



DESIGN + ACCESS STATEMENT:

PRINCES BUILDINGS

DALE STREET

LIVERPOOL

15/01/2011
19.05.15

BLOK

1.0 INTRODUCTION

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1.1: INTRODUCTION:

This Design and Access Statement has been prepared by BLOK Architecture on behalf of Goodman Wells Ltd in support of its Permitted Development Application for the redevelopment of Princes Buildings, Dale Street to provide 35 serviced apartments.

1.4: DEVELOPMENT TEAM:

Architects:
BLOK Architecture

BLOK Architecture was founded in September 2009 and is based on the Albert Dock in Liverpool. The practice ethos is to produce innovative, inspirational architecture that is deliverable and commercially viable. We have a positive approach to problem solving and believe that innovative architecture, founded on modernist principles, has an enormously positive effect on our environment. Our portfolio demonstrates coherent, contextually progressive architecture that is stimulating and inspiring in concept, detail and construction.

Planning consultant:
Roman Summer Associates

Roman Summer Associates Ltd was established in December 2006. With offices in Liverpool and Greater Manchester, they are involved in a range of planning/development projects across the North West and beyond. They have wide experience of planning matters and advise private and public sector clients on retail, leisure, housing, education, office and commercial development projects. Roman Summer specialise in large scale mixed use regeneration projects, housing, employment, education and Green Belt/Green Space commissions, including input into and coordination of EIA projects. They give evidence at public inquiries and development plan inquiries, and act as lead consultant on complicated planning proposals and instruction of Planning Counsel.

1.2: PROPOSED DEVELOPMENT:

BLOK Architecture has been commissioned to develop a proposal that will provide a mixture of apartments, offices, restaurant and retail space, of which this application is one component. Through delivering a high quality architectural response, the project aims to develop a key vacant site and positively contribute to the local area.

It is the aspiration of Goodman Wells Ltd that the development, when completed, will revive and protect unique architectural assets in the city centre, and promote a range of high quality accommodation.

With a contextual design approach, the development aims to enhance the local area by developing some of the last vacant buildings along Dale Street and ensuring this key street grows from strength to strength.

1.3: LEGISLATIVE CONTEXT:

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005). This report also responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (The GDPO) which requires most planning applications to:

- Describe in detail the site and surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.
- How issues relating to access have been dealt with within the development.

It is therefore submitted as a statutory requirement of the planning process and has been formulated to reflect current advice on design best practice, including CABE's advice on how to produce Design & Access Statements.

This Design and Access Statement is to be read in conjunction with drawings and supporting documents prepared by the design team to accompany the application for outline planning permission submitted to Liverpool City Council Local Authority. It is intended as a positive and helpful tool for the Council and interested third parties alike, and demonstrates in succinct terms the extent of consideration that has been invested in the scheme design and layout.

This statement seeks to provide the contextual background that has informed the design response, describe the evolution of the design in response to consultations and illustrate the key elements of the scheme both in terms of function and form.

2.0 THE SITE

2.1: SITE LOCATION:

This application is for Princes Buildings on Dale Street, which is situated within the Castle Street Conservation Area, part of a World Heritage Site. Neighbouring the Princes Buildings are 10 Hockenhall Alley and 11-13 Cheapside, Grade II listed properties which form part of an overall scheme for the site, of which this application is one component.

Dale Street is a key street in Liverpool City Centre and one of the original seven streets of medieval Liverpool, forming a key route in the city's commercial and historic core. Dale Street contains a large number of listed properties from the 19th Century which were constructed after the street widening undertaken in the 1880's. Dale Street is a central route through the Castle Street Conservation area, with Princes Buildings being located directly opposite The Municipal Buildings, which are Grade II* listed.

Currently of the three buildings only Princes Buildings is in active use, partially used as temporary band performance space, with its ground floor commercial units being partially occupied.

The site is located within the Liverpool Commercial District and therefore benefits from excellent connections to wider areas. On foot the site is within reach of all of Liverpool's historic, commercial and cultural sites. There are excellent public, local and national transport connections; within walking distance is Lime Street Train Station for local/national connections, Moorfields Train Station for local connections and Queens Square for local bus connections. The site is also served by major road connections, which provide easy access to the M62 and the national motorway network.



2.2: VIEWS AROUND THE SITE:

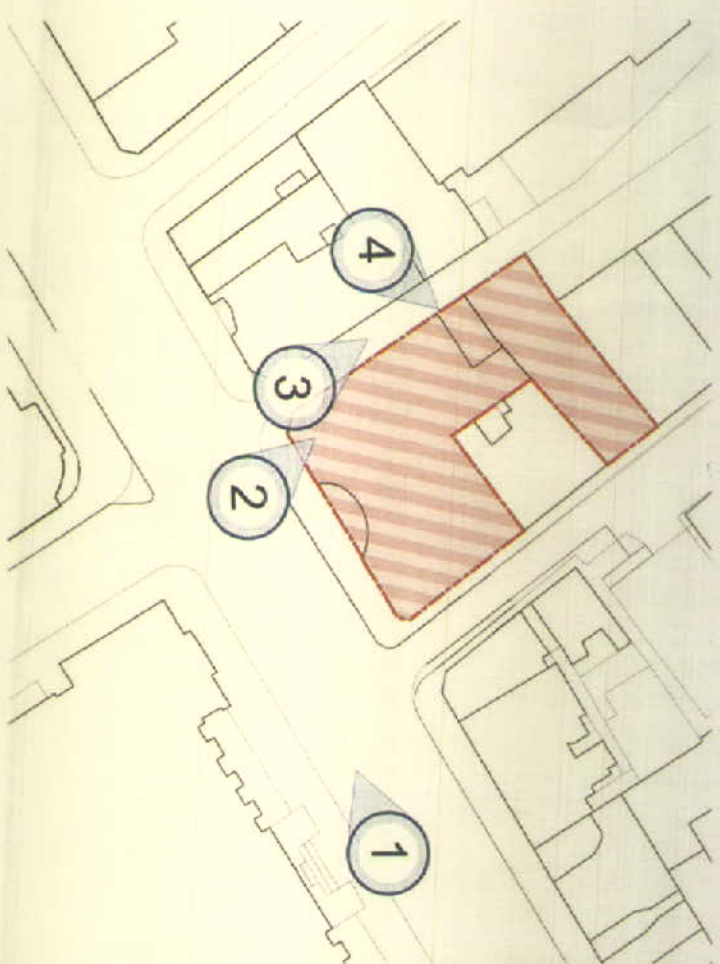
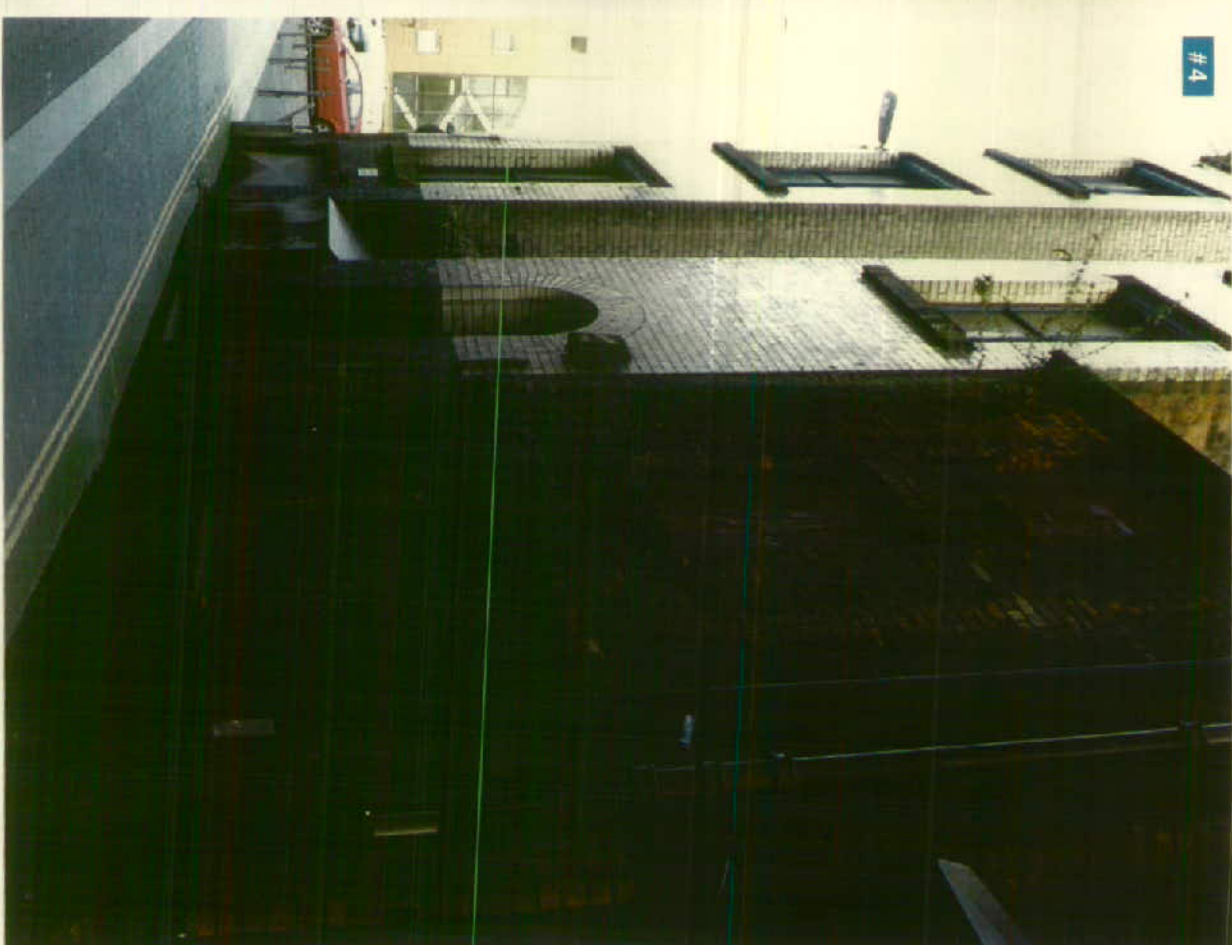
