

# Spellow Library

## Design and Access Statement

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# Contents

1.0 Proposal Background.....	4
2.0 Context.....	5
2.0 Context.....	6
3.0 Factors Affecting Development.....	8
4.0 Design Objectives.....	9
5.0 Character.....	12
6.0 Environmental Sustainability	14
7.0 Access	15
8.0 Movement and Security	16
9.0 Consultation	17

# 1.0 Proposal Background

## 1.0 Proposal Background

### 1.1 Introduction

The intention of this Design and Access Statement is to provide an overview of the proposals for the refurbishment of Sellow Library, Liverpool, and justification for the design choices.

Liverpool City Council have been awarded £1 million in grant funding from the Liverpool City Region (LCR) Combined Authority through the LCR Town Centre Fund. The purpose of the fund is to facilitate the revitalisation of selected towns or districts in the Liverpool City Region. It encourages this through innovative, long-term sustainable ideas in order to encourage longer term enhancement and funding opportunities for the areas.

The Council allocated County District Centre (CDC) to the fund, following Cabinet approval in July 2019. The existing Sellow Library building was selected to accommodate a new Community Hub for the area. The County Ward is the 2nd most deprived ward in the City with extremely low adult literacy rates and has the highest unemployment rates in the City for those aged 18-25 years old.

### 1.2 Vision Statement

The aim of the project is to support the development of a sustainable, cohesive community by providing a local venue with resources and services available to facilitate this.

The existing library provision, including children's library, will remain as this is a statutory requirement for the area but will be enhanced with the following provisions:

- Adult Learning – To help address the low adult literacy rates and unemployment in the area there is a need for local access to adult learning courses.
- Community Group Space – the facility is already well used by many children, schools and baby groups and the new facility will be enhanced to accommodate this as well as benefitting other community groups.
- Enhanced computer offer – the high deprivation rates within the area mean many families don't have access to a computer. The majority of the computers within the library are currently used for property pool services, universal credit accounts etc.
- Wifi Area

In order to achieve the project objectives, the following works are proposed to the existing building:

- Improve the external façade
- Improve internal flexibility in consideration of the above provisions
- Enhanced accessibility and inclusiveness - New accessible access, platform lift and Changing Places Toilet



1.1 Proposed County Road elevation



## 2.0 Context

## 2.0 Context

## 2.1 Location

Spellow Library is located on County Road in the Walton area of Liverpool.

County Road is one of the main routes into the City Centre, which lies approximately 4.2km to the south-west.

The full site address is:

Spellow Library  
County Road,  
L4 3QF

## 2.2 Site Context

The urban fabric of this area was developed in the latter part of the 19th Century and many of the buildings from this time remain to this day. The buildings along County Road are typical three storey late-Victorian terraces with the ground floor being used as commercial premises and the upper floors being used as residential accommodation. This building type continues for much of the length of County Road.

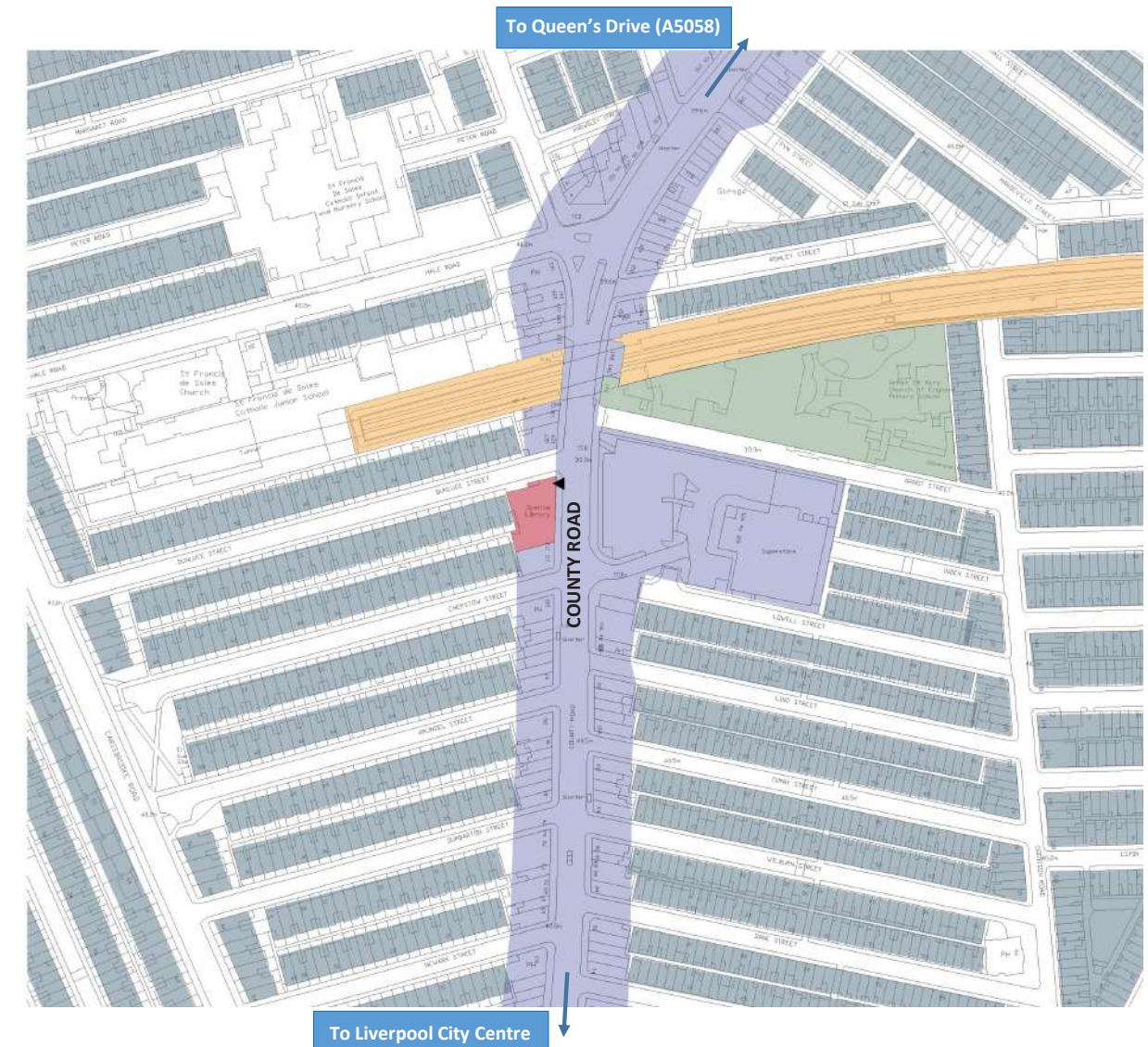
The roads leading off County Road are overwhelmingly high-density, two-storey terrace housing, typical of numerous streets throughout the City, a response to the rapidly growing urban population of the City in the latter part of the 19th Century.

