

# Renshaw Street, Liverpool

Residential Accommodation

Design & Access Statement - REV C

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# Introduction & Summary of Brief

## Introduction

### Introduction

DAY Architectural are a local Architectural Practice located in Liverpool City Centre. DAY has been commissioned to develop a proposal which will provide a mix of exceptional quality living space appropriate to City Centre living.

This Design & Access Statement has been prepared by DAY Architectural Limited in support of an application for full planning permission for a 7 storey development situated at the corner of Renshaw Street and Heathfield Street, Liverpool containing 114 units. Also contained is retail usage on the basement and ground floor levels. Formal pre-application consultation meetings have been undertaken with recommendations received from the Local Authority incorporated within the emerging scheme design and the indicative layouts prepared to illustrate target development densities are included within this brochure. The design development is included within this statement leading from initial site analysis through to completed proposals.





# Introduction & Summary of Brief

## Brief Overview

### Brief Overview

We believe that good design stems from the underlying 'Big Idea' or KDP (Key Design Principles) which should be strong enough to drive the whole design process and create a framework for design decision making throughout the evolution of a scheme, creating a sense of consistency and completeness.

DAY's Key Design Principals for the Renshaw Street scheme are just that; a catalyst from which the rest of the design stems. It should be a singular solution to the problems and opportunities identified through initial analysis of the brief, context and typology which will hold the design together throughout the process; a constant focus, regardless of the project stage, and a defender of the design solution.

