

Renshaw Street,  
Liverpool

Residential Accommodation

Design & Access Statement - REV A

November 2016

## contact

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# Introduction & Summary of Brief

## Introduction

### Introduction

DAY Architectural are a local Architectural Practice located in Liverpool City Centre. DAY has been commissioned to develop a proposal which will provide a mix of exceptional quality living space appropriate to City Centre living.

This Design & Access Statement has been prepared by DAY Architectural Limited in support of an application for full planning permission for an 11 Storey development situated at the corner of Renshaw Street and Heathfield Street, Liverpool containing a 74 unit apart-hotel on levels 1 - 4 with 85 units of private residential accommodation over levels 5 - 10. Also contained is retail usage on the basement and ground floor levels. Formal pre-application consultation meetings have been completed and the indicative layouts prepared to illustrate target development densities are included within this brochure. Development is included leading from initial site analysis through to completed proposals.





# Introduction & Summary of Brief

## Brief Overview

### Brief Overview

We believe that good design stems from the underlying 'Big Idea' or KDP (Key Design Principles) which should be strong enough to drive the whole design process and create a framework for design decision making throughout the evolution of a scheme, creating a sense of consistency and completeness.

DAY's Key Design Principals for the Renshaw Street scheme are just that; a catalyst from which the rest of the design stems. It should be a singular solution to the problems and opportunities identified through initial analysis of the brief, context and typology which will hold the design together throughout the process; a constant focus, regardless of the project stage, and a defender of the design solution.