The Library sits on the corner of County Road and Dunluce Street and is notable for its mid-20th Century architectural style.






Immediately across from the library is a car park with a single storey supermarket building to the east end, one of only a small number of interruptions to the original late Victorian street frontage. Adjacent to this is Arnot St Mary Church of England School (completed 1891), one of the largest surviving examples of a Board school in the City and designed by notable Liverpool architect Edmund Kirby. The building is Grade II and forms a group with the adjoining Rainbow House (Grade II), the former Walton-On-The-Hill Board Office.

Behind the row of terraces along the northern side of Dunluce Street runs one of the deep railway cuttings that are common in this area.

The predominant building material of the area is brick in shades of red and brown. Some elevations are relieved with the use of buff brick around window openings or as corbels at eaves height. Cills are usually sandstone with slates to the roof.



## 2.1 OS Plan Showing the site and its context

-  SPELLOW LIBRARY  
 RAILWAY CUTTING  
 COUNTY ROAD - COMMERCIAL PREMISES MOSTLY WITH RESIDENTIAL OVER  
 RESIDENTIAL  
 NURSERY / SCHOOL / CHILDREN'S CENTRE

2.0 Context

2.3 Planning Policy

2.3.1 NPPF

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with the National Planning Policy Framework. This includes the social, environmental, economic and other aspects of the development.

This statement also aims to explain how the principles of Inclusive Design have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for all building users.

2.3.2 Local Planning Policy

The scheme has been developed with reference to the following planning policies:

- Liverpool Unitary Development Plan (UDP)

GEN 3 - Heritage and Design in the Built Environment  
ii. encouraging a high standard of design and landscaping in developments;  
iii. improving accessibility for people with mobility and sensory impairments;

GEN 7 - Community Facilities  
The Plan aims to promote the satisfactory provision and distribution of community facilities - including recreational, leisure, health, education and social facilities - for all the City's residents.

HD19 - Access For All  
1. In accordance with its equal opportunities policy, and in order to achieve a fully accessible environment for everyone, the City Council will ensure that:  
ii. access to and egress from existing buildings and their surroundings is improved as opportunities arise through alterations, extensions and changes of use

HD25 - Advertisements  
1. Consent will not be granted for advertisements which by virtue of their size, siting, proliferation, or method of display, including illumination would:  
i. be a hazard or distraction to road users to the detriment of public safety; or  
ii. dominate or otherwise adversely affect, the amenity of an area.

Planning Policy Guidance Note 19  
(Outdoor Advertisement Control)

Design for Access for All Supplementary Planning Document

2.3.3 Site Planning History

Current online records show the following historic

applications for the site

Ref: 04F/0427  
Decision date: Approved with conditions 08/06/2004  
Description: Extension / addition 2 Storey

Ref: 06DC/0051  
Decision Date: Approved 18/02/2006  
Description: To create new entrance on County Road frontage and install new access ramp on Dunluce Street.

2.4 Existing Site / Building

2.4.1 - External

The existing library building is a single storey space with a mezzanine level along the south wall and part of the west wall.  
The building is of brick construction with moulded concrete pieces delineating the bays on the County Road and Dunluce Street elevations.

The building has a main flat roof with a number of adjacent flat roof areas over the ancillary accommodation. There are a number of rooflights providing natural light levels within the building.

The windows to the main library space, overlooking County Road, are large 3x3 uPVC windows with an opening central light. These were installed in 2007 and appear to be in good condition.

The large glazed window adjacent to the main entrance on County Road appears to be an original timber frame window and is in poor condition and will require replacement.

There are high level windows to the north, west and south facing elevations and incorporate a number of opening lights as the building relies on a natural ventilation strategy. The internal spaces are susceptible to glare and overheating due to the south facing windows.

There are 3no. entrances into the building, two located on County Road and one entrance on Dunluce Street. Both County Road entrances are stepped access and Dunluce Street has ramped access. At present, the ramped access door requires users to press a buzzer and wait for access. All three entrances have roller shutters installed which are in good condition.

Existing signage is limited to two signage boards located on County Road, above the main entrance, and Dunluce Street.

2.4.2 - Internal

There is some ancillary accommodation to the south including an office, staff toilet, cleaner's store and kitchen facilities. The condition of these spaces is poor and the heating requirements need to be reviewed.

In addition to the main library space there is a section dedicated to children and the mezzanine level provides space for IT facilities. The mezzanine can be accessed

by two staircases, however there is no lift or platform lift meaning this area is not fully accessible.

The existing balustrade to the perimeter of the mezzanine is not compliant with Part K of the Approved Documents. The balustrade is currently 960mm high and will need to be increased to 1100mm.

There is currently a mix of loose and fixed shelves.

2.4 Use Class

Whilst retaining the core function of a library, the works to the building will support a much broader range of uses including community and learning. The proposed use class of the building following the works has therefore been agreed as Sui Generis (mixed use).

As a 'Community Hub', it will be able to provide flexible spaces when needed for a number of functions including classroom and learning or group function / meeting spaces.

The Hub will also provide a base in the community for people to access professional services from LCC and Everton In The Community.





