



Design & Access Statement

Tune Hotels | 11-17 Parker Street, Liverpool | Design & Access Statement | February 2011 | Ica Architects

Introduction & Planning History

- City Context
- Contextual Photographs
- Internal Photographs
- Existing Building Plans

Design & Access Statement

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Proposed Building Plans
The Brand - Tune Hotels

Ica Architects



Introduction

The following Design & Access Statement is prepared in support of the Planning Application for a change of use for part of 11-17 Parker Street, Liverpool.

The Planning Application is for a change of use from the currently vacant upper floors of a former cafe/restaurant/ballroom to a use class C1 hotel.

This document generally follows the format of the CABE guidance documents interpreted in the context of an existing building.

The scope of the proposals incorporate part of the existing building and to form a new roof at fifth floor level to accommodate a Tune Hotel - a high quality limited services short-stay hotel, which the client considers apposite for the locality of the building by Clayton Square.

In general, it is proposed that the redevelopment of 11-17 Parker Street will house a reception area at second floor level, with approximately 134 bedrooms arranged on the four upper floors (2nd, 3rd, 4th & 5th). The semi-industrial north rooflights on the roof will be removed and a new lightwell inserted through the upper four floor levels to bring ambient light into the depth of the building to provide daylight and ventilation to bedrooms. The entrance to the hotel will be from Leigh Street.

The hotel brand relies on location to provide amenity and has no restaurant or bar facilities. This means that the servicing strategy is low key and low impact and a large room count can be managed simply when compared with other brands.

At 11/17 Parker Street, this will mean the redevelopment of a vacant building into a commercially viable hotel succeeding where previous schemes have failed to move forward.

