

Design and Access Statement



Planning Application for change of use: Former Royal Seamans Orphanage, Newsham Park, Liverpool.

Submission to Liverpool City Council

December 2013

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Introduction

This Design and Access statement supports the planning application for change of use from Class C2 to Class A3/A4/D2 of the Former Seaman's Orphanage, Newsham Park, Liverpool.

The planning application seeks to “convert and refurbish” a small part of this historic building into an events venue for a duration of 24 months. This will include new kitchen facilities, dining restaurant and bar, function facilities, an external seating area and all associated works.

This document explains the design principles and concepts that have been applied to the site and consists of two parts:

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Part 1: Design Statement

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1. Project Brief

1.1 Objectives and Brief

The primary objectives and aspirations of the Client are to make good use of this historic landmark building by “converting and refurbishing” part of it.

Planning permission is sought to develop the site as an event venue and to make the following changes to the existing building:

- 1) Form a new restaurant.
- 2) Refurbish existing grand hall to produce new function room/corporate facilities.
- 3) Refurbish to produce a new boardroom and office facilities.
- 4) Refurbish courtyard, gardens for external use

1.2 The proposal

The proposal now before you is considered the most suitable and advantageous for the owners, the city, the business fraternity and the community. It also provides the opportunity to maintain the site and the buildings as a heritage site rather than dividing it into smaller sections for mixed use development, which will inevitably prevent large proportions of the building from ever being accessed again.

This application has been generated following twelve months of analysis, research and experimentation at the site to determine whether the proposals had any possibility of success.

Secondly, consideration had to be taken as to whether the building and the overall site was of a size that it would too large or too small for an event venue. It was determined that the grand hall was perfectly suited as a main event hall, a restaurant and or a ballroom.

The open plan wards throughout the main building lend themselves completely to individual or conjoined events. The courtyard, gardens and the smaller group of buildings also provide toward the event ethos throughout the site.

It is considered that multiple events could be held at and throughout the site and at the same time.

Over the past year the owners business associate John McKenzie has been investigating and undertaking numerous tests, business operations and promotions to determine the feasibility of utilising the entire site and all the building as one large event venue.

This enables the site, the gardens and all the associated buildings to remain as one complete heritage site capable of attracting and entertaining multiple occupants at any one time.

Over the past year John McKenzie has been able to attract and hold a range of events to demonstrate the proposals feasibility. The site and building have been utilised for:-

- a Film & TV: Holly Oaks, Foyles War, a documentary and a feature film.
- b Paranormal Investigations: Visitors are from Cornwall, Ireland and Scotland
- c Airsoft events
- d JMU University architectural training and appreciation courses
- e Music Video's
- f Music Bands
- f Theatrical events
- g Photographic set and studio
- h Halloween Event

The building was recently opened to the public for 3 days during the Heritage Open Days event in September 2013 and made a new Liverpool and UK record for attendees at a Heritage building. Eight thousand visited the site over the three days.

The building is registered for use during the 2014 International Festival of Business next year and discussing are presently taking place for world cup, Halloween and Themed Cinema events throughout next year.

Whilst considering all the options for the site and possible proposals, other factors were taken into consideration.

- a) The commercial effect on the surrounding business community
- b) The benefit / detriment effect on the residents of the community
- c) Effects on the city and the buildings heritage status
- d) The effects of splitting the site or a mixed use development
- e) The benefit / detriment to the area and North Liverpool

Whilst considering the feasibility of turning the building and site into an event venue the alternatives were considered.

1.3 Adverse Effects

All the alternative options inevitably cause an adverse effect such.

- 1) Commercial activities such as retail or manufacturing would place additional pressure on an area already suffering and the proposal to add a supermarket to the rear of the site would make this type of proposal unviable.
- 2) Residents would see Newsham Park and North Liverpool being revitalised by an influx of visitors bringing investment as South Liverpool has seen with Sefton Park.
- 3) The Heritage Days demonstrated the public's interest in the site and any division or mixed use development will detract from its status, access and overall presentation.
- 4) A mixed use development will take away the grandeur and status of the building, will remove all access or significantly reduce it and take away the site's ability to cater for and entertain large numbers of visitors.
- 5) The site and the building provide the city and the communities of North Liverpool with a unique opportunity to attract significant numbers of visitors on a regular basis to an area not used to visitors on a scale of this nature.
- 6) The proposals provide the Site, the Park and community with a new sense of a National identity in addition to upbringing of its local perception.

