



FOOTPRINT DESIGN

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THE PROJECT

THE PROJECT. INTRODUCTION

This Design and Access Statement is in support of a Planning Application submission for the redevelopment of the site at 33-45 Parr Street. The ground floor and first floor are allocated as retail units and apart-hotel units located on first to seventh floor with function room on the eighth floor. The scheme has elements of demolition, facade retention, new build extensions and alterations. Located within close proximity to Liverpool City Centre, the site offers an excellent opportunity to provide high quality apart-hotel rooms within the City. The Ropewalk area is currently undergoing extensive regeneration, and the development at no. 33-45 Parr Street is set to provide new high quality development along Parr Street.

THE PROJECT. **SCHEME DETAILS**

Site Location:
33-45 Parr Street
Liverpool
L1 4JN

Site Area:
1042m²0.104 Ha

Development Type:

Demolition of No. 47-45, the single storey element of No. 43-45, and the removal of the raised terrace to 33 Parr Street. Partial demolition and facade retention of 35-41 Parr Street with the erection of a multi-storey mixed-use block with retail units on the ground / first floor and residential units above, including a 2 storey roof top extension.

The proposed building is comprised of:
76 no. apart-hotel rooms with secured cycle spaces, laundry room, reception area and refuse stores for the residents. Ground / First floor retail units and function room on eighth floor.

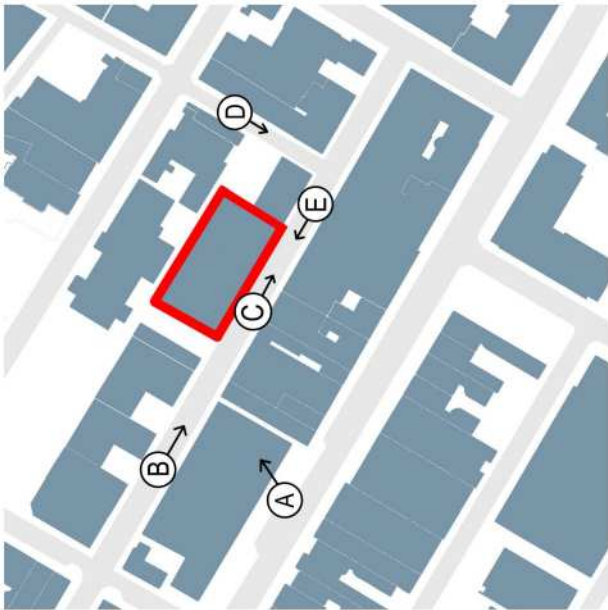
UNDERSTANDING THE CONTEXT

SITE ANALYSIS



CONTEXT. SITE LOCATION

The site is located near the intersection of Parr Street and Back Colquitt Street, and is rectangular in shape. It is currently occupied by a mixed-use building comprising of a night-club, a hotel and music recording studios at No. 33-45 and residential units at No. 47-55. The existing building sits within the Ropewalks area, which is currently undergoing extensive regeneration. It is also located within the Duke Street conservation area.



View A



View B



View C



View D



View E

CONTEXT.
SITE PHOTOGRAPH



CONTEXT. SITE ANALYSIS & OPPORTUNITIES

Key opportunities:

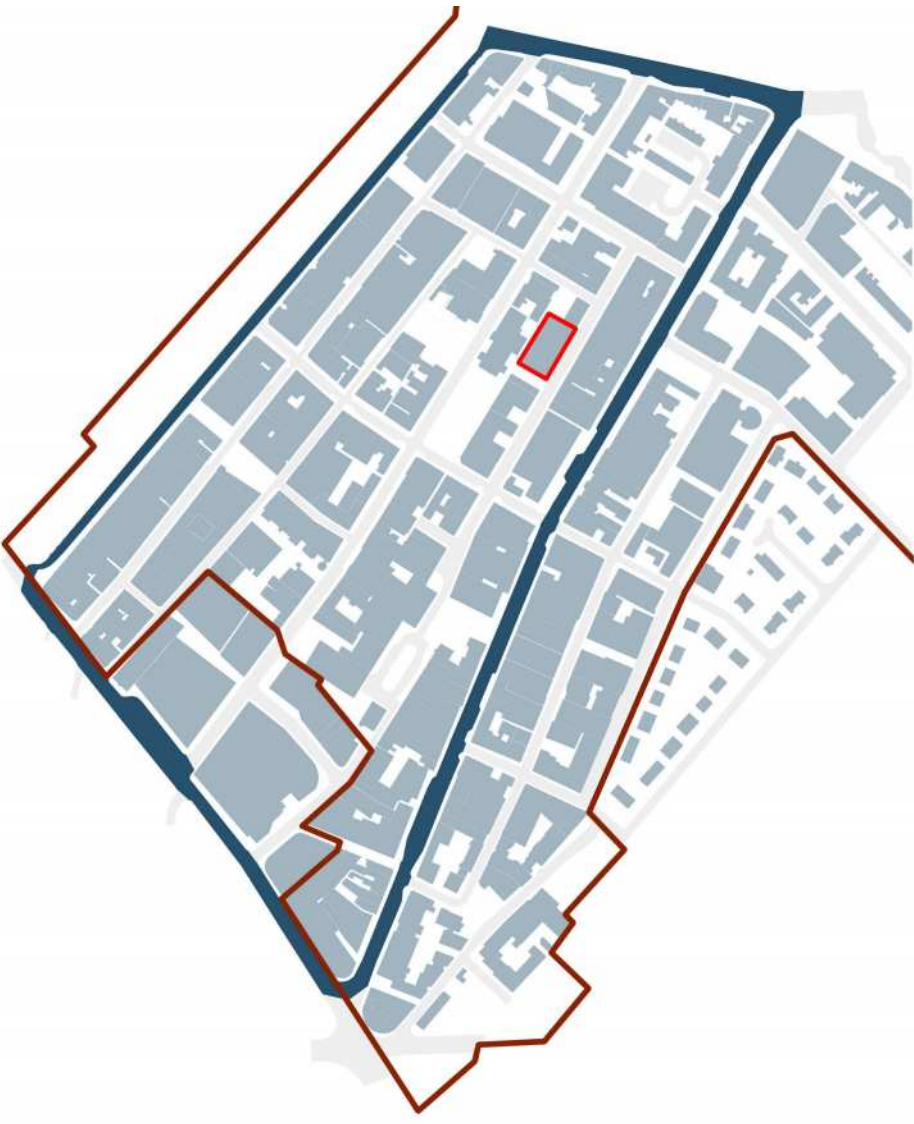
- To activate the lesser used Back Colquitt Street and provide a greater pedestrian flow.
- Help further define the street frontage on Parr Street
- Provide an attraction to the area
- Design and respond to the Ropewalk typology and create a suitable design solution
- Define the Corner at the junction between Parr Street and Back Colquitt Street to provide a closer relationship with the listed building at No.57 Parr Street

Constraints:

- Acoustic Challenges on the site in relation to the recreational facilities surrounding the site
- Slope on the site creates the need to step the ground floors to provide level access.
- Back Seel Street elevation faces onto a very narrow service street

Key

- Site Boundary
- Ropewalks Boundary
- Historical ropewalk



CONTEXT. AREA OVERVIEW

The Ropewalks is predominantly a social hotspot, with busy streets such as Bold Street - One of the most popular dining locations in the UK. Many night clubs, cafes and bars are also scattered around the area.

In the recent past, creative institutions such as FACT have also established themselves in the Ropewalks area adding to the variety of uses the Ropewalks has to offer.

The location of the site within the Ropewalks provides a close proximity to many of the city centre attractions, and the site also benefits from excellent links to the public transport network.

Ropewalks is a major tourist attraction, and the apart-hotel development will provide an ideal high quality accommodation within the popular destination.

