

FALCONER CHESTER HALL



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SEEL STREET - LIVERPOOL

PROPOSED APARTMENT HOTEL

DESIGN AND ACCESS STATEMENT

WOLSTENHOME SQUARE DEVELOPMENTS LTD.

P15-098

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1.0 INTRODUCTION

1.1 SEEL STREET, LIVERPOOL

This Design & Access Statement is to be read in conjunction with:

All plans, sections, elevations and computer generated images prepared by Falconer Chester Hall.

Legislative Context

This document is a Design and Access Statement produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995.

The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABI entitled 'Design and Access Statements - How to write, read and use them' which was also published in 2006.

This document is intended as a positive and helpful tool for the Council and interested third parties, and demonstrates how the design proposals have evolved, having regard to detailed consideration of the site opportunities and constraints, and to previous planning applications awarded consent.

In preparing the proposals, regard has also been given to national, regional and local planning guidance, including the City Centre Strategic Regeneration Framework. The proposals also take on board the guidance within the non-statutory document 'The Ropewalks Supplementary Planning Document, Dec. 2005', which sets out the principles of urban regeneration and design in the Ropewalks area of Liverpool.

This Design and Access Statement has been prepared by Falconer Chester Hall Architects on behalf of Elliot Group to accompany the Planning Application. The document is intended to promote the proposal to develop an apartment hotel on the land bound by Seel Street to the north, two existing buildings to the east and west and proposed Wolstenholme Square Development to the south., within the Ropewalks area of Liverpool City Centre. The document will highlight the design considerations of the surrounding site, context and local city developments as well as the positive impact that the proposed development will have on the surrounding area.

1.1 Site Description

The 42 Seel Street site sits between two existing buildings and is currently used as a poor quality car park creating very unattractive void in the street elevation. The close proximity of the site to Liverpool One and the city centre highlights further the need for the development of this plot of land.

1.2 Proposed Development

The proposed development includes partially 7 story apartment hotel with commercial uses at the ground floor level. Floors 1 to 6 will consist of 42 apartments including 32 two bedroom apartments and 10 one bedroom apartments.



1.0 INTRODUCTION

1.3 CREDITS

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1.0 INTRODUCTION

1.4 LOCATION

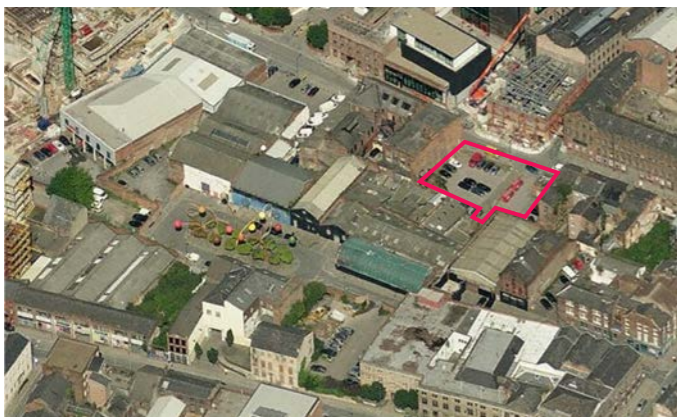
The site on Seel Street is situated a few minutes walk away from Liverpool ONE, the City's main shopping area. Additionally, there are numerous public transport options in close proximity to the site; Liverpool Central Railway Station is only a 5 minute walk away, as is the Liverpool ONE bus station. The site is a short distance away from both Liverpool's shopping district and business district.

Key:

 Site Boundary

 Extent of area for which the Ropewalks Planning Framework applies

Map taken from bing.com



Aerial view of site



City Centre

Map taken from bing.com



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2.0 STRATEGIC CONTEXT

2.1 AREA OVERVIEW

In the immediate vicinity, there are two hotels, two large car-parks and an educational/social aid services building (PSS). The site is in close proximity to a popular Tesco Superstore and Peter's Lane Shopping Arcade; a selection of high-end retail outlets. The site is also in close to Hanover Street, a major vehicular artery which connects Liverpool Centray Railway Station to Strand Street; a major route into and out of Liverpool.

