

DESIGN & ACCESS STATEMENT

EXISTING USE

The existing vacant part of the building at 11-17 Parker Street mainly consists of 4 upper floor plates (2nd to 5th floor levels) with access/fire escape stairs and service lift down to ground level on Leigh Street and Houghton Lane.

Before the building became vacant, the building was used as a cafe/restaurant/ballroom.

PROPOSED USE

The scope of the proposals incorporate the existing building and to use the 4 floorplates as a limited services hotel.

AMOUNT

The accommodation will be for 132 rooms on the upper 4 floors, of which 8 will be accessible bedrooms. Housekeeping and refuse collection areas will also be provided on each floor. The 2nd floor will contain a reception area, internet & vending area, office, baggage, secure cycle storage and staff facilities. The gross floor area of the development amounts to 3,242m². A full breakdown of accommodation is as follows:

GROUND FLOOR

Controlled Entrance

FIRST FLOOR

-

SECOND FLOOR

Reception
internet & vending area,
office,
baggage,
secure cycle storage
staff facilities
Housekeeping
Refuse area

29 Double Bedrooms

THIRD FLOOR

Housekeeping
Refuse area

34 Double Bedrooms

FOURTH FLOOR

Housekeeping
Refuse area

34 Double Bedrooms

FIFTH FLOOR

Housekeeping
Refuse area

35 Double Bedrooms

LAYOUT

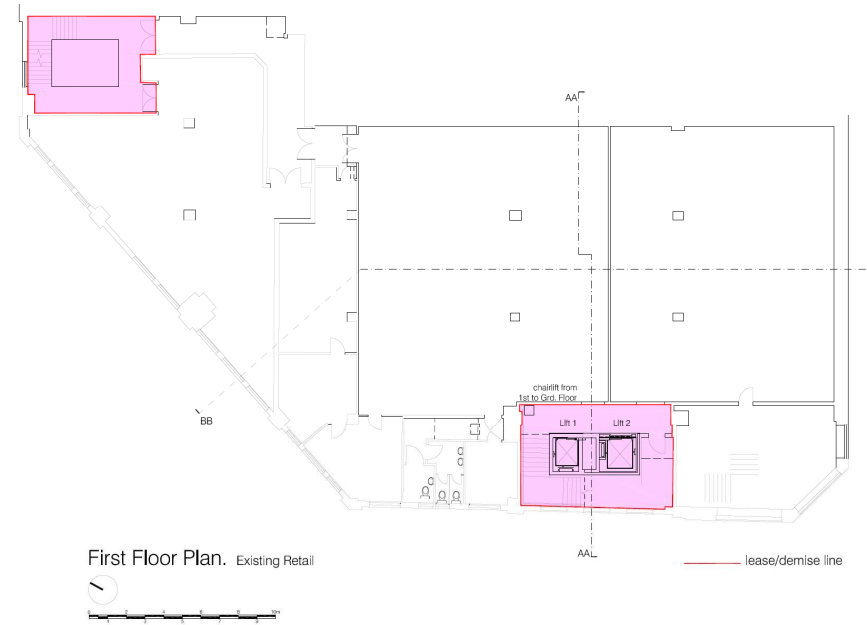
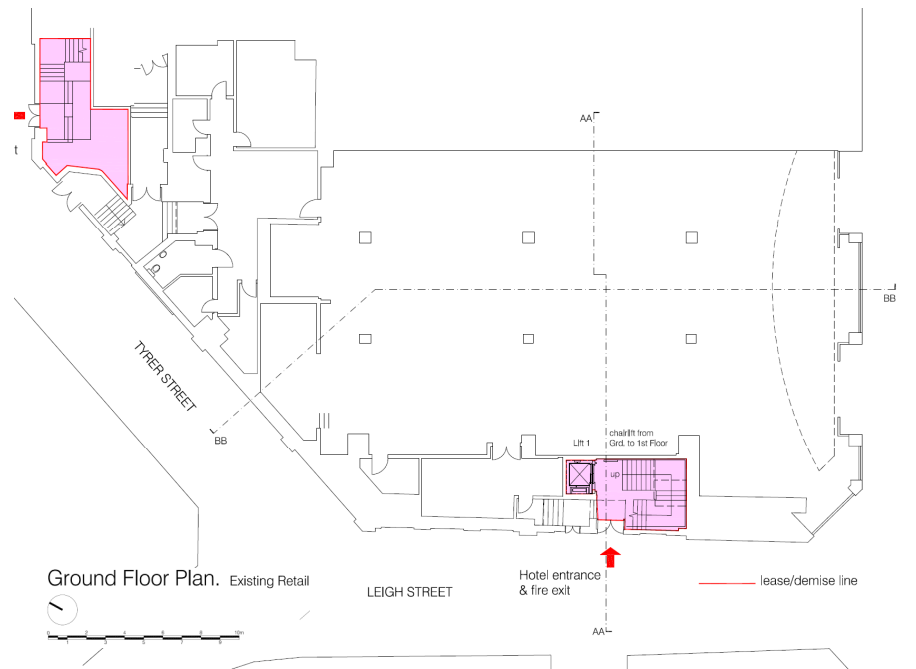
The bedrooms per floorplate are mainly arranged around the perimeter of the building with windows onto Parker Street, Leigh Street, and Tyrer Street. Within the depth of the plan, other bedrooms are arranged around a newly-formed lightwell, which is 4 stories high. The bedrooms will be fitted with blinds for privacy and windows opposite one another will also be offset horizontally. The lightwell can also be used for ventilation. Of 132 rooms, there are 11 internal rooms in total, (which the brand allows for). Both the existing stairs have been retained and a perimeter corridor links these 2 stairs for fire escape purposes.