2.2 County Road Elevation of the Library.



2.3 Windows along Dunluce Street Elevation



2.4 Existing stepped main entrance to the Library (County Road)



2.5 Existing ramped access (Dunluce Street)



2.6 Brick detail panel to Dunluce Street elevation



2.7 Existing windows (County Road - to be retained)



2.8 Existing internal view



2.9 Existing first floor (mezzanine level)



# 3.0 Factors Affecting Development

## 3.0 Factors Affecting Development

### 3.1 Flood Risk

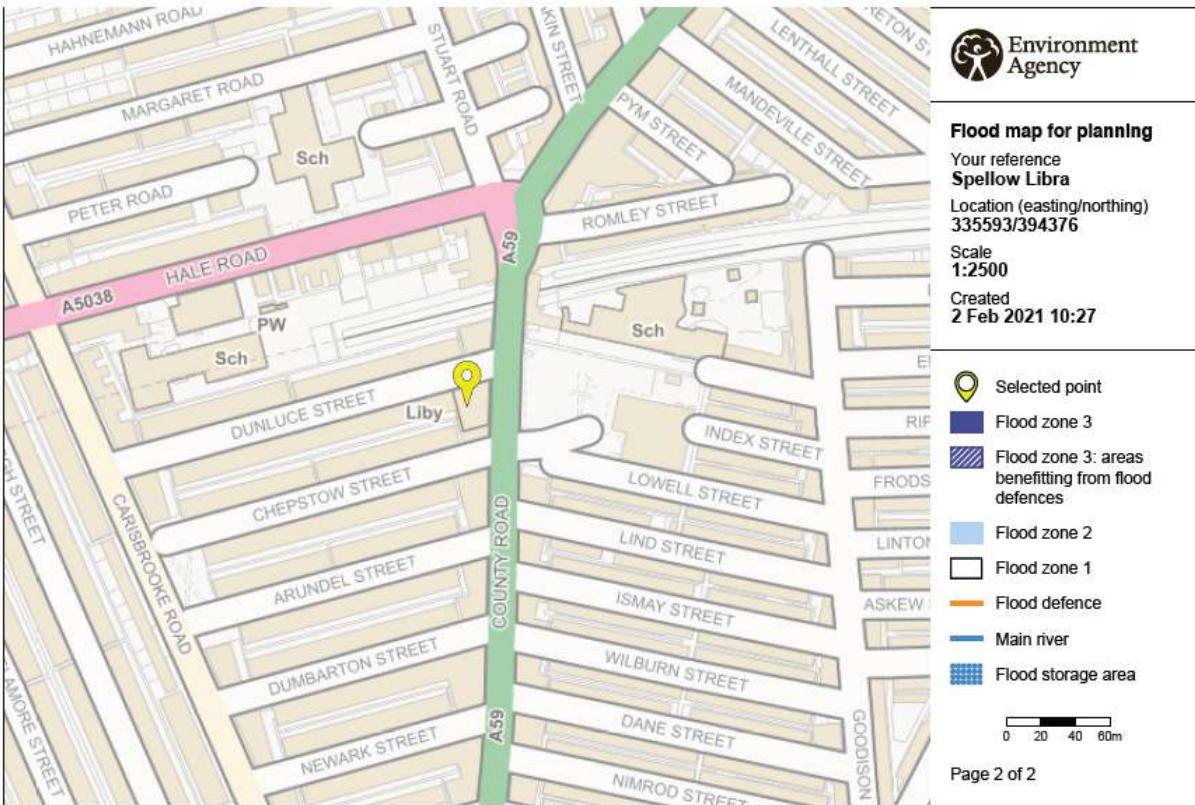
The Environmental Agency's website has been consulted along with Liverpool City Council's Flood Risk documentation. The data confirms that the site is within Flood Zone 1 and is therefore at very low risk of flooding (less than 0.1%) from the sea or watercourse. It is also classed as low risk from surface water flooding.

### 3.2 Historic Environment and Archaeology

The site is not located in a Conservation Area. The nearest Conservation Area is Walton-On-The-Hill Conservation Area located approximately 0.3km north along County Road.

There are no Statutory Listed Buildings or Structures within or adjoining the site boundary.

Arnot St Mary Primary School and Rainbow House (Nursery) are Grade II listed Buildings located across County Road from the Library. The improvements to the external facades of the existing library building are believed to be minimal and will have negligible impact on the setting of these listed buildings.



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3.1 Flood Map for L4 3QF © Environment Agency 2018 © Crown Copyright 2018



# 4.0 Design Objectives

## 4.0 Design Objectives

### 4.1 The Brief

The building is currently used by library services and open 4 days per week from 10am-3pm, alongside the main library there is a children's library. There is also space within the building for a number of community activities including baby groups and children's learning.

Liverpool City council are looking to maintain these services and enhance them to provide a more inclusive facility for the community with the flexibility to accommodate the needs of a Community Library Hub. This would include supporting Adult Learning Services and a number of outreach programmes.

A project Brief from the Client was developed over a number of engagement sessions with Liverpool City Council Development team, LCC Inclusive Design Officer, Libraries Team and Adult Learning. The plans were also discussed with Everton in the Community and two local Counsellors. This process has informed the building layout and accommodation desired to date.

### 4.2 Design Development

A feasibility study was undertaken to review the existing building and its current functions and a number of design options were developed in order to meet the requirements brief.

### 4.3 Design Concept and Principles

The proposal for the building maintains a large flexible library space with new accessible entrance, office and help desk.

The children's library has been enclosed so that it can also operate as a multi functional event space for existing and potential future services with a dedicated store room.

The ground floor is to be enhanced by the inclusion of dedicated break out spaces, enclosed classroom and group room.