Proposals to introduce a hotel facility at the site were not considered prudent at this time as the site is a little further from the city centre than visitors to the city would like to travel for entertainment or shopping.

The aspect of hotel facilities is still part of the overall event venue plan as many visitors for events and or weddings would prefer the option to reside at the site so a future proposal may arise.

A proposal to bring training and education to the site detracts from the benefits the site has the possibility of generating by becoming an event venue. Income, employment, visitors and access to the site would be reduced and it would not generate any prosperity to the city or community.

Any permanent residential property at the site would more than likely reduce and limit any mixed use development proposals and again remove any potential the site and building have of raising the profile of the area.

1.4 Overall Analysis

It was considered that the site and the building provide North Liverpool with one of the best opportunities to bring finance, employment and long term visitors to the area.

The combination of its heritage background and sites capability to hold numerous events with vast numbers of visitors offers an opportunity to revitalise the area.

The operation of events at the venue would not have any adverse effects on the business or residential communities in fact it would generate employment for a number of locals and would increase passing trade substantially to local businesses.

The Planning application will provide a number of unique aspects to the area, the building and Newsham Park. They are as follows:

- a) The Restaurant will be designed to attract diners to the venue from as far afield as possible to promote the venue and to generate as many new visitors to the area.
- b) The adjoining function rooms / corporate facilities will provide a range of services on a 24/7 basis to meet the business needs or their entertainment requirements.
- c) The final section of the new development will cater for civil weddings including banqueting and function suites.
- d) The planning also includes boardroom and office facilities which will be available on an hourly basis to businesses and community groups.

It is believed that following the success of this development a number of other proposals will follow to expand event operations throughout the rest of the building and site.

1.5 Legislative Position

The requirement to submit a Design and Access Statement is contained within the Department for Communities and Local Government's (DCLG) Circular 01/2006, Section 2 – Outline Planning Permission and Reserved Matters.

It states:

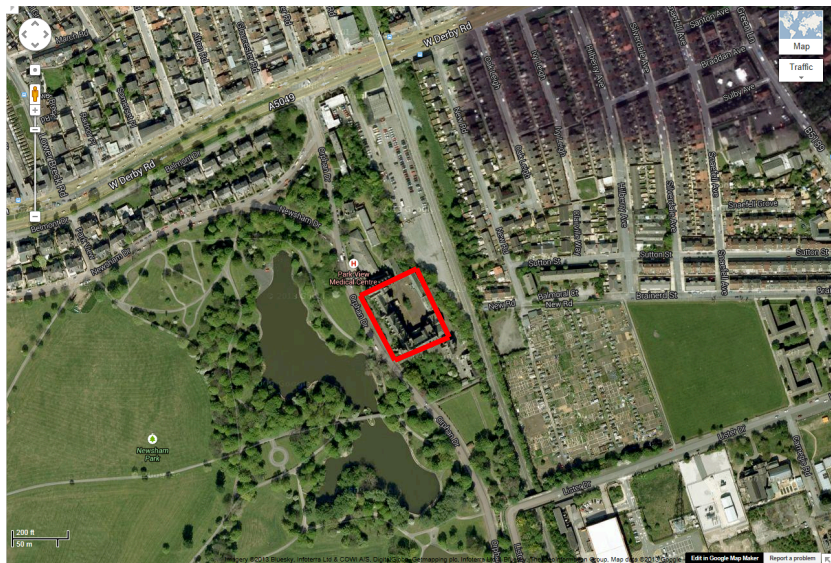
“A statement accompanying an outline application must explain how the applicant has considered the proposal, and understands what is appropriate and feasible for the site in its context. It should clearly explain and justify design and access principles that will be used to development future details of the scheme.”

2. Site Analysis

2.1 Existing Context and History

The site is in a sustainable location at the heart of the Newsham Park area of Liverpool, highly accessible to public transport, local shops, services and facilities.

The building is an historic and well known building of Architectural interest within the city of Liverpool. Due to the sheer size of the building it has fell into some disrepair, this is totally unacceptable but inevitable due to its size, listing and the severe downturn in the market as a whole.



The building needs to be brought back into use and this Design and Access Statement supports the

planning application to “convert and refurbish” a small section of the building. As a result the scale and massing of the existing building will not be affected. Furthermore, elevationally, there is no change.

Internally, the structural works are minor. A section of wall at upper ground level will be removed allowing for the two main rooms to be opened into one large room when required.

The knock through is in line with our discussions with the Planning Officers.