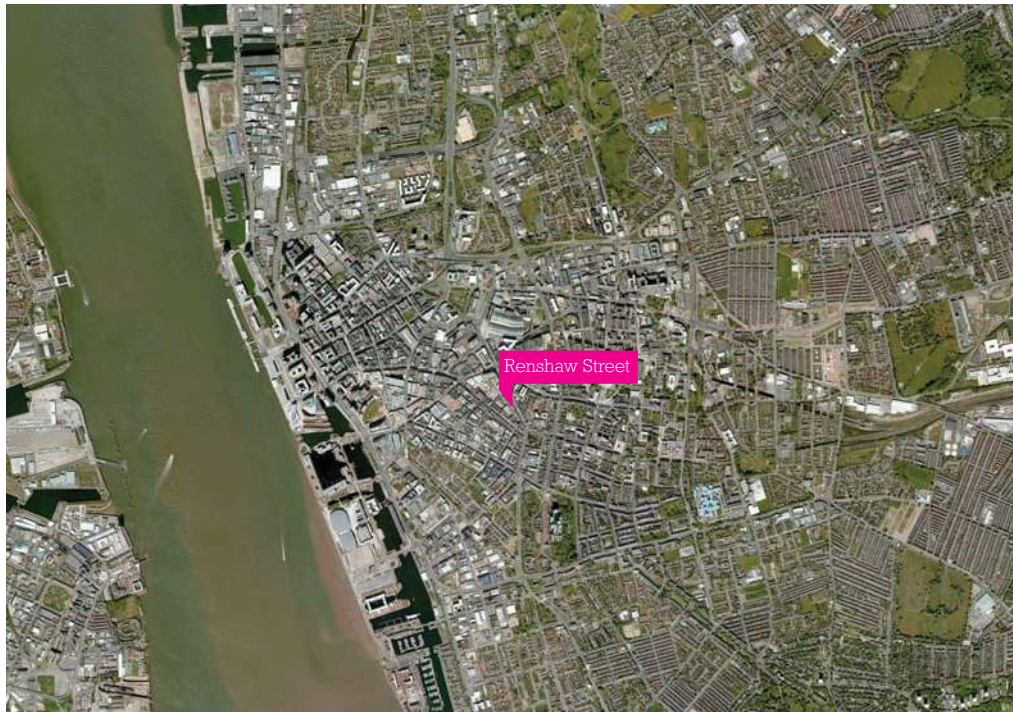
## 2. Site Context & Analysis





## Site Context & Analysis

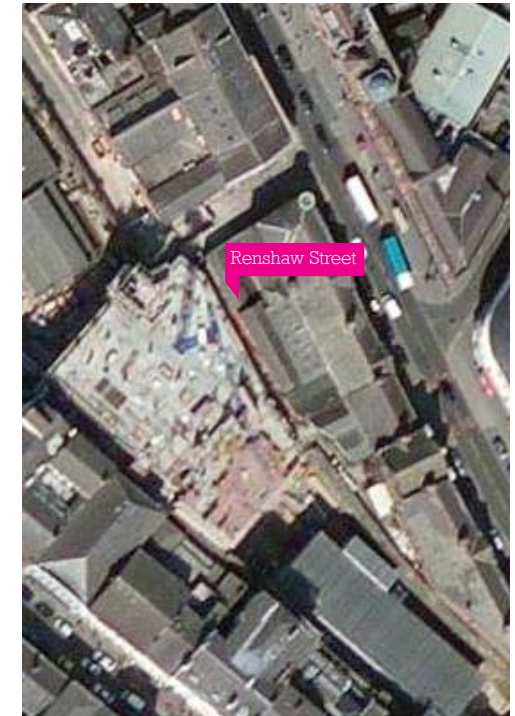
### Site Location



Macro Context



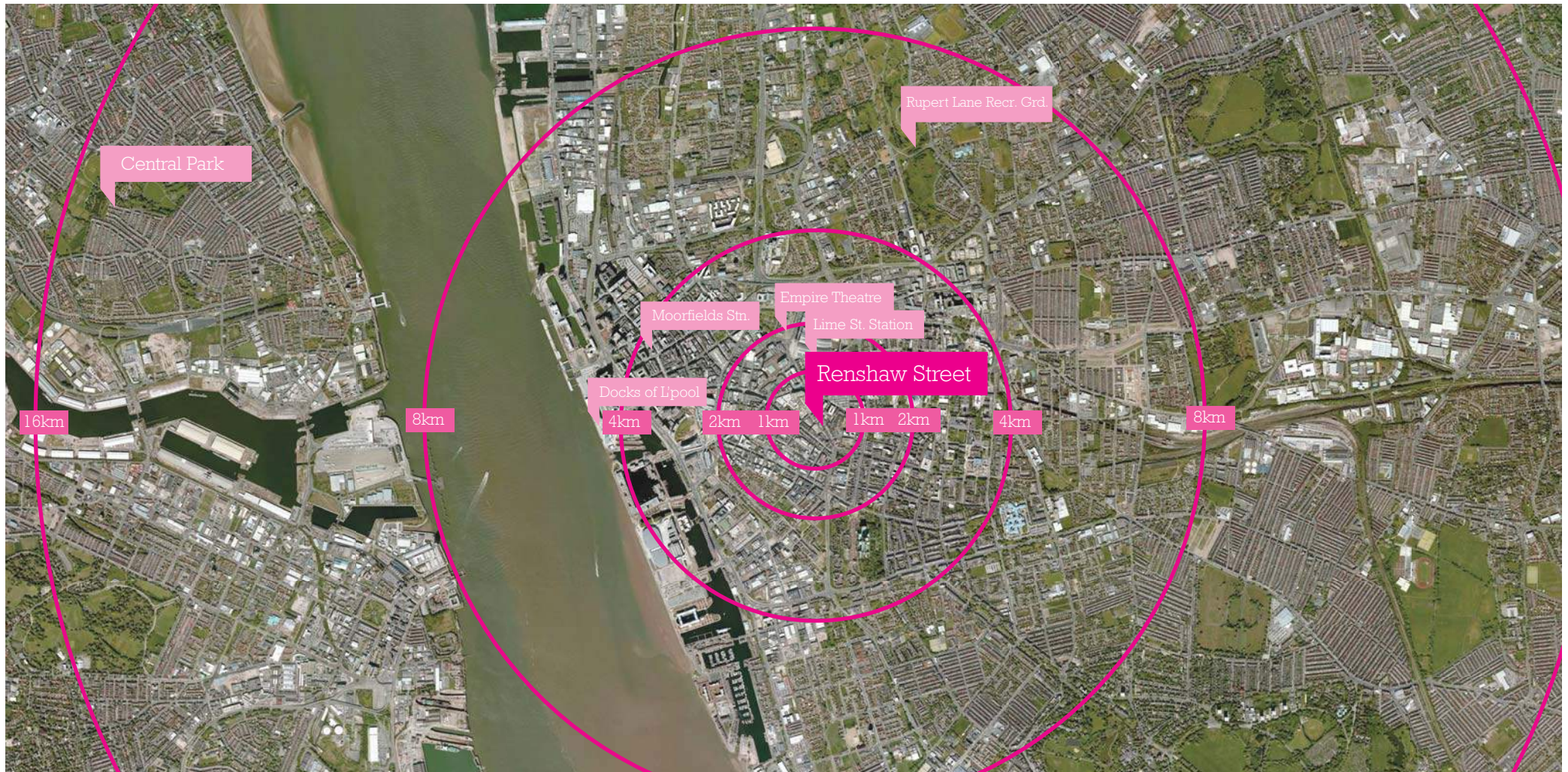
Meso Context



Micro Context

The existing Renshaw Street site is 1014 sq/m, 0.1 hectares or 0.25 acres and is bounded by the A5038 (Renshaw Street), and Heathfield Street. The site is centrally and ideally located for a commuter, and is surrounded by numerous shops, cafés, public attractions and transport links. Notably the site is under 1km away from the bustling Liverpool Lime Street station, a point of contact to all major cities across the UK and afar. The building neighbouring the site functions as a multi-storey car park, owned by Secure Parking, providing 450 spaces ideal for residents.





Nearby Attractions and their distance from the Renshaw Street Site





KEY

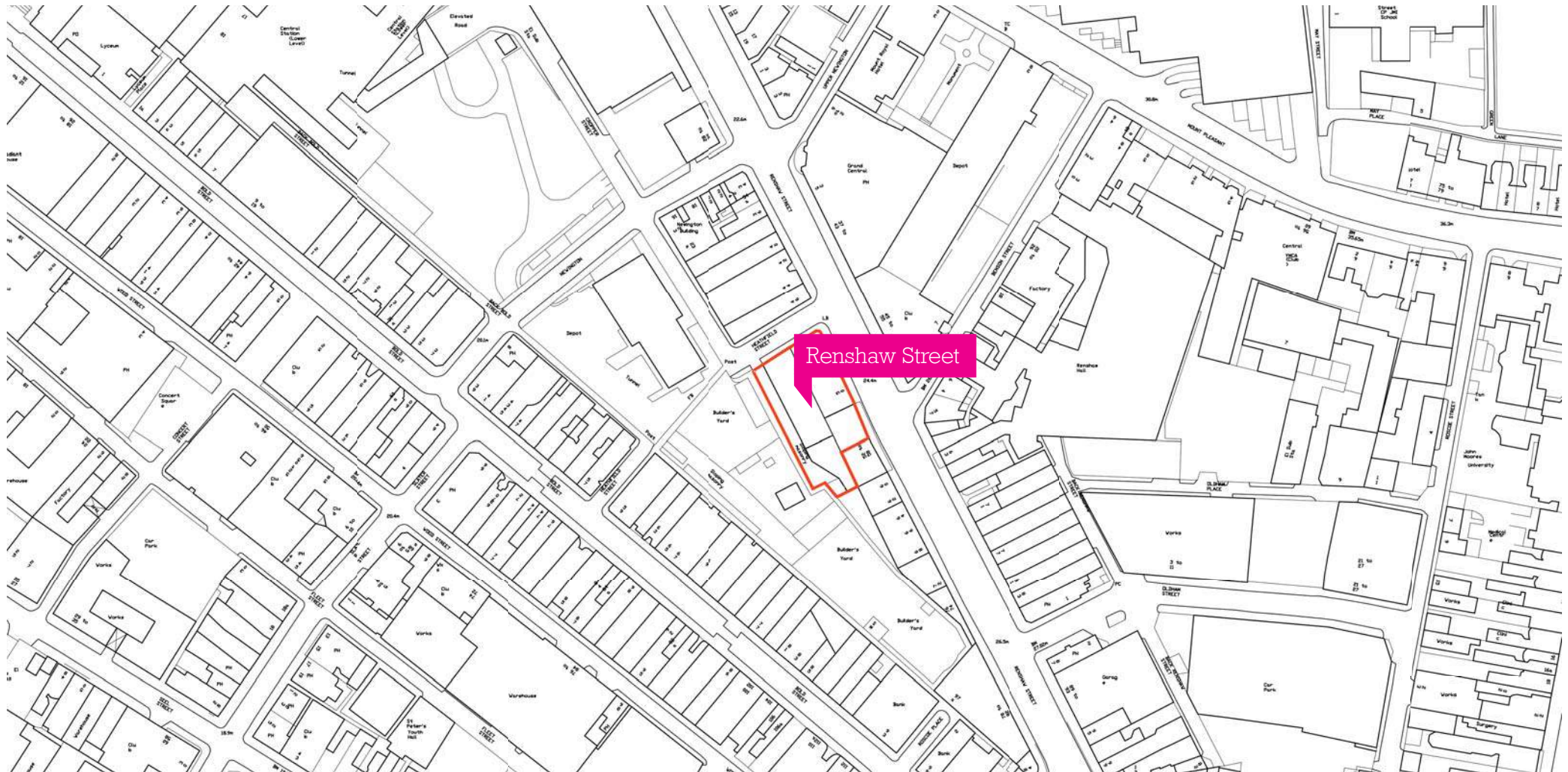
- site
- railway station
- railway network
- road network

The site sits in an extremely sustainable location in close proximity to Liverpool Central Station and Lime Street Mainline Train Stations, providing direct access to the wider Merseyside Region and beyond. It is extremely well connected by road.



# Site Context & Analysis

## Existing Location Plan



The City Council are encouraging the expansion of the City Centre with numerous residential, mixed use and employment projects currently progressing to revitalise this previously underutilised and neglected area. This patchwork of pocket redevelopment sites, stretching down towards the centre with this development, will hopefully, with the support of the Authority over the next few years, piece together to form a cohesive new northern quarter to the City Centre with its own identity and community.



## Site Context & Analysis

# Surrounding Areas



Liverpool Metropolitan Cathedral



Liverpool Skyline



St Lukes Church Gardens



St. Lukes Art Workshops, Myrtle Street



Philharmonic Dining Rooms



## Site Context & Analysis

# Social & Economic Context

'Tate Liverpool is one of the largest galleries of modern and contemporary art outside London'



Tate Liverpool

'The University of Liverpool is one of the great centres of research, knowledge and innovation. Our pioneering reputation attracts students, experts and partners from around the world. Through our research, teaching and collaborations we seek to be life changing and world shaping.'



University of Liverpool

'Regenerating a 60 hectare historic dockland site to create a world-class, high-quality, mixed use waterfront quarter in central Liverpool.'



Liverpool Waters

'A shining symbol of renaissance, boasting modern architecture, an abundance of art, and a people proud of both its past and present...'



Liverpool celebrating Capital of Culture status in 2008



# Site Context & Analysis

## Contextual Land Usage / Nearby Attractions



The Egg Cafe



Multi-storey Car Park



Philharmonic Dining Rooms



Uni. of Liverpool Art Gallery



Metropolitan Cathedral



Bretta & Co. Cafe



Restaurant in The Hope Quarter



Rennie's Gallery



Soul Cafe & Bar



Alma de Cuba Restaurant & Bar



The Empire Theatre



Four Seasons Restaurant



# Site Context & Analysis

## Approved Planning Location Map

### ① Central Village

25 and 20 Storey

Building with linked podium block incorporating 214 no. One and two bed apartments, cinema, retail/ commercial uses.

**Approved with Conditions 03.05.13**

### ② Central Village Hotel

240 bedroom hotel with bar and restaurant, ground floor retailing including new public realm/ landscaping and associated works and basement car parking spaces.