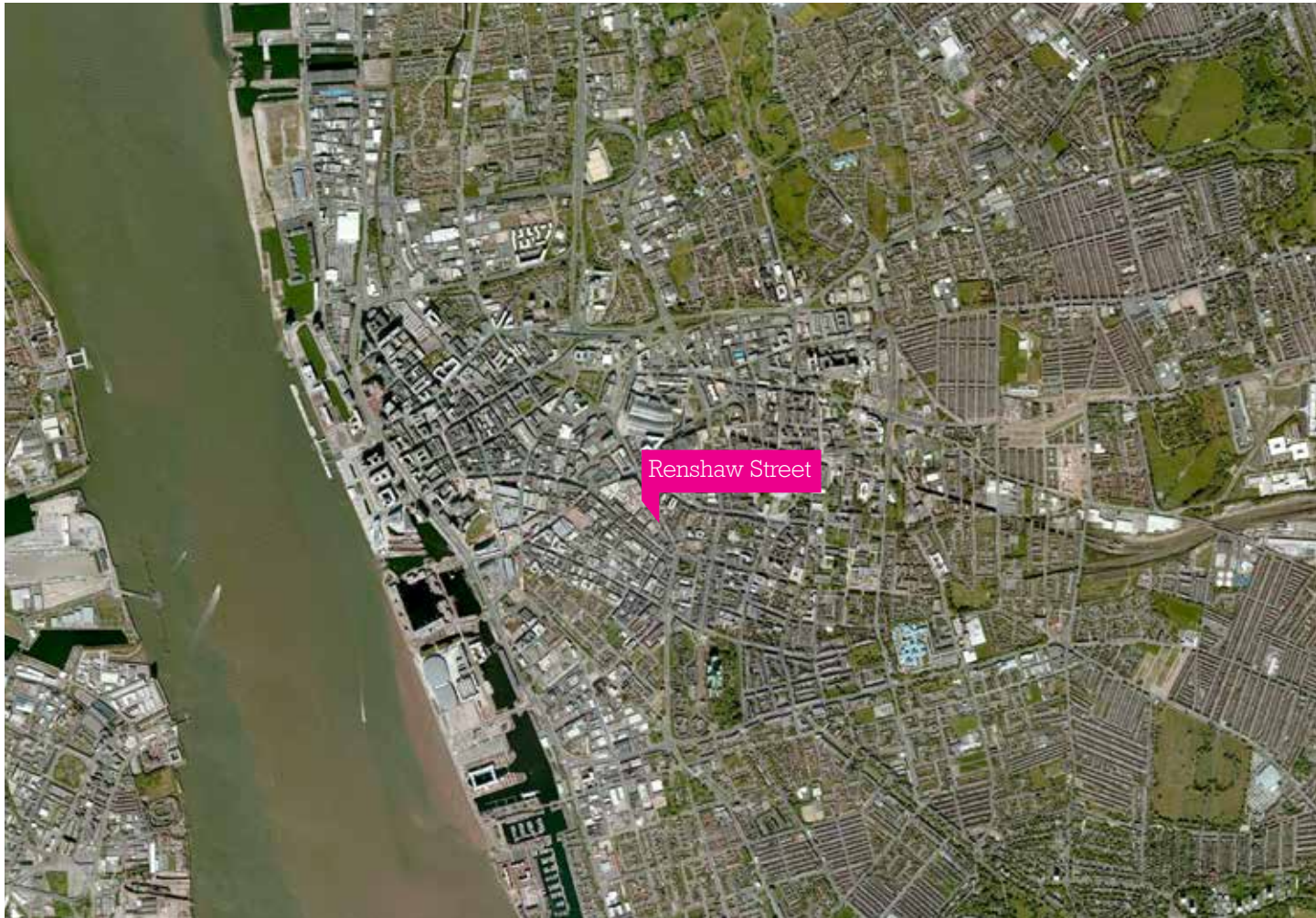




## 2. Site Context & Analysis



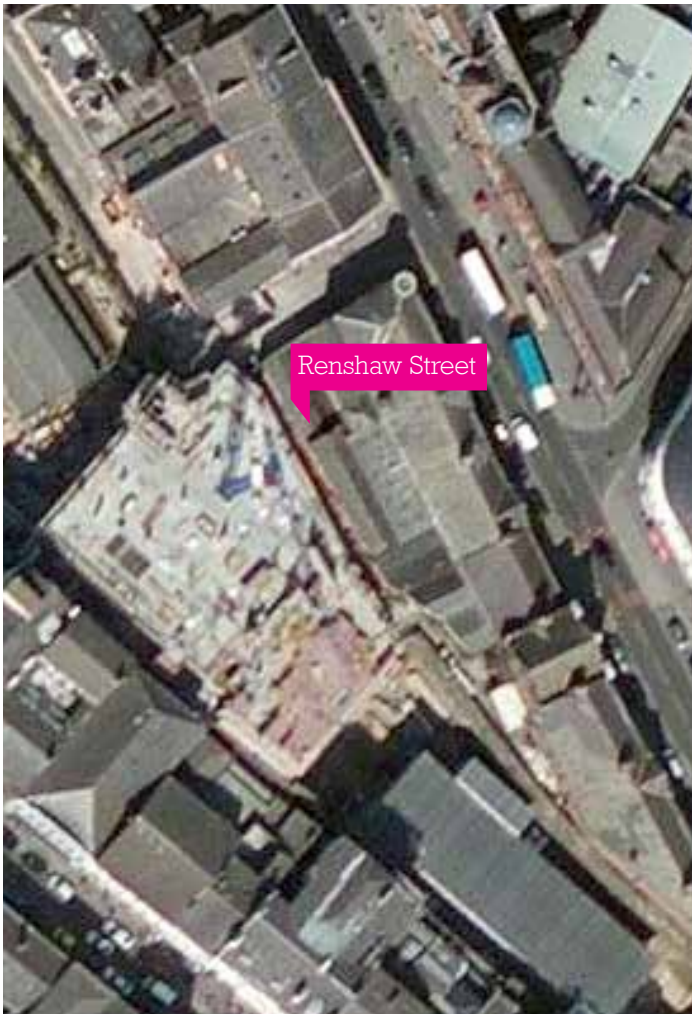




Macro Context



Meso Context

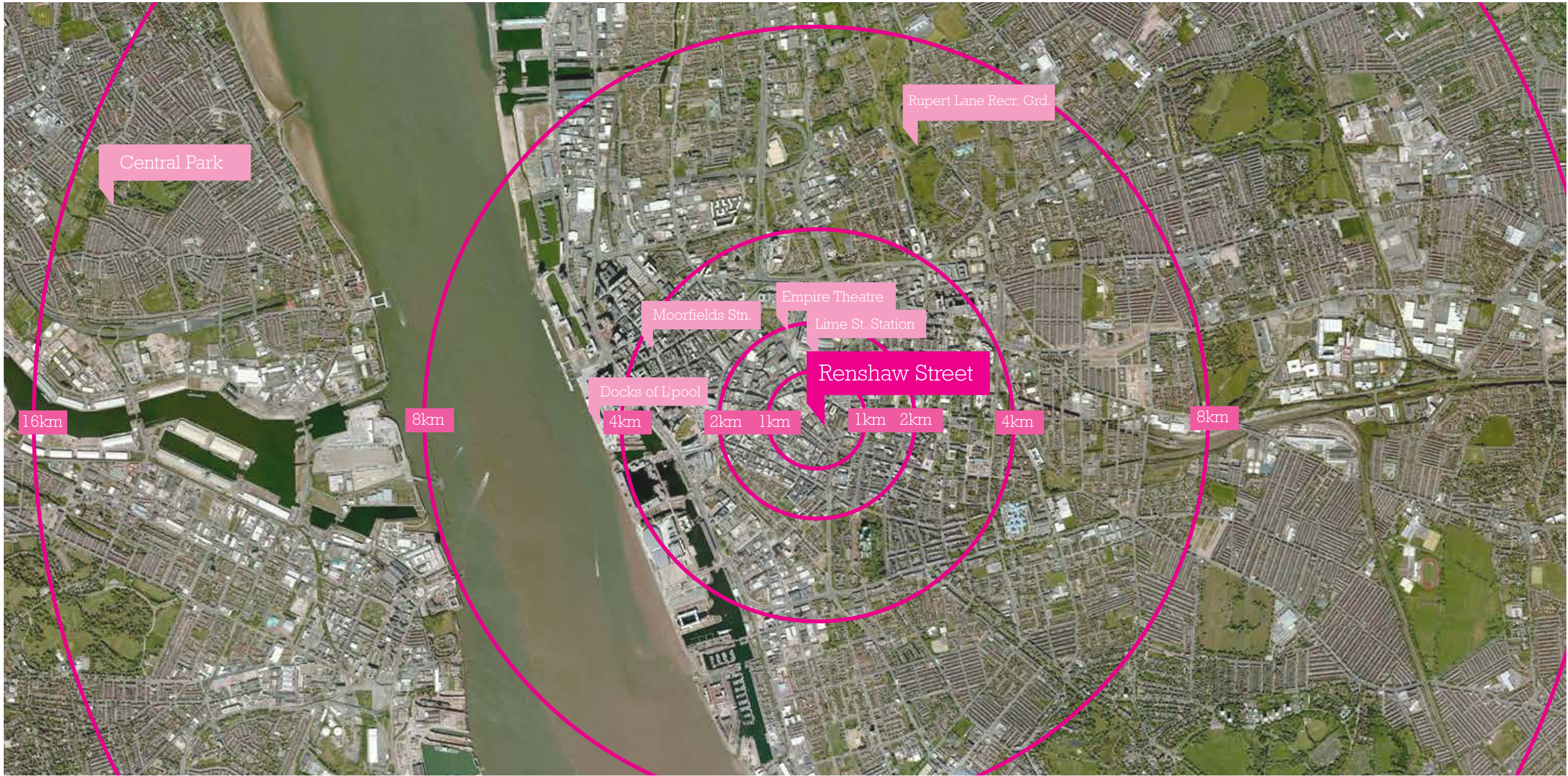


Micro Context

The existing Renshaw Street site is 1014 sq/m, 0.1 hectares or 0.25 acres and is bounded by the A5038 (Renshaw Street) and Heathfield Street. The site is centrally and ideally located for a commuter, and is surrounded by numerous shops, cafés, public attractions and transport links. Notably the site is under 1km away from the bustling Liverpool Lime Street station, a point of contact to all major cities across the UK and afar.