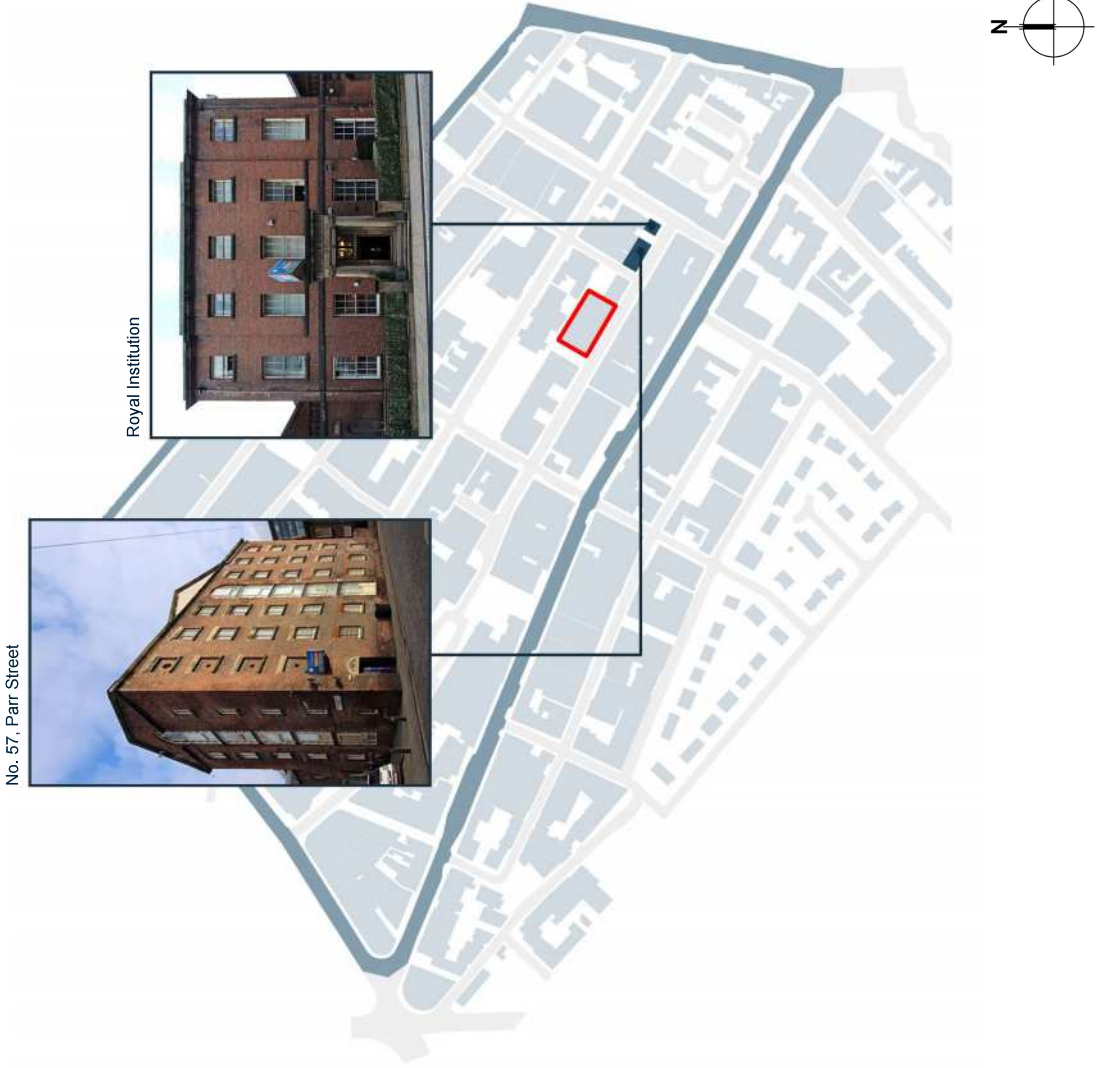
Key

- Site Boundary
- Listed Building
- Historical ropewalk



CONTEXT. LISTED BUILDING

There are number of listed building falls within the Ropewalks area, Liverpool was a pioneer in the development of modern dock technology, transport systems and port management. There are currently 102 individual listed buildings within Ropewalks, the listed sites feature a number of significant commercial, civic and public buildings.