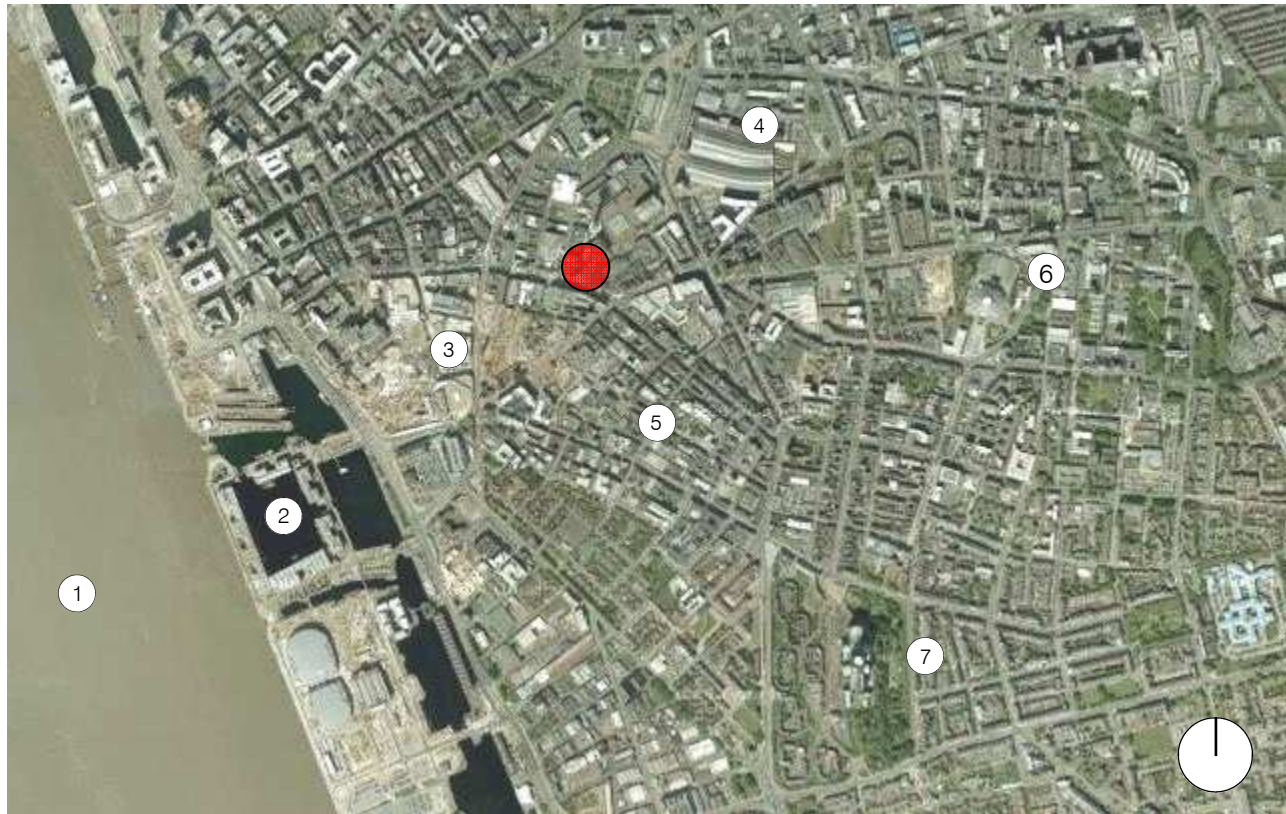
Planning History

Planning permission was awarded on 24/06/06 for 35 apartments, comprising of 12no. 2bedroom flats, and 23no. 1bedroom flats. This planning award expired on 24/06/09. The work was never implemented.

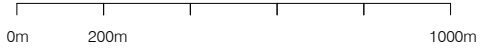
Thereafter, planning permission was awarded on 9/1/09 for a change of use of the upper floors to a hotel (Use Class C1) comprising 57no. hotel bedrooms and 7no. Penthouse suites with associated lobby/bar areas, laundry and ground floor entrance onto Leigh Street.

