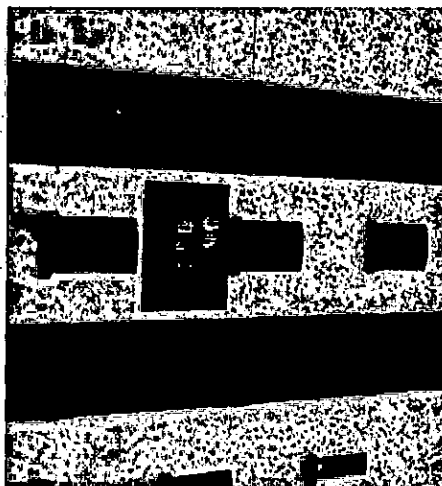


HUMYAK HOUSE
PLANNING STATEMENT
JULY 2015



15f | 1911

28 | 7 | 15.

01	Introduction Site Context Site Description
02	Context Historical Context National and Local Planning Framework No Limits & Macro Chef
03	Site Photographs External Internal
04	Precedents JD Gyms 'Freedom By Design' Project
05	Design Proposals (to be read in conjunction with supporting drawings)
06	Concluding Statement

1.2 INTRODUCTION > SITE DESCRIPTION

DOCUMENT NO. A501
PLANNING STATEMENT

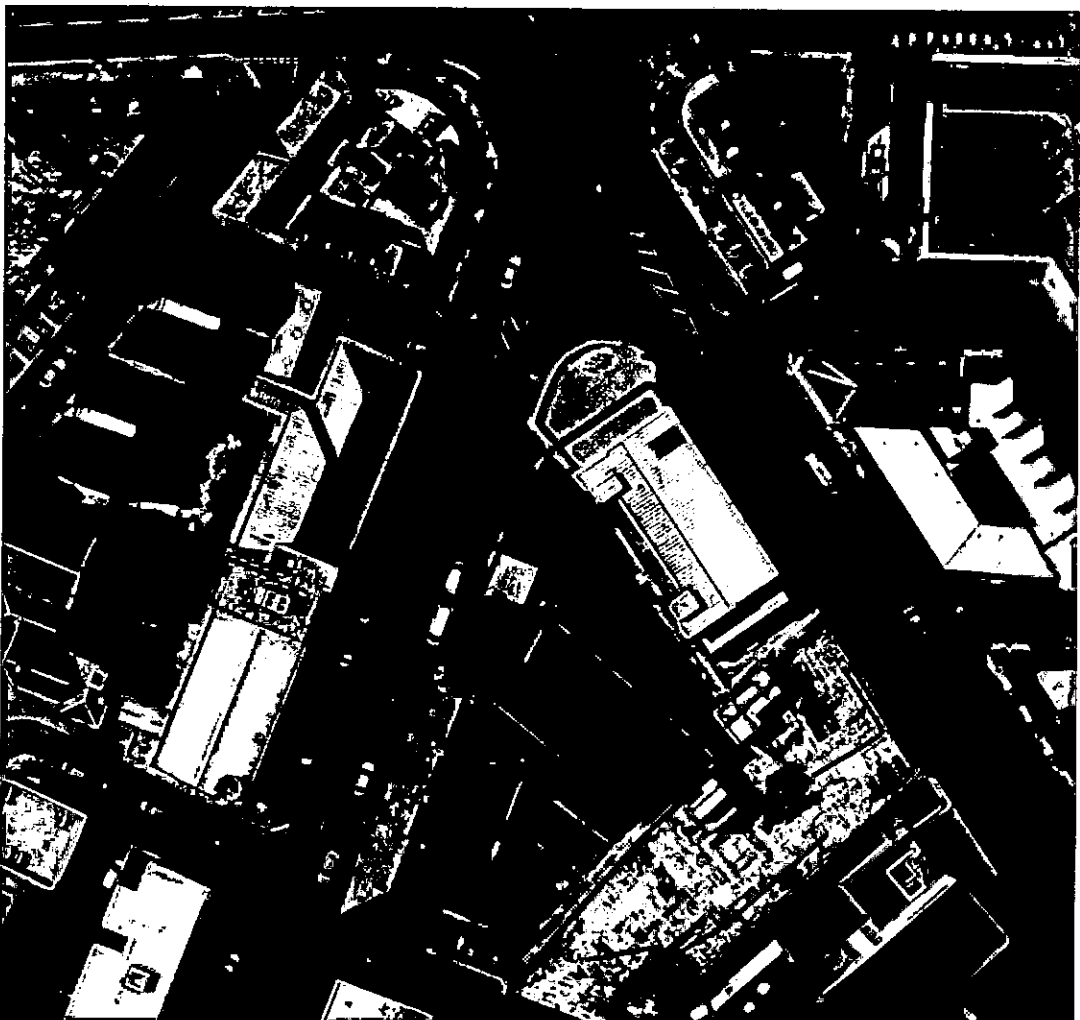
1.2

Humyak House was recently given Grade II listing as part of the ongoing review of Liverpool's Heritage. The building is a disused warehouse and sits within close proximity to many new residential and commercial developments namely the Liverpool One shopping complex.