The proposal provides the opportunity to renovate a generous portion of currently under-used land within the Ropewalks area, as well as providing a building of quality to this area of the city,

The Planning Framework encourages new uses, such as leisure and residential, in the Ropewalks, in order to create a mixed-use area that incorporates the residential, warehouses and creative industries that currently dominate the area. In recent years, there has been some success in attracting start up businesses, particularly artists and craft workshops, and clearly hotel accommodation will support these uses.

The proposal seeks to bring investment to the area, encouraging growth in an area which is currently struggling in the economic conditions.



01. View from the site looking towards the Premier Inn and Tesco Superstore



02. View from the site looking up along Seel Street.



03. View from the site looking towards Concert Street.

2.0 STRATEGIC CONTEXT

2.2 KEY LANDMARKS

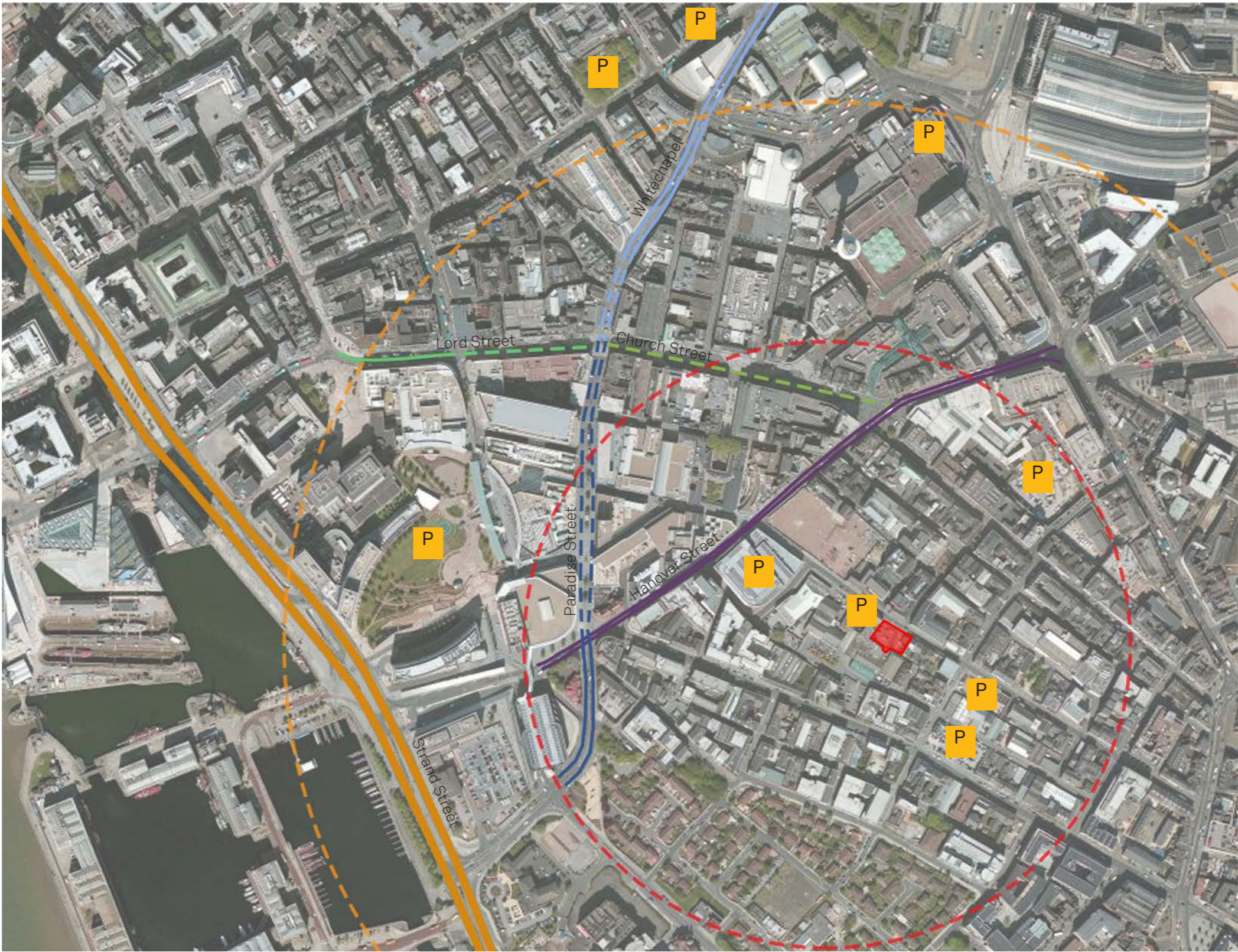
The site lies in a strategic position to the south of Liverpool City Centre. Hanover Street, which passes west of the site, leads both to Strand Street, (connecting the site with the Waterfront and direct links to Bootle in the north) and to Liverpool Central Station (connecting the site to Liverpool Airport in the south and as far as Southport in the north).

