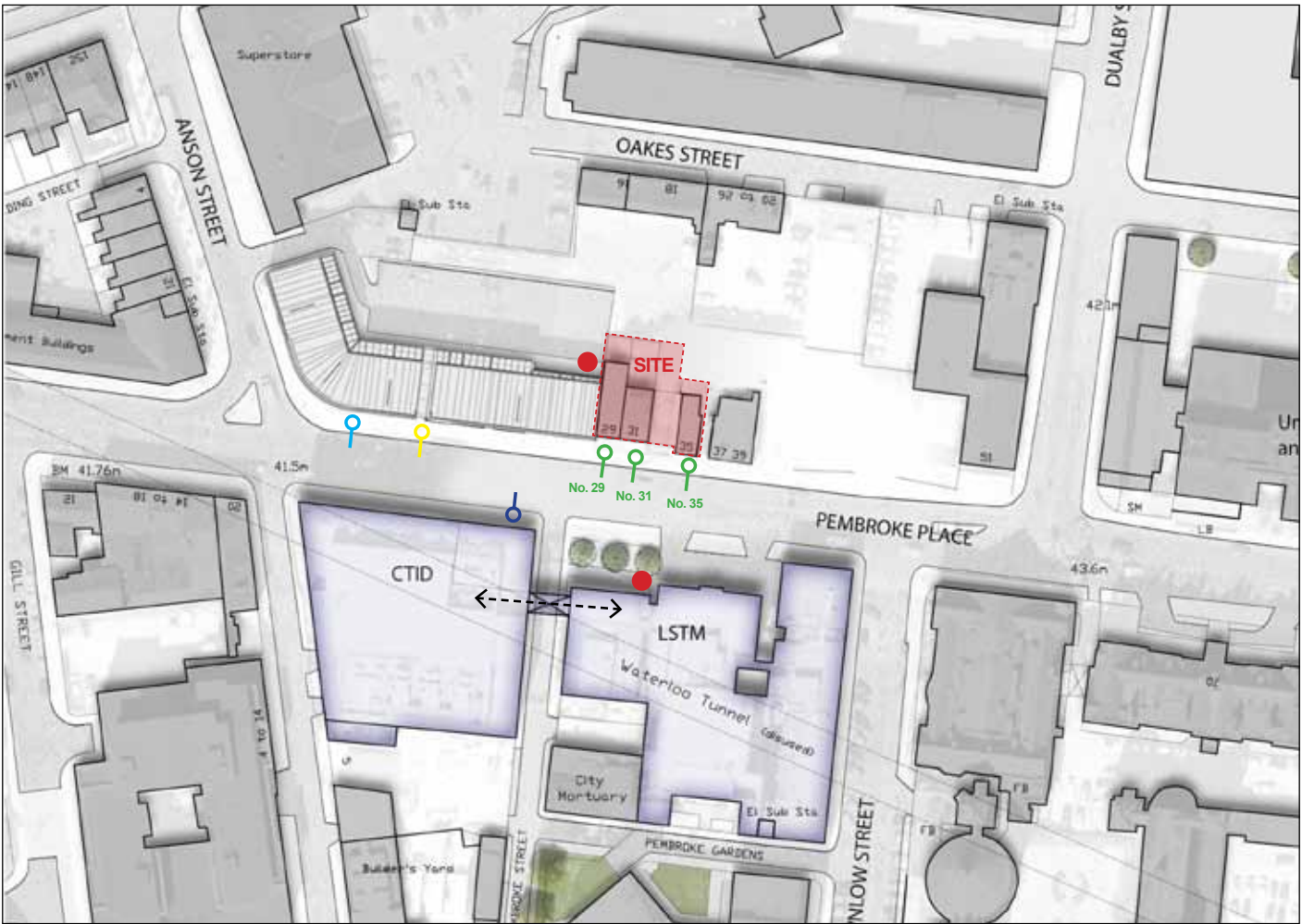
Analysis of the existing site has been undertaken to assess the current use of the buildings and the condition of their immediate environment. The findings of this investigation are outlined below:

- No. 29, 31 and 33 are surrounded by a hoarding fence on the south elevation (fronting Pembroke Place). This is to prevent any unauthorised access due to the current condition of the properties as they present a health and safety risk.
- No. 35 is vacant. The entrance from Pembroke Place is secured by a metal roller shutter.
- There is access to the rear of No.35 via an alleyway that runs between No. 35 and No. 37. The alleyway is secured by a wooden gate.
- Busy vehicular road (Pembroke Place) to primary southern facade.
- Poor pedestrian connectivity to other LSTM buildings due to the proximity to a main road and poor pedestrian crossings facilities.
- Vehicular parking located in the adjacent Anson House car park.
- Cycle storage located in the Anson House site.
- Poor passive security/no overlooking to rear of site.

