

Proposed Student Accommodation at 22-23 Pownall Square, Liverpool, L3 6AD

A change of use involving a conversion and extension to form 11 student rooms with communal facilities

Planning Justification and Design/Access Statement

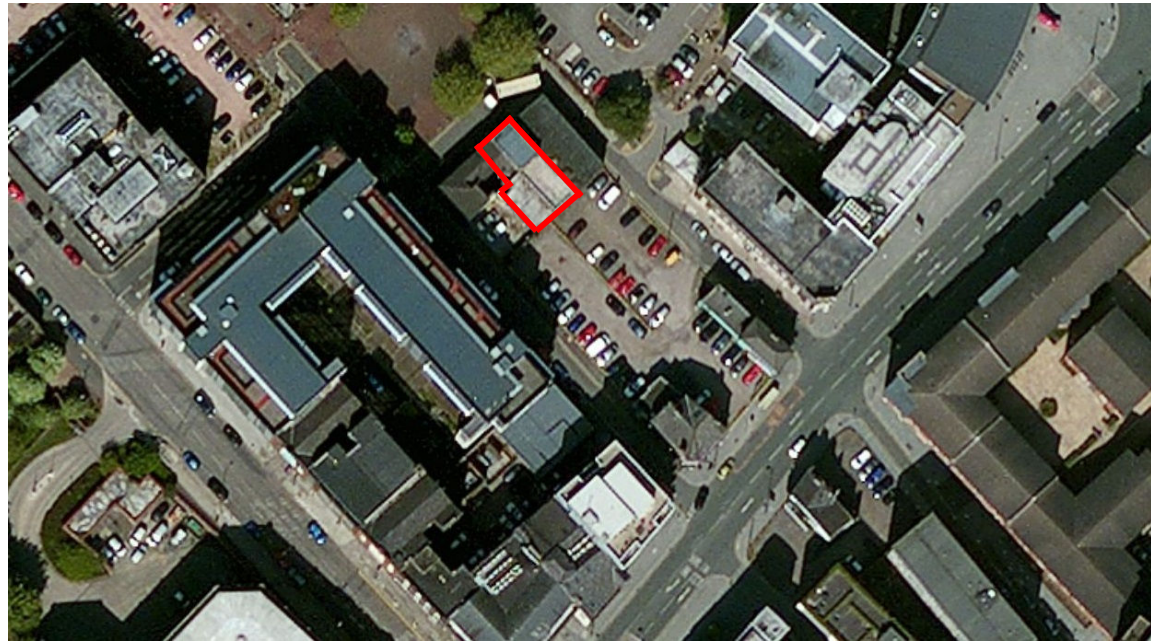
Ref: Pownall/06June15

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Introduction

The application site consists of a 3 storey terrace building. The site is situated on the perimeter of Liverpool City Centre and a short walk to Liverpool One and many transport links. The proposal involves the conversion and extension of the building on site into student accommodation.