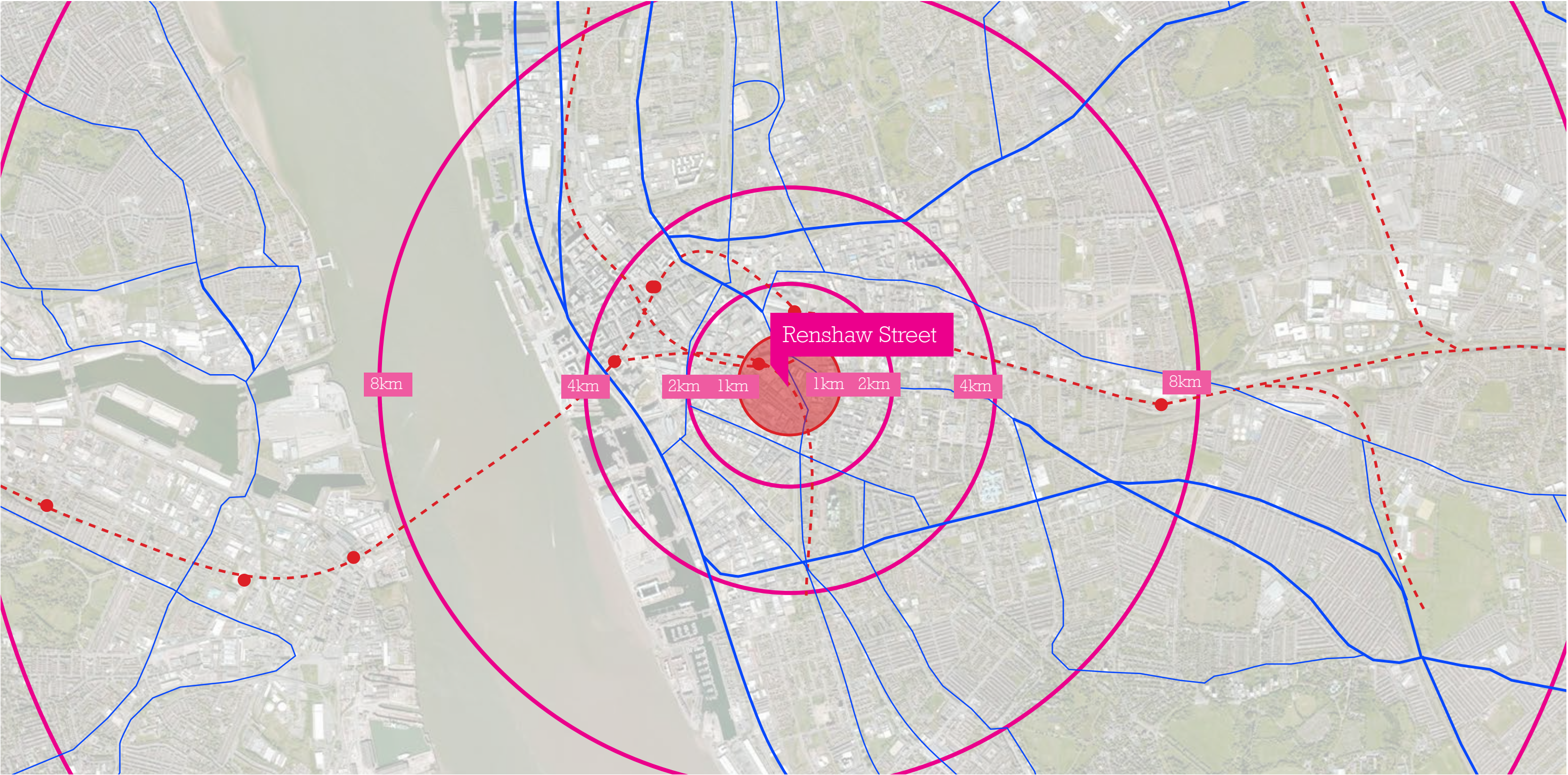
The building neighbouring the site functions as a multi-storey car park, owned by Secure Parking, providing 450 spaces ideal for residents.





Nearby Attractions and their distance from the Renshaw Street Site





KEY

site

railway station

railway network

road network

The site sits in an extremely sustainable location in close proximity to Liverpool Central Station and Lime Street Mainline Train Stations, providing direct access to the wider Merseyside Region and beyond. It is extremely well connected by road.