Ica Architects submitted an initial feasibility drawing to LCC planners on 25/1/11. LCC agreed that C1 is an acceptable use for the building and that as there was a specific hotel operator/brand being proposed that this was positive. Thereafter, Ica Architects had a pre-submission meeting with Chris Ridland and Mo Mohammadi of LCC on the 14th February, 2011 and have consulted with LCC throughout the pre-planning process.





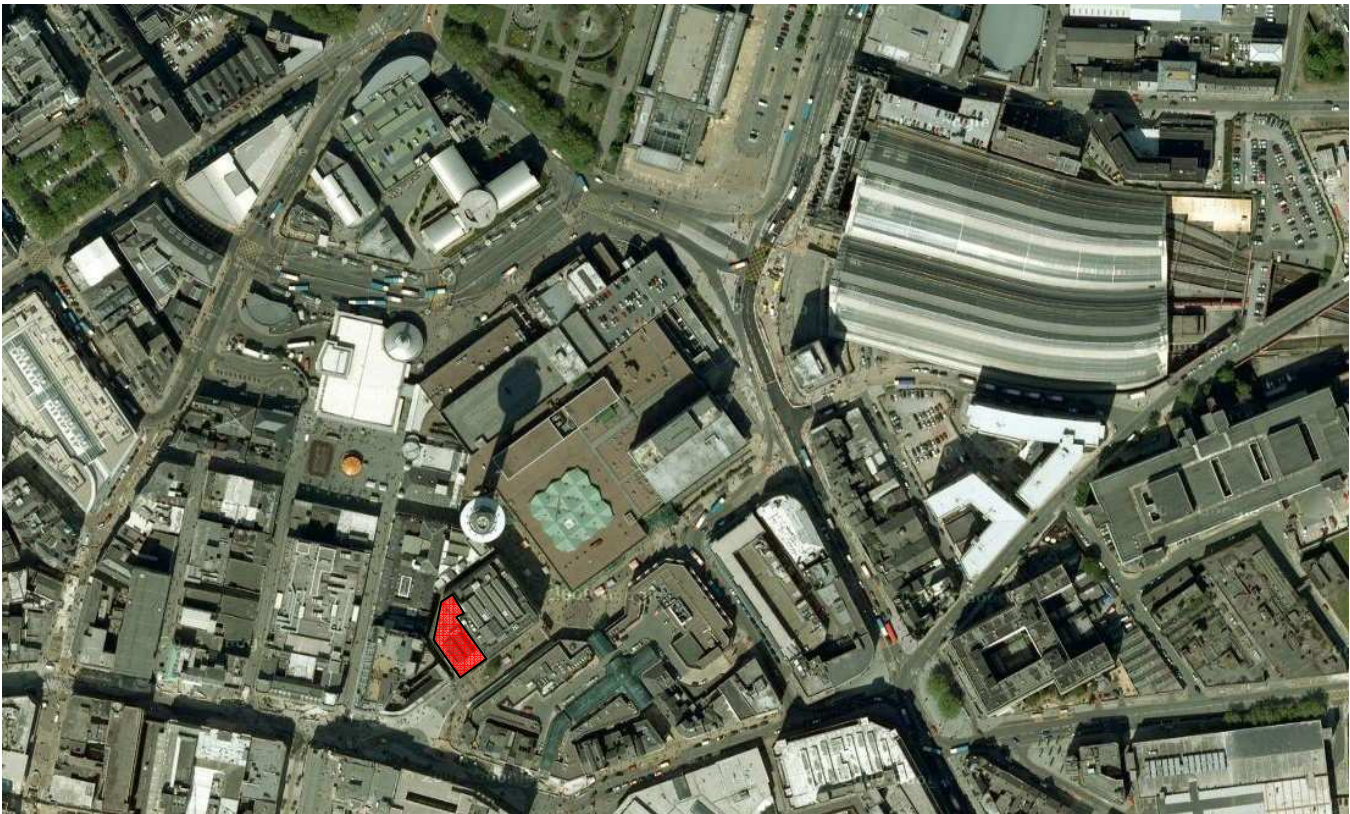
Aerial view of location in relation to Liverpool