Vehicular Links



Pedestrian Links



4. History & Property Description

Historic photos



Preserving Heritage

The proposal seeks to retain number 35 that forms part of a cluster of three houses that face onto Pembroke Place. The relationship between these buildings is of particular historical interest as numbers 35 and 37 form an entrance originally to two facing rows of dwellings to the rear forming a narrow court which is an example of high density housing that emerged in the late 18th century in the expanding industrial towns of the North and Midlands.



Number 29 Pembroke Place

The exterior tiled facade of No. 29 is specified in the buildings listing. Demolition of No. 29 and 31 Pembroke Place would include careful removal by a specialist sub-contractor and re-location of the tiled shop front as a piece of public sculpture in close proximity to the original site.

5. Site Photos

External

Site photos - External

No. 29 & 31 Pembroke Place



Front facade of No. 29 & 31

No. 31 Pembroke Place



Front facade of No. 29-33

Hoarding fence in front of Galkoff butchers.



Front facade of No. 35



Site Photos

Internal - No. 29

Interior of No. 29

Marble work top



Ground Floor



Basement



Basement - Vaulted brickwork coal chute



First Floor



Ground Floor - Rear of tiled shop front



First Floor - Paintings



Second Floor - Stair landing / Stair to 3rd Floor



Ground Floor - Damaged structural beam



Site Photos

Internal - No. 35

Internal of No. 35

Ground Floor - Main entrance from Pembroke Place



Ground Floor - Existing shop counter



Ground Floor to First Floor Stair - Blocked/Damaged



Ground Floor - Rear of shop front glazing



Ground Floor - Existing bookshelves



Ground Floor - View to bookshop at front of property



Ground Floor - View to rear of property



Site Photos

External

External Courtyard

Flying shoring between No. 35 and 37



Outhouse in courtyard between No. 35 and 37



Historic bricked up dwelling entrance into No. 35



Rear of No. 35



Alley between No. 35 and 37



Rear entrance to No. 35



External Rear - No. 29-31

Rear of No. 29



Rear of No. 31 & 33

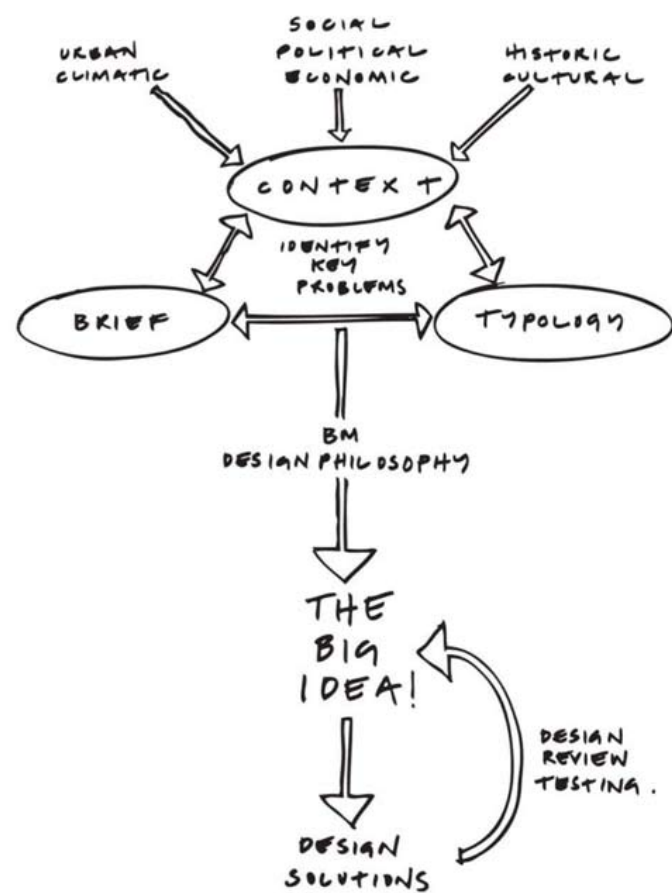


Rear of No. 31 & 33



6. Design Concept

The 'Big Idea' design diagram



The 'Big Idea'

The 'Big Idea' for the Galkoff extension was to retain and enhance the listed building of No. 35 Pembroke Place through the integration of a newly constructed extension and redevelopment of the land to the east of Anson House, where No. 29-33 currently reside. Transforming the site to link with the existing Anson House development will unify the external appearance of the building, changing the poor quality street frontage as a result of the dilapidated terrace houses into a building that would complement the existing LSTM buildings, through the use of a contemporary perforated metal façade.