The opening formed will have returns either side, so the original wall position is shown, therefore, at some stage in the future this wall could be easily re-instated. This allows and is acceptable as a proven method of forming a structural knock-through in a load bearing wall within a Listed Building. Any covings, mouldings, etc. will be protected and repaired where deemed necessary.

2.2 Heritage Statement

The Former Royal Liverpool Seamen's Orphanage is a magnificent Victorian building, built by one of the city's most famous architects, Alfred Waterhouse. The building is in line with Liverpool's exceptional standing as a mercantile city and was completed in 1874.

He is renowned for other grand buildings like the town hall in Manchester and the World Famous Waterhouse building in London, now the Natural History Museum.

The site in Liverpool was acquired in 1996 with a view to developing the site but unfortunately this has not come to fruition for a number of reasons. Generally speaking, the building itself is in good structural condition.

It is a Grade II Listed Building and as such all works will need to be undertaken sympathetically.

2.3 Circulations and Connections

The location, within Newsham Park, sets the building apart from any other similar building. It is relatively close to the city of Liverpool by car, bus or bicycle and is easily accessible off the A5409 West Derby Road.

The majority of vehicular traffic will come from the A5409 West Derby Road, which runs North of the site. There are no nearby train stations with the nearest mainline rail station being Liverpool Lime Street in Liverpool City Centre. A distance of approximately 2.4 miles from the site or 15 mins by car.

3. Concept

Our concept is simply and is to form a design which creates a high quality addition to the building.

Based upon our concept design and meetings with Liverpool City Council we have concluded that our proposals are an appropriate form of design of a high quality modern piece of interior architecture. With an approach that uses a natural pallet of materials designed to harmonise within the setting and create a complimentary counterpoint to the existing interior of the building.

All materials chosen are for their tactile, visual and acoustic properties as well as for their sustainability and durability.

Design cues have been taken from and some inspiration from the grand design of its interiors in terms of panelling and detailing of insertions. The modern aesthetic and poetic of these insertions and have taken inspiration from the historic nature of the building and other architectural references.

4. Design Proposals

4.1 Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) makes it clear that good design is a key element in achieving sustainable development and that is indivisible from good planning. Positive planning for the achievement of high quality and inclusive design is essential for all forms of development.

Due to the nature of this application there is no requirement to undertake an extensive analysis of all relevant planning policy. In short, the “conversion and refurbishment” within this Design and Access Strategy are wholly consistent with all policy statements and guidance at the national, sub regional and local level.

4.2 Massing and scale

There are no changes proposed to the exterior of the property in this change of use planning application and as such there is no significant change in scale and massing.

4.3 Community Safety

Our intention is to develop a disused building that serves only to detract from the character of the area.

Safety and security have been included into the scheme to allow for a safe environment with defensible spaces, with the existing windows to provide natural surveillance. Allowing natural surveillance within the proposals will augment self-security. This will be due to human nature and will therefore lessen any vandalism or anti-social behaviour.

The design of the site has been to reduce crime opportunities, disorder and anti-social behaviour [section 17, Crime and Disorder act, 1988]. To form 'safer places' that are designed in line with 'secured by design', the scheme attempts to do away with 'fortress mentality' through better design.

All the access routes are unchanged and fit for purpose.

5. Site Circulation

5.1 Pedestrian Access

Pedestrian access will be as existing from Orphan Drive with no changes required.

5.2 Vehicular Access and Parking Strategy

Due to the nature of this application there will clearly be additional visitors to the site in comparison to its current use. However, the number of proposed visitors will be far fewer than has historically occurred. Planning approval for the use of the site as a NHS hospital was previously granted and we see no reason why approval on this much smaller change of use application should not also be granted.

As previously, vehicles will access the site from the main existing entrance on Orphan Drive. To support the application and make best use of the building our proposal includes the provision of new car park spaces within the site boundary (see proposed block plan). This proposed "internal" car park will have adequate turning circles and is designed to the appropriate Liverpool City Council standards. There is also adequate additional off site public car parking (if required) along Orphan Drive and nearby Newsham Drive and Gardner's Drive.

5.3 Delivery and refuse

Access to the site from delivery and refuse collection vehicle will be as existing from Orphan Drive with no changes foreseen as a result of this application.

5.4 Emergency and Fire Access

There is sufficient access to emergency and fire services with no changes foreseen as a result of this application.

Part 2: Access Statement

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1. Introduction

1.1 Statutory and Regulatory Background

This Design and Access Statement was prepared during December 2013 in support of the planning application.