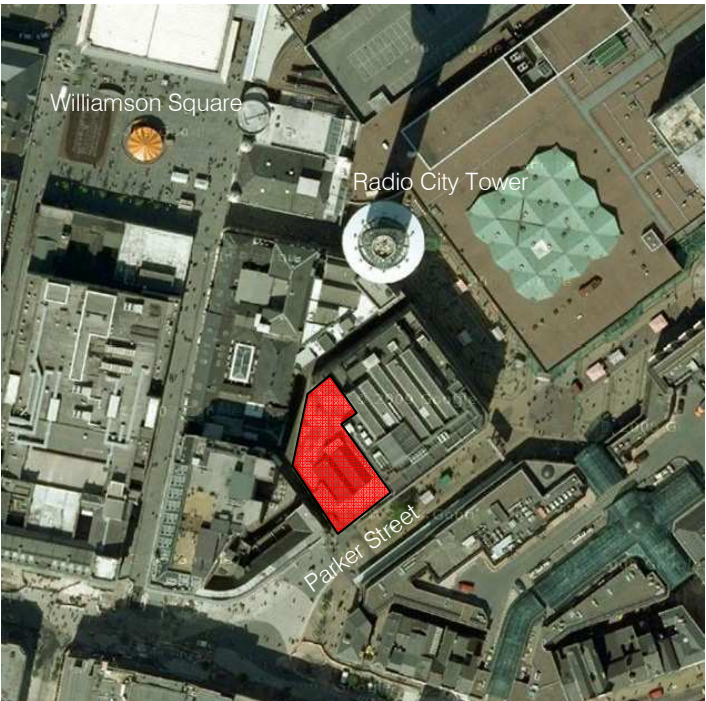
Key to numbers:

- 1. River Mersey
- 2. Albert Dock
- 3. Liverpool 1
- 4. Lime Street Station
- 5. Ropewalks District
- 6. Catholic Cathedral
- 7. Anglican Cathedral