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## Site Context & Analysis

# Surrounding Areas



Liverpool Metropolitan Cathedral



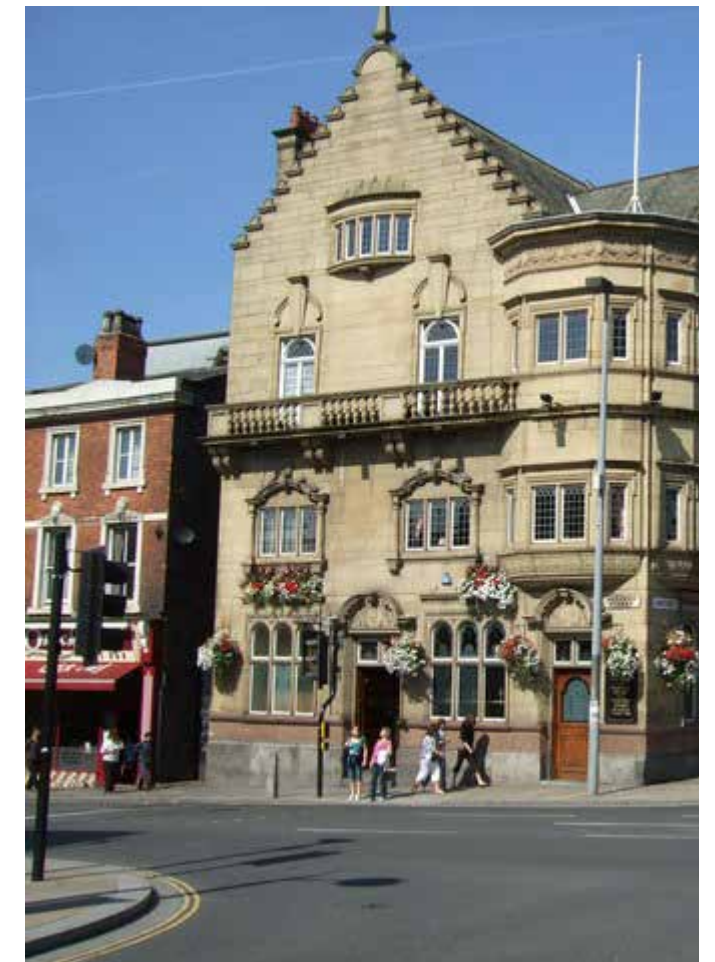
Liverpool Skyline



St Luke's Church Gardens



St. Luke's Art Workshops, Myrtle Street



Philharmonic Dining Rooms

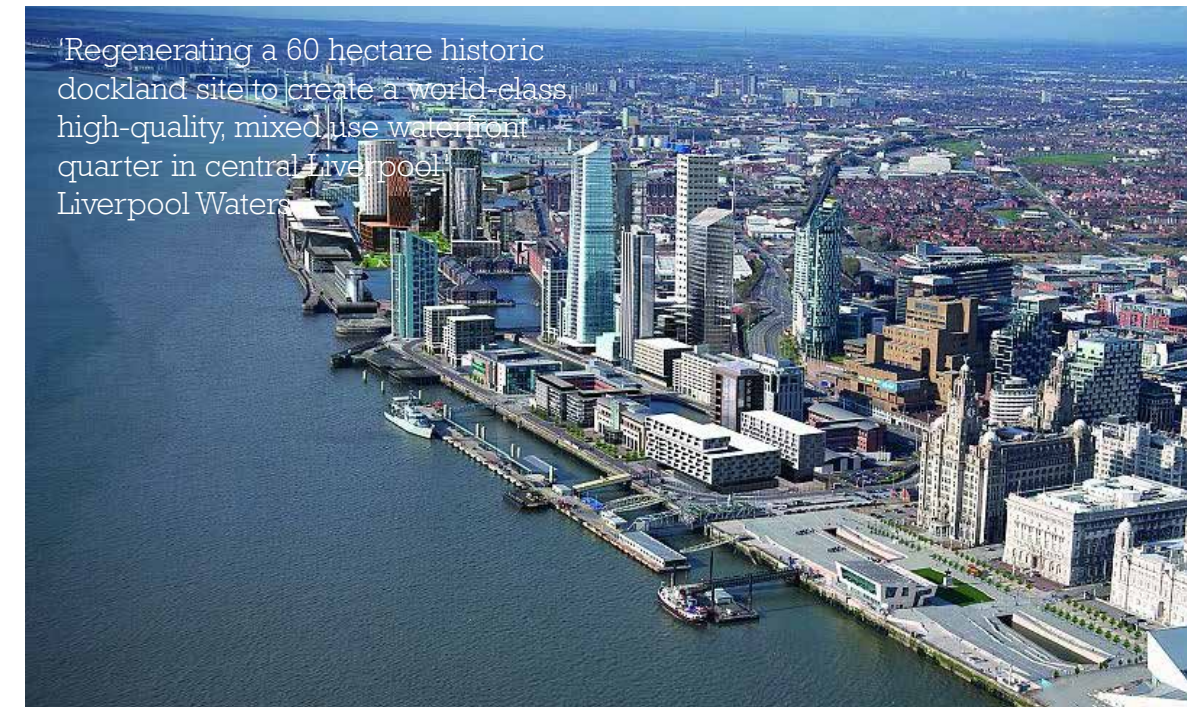


## Site Context & Analysis

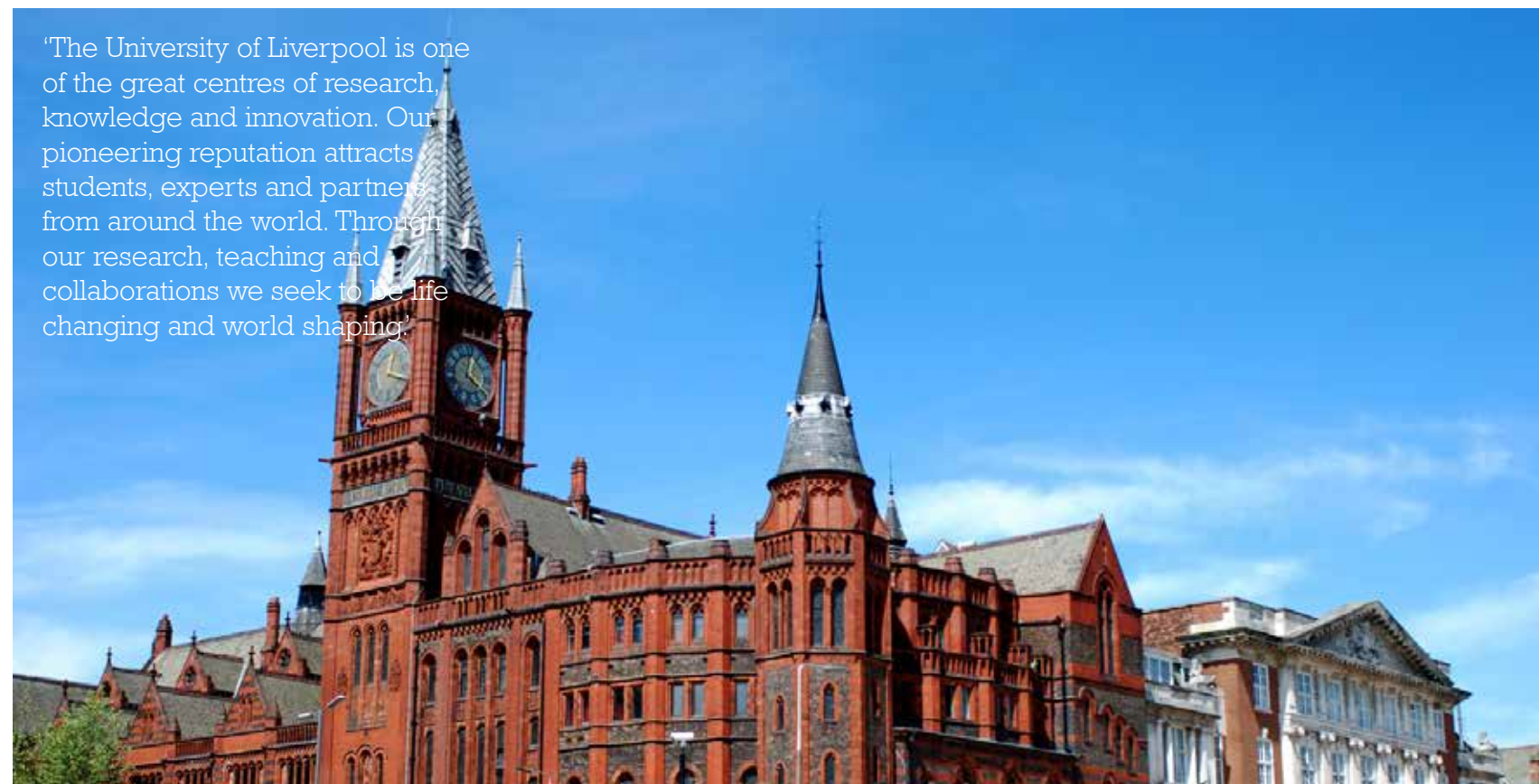
# Social & Economic Context



Tate Liverpool



Liverpool Waters



University of Liverpool



Liverpool celebrating Capital of Culture status in 2008



# Contextual Land Usage / Nearby Attractions



The Egg Cafe



Multi-storey Car Park



Philharmonic Dining Rooms



Uni. of Liverpool Art Gallery



Metropolitan Cathedral



Bretta & Co. Cafe



Restaurant in The Hope Quarter



Rennie's Gallery



Soul Cafe & Bar



Alma de Cuba Restaurant & Bar



The Empire Theatre



Four Seasons Restaurant



# Site Context & Analysis

## Approved Planning Location Map

- 1