It has survived relatively unspoiled since it was built in 1864 but having laid empty for so long, it has more recently declined into disrepair.

— Site Location

HUMYAK HOUSE



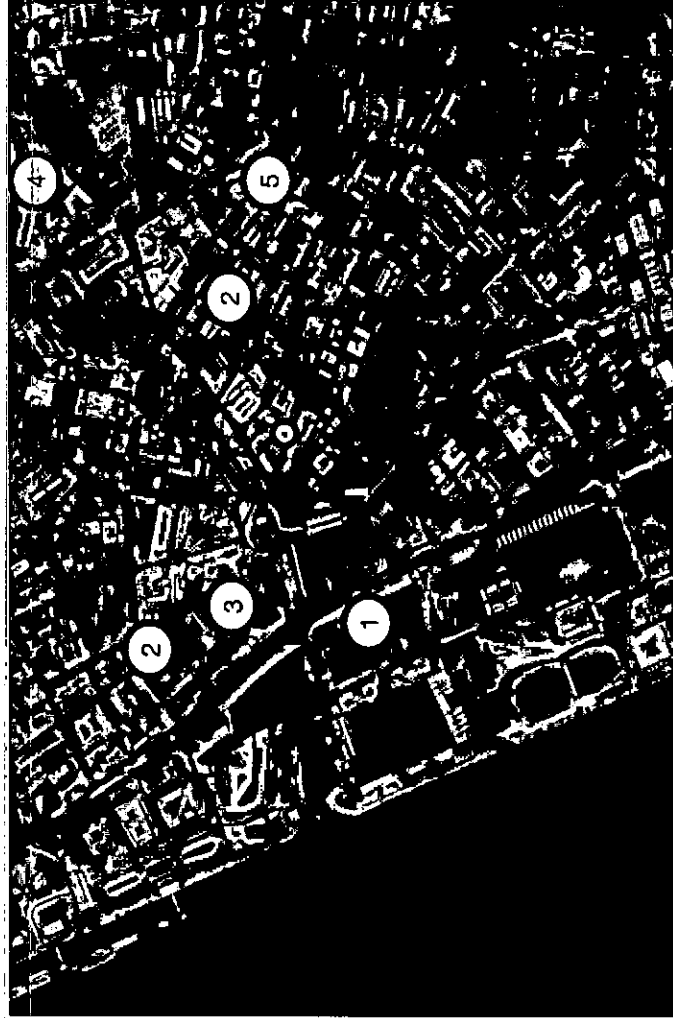
Aerial Photograph

1.1 INTRODUCTION > SITE CONTEXT

1.1 The following pre-application report is for the change of use of a Grade II listed building at Humyak House on Duke Street.

The No Limits Fitness Centre was established in 2010 and would like to relocate to their facilities to the ground and basement floors of Humyak House. The No Limits Centre is an all inclusive facility and cater to the business men/women of the city as well as professional sportsmen, students, kids and family groups. Moving to these premises would enable them to provide better, safer facilities for their visitors.

- Site Location
- 1 - Albert Dock
 - 2 - Business District
 - 3 - Liverpool One Shopping
 - 4 - Lime Street Station
 - 5 - Student District



Aerial Photograph

2.1 CONTEXT > HISTORICAL CONTEXT

2.1.1 Current Use

B1/B8 – Business / Storage Use

The property is currently vacant and has been for a number of years, during which very little refurbishment or maintenance has been carried out. As it has remained untouched for such a long time, it is now in need of some minor repairs as can be seen from the photographs in section 3.

The property has also been unsuccessfully marketed for a number of years. The extract opposite shows a 4 year old advertising clip for lease and it even encourages sale offers. It is clear that the owner has struggled to attract suitable tenants over the years.

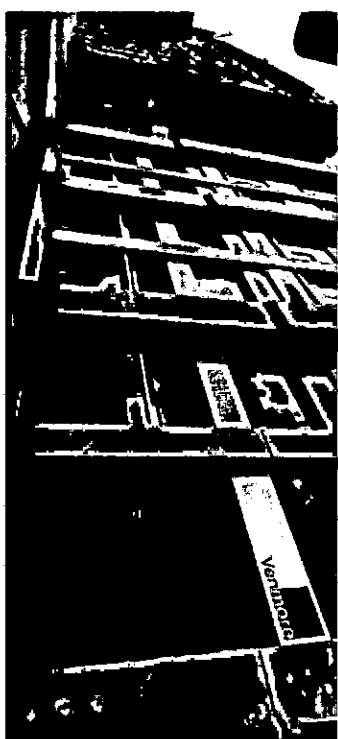
2.1.2 Proposed Use

D2 – Assembly & Leisure

Our client has looked carefully at the property and is admiration of the property's existing features. They plan to negotiate with the vendor a contribution for repairing the damage apparently caused by damp and leaks in the roof.

