

# DESIGN STATEMENT

16F/1395  
31.05.16

SCHEME : CONVERSION OF UPPER FLOORS  
INTO 7 BED HOTEL ACCOMMODATION.

ADDRESS : 10 MOUNT PLEASANT  
CITY CENTRAL  
LIVERPOOL



The building use is currently a licensed Public House on the ground floor offering bar food and snacks with customer toilets on the ground floor. The upper floors have generally unused ancillary office accommodation with staff toilets and storage rooms. The scheme proposal is to convert the unused office and store rooms on the upper floors into 7 new bedrooms all with ensuite shower rooms. There is to be a mixture of 2 bed and single bed rooms offering some flexibility for guests.

The bar serving will act as reception for the hotel accessed through the licensed bar area. Breakfast will be offered from the existing lower ground kitchen prep area, and the hotel "reception" manned 24 hours.

A scheme of sound insulation measures is to be carried out encompassing sound reduction treatment to the walls between rooms and between rooms and common spaces, also between floors. All sound treatment is to be subject to on site testing to show compliance with current building regulation Part E standards laid down in the Approved Document.

There is to be no major construction work carried out on the building except for the removal of internal chimney breasts supported internally, with the external stacks retained. The internal partition work is nominal with new installation of en suite shower rooms including associated drainage work and mechanical ventilation measures. An additional section of external steel staircase is proposed in the rear yard area which is totally hidden from views.

The proposed hotel will offer short stay rooms for frequent visitors to the city at affordable costs alternative to some of



the more highly rated hotel accommodation nearby. Mount Pleasant is a recognised destination for short stay hotel accommodation in this area of the City Centre therefore the proposed use would not be out of line or character.

Access into the building is from Mount Pleasant with existing stepped approach directly off the pavement to the raised ground floor as existing. From the ground floor entrance level there is an existing staircase serving the upper floors. Disabled wheelchair access has not been provided due to the narrow nature of the building structure and the much restricted space available which prevents an economically viable proposal to install either lift or ramped access to the building for use of the proposed hotel.