Due to the close proximity to the city centre, there are numerous routes to the site, including Seel Street and Duke Street which connects the site with the southern portion of Liverpool One.

- KEY:
- Existing Site Boundary
 - Hanover Street (connects the site with Strand Street and Liverpool Central Station)
 - Strand Street (direct routes to Liverpool Airport and Bootle)
 - Paradise Street (*partially pedestrianised* - direct route north through Liverpool One)
 - Whitechapel (*partially pedestrianised* - direct route north towards World Museum & Walker Art Gallery)
 - Lord Street (*partially pedestrianised* - connects James Street to Paradise Street)
 - Church Street (*fully pedestrianised* - connects Lord Street to Hanover Street)
 - Car Park

Walking Times

- 05 mins
- 10 mins



2.0 STRATEGIC CONTEXT

2.2 KEY LANDMARKS

The site lies within a mile radius of many City Centre attractions, including some historically significant features and major landmarks.

Key:

- Site
- 01 Albert Dock
- 02 Echo Arena and BT Conference Centre
- 03 Liverpool One
- 04 The Three Graces
- 05 Museum of Liverpool
- 06 Hampton by Hilton
- 07 Liverpool YHA
- 08 Ibis Hotel
- 09 Formule 1 Hotel
- 10 Catholic Cathedral
- 11 Anglican Cathedral