Vertically through the building, the bedrooms are arranged on the top four floors, while the reception area is located on the second floor.

The trabeated beaux-arts ceiling beams will be preserved above a fire-rated ceiling throughout so that the construction is sympathetic to the existing fabric of the building and is reversible as far as is reasonably practical.

Access into the building is from the ground floor level off Leigh Street.





Tune Hotel Liverpool - Proposed Plans

SCALE

The proposals do not involve any extension or external new-build elements other than at roof level, which will not be visible from the pavement as both the new rooflight and any external plant will be well set-back from the perimeter parapet of the flat roof.

There will be a screened steel structure housing external plant condensers and an AHU above the roof level. This will be well set back so as to be non-visible from street level

LANDSCAPING

There are no ‘landscaping’ proposals for this application.

APPEARANCE

11-17 Parker street, formerly known as Reece's is a typical inter-war beaux-arts neo-classical building faced in Portland Stone with the main facade fronting onto Parker Street. The remaining facades fronting onto the narrow service lanes are faced in glazed white brick.

It is intended that the existing windows will all be replaced. Details to be agreed.

SERVICING

With regard to any deliveries for the hotel, standard operational practices will be carried out within the permitted access times specified by Liverpool City Council. Deliveries will also be timed to be outwith any peak-time building user movements.

ACCESS

Section 62(5) of the Town and Country Planning Act 1990 as inserted by section 42(1) of the Planning and Compulsory Purchase Act 2004 notes that the requirement for the access component of design and access statements relates only to “access to the development” and therefore does not extend to internal aspects of development proposals. However we have consulted with the council’s access officer and have incorporated his comments into the scheme design, which is DDA Compliant.

- Access to the proposal
- Access into the proposal

Access to the proposal

The site is about 5 minutes walk from Lime Street railway station. The site has a high access rating to Public Transport.

A separate transport assessment has been carried out which provides full details of the application site’s accessibility.

Access into the proposal

New Entrance at Leigh Street

A new entrance will be formed to provide level access to the lift and stairs. A video-controlled entrance door will be linked back to reception. Security will be dealt with by ving card access.