**Central Village**  
25 and 20 Storey

Building with linked podium block incorporating 214 no. One and two bed apartments, cinema, retail/ commercial uses.  
**Approved with Conditions 03.05.13**
- 2

**Central Village Hotel**

240 bedroom hotel with bar and restaurant, ground floor retailing including new public realm/ landscaping and associated works and basement car parking spaces.  
**Approved with Conditions 12.05.09**
- 3

**Adjacent Car Park**  
11 Storey MSCP

**Completed**
- 4

**88 - 99 Renshaw Street**  
6 - 8 Storey

77 residential units and two ground floor retail units.  
**Approved with Conditions 06.16**
- 5

**03 - 27 Oldham Street,**  
2 no. 7 Storey Blocks

**Completed**



- 6

**04-14 Oldham Street,**  
4 blocks up to 11 Storey

772 student bed spaces inc. 106 cluster flats and 58 studios with ground floor communal areas and retail units.  
**On Site**
- 7

**Oldham Place,**  
6 Storey

117 student units and 1 retail units.  
**Approved with Conditions 11.03.15**
- 8

**Watson Building Extension,**  
8 Storey

Extension and conversion to B1 office Use.  
**Completed**
- 9

**Former Rapid DIY Building,**  
13 Storey

196 Student studio apartments  
**On Site**
- 10

**14 - 26 Benson Street,**  
5 Storey

30 apartments plus 3 retail units  
**Approve with Conditions 12.01.11**

Completed  Proposed



Site Context & Analysis

# Existing Site Character



View of site, from corner of Renshaw St. and Heathfield Street



View of site from Heathfield Street



View of site from Heathfield Street



View away from site, from Renshaw Street



View towards site and neighbouring multi-storey, from Heathfield Street



View towards site from Renshaw Street



Chy Oriental Restaurant, Renshaw Street



Renshaw Street materiality



## Site Context & Analysis

# Existing Materials



Portland Stone



Glazing



Aluminium Cladding (neighbouring multi-storey)