- Walking Times
- 05 minutes
 - 10 minutes



City Centre

Maps taken from bing.com



2.0 STRATEGIC CONTEXT

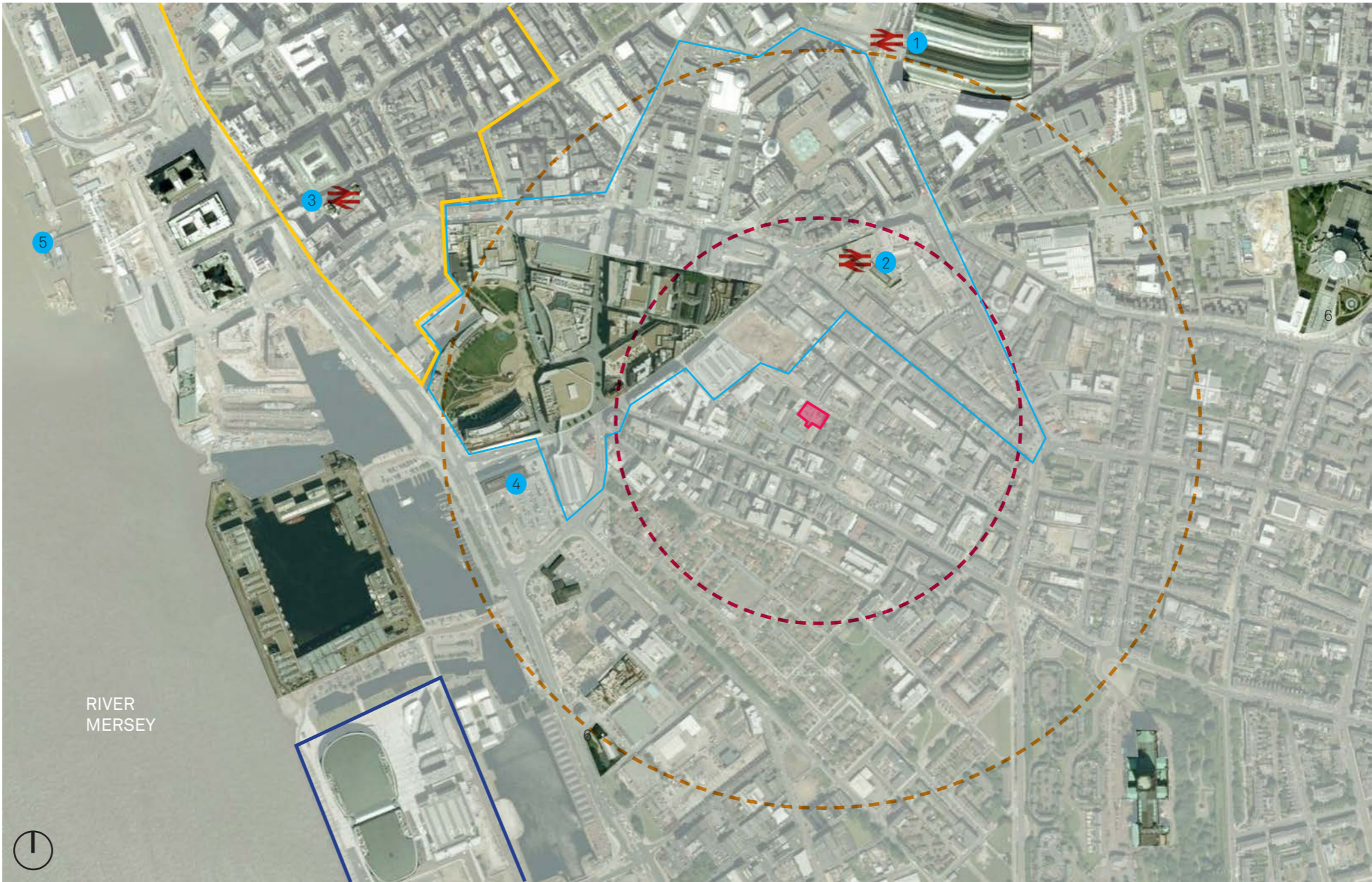
2.2 KEY LANDMARKS

Key:

- Site
- Kings Dock Development
- Shopping District
- Business District

- Transport Links
- 01 Lime Street Station
- 02 Central Station
- 03 James Street Station
- 04 Liverpool One Bus Station
- 05 Mersey Ferry Terminal

- Walking Times
- 05 mins
- 10 mins



Maps taken from bing.com



2.0 STRATEGIC CONTEXT

2.3 CITY DESIGN QUALITY

The diagram to the right shows the diversity of architectural styles within Liverpool City Centre, and the area immediately surrounding the site. The buildings have been divided into historic and modern architecture.

The range of styles is diverse and the quality; variable. Historic buildings lend character, but are in a mixed state of repair.

Modern architecture is of a higher quality, and is prominent in the shopping district area due to the presence of Liverpool One.

The site lies in an area where there is a junction between the historic architectural style of the developed dock buildings, and the more modern developments present in the city centre. The site therefore lends itself to both renovation of the existing historic building stock, alongside introducing more modern architectural styles at this key interface with the city centre.



1. Georgian Townhouse



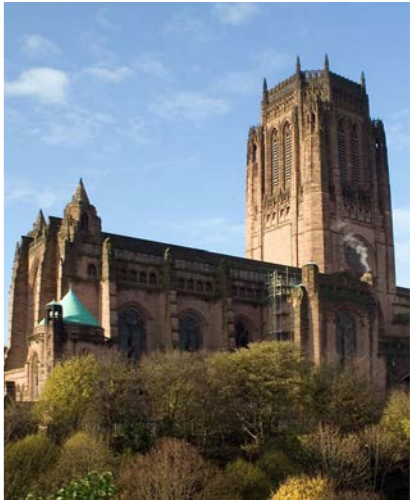
2. Royal Liver Building



3. Liverpool One



4. Peter's Lane Arcade



5. Anglican Cathedral



6. The University of Liverpool



7. Albert Dock



City Centre

Maps taken from bing.com

- Key
- Site
 - Modern Architecture
 - Historic Architecture



2.0 STRATEGIC CONTEXT

2.4 CITY USES

The diagram to the right highlights the diverse mix of uses within the Liverpool City Centre. The city centre brings together a large mix of different uses, providing easy accessibility for tourists, visitors and residents.

The current proposal sits within the industrial area of Liverpool, which includes the Baltic Triangle development area which will introduce creative industries into this part of the city.