News Lettings

Pastures new for Venmore



LEADING Liverpool architect, senior and commercial property agent, Venmore, has expanded its base to the Mersey Valley. A new office space on Dale Street, Toxteth, will be its base.

Based in the new office, Venmore will be able to offer a full range of services to its clients, including the design and construction of new buildings, the renovation of existing buildings and the management of building projects.

When they provide a design and construction service, Venmore will be able to offer a full range of services to its clients, including the design and construction of new buildings, the renovation of existing buildings and the management of building projects.

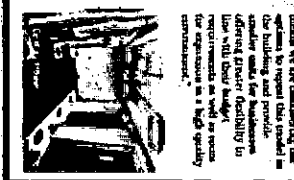
Venmore is a leading company in the Mersey Valley, providing a full range of services to its clients, including the design and construction of new buildings, the renovation of existing buildings and the management of building projects.

GRADE II Warehouse For Let



A WORTHINGTON, a Grade II Warehouse, is available for let. The building is a large, multi-story industrial building with a complex roof structure. It is located in a prime location and is suitable for a wide range of uses.

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Marketing extract from March 2011

2.2 CONTEXT > PLANNING CONTEXT

2.2.1 National and Local Planning Framework

*National Planning Policy Framework
Paragraph 187*

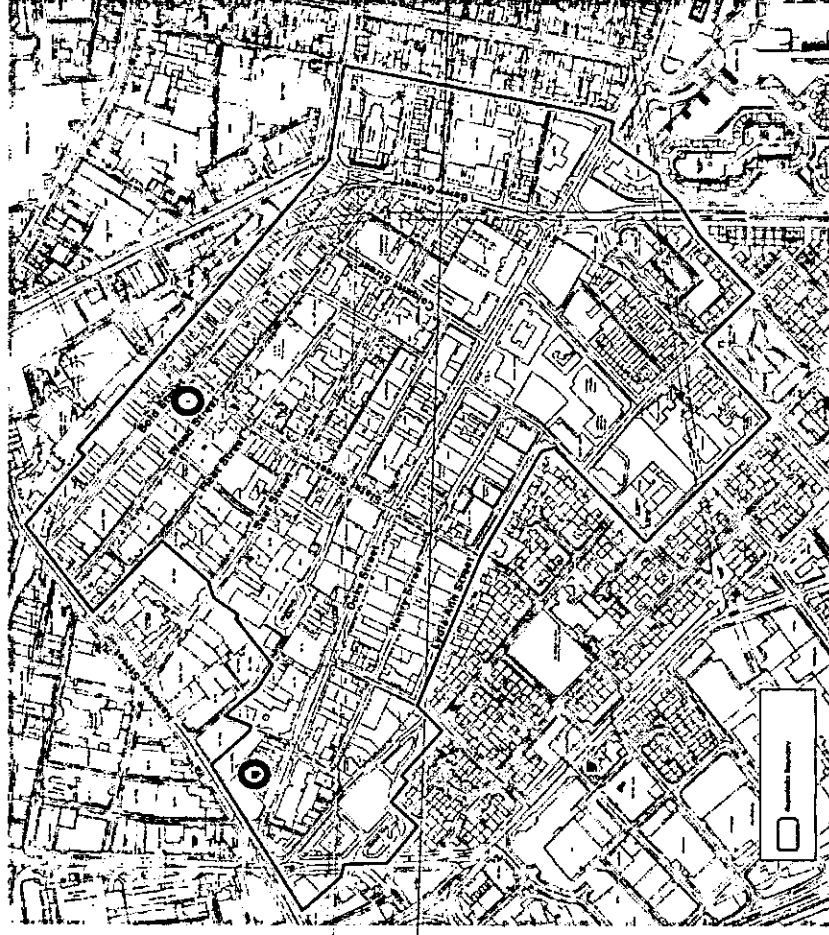
The NPPF stresses that Local Authorities should look for solutions rather than problems and should seek to approve applications for sustainable development where possible. The unsuccessful marketing of the property for a host of other uses is of great concern to the existing building owner.

A D2 Leisure use would ensure that a vacant and under used building would be brought back into the economic framework in an appropriate location that is very much accessible by all of city. The NPPF positively encourages developments such as this one, promoting the reuse of existing buildings for key inner town centre uses (D2 in this case).

2.2.2 Liverpool UDP

A local example of inner city change of use to D2 Leisure with the RopeWalks area can be seen at Your Yoga Studio on 63 Wood Street. Duke Street and the surrounding areas consist of a rich, eclectic mix of uses, from large franchises, to small commercial companies and independent traders. The addition of a leisure D2 Leisure facility would enhance that mix and add the vitality of the area. Policy E6 of the Ropewalks SDP indeed supports this mix of uses in the area stating that:

In assessing development proposals within those Mixed Use Areas and on Sites for Various Types of Development which are located in the City Centre, the City Council will promote the principle of mixed use development whereby a range of complementary uses will be encouraged, subject to the provision of other relevant Plan policies.