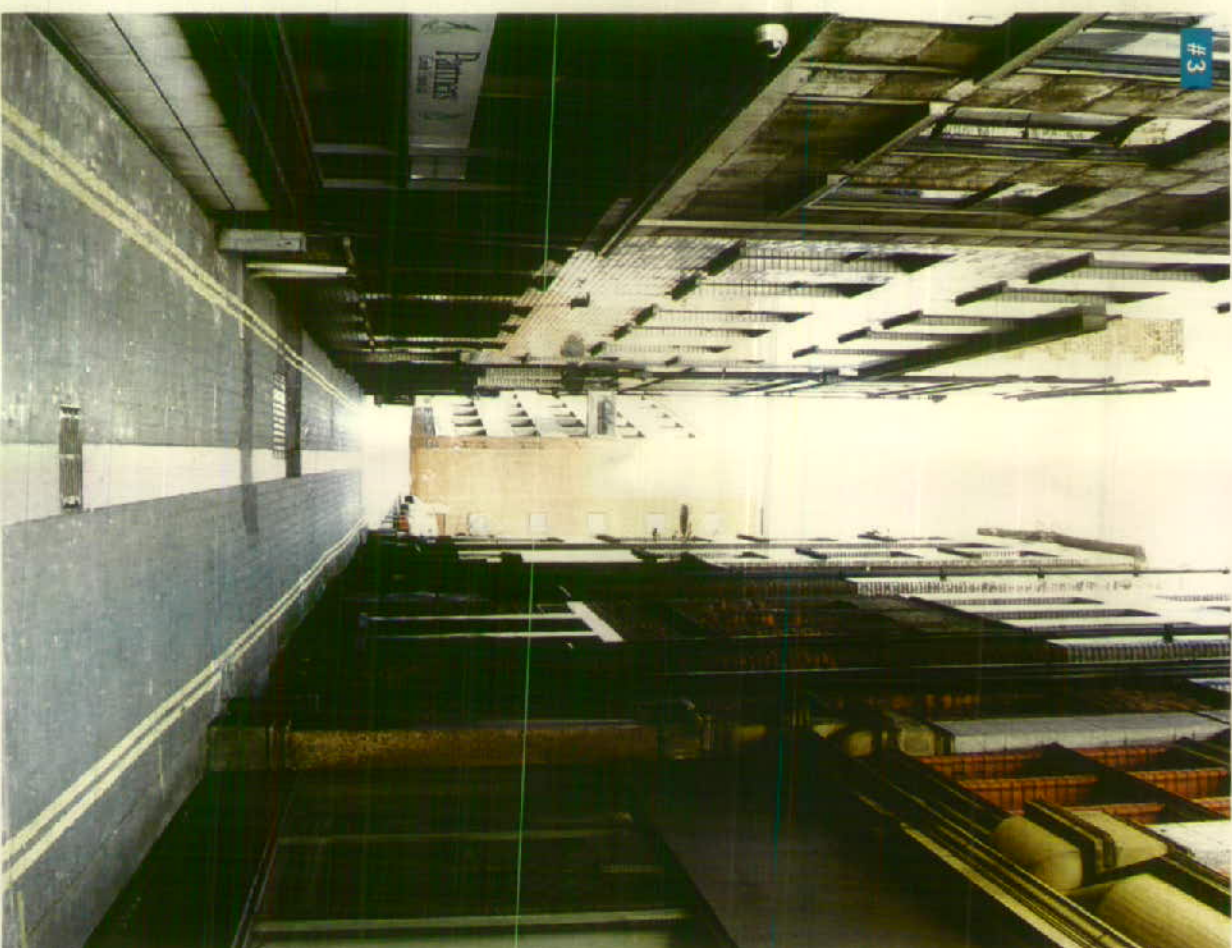