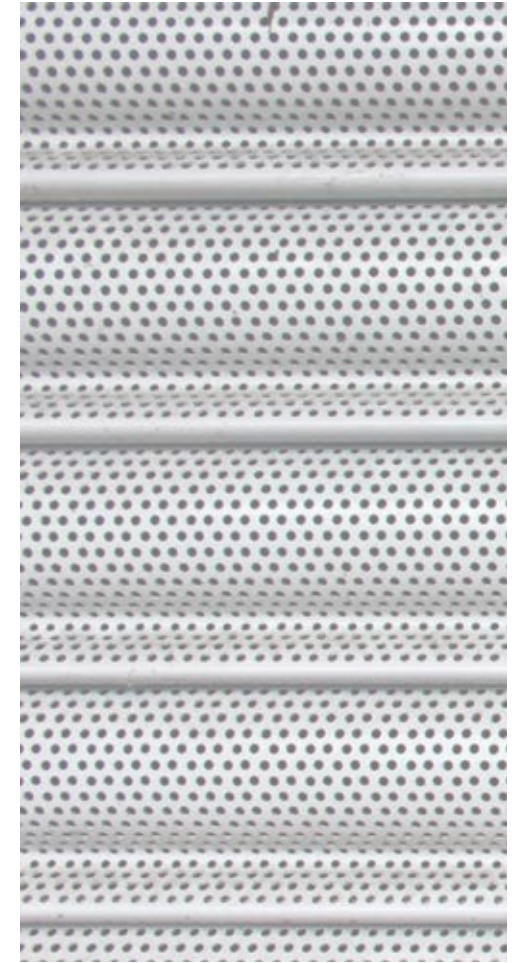
Red Brick



Stone



Corrugated Metal

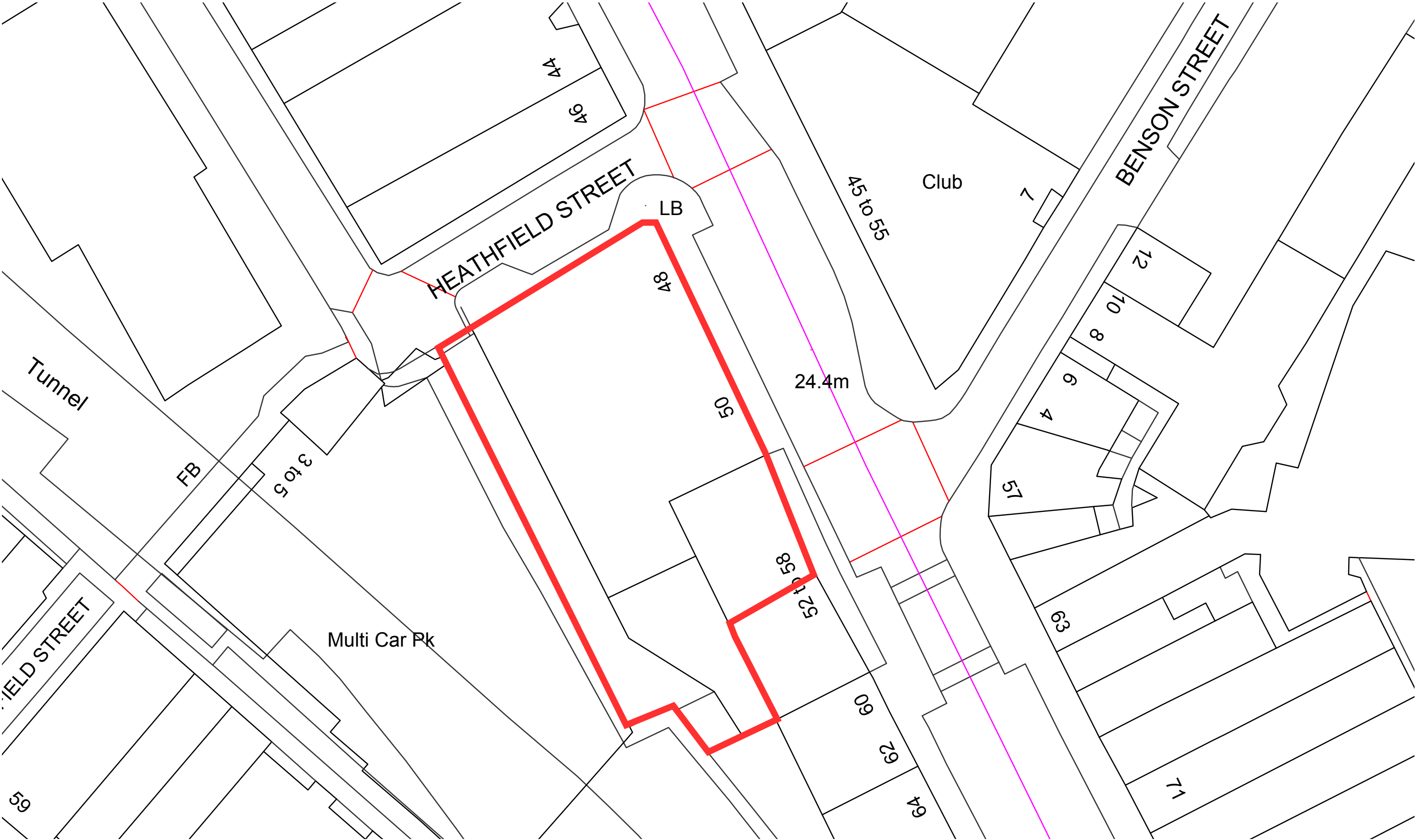


Perforated Corrugated Roller Shutter



Painted Rendering





## Existing Ground Floor Plan

Surveyed April 16