Using a perforated metal façade will give the building a visual depth. This will also allow the building to transform at night through the use of carefully located lighting behind the metal cladding. This will create a striking building marking the gateway into the knowledge quarter.

The extension will exhibit a similar interior to that of the newly developed Anson House incorporating large areas of north light to further enhance the natural daylight internally.

Use

The use of No. 35 Pembroke Place will be changed from as existing, retail (vacated) on the ground floor and (vacated) dwellings on upper floors, to an integrated part of the Anson House development accommodating high quality office space. The site of No. 29-33 will become an extension linking the newly developed Anson House offices and No. 35.

Amount

The proposal is to demolish the existing buildings of No. 29 & 31 including any remaining structure of 33 to allow for the development of the site. The grade II listed building, No. 35 Pembroke Place, will be incorporated into the scheme.

Site Layout

The proposal to extend Anson House seeks to replicate a similar footprint to the existing buildings of No. 29, 31 & 33, in that it extends in a linear form eastwards forming an abutment against No. 35.

It is intended to extend the existing car park of Anson House to the rear of the site and to include the provision for cycle parking and DDA access.

Scale

Due to existing buildings being demolished to allow for the redevelopment, the scale and massing of the site will alter slightly. The new extension will match the massing of newly developed Anson House. It will have three usable floors and follow the same building line as Anson House to the front and rear.

- New construction will increase the footprint of the building to Pembroke Place by approximately 1.400m.
- The newly constructed south facade will increase the parapet/eaves height relative to No. 29 by approximately 0.275m.
- The newly constructed roof of the extension will increase in height relative to No. 29 by 1.450m
- The rear of the extension will extend into the yard by approximately 1.000m relative to the rear of No.29 (excluding the outriggers).

Landscape

Changes to the landscape will be kept to a minimum with existing landscape materials being retained and repaired where required. Car parking will be incorporated into the rear of the site extending from the layout proposed for Anson House. A retaining wall will be required between the rear of the new extension and No. 35. This will be further developed with the structural engineer.

6.1 Materials

The design for new extension and restoration of No. 35 is based on the following facade and roofing materials.

- Type 1** – Perforated metal façade with two different densities of perforation
- Type 2** – Insulated render
- Type 3** – Curtain Walling with black solid panel reveals.
- Type 4** – Red brick facing brickwork
- Type 5** – Restored brickwork
- Type 6** – Slate (roof)
- Type 7** – Single ply membrane roof.
RAL Colour TBC

Type 1
By over cladding the façades of the extension in a perforated metal cladding, the external appearance of the building will be dramatically transformed. The proposal uses varying widths of perforated panels and two densities of perforation on the façade to create a subtle pattern within the flat façade.

Within this façade the windows will be seemingly recessed to produce the appearance of glazed slots, with a spandrel panel over the floor void between first and second floor. The returns of the windows will be in solid black metal panels that work with the expressed joints to the perforated panels, to give further depth to the façade. All windows within this will be fixed and have mechanically controlled internal environments. All rain water pipes, fire alarms and CCTV will be hidden behind the perforated façade or integrated into openings.

Type 2
The proposal to the rear of the extension is to continue the light coloured insulated render from Anson House. Visually this will simplify the façade with any services being fed into the building being carefully controlled and set out to have minimum impact visually. Areas for service runs will be highlighted on the elevations.

All of the windows to this façade will be openable. The proposal is to have the car park side of the building naturally ventilated with some mechanical assistance. All rain water pipes, fire alarms and CCTV will be surface mounted to this façade.

Type 3
The curtain walling will be used extensively on the south elevation to form the large windows extending over first and second floor. The frames for these windows will be hidden behind the cladding. The systems being used will be a combination of uncapped and capped mullions and transoms depending where the glazing is located on the facade. This is clearly annotated on the project drawings.

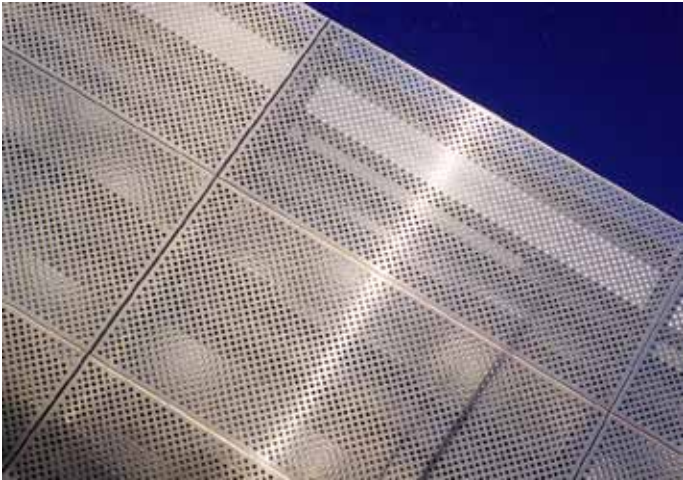
Type 4
Facing brickwork will be used on new extension to replicate the original existing facade of Anson House.