 Development Site



Aerial view of the Clayton Square Area



Aerial view of the site of 11-17 Parker Street

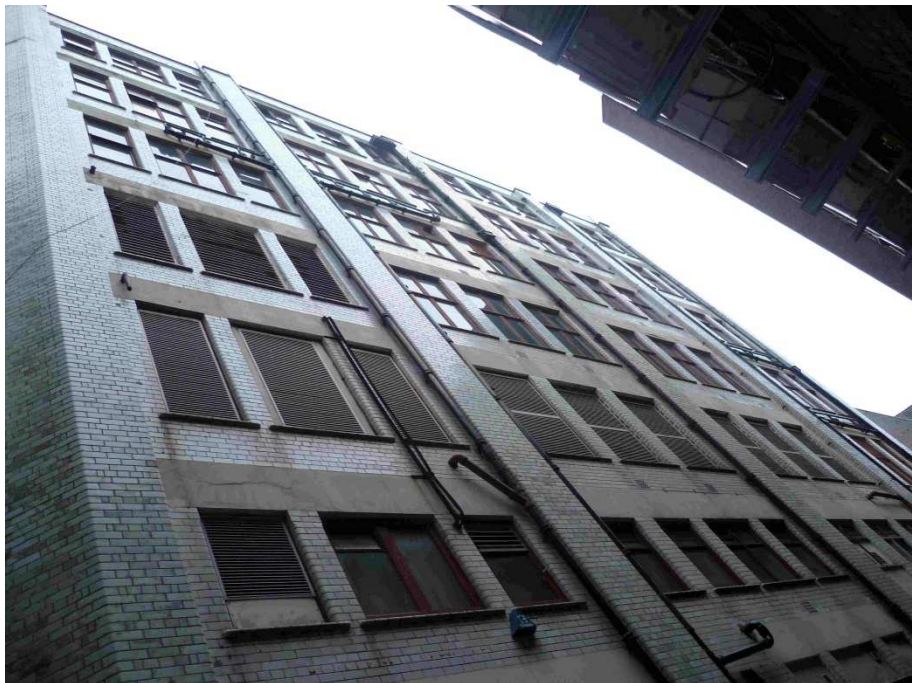




Birds eye view of 11-17 Parker Street (Reece's)



View down Leigh Street



View of English-bonded Victorian-sized ceramic bricks from Tyrer Street



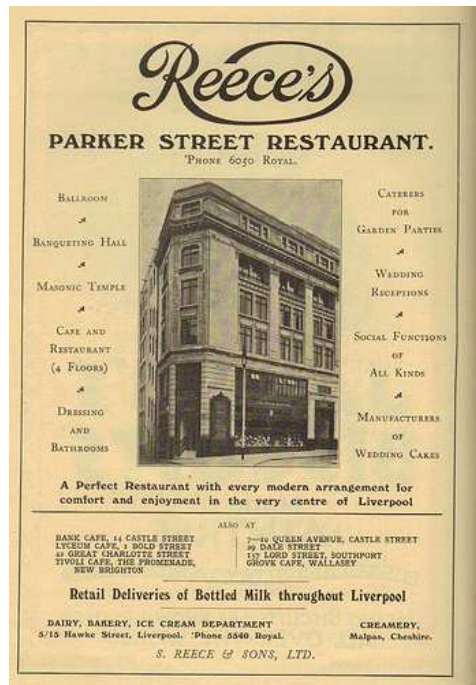
View of boarded up entrance



View slate roof of rooflights



Contextual Photographs



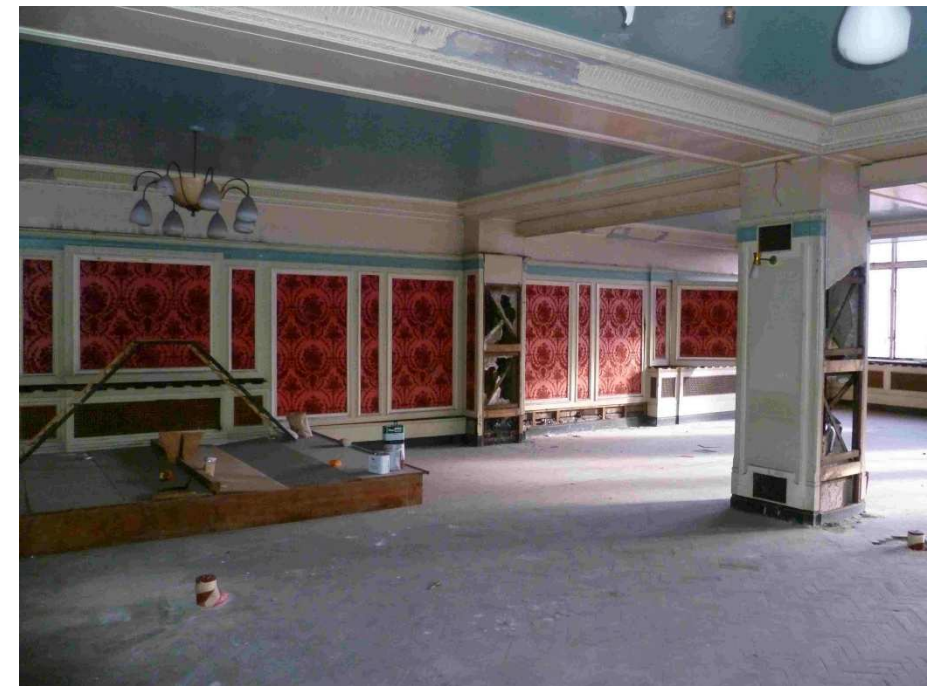
Existing Fifth Floor (Kitchens)