No. 57, Parr Street

Royal Institution




- Key
- Site Boundary
 - Listed Building
 - Historical ropewalk

CONTEXT.
NEIGHBOUR CONTEXT

1. No. 57, Parr Street
 - Grade II listed building
 - Warehouse, built c.1799 for Thomas Parr. Internally remodelled in the late C19 or early C20, and converted to flats in the second half of the 1990s. Since 2007, the building is currently being used as student accommodation.

2. Royal Institution
 - Grade II listed building
 - House, and former Royal Institution. 1797-1799 with C19 alterations. Red brick with stone dressings. Main 3-storey 5-bay centre block, central three bays break forward. Built as residence and office for Thomas Parr, it became a Royal Institution in 1817.

Key

-  Site Boundary
-  Main Vehicles Access
-  Secondary Vehicles Access



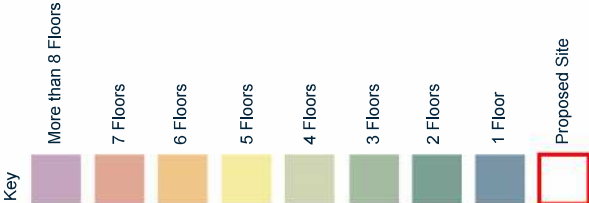
CONTEXT. CONNECTION

To comply policy UD5, the building has a role in aiding legibility and ease of movement, and its function in the overall inter-connectivity of the City and its hierarchies.

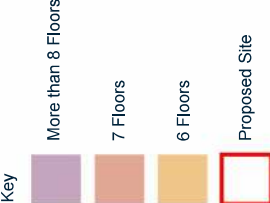
The development site is within close proximity to public transport facilities. L1 bus station is a 10 minute walk away. The nearest train station is Liverpool Central (5 minute walk) and Liverpool Lime street (10 minute walk). When comparing the location of the site to large social facilities (retail, education, cultural, . . . ect). The distance in relation to the site would suggest trips would be predominantly made by foot / bike. Additionally, good pedestrian facilities surrounding the Ropewalks further emphasises this.

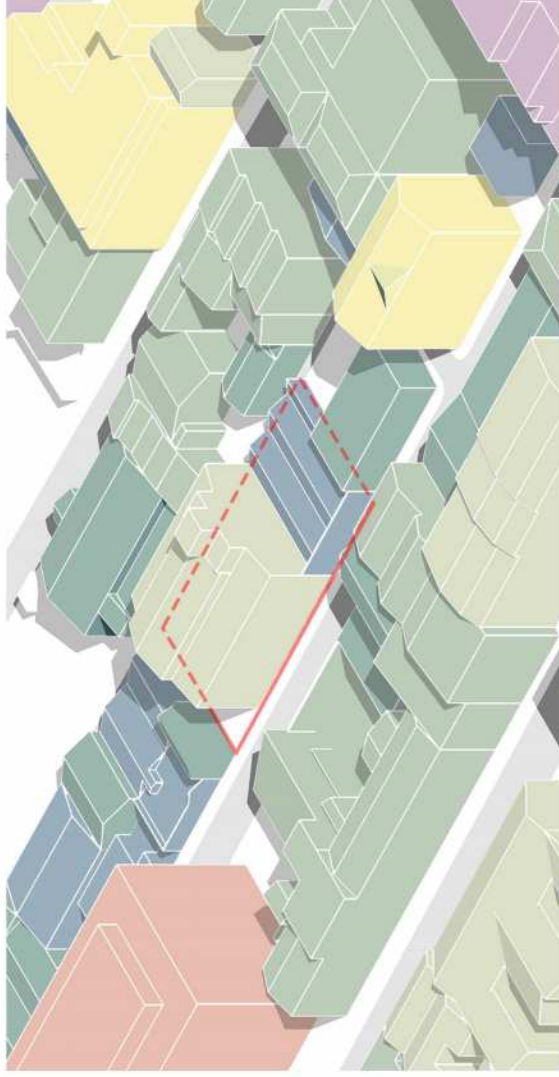
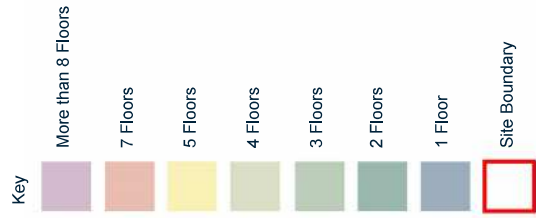
Accommodation for bike rental is also located throughout the city with the City Bike Scheme. The bike stores are located around most of the Ropewalk streets ensuring ample access to this sustainable mode of transport. Car parking facilities are also located around the site, some even further up Parr street. For more information please refer to the Transport Statement.