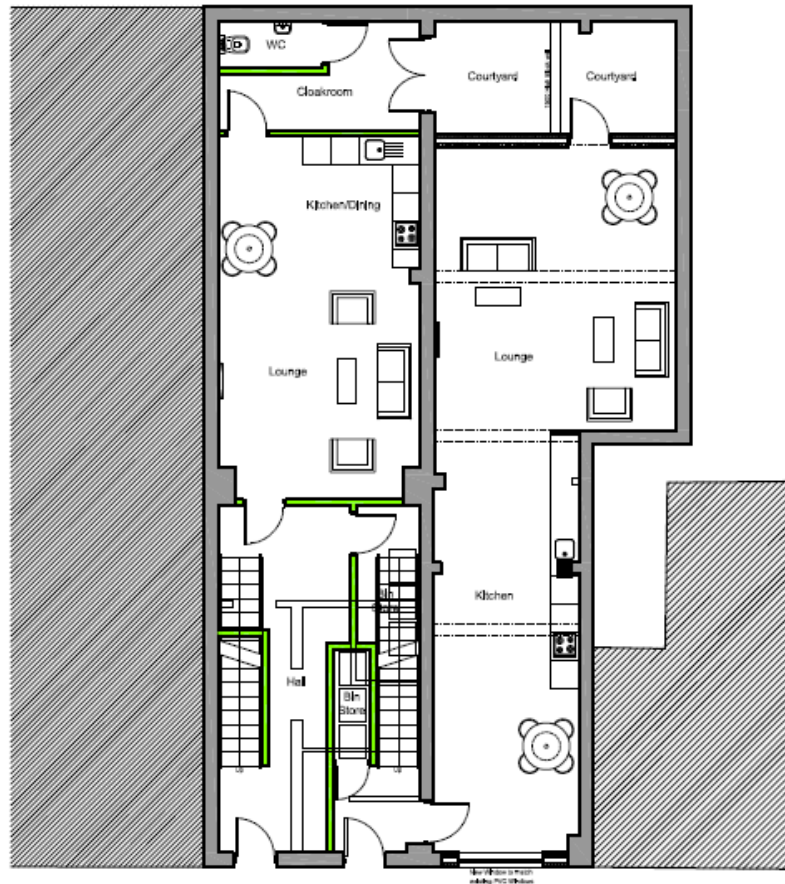
Location Plan

The site is currently used as offices/café/garage. No 22 Pownall square forms the majority of the site with a flat roof to the front and rear whilst No 23 Pownall Square sits adjacent with a pitched roof. The integral garage situated on the ground floor is to be incorporated into the scheme to create a kitchen/lounge area. The site is owned by the applicant, and has been used as offices for a number of years. The area surrounding the application site has seen significant residential development namely Hatton Garden student accommodation and more recently Main Bridewell student accommodation.

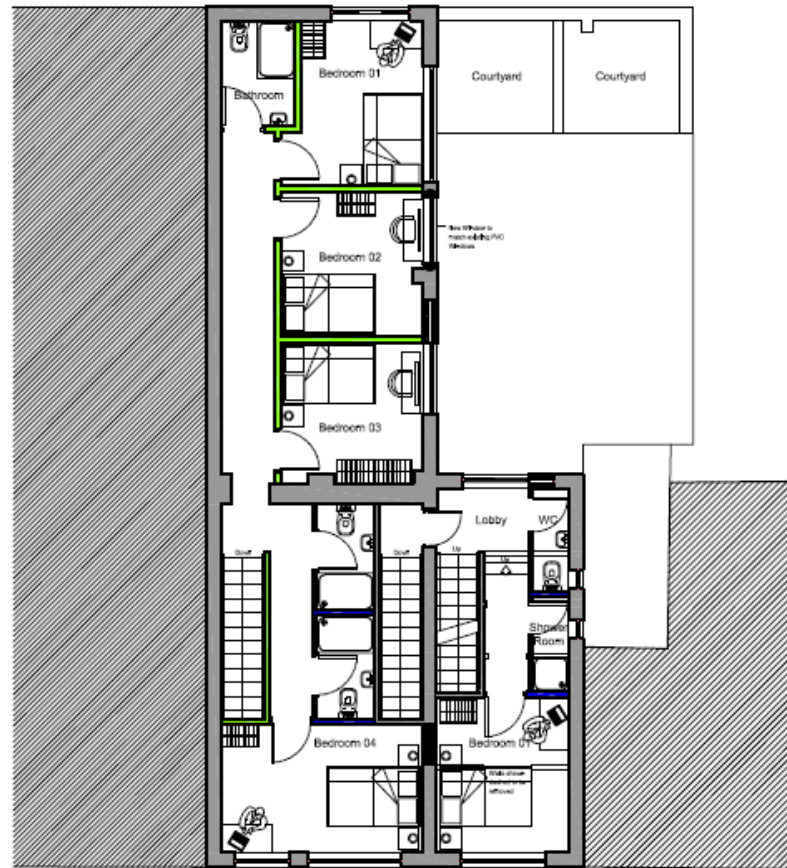
Proposed Scheme

Amount and Use

The proposed change of use, involves the existing building on site to be converted and extended to provide 11 student bedrooms with communal facilities. The ground floor of the development will house the kitchen/lounge communal areas, the first floor will be converted and the second floor converted and extended to the rear. The proposed scheme seeks to improve the local character by bringing a partially neglected area into full use that responds to both its context and the particular site constraints.