○ Your Yoga Studio
○ Humyak House

Fig.1 - The RopeWalks Boundary Plan
RopeWalks Supplementary Planning Document

2.3 CONTEXT > MACRO CHEF

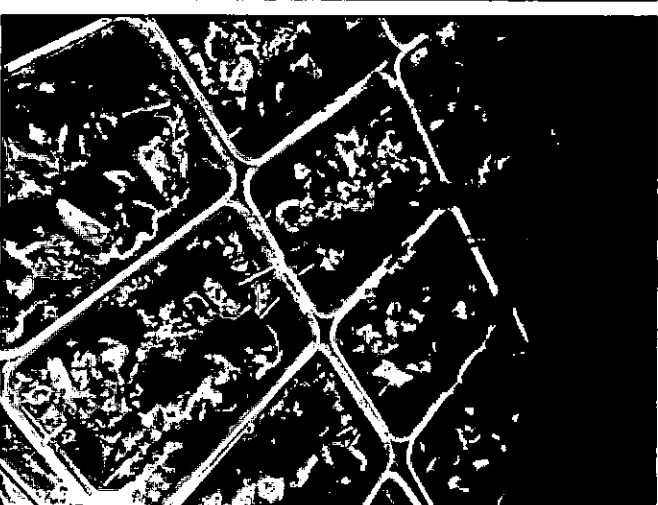
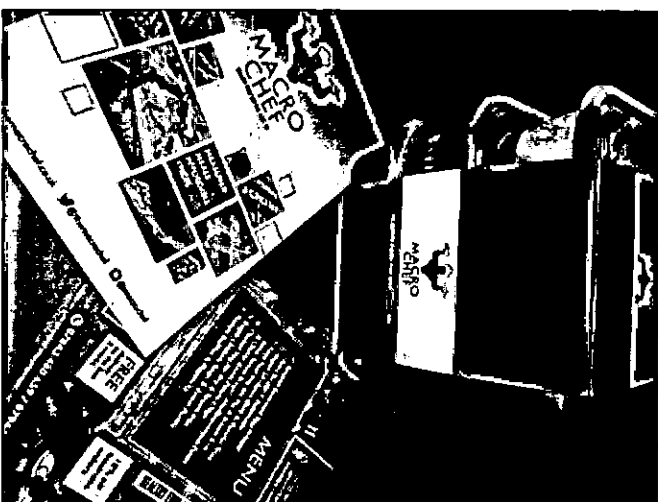
2.3.2 Introduction

Partnered with the No Limits Centre is the nutritional food supplier Macro Chef. Macro Chef serves as a sister company to support the work No Limits do to educate the general public about health and fitness.

Under the guidance of the two owners supported by their team of chefs (including several trainee chefs handpicked from local catering institutions), a comprehensive nutritional consultation is provided for the clients of the centre. The collaborative study behind the science of nutrition and exercise has proved beneficial to clients - as can be witnessed from their glowing feedback seen on social media.

The food will not actually be produced onsite. Instead orders will be transported here to be stored in a refrigerator within a small office to the rear of the ground floor. This enables food packages to be picked up by clients before or after a fitness/consultation session.

The presence of Macro Chef onsite will further strengthen the relationship between the two brands.



2.3.1 Introduction

Leisure facilities, especially those dedicated to adults, are aplenty in Liverpool and have been since the very recent fitness boom in the country. The No Limits Centre is currently based in a warehouse unit just the other side of the city centre on Mount Pleasant.

It is a very unique project created by two Liverpool men who's aim was to spread their passion for sports, fitness and nutrition. Their clientele range from professional sportsmen to adults of all ages, students and kids. The No Limits brand comprises of a fitness centre and a nutritional-practice called Macro Chef. Together they work to provide the city with a healthy lifestyle.

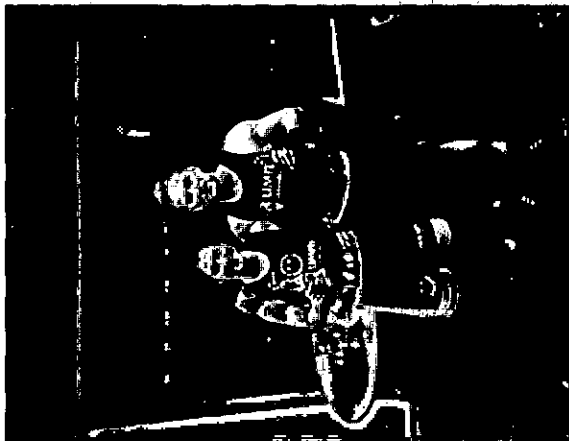
The centre provides much value to the city and is always focused on giving back to the community and regularly organise as well as sponsor Community shows at the Liverpool Olympia, presenting their members to with the opportunity to compete in boxing at an amateur level.



