

**Document Title:** 8016-HS-100 Heritage 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 apart-hotel units, with A3 commercial units at ground floor.

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





## DOCUMENT CONTROL

### Document Revisions

Rev	Date	Author/s	Checked by	Issued by
0	25.04.2017	Tony M Kaba	Tony M Kaba	Dom Komorowska

### Document Details

#### Author/s

Tony M Kaba, Technical Manager | Senior Architect

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#### Checked by

Tony M Kaba, Technical Manager | Senior Architect

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#### Issued by

Dom Komorowska, Architectural Assistant

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## 1. Introduction

- 1.1. This statement has been produced by NC Architecture on behalf of the client, Epic Liverpool Ltd in support of the Full Planning application and Conservation Area Consent for 151-155 Duke Street, Liverpool, L1 4JR

## 2. Documents Reference

- 2.1. Ropewalks Supplementary Planning Document
- 2.2. Duke Street Conservation Area
- 2.3. National Planning Policy Framework (NPPF)

## 3. Application Site

- 3.1. The site is in the Duke Street Conservation Area, designated in 1988.
- 3.2. The site is within Ropewalks, a historic area named after unique large 19<sup>th</sup> Century warehouse buildings once used for rope making during Liverpool's maritime boom.

## 4. Nature of the Asset

- 4.1. The asset is a set of three existing buildings that are currently vacant and most of the windows are boarded. The interior has been stripped out to structure. All three buildings are internally connected.
- 4.2. The architecture of front elevation is of a Georgian style characterised by a large windows symmetrically designed with an arched doorway in the middle at ground floor.
- 4.3. The buildings are predominantly brick

## 5. Extent of the Asset

- 5.1. The asset extends from 151 to 155 Duke Street occupying three large inter-connected building. The asset is within walking distance to local amenities, bars, restaurants and shops.

## 6. Significance of the Asset

- 6.1. **Archaeological:** The property has got no archaeological significance
- 6.2. **Architectural:** The property has an architectural significance in its association with the Duke Street conservation area characterised by Georgian-style buildings constructed to house the rope making industries during Liverpool's maritime boom in the 18<sup>th</sup> and 19<sup>th</sup> Century .
- 6.3. **Artistic:** The property does not represent any artistic significance.
- 6.4. **Historic:** The property has an historic significance in its association with the rope making industries during Liverpool's maritime boom in the 18<sup>th</sup> and 19<sup>th</sup> Century.

## 7. Proposed Works

- 7.1. 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.



## **8. Impact on the Asset**

- 8.1. The proposed works will not harm the buildings and will have a positive impact and as a result, improve the architectural significance. There are no proposed works to alter the character of the front elevation however there will be roof alterations to create a modern contemporary flat roof accommodation that will be set back from the main façade and will be constructed in lightweight zinc cladding which we not detract but compliment the dominant brick facade. Majority of the internal structural brick walls are to be retained.
- 8.2. As the property does not possess any known or visible archaeological or artistic significance, the impact on these elements of significance is not applicable.
- 8.3. There will be no impact on the historic significance of this property as the character of the front elevation will be retained. The brickwork will be cleaned and re-pointed where necessary using approved methods for conservation areas. The window openings will be re-glazed in double-glazed units and their symmetry of the openings will be retained.

## **9. Demolition in a Conservation Area**

- 9.1. The existing roof has deteriorated to a poor representation of what was once an attractive set of buildings. Demolition works will involve demolition of the existing pitched roofs, realigning/modification of rear windows and modifications to the 2<sup>nd</sup> floor front window openings to match the symmetry of the openings of the openings on the lower floors.
- 9.2. The proposals do not fall under Para 133 of the NPPF as the development is not on a designated asset and equally does not lead to substantial harm or total loss of the asset.

## **10. Planning Policy Context**

- 10.1. The proposed development makes a positive contribution to the local character and distinctiveness and Para 131 of the NPPF requires the Local Authority to take this in to account.
- 10.2. The proposals do not fall under Para 133 of the NPPF as the development is not on a designated asset and equally does not lead to substantial harm or total loss of the asset.
- 10.3. The scale of harm or loss of the significance of this heritage asset is very minimal. Para 135 of the NPPF requires Local Authorities to take a balanced judgement when weighing application that directly or indirectly affect the heritage asset. In the case of this application, the impact of the proposed development enhances the design and character of this heritage asset and therefore this should be taken in to consideration.
- 10.4. The proposed development also accords to Para 126 of the NPPF which requires Local Authorities to take in to account developments that enhance the significance of the heritage asset and the desirability of the new development making a positive contribution to the local character and distinctiveness.