St Chad's Parade

DESIGN AND ACCESS STATEMENT

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AE

Architectural Emporium

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1.0
Introduction

1.1 Buildings Background

No. 60 St Chad's Parade is a currently derelict two-storey, concrete framed commercial unit built as part of Kirkby Town Centre's development between 1950 – 1970s. The building is split centrally at Ground Floor by an existing partition with one doorway connecting the two spaces to the rear of the units. Each unit is currently accessed via its own, main entrance door (onto St Chad's Parade) and there is one back-of-house rear door which services both units. First floor has been retained as one, single unit that is accessed via an existing staircase and there are two internal doors to the bottom of the stairs, and both are on a stepped threshold.

Fixed furniture is still present from the unit's previous use as a café. However, most of the cooking equipment has been removed. Access to both units is navigated via an internal ramp (at each main entrance respectively) due to the level difference with the external street level.

No. 54 and 62 St Chad's Parade were built as part of the same development and are consistent with No.60 in terms of materiality and design. The works proposed to No.54 is limited to the removal of the existing and damaged concrete canopy, whilst works to no.60 involve the replacement of First Floor, high level windows only.

In addition, upgrade works are proposed to the existing hardscaping between no.60 and no.54 to Telegraph Way to reflect and continue the landscaping already built along Telegraph Way.

1.2 Location & Context

The application site is centred on a prime corner plot within Kirkby Town centre which sits along two main pedestrian thoroughfares (St Chad's Parade and Telegraph Way).

No.60 has three elevations which are visible from public roads and one which is visible from a private, back-of-house car park only. To the rear of the building there is a private route to the car park area which is gated at Telegraph Way.

1.3 Project Aspirations

The buildings which form this application are located at the junction of two key pedestrian thoroughfares for the town centre. The extents of the proposed works have been outlined as an important opportunity for continued regeneration in the area.

No. 60 and the additional upgrade proposals are located near several recent developments including the refurbished multi-storey car park and retail units along Telegraph Way. 60 St Chad's Parade therefore needs to be upgraded to match the standards of these surrounding developments. The upgrade of the internal floor layout is also designed to better suit he needs of the end-user whilst the works to remove the canopy along Telegraph Way and improve the hardscaping will continue regeneration along this main public thoroughfare.



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2.0
Project Brief

2.1 Brief

The project seeks to refurbish and reimagine No. 60 St Chad's Parade. The aim is to upgrade the unit in line with similar and recently regenerated surrounding buildings. The new fit-for-purpose and modernised commercial space will assist in attracting tenants and new visitors to the town centre whilst activating key frontage to St Chad's Parade and Telegraph Way. The project will also bring the building in line with modern fire regulations and will merge two smaller units into one larger, more attractive space.

In conjunction with the refurbishment of No. 60, the removal of the canopy to either side of Telegraph Way will create a more inviting and approachable route into the 1970's town centre. The existing canopy is dilapidated and heavily imposing over this access route, with minimal daylight able to reach into the commercial units either side. However, the existing canopy 'banding' which is present throughout the whole of the 1970's development will be retained through implementation of a concrete render. This will provide a clean finish for where the canopy is removed. The parapet concrete banding to No.60 will also be retained and is to be repaired and capped to improve its longevity.

Additional hardscaping works are proposed along Telegraph Way between units no.54 and no.60 to bring this thoroughfare in line with upgrades already executed further along Telegraph Way. The materiality, style and design of the hardscaping upgrades proposed will match that of the recently completed upgrade works. This includes the installation of a central run of resin-bound gravel with new block paving to all sides and two no. two directional streetlights.

2.2 General Requirements

No. 54 St Chad's Parade

1. Remove damaged and dilapidated concrete canopy along Telegraph Way elevation. Repair works following removal to include installation of new concrete render to highlight and retain banding of canopy.

No. 60 St Chad's Parade

1. Consolidate Ground Floor into one, single commercial space. This will require the demolition of the central partition and the removal of one of the current main entrances.

2. Include a protected fire escape corridor to the rear external door as a secondary means of escape from first floor.

3. Increase the glazing extents to Ground Floor to improve the shopfronts and allow additional light into the deep floor plan.

4. Retain and make good existing tiling, brickwork and parapet concrete banding

5. Remove damaged and dilapidated concrete canopy along Telegraph Way and to St Chad's parade elevation as indicated in submitted planning drawings. Repair works following removal to include installation of new concrete render to highlight and retain banding of canopy.

6. Minor works to first floor including new fire door to top of existing staircase and replacement of high-level windows to St Chad's Parade elevation. Window frames to be in matching RAL to GF shopfronts.

No. 62 St Chad's Parade

1. No works proposed to No.62 except for replacement of high-level windows to St Chad's Parade elevation. Window frames to be in matching RAL to GF shopfronts of No.60.



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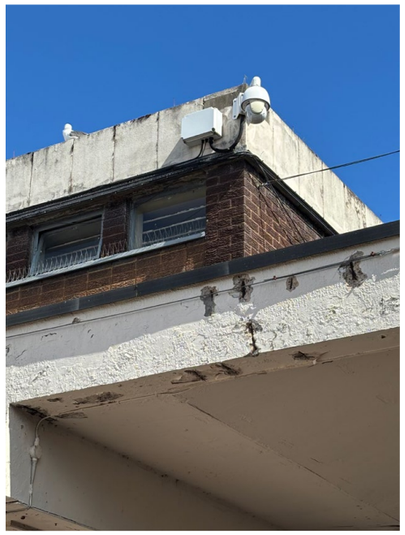
2.0
Project Brief







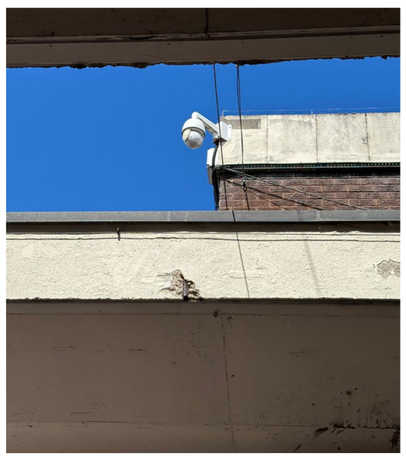












Notes Text:

A selection of existing site photos highlighting the current condition of No. 60 St Chad's and the surrounding buildings which form part of this Design & Access Statement

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3.0
Surrounding Context

3.1 Context

The building is existing and forms part of Kirkby Town Centre which was constructed between 1950 to the 1970s and sits adjacent to Kirkby's new retail park. The building is not listed and is not in or close to a conservation area. It is accessed via pedestrianised streets with no direct vehicular access.

3.2 Vernacular Language

The site forms part of the modernist style 1950s-1970s town centre which is constructed from largely concrete and brick. It's location at the corner of St Chad's and Telegraph Way means it also has close contextual relations with the new retail park.

Much of the new retail park uses a consistent palette of material finishes including red kalzip metal cladding and dark/light grey flat metal cladding. These materials were considered as part of the design development of this project but discounted due to the buildings inherent connection to the historic, modernist town centre and more traditional materiality choices.

The decision to retain and repair as much of the existing fabric as possible was fundamental to maintaining the building's relationship with its neighbouring properties and ensuring a cohesive streetscape. The removal of the canopy along Telegraph Way will, however, strengthen the connection with the regenerated town centre, creating a more welcoming approach to the historic urban fabric. The introduction of new ground-floor shopfronts will provide a much-needed refresh, enhancing the building's appearance and creating a more attractive and inviting commercial environment for tenants and visitors alike.

Notes Text:

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St Chad's parade - c.1980's
Credit - In My Liverpool Home (Facebook)



St Chad's parade - c.1994
Credit - Liverpool Echo



St Chad's Parade looking onto No.60/54 - 2026
Credit - AE photograph



Telegraph Way looking onto No.60 - 2026
Credit - AE photograph

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4.0
Design

4.1 Issues / Constraints / Opportunities

As part of the feasibility review for the scheme and before more detailed design development was undertaken, constraints and opportunities were outlined to assist decision making.

These considerations have been summarised below:

Constraints

- The building is existing and therefore constrained by the established building footprint

- The ground floor has a very deep floor plan in comparison with its façade and existing windows. Spaces to the rear of the unit are unappealing as there is little to no view outside. This is to be rectified through the removal of separating partitions between the existing two commercial units, increasing window sizes and installation of a new window to Telegraph Way's elevation. The removal of the existing concrete canopy will also improve light levels into the units affected.

- The current internal lighting conditions are very poor and of low quality, including the light fittings integrated into the dropped, lay-in grid ceiling. This is to be stripped out and a higher floor to ceiling is to be retained as part of the proposed design. Alongside the increased glazing extents, more suitable and modern artificial lighting is to be incorporated into the scheme.

- Due to the limited escape options, the use of first floor is restricted. A new, protected corridor will provide future tenants with the opportunity to use this space safely and possibly expand their covers to the upper floor in the future.

Opportunities

- The recently completed Kirkby multi storey car park on Telegraph Way offers free parking for its users and provides an easy parking opportunity for visitors to the area, this would assist in attracting future tenants and visitors.

- The retention of the existing building structure and majority of building fabric reduces the carbon footprint of the development significantly and is a much more sustainable solution to demolishing and replacing the building in its entirety.

- The building's location on a key pedestrian thoroughfare ensures that future footfall will be significant. Through increasing the ground floors glazing extents, improving signage opportunities and removing the imposing canopy, the building will be much more aesthetically appealing to passers by

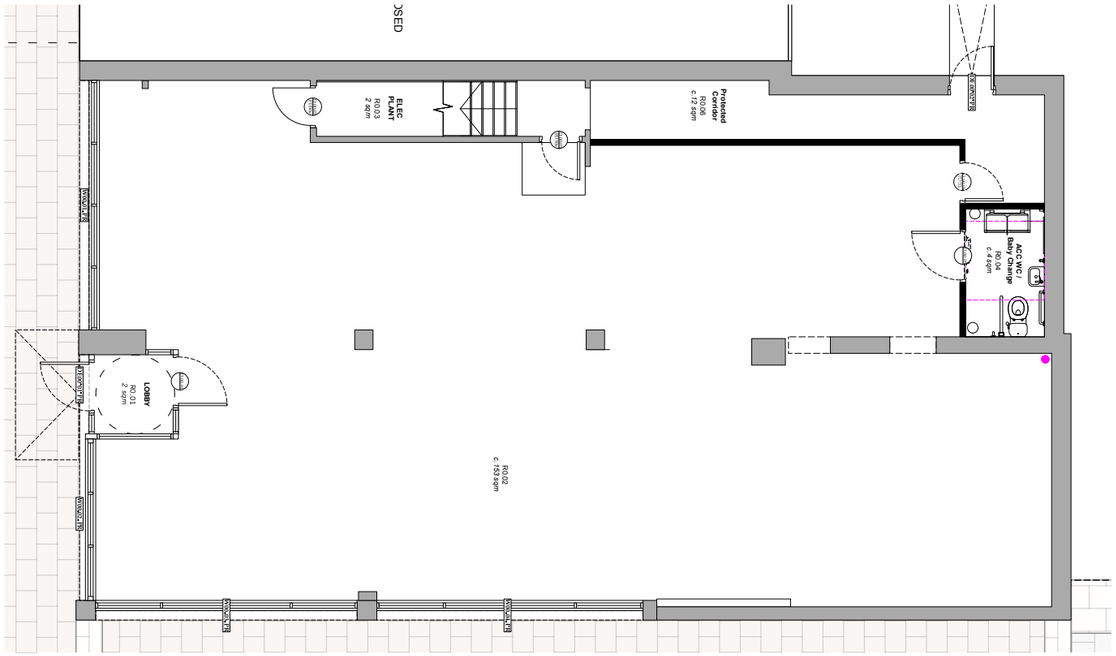
4.2 Internal Design – 60 St Chads

As mentioned previously in section 2.3 the aims at Ground Floor include the removal of all non-structural partitions to convert the separate units into one large unit. There is to be a new protected corridor installed to the rear external door, to be replaced with a new escape door. Alongside this corridor, a new accessible WC with integrated baby change is to be included to the rear of the unit. All existing mechanical and electrical equipment at ground level is to be removed along with the poor quality and already damaged lay-in grid ceiling.

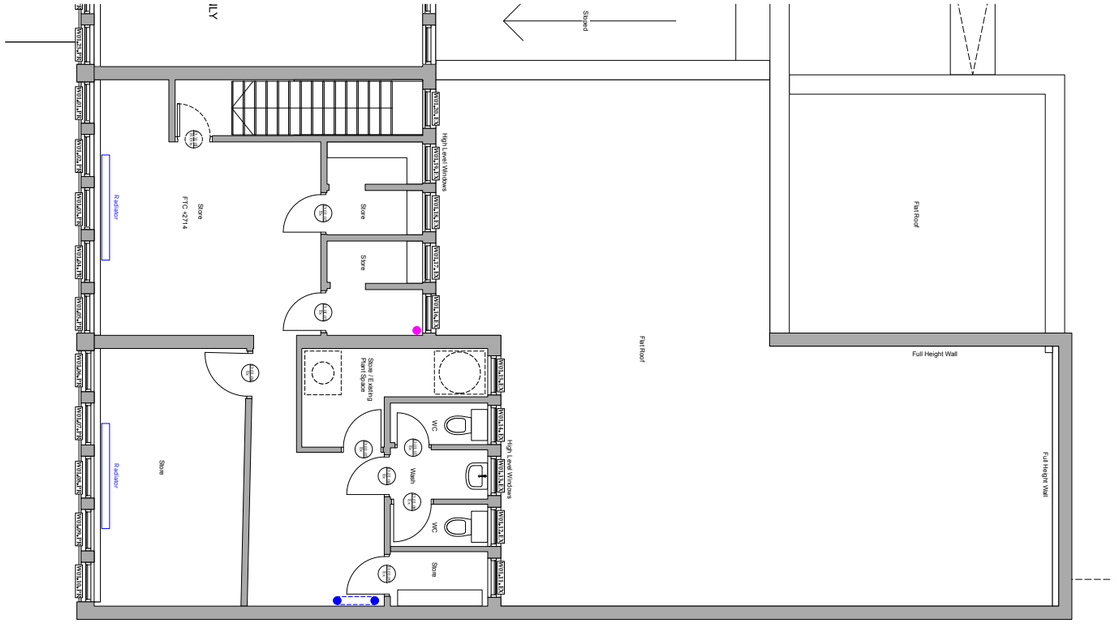
The proposed works will result in a 'white-box' fit-out which is ready for a future tenant to move into and fit-out as required for their needs.

4.3 External Design – 60 St Chad's

At Ground Floor level, new shopfronts are to be installed to the two main elevations. These will include glazing, signage and roller shutters which will be seamlessly integrated. To the front elevation, the two existing main doors are to be consolidated to one single entrance and to both elevations, existing finishes are to be reviewed, repaired and made good as best possible. If repairs are unfeasible, matching materials are to replace damaged ones.



Proposed Ground Floor Plan



Proposed First Floor Plan

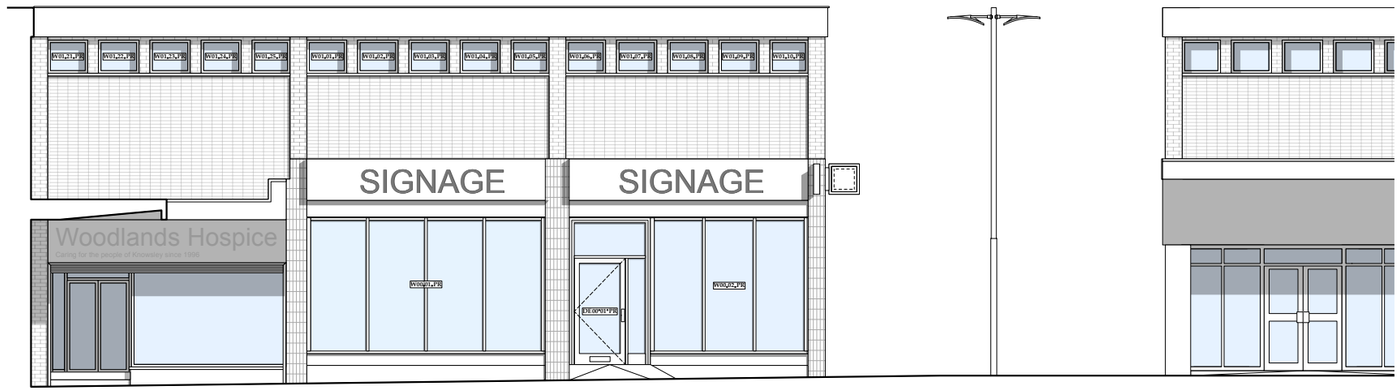
5.0
Materiality

5.1 Appearance & Justification

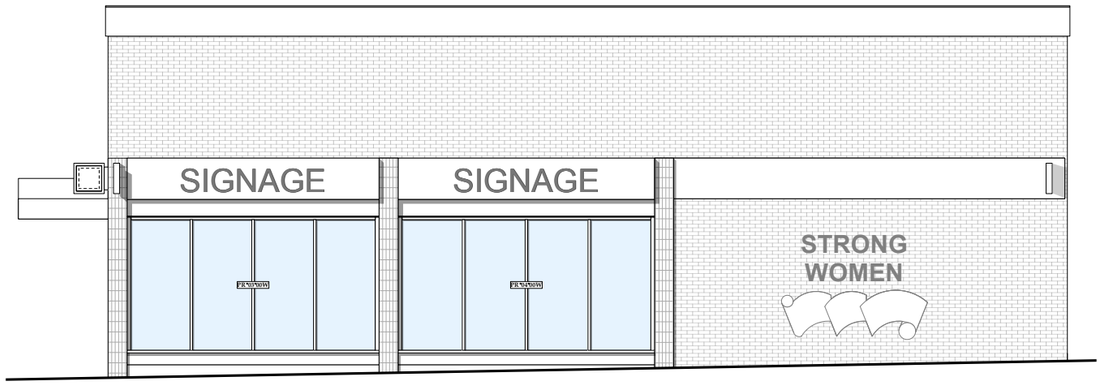
The decision to repair and retain as much of the existing fabric as possible was done to maintain the architectural language and consistency with the older town centre.

However, as the proposals sit at a key junction between the old and new town centre developments, improvements such as new shopfronts have been established as an effective middle ground. Improving the longevity of the units, providing a much-needed refresh but still maintaining their original design philosophy.

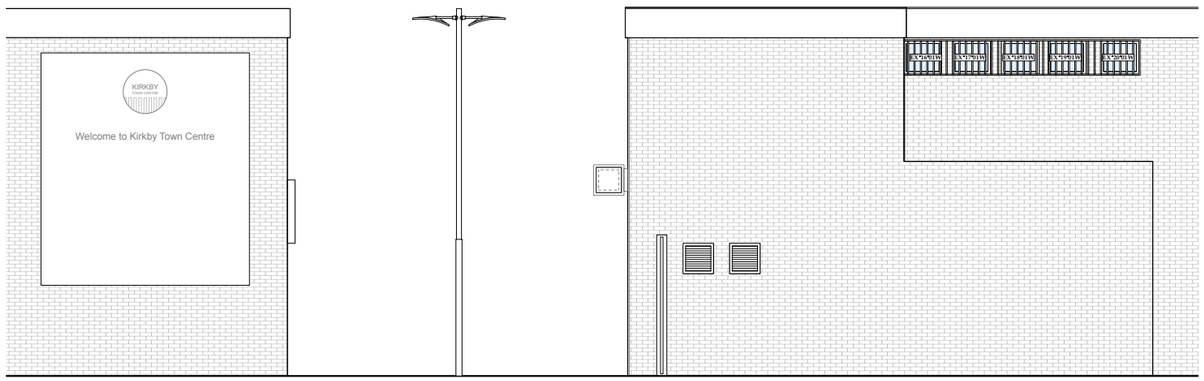
Through continuing the use of traditional materials, ongoing maintenance requirements will also be reduced which would not be the case if new cladding or render was proposed. Equally, the removal of the canopy to this street will also reduce future repair works and potential structural improvements needed. At current steel rebar is visible along this canopy which could represent significant structural concerns.



Proposed Elevation 01



Proposed Elevation 04



Proposed Elevation 02

6.0
Access

6.1 Pedestrian Access

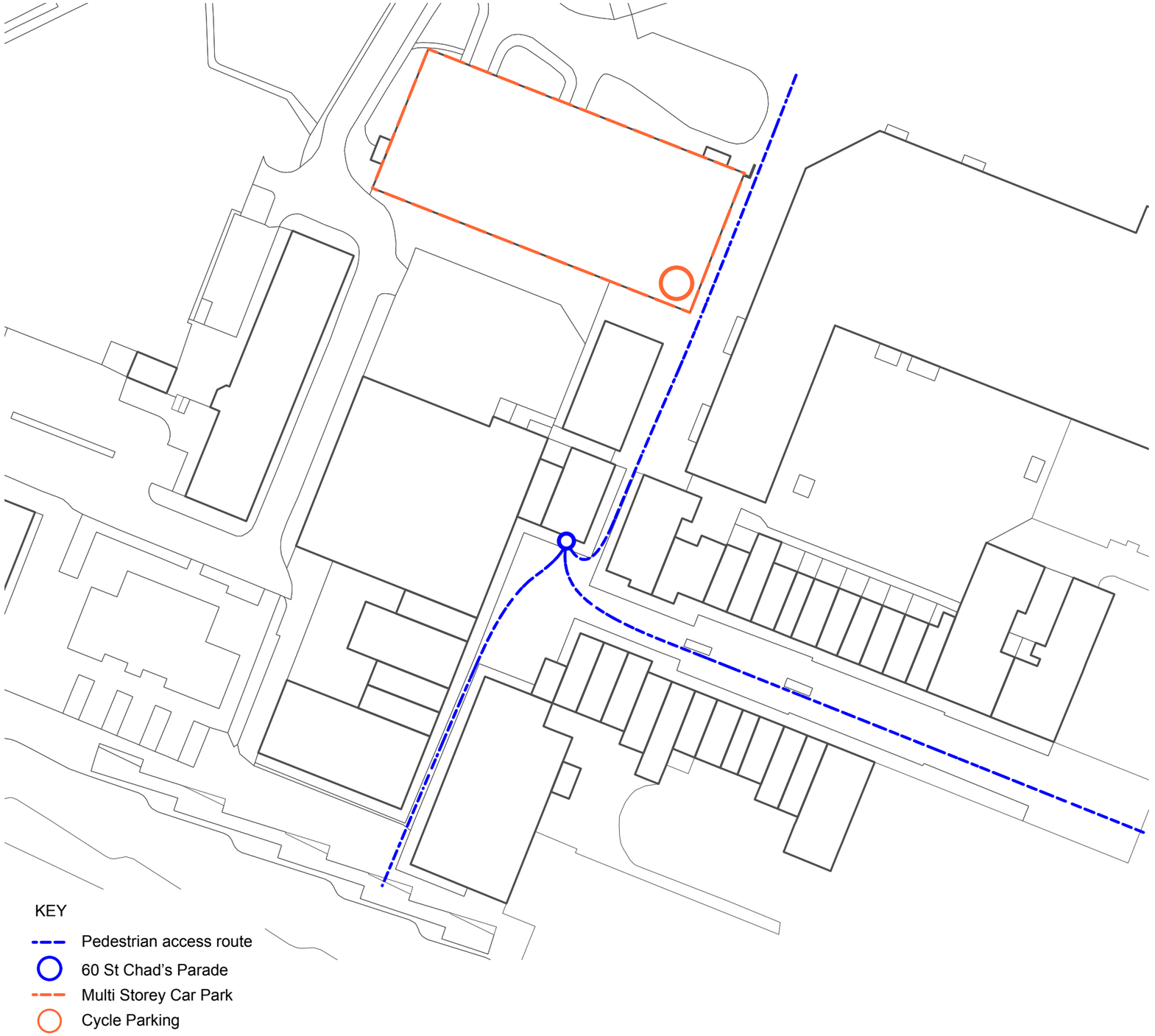
The application site sits along two key pedestrian thoroughfares with vehicular access to Unit 60 restricted. The existing access routes are to be retained and improved (with new hardscaping and streetlights proposed) to provide a more inviting walking route through the town centre.

6.2 Highways & Parking

Close to site is the new Kirkby multi-storey car park which is connected to the A506 (which intern links to the M57) and accessed via Telegraph Way. At current, parking in the multi-storey is free to help encourage more visitors to the area. Alongside this, there is also significant surface parking for nearby commercial units such as Morrisons and PureGym.

6.3 Cycle Parking

There is no dedicated additional cycle parking proposed as part of this application. There is existing nearby cycle parking provision located within the new Kirkby multi-storey at level 1. This allows for level access to the retail park and directly to this applications site extents. It would be at the discretion of the end-user of no.60 St Chad's Parade to provide internal cycle storage facilities.



7.0
Landscape

7.1 Existing Condition

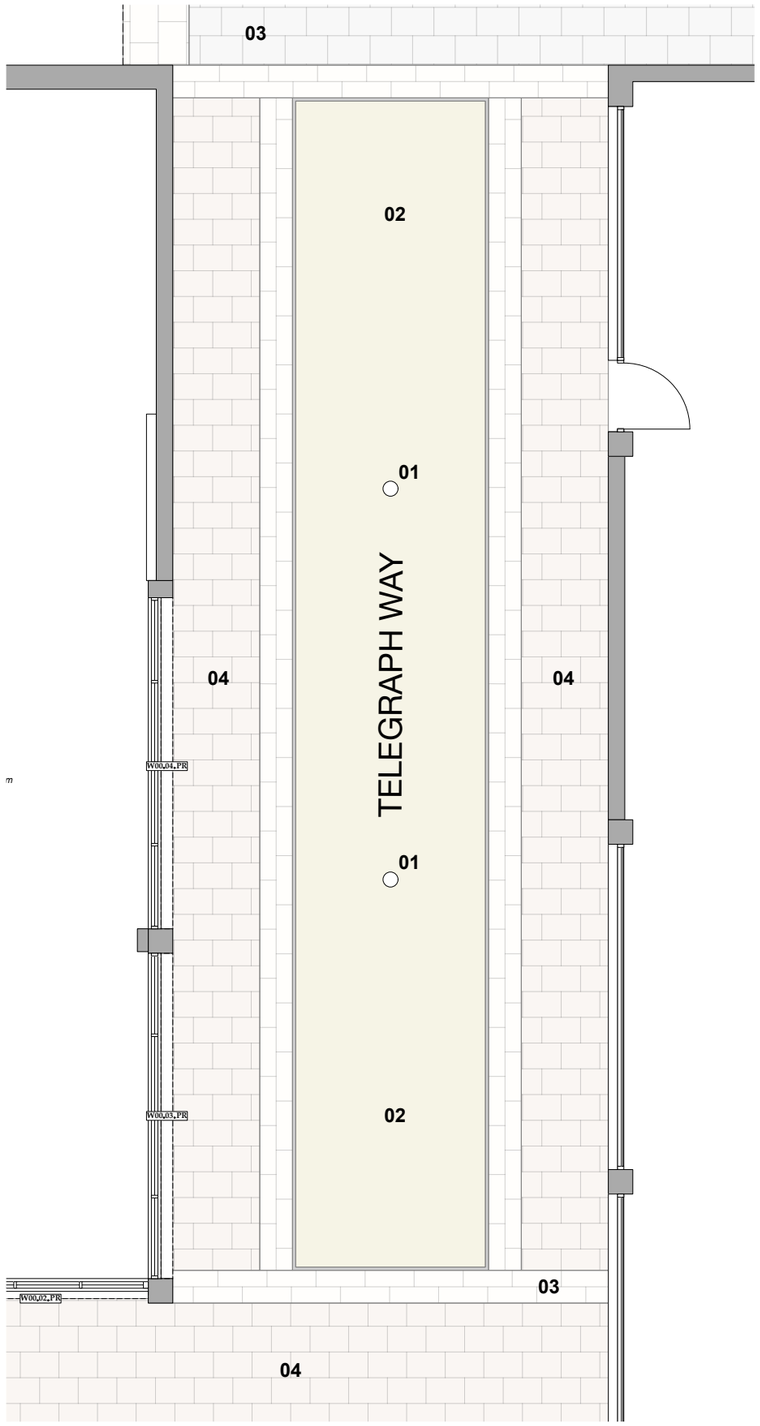
The application site sits along two key The existing landscape around the site and along telegraph way features significant amounts of hardscaping with two new trees planted along Telegraph Way as part of previous landscape improvement. Resin-bound gravel floor finishes are used around the trees and to demarcate outdoor seating areas. In addition, new hardscaped areas utilise a light grey paving block and grey paving strips which form a picture frame around the resin-bound gravel.

This existing paving to the original Kirkby Town Centre is a light brown, block paving. This paving type continues between No.54 and 60 along Telegraph Way before stopping as indicated in the submitted planning drawings. The existing, original paving to Telegraph Way (and the wider town centre) has been locally repaired or replaced through the years and is in a poor condition in some places.

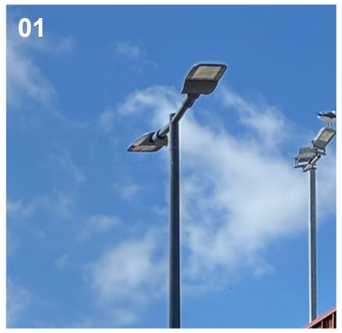
7.2 Proposed Works

The proposed landscaping works forming part of this application seeks to extend the new hardscaping materials further along Telegraph Way. This includes improvements between unit 54 & 60 consisting of a central run of resin-bound gravel with concrete strip pavers and new grey block surrounding. The material specifications are to match those already implemented and built in the new town centre.

The continuation of materials between the old and new town centres will assist in connecting the two areas and establishing a harmonious material palette which can be continued further into the traditional town centre. New hardscaping works are also coupled with the installation of two new streetlights. The streetlights are to be two directional and again seek to establish an improved access route along Telegraph Way.



Extract from Proposed Ground Floor Plan



New street lights to match existing two way street light installed along Telegraph Way



Existing two tone grey block paving installed along Telegraph Way



Existing resin bound gravel with concrete edging strip



Existing light brown paving to historic town centre

8.0
Sustainability

Sustainability has been considered in depth throughout the design process for this project and has had significant impacts on the design proposal and future construction. Due to the scale and nature of this project, no specific carbon calculations have been undertaken.

Key sustainability considerations and design features include:

The retention and refurbishment of an existing building

Retaining as much of the building as possible including the concrete frame has inherently high sustainability credentials as the majority of carbon in any building is locked within the existing structure and fabric.

Retention, re-use and repair of existing fabric

Rather than introducing additional materials through the overcladding of the existing elevations, the design approach taken prioritises the retention, repair and celebration of the building's existing fabric, significantly reducing the embodied carbon associated with the proposed works. This approach also recognises the inherent aesthetic value of the original materials, with careful cleaning and repair offering a more considered and sympathetic solution than overcladding.

Where new interventions are required, such as the proposed shopfronts, materials have been selected with sustainability in mind. Aluminium, with an approximate recycled content of 75%, will be used alongside timber, a renewable and regenerative material. The aluminium elements will be designed for disassembly, allowing them to be reused or recycled at the end of their service life on site. This approach supports the principles of material circularity, minimises waste and further enhances the overall sustainability credentials of the proposals.

Building Longevity

In addition to façade materials, such as the existing tiles and brickwork being repaired as required. More exposed aspects of the building, such as the continuous concrete parapet is to be repaired and capped, reducing the opportunity for further damage and water ingress in the future. By ensuring elements such as these are repaired and protected correctly the buildings longevity will be improved.

Mechanical and Electrical Upgrades

As part of the proposed works, M&E upgrades are to be implemented which will improve the operational carbon omissions for the building. All new systems will seek to have low energy usage and outputs, such as low-level heating systems to create consistent temperatures without hot or cold spots across the floor plate.

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