

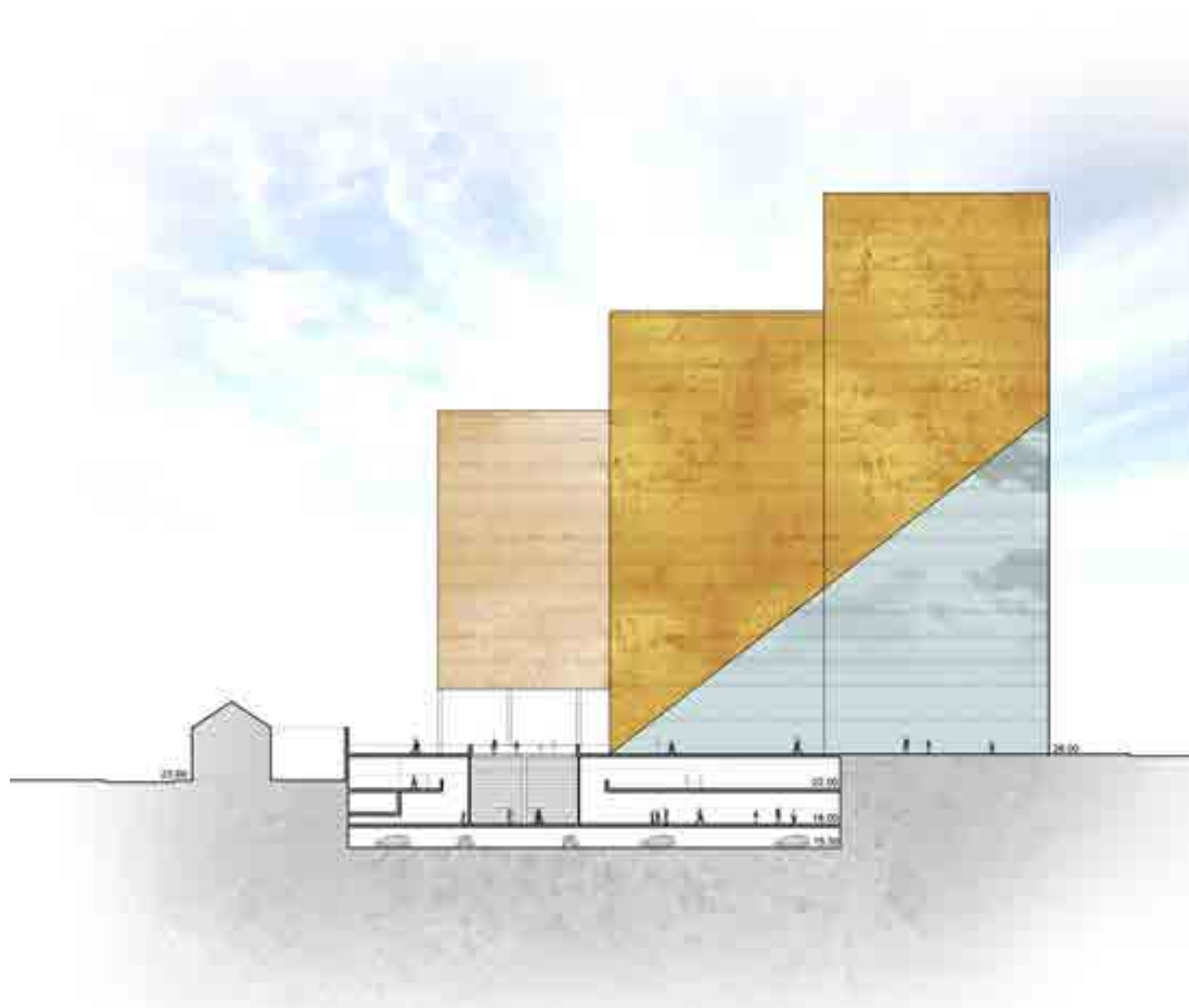
■ Aerial view showing public realm, lower levels and building form and variance in levels across the site

## 4.6: INDICATIVE SITE CROSS-SECTIONS

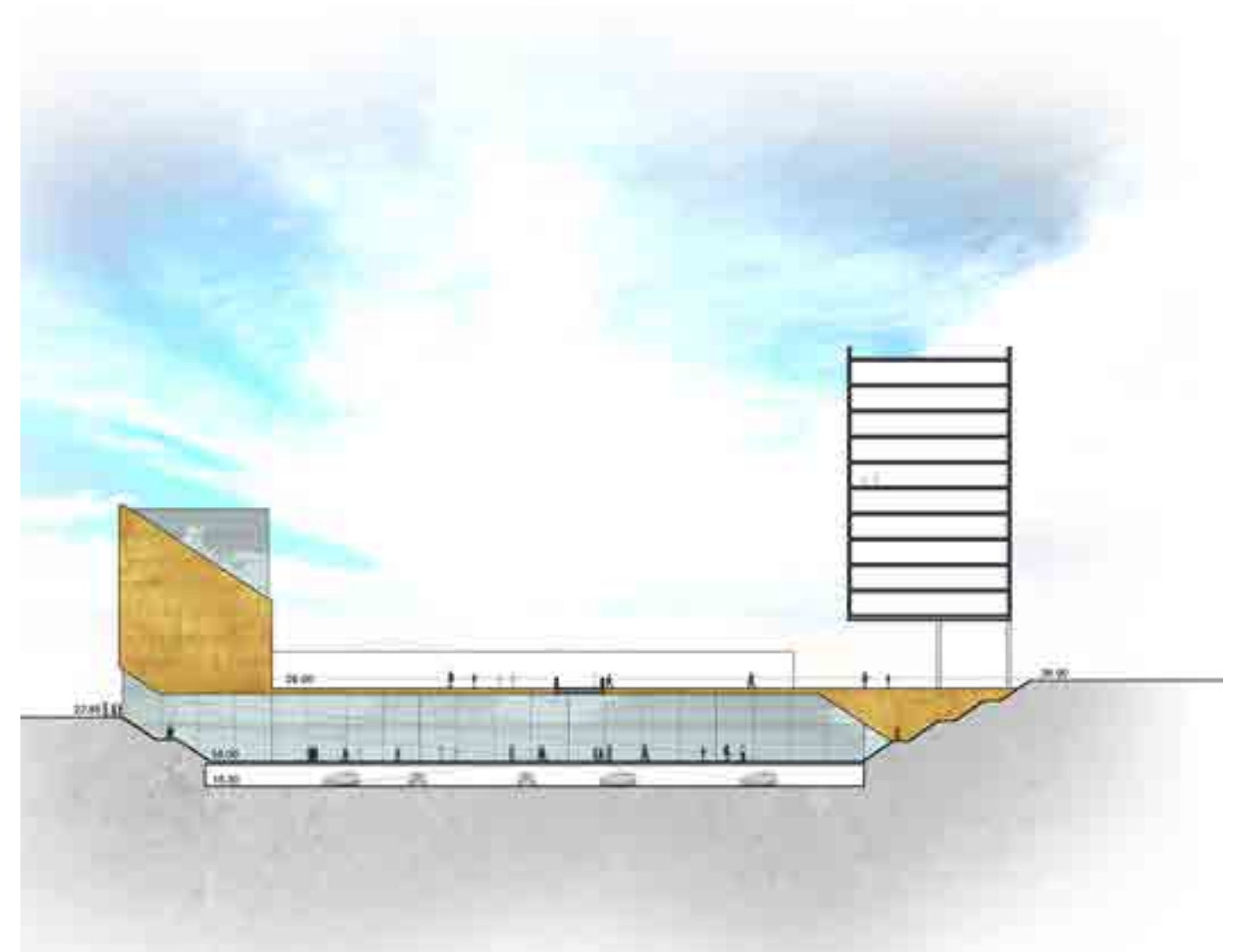
