

Document Title: Design & Access Statement

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Project Description: Change of use to convert three vacant commercial buildings, cladding roof, internal and external alterations to create 21 number self-contained aparthotel units, with A3 commercial units at ground floor.

Site Address: 151-155 Duke Street, Liverpool L1 4JR





DOCUMENT CONTROL

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1. EXECUTIVE SUMMARY

- 1.1 This Design and Access Statement is prepared by NC Architecture on behalf of the Applicant “EPIC Liverpool Ltd.”, in support of a Full Planning Application for change of use to convert three vacant commercial buildings, cladding roof, internal and external alterations to create 21 number self-contained aparthotel units, with A3 commercial units at ground floor.

2. SITE AND CONTEXT

2.1 Location



Fig 1: Google Maps – Site Location Map

- 2.2 The site lies within the Ropewalks regeneration zone in Liverpool City Centre, along Duke Street and adjacent to Liverpool One Shopping Centre and within walking distance of Liverpool Docks.
- 2.3 The site is highly sustainable, as it is within walking distance of surrounding shops, local amenities, bars and restaurants.



3. EXISTING SITUATION

- 3.1 Existing buildings are currently vacant and most of the windows are boarded. The interior has been stripped out to structure. All three buildings are internally connected.

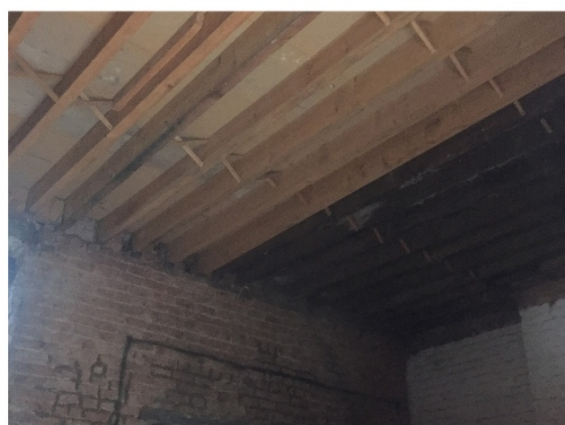


Fig 2: Site Photos



4. DESCRIPTION OF THE PROPOSAL

- 4.1 Change of use to convert three vacant commercial buildings, cladding roof, internal and external alterations to create 21 number self-contained aparthotel units, with A3 commercial units at ground floor.



Fig 3: Site Edged Red



4.2 Appearance

The roof alterations will create a modern appearance and will complement the existing brick building, which will be retained in its original character.



Fig 4: Proposed Front Elevation

4.3 Materials

- The roof alterations will be formed in gray zinc cladding with flat roof.
- Existing brick facade will be cleaned and repaired / made good where required.
- All windows and doors will be re-glazed in double-glazed units within timber or metal frames, painted black.

4.4 Accommodation

4.4.1 Proposed number and types of aparthotel units:

Floor	1 double bed	1 double bed + 1 single bed	2 double beds	2 double beds + 1 single bed	2 double beds + 2 single beds	3 double beds + 2 single beds	Total
Basement	1						1
Ground	1						1
First		4	1	1	1		7
Second	1	1		4			6
Third	1				2	3	6
TOTALS	4	5	1	5	3	3	21



4.4.2 Proposed Gross Internal Areas are as follows:

FLOOR	Area m²	Area ft²
Basement	470.8m ²	5067.6ft ²
Ground	457.4 m ²	4923.4 ft ²
First	462.4 m ²	4977.2 ft ²
Second	461.6 m ²	4968.6 ft ²
Third	441.6 m ²	4752.3 ft ²
TOTALS	2,321.1m²	2,4984.1ft²

5. ACCESS

5.1 Pedestrian Access

Existing three pedestrian accesses to each building from Duke Street will be retained. Access to the aparthotel is provided by the entrance from the 151 Duke Street. The commercial units will be located on the ground floor and basement of 153 and 155 Duke Street and will be accessed from the existing doors.

5.2 Vehicular Access

Existing access is off Duke Street. There will be no alteration to existing situation. Parking along Duke Street will be subject to Highways restriction.

5.3 Disabled Access

Assisted access will be provided at each entrance of Duke Street. Vertical access within the building will be via a Part M Compliant Lift.



6. DESIGN PROPOSAL

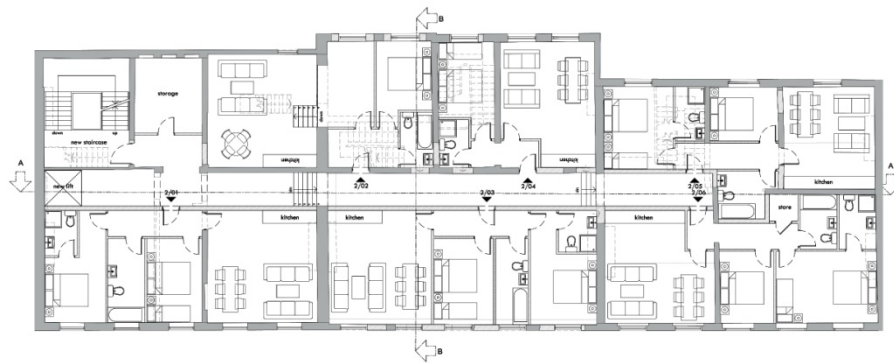
6.1 The ground floor of 151 Duke Street is a reception entrance to the aparthotel, with basement below and all accommodation above buildings 151-155.

6.2 Ground Floor and the basement of 153 and 155 Duke Street will be commercial units.

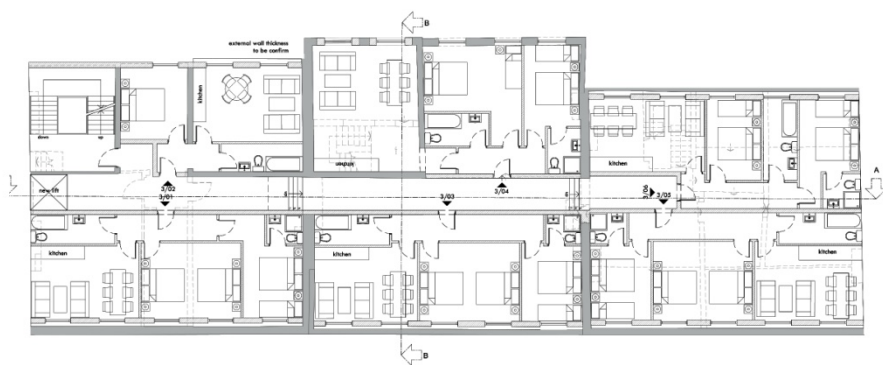
6.3 Floor Plans



Fig 5: Proposed Basement, Ground and First Floor Plan



Proposed Second Floor Plan



- Removed
- Existing wall
- New wall



Fig 6: Proposed Second and Third Floor Plan



6.3.1 Elevations



Fig 7: Proposed Front and Rear Elevation