Fig 2: Location plan showing key viewing angle viewpoints.



2.3: SITE ANALYSIS:

The proposed site contains three separate buildings which have different uses and are in various states of repair. This application concerns Princes Buildings.

Princes Buildings

Constructed in 1882, Princes buildings is not listed however it does sit within the Castle Street Conservation Area. The building has frontages onto Dale Street, Cheapside and Hockenhall Alley. It was as constructed after the widening of Dale Street in the 1880's which cemented the street as part of Liverpools commercial core.

Currently the building comprises of 4 ground floor commercial units fronting onto Dale Street and Cheapside, a largely disused basement and 4 upper floors primarily used as temporary band rehearsal space.

Externally the building is a handsome example of its period. However, years of neglect have left it dirty and unkempt, with the potential for it to fall into a state of disrepair. At ground floor one of the commercial units fronting Dale Street has been left vacant and all commercial units have aged. Mismatching signage detracts from the building and has a negative impact on its setting within the street.

Internally the building has very few original features and its layout has been heavily altered since its construction.

This application concerns the upper floors of the Princes Building and parts of the ground floor and basement.

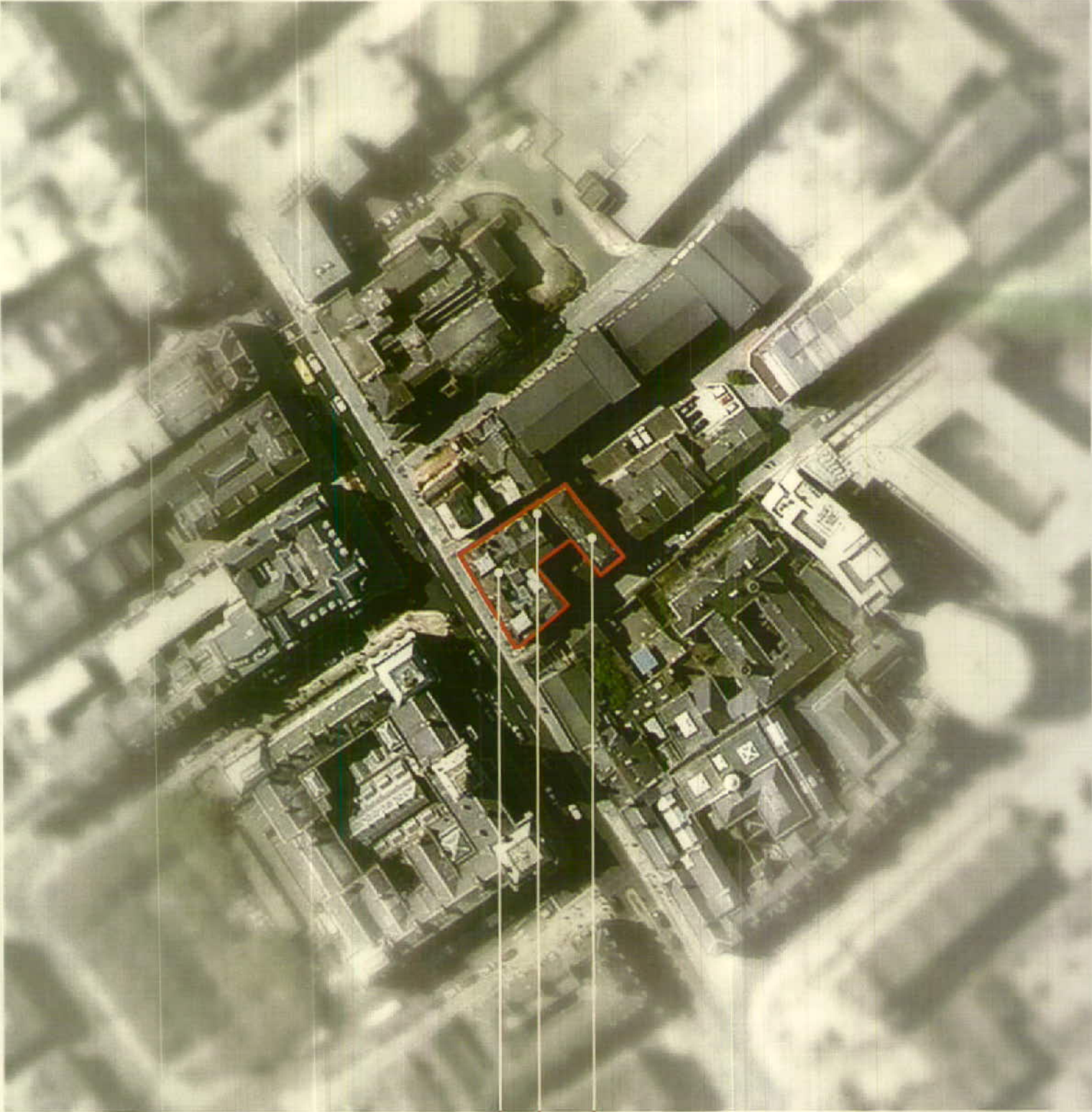


Fig 2: Building Locations

2.5 PRE-APP PROPOSAL:

A pre-app meeting was held at the Princes Buildings, in conjunction with a site visit on Tuesday 6th of January 2015.

The pre-app proposal was for a complete scheme containing three elements:
35 Apart-Hotel units within Princes Buildings, 10 Hockenhall Alley as a self contained Townhouse as part of the apart-hotel offering and 45 Hostel units in 11-13 Cheapside.

The feedback from the pre-app meeting was as follows:

- There are no objections in principle to the proposed uses. All of the buildings need a variety of repair and refurbishment works. The proposal will bring them back into full and productive use, which will safeguard not only the future of two important listed buildings but also a very attractive undesignated heritage asset.

11-13 Cheapside (Grade II Listed)

- The listing description is very well detailed and must be the starting point when considering any alterations to the building. The building retains a number of those inherent characteristics which identify it as a warehouse of special character which much be incorporated into a new scheme.

- The enclosed stone stair to the front left of the building leading from the basement to the jigger in the loft must be retained. Existing sheet iron doors which lead off the staircase at every level must also be retained in situ.

- The basement brick vaulted ceiling, cobblestone floor, original window shutters, chimney breast, fireplace at ground floor, cast iron columns and original windows must be retained. Any original hoist machinery must be incorporated into any new scheme.

- Existing sheet iron doors which lead off the staircase listing description is very well detailed and must be the starting point when considering any alterations to the building. The building retains a number of those inherent characteristics which identify it as a warehouse of special character which much be incorporated into a new scheme.

- There is no objection to the principle to the insertion of a new lift/stair core in an appropriate location.

- The original sheet metal loading bay doors must be retained. These can be pinned back with windows being inserted into the gaps.

- The proposal must address how the building will be serviced.

- The proposal must ensure the provision of an accessible entrance given the buildings current stepped access from Cheapside.

10 Hockenhall Alley (Grade II Listed)

- Given the age and the condition of the building a structural engineers report will be required to be submitted with the application

- The proposal to convert it and extend it into a three bedroom house is supported in principle, provided the extension reads as a modern addition and the original plan form and size of the original house is still clearly visible. Any roof extension would not be expected to link with the roof of the main house.

- All original features should be retained including: the kite winder staircase, under stair cupboard and ground floor, fireplace. If the existing staircase is not useable then the modern extension must contain the staircase.

Princes Buildings (Incorporating warehouse onto Hockenhall Alley and warehouse at 1-3 Cheapside)

- There are no objections to the use of the building as an apart-hotel.

- In the main the apart-hotel layout appears to be fairly comprehensive. From the site visit there are a couple of rooms which contain some interesting historic features which are advised to be retained.

- The windows in Princes Buildings contribute to the historic character and appearance of the conservation area. Acoustic glazing is advised for hotel scheme as well as the ability to obtain fresh air without having to open windows.

- Cycle parking provision for staff and visitors should be identified.

- For the apart-hotel servicing for the building must be considered. This will require waste storage and it is advised that this is accessed from Cheapside.

