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18-24 SEEL STREET - LIVERPOOL

PROPOSED RESIDENTIAL DEVELOPMENT

DESIGN AND ACCESS STATEMENT

HDCO EPL3 LIMITED

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PROPOSED RESIDENTIAL DEVELOPMENT

DESIGN AND ACCESS STATEMENT

HDCO EPL3 LIMITED.



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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 18-24 Seel Street site is currently used as a Social care, health and community building, a use that is no longer appropriate for the site. 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 an 11 storey private rented sector residential scheme with commercial and leisure uses at the ground floor level. Floors 1 to 10 will consist of 200 units with a mixture of studios, 1 bed and 2 beds apartments.



2.0 SITE CONTEXT

2.1 LOCATION

2.1.1 City Wide Site Context

The proposed site is located to the North of Liverpool City Centre, within the City of Liverpool boundary.

The city centre attractions and the waterfront are located less than one mile to the South of the site, with good connections by road and on foot.

The site is also situated close to existing residential areas and within easy access of the city's business district.



Site location in Liverpool city context



2.0 SITE CONTEXT

2.1 LOCATION

2.1.2 Site Location

Site is bound by Seel Street, David Lewis Street and Gradwell Street and lies on the edge of the Ropewalks in the City Centre. The aerial view shows the site location in context of the City Centre.

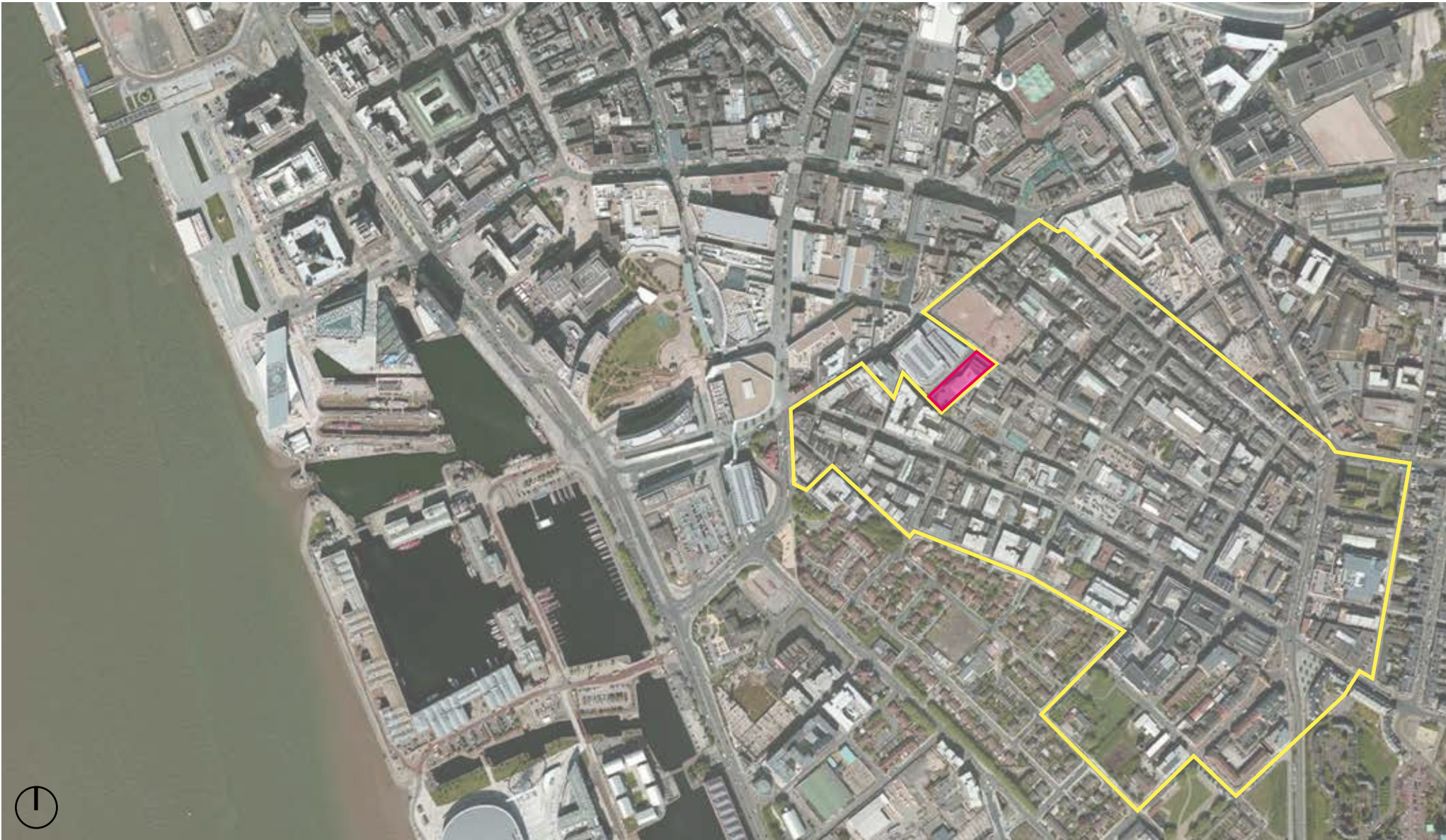
Key:

- Site Boundary - 0,2 hectares
- 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 SITE CONTEXT

2.2 STRATEGIC CONTEXT

2.2.1 Strategic Context

On the edge of the Ropewalks the site offers the opportunity to create a gateway building for the area. It also offers prospective residents great advantages with the site surrounded by a vast amount of employment opportunities, retail, leisure and city centre attractions creating a potentially very sustainable community.



City Centre attractions - Liverpool Waterfront



Aerial view of Tim Groom Architects scheme for Seel Street.



Nadler Hotel Liverpool.

2.0 SITE CONTEXT

2.2 STRATEGIC CONTEXT

2.2.1 City Centre Zoning.

Liverpool City Centre can be divided into zones which identify areas of opportunity:

- Historic Downtown
- Business Area
- Main Retail Area
- Waterfront
- Knowledge Quarter
- Cultural Quarter
- Creative Quarter

The site at Seel Street is considered to be included within the Creative Quarter of Liverpool.

Site location



Map (© Planit-IE) taken from Liverpool City Centre - Strategic Investment Framework 2012

2.0 SITE CONTEXT

2.2 STRATEGIC CONTEXT

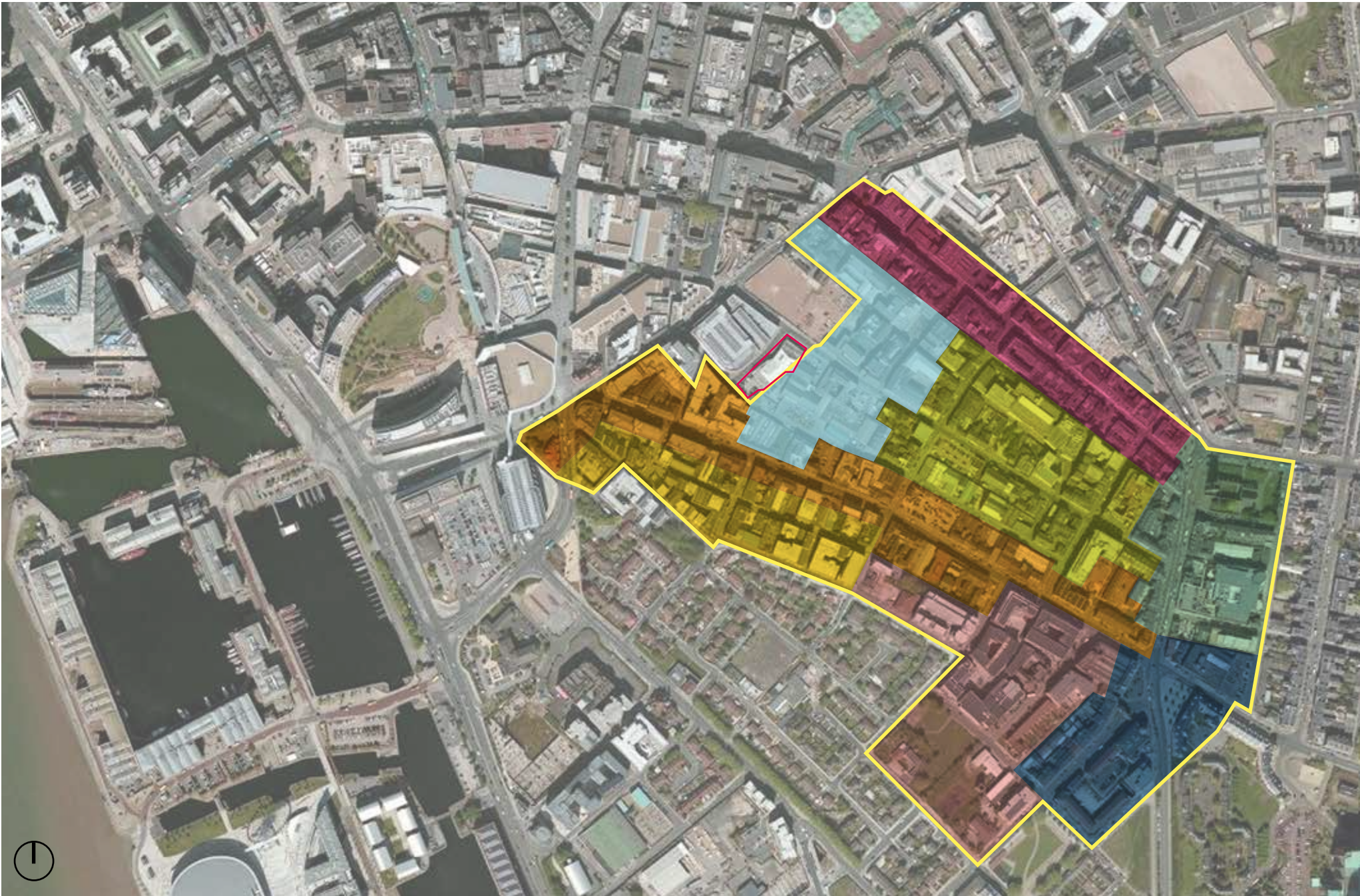
2.2.3 Ropewalks Supplementary Planning Doc. (SPD)

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 further encourage 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 an important gateway to The Ropewalks and 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



The eight Character Areas of the RopeWalks

Map taken from bing.com



2.0 SITE CONTEXT

2.2 STRATEGIC CONTEXT

'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



Strategic Regeneration Framework

Maps taken from bing.com

Key:
 Site



2.0 SITE CONTEXT

2.2 STRATEGIC CONTEXT

2.2.3 Ropewalks through the Centuries

Ropewalks architecture tells its own story about the area's glory days. Forty per cent of the world's trade was passing through the city's docks during the 18th and 19th centuries. Due to the topography of the land in the area at the time, long, straight lanes were built branching off Hanover Street.

In comparison to the grand houses built along Hanover Street, the thinner roads that branched off and upwards across the agricultural land to the east were dotted with structures designed for farming, and smaller dwellings. The blend of trades in the area at the time comprised of numerous merchants and artisans, as well as dock workers and traders.