CONTEXT.
BUILDING HEIGHT



CONTEXT.
PROPOSED BUILDING
HEIGHT





CONTEXT.
BUILDING HEIGHT
PERSPECTIVE



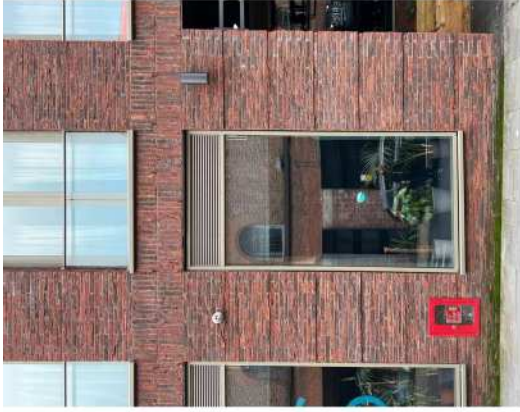
CONTEXT. EXISTING USED

The site is situated in an area of the city which is designated as Mixed Use (E6) on the Liverpool Unitary Development Plan 2002 (UDP). The site sits on the threshold of predominantly mix-used buildings to the north and predominantly residential buildings to the south. It is assumed that the proposed use for this site (mixed-use) is acceptable in principle.



CONTEXT. POTENTIAL DEVELOPMENT

The development of Ropewalks from the 18th Century has created a hierarchy of built form and a spatial concentration of land uses. Over time, land uses have changed, but the localised character remains in each part of Ropewalks. Parr Street has a more modern, utilitarian character comprising more recent workshops, warehouse buildings and apartments. This area is notably different in character from neighbouring streets in terms of built form and use.