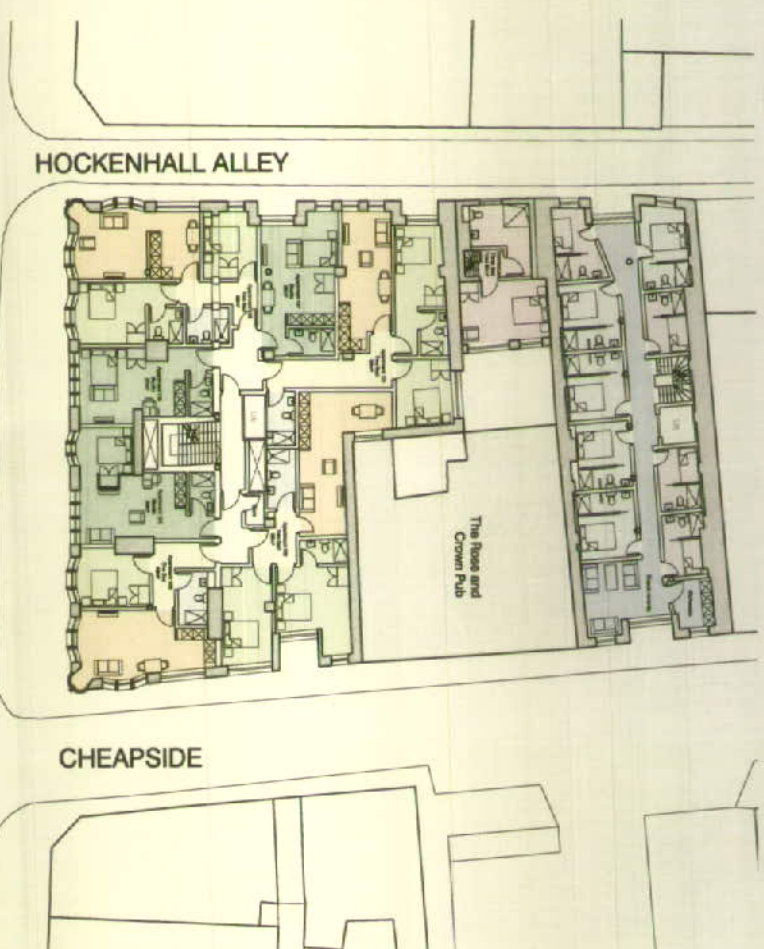


Fig 5: Proposed Typical Upper Floor Plan

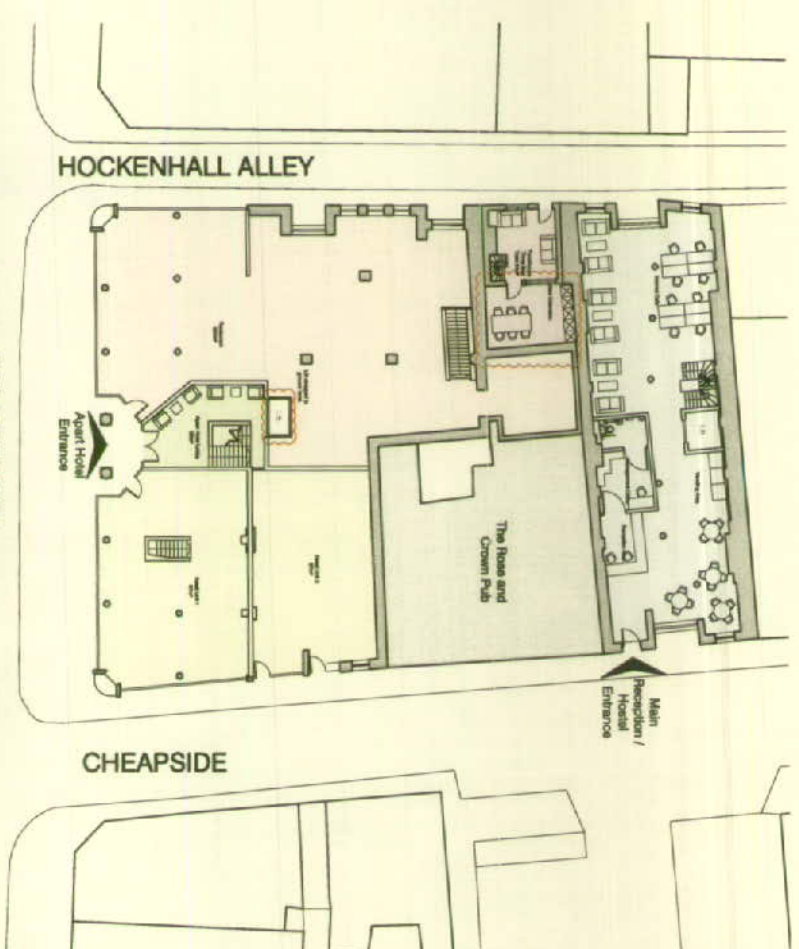


Fig 6: Proposed Ground Floor

3.0 USE & AMOUNT

3.1: USE:

Princes Buildings

The five upper floors of Princes Buildings will be refurbished and converted to provide a mix of studio, one and two bedroom apartments. These apartments will be accessed from the existing staircase/lift core, into which a new lift will be inserted, suitable for the circulation requirements of this new use. This lift will access the ground floor, where a new lobby for the apartments building will utilise the existing street access. Also on the ground floor will be a bike storage facility for the apartment users. Below this, in the basement, is a service area for the apartments, with space for refuse bins, which can be brought to and from street level by the goods lift.

3.2: AMOUNT:

The proposed development comprises of the conversion of Princes Buildings into 35 apartments, with a ground floor lobby and bike store and a basement service area.

Apartment Totals Princes Building			
	Studio Apartment	One Bed Apartment	Two Bed Apartment
Basement Level	0	0	0
Ground Floor	0	0	0
First Floor	2	3	2
Second Floor	2	3	2
Third Floor	2	3	2
Fourth Floor	1	4	2
Fifth Floor	1	4	2
Total	8	17	10
Total Number of Apartments 35			

Cycle Parking

Total Number of Cycle Parking Spaces: 34

Approximate Area Totals

- Basement Level:
- Apartments Service Area: 34.2sqm
- Ground Floor:
- Apartments Entrance Lobby: 26.6sqm
 - Bike Storage (Shared Space): 27.8sqm
- Total Net Area of Accommodation: 1755.6sqm

4.0 LAYOUT

4.1: LAYOUT:

The redevelopment proposes that the three buildings maintain their integrity as autonomous uses. The layout allows separation within the constraints of the site.

GROUND FLOOR

The ground floor is to be divided into an entrance lobby for the apartments, and two commercial units, each with their main access and frontage to Dale Street.

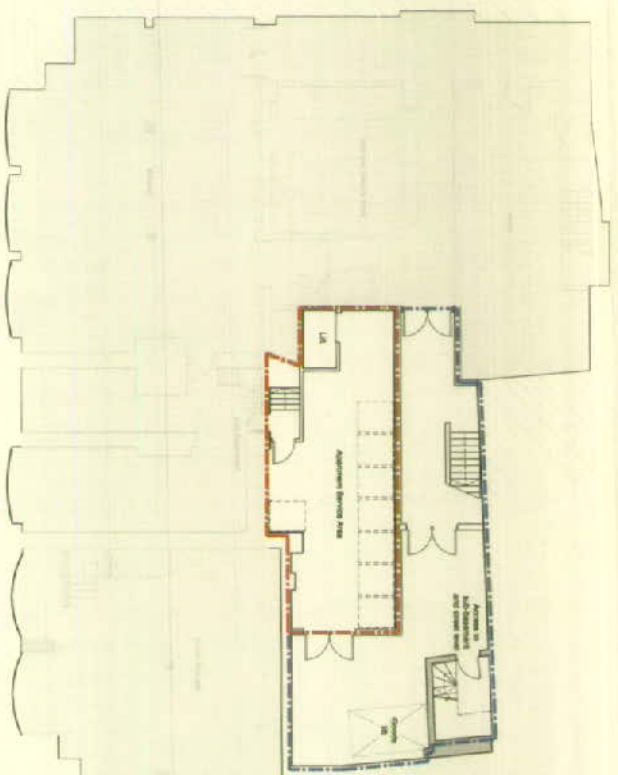
Servicing and cycle storage to apartments, is to be from Cheapside. Loading access is to be provided from street level directly down into the basement of Princes Buildings.