**Approved with Conditions 12.05.09**

### ③ Adjacent Car Park

11 Storey MSCP

**Completed**

### ④ 88 - 99 Renshaw Street

6 - 8 Storey

77 residential units and two ground floor retail units.

**Approved with Conditions 06.16**

### ⑤ 03 - 27 Oldham Street,

2 no. 7 Storey Blocks

**Completed**

### ⑥ 04-14 Oldham Street,

4 blocks up to 11 Storey

772 student bed spaces inc. 106 cluster flats and 58 studios with ground floor communal areas and retail units.

**On Site**

### ⑦ Oldham Place,

6 Storey

117 student units and 1 retail units.

**Approved with Conditions 11.03.15**

### ⑧ Watson Building Extension,

8 Storey

Extension and conversion to B1 office Use.

**Completed**

### ⑨ Former Rapid DIY Building,

13 Storey

192 Student studio apartments

**On Site**

### ⑩ 14 - 26 Benson Street,

5 Storey

30 apartments plus 3 retail units

**Approve with Conditions 12.01.11**



Completed



Proposed



## Site Context & Analysis

### Existing Site Character



View of site, from corner of Renshaw St. and Heathfield Street



View of site from Heathfield Street



View of site from Heathfield Street



View away from site, from Renshaw Street



View towards site and neighbouring multi-storey, from Heathfield Street



View towards site from Renshaw Street



Chy Oriental Restaurant, Renshaw Street



Renshaw Street materiality



## Site Context & Analysis

# Existing Materials



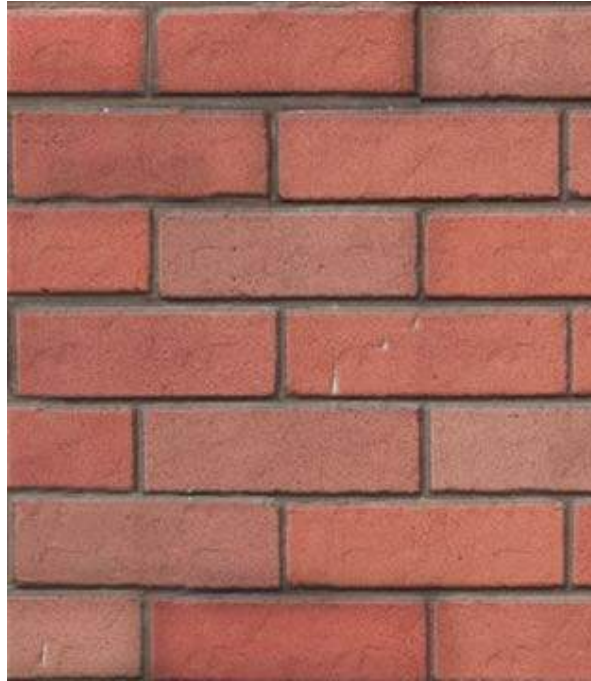
Portland Stone



Glazing



Aluminium Cladding (neighbouring multi-storey)