Type 5
No. 35 currently has a rendered elevation facing onto Pembroke Place. The intention is to carefully remove this render and to restore the original red brick facade.

Type 6
The slate roof of No. 35 will be completely restored. The type of slate will be subject to further site investigation to match the original.

Type 7
The single ply membrane roof used on Anson House will be extended across to the new extension creating a seamless junction. (Colour to match Anson House)

Type 1



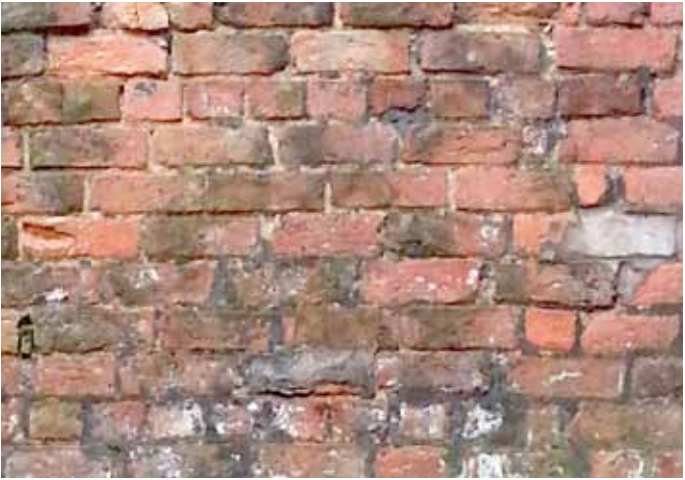
Type 2



Type 4



Type 5



Type 6



Type 7



6.2 Accessibility

Access and Egress






The proposal is to have a compliant DDA design for all aspects of the newly constructed sections for all access and egress into the building. However, due to extreme internal level changes between the new extension and No.35 (as illustrated in the section drawings) it will not always be possible to create a fully compliant DDA accessible internal environment.

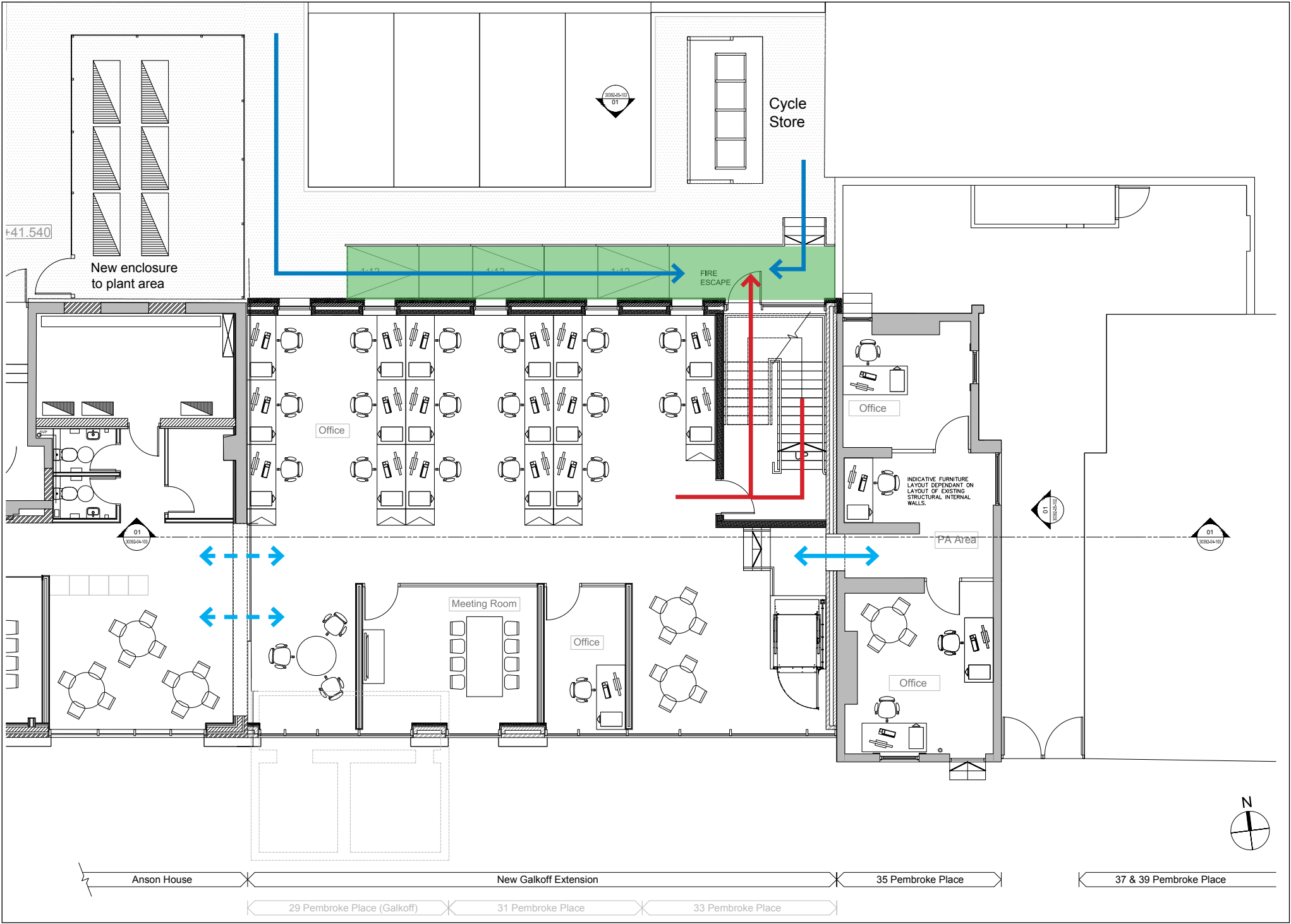
There will be level access into the building to the rear via a ramp. Vehicle parking will be located to the rear of the site and controlled access will be maintained through the use of an automatic barrier. There will be clear access from the car park into the new extension. The only access into No.35 will be internal. This is due to the significant level changes between the internal ground level of No. 35 and the exterior ground level. It could be accessed via stairs, however it is unfeasible to locate a ramp either to the front or rear of the property. There will be level access between Anson House and the new extension.

