

LTR/1523/C1/2/NB

12th January 2016

Mr Jon Woodward
Liverpool City Council - Planning
Municipal Buildings
Bale Street
Liverpool
L2 2DH

Darmody Architecture
91 Townsend Street
Dublin 2
Ireland

353 1 672 9907
info@darmodyarchitecture.com
darmodyarchitecture.com

Dear Mr Woodward

**15L/2437 - Tobacco Warehouse, Stanley Dock, Liverpool
LCC comments regarding Access & Use**

I refer to the Corporate Access Officer's email comments dated 23rd November 2015 regarding Access and Use for the Tobacco Warehouse at Stanley Dock, Liverpool. Our office has liaised with Mo Mohammadi regarding the items raised and have reached agreement on all but one item. The following are the eight comments raised regarding access and use, along with DA's response:

- 1. All 538 apartments should have toilets on the entrance level, designed in line with the requirements of the Approved Document M, building regulations.**

In the current plan proposals 20% the apartment units achieve the requirement for WCs at entrance level. Please refer to PA-102 Rev A for typical entrance level plan and PA-113 Rev A for proposed 13th /penthouse level plan. DA seeks a dispensation in respect of the remaining apartment units given the complexity of design proposals for the existing grade II listed building. Furthermore the previous planning approvals, (11L/1912 and 11F/1911) did not require WC provision as requested above.

- 2. Further details of the external and internal ramps serving the ground floor required to ascertain suitability. Details should include, surface materials, gradients, ramp width, railings and lighting levels.**

Agreed. Please condition detail requirements. Please refer to PA-100 Rev B for revised ground floor plan layout for initial review.

- 3. Further details of the external steps including corduroy surfaces and handrails is required.**

Agreed. Please condition detail requirements.

- 4. There are 189 parking spaces located within the basement area. Number and location of accessible parking bays should be marked on the plan.**

Agreed. 17no. accessible parking spaces have been provided at basement level. Please refer to PA-099 Rev B for your information for review.

- 5. Exhibition and office areas should provide accessible facilities i.e. toilets. Toilets should not be more than 40m travelling distance between them.**

Agreed. Please refer to PA-100 Rev B for revised ground floor plan layout for proposed locations of accessible WCs.



6. **There are three lifts within the building serving upper levels. Bearing in mind proposed number of units 538, lifts locations and travelling distances between them, consideration should be given to increase the number by at least two to ensure shorter travelling distances and adequate cover provided in circumstance when lifts are out of operation.**

The current proposals provide 5no. lift and circulation cores from basement to penthouse level. Please refer to PA drawings 99 -114 for proposed lift core locations.

7. **External lighting details required to establish suitability,**

Agreed. Please condition lighting detail requirements.

8. **A copy of fire evacuation strategy including use of internal lifts as means of fire evacuation is required to ascertain suitability.**

Agreed. Please condition evacuation strategy requirements.

Thank you for your kind assistance. Please do not hesitate in contacting me at the office should you require any further information.

Yours sincerely



Tim Darmody
Director

For Darmody Architecture

CC

Pat Power
Ciaran Shields

Stanley Dock Properties Ltd.
Stanley Dock Properties Ltd.