BASEMENT FLOOR

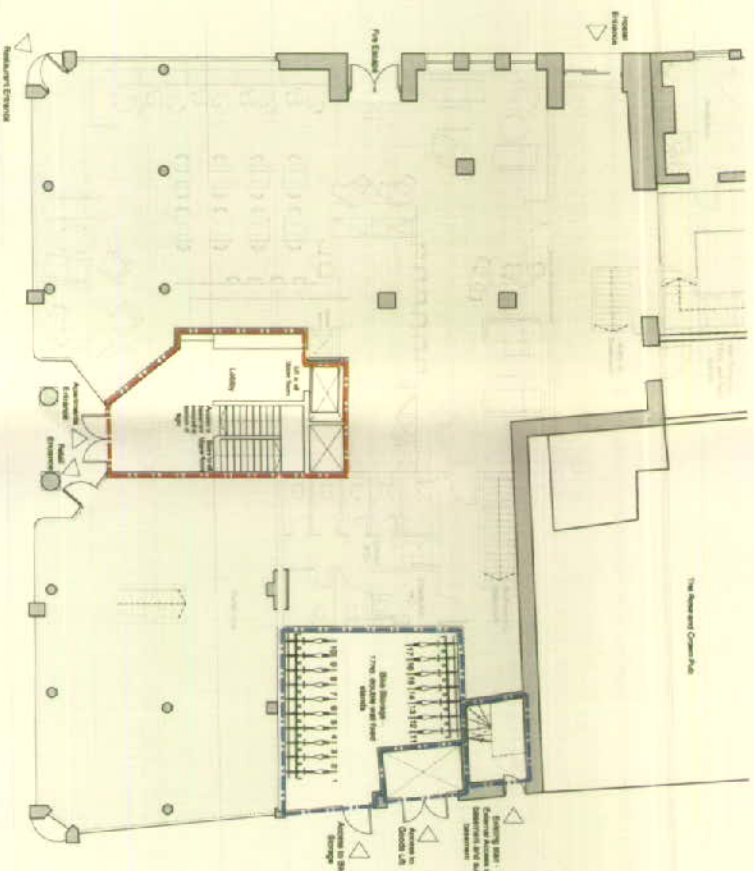
The basement contains the service area for the apartments. This is accessed internally by the residents and all maintenance and servicing is done via the service access at Cheapside.

ACCOMMODATION FLOORS

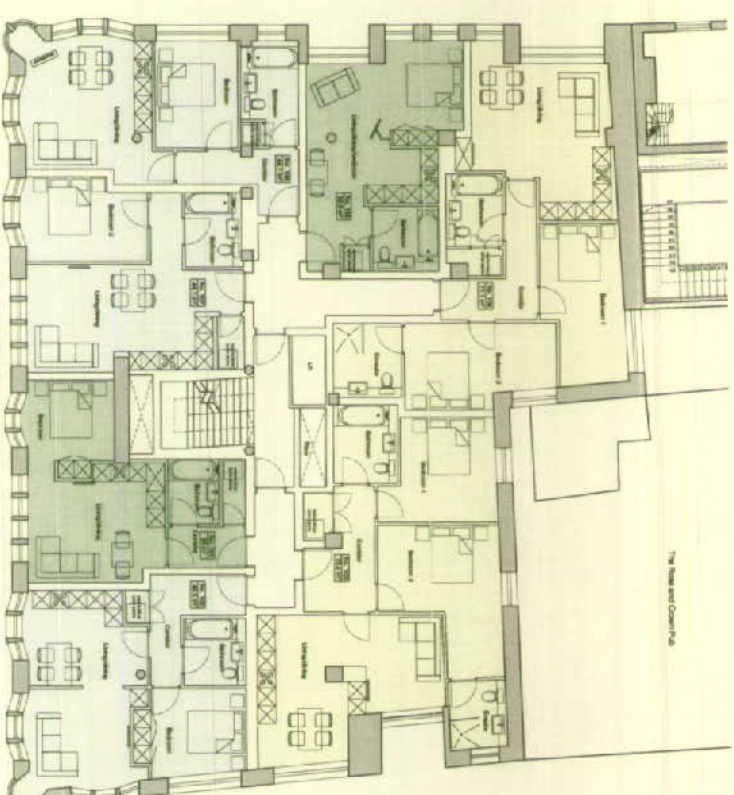
The upper floors contain a mix of studio, one bed and two bed apartments.



BASEMENT FLOOR



GROUND FLOOR



EXAMPLE UPPER FLOOR

5.0 DESIGN PRINCIPLES

5.1: DESIGN PRINCIPLES: APPEARANCE

Although this PDR application deals with the apartments to the Princes Buildings, the intention is that the collection of building should be read as an integrated whole.
The existing elevations will be sympathetically restored to ensure they remain a positive influence on the Castle Street Conservation Area.

This will include the introduction of new 'Heritage' signage that will unify the collection of buildings. The heritage signage is to be subtle in colour and graphic elements so as not to become overpowering to the main buildings. Simple typographic transfer signage will be added to the windows.

New windows will be added to the loading bay of the warehouse. On each level, one of the existing sheet iron doors will be fixed open, and a glazing system inserted to enhance the quality of the internal space, whilst keeping the existing features visible.

NEW ELEMENT

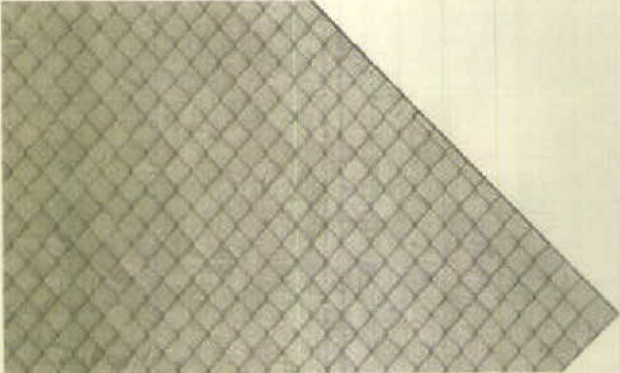
The new addition to the collection of buildings is a stair core that provides access to the hostel buildings. Internally this element allows a reconfiguration that connects the buildings and opens up the historical assets to a wider audience.