Waste Management

The proposal for waste management is to increase the amount of recycling within the office space and build upon the work already undertaken by LSTM to move into a paperless environment. Bins will be located in the North west corner of the Anson House site and will be wheeled to the main street for collection, in line with the current waste management strategy for the building.

Key

-  Fire exits
-  Ramp access
-  Access between existing Anson House development and the proposed extension
-  Access between proposed extension and No. 35
-  Access to rear of the proposed extension



7. Listed Buildings
Pembroke Place



Historic Plan 1850



29 Pembroke Place



35 - 39 Pembroke Place



No. 29 Pembroke Place - Galkoffs

Jewish Butchers - First Listed 04th April 2007

- Listed principally for the survival of a nationally unique Jewish Butcher's shop front set within a late Georgian house.

Listing Notes:

- It was noted that while the internal survivals, particularly the painted decoration and plasterwork to the first floor front are of some interest, the plan form and internal fixtures in general had been compromised and were in poor condition at time of inspection (2007).

No. 35-39 Pembroke Place

'Court Dwellings' - First Listed 23rd September 2009

- Comprising a single house: No 35, and a semi-detached pair: No's 37 and 39, each has an attached building to the rear, originally part of a row of 'court dwellings' but now forming a rear extension to the frontage house.
- While the court formation has largely gone, these are very rare survivals and almost certainly the last remnants in Liverpool. Some 86,000 people were housed in courts by 1840, by far the largest area of purpose-built working-class housing in England.

Listing Notes:

- They were originally part of a symmetrical group of 4 houses comprising Nos 37 and 39 as a semi-detached pair, flanked by single houses: Nos 35 to the West and 41 to the East. Between them were two narrow courts: Watkinson's Terrace and Watkinson's Buildings, each lined with two facing rows of 4 dwellings abutting the frontage buildings in Pembroke Place, those to the rear of the central pair placed back-to-back. Behind No 35 is the sole surviving unit of the W side of Watkinson's Terrace. Of the E side Watkinson's Terrace, the first unit and its back-to back partner on the W side of Watkinson's Buildings remain, behind to No 37 and 39 respectively. No 41 and the E side of Watkinson's Buildings behind have been demolished.
- The listing had a difficult birth. Glynn Marsden, Senior Conservation Officer at the council had pushed for the buildings listing and formally challenged English Heritages advice opposing the listing. English Heritages advice was eventually over ruled and the buildings were listed by the secretary of state.