1. Seel Street Hotel



2. The Resident Liverpool



3. The Address apartment



4. Flat Share apartment



5. The Address apartment

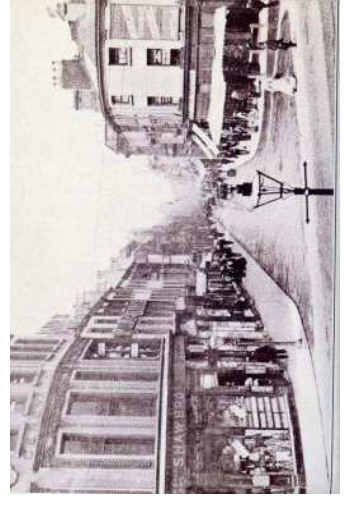
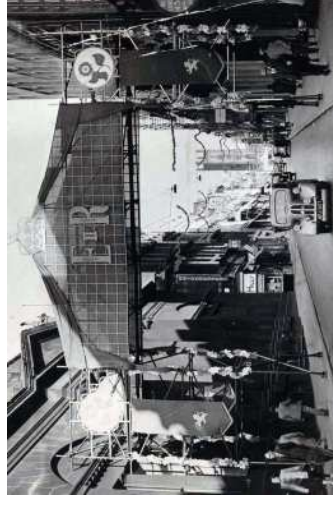
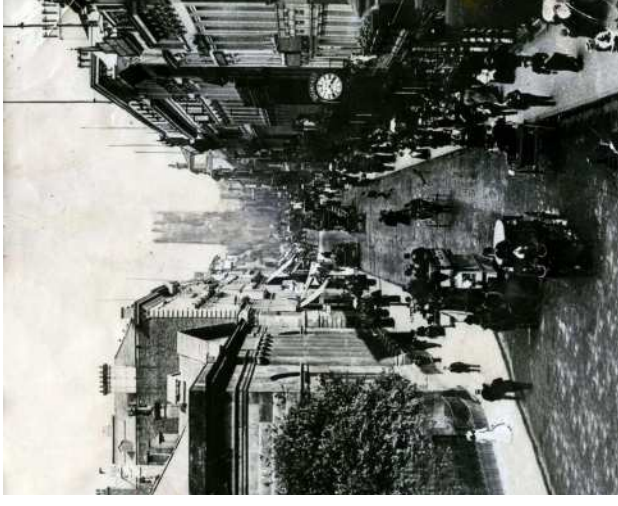


6. X1 Liverpool One apartment

CONTEXT. LOCAL MATERIAL STUDIES

Photographs on the right show a selection of brick buildings along Seel Street. They are representative of the general character and materiality of the area. As the photographs highlight there is a strong emphasis on mansory brick work. Within this repeated material, different tones of the brick textures compliment each other to provide a rich neighbourhood.

To follow policy UD1, the proposed development materials, colours, tones and textures, which should be appropriate to the characteristics of the local area. Policy UD5, the materiality, tone and texture of the area is reflected in the design.



CONTEXT.
WIDER HISTORICAL CONTEXT

The RopeWalks area rises gently from Hanover Street, up towards Berry Street, and includes Europe's oldest established Chinatown. The name is derived from the craft of rope-making for sailing ships. In 1988 RopeWalks was designated a Conservation area, enabling Liverpool City Council to protect this historical area of the city locally.

RopeWalks today contains a mixture of late 18th and early 19th century merchants' houses, counting houses and warehouses (early merchants' dwellings often physically linked with their warehouses, reflecting a dual residential and commercial function), along with later 19th century and early 20th century low-grade commercial and industrial adaptation and redevelopment. Over the last 15 years there have been new developments for mixed-use and apartment buildings: the UK's leading centre of media, art and technology (FACT). Including grant aided schemes to restore architectural features and bring historic floorspace back into use as shops, offices, hotel and living accommodation.



Illustrated London News View of Liverpool from the Mersey (1865)



Parr Street Studios in Liverpool



Parr Street Studios entrance

CONTEXT. PARR STREET STUDIO HISTORY

Historically, the main use of the Ropewalks was to create rope for ships coming into the docks. The long, thin streets gently slope down from Colquitt street to Slater street, and further down into Paradise street. They were designed in this way so that ropes could be laid along them to dry in the manufacturing process.

A much taller warehouse used to occupy the site before the existing building was erected. Most of the brick built warehouse was demolished in the 1930s, with the remainder being demolished in the 1970s to enable construction of the current building at 33-45 Parr Street.

The current building was later converted into other uses including the Parr Street Music studios which opened in 1991. This was a functioning recording studio popular with famous artists such as Coldplay, Stereophonics, Blossoms, Justin Bieber, etc... However the building was left vacant for number of years. No. 43-55 Parr Street has predominantly been used as various dwelling types.

There are also various Bars in the building, notably Studio 2 which hosts regular live music events and the attic bar on the first floor of the existing building of No.35 - 41 Parr Street. Currently the site houses a nightclub, micro-hotel, office space and a 12 bedroom hotel on the Second floor.