

FALCONER CHESTER HALL



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ST JAMES COURT, LIVERPOOL

—
DESIGN AND ACCESS STATEMENT

—
CITIPADS LIMITED

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P17-003-02-001

—
NOVEMBER 2017

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CHESTER
HALL

ST JAMES COURT,
LIVERPOOL

DESIGN AND ACCESS STATEMENT

CITIPADS LIMITED

NOVEMBER 2017

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1.0 INTRODUCTION

This Design and Access Statement has been produced by Falconer Chester Hall Architects in support of the Full Planning Application for mixed use development comprising of 217 apartments, two ground floor commercial units, residential amenities, 37 car park spaces and a residential garden at upper ground floor level. The proposed development St James Court is for Citipads. It has been produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 9 of the Town and Country Planning (Development Management Procedure) Order 2015. The approach adopted to produce this Design and Access Statement is in accordance with Paragraph 29 of the 'National Information Requirements' of the National Planning Policy Guidance (NPPG).

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

- All plans, sections, elevations and computer generated images prepared by Falconer Chester Hall;
- Application forms and certificates, Planning Statement and covering letter prepared by Zerum;
- Transport Statement prepared by Vectos.
- Heritage Statement by Garry Miller.
- Landscaping and urban design by DEP
- Phase 1 Geo Environmental Study, Structural Study and drainage by Clancy Consulting.
- Noise Impact Assessment by AEC.
- Fire Safety has been assessed by Omega Fire Engineering.

1.1 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 9 of the Town and Country Planning (Development Management Procedure) Order 2015. The approach adopted to produce this Design and Access Statement is in accordance with Paragraph 29 of the 'National Information Requirements' of the National Planning Policy Guidance (NPPG).

This document is intended as a positive and helpful tool for the Council and interested third parties, and demonstrates how the design proposals (both function and form) have evolved, having regard to detailed consideration of the site opportunities and constraints.

1.2 Site Description

The site at St James Court is located in the 'Baltic Triangle' and is bounded by St James Street, Greenland Street and New Bird Street. The site is currently occupied by warehouses that are vacant.

The site is surrounded by a number of uses including residential, commercial, industrial, leisure and creative industries. This diverse mix of uses surrounding is typical of this regenerating area and highlights the scope for further mixed use development containing residential and commercial use to compliment the Baltic Triangle.

1.3 Description of Development

This application seeks a new full approval for St James Court. The site is located within the Baltic Triangle on St James Street, a vacant site once used as a warehouse is currently used for surface car parking.

This document analyses the site, the design development and goes on to describe the proposed design solution. It should be read in conjunction with the proposed drawings and the accompanying supporting statements.

The brief for St James Court from Citipads is to produce a high quality residential scheme of significant architectural merit to sit on a key site.

2.0 SITE CONTEXT

2.1 LOCATION

2.1.1 City Wide Site Context.

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

The site forms part of Liverpool's 'Baltic Triangle' and is viewed as the creative quarter of the city. The site is within close proximity to a number of Liverpool's key landmarks and easily navigated by foot.

The site has a number of residential developments nearby, of those several are already under construction and some have recently gained planning consent evidencing the shifting nature of the Baltic Triangle.



Site location in Liverpool city context

2.0 SITE CONTEXT

2.1 LOCATION

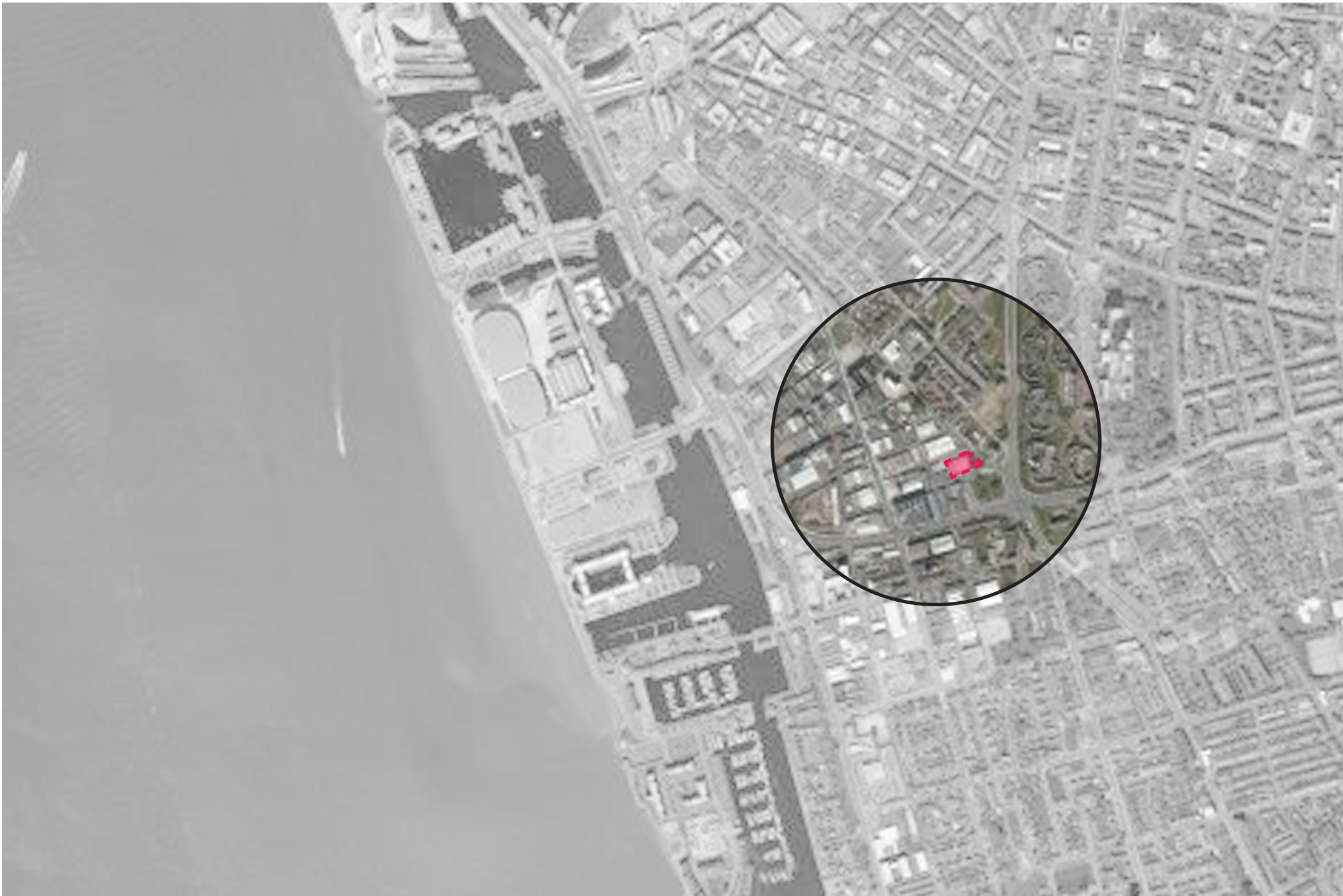
2.1.2 Site Location.

The Application Site is located along St James Street in the Baltic Triangle. The site is bounded by New Bird Street to the North, St James Street to the East, to the South Greenland Street and to the West the boundary is shared by Lee Floorstock Warehouse.

Key

 Site application boundary

Area: 0.49 acres.



Map taken from bing.com