Existing Fourth Floor

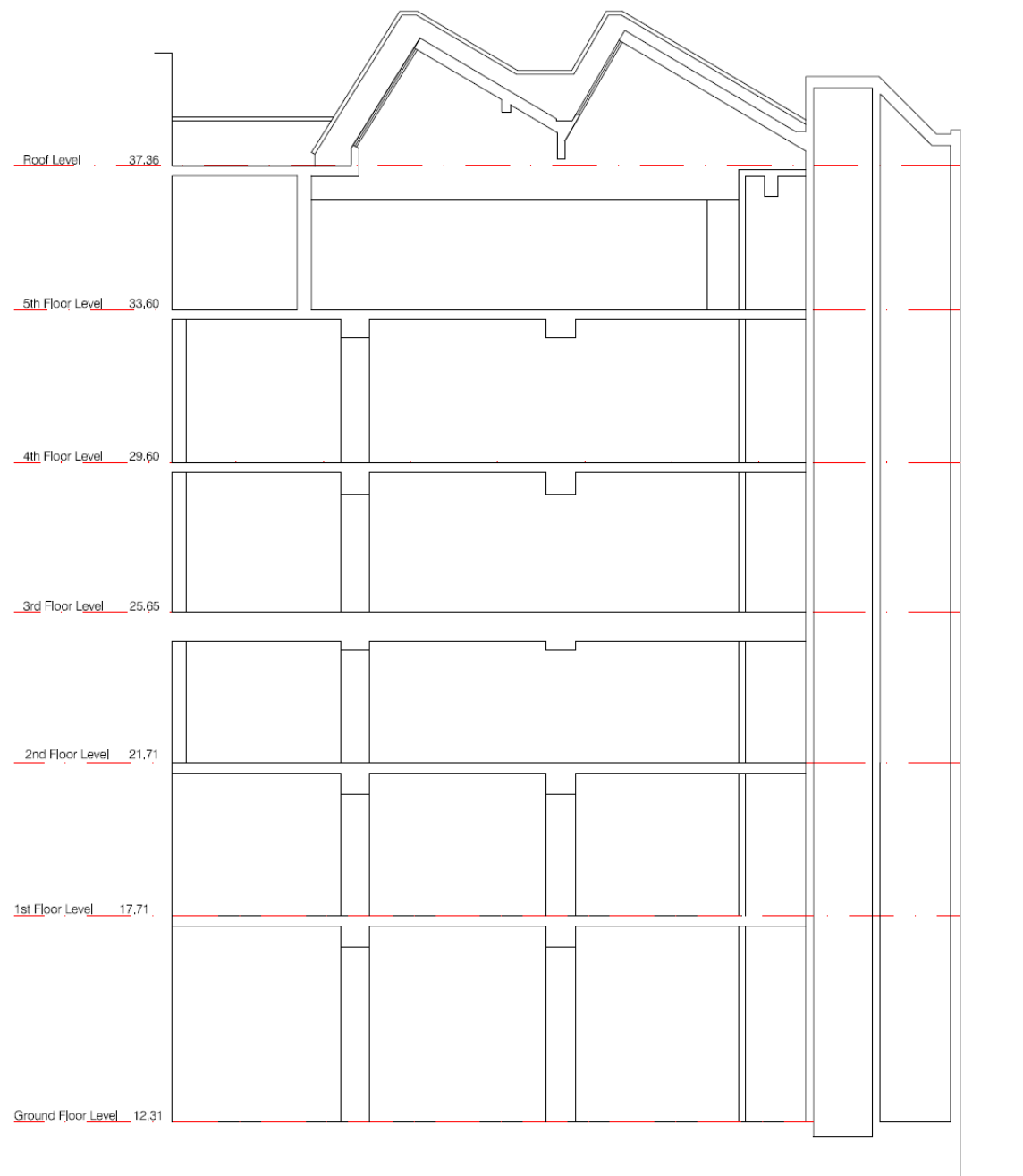


Existing Third Floor



Existing Second Floor





Existing Cross-Section



Existing plasterwork detail (to be retained)



Existing ceiling detail of bulkheads and cornicing (to be retained)



Existing Entrance (Lift doors boarded up)