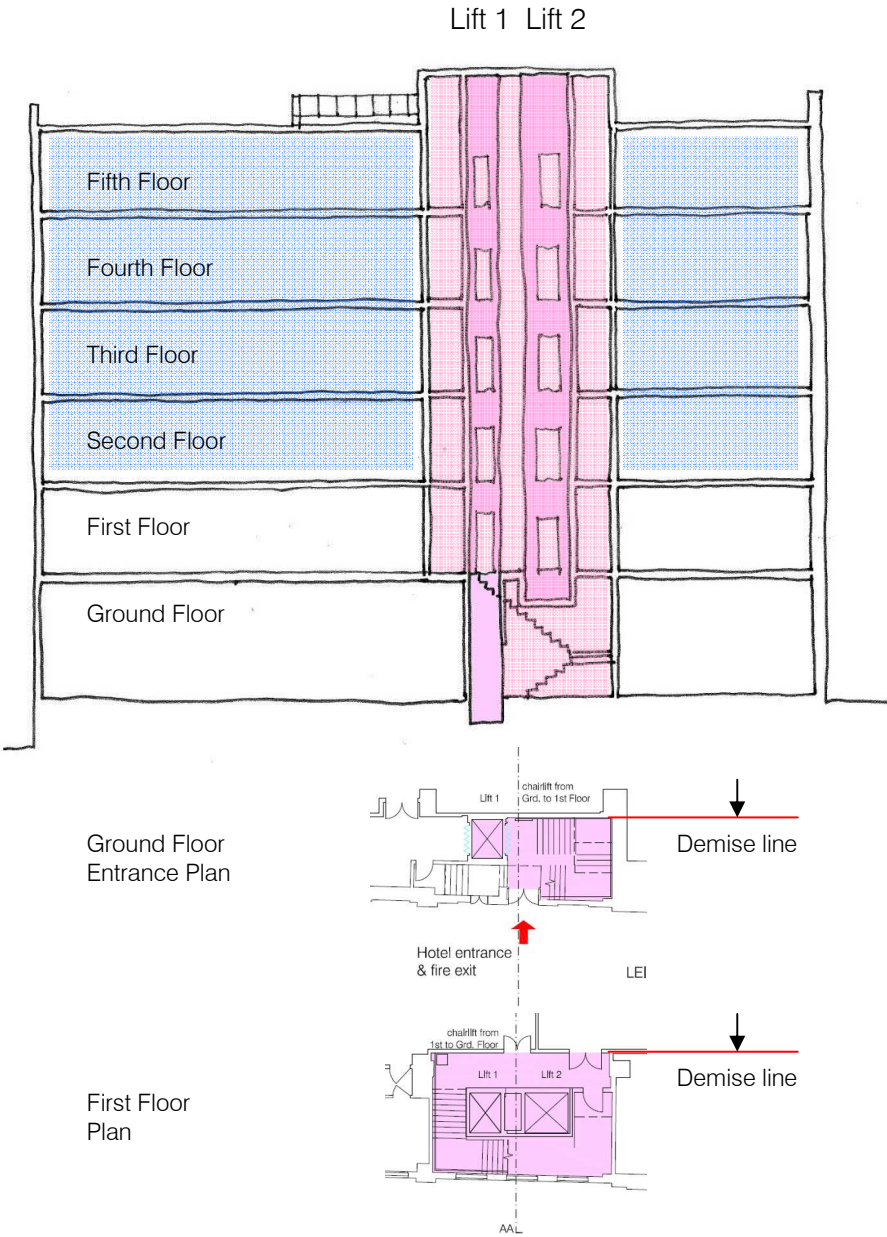
General Disabled provision within the proposal

Fully accessible staff changing room unisex wc and shower will be provided. 8 Fully accessible disabled compliant bedrooms will be provided.

All areas of the hotel, public and back of house are fully accessible. Corridor widths, door widths, and opening patterns all comply with Doc M and allow wheelchair access. The lifts will provide access to all floors and will be upgraded to be fully accessible with braille controls and audible announcements. All internal circulation is level.

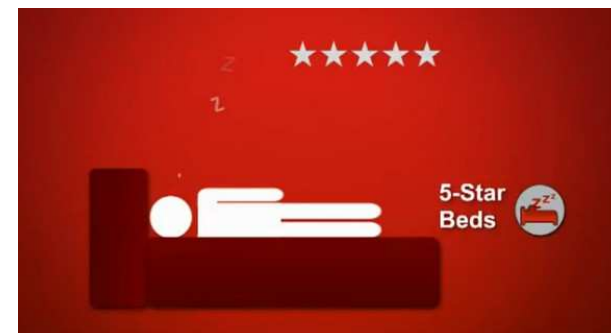
Vertical Access

Due to the existing demise line of the retail unit on the ground floor (Superdrug), it is not physically possible to bring the new lift (Lift 2) all the way down to ground floor level. In case of breakdown of lift 1, a chairlift would be used.





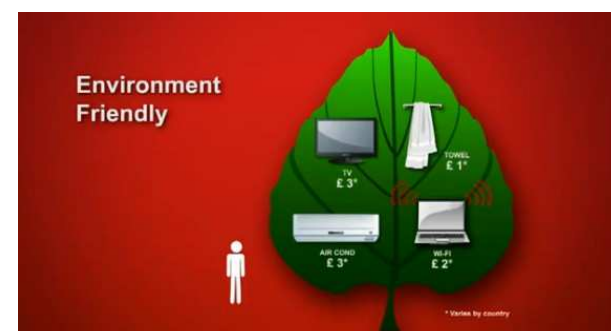
The Concept



1. A good double bed



2. A good en-suite power shower



3. Guests only pay for what they consume



4. Security



5. City Centre Locations



Room at Westminster Bridge, London

Tune Hotels

Tune Hotels' new and innovative approach provides a 5 star sleeping experience at 1 star prices. They achieve this using smaller than average room sizes and much like a cruise ship, provide a mix of both inner rooms (without windows or utilising lightwells) as well as windowed rooms.

Location is key and with low room rates, guests have the opportunity to spend their money elsewhere bringing increased revenue to the surrounding areas.

The hotel 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.

The standard room offering includes a custom made hotel bed and ensuite bathroom with power shower. Guests can pay for additional services such as air conditioning, TV or WIFI on a pay as you use basis optimising value for budget led customers.

These strategies combine to give the brand opportunity to develop sites and redevelop buildings that would not be economically viable for other hotel operators.