It satisfies Part M of the Building Regulations 2004, paragraphs .20 to .23 and the more detailed requirements of the Planning and Compulsory Purchase Act 2004 as detailed in the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.

2. Design Philosophy

2.1 Design Philosophy

The design aspiration for this development is the “conversion and refurbishment” of part of the Former Royal Seamans Orphanage, Newsham Park, Liverpool.

All issues relating to inclusive access have been considered throughout the design process. As a listed building there is no necessity to facilitate “access for all” which includes disabled access and our Access Strategy reflects this point. The design philosophy does however seek, where possible, to achieve an inclusive design that maximises access for all visitors.

Our design philosophy is to comply with the relevant Building Regulations, all other statutory requirements and Liverpool City Councils particular design requirements.

3. Key Issues

3.1 Site

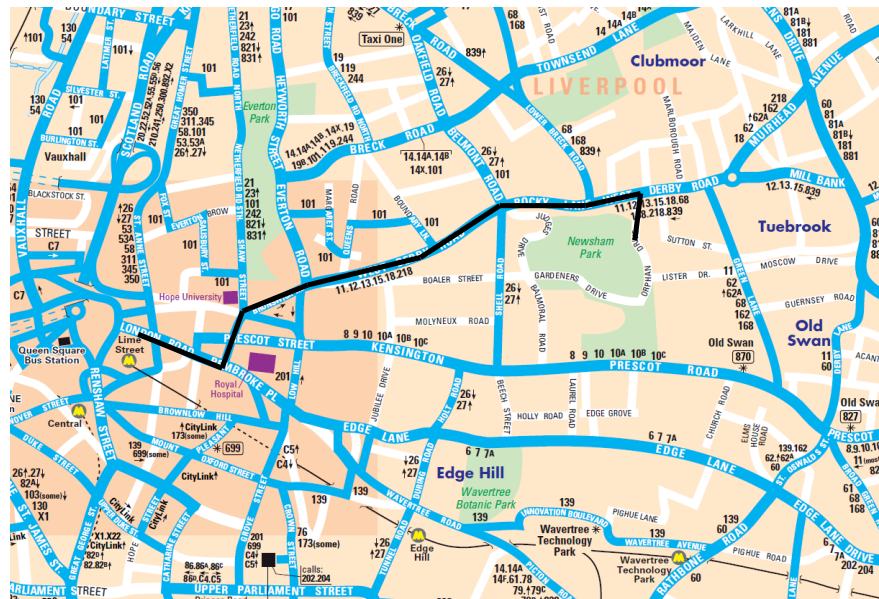
It is proposed that the “conversion and refurbishment” will make the following changes to the building:

- 1) Form a new restaurant/ bar area.
- 2) Refurbish existing grand hall to produce new function room/corporate facilities.
- 3) Refurbish to produce a new boardroom and office facilities.
- 4) Refurbish courtyard, gardens for external use

3.2 Ensuring a choice of travel

The scheme has been designed and developed in line with ‘Ensuring a choice of travel Supplementary Planning Document (SPD)’.

The existing bus routes along the A5409 West Derby Road road can be seen in this diagram and are all in close proximity to the site on Orphan Drive. The main buses into Liverpool City Centre are the 11, 12, 13, 15, 18, 68, 168, 218 and 839. They run on a very regular and frequent basis and the bus stops are all within a 100m distance from the site. Along these existing bus routes are residential areas that are generally of a high density.



For travellers from outside the city, the site is accessible by public transport from Liverpool City Centre, where buses terminate at Queens Square Bus Station (See diagram above).

For the local population visiting the site for a private function, the close proximity to Newsham Park will encourage those people to walk and cycle to the site.

All of the above falls well within 'Guidelines for Planning for Public Transport in Development' which gives a walking distance from the nearest bus stop to the site at 400m. Therefore the site is very well supported by existing bus routes and connections and short walking distances. The Institute of Highways and Transportation (IHT) 'Guidelines for Planning Public Transport in Development' give 900m as the maximum walking distance, so these proposals are well within that distance.

PPG 13 states that 'distances under 2km for walking offers the greatest potential to replace the use of the car'. There is a large catchment of residents within that 2km distance that should they choose to use the venue for a private function would more than likely walk.

For journeys under 5 km, PPG13 also states that cycling forms an alternative to car journeys. The local roads are adequate for cycle journeys and people visiting the site will not be impeded if they decide to travel by cycle.

3.3 Transport Links and Pedestrian Access

Liverpool Lime Street is the main national rail station (approximately 2.4 miles from the site). At this station there are daily services on numerous routes with access to all main UK train stations.