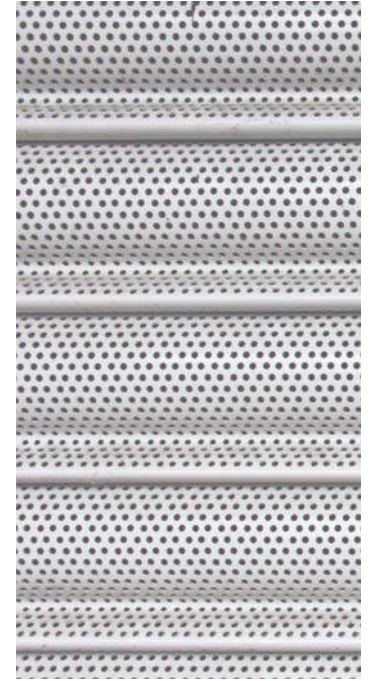
Red Brick



Stone



Corrugated Metal



Perforated Corrugated Roller Shutter

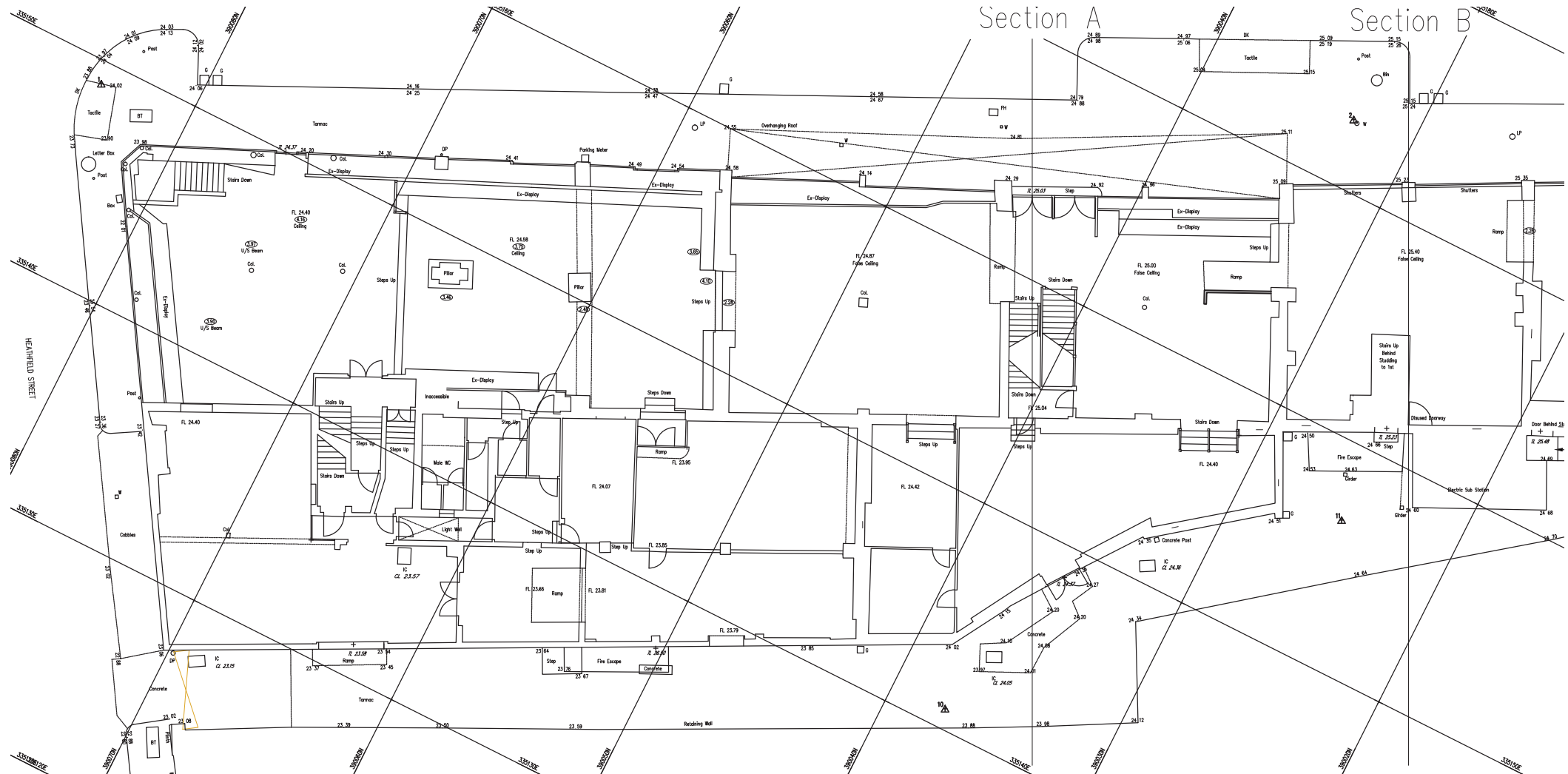


Painted Rendering





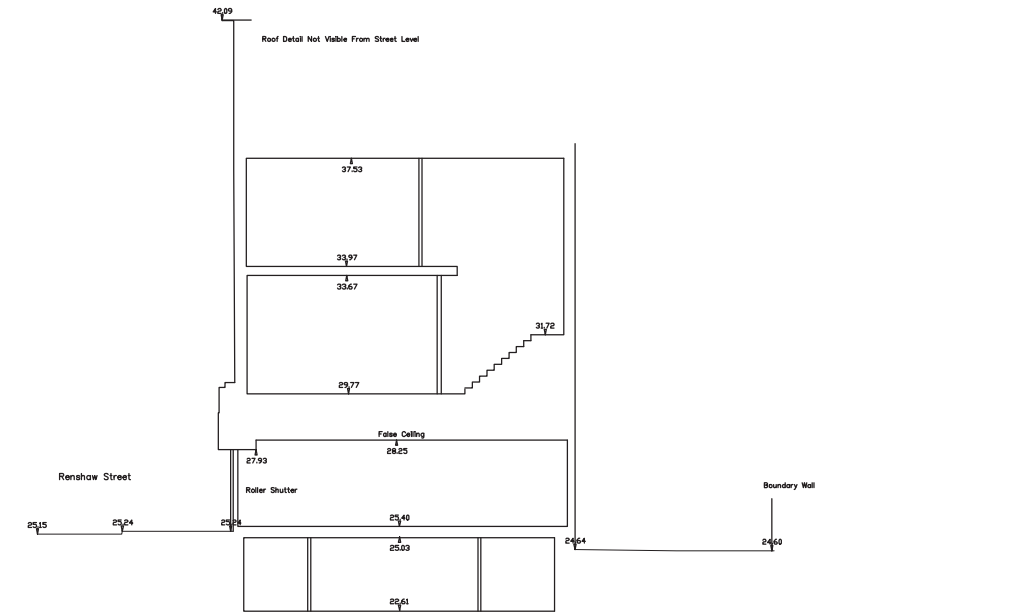
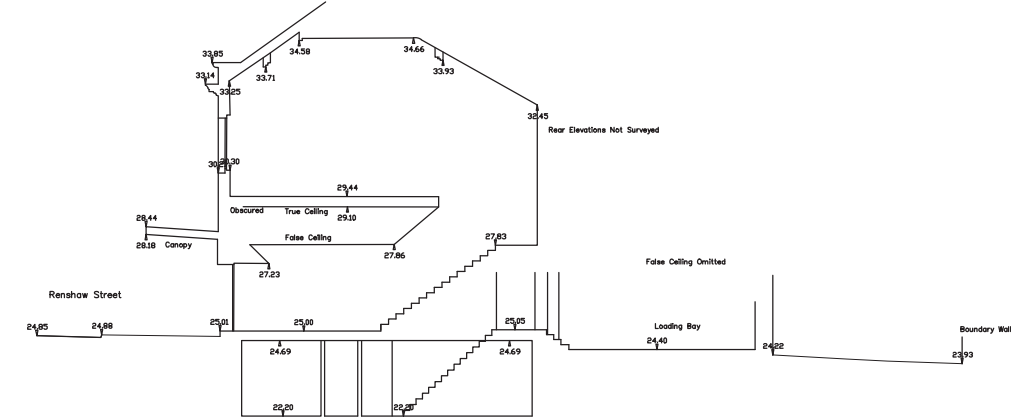
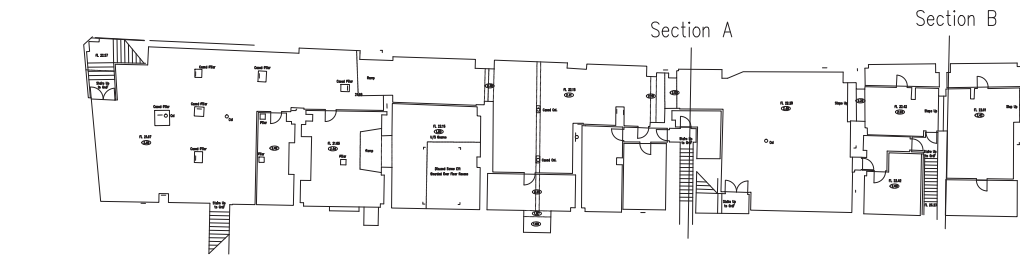
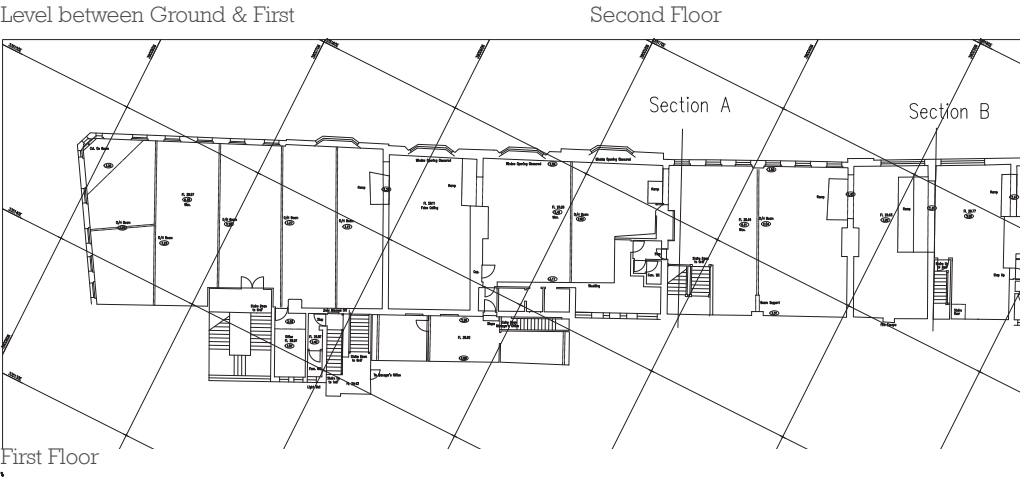
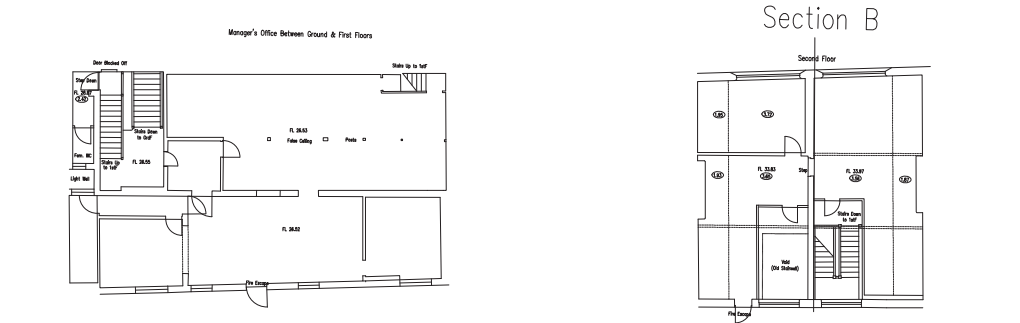
Site Context & Analysis  
Existing Ground Floor Plan  
Surveyed April 16