The scale is respectful to the neighbouring buildings, sitting to refrain from dominating or standing out from them. Although sympathetic in scale, the form and materiality of the new addition are contrasting to the existing buildings.

The simple form is defined by a folded glazed roof that aligns with the internal stair form as well as defining a datum for the cladding set out.

Shingles

As the main vantage points from Hockenhall Alley and Cheapside are close, the cladding needs to be detailed and at a small, human scale. The choice of square shingles, aligned to the roof angle will give a rich and detailed surface finish. Each shingle will patinate over time, developing into a visually rich and textured surface.



Cement shingles



Patinated copper shingles



New copper shingles

- Unified signage: typeface and fascia panel in consistent colour and material
- Sheet steel features retained
- Metal shingles of new stair core

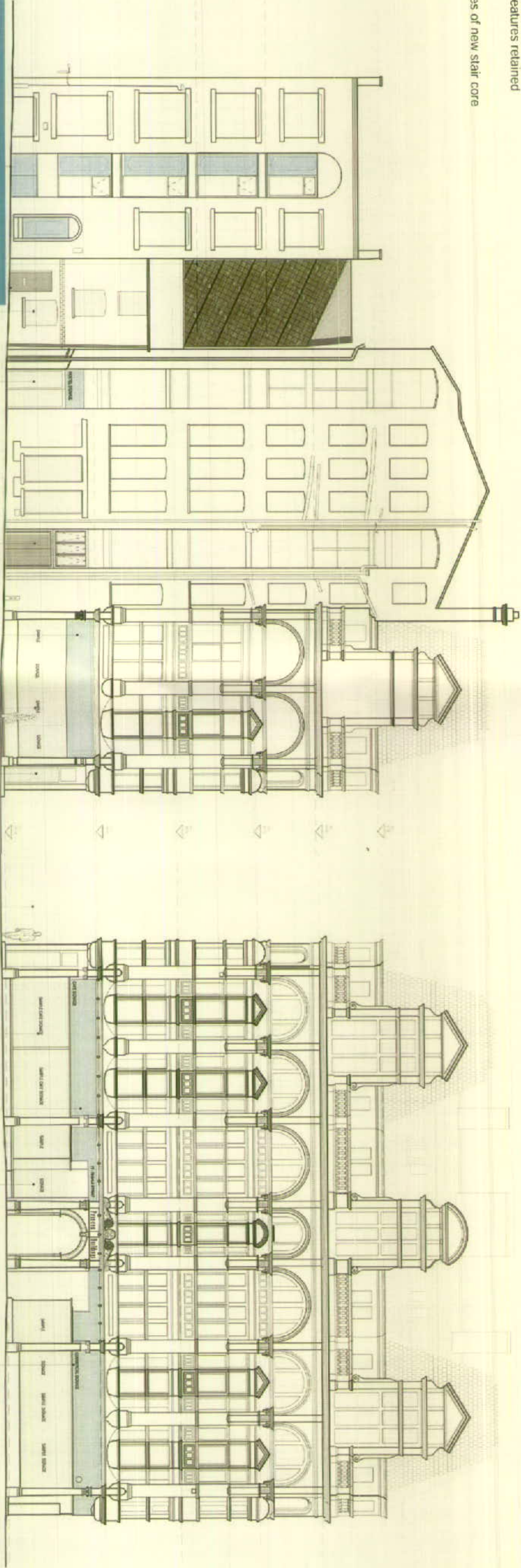


Fig 12: Design Concepts

6.0 ACCESS

6.1: ACCESS:

This section of the Design and Access Statement is to highlight the access strategy which is to meet the needs of all users, including disabled people, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment and to enable the needs of disabled people to be taken into account, at the earliest stages of planning a development. By doing so this document assists the processes laid out in the 'social model of disability', and aims to be both positive and inclusive in its approach. It demonstrates that the recommendations contained within BS8300:2009, Access to and Use of buildings Approved Document M; Building Regulations 2013 and Lifetime Homes 2010 will be achieved.

Inclusive Design

Inclusive Design is a key concept in building design. Accessibility enables people to participate in the social and economic activities for which the built environment is intended. The concept of inclusive design follows the 'social model of disability' by focusing on removal of the barriers within the environment rather than the impairment. Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity. In short, inclusive design provides a single solution for everyone. The proposed development, where possible, strives to offer inclusivity. It will be safe, predictable, convenient, flexible, sustainable and legible.

The proposals seek to offer:

- Equitable use and accessibility for everyone irrespective of ability.
- Appropriate space for people regardless of body size, posture and mobility.
- Ease of use, comprehension and understanding regardless of physical or cognitive abilities.
- A safe, comfortable and healthy environment, minimising hazards.

Goodman Wells Ltd is committed to a policy of equality, inclusion and accessibility in the delivery of dwellings. They fully recognise the diversity of cultural, religious and individual abilities of future users and is active in ensuring that any potential sources of discrimination are addressed. Ease of use by all potential users, including disabled people, parents and children, older people, and young people is also considered to be an essential element of breaking down language and cultural barriers.

Vehicle and Transport Links

The proposed development site is located close to City Centre Transport nodes including Queen Square Bus Station, Lime Street Train Station and local rail stations. This access provides good accessibility for the visitors and customers of the development, as well as the ability for them to visit the wider city region.

Pedestrian Links

The immediate area contains a diverse mix of commercial, cultural and historic uses within walking distance of the site. There are, therefore, significant opportunities for visitors to access a range of shopping, cultural, leisure, and service facilities on foot.