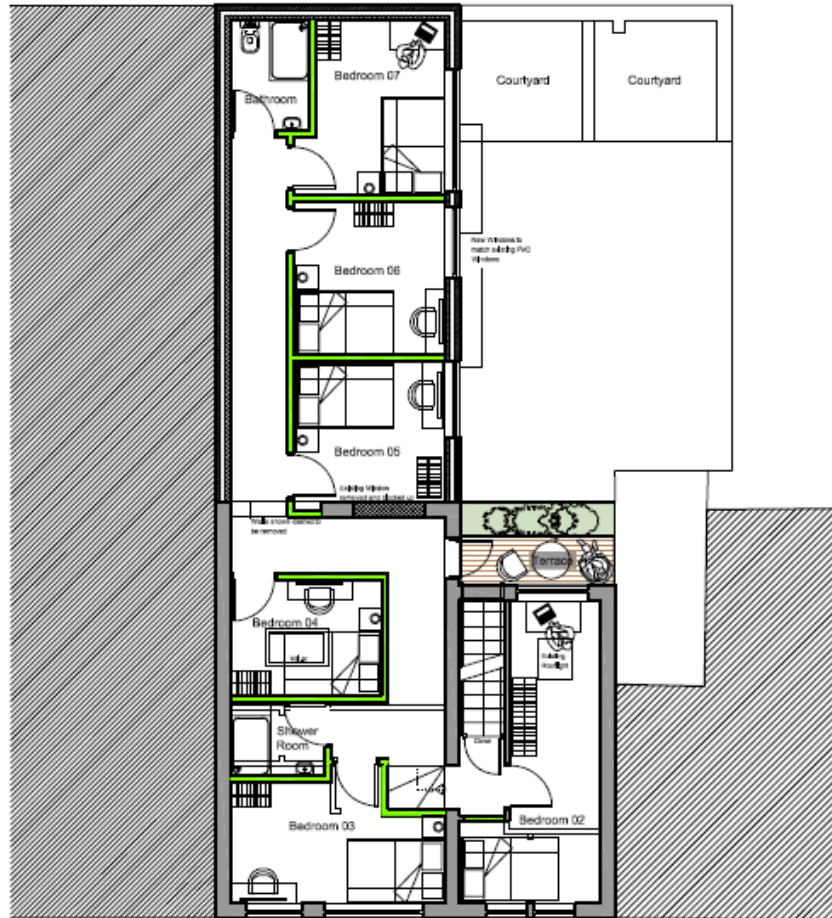


First Floor Plan

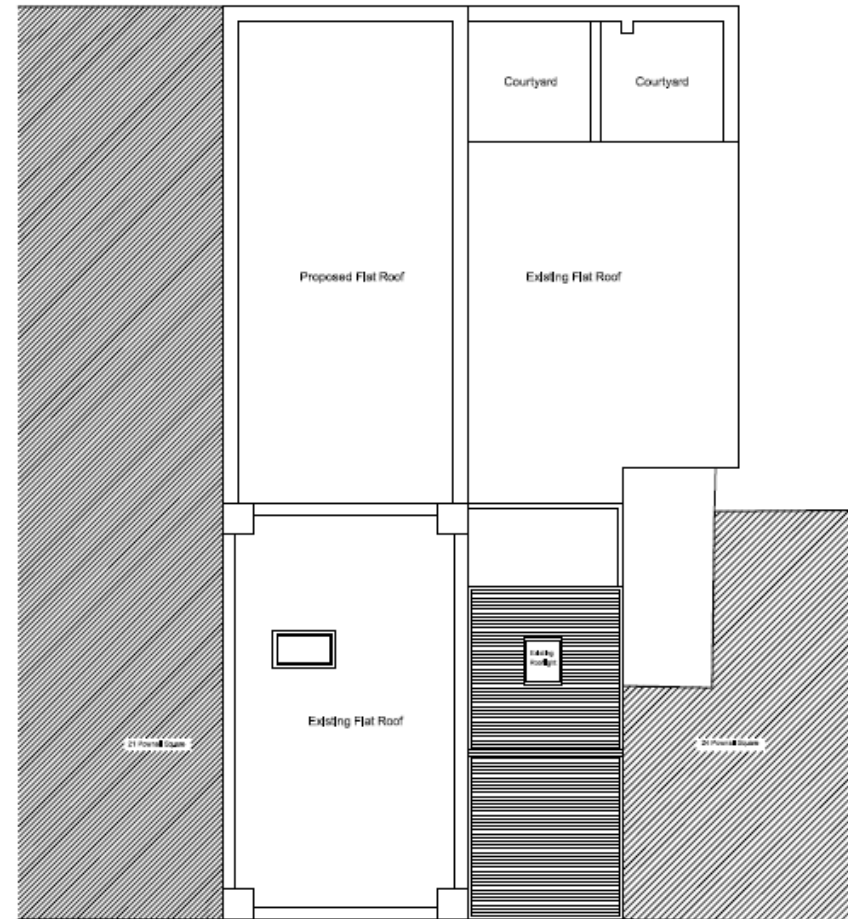


Second Floor Plan

NTS



Second Floor Plan



Roof Plan

NTS

Layout and scale

The development is divided into 2 five and six bed clusters, with communal kitchens and lounges on ground floor. The scale and massing of the development is respectful to the neighbouring terraces on Pownall Square with other developments being 3 storeys in height. This ensures the layout and scale of the proposed development responds to the character of the area.

Landscaping

The proposed scheme does not propose to undertake any highway improvements works, main access to the site remains as existing. Hard landscaping and planting will be provided at the rear of the site for the communal outdoor area.

Transport and Surroundings

22-23 Pownall Square benefits greatly from a highly accessible city centre location, closely located to local and national public transport network of buses and trains. Moorfields Train Station is located within a short walking distance along with a number of bus route stops. Nearby the site is a range of shopping, leisure and entertainment facilities available extending from Dale Street, to the Met Quarter and Lord Street and onto Liverpool One and further into the Rope Walks area.

Access

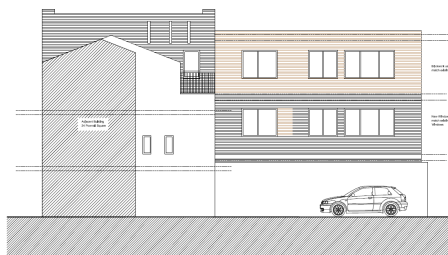
The building can be easily accessed on foot. The main entrance to the building can be found from the main street off Pownall Square.

Appearance

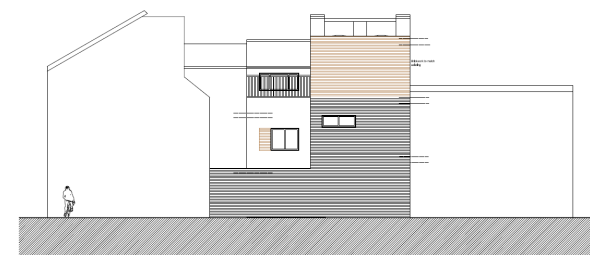
Windows will be reinstated to the existing building, the extension will be rendered to match the existing and the roof will also match the existing (flat roof to rear).



Front Elevation (Pownall Square)