# Site Context & Analysis

## Existing Plans

Surveyed April 16





Site Context & Analysis

# Existing Street Scenes

Surveyed June 16



Renshaw Street



Heathfield Street



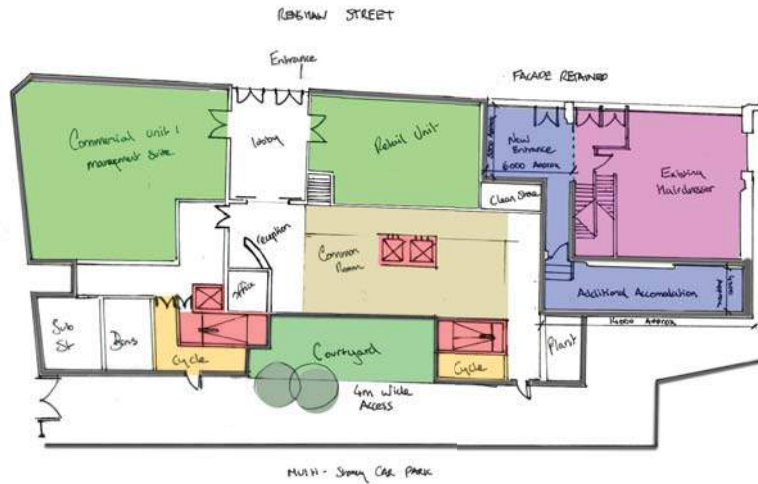


### 3. Design Development



# Design Development Initial Sketch Layouts

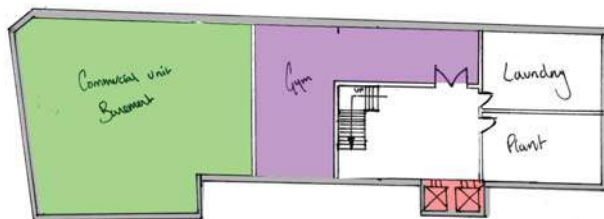
November 15



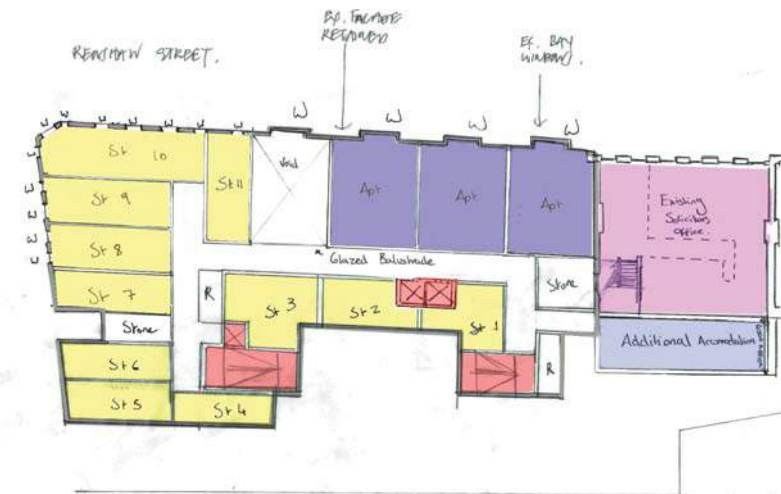
Ground



Second/ Third



Basement



First

	Studios	Micro Apts
0	0	0
1	11	3
2	24	0
3	24	0
4	18	0
5	18	0
6	0	13
7	0	13
8	0	13
9	0	9
10	0	9
	95	60
11	2 x Penthouse	
12	2 x Penthouse	
155 Units + 4 Penthouses		

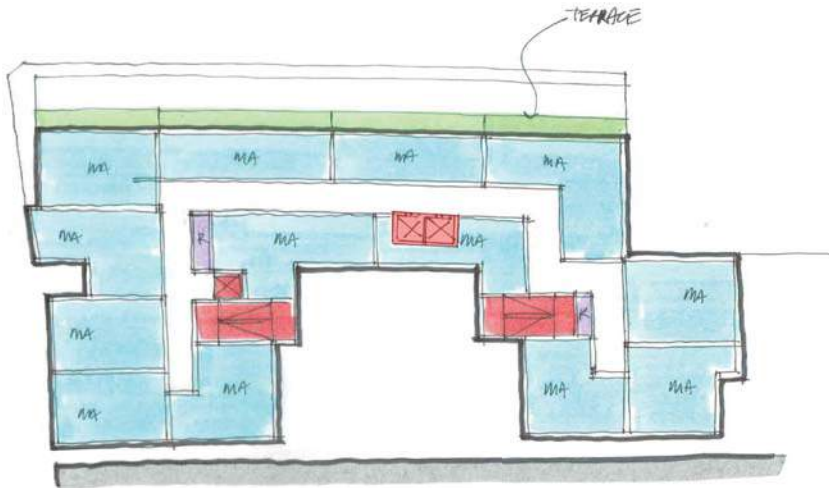
Ground  
Communal  
Levels 1-5  
Apart Hotel  
Levels 6-10  
Apartments

Apt - Apartments  
(48sqm)  
ST - Studios  
(Min - 20sqm)