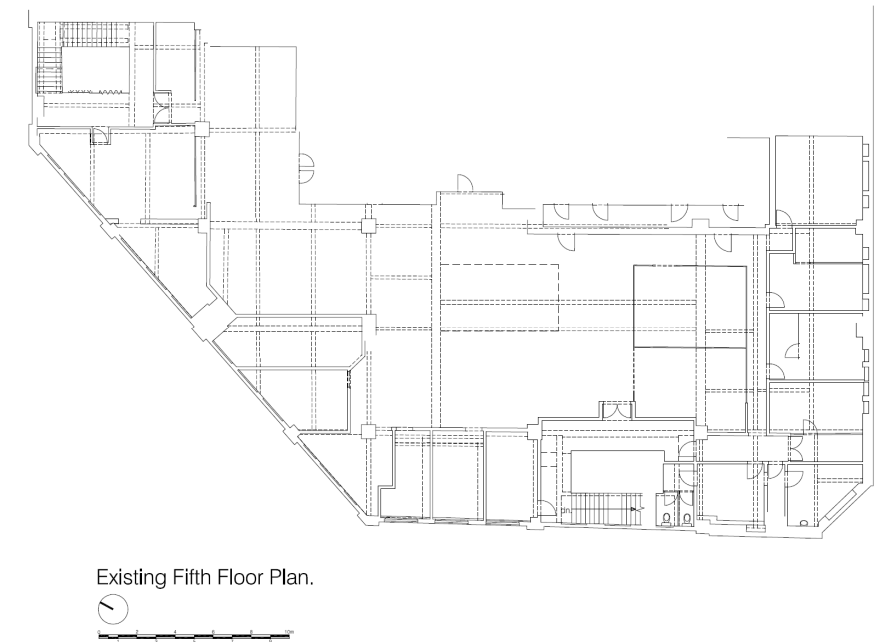
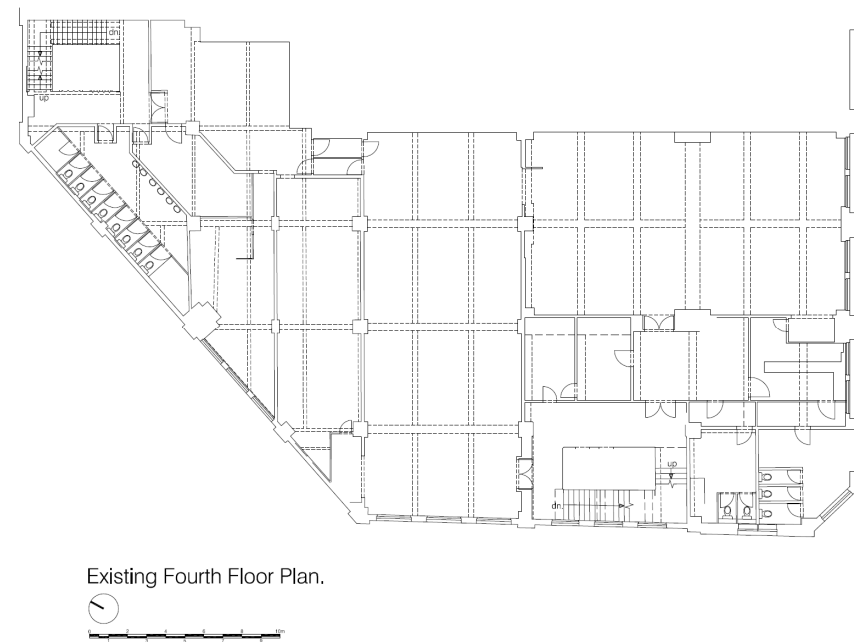
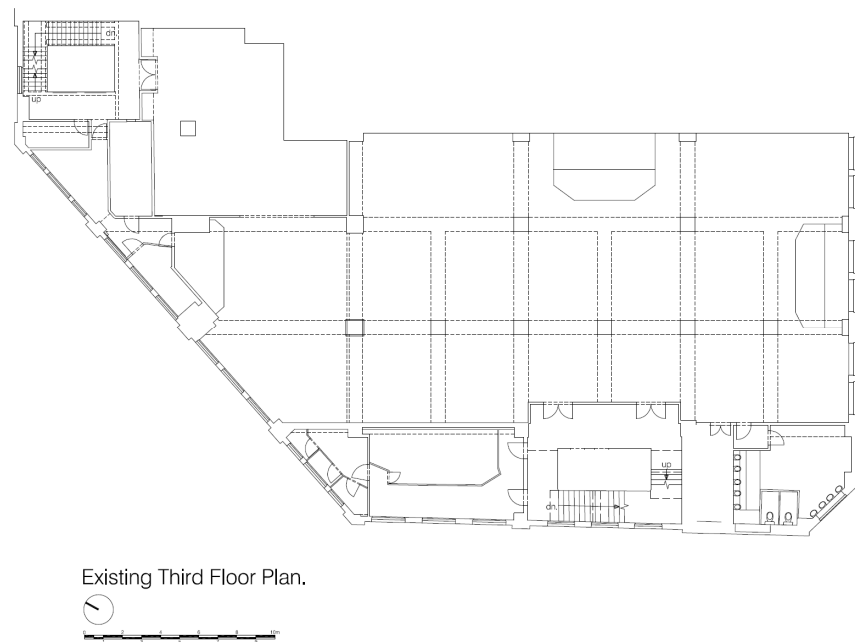
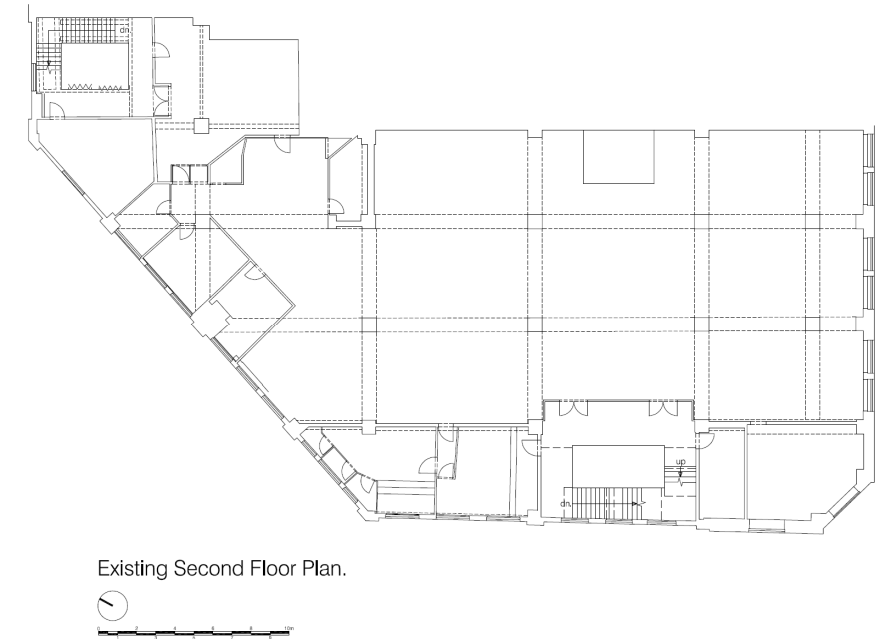