Kid's after school activities



Liverpool Professional Boxer Paul Butler
One of the regular club members



Katie & Gregg at an Evening of Charity
Boxing Sponsored by No Limits



MHS Dortmund
A local team sponsored by No Limits

3.1.1 External

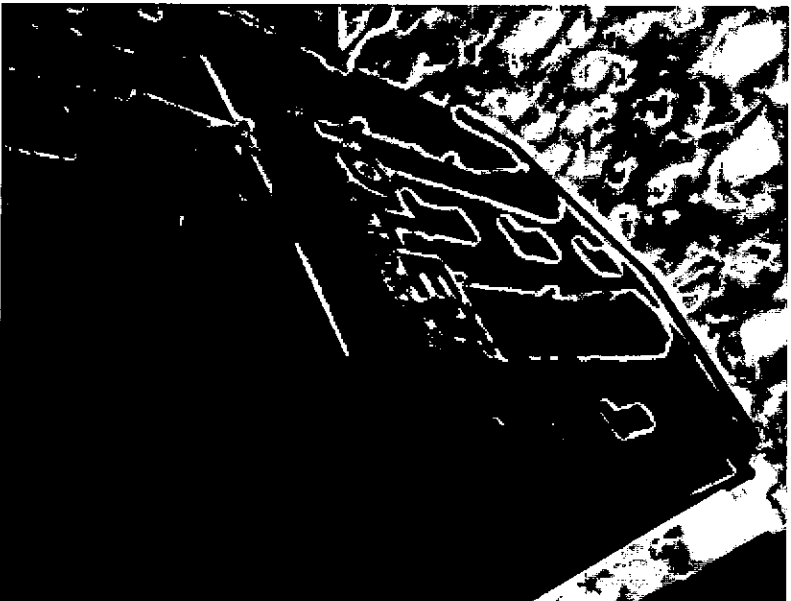


Fig. 01 -
External View 1

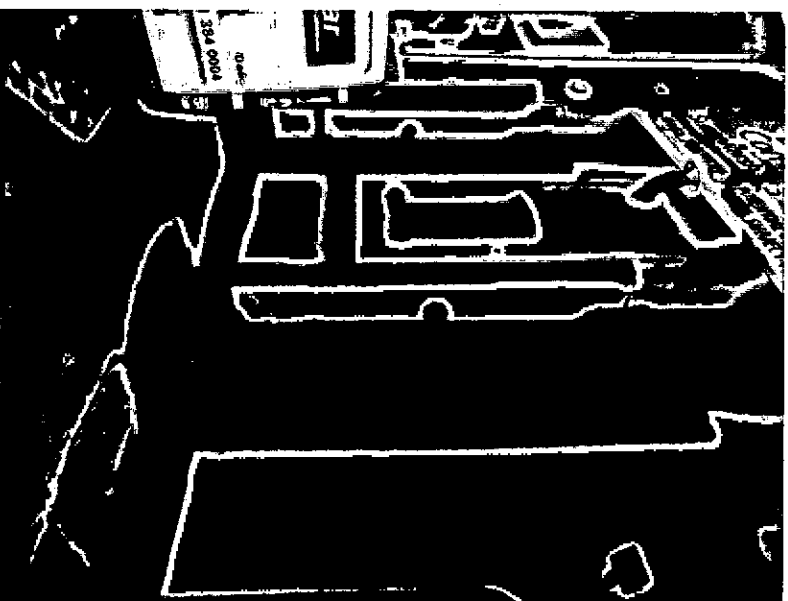


Fig. 02 -
External View 2

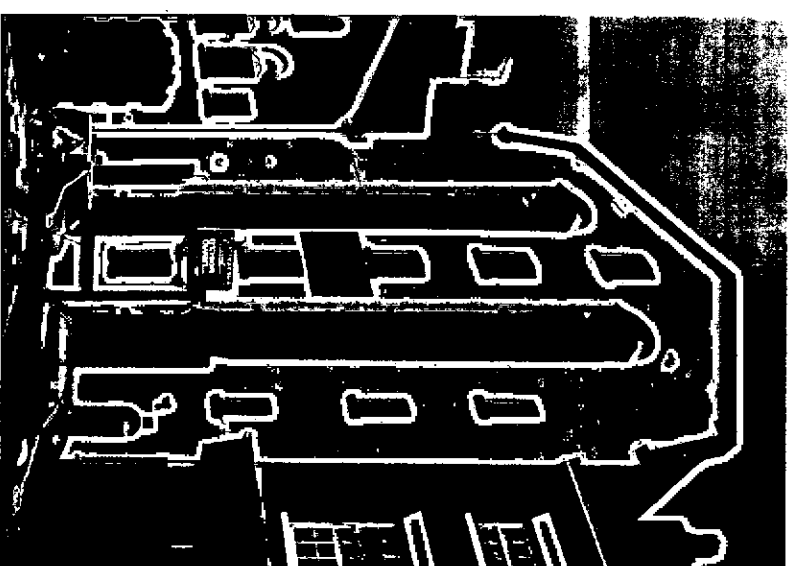


Fig. 03 -
External View 3

3.2.1 Internal

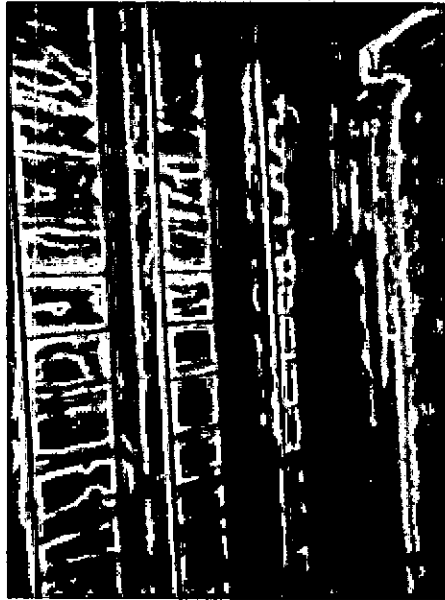


Fig. 04 -