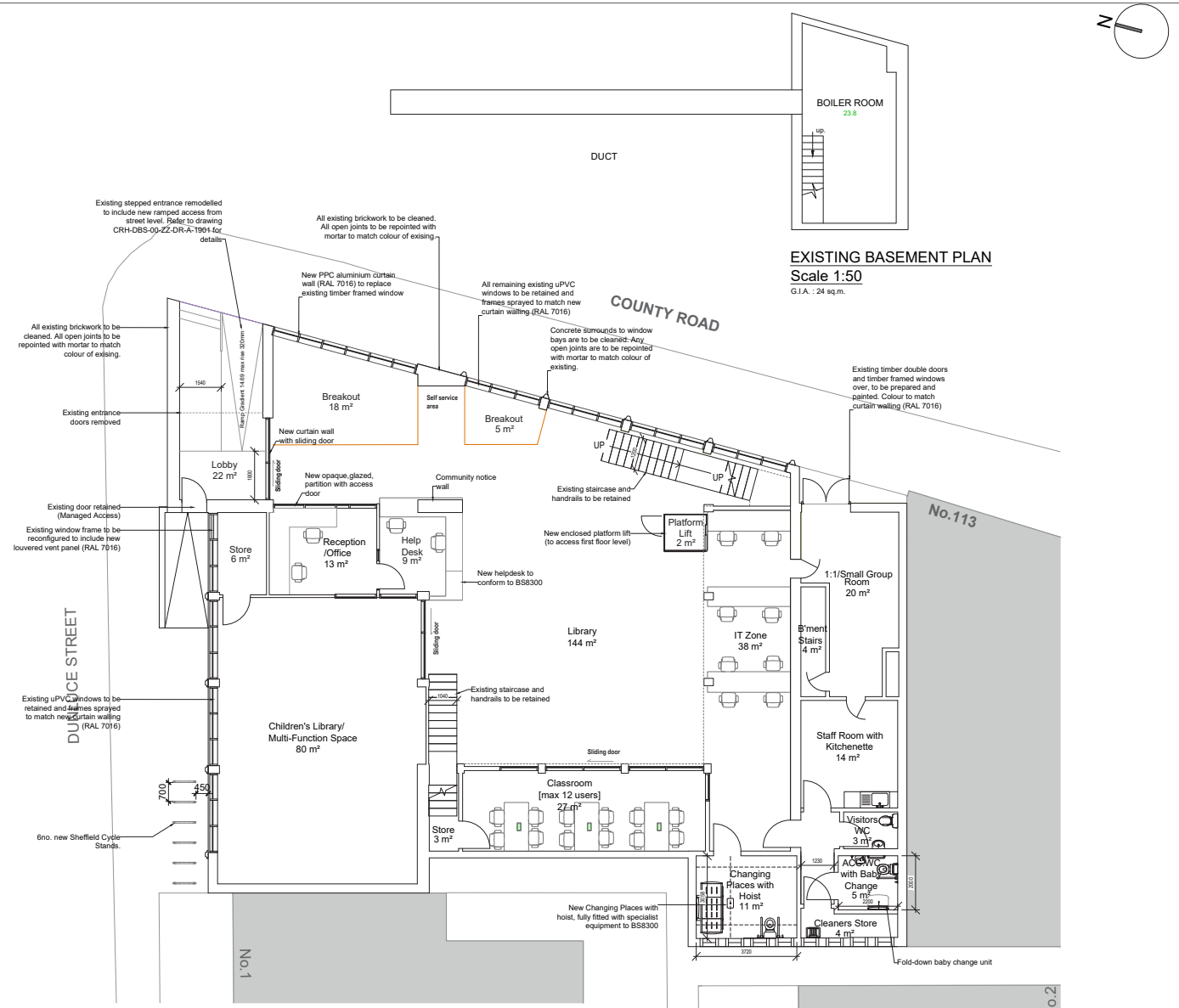
Public access to a new WC suite with Changing Places Toilet is situated adjacent to a refurbished staff room with kitchenette.

Existing staircases are to remain with balustrades to mezzanine level fitted with an additional handrail to comply with approved documents, and a new platform lift will create a truly accessible multi level space.

A full redecoration programme including new flooring throughout is proposed.

A natural ventilation strategy is proposed and remediation of any defective glazing to be undertaken. It has been advised the heating should be replaced if budget allows.

Externally the existing brickwork and concrete will be made good by cleaning of materials and repointing, painting of rainwater pipes and hoppers and remediation



4.1 Proposed Ground Floor Layout

### 3.0 Chapter Title

of defective glazing.

A new curtain wall will replace the existing timber framed glazing to the lower volume adjacent to the main entrance. This will be of similar proportions to the existing and run to ground floor level to offer a visual connection between the library and community of County Road.

The building services strategy proposes a new LED lighting strategy and replacement of existing fuse boards with new distribution boards. A dilapidation survey was carried out to help advise proposals.

#### 4.4 Fire Alarm

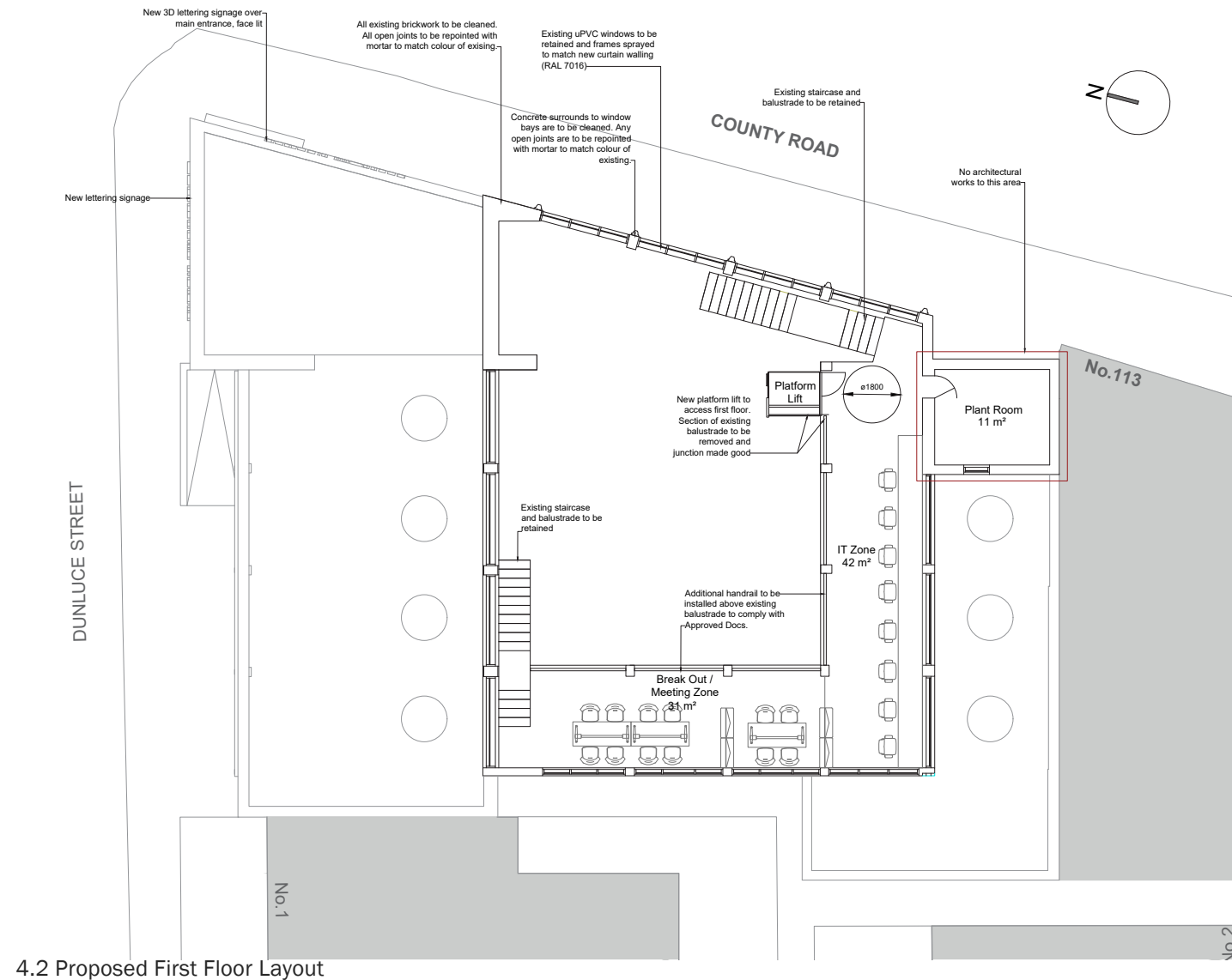
The existing fire alarm will be upgraded to provide an L2 standard as defined by BS5839.  
Automatic detection being provided to all public areas, visual indicators being installed to meet the BS requirements.