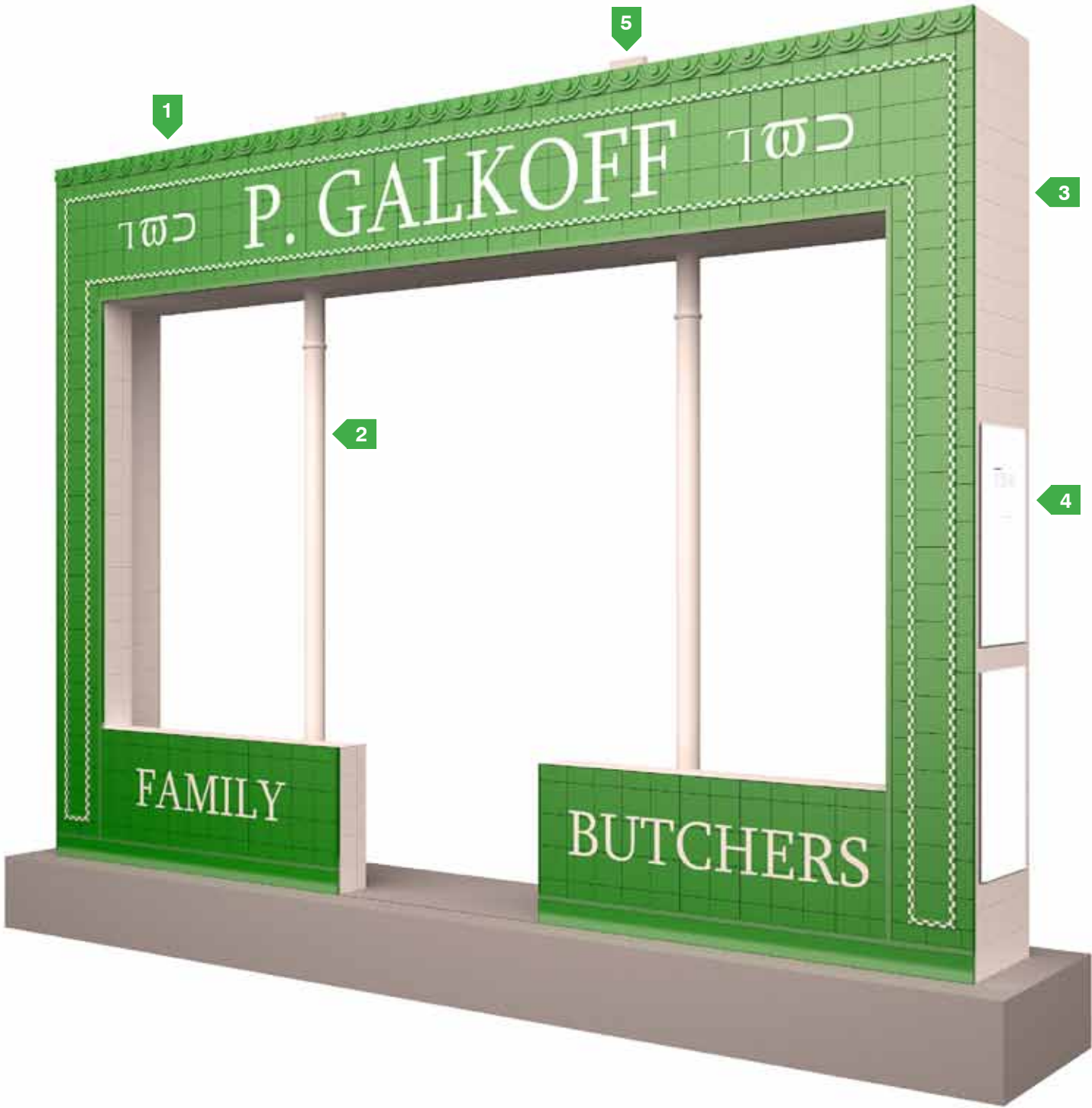
8. Tiled Sculpture

Design

It is proposed to carefully remove, repair and reinstate the façade as a feature in a new public realm within the Knowledge Quarter. In turn it will enhance and improve its significance making it accessible to the public much more than if it was lost within the façade of a new building or left to deteriorate. The new Galkoffs feature will also include interpretation boards, providing the public with information of the importance and the history related to the façade, its past setting and its importance to the city’s past.