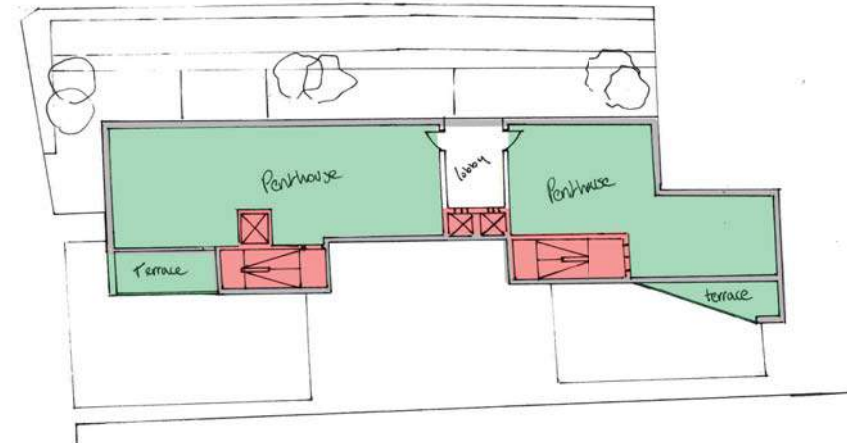


# Design Development Initial Sketch Layouts

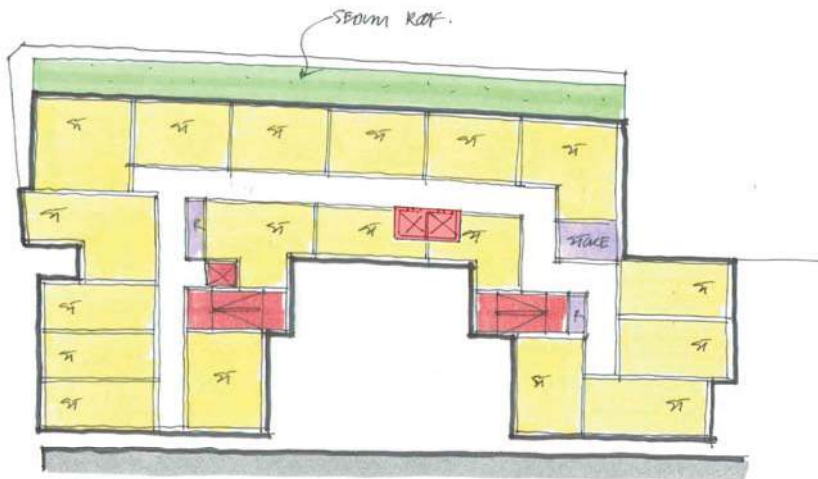
November 15



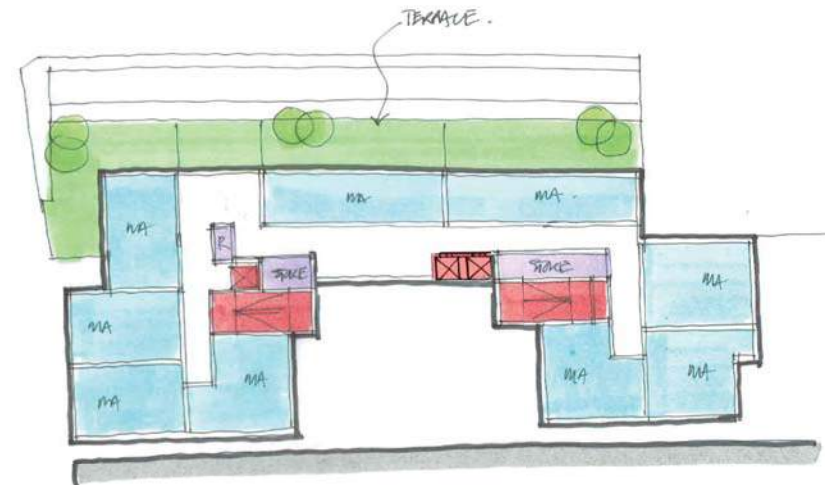
Sixth / Eighth



Eleventh/ Twelfth



Fourth / Fifth



Ninth / Tenth

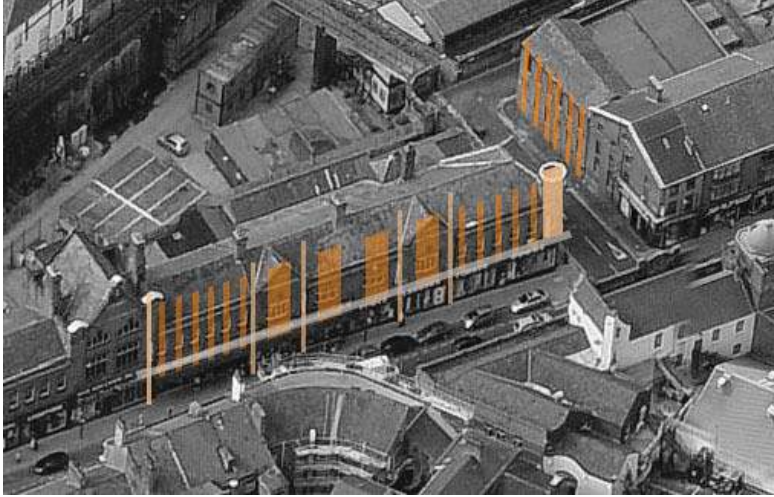
	Studios	Micro Apts
0	0	0
1	11	3
2	24	0
3	24	0
4	18	0
5	18	0
6	0	13
7	0	13
8	0	13
9	0	9
10	0	9
	95	60
11	2 x Penthouse	
12	2 x Penthouse	
	155 Units + 4 Penthouses	

Ground  
Communal  
Levels 1-5  
Apart Hotel  
Levels 6-10  
Apartments

Apt - Apartments  
(48sqm)  
ST - Studios  
(Min - 20sqm)