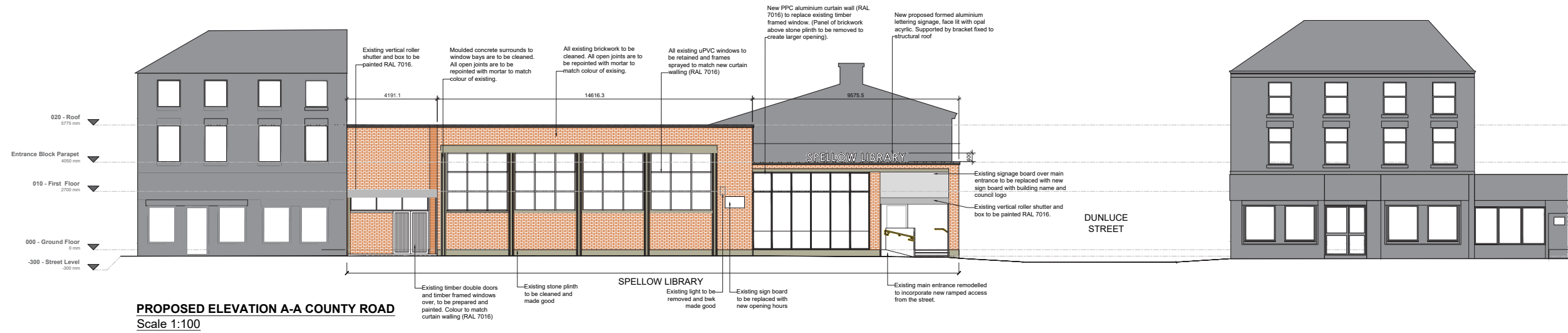
#### 4.5 Emergency Lighting

The existing emergency lighting is to be upgraded to provide compliance with BS5266 – testing of the system will be via the existing key switch installation. The lighting will be via self-contained luminaires with a 3hour duration.

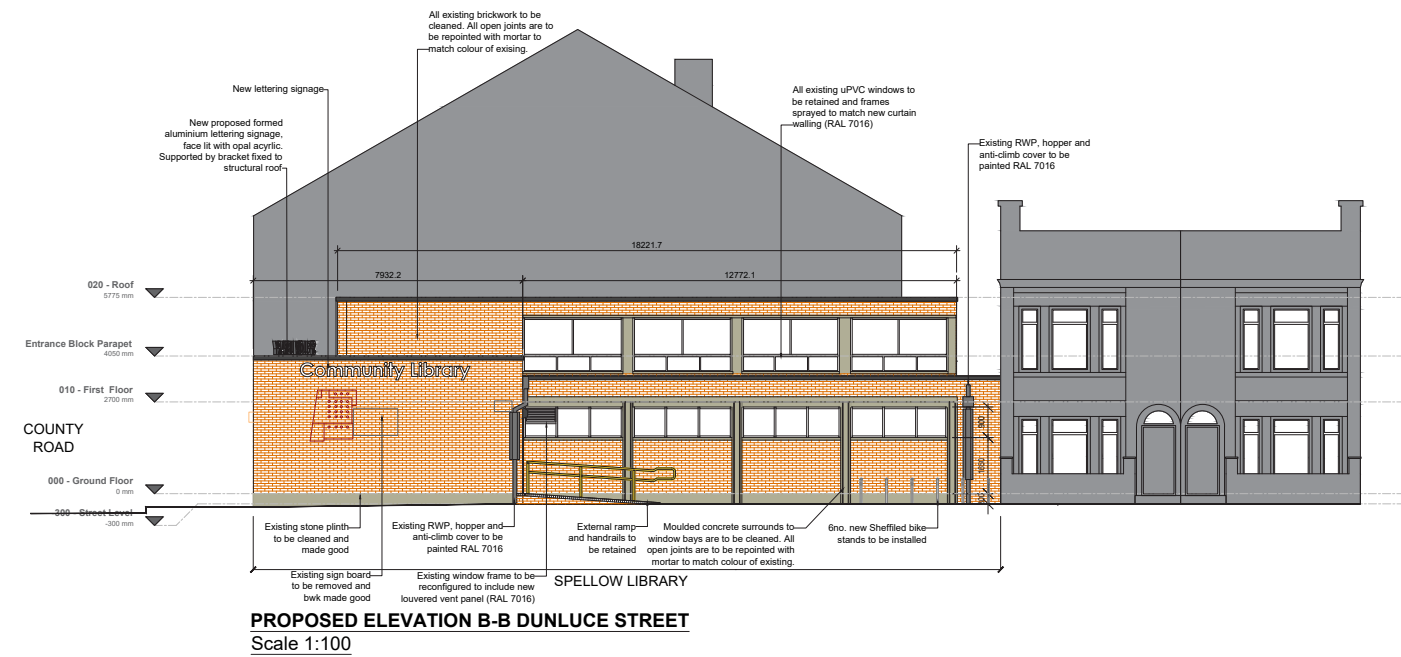
## 4.6 External Feature Lighting

The proposed external lighting will comply with a “dark sky” policy and will be confined to specific areas of external signage and also self-contained emergency luminaires positioned above external doorways and access ramps. Please refer to Section 5 for further details on proposed feature lighting.