Key

1.	Restoration of original Galkoff tiles
2.	Restoration and integration of original structural columns
3.	Replacement of white tiles to match existing
4.	Interpretation panels
5.	Lifting eyes to allow for repositioning



Tiled Sculpture

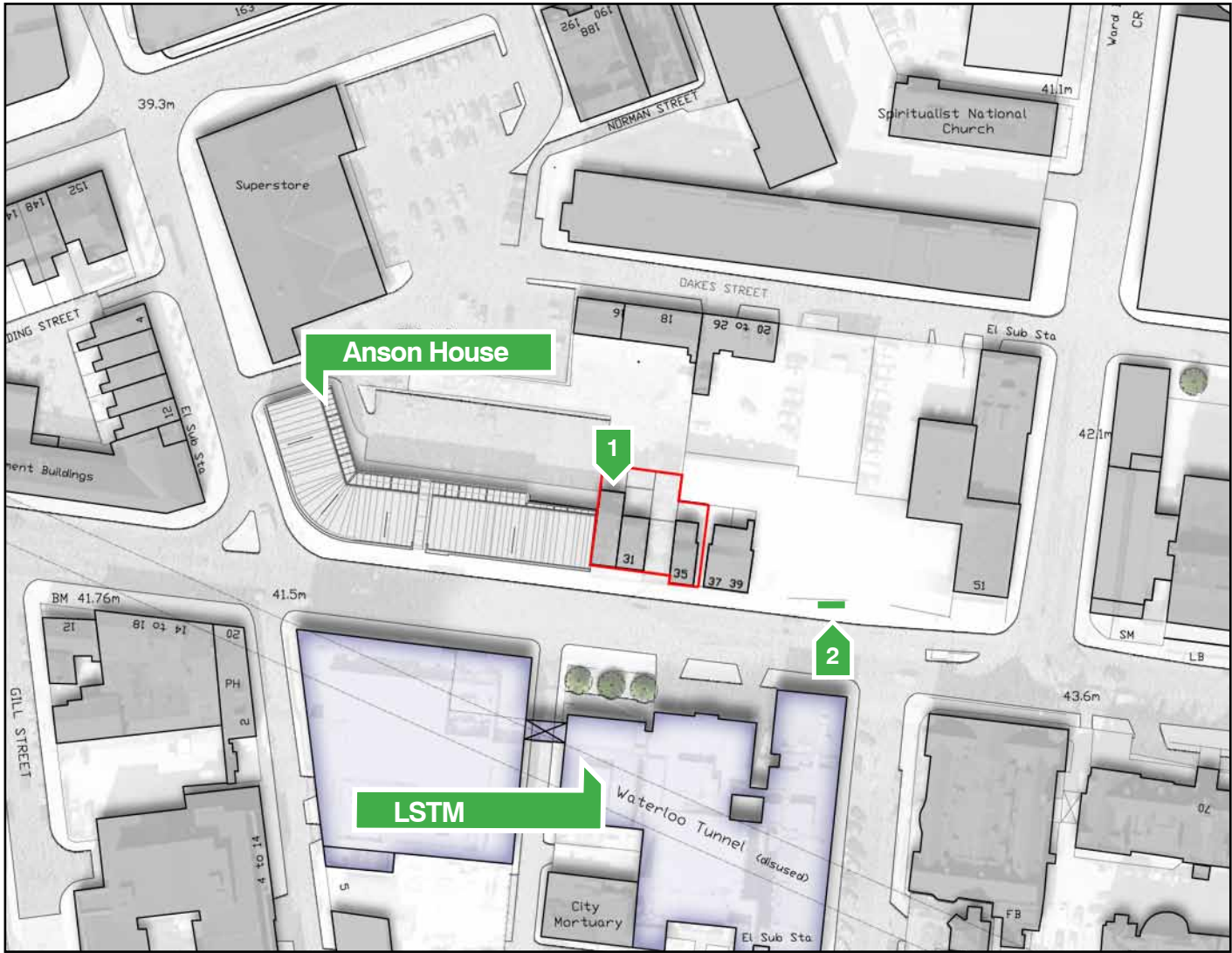
Temporary Location

Key

1.

P. Galkoff Butchers (29 Pembroke Place)
2.

Proposed location of Galkoff tiled public sculpture



As a temporary proposal we would look to relocate the sculpture within the street frontage further along Pembroke Place where it will be safe for the public to view whilst maintaining a safe distance from the heavily trafficked highway.

An earlier option was to position the sculpture directly in front of its current location within the pavement. However, this has been deemed unsuitable in past discussions for a number of reasons:

- Limited space for public to enjoy and experience. As previously proposed the best views would be from the opposite side of the road which would not be practical.
- Safety of sculpture would be a high priority due to its proximity to the highway. There is a risk of damage potentially from any vehicle that mounts the kerb.

