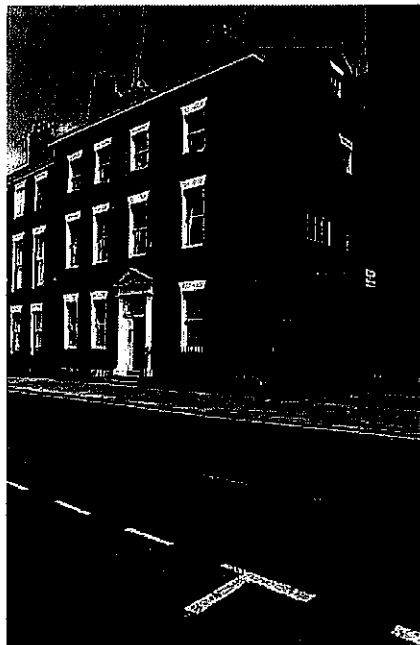


16F/0833
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Design and Access Statement 39 Rodney Street Basement



39 Sefton Lane Industrial Estate, Maghull, Liverpool, L31 8BX

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1.0 Introduction & Site Description

1.1 This Design & Access Statement has been prepared by the Agent for the Application Jameson Consult Ltd and provides further explanation of the works covered by the application.

1.2 The statement covers a Listed Building Consent and Change of Use Application, submitted by the owners of 39 Rodney Street

1.3 The Listed Building Consent site forms part of the current curtilage of 39 Rodney Street,

1.4 The works which form this Listed Building Consent and application are for the conversion from its existing commercial use to a three bedroom apartment

1.5 Jameson Consult Ltd is an RICS Regulated business employing RIBA Chartered Architects and RICS Chartered Surveyors and have been engaged to act as agent for the submission of the application and specify the products to be used.

1.6 This statement has been prepared in accordance with the guidance contained in the following documents:

- DCLG Circular 01/2006.
- CABE publication Design and Access Statements: How to write, read and use them

2.0 History of the Area & Construction

2.1 The Rodney Street Conservation Area was designated on 31 July 1968 and extended on 17 November 1976.

2.2 The buildings and the designated conservation area are a fine example of Georgian Architecture in the local community and nationally.

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2.3 They also exemplify the standard of living of the merchants who lived and built the area. The area was laid out in 1783 -1784 by William Roscoe and others with a width and straightness unprecedented in Liverpool (Pevsner 1951).

2.4 The properties were constructed on the outskirts of the city centre for the affluent wishing to escape from the confines of the city centre.

2.5 Rodney Street was awarded its name after George Brydges Rodney, 1st Baron Rodney, who, in 1782, secured an excellent naval victory and capture of the Comte de Grasse in the Battle of Saintes 1782.

2.6 The area of Rodney Street has seen the birth of many notary people including Prime Minister William Ewart Gladstone, Merchant and Engineer Henry Booth, Dr William Henry Duncan first Medical Officer of Health in Great Britain.

2.7 Each of the properties is constructed of brick exterior, with solid walls rising from basement to top floor.

2.8 There is a variety of doorcase's that are hand carved showing the various styles of the period.

2.9 The windows are of a box sash style of single glazed panels, and box sash with glazing bars.

2.10 The roof is of a slate covering, possible welsh, which would be consistent with the area.

2.11 Entrance to property is via either the front door located on the north-western elevation of the property. The doorcase is of a simple Doric Porch design, with Tuscan columns supporting the pediment porch.

2.12 There is a secondary entrance to the rear of the property with a separate entrance to the basement at the rear of the property.

2.13 The Property is currently listed as a Grade II Listed building (See Appendix 2 Listed Description)

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3.0 Use

3.1 The current use of the building is for commercial use with each floor plate divided in its use further to medical consulting rooms (B2) and general offices (A2).

3.2 The proposed area for the change of use is the basement which is currently class A2, and has been vacant for 5 years.

3.3 Current use Table

Floor Space	Current Use	Proposed Use
Basement	Commercial use Vacant Space (A2)	Conversion to Residential (C3A)
Ground Floor	Commercial Use Occupied (A2)	No Change
First Floor	Commercial use Occupied (A2 & B2)	No Change
Second Floor	Commercial use Occupied (A2)	No Change
Third Floor	Commercial use (A2)	No Change

3.4 The change in use will bring the property back in to full use supporting National Planning Policy Framework point 131.

3.5 The increase in quality living accommodation will attract further professionals to live in the area, in line with the apartments in 37 Rodney Street, further supporting section 126 of The National Planning Policy Framework.

4.0 Amount

4.1 The amount of change proposed is restricted to the internal layout of the basement

4.2 Reinstatement of the access to the front of the property in line with historic use.

4.3 Section 128 of the National Planning Policy Framework requires the identification of the significance of any heritage assets affected. As the works proposed are to be of a refurbishment nature no other heritage asset will be affected.

4.4 In accordance with section 131 in reviewing the desirability of the asset all works proposed have the specific aim of bringing the building into full occupation and use, improving the desirability of the area to live and work.

4.5 It is viewed that failure to refurbish the asset could lead to a breach of the National Planning Policy Framework and enforcement under section 130.

4.6 All works that are proposed are further in view and recognition of the Principles of Conservation as recommended by English Heritage in Conservation Principles, Policies and Guidance (2008)

5.0 Layout

- 5.1 The current layout of the ground floor is subdivided into 5 areas.
- 5.2 The proposed changes will subdivide the main ground floor area into 2 new rooms which will be a bedroom and kitchen dinner living space.
- 5.3 Further subdivision will create a protected corridor route for escape to the front and rear of the property and a further ground floor escape route.
- 5.4 All subdivision and changes will be reversible and use demountable systems fixed to the building structure.
- 5.5 The proposed changes will enhance the current layout as they will bring use to a disused area of the building providing improved heat and ventilation to the space.
- 5.6 The current layout is detailed in drawing no.
- 5.7 The proposed layout is detailed in drawing no.
- 5.8 The reinstatement of the front staircase is detailed in drawing no.



6.0 Access

6.1 Access for commercial tenants and their customers will continue to be via a secure access front door requiring either key entry or permitted entrance. (See Appendix 3)

6.2 Access for those that require assistance may be restricted in its current format, to limit any discrimination a removable ramp will be provided and available upon request using the chosen permitted entrance system.

6.3 Access to the basement apartment will be via the reinstated stair case to the front or via the rear entrance accessed via the basement access stair. (See Appendix 3)

6.4 Further access will be available via the internal staircase

7.0 Landscaping

7.1 The reinstatement of the front staircase will be the only alteration to the landscape and will enhance the appearance of the area.

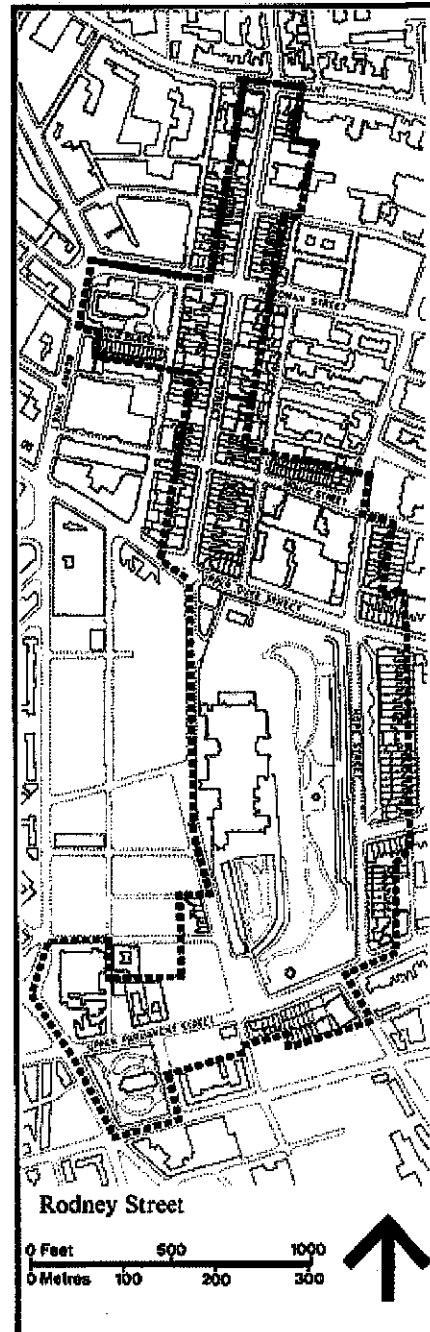
7.2 The reinstatement of the staircase will be consistent with the current staircases on the Rodney Street. (See Appendix 3)

8.0 Appearance

8.1 The external appearance of the building will not be altered.

8.2 The staircase opening has been backfilled with concrete this will be removed to allow the staircase to be reinstated.

Appendix 1 Rodney Street Conservation Area



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Appendix 2

Current Listing Description

This information is; provided by Images of England;

List entry Number: 1361916

SJ 3589 NW RODNEY STREET (east side) L1 56/978 No. 39 (formerly listed with Nos. 35 and 37) 28.6.52. G.V. II House. Late C18. Brick with stone dressings, slate roof. 3 storeys with basement, 4 bays. Top cornice. All windows have wedge lintels and are sashed without glazing bars. 3rd bay has round-headed entrance with Doric doorcase and 6- panel door. Plain iron area railings. Low screen wall to right, with entrance.

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