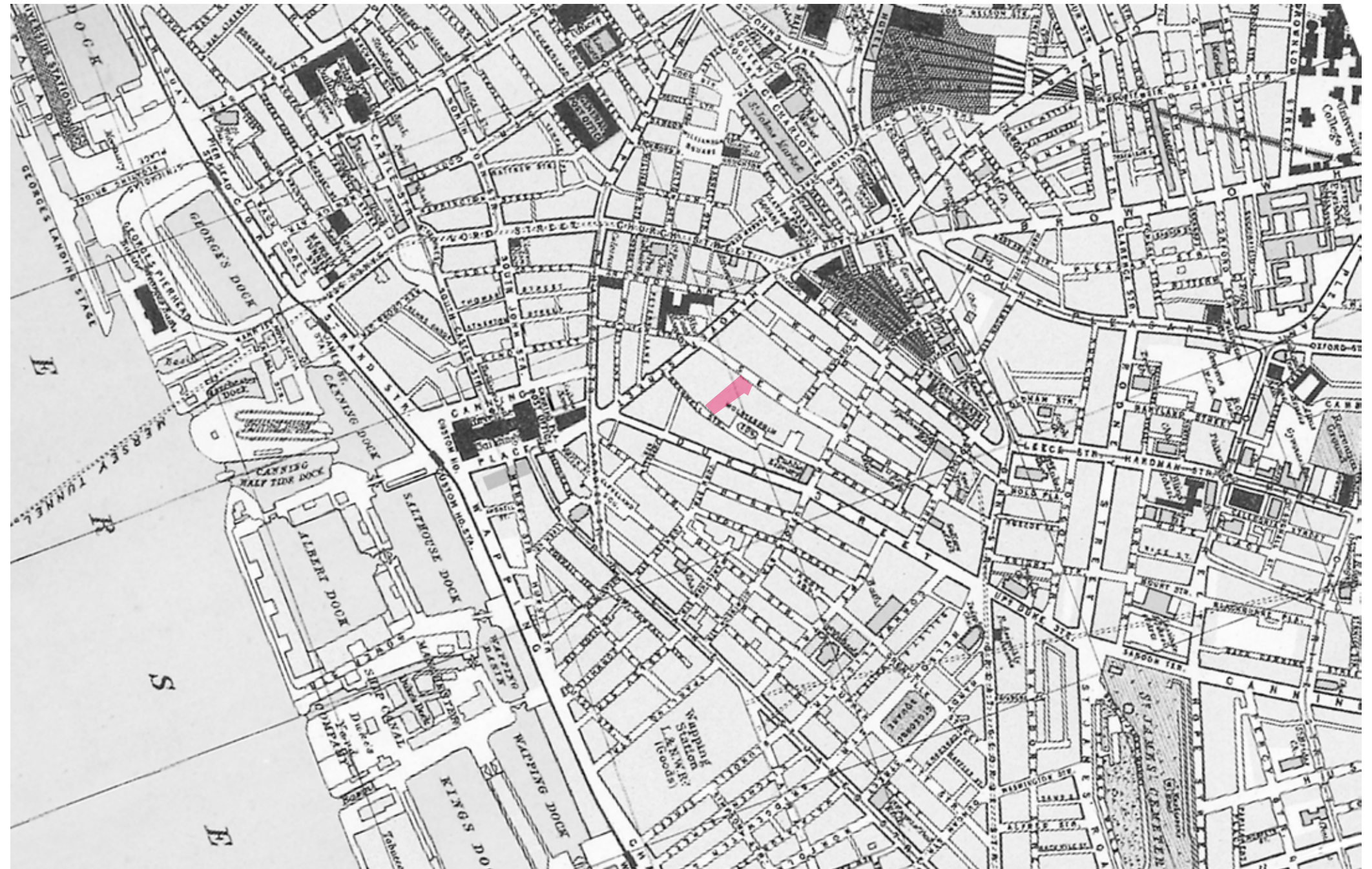
Over time, the skill-set of the area evolved into a community of rope-makers, whose jobs were made easier by the long, straight streets that all converged onto Hanover Street and the nearby docklands.

Originally, trading goods were stored in the merchant's houses, but as the docklands prospered, the amount of goods increased dramatically, so adjoining warehouses were erected. With the amount of warehouses increasing in the area, open land began to vanish, and the whole RopeWalks area became incredibly built-up. However, some plots of land were incorporated into public squares, including Wolstenholme and Cleveland Squares.

As the docks' prosperity grew, merchants moved into more substantial dwellings further up the hill into the Canning Street area. The vacant dwellings in the RopeWalks were converted into shops and over-crowded, unsanitary housing courts.

During the decline of the docklands, the requirement for warehouses also declined. The warehouses were no longer maintained, and many fell into disrepair. By the early 1990's, the whole area was at an all-time low.

Since then, the area has undergone serious revitalisation, stimulated by private investment.



Plan of Liverpool – Royal Atlas of England and Wales (1898)

Map taken from historic-liverpool.co.uk

Key:

Site (approximate location)



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