#### 4.3 Proposed County Road Elevation



#### 4.4 Proposed Dunluce Street Elevation



# 5.0 Character

## 5.0 Character

### 5.1 Landscape

The character of the surrounding area is predominantly urban. The surrounding materials are brick, concrete and tarmac with little, if any, soft landscaping.

The pavement adjacent to the building is largely square concrete flags with a strip of block paving along the kerb line on County Road.

There is a metal guard rail to the edge of the pavement in front of the building and tactile paving sloping down towards Dunluce Street at the crossing point.

### 5.2 External Lighting / Signage

To enhance the building's presence on County Road, it is proposed to install new signage to over the main entrance. It is proposed to use formed aluminium lettering signage, face lit with opal acrylic.

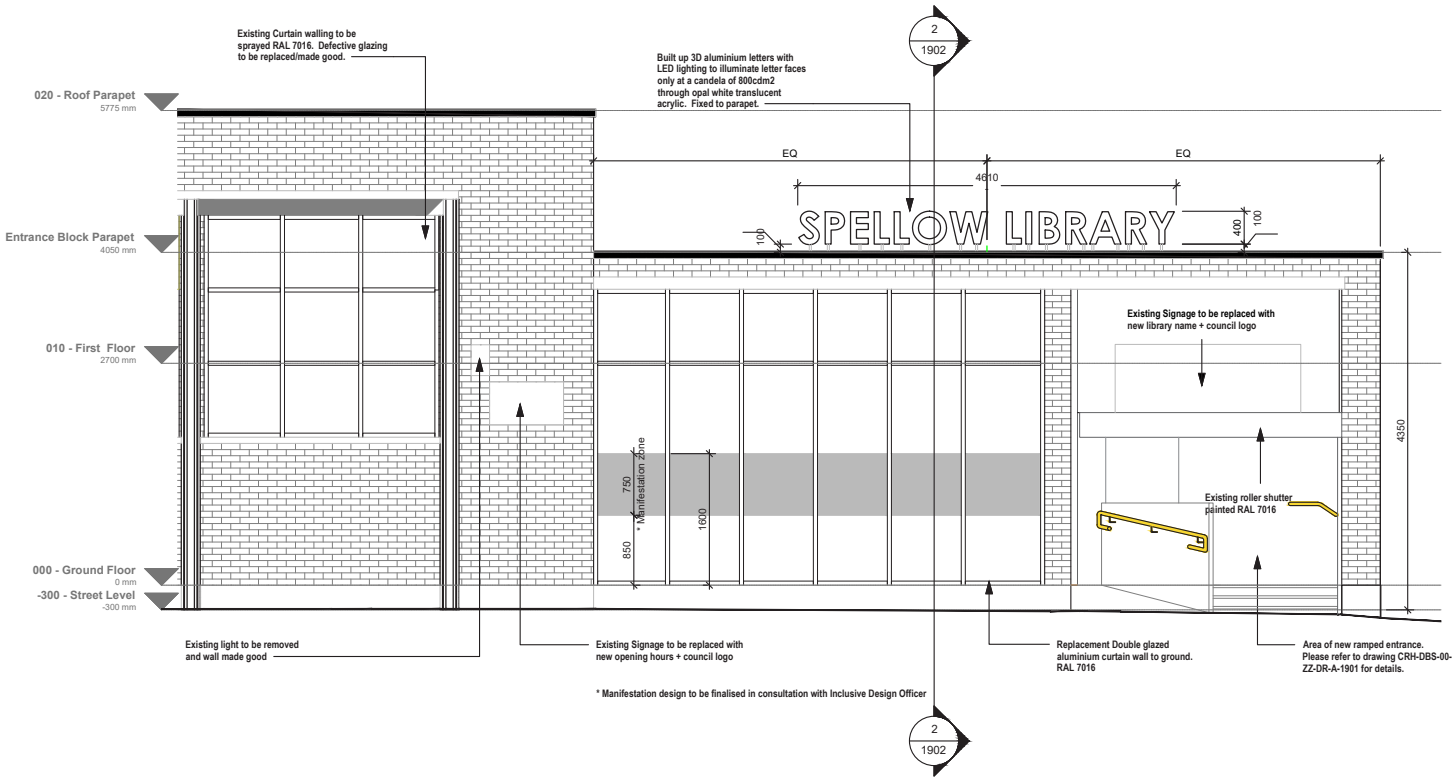
Each of the letters will be supported by a bracket fixed to the brick parapet.

Following consultation with the Inclusive Design Officer, it is also proposed to include a second sign to the Dunluce Street elevation. These letters will be face fixed to the brickwork and will not be illuminated.

It is intended that the new feature lighting will provide clear and visible signage to visitors during the day and night.



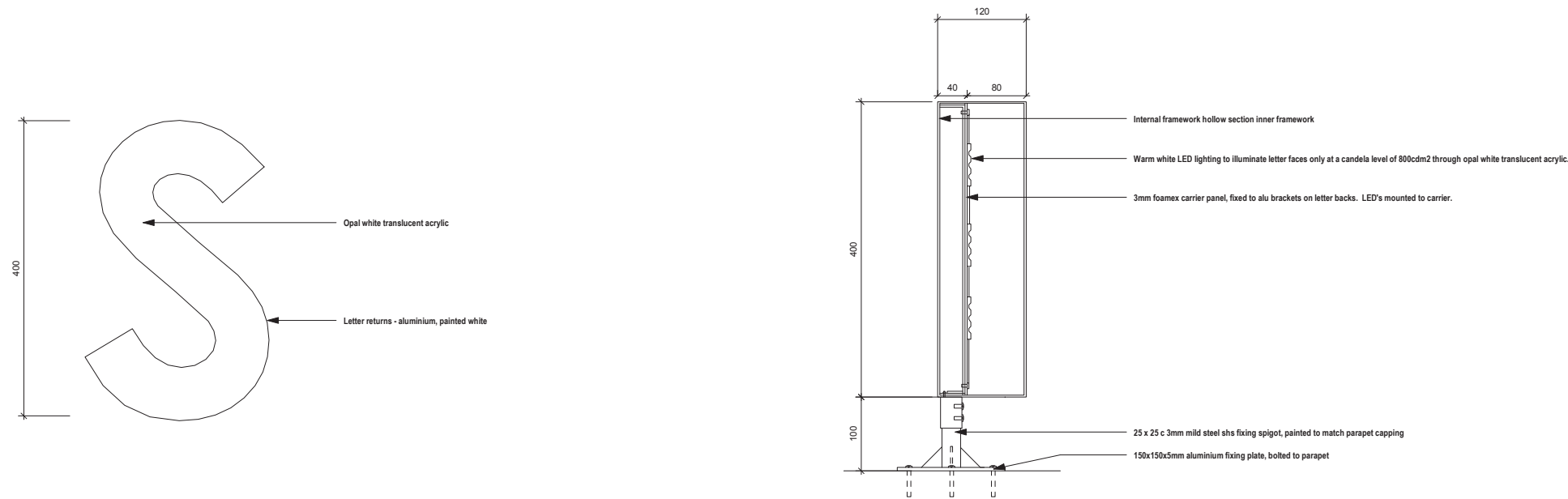
5.1 Existing signage along County Road



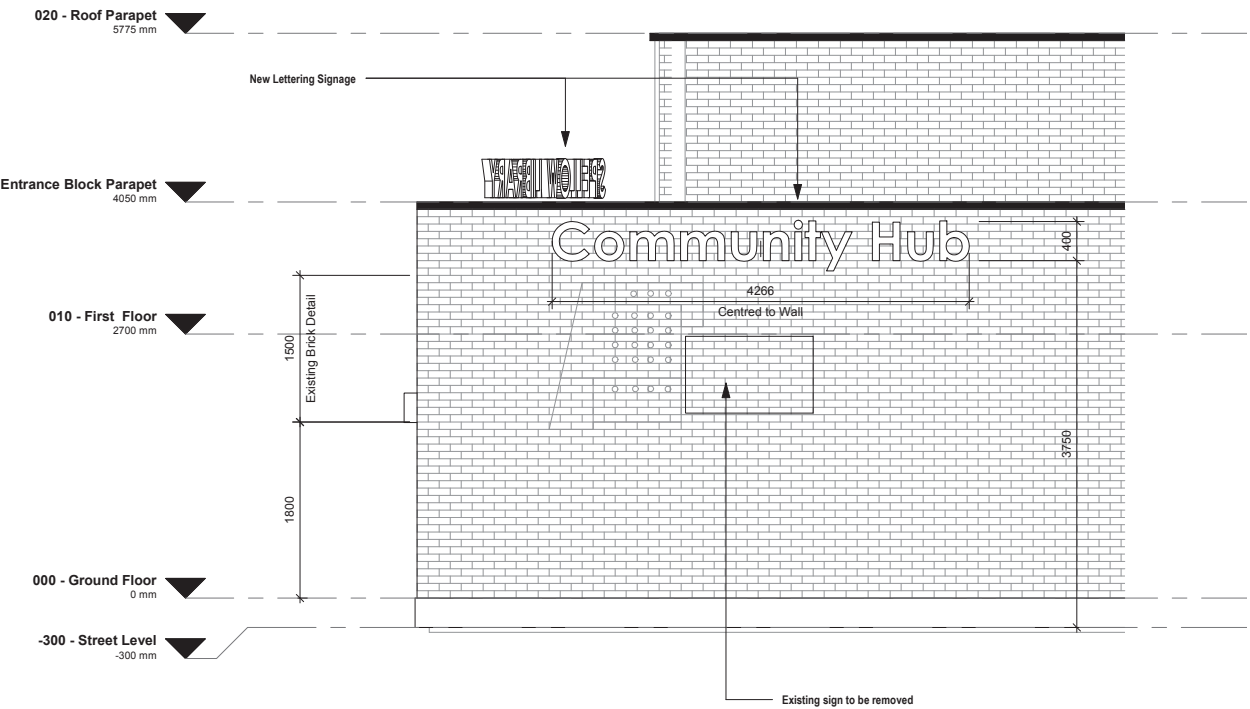
5.2 Proposed County Road Elevation showing proposed signage



5.3 Proposed signage County Road - night



5.4 Proposed fixing detail of lettering - County Road



5.5 Proposed Dunluce Street Elevation



5.6 Image showing similar face fixed letter signage at Liverpool John Moores University



5.7 Images showing similar illuminated lettering at the Liverpool Philharmonic

# 6.0 Environmental Sustainability

## 6.0 Environmental Sustainability

### 6.1 Biodiversity & Local Environment

The proposals for the Library are for the refurbishment of the existing Library building. External works will be limited to works to the elevations and construction of a new ramp within the existing entrance area.

The land surrounding the library is a mix of tarmac and paving.

There are no existing trees within the site area.

### 6.2 Energy Efficiency / Carbon Reduction

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed refurbishment of the existing building and limit the effect on the environment.

The existing building benefits from passive solar gain and natural light which will be retained and enhanced, contributing to a reduction in energy demand.

Existing lighting will be replaced with LED lighting.

### 6.3 Sustainable Materials

A palette of sustainable, locally sourced materials will be chosen wherever possible.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy.

### 6.4 Water & Drainage

In order for the building to utilise as little water as possible, water efficiency within the building will be improved through the installation of dual flush toilets and the use of flow restrictors.

Existing drainage will be maintained and upgraded where necessary.

### 6.4 Waste Management

Removal of standard refuse and recycling will be dealt with by means of general waste and recycling collection - per existing arrangements.



# 7.0 Access

## 7.0 Access

### 7. Access

#### 7.1 Site Location

The Library is located on County Road, one of the main routes into and out of the city centre. Although County Road is predominantly commercial premises, the surrounding area is largely residential.

#### 7.2 Inclusive Design

The primary aim of the scheme is to create a place that is easily accessible to everyone using or visiting the building.

This will include creating a single accessible entrance from County Road for all users and the inclusion of a platform lift internally to allow full access to the first floor / mezzanine level.

A new feature light of the building's name will be located above the remodelled main entrance to improve visibility of the building on County Road.

The remodelling of the existing staff and toilet area will provide a Changing Places toilet in addition to an Accessible WC with baby change and a Visitor WC.

Accessible proposals have been designed in accordance with Approved Document Part M and the Design for Access for All Supplementary Planning Document.

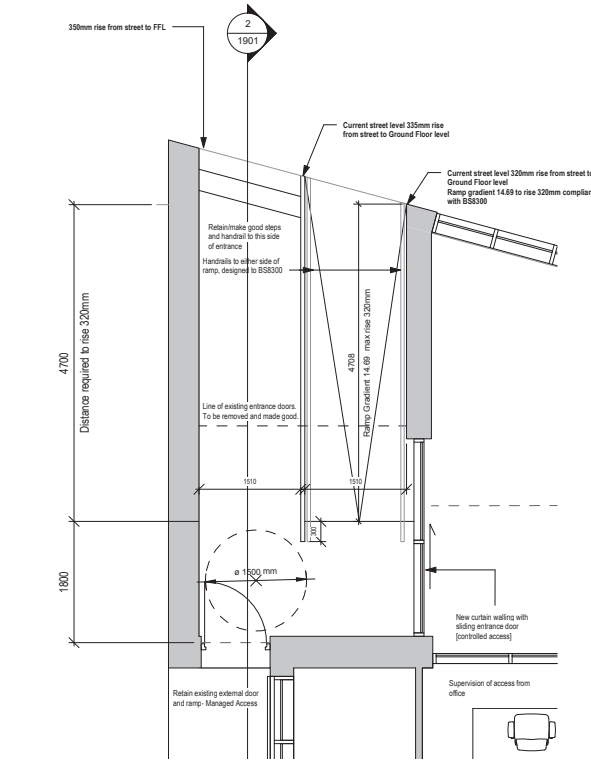
#### 7.4 Site Access

The Library is easily accessible from County Road.

The new ramped entrance will have a gradient of 14.69 (to a maximum rise of 320mm) and will include new handrails to both sides, all in accordance with BS8300.

A level landing at the top of the ramp will allow users to safely enter and exit the building.

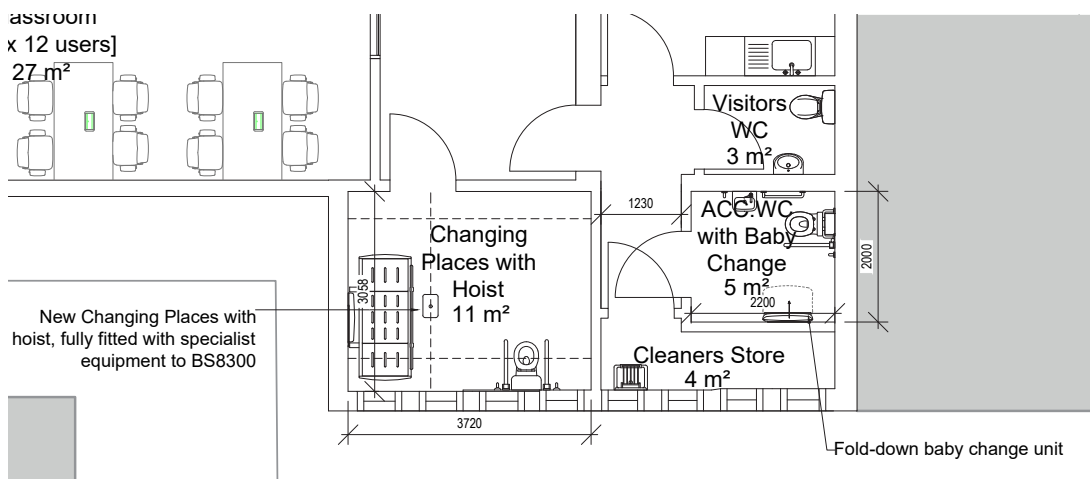
New sliding doors will provide easy access into the building and the relocated help desk will incorporate a lowered section in accordance with BS8300.



7.1 Plan showing remodelled main entrance to include new ramp



7.2 Example of platform lift to access first floor / mezzanine level



7.3 New hygiene / toilet area including Changing Place

# 8.0 Movement & Security

## 8.0 Movement & Security

### 8.1 Integration / Connections

Spellow Library is located on County Road, in the Walton area of Liverpool. The site has good road links to Liverpool city centre and intersects with Queens Drive (A5058) a short distance north of the site, Liverpool's major ring road connecting Bootle in the north and Aigburth to the south.

### 8.2 Transport Modes

County Road has a number of bus stops located a short walk from the Library, the nearest being Arundel Street Bus Stop with the following services: 20, 20X, 21, 68, 68A, 159, 310, 345.

Kirkdale Train Station is a 12 minute walk from the Library.

### 8.3 Parking

There is no dedicated parking for staff or visitors to the Library however the building is well served by public transport.

There is currently no provision for cycle parking. Following a consultation with Highways, it is proposed to install 6 no. sheffield cycle stands to the side of the building on Dunluce Street.

### 8.4 Security

The existing building already has a number of security measures in place to County Road and Dunluce Street and a good relationship with the policing team.

The existing shutters to all entry points will remain in place and the new curtain walling will create a more secure glazed opening to the building, replacing the existing timber frame.

The helpdesk is beng relocated adjacent to the lobby to aid visual supervision and a secure line of entry which is managed. The design of the new desk will also provide a better enclosure for staff than the existing desk.

The new illuminated signage will offer a better lighting scenario than the existing single luminaire, an issue raised during community consultation.

An internal access control strategy will continue to be deleloped with relavant stakeholders.



8.1 Existing roller shutters to County Road



# 9.0 Consultation

## 9.0 Consultation

### 10.0 Consultations

#### 10.1 Pre-Application Consultations

The proposals for the building have been discussed with a Planner during a Pre-Application meeting and the following comments were made:

- Accessibility features are positive, as are cleaning up and making good existing brickwork and external concrete features.
- Ensure proportions of any new glazing is in keeping with existing.
- Signage - lighting for signage must not spill to an extreme.
- Use class – changed in September 2020 – confirm which class the building is currently in and what is proposed “community and learning”.
- Confirm existing employment numbers and anticipated incoming staff and users. Confirmation of opening hours. - There are currently 3 members of staff but anticipating up to 10 staff overall
- The Planner was keen on a travel plan, however we feel that the traffic movement wouldn't increase significantly and this could be a condition to planning rather than a requirement on application [are you aware of anything that may differ?]
- Cycling facilities and storage for users - the Planner discussed travel plans and the existing provision. Following this we consulted with Highways who recommended providing 6no. Sheffield Bike Stands on the Dunluce Street side of the building.

#### 10.2 Stakeholder Consultation

A number of Engagement Sessions were held with the following:

Liverpool City Council Development team  
LCC Inclusive Design Officer  
Libraries Team and Adult Learning  
Everton in the Community  
Local Counsellors