# Design Development

## Contextual Elevation Study



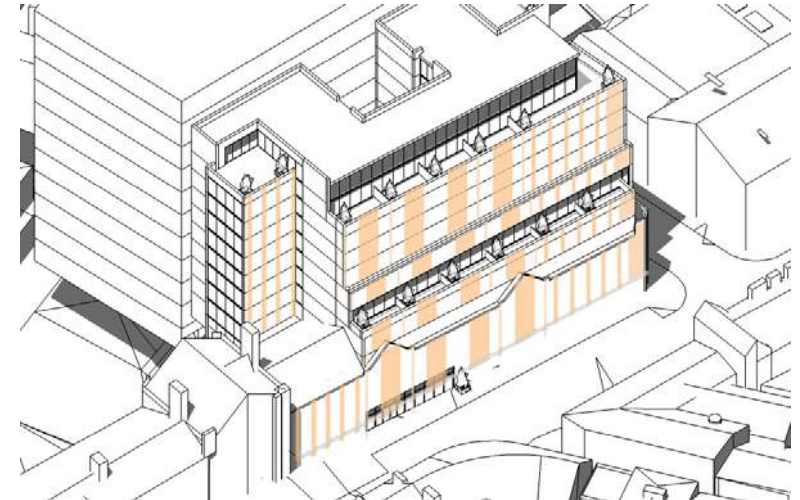
Existing Facade Renshaw Street



Regulated Facade Pattern



Streetview

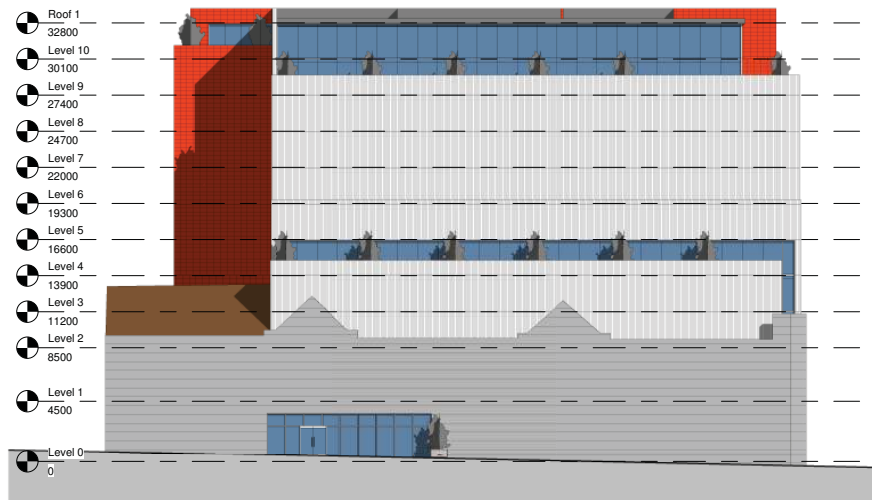


Projecting Pattern onto Facades

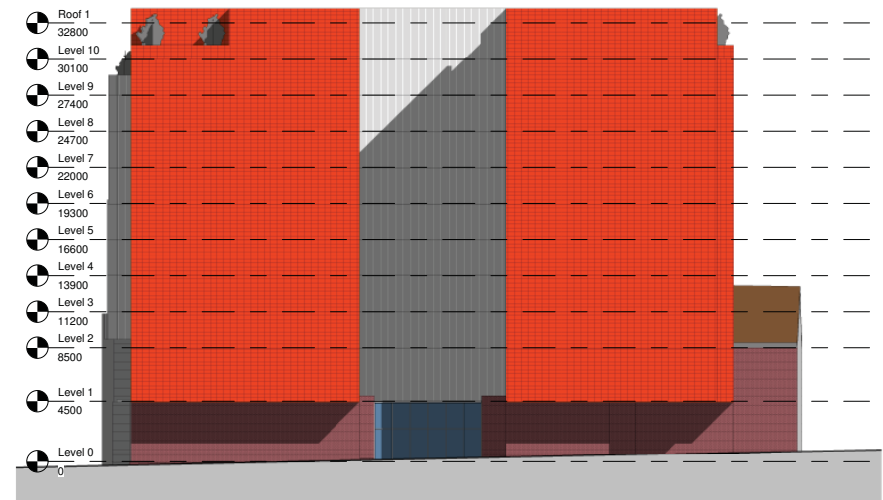


# Design Development

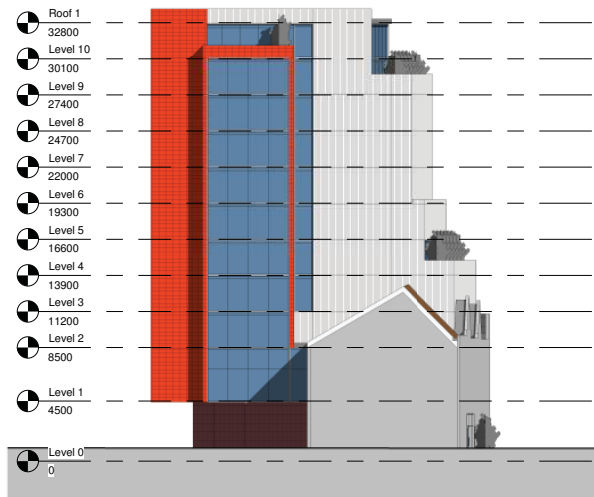
## Massing Development



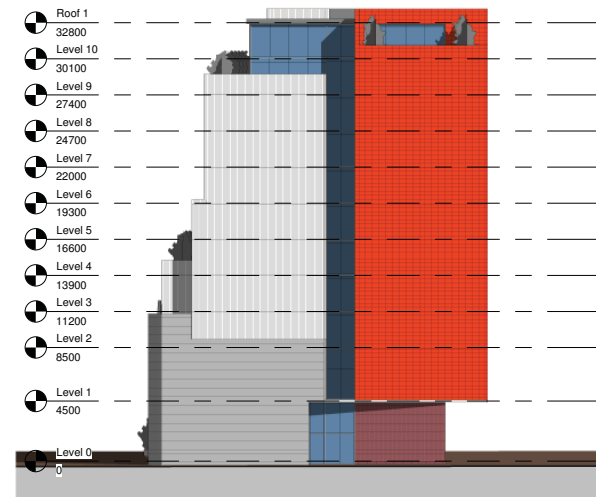
North Elevation



South Elevation



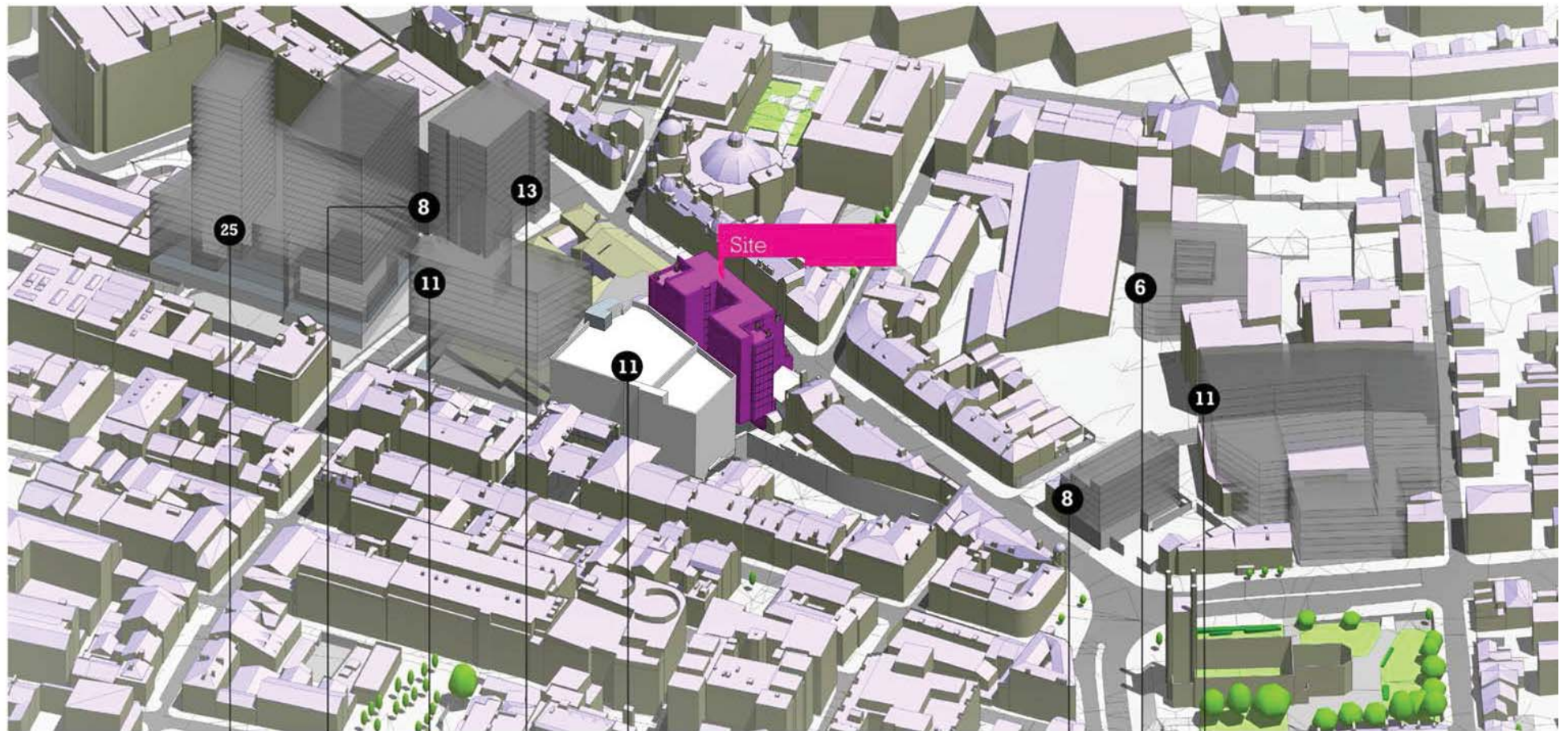
East Elevation



West Elevation

## Design Development

# Surrounding Approved Massing



**48-60 Renshaw Street - 28m**

*11 storey multi-storey car park.*

**Former Rapid DIY Building - 42m**

*13 storey building to provide 192 student studio apartments.*

**Central Village (Hotel) - 28m**

*11 storey building 240 bedroom hotel.*

**Watson Building Extension - 29m**

*8 storey extension to The Watson Building in connection with its conversion to B1 office use.*

**Central Village (Residential Towers) - Max 78m**

*25 and 20 storey building with linked podium block, incorporating 214 no. One and two bedroom apartments, cinema, retail/commercial uses.*

**04-14 Oldham Street, 19-33 Leece Street**

**- Max 33m**

*4 blocks ranging up to maximum of 11 storeys, containing 772 bedsaces. 106 cluster flats and 58 studios with ground floor communal areas and retail unit.*

**Oldham Place - 17m**

*6 storey building comprising 117 student units with and 1 retail unit.*

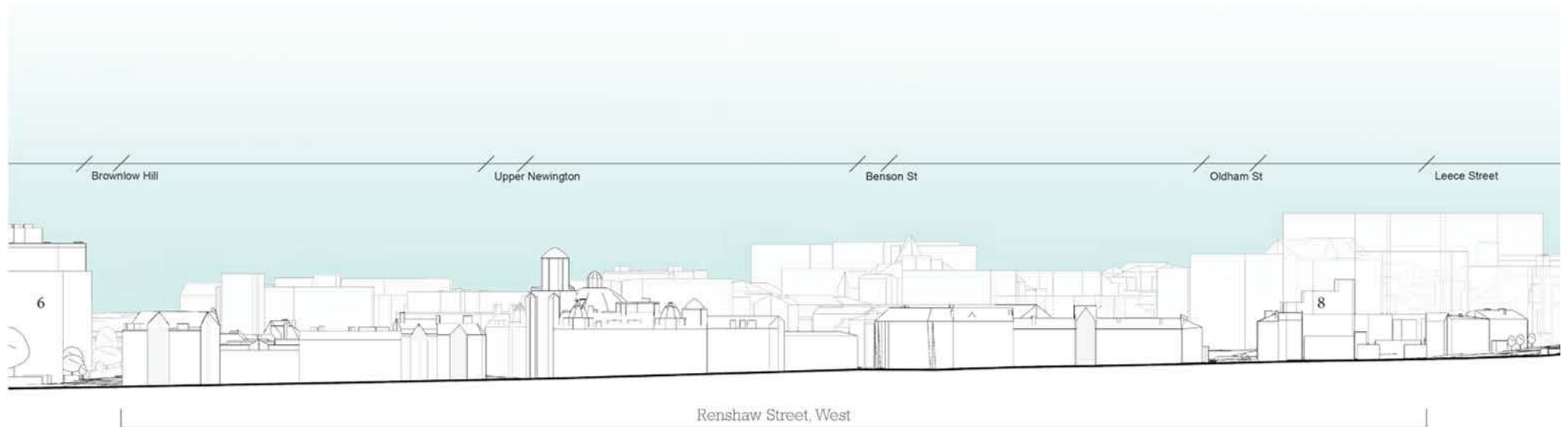
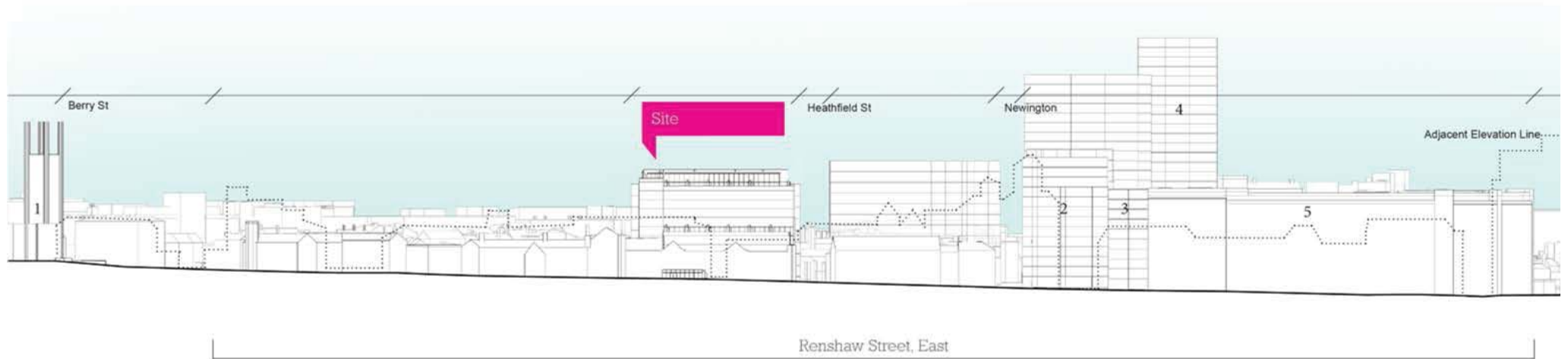
**89-99 Renshaw Street**

*6-8 storey building containing 77 residential units and two ground floor retail units,*

# Max No. Of Storeys



# Renshaw Street Elevations Showing Proposed Massing



1. St. Luke's Church 2. Former Rapid DIY Building (proposed) 3. Watson Building 4. Central Village (residential towers, proposed) 5. Former Lewis' Building 6. Adelphi Hotel 7. Grand Central  
8. 88-99 Renshaw Street (proposed)

Design Development  
Contextual Model Views  
Surrounding Approved Massing Ghosted





# Design Development

## Contextual Model Views



View from Renshaw Street looking North

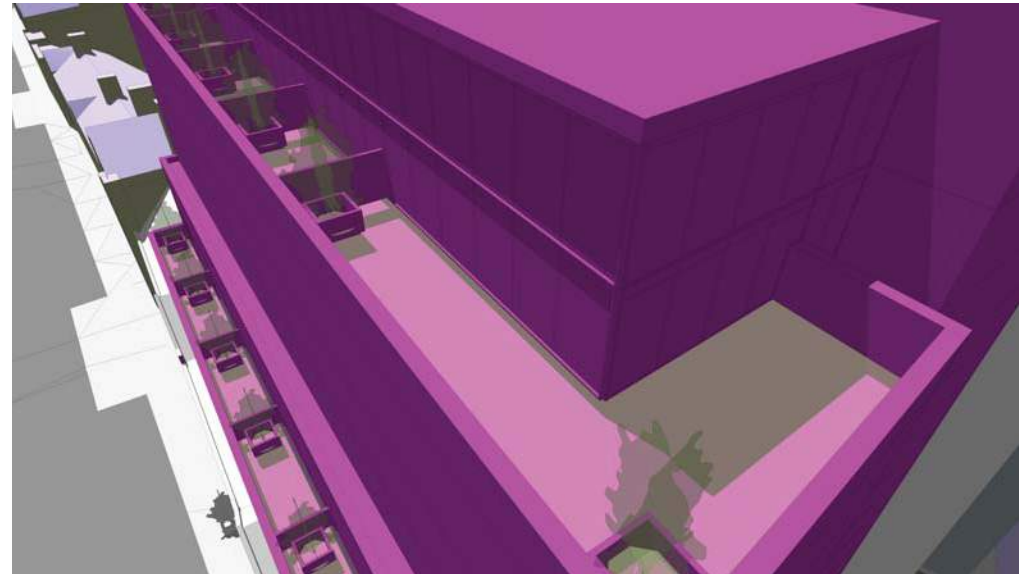
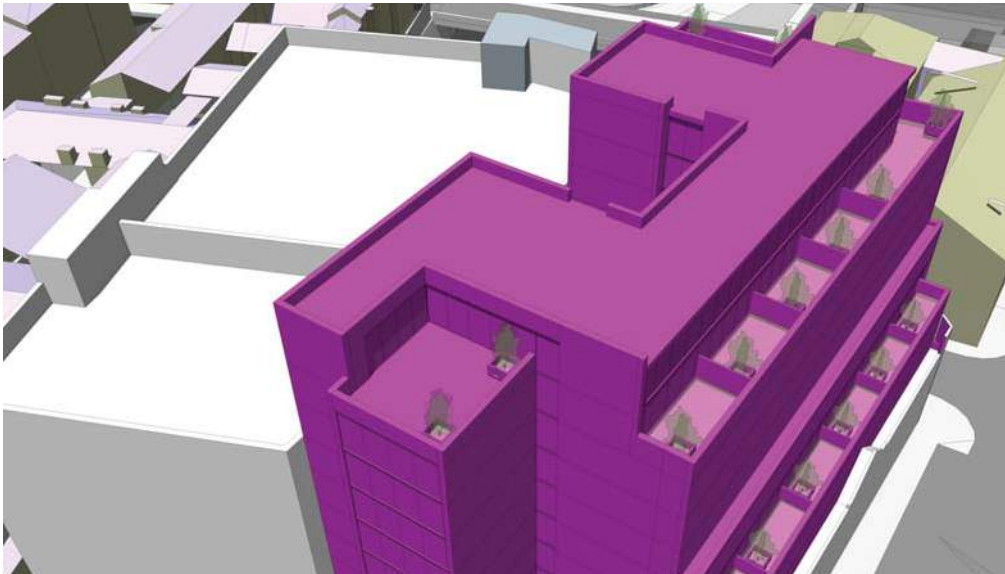
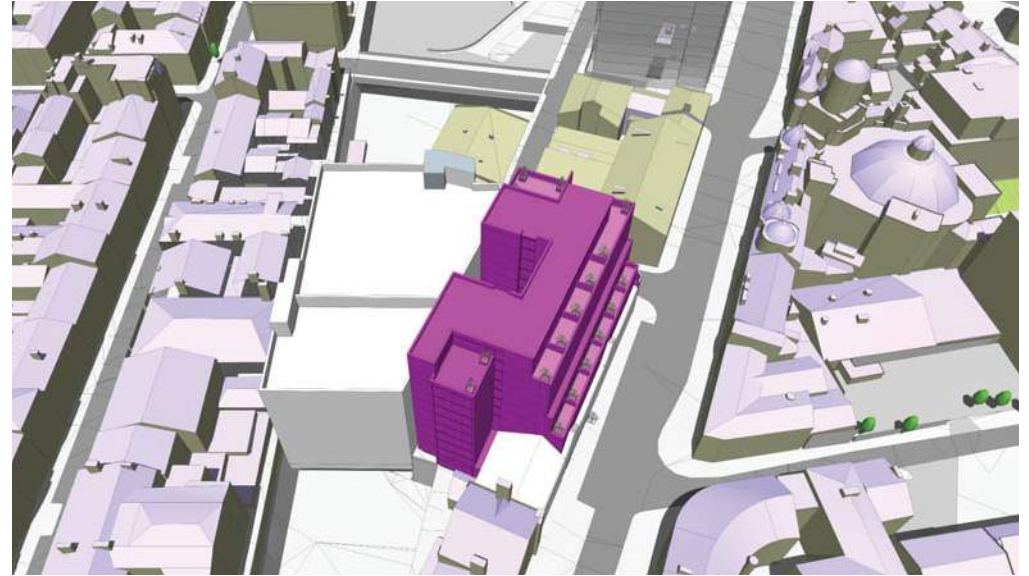


View from Benson Street



View from Renshaw Street looking South

Design Development  
Contextual Model Views





Design Development  
Proposed Site Plan  
First Planning Issue - July 16