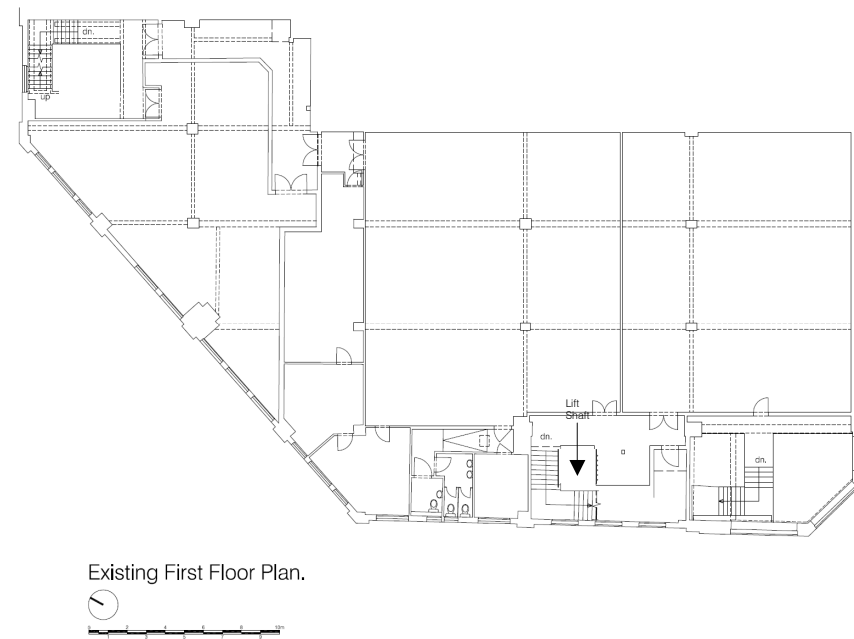
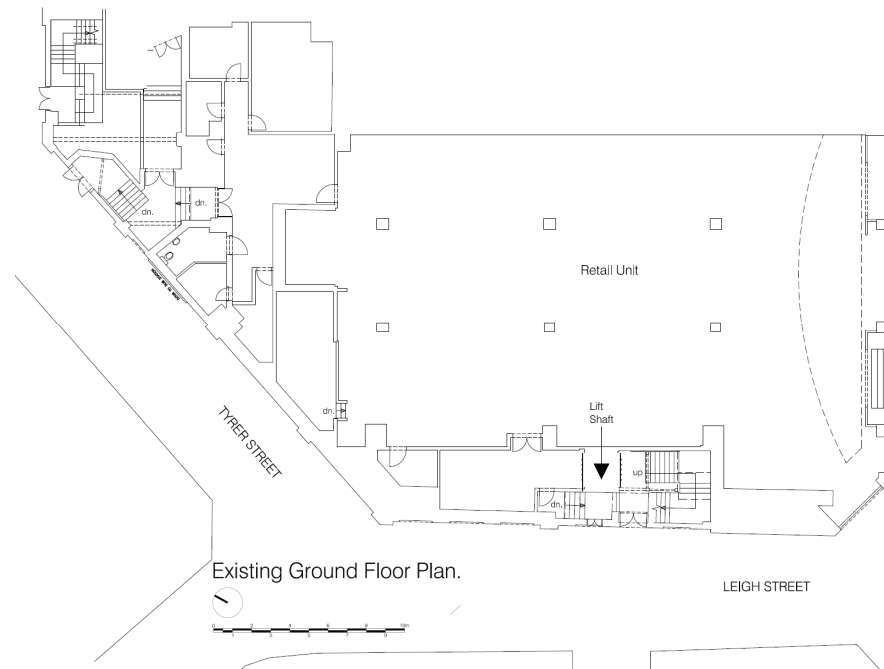
Existing steel structural columns



Existing windows



Internal Photographs



The Existing Building