View of ground floor ceiling with traces damp to ceiling

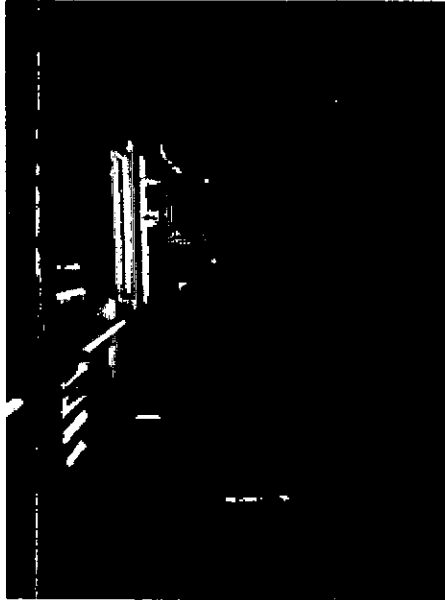


Fig. 05 -
View of ground floor towards offices at the back of property

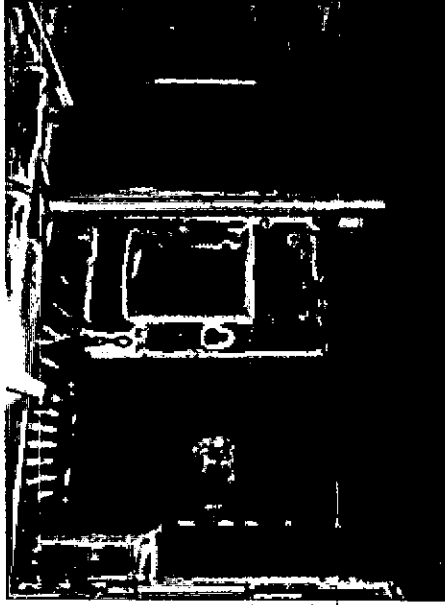


Fig. 06 -
View of large doors fronting Duke Street

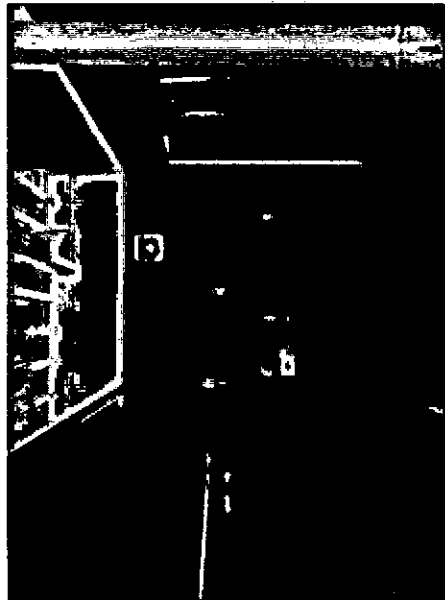


Fig. 07 -
View of existing offices to rear of ground floor

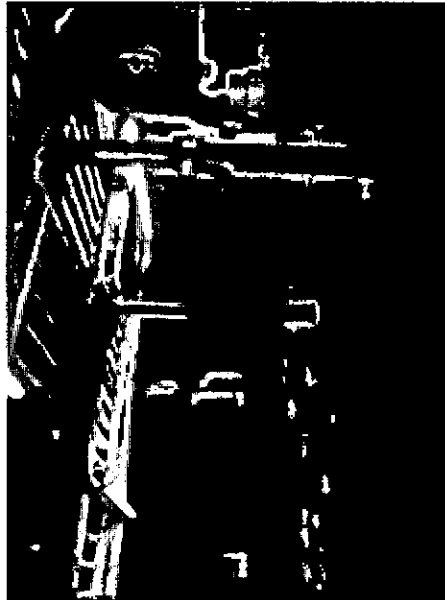


Fig. 08 -
Wider view of basement floor

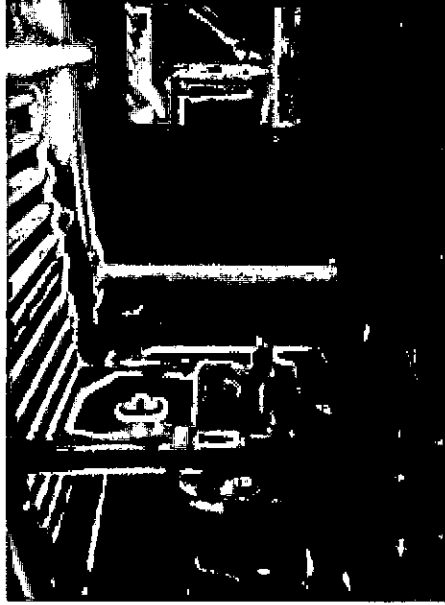


Fig. 09 -
View towards basement entrance

3.2.2 Internal



Fig. 10 -
