

DESIGN, HERITAGE, AND ACCESS STATEMENT

FULL PLANNING APPLICATION FOR ERECTION OF EXTERNAL STAIRCASE, PREMIER INN, LIVERPOOL (ROBY) HOTEL, ROBY RD, LIVERPOOL, L36 4HD

THE SITE AND SURROUNDINGS

The building is occupied by Premier Inn and is not a statutorily listed building. The hotel incorporates the Former Edenhurst Manor House, a significant historic building that is prominent on the streetscape and is noted as a Locally Listed Building (Non-designated Heritage Asset). The former Edenhurst Manor House is appreciable when viewing the current building however, additions of various ages do impact the appreciation of the building.

It occupies a prominent location set back from Roby Road (A5080) with residential dwellings surrounding it along with vegetation and trees, none of which are protected by a TPO (Tree Protection Order).

The Premier Inn is within the Roby Conservation Area as well as being within the primarily residential area of Roby with Bowring Park Golf Course to the south which is designated as Green Belt.



Figure 1 – Premier Inn Liverpool (Roby) Hotel car park and building

The hotel has been in operation for a number of years longer than there is planning history available for. We can see that it made a change in May 1977 to a licensed residential hotel and has been running as a hotel since. The planning history available online demonstrates several planning permissions since 2007 related to the hotel operation.

LEGISLATIVE BACKGROUND

Section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990) states that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Conservation areas are “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” as defined in section 69(1) of the Listed Buildings and Conservation Areas Act 1990. Section 72(1) expresses that “in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National policy on “Conserving and enhancing the historic environment” in Chapter 16 of the National Planning Policy Framework (NPPF) is consistent with the statutory duties under the Listed Buildings and Conservation Areas Act 1990.

DEVELOPMENT PLAN

The Development Plan for the site comprises the Knowsley Local Plan Core Strategy (CS) (2016) and its adopted Policies Map, and the Saved policies of the Knowsley Replacement Unitary Development Plan (UDP) (2006).

GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF) (2021)

Section 12 and Section 16 are considered of most relevance.

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2021)

OTHER MATERIAL CONSIDERATIONS

In addition to the policies within Development Plan, supplementary planning guidance documents are of relevance including the Roby Conservation Area Appraisal (2015)

HERITAGE AND DESIGN

The Premier Inn is an established part of the Roby Conservation Area being long-established operation as evidenced by the planning history. The proposal supports the operation of the hotel and allows it to operate in an optimal manner. The old fire escape structure is no longer fit for purpose and a new structure is needed for health and safety purposes. Supporting the operation of the hotel and its optimal function is a public benefit.

The proposed staircase will not have a negative effect on the amenities of neighbouring residential properties as it is screened by existing mature trees. The proposal does not require the removal of any trees which surround the current and proposed staircase, and it will be used infrequently, only in an emergency.

The proposal will not have a detrimental impact on the character and appearance of the Roby Conservation Area. The staircase is a more discrete, less prominent structure that cannot be readily seen from the public realm and views in and around Conservation Area.

In terms of the overall design, the proposal is an optimal solution for its purpose, minimal in form and massing, and is made from a suitably robust material. The staircase is attached to not attached to the historic fabric of the Locally Listed Building.

ACCESS

The proposed staircase is the optimal solution in terms of fire safety and is an improvement on the existing staircase that is no longer fit for purpose.

CONCLUSION

Design and access statements are required when development is a major development and in Conservation Areas when development is for new dwellings or provision of a building or buildings where the floor space created by the development is 100 square meters or more. (The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.)

There is no new floor space created and the proposal is not for new dwellings. Thus, a Design and Access Statement is not strictly required, the Council requested one regardless. Notwithstanding this fact, the above constitutes sufficient information consummate to the development proposed in regard to heritage, design, and access.