Ica Architects

Ica Architects operate throughout the UK, and provide architectural and interior design services. Most of our projects have a construction value of between £3m and £30m.

Ica are one of the UK's leading hotel design practices, and also cover the full spectrum of commercial development, including residential, education, retail, offices and public buildings.

Recent projects include a number of high profile city centre developments. Key urban regeneration projects have been located in the centre of Newcastle, Birmingham, London, Milton Keynes, Glasgow, Hamilton and Edinburgh. Other projects in contrast to this include sensitive greenbelt and conservation locations.

We strive to ensure our client's priorities lead the approach we take on each project. All our client's have different priorities, but all require the effective use of the resources available. A careful balance of design quality and development cost, incorporating operational and commercial awareness, allows us to offer the client, the contractor, the planners and the environment, the best possible solution for each site.

By partnering with a number of leading experts, we have developed procedures to procure and manage contracts that maximise the development return, maintain control of design quality, and deliver sustainable solutions.

Teamwork is the key foundation to our approach, and is reflected in three main areas :

- Our client's team and priorities
- Our own team's strengths in design, planning, commercial awareness and technical excellence
- Partnering with like minded consultants and contractors

We value our reputation for delivering appropriate information ahead of time, and driving our client's projects with enthusiasm and care.



About Ica Architects



Ica Architects have successfully designed and completed several hotel projects within rural and city centre conservation areas.

Examples of these projects include:

Edinburgh Royal Mile
Set within a World Heritage site, one of the most sensitive conservation areas in the UK, and adjacent to a listed church, this site presented a significant challenge to the planners and conservation groups. Consent was granted on a sensitive contemporary design using natural stone, and locating back of house areas below ground.

Hammersmith London
Set within a conservation area, and requiring the retention of a listed façade. The listed façade was dismantled and rebuilt in an adjacent location, and the new sections of the hotel sensitively integrated with the original façade.

Nazarene Theological College, Didsbury
As part of the college campus, the 'Emmanuel Centre' provides an exceptional range of facilities: it houses the main library on the ground floor, and a suite of smartboard-equipped classrooms and seminar rooms on upper floors, providing learning space for a growing student body.

Shoreditch
Set within South Shoreditch Conservation Area, London, this 82 bedroom extended stay hotel and office development, responds to the Victorian warehouse context of the area for which a planning application will be made in march 2008.

Hotel Indigo, Glasgow
One of the first of a new hotel brand to appear in the centre of UK cities. Combining the best aspects of a great location, unique boutique hotel design, and the quality assurance of a major brand, this hotel will become one of the best hotel destinations in Glasgow.

Originally Glasgow's first power station, this building requires sensitive conversion to retain its character, and breathe new life into this historic building.

hotel experience

Radisson Edwardian Guildford
Qhotels, Westerwood Hotel
Indigo hotel Glasgow
Intercontinental Hotel Group, designers for next generation global brand prototype
Marriott International, designers for EMEA Courtyard brand prototype
Hilton Garden Inn Stirling
Crowne Plaza Bracknell
The Avenue Conference centre
Bush Hall Country House Hotel

Staybridge Suites London City
Staybridge Suites Liverpool
Staybridge Suites Newcastle

Marriott Courtyard Aberdeen
Marriott Courtyard Manchester Airport

Hampton by Hilton Glasgow North
Hampton by Hilton Inverness
Hampton by Hilton Hemel

Holiday Inn Falkirk
Holiday Inn London Wembley

Ramada Encore, London West
Ramada Encore Milton Keynes
Ramada Encore Crewe
Ramada Encore, Glasgow West
Ramada Encore Warrington
Ramada Encore Glasgow East

Ramada Encore Edinburgh
Ramada Encore Birmingham
Ramada Encore Newcastle
Ramada Encore Liverpool
Ramada Encore Edinburgh

Express by Holiday Inn, Cambridge
Express by Holiday Inn, London Luton Extension

Express by Holiday Inn, Bedford
Express by Holiday Inn, Hemel Hempstead

Express by Holiday Inn, London Swiss Cottage

Express by Holiday Inn, Newcastle
Express by Holiday Inn Birmingham South
Express by Holiday Inn, Doncaster
Express by Holiday Inn, London Golders Green North
Express by Holiday Inn, Hamilton
Express by Holiday Inn, consultancy on brand roll out in Holland
Express by Holiday Inn Edinburgh Royal Mile
Express by Holiday Inn Worcester
Express by Holiday Inn Burnley
Express by Holiday Inn Gateshead
Express by Holiday Inn Bracknell
Express by Holiday Inn, Cambridge South
Express by Holiday Inn, Livingston

Ibis hotel Croydon
Ibis hotel Bracknell



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Liverpool**

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