Existing staircase to first floor & basement



Fig. 11 -
Existing fire exit in basement



Fig. 12 -
View of existing basement floor



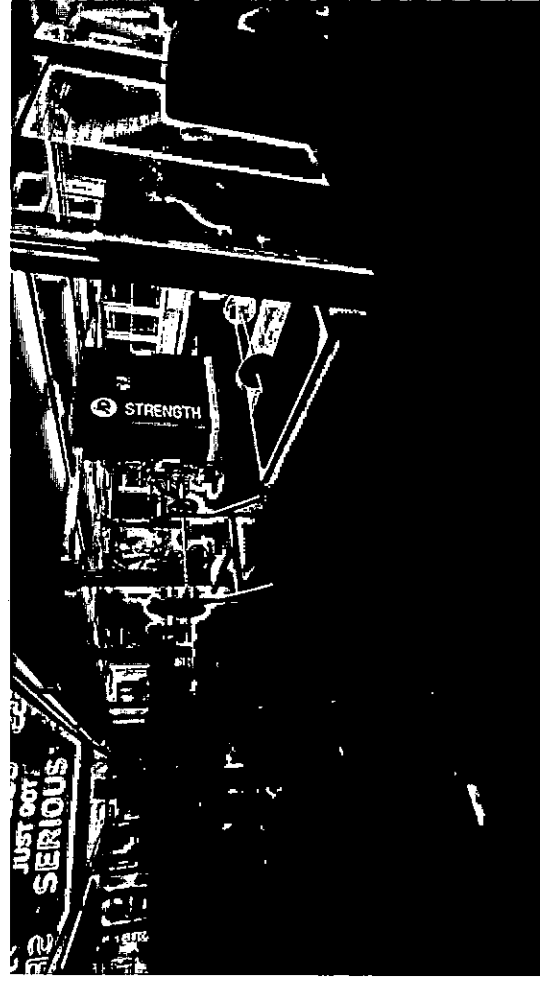
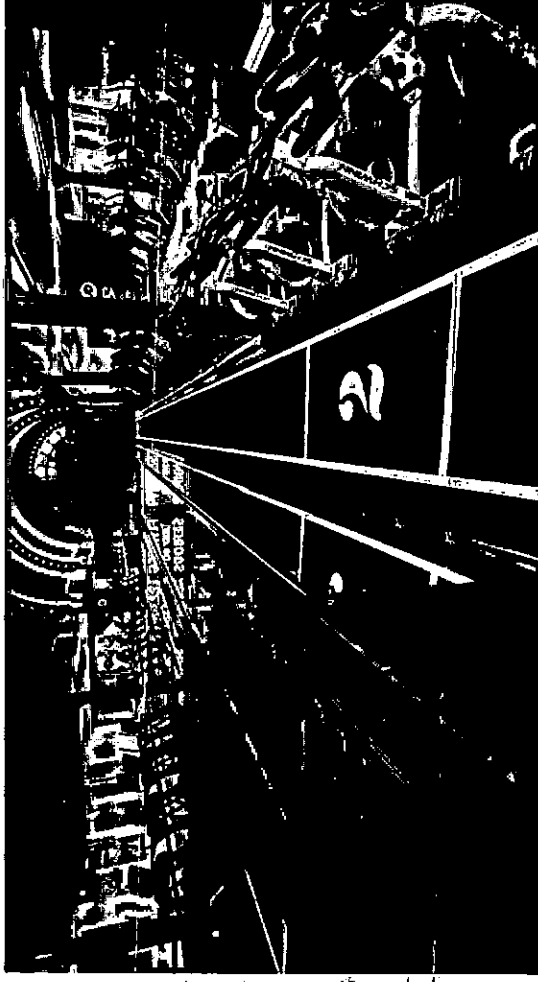
Fig. 13 -
View of basement structure

4.1.1 JD Gyms, Dale Street, Liverpool

JD Gyms Liverpool is situated in the Grade II listed State Insurance Building at 14 Dale Street and serves as a local precedent for the project at Humyak House. Planning for this project was submitted in April 2013 and was granted in August 2013 (application no. 13F/1532).

