



Design and Access Statement for proposed change of use for half of ground floor unit to mixed A3/A4 restaurant and bar use at Cunard Building

Cunard Building, Water Street, Liverpool, L3 1DS

for Australasia Limited

15-234



Project : 15-234
Site address : Cunard Building, Water
Street, Liverpool, L3 1DS
Client : Australasia Limited

Date : 17 December 2015
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Approved by : Alison Freeman

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Contents:

1. Introduction	1
2. Design	1
3. Access	2



1. Introduction

- 1.1 This statement has been prepared to accompany a planning application for the change of use to the front half of ground floor at Cunard Buildings, along with listed building consent of the internal alterations to create a mixed A3/A4 use, within this section of the building. This is to be read in conjunction with the Planning Statement (Emery Planning) and Heritage Statement (Brock Carmichael).
- 1.2 The works have been discussed in detail with the Council's Conservation officer, Ms. Morgan.
- 1.3 The relevant heritage and design policies are set out in detail in accompanying Planning Statement in section 6

2. Design

- 2.1 The unit subject to this application is half of the ground floor of Cunard Buildings. The total floor area of the unit measures 1918.2 m².

Use

- 2.2 It is understood that the ground floor of the unit has in the past being used as office accommodation. However the unit has remained vacant for a period of time. It is now proposed to refurbish this part of the building to create a new mixed A3 and A4 use, to provide a restaurant and bar.

Layout

- 2.3 At present the section of the building the subject to this application is completely open plan, with the exception of the supporting columns, throughout the whole unit, timber and glass subdivisions and the raised floor. The latter is not an original feature. It has previously been inserted to accommodate services and ventilation for the office accommodation.
- 2.4 The precise internal detailing has yet to be agreed, however drawing no. L(04) 106 –P02 shows an indication of the proposed layout. It has been agreed with Ms. Morgan that the precise details can be dealt with by condition on any approval. Details of all changes, which are minor are provided in the Planning Statement.

Scale

- 2.5 The scale and proposed change of use is limited to the size of the space available. Consequently, the proposed change of use has been designed to be sympathetic to the size and space available of the host building.

Landscaping

- 2.6 As the proposed works are internal, landscaping is not addressed as part of this proposal.

Appearance

- 2.7 Externally minimal changes are involved to the exterior of the building. These are confined to the introduction of ventilation louvres to sit within the existing window openings at the lower ground floor level of the building. The location of these units has been discussed in detail with Ms. Morgan, prior to the submission of this application.

3. Access

- 3.1 By the provision of the previously approved alterations to provide disabled access to the unit (application ref: 95L/1652 and 95S/1653 which dealt with the provision of disabled access to the whole building), disabled access is already achieved. Whilst the proposed scheme involves modifications to the ramped access, a ramped access is still provided. Similarly disabled toilet facilities will also be provided at the raised level. Consequently all proposals accords with the saved policy HD19 of the UDP – Access for all.