Inclusive Access

Where possible the main entrance to the building at ground level will:

- Be illuminated.
- Have a level access threshold.
- Have a 1.2m x 1.2m external level landing.
- Have an effective clear opening width of at least 800mm with a 300mm clear nib on the pull side of the door between the leading edge of the door and a return wall.
- Be weather protected by entrance recess.

Where possible the horizontal and vertical circulation will:

- Be illuminated.
- Have a level access threshold between all door ways.
- Have an effective clear opening width for all doors of at least 900mm with a 300mm clear nib on the pull side of the door between the leading edge of the door and a return wall.
- All be internal.
- Have a accessible lift.
- Have a minimum clear width of 1200mm for all corridors.
- Have a Part M compliant vertical circulation staircase.

Where possible the entrance to each apartment will:

- Be illuminated.
- Have a level access threshold.
- Have a 1.2m x 1.2m external level landing.
- Have an effective clear opening width of at least 900mm with a 300mm clear nib on the pull side of the door between the leading edge of the door and a return wall.
- Be internal.

Access within each apartment

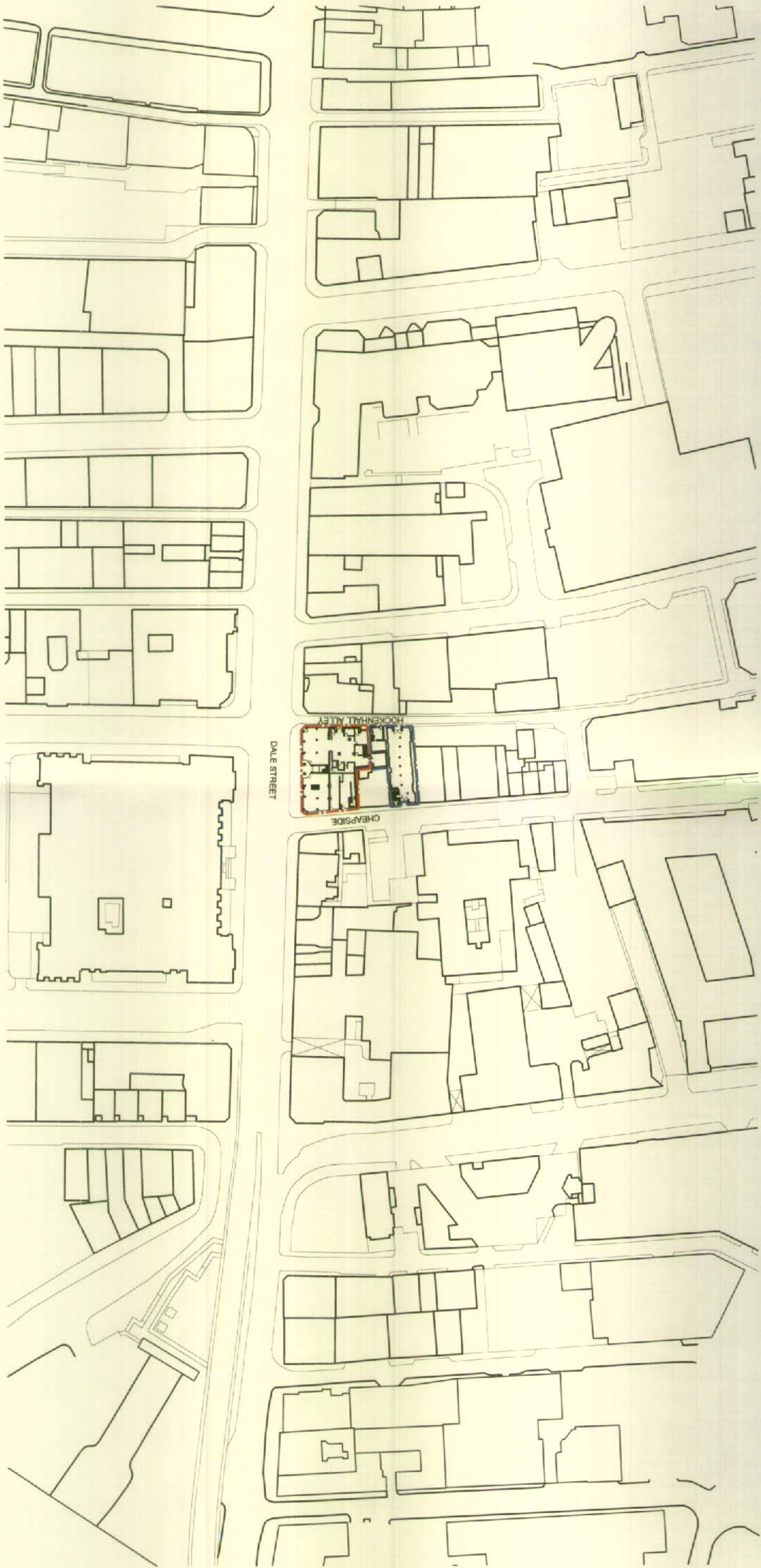
- Minimum width of any hallway will be 900mm.
- Clear openings to circulation doors will be to suit corridor widths and approach.
- Entrance level doorways will have unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and a return wall.
- There will space for turning a wheelchair in dining areas and living areas.

7.0 CONCLUSION

7.1: CONCLUSION:

Currently Princes Buildings, 11-13 Cheapside and 10 Hockenhall Alley are under utilised, run down, and in some cases at risk of further deterioration. Together they represent one of the last pieces of the regeneration jigsaw along Dale Street, which is once again reaffirming itself as one of Liverpool City Centres key streets.

The proposed development will add to the residential accommodation available in Liverpool City Centre, and directly demonstrate the history of the city to both national and international visitors. The proposed development will regenerate and activate these buildings, ensuring the safeguarding of key listed heritage as-sets for the future, and positive regeneration with the Castle Street Conservation Area and the World Heritage Site.



SITE PLAN

SITE AREA:

Princes Building: 479.2sqm

KEY:

- PRINCES BUILDING SITE BOUNDARY
- 10 HOCKENHALL ALLEY & 11-13
- CHEAPSIDE SITE BOUNDARY



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50m

- NOTES
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PLANNING

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Drawing title	SITE PLAN								

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