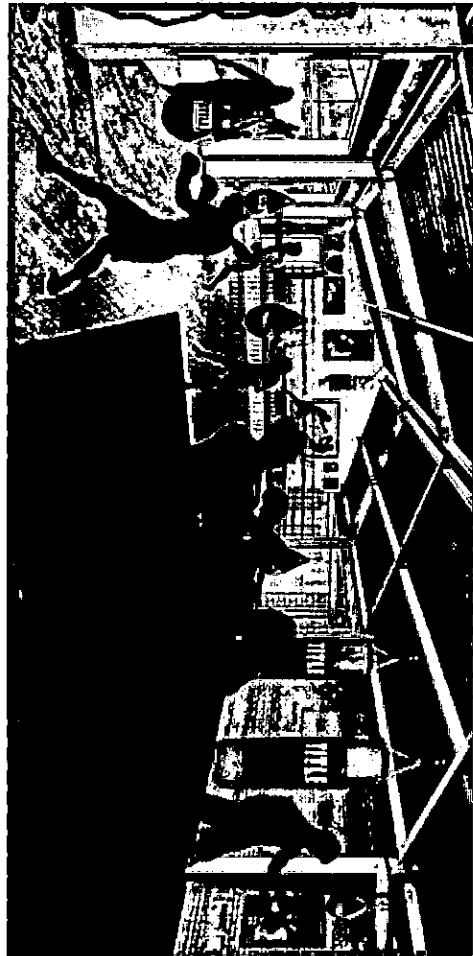
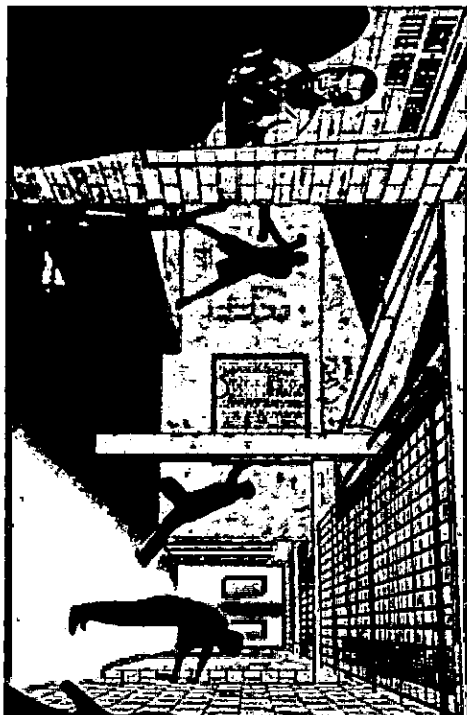
The building is actually only one half of the original premises, as it was said to be partly damaged during the second world war. Externally the building's existing features have been well preserved.

The building internally has a central courtyard with a glazed barrel vault with a series of spaces organised around its perimeter. The floors and roof are supported by metal columns with curved (vault) beams supporting the roof.



4.2.1 Boxing Gym, Manhattan
Freedom By Design

Further afield there are examples of older buildings being used for Fitness Centres, due to their spacious floor areas. This project based in Manhattan and driven by 'Freedom By Design' is akin to our proposals for Humyak House.



5.1 Amount & Accommodation

Our client is currently leasing all of the basement and ground floor, amounting to a total of circa 600sqm. Storage will be located within the office to the rear of the main ground floor for Macro Chef.

5.5 Fire Strategy

The property's existing fire strategy will be adopted within the space planning of the scheme. A wide walkway will be established running a clear path through the building. The path of this walkway will terminate at the fire exits and access zones and will be denoted by suitably lit internal signage.

5.2 Impact on Neighbours

Some fitness activities will be located on the ground floor concentrated from the middle to be back of the floor area to push activity away from the main elevation. At the front of the property at ground floor will be a reception desk and reception area, complete with breakout seating space. The basement will house the noisier activities so that minimal disturbance will be caused for the adjoining neighbours. Furthermore the hours of operation will not be 24 hours.

5.6 Waste Management

All waste will be collected internally via localised bins. All waste generated on site will be collected via localised bins and kept within the premises and only put outside on collection days. Small recycle bins will be located around the floor to collect empty water bottles, and taken more regularly to a recycle centre.

5.7 Accessibility

The site is in a highly sustainable location as it is accessible by public transport being in close proximity to L1 Bus station, Central station and even Liverpool Lime Street Station. Many of the existing clients are also city centre based and will walk (in particular students) to the site. The relocation to this site, of this very brand will very much serve the growing city centre population, both student and young professionals alike. For those clients travelling from outside of the city, there are excellent bus links serving the adjacent L1 Bus Station or the nearby Queens Square just a short walk away. For those who may wish to travel by car, there are many nearby car parking facilities.

5.4 Temporary Fittings

Our proposals will look to retain all of the existing character of the building by installing only temporary or demountable fixtures, thus allowing the listed structure surrounding to be showcased in all its glory.

With reference to UDP Policies:

T6 (cycling)

T7 (Walking)

T9 (Road safety) / T12 (Car Parking)

6.1

This document has been set together in the confidence that the change of use Complies with both local and national planning policy.

It was also important to introduce the No Limits project that wishes to establish a home here for the foreseeable future. The building itself almost fits seamlessly as far as the amount of accommodation required by the No Limits Centre. Purpose built storage will be located within the office to the rear of the main ground floor.

We respectfully seek planning approval for the next stages of this exciting project.