Access to the site can be achieved by taxi, bus (routes 11, 12, 13, 15, 18, 68, 168, 218 and 839 from Liverpool City Centre) or can be accessed on foot from West Derby Road (approximately 2 minute walk).

Access can also be achieved by means of car (approximately 10 minutes from Liverpool City Centre). All approaches to the site are outside of the scope of this project, but it should be noted that there are no issues in relation to access to the site.

3.4 Car Parking and Setting Down Points

A separate car parking facility is proposed inside the development. This car park will serve to accommodate all visitors to the site with more than adequate provision for the number of people envisaged to arrive and leave the site at any one time.

Access of Orphan Drive is already in use and has been in use for a number of years. As a result of this application there is no additional need for modifications of any type as visibility splays and safety is not compromised.

Numerous setting down points are available within and outside the site with no requirements for additional works necessary.

3.5 Environmental Impact

During the “conversion and refurbishment” our intention is to construct with sustainability in mind. Materials will, whenever possible, be sourced locally and sustainable building materials with low ‘U’ Values will be selected whenever possible.

Passive design will be encouraged with adequate ventilation considered. This is essential for the health, safety and comfort of the buildings occupants. This must be controlled so as to avoid discomfort and energy waste, so as to lower the leakages through the buildings fabric. All internal surfaces will receive a plaster finish and allow for movement and shrinkage so as to not break the seal. All joints to be detailed and sealed so as to lower the risk of breaking the seal. All works will be monitored on site to make sure workmanship is to the required standard

3.5.1 Water supply

On completion of the conversion and refurbishment, existing services, including Gas, Electricity and water will be reconnected. All foul and surface water drainage is to be connected to existing mains sewers.

3.5.2 Waste management

An area for Waste Management will be incorporated into the scheme for storing and sorting of recyclable materials.

Materials in the construction will be selected for their sustainability both in terms of their longevity and also their source and any manufacturing processes involved.

The areas where feasible will be insulated to high levels and will use high performance insulations and materials.

The building will be fitted with low-pressure gas fired condensing boilers or other approved to reduce the amount of harmful emission being exhausted.

Facilities are to be provided on site for the storage of recycled waste.

3.5.3 Water Conservation

The use of products to lower the use of water, namely, spray taps on wash hand basins and sinks are encouraged in the build. These could save up to 80% of the water used by traditional taps, particularly if used with either a standard M22 or M24 outlet thread, with the stop cocks will be located in an accessible position within the kitchen area.

There will be low energy lighting throughout including the security lighting controlled by passive IR detectors.

To include passive measures to balance the benefits of minimising heat loss in winter and preventing overheating in summer.

3.5.4 Carbon Dioxide

The impact of increase CO2 emissions as a result of this planning application are minimal and we will seek to lower CO2 through better design i.e. use of locally sourced sustainable materials and low energy lighting and high efficiency boilers.

3.5.5 Air Quality

Liverpool region is now designated as an Air Quality Management Area (AQMA) due to the frequency in occurrence of Particulate Matter (PM) and Nitrogen Dioxide (NO2). As a result of this planning application there is no directly related impact to the region wide AQMA.

4. Internal Access and Egress

As a result of this planning application, internal access and egress points are not affected. The existing access corridors are sufficiently large to accommodate passing places where necessary. All corridors are in-line with guidance given in Approved Document Part M for Corridors and Passageways.

5. General Considerations

5.1 General Considerations

As a result of this planning application there are a number of general considerations to take into account:

- All lighting within the development will be designed to CIBSE-Code for internal lighting and CIBSE-LG6-Outdoor Environment.
- All floor and wall colour schemes will be considered
- There will be an audible and visual alarm system within the building.
- Fluorescent lighting will be kept to a minimum where possible.

6. Maintenance of Features

6.1 Maintenance of Features

All existing landscaping will be upgraded and brought back into use. No additional removal or planting of trees will be necessary.

Where there have been necessary constraints on inclusive design these will be detailed and all relevant background information supplied as part of the Access Statement.

7. Conclusion

7.1 Conclusion

Design development will aim to maintain and, where possible, improve accessibility throughout the site.

This Access Statement has explored both access and egress issues, to and around the site as well as within the building itself.

Options are at present being considered to ensure the building is fully accessible. Design development should ensure that all areas and all features are designed to comply with Approved Document M.

The proposals have been carefully designed to form a high quality addition to the building and to be appropriate to its context in terms of scale and use of materials.