It boasts an excellent central location due to its proximity to the Main Retail Area, the Historic Downtown and the Cultural Quarter.

KEY:

- Cultural
- Business
- Retail
- Commercial / Leisure
- Residential
- Education
- Health
- Industrial
- Site



City Centre

Maps taken from bing.com



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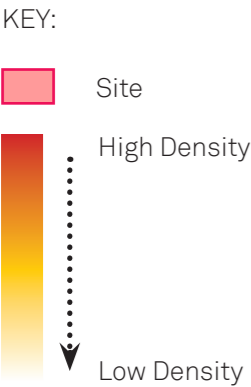
2.0 STRATEGIC CONTEXT

2.5 CITY DENSITY

The highest density within Liverpool is predominantly within the City Centre and Business District area. These areas consist of a mix of historical and new-build properties of a larger scale and quantity.

The density of the city decreases as you move away from the retail and commercial areas and towards the residential and waterfront zones.

The site is situated within a relatively high density area due to its close proximity to the retail zone and the movement of shoppers returning to the residential zones to the south and east of the site.



Maps taken from bing.com



2.0 STRATEGIC CONTEXT

2.6 CITY SCALE

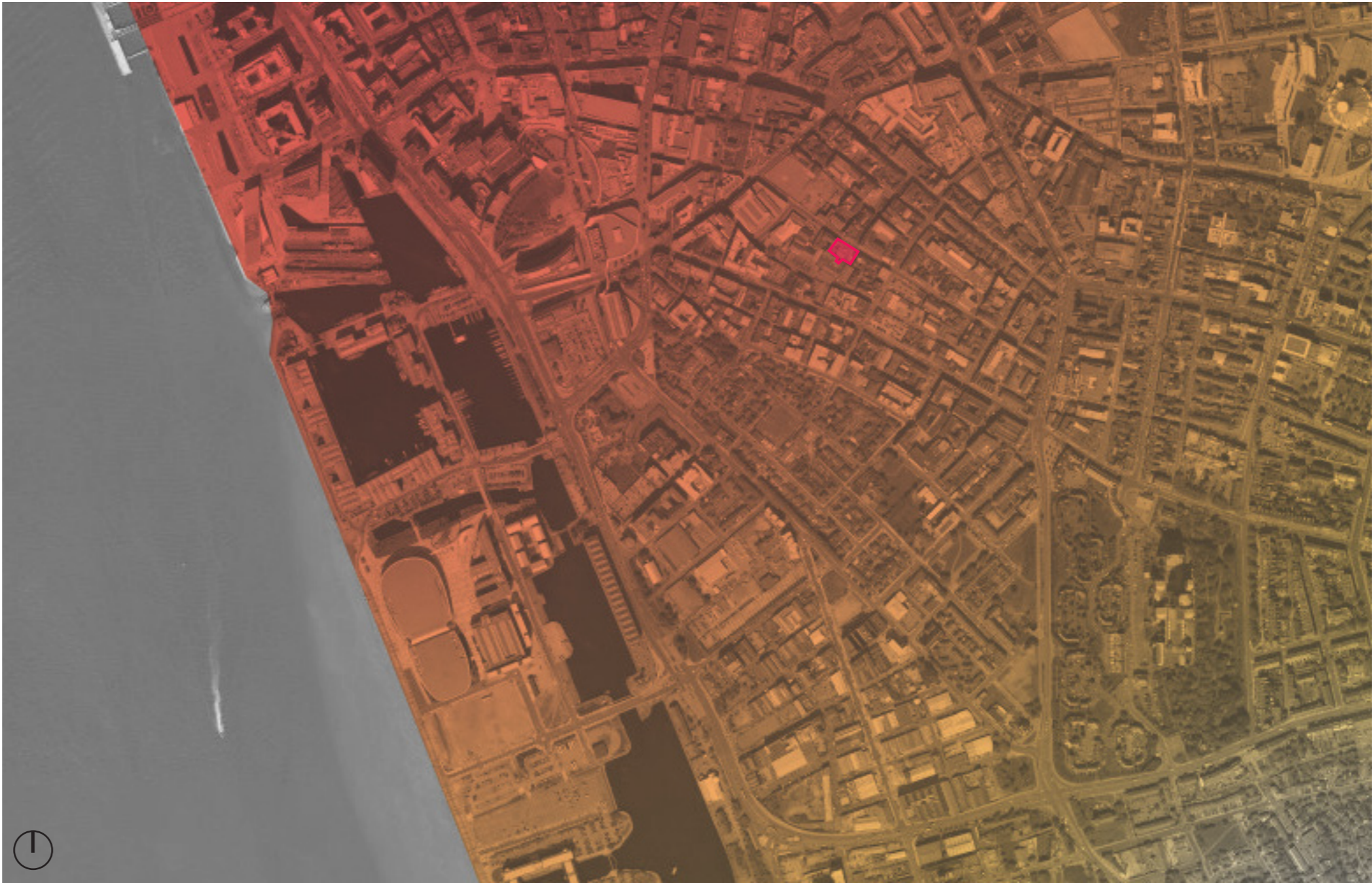
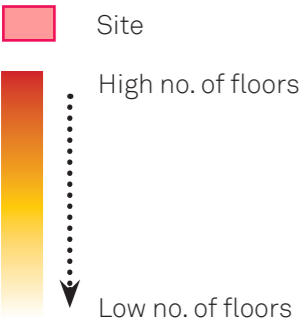
The diagram shows the trend in building scale within the city centre. Generally, the tallest buildings are located within the business district of the City Centre, including buildings such as:

- The Plaza - 14 floors
- One Park West - 17 floors
- Beetham Tower - 29 floors
- West Tower - 40 floors

The scale of the buildings then slowly decreases towards the south and east of the city as commercial and industrial buildings move into smaller, residential areas.

The site is located within an area of mixed scale due to the surrounding building uses. There are a number of larger scale buildings located within the Ropewalks area.

KEY:



City Centre

Maps taken from bing.com



2.0 STRATEGIC CONTEXT

2.7 ROPEWALKS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

As part of the design intent and appraisal process of this application, we have consulted on and adhered to the broad principles and guidance laid out in national and local planning guidance, including the Ropewalks Supplementary Planning Document.

The proposed mixed-use development is in line with the general objective of the framework to encourage new uses, particularly residential and leisure, to the area. The City Centre Strategic Regeneration Framework (SRF) (Liverpool 2000) identifies seven action areas. While The Ropewalks is not a core area of the SRF, it identifies opportunities for the area. The proposed mixed-use development satisfies many of these - it will form part of an eastern gateway to the City Centre and will create a focus for further employment opportunities.

The site's position on Seel Street gives an opportunity to create a positive street frontage which encourages pedestrian links east to west towards the City Centre, as well as north to south from Bold Street through to Duke Street. The buildings here should promote high quality architectural design - the site's position gives the opportunity to create a recognisable and successful feature to this important gateway to The Ropewalks, creating an interface with the City Centre.

- Key:
- Area 1: Duke Street
 - Area 2: Henry Street
 - Area 3: Concert & Wolstenholme Square
 - Area 4: Bold Street
 - Area 5: St. Peter's
 - Area 6: East Village
 - Area 7: Nelson Street
 - Area 8: Berry Street



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The eight Character Areas of the Ropewalks

Map taken from bing.com

2.0 STRATEGIC CONTEXT

2.7 ROPEWALKS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

'Ropewalks has been transformed over the last decade, with many new developments created around a revitalised network of streets and spaces. Many people have been attracted into the area - drawn by apartments, clubs and offices. There is a growing residential community, and the office developments have introduced daytime vibrancy. At night, Ropewalks is full of life, with its bars and clubs bringing thousands of visitors - especially around Concert Square.'

The improvements have also increased security and natural surveillance along the new pedestrian routes.

Pockets of neglect remain, however, and the challenge for the Ropewalks is to ensure that the remaining derelict historic buildings are protected and converted into new, sustainable uses, and that the streets and spaces of Ropewalks are vibrant and animated throughout the daytime and early evening as well as later in the evening.

The enhanced public realm perhaps presents an opportunity for the artistic community to return to Ropewalks to showcase their talents and attract the much needed daytime vibrancy.'

Ropewalks Action Plan & Framework, 2004

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Strategic Regeneration Framework

Maps taken from bing.com

Key:

■ Site