

15F/3170

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**DESIGN & ACCESS STATEMENT**

PROPOSED CHANGE OF USE

*of*

VACANT MEDICAL CONSULTATION ROOMS IN TO TWO DWELLINGS  
AT 57 RODNEY STREET, LIVERPOOL, L1 9ER.

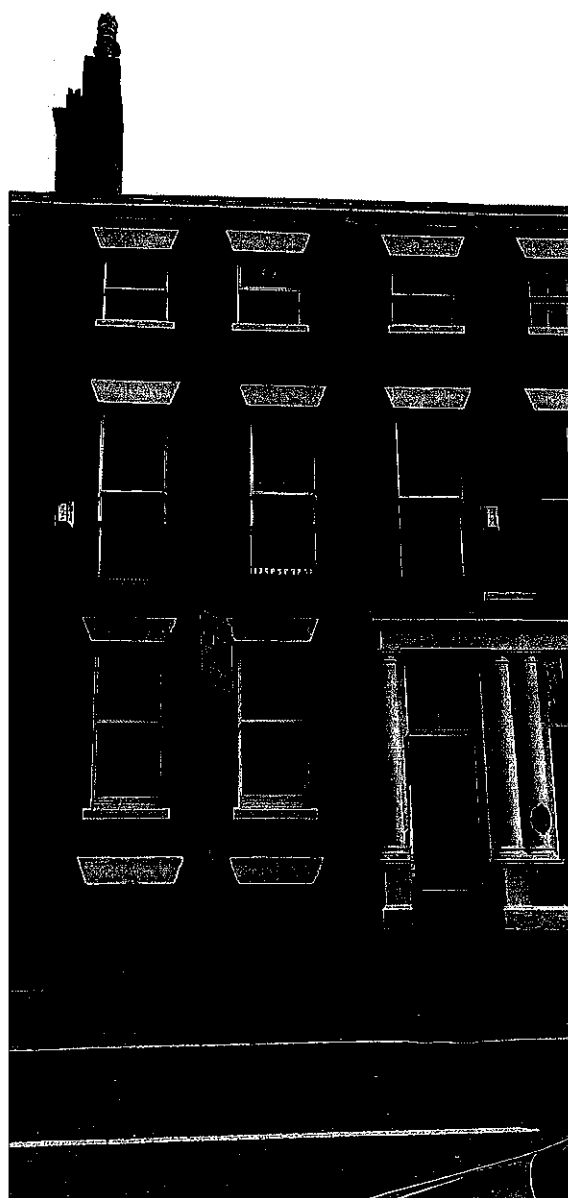
PREPARED BY

ATELIER 2 ARCHITECTS LTD

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## INTRODUCTION

This Design and Access Statement accompanies the application for a change of use for two dwellings, with a divided total of 11 bedrooms at 57 Rodney Street, Liverpool L1 9ER.



Front elevation from Canning Street

The proposed development is approximately 1.5m south of Liverpool City Centre, on the edge of the historic Georgian Quarter of Liverpool. The application is a Grade II listed town house, dating from c 1830. The property is mid terraced, and is of traditional masonry construction.

Construction of the street started in 1783 and was completed in 1784, laid out by William Roscoe and named after Admiral George Brydges Rodney.

It was developed piecemeal up to the 1820's with the houses for the affluent, escaping the old town centre.

The next 100 years a succession of developers speculatively built a large number of imposing and elegant town houses, mostly in the Georgian style. A few houses have five bays, with central doors, but most are three bays. They were erected in pairs or short runs by different developers which led to the inconsistent roof line that can be seen today.

Rodney Street stretches between Mount Pleasant and the Cathedral Gate, the primary access point of the iconic Liverpool Anglican Cathedral and is today known for the medical and professional practices it accommodates.

## USE

The application site is a vacant former dwelling more recently used for medical consultation with its ad-hoc 'booths' in the form of lightweight internal partitions still in place to the rear of the building.

The former use of the property was residential.

The development will reinstate this residential use, but divide the more formalised frontage and the servicing rear in to two separate dwellings.

albeit formalising the status for a HMO between the containing 7 rooms including 1 Annex containing 2 bedrooms and 1 Studio containing one bedroom.

The proposed use fits in well with the busy character of the area and brings a vacant listed building back into good long term use.

In arriving at the proposal, we have sought to draw directly upon the key features of architectural and historic interest in the building and respected them with a philosophy of repair that is sympathetic.

## **AMOUNT**

The proposal will include;

- At basement level, 1 bedroom, a kitchen and bathroom which will bring back into use a derelict basement.
- At ground to second floor level, 7 room HMO implemented to respect existing key features of the building and serviced by 3 bathrooms.
- Another ground to second floor level, 6 room HMO implemented to respect existing key features of the building and serviced by 3 bathrooms.

The proposed development is supportive of the objectives of *PPS1 – Delivering Sustainable Development*, in which the importance the scale, massing and accessibility of a development are to be considered within the locality, in order to facilitate connections between people and places. The proposed development will provide a high quality refurbishment, restoration and conversion of a listed building in a key conservation area.

The application site is within walking distance of local shopping stores, bus stops and a railway station. On this assessment, the proposed development can therefore be termed to be supportive of the objectives of PPS1.

## **LAYOUT**

The proposed development layout is shown within the submitted drawings. Pedestrian access to the circulation core is from Rodney Street.

A communal circulation core with ambulant disabled staircase provides access to proposed rooms located at basement, ground first and second floors. A new staircase is proposed to provide access to third floor level situated adjacent to the existing circulation core.

The rear yard and garden also facilitates access to refuse and cycle storage bays.

The proposed rooms are good-sized units, well lit. The living space draws upon the generous proportioned original windows.

## **SCALE**

There are no proposed alterations to the scale or mass of the existing listed building.

## **LANDSCAPING**

The proposed development has a relatively small amount of landscaping, which will be predominantly hard surfaced in salvaged/reclaimed historic materials such as yorkstone flags. Details are supplied with the application.

## **APPEARANCE**

The proposed development respects the character and appearance of the listed building. No external alterations are proposed to the primary elevation. Rear access has been relocated to accommodate the division.

## **ACCESS**

The proposed development is located in an enviable position with regards to access to both public transport and local amenities. Regular bus services to and from the city centre operate from Catharine street. Local and inter city national rail services are accessible at Lime Street Station, located just a short walk of 0.7m from the site. Provision is also made for resident's secure storage of cycles, ensuring that the development affords a sustainable way to access the site.

Rodney Street is well served by both retail and leisure amenities, including a large supermarket located just 0.2m from the site. The location of the proposed development is therefore eminently sustainable, and can be seen to be supportive of both national and local policy to this effect.

The proposed development is to comply where possible with the requirements of The Building Regulations *Approved Document M (2003)*. The listed nature of the existing building fabric must be taken into account.

The proposed development circulates by way of a communal core, providing access to all rooms by way of the ambulant disabled staircase. As previously stated, access to the development from the pavement is via an existing listed staircase, so compliance with BS3800:2001, cannot be readily achieved.