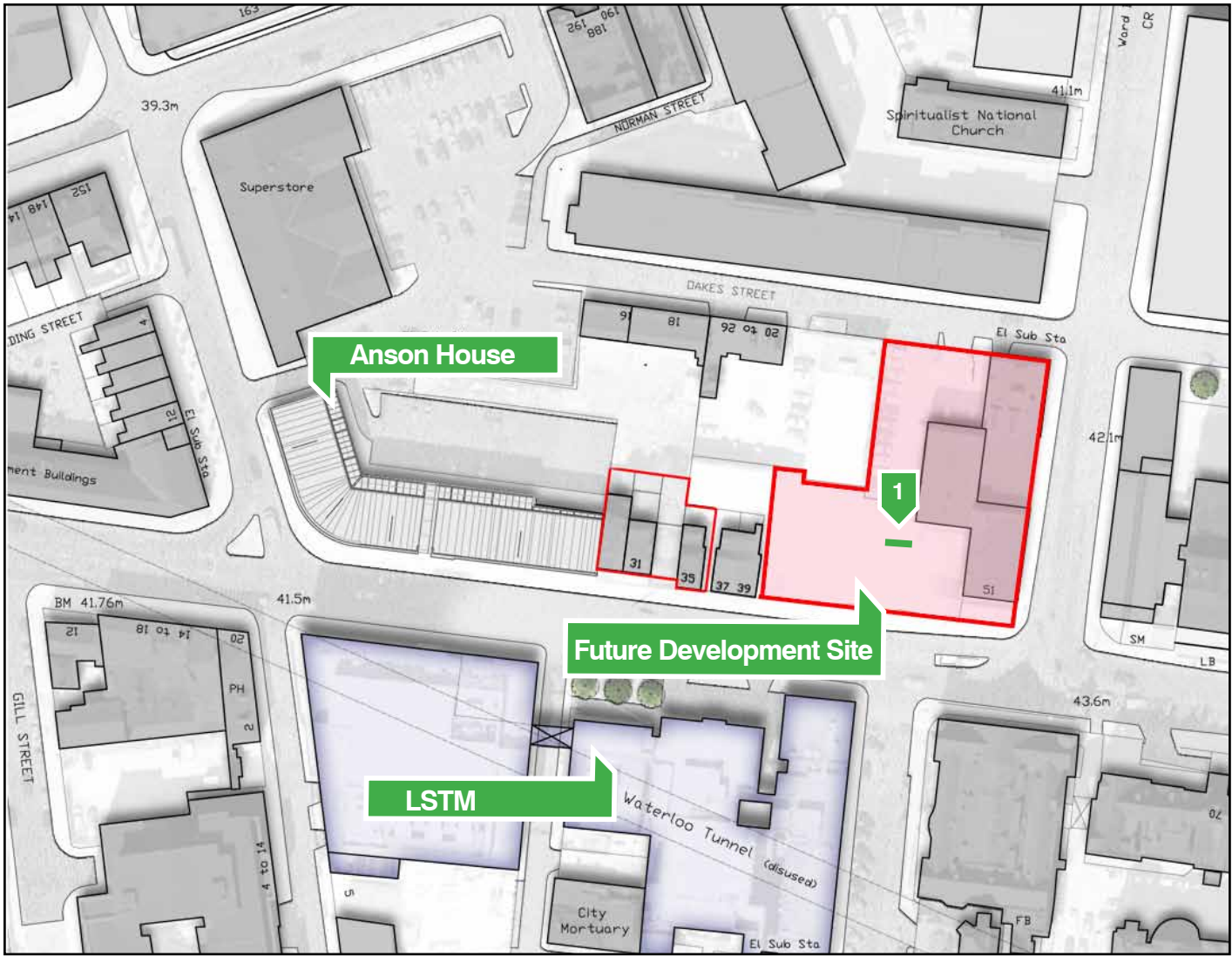
The proposed temporary position of the sculpture would allow it to be located safely away from the highway to avoid the above risk of collision. Position 2 would also allow for a greater space for public integration and enjoyment.

Tiled Sculpture

Future Location

Key

- 1. Proposed future location of Galkoff tiled public sculpture to be located within new public realm area of future development site. Detail of final location to be agreed during scheme development.



Our proposal for the final position of the Galkoff facade is to be located within the site of LSTMs proposed CAHRD Development. The CAHRD scheme would act as a gateway anchor into the developing Knowledge Quarter between LSTM, The Royal Liverpool Hospital and Bio Campus sites.

9. Summary and Conclusion

The proposal for the extension of Anson House and the change of use and restoration of No. 35 will have the following effects:

- Retention of a historically significant building (No. 35) to ensure its future preservation.
- Careful removal and restoration of No. 29 tiled shop front for relocation as a piece of public sculpture.
- Enhancement of the gateway into the Knowledge Quarter.
- Build upon the work undertaken by LSTM, with the recently completed CTID building and newly developed Anson House project.
- Reanimate and improve the visual quality of the street scape along Pembroke Place.

The new extension provides a continuous, unified facade that will integrate with the current architectural language of the newly developed Anson House.

10. 3D Visual



Existing



Proposed