Side Elevation (Highfield Street)



Rear Elevation NTS

Accessibility/ Disability Access Statement - DDA

As mentioned the location of the site is within the city centre of Liverpool easily accessed by foot to a range of public transport facilities, local amenities, leisure facilities and the Universities are also within reasonable walking or cycling distance. Access to the first floor will not be fully accessible as the cost in providing a lift for such a small development with restricted access by the public is considered excessive.

Statement of Significance

Due to the bricked up nature of the site, especially to the rear and side elevations this can be seen as a serious derogatory feature of the area which detracts from the surrounding character and historic significance of the area. Therefore this conversion and extension is beneficial to uplift the area. The scheme proposed will have a significant, positive effect on the quality of the local environment to the benefit of the amenity of local residents in visual terms to ensure the continued prosperity of the town centre.

Designing out Crime

Located off a main road the front and rear elevations are well lit by local street lighting. With the use of the building being residential units this provides a good level of activity throughout the day and night which will also benefit the feeling of natural surveillance in the area. The design of the building includes inherent security measures such as restricted opening windows, secure locked perimeter doors at all access points and a great deal of natural surveillance that ensures no part of the perimeter of the building is out of sight.

Site Photos



Front Elevation (Pownall Square)



Side Elevation (Highfield Street)



Rear Elevation