

Heritage Assessment and Design & Access Statement for Ground Floor Royal Liver Building

Heritage Assessment & Design

The proposed Category B fit out to the 10,940 sq. ft. net lettable Ground Floor of the Royal Liver Building has been designed in accordance with the requirements of the anticipated new tenant Mott MacDonald.

The refurbished floor plate will contribute positively as it seeks to reinvigorate the currently vacant ground floorplate of the prestigious Grade I listed building.

The refurbishment of the internal floor plate has been designed to maximize the net lettable, taking into consideration the existing wall/ceiling cornice details, the external windows along the perimeter of the external façade and any future mechanical heating and cooling for the tenant. The Category A fit that was completed circa 7 years ago has provided a featured bulkhead through the centre of the mezzanine level to conceal M&E infrastructure. Thus avoiding any impact on the perimeter window head features and ceiling cornicing and preserving maximum natural lighting, within the floors of the demise. The key original ceiling cornicing shall be maintained, made good, cleaned and expressed within the overall concept.

The scheme will utilise the existing raised access floor system, while the original skirting's shall be maintained, made good, cleaned if required.

On the Canada Boulevard side façade there is a series of rooms with high historical value. The proposal is to incorporate an existing store room into the new tenant demise. This room is currently accessed from the corridor with high historical value. The intention is to fully maintain and protect the door and frame, by permanently locking it shut and forming a new full height partition within the tenant demise a set distance away, to provide any fire separation between the 'uses'.

All demolitions and removal works will be made good for 'like for 'like' repairs, associated with any making good. There will be no fixtures, fittings or furniture (temporary or otherwise) fixed into the surface of any listed element of the fabric of the building.

Vehicular Access

Access to the building is afforded from St Nicholas Place near the junction with Georges Dock Gate. Car parking is available for visitors within the designated area between the junction of St Nicholas Place and Canada Boulevard.

Parking for tenants is provided within a dedicated car park on St Nicholas Place and 'on street' parking on Water Street. This is an existing arrangement and is not part of the proposed refurbishment.

Pedestrian Access

There are four existing pedestrian access points to the building, one on each of the four street elevations that surround the site. A ramp area and level threshold on Canada Boulevard provides a level access to the existing reception area for both Staff and visitors, from where access to the basement & uppers levels will be provided by 4no lifts. The entrances on St Nicholas Place and Water Street provide a stepped and level access configuration for all able bodied & disabled staff of all the tenanted floors. Access from these entrances is granted by an automatic barrier system, leading on to 6no lifts which provide access to all the upper floor levels.

The stepped access on Georges Dock Gate provides access to the existing tenant Deutsche Bank.

These lifts serve all tenanted floors with level threshold from the lifts to lift lobbies.

A new raised access floor is to be proposed to the 8th floor, matching the existing raised access floor. Level changes will be dealt with in the existing landlord lobby areas.