
DESIGN & ACCESS STATEMENT

PREPARED BY LEACH RHODES WALKER

FOR PHILHARMONIC COURT, LIVERPOOL. PROPOSALS FOR NEW STUDENT ACCOMMODATION

7TH SEPTEMBER 2012



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This project was won by Worthington Properties who have been appointed to provide new student accommodation for the University of Liverpool. This development is due to be delivered for the new University term in 2015. This is one of two sites, the other being Great Newton Street for which a separate application is being submitted.

The overall site that our client has a contract to purchase, encompasses a wider site than the currently submitted application, as they will have acquired, subject to planning, the majority of the existing Georgian Terraces on Falkner Street and Catherine Street. In addition to the existing student accommodation blocks already on site.

The masterplan for the site assumes that these terraces are converted back to residential dwellings, which will be the subject of a separate planning application. The scheme was developed around this taking place, as well as the provision of accommodation for student clusters.

Therefore, we have submitted an illustrative masterplan with the application which identifies how this will take place, to illustrate that the two schemes can work together as a comprehensive solution, as well as a masterplan illustrating how the student accommodation element can be brought forward in isolation, with the conversion of the Georgian terraces taking place at a later date.

The reason for the separation of these is due to the fact that the terraces are still in occupation and we need to make a full assessment of the buildings and how these can be subdivided which will take longer than the work for the student residences.

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2.0 THE PROFESSIONAL TEAM

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3.0 CONTEXT, CONSTRAINTS & OPPORTUNITIES

CONTEXT

Philharmonic Court is located at the eastern end of the block bounded by Caledonia Street, Catharine Street, Falkner Street and Hope Street. This area was laid out by the City Corporation in the 1820s to a John Foster Senior plan, with development extending southwards from Abercromby Square. From 1827 the area between Falkner Street and Upper Parliament Street was developed and the urban structure of this part of Liverpool was broadly in place by the middle of the 19th century.



Georgian Period Terraced houses along Catharine Street with Caledonia Public House in the foreground.

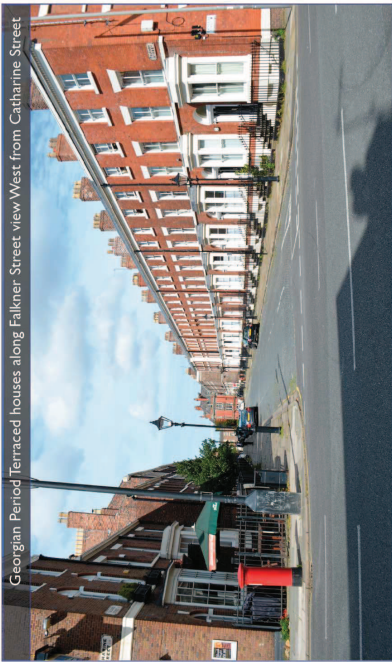


View East along Caledonia Street, showing the Site with the current 1970's Student Accommodation to the right.

The first Philharmonic Hall at the junction of Myrtle Street and Hope Street was built to the designs of John Cunningham in the late 1840s. The present building was erected in 1936-39 by Herbert Rowse, following a fire that destroyed the first building in 1933. To its east, a Presbyterian church and hall was replaced by a garage in the 1950s, and that building was in turn replaced by an extension to the Philharmonic Hall in 1992.



View from Myrtle Street showing The 1930's Philharmonic Hall and the more recent 1/2 storey extension



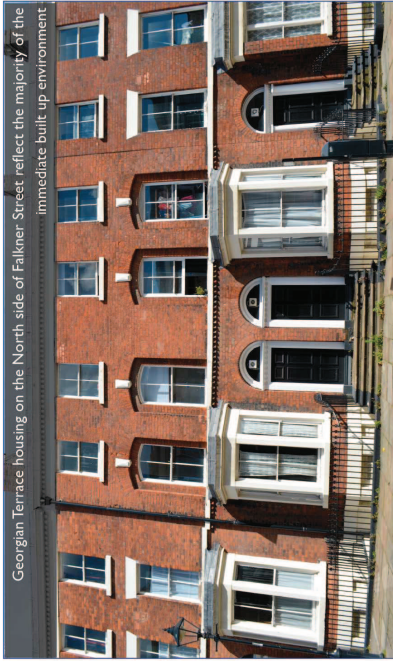
Georgian Period Terraced houses along Falkner Street view West from Catharine Street

The view into the site from the north is only from Myrtle Street looking down Sugnal Street



View South from Myrtle Street along Sugnal Street with the Site forming the end of the vista

The western side of Catharine Street, to the south of Caledonia Street, and most of the northern side of Falkner Street, are formed of terraces from the third quarter of the 19th century. They are generally of three storeys over a basement, with a bay at ground floor (and in two instances on Catharine Street at first floor).



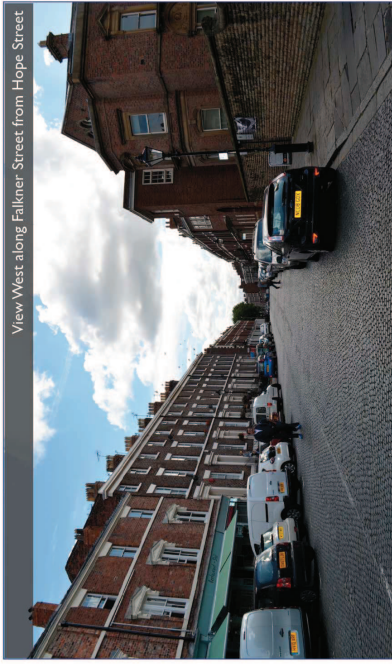
Georgian Terrace housing on the North side of Falkner Street, reflect the majority of the immediate built up environment

The houses on the southern side of Falkner Street are slightly earlier, possibly dating from the first laying out of the area, and are a mixture of individual houses (at the junction with Catharine Street) and terraces.

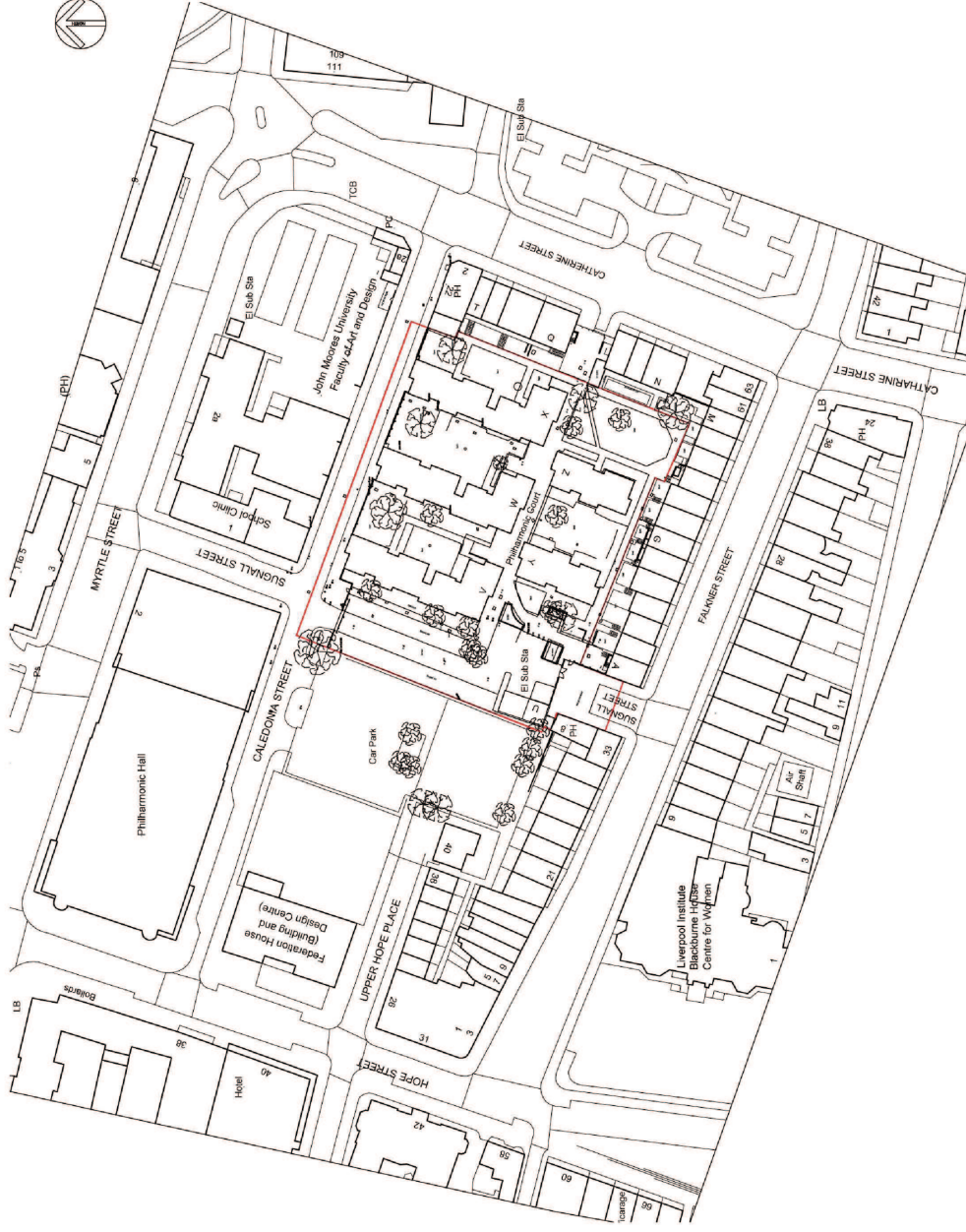
Beyond Sugnal Street is the former Sheltering Home for Destitute Children of 1888-9, by C.O Ellison also the architect of the former Eye & Ear Infirmary of 1878-80 opposite, on the northern side of Myrtle Street. It incorporates an 1840 house facing the rear of the Philharmonic Hall. Like the Philharmonic Hall the site (now part of Liverpool John Moores University) extends southwards to Caledonia Street. Though walled, the open space at the junction of Myrtle Street, Catharine Street and Caledonia Street appears never to have been developed.

3.0 CONTEXT, CONSTRAINTS & OPPORTUNITIES

The westernmost end of Falkner Street has a different character again. A lower terrace of shops extends to Hope Street on the north side, with overhanging eaves as opposed to the parapeted terrace to the east.



View West along Falkner Street from Hope Street



On the southern side is Blackburne House, originating in a house of 1800, and becoming a girls' school in 1844 and extended in 1874-6 by WM Mason.

On Hope Street, between Falkner Street and Caledonia Street, is Federation House, a 1965-6 building by Gilling Dod & Partners that replaced a large Unitarian Church facing Hope Street and a school and houses behind.

The urban block described above was originally crossed by Sugnall Street (running north to south) and Upper Hope Place (running east to west). Both these streets are now interrupted and form cul-de-sacs - Upper Hope Place extends a short distance eastwards from Hope Street and Sugnall Street southwards from Myrtle Street.

The closure of these streets occurred with the development of Philharmonic Court, student housing designed by Saunders & Boston Architects and begun in 1973. Many of the terraced houses in Catharine Street and Falkner Street were converted to student flats as part of the project. The rear parts were particularly altered - historical mapping (Appendix B) shows how the rear return of houses on the northern side of Falkner Street were removed, the surviving two rear returns (to Nos. 61 and 63 Falkner Street) were replaced more recently than the current OS map with a large extension spanning both houses.

The earliest housing occurred in precisely the location of Philharmonic Court - in the block created by Caledonia Street, Sugnall Street, Upper Hope Place and Catharine Street, with other houses built on the southern side of Upper Hope Place opposite and further west.

Philharmonic Court is formed of five blocks, each three storeys high, in brown brick with square windows and pitched roofs. The three northern most blocks (V, W and X) are L-shaped, with their longer arms at right angles to Caledonia Street with garden courts between. The two southern blocks are shorter and close the southern side of the garden courts, creating another garden court between them.