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Design & Access statement

Proposal for internal layout change and
new roof terrace to Shenanigans Pub

77 Tithebarn Street,
Liverpool
L2 2EN



Condy Lofthouse Architects



Design statement

Introduction

The statement is produced by Condyllo Architects on behalf of our client Iona Group and represents our initial designs on the property subject to statutory approvals, site investigation, measured surveys and access and easement rights as well as consultation with all relevant bodies. At this stage the client is the owner of the 77 Tithebarn Street.

Background

The design proposal was submitted to planning for a pre-application enquiry which was validated on 8th March 2016 Ref. 0117/16. The planning officer dealing with the case was Chris Ridland was generally in support of the proposal. He did however raise the issue of reducing or obscuring the glazing on the west elevation so as not to prejudice the development of the adjacent site. We have considered this and proposed the glazing to this elevation will be left clear until such a time a development takes place. At that time obscure 'frosted' effect vinyl will be applied to the inner face of glass. We would point out that the sliding window frames will allow the glass to be cleaned using telescopic brushes without the need to access the adjoining land. We would clarify that there is a small variation to the roof design post the pre-application submission. Originally only a small square of the proposal was to be a roof terrace. Our client has decided that the new roof will slide back to allow for a larger terrace area (approx. 45% of roof). The two side windows also slide back at the same time. This design gives greater control to the opening up of the roof and it can be closed at a given time



Figure 1 Shenanigans stands alone

The principle of the design

The design proposal seek to bring the upper floors into better use as part of the existing public house and enable the offer of food within the premises. An additional roof top extension is also proposed to the rear outrigger portion of the building. It is envisaged that the refurbished levels will enable the various function areas to be created and accessed independently from the ground floor public house. The existing upper levels are currently used as accommodation.

The history and context

Shenanigans is situated on Tithebarn Street and the corner of Smithfield Street, which is one of the original 'seven streets' of Liverpool. Directly opposite the pub building was the historic location of the Original Tithe Barn from which the streets derives its name.



Figure 2*Street map dated 1860. Shenanigans can be seen on the corner of Smithfield Street named 'Spirit Vaults'.



Figure 3 Gap between pubs

Around the time that the Tithe Barn was disappearing, pubs, spirit or beer vaults as they were also called, became a common sight; appearing every 100 metres (or 20 rods as was known back then). In 1842 there were 18 licensed premises on Tithebarn Street although most were un-named due to the huge quantity that there were. The first date we have found of a pub on Shenanigans site is 1841, as this is the first year of official licensing records. The earliest name we found being 'The Revolving Lamp' in 1894, when William Tyson was the

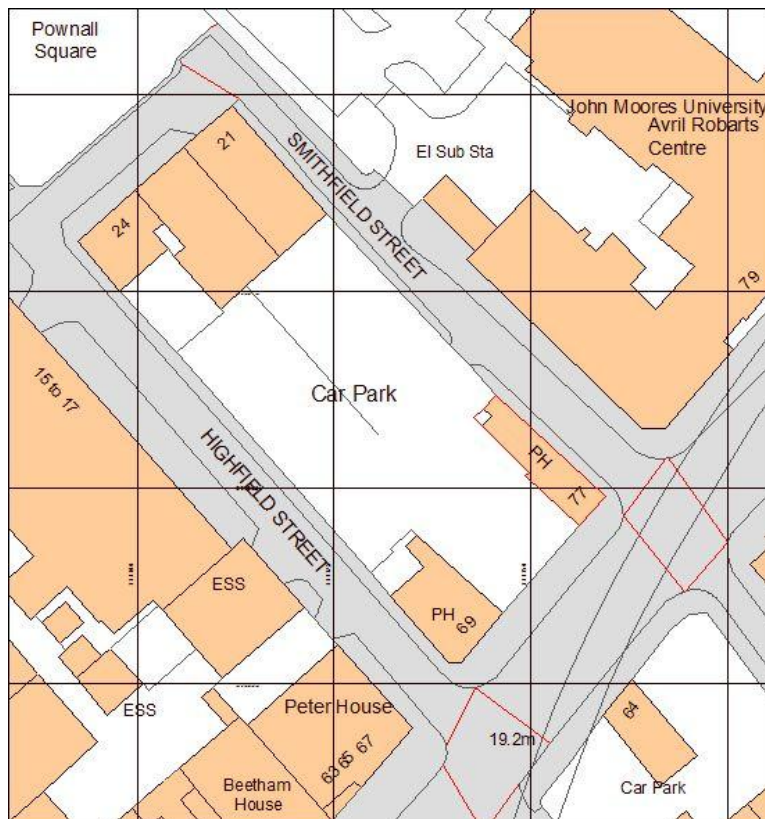


Figure 4 Current OS site plan

landlord. In 1894 the pub was bought by Peter Walker and Son. It was the first of eleven Walker's pub on Tithebarn Street. After the Second

World War there was considerable bomb damage to the area and we believe some rebuilding work was carried out on the property.

The formerly dense site is mostly flattened and used as car parking areas leave the two 'bookend' public house of the Monroe and Shenanigans as standalone properties.

In 1997 it became Shenanigans and has traded as a public house under the existing clients.

To the northeast of the building across Smithfield Street is Avril Roberts centre an education establishment for John Moores University.

To the northwest of the site is a public car park and beyond that some 31metres to the rear is a two storey office building circa 1950. Directly left of Shenanigans is car parking then the Monroe public house and beyond that across Highfield Street is a 1960's office development approx. 33metres from the side gable of our building.

Design proposal

Basement

The pre-application did not include the proposed access stair to the basement. Currently the existing basement is accessed via a hatch behind the bar. This is not an ideal situation and our client would prefer a more suitable route. We have proposed a service access stair to the rear out rigger which will involve some digging out to provide a new access to the basement.

Ground Floor

The ground floor bar and drinking area remains much as is but the rear w.c's and access stairs are to be reconfigured. The redesign will allow for an accessible unisex WC and male w.c and the new staircase will provide a more rational stair configuration. The configuration will allow the upper floor to be accessed separately via the existing pub rear door on Smithfield Street. Access from the bar to the upper levels can be restricted allowing separate functions to operate during normal pub hours. The buildings first floor is at a stepped down level to the rear outrigger and as such an additional intermediate stair is to be reconfigure at the junction of the front and rear block. This will allow us to 'open up' a void in the ceiling of the pub to give some visual connectivity between the ground and first floor drinking areas.

A dumb waiter will run through all three levels providing the ability to serve food to all areas.

First floor

This level sees the continuation of the ground floor staircase and the introduction of 3 No cubicle WC's. It can be seen as a typical overflow area from the bar below and will be decorated in a similar style with its own small bar and serving area for food. The void and mid staircase allows direct views to the bar below.

Second floor

The existing second floor area to the front of the property is to accommodate the main kitchen, store, and manager's office. Any kitchen extract will be taken directly through the roof in a discreet position but meeting the relevant requirements.

Second Floor New

The lower level of outrigger block has allowed us to consider a roof top extension above the rear first floor. This extension would be within the height of the front part of the property and effectively sit within and on the existing rear parapet wall. In contrast from the traditional public house this rear element will be a light weight structure with a fixed and solid sliding roof. The 2 long side walls will be sliding windows to allow the space to be closed in colder and wetter seasons but open during warmer seasons. The rear of this glass box will be a solid form with steel cross bracing behind. We envisage RWP etc. to run through the centre of this space. This space offers a contrasting venue to the traditional bar and it is hoped it will attract business functions and weddings parties to the premise.

View from Smithfield Street towards Tithebarn Street



Figure 5 Existing rear of Shenanigans showing reduced height outrigger



Figure 6 New proposal sits comfortably on rear block

View from Smithfield Street towards Tithebarn Street



Figure 7 View of existing building from center of car park



Figure 8 Proposed roof extension

Access

The historic nature of the premises means we need to work with the existing constraints and improve the access arrangements where feasible. As the works are to the rear outrigger we will focus on the access arrangements in this area. A level access will be provided at the rear door which will give disabled access to the ground floor of the public house. Current access to the pub is via two entrance doors which both have stone steps. The provision of a full accessible WC is provided on the ground floor and wheelchair users can benefit from all the public house has to offer in this area.

With regard to the upper floor areas, an ambulant disabled stair is to be provided which is an improvement on the current access configuration. The uppermost floor is designated for kitchen and catering staff only.

Although considered as part of the design, lift access would take up considerable space resulting in the floor space being reduced to such a degree that the proposal would not be implemented. The ground floor will however offer the full range of food and beverage served on the upper floors.

Conclusion

We feel this is a minor intervention to the existing building which has no detriment to the character and style of the public house. It has no impact of the front elevation of the pub as viewed from Tithebarn Street nor does it detract from any of the side or rear elevations. The distances and nature of properties adjacent to the site would not raise any issues regarding overlooking or loss of amenity.

Signed:

Jason Maher (Condyllofthouse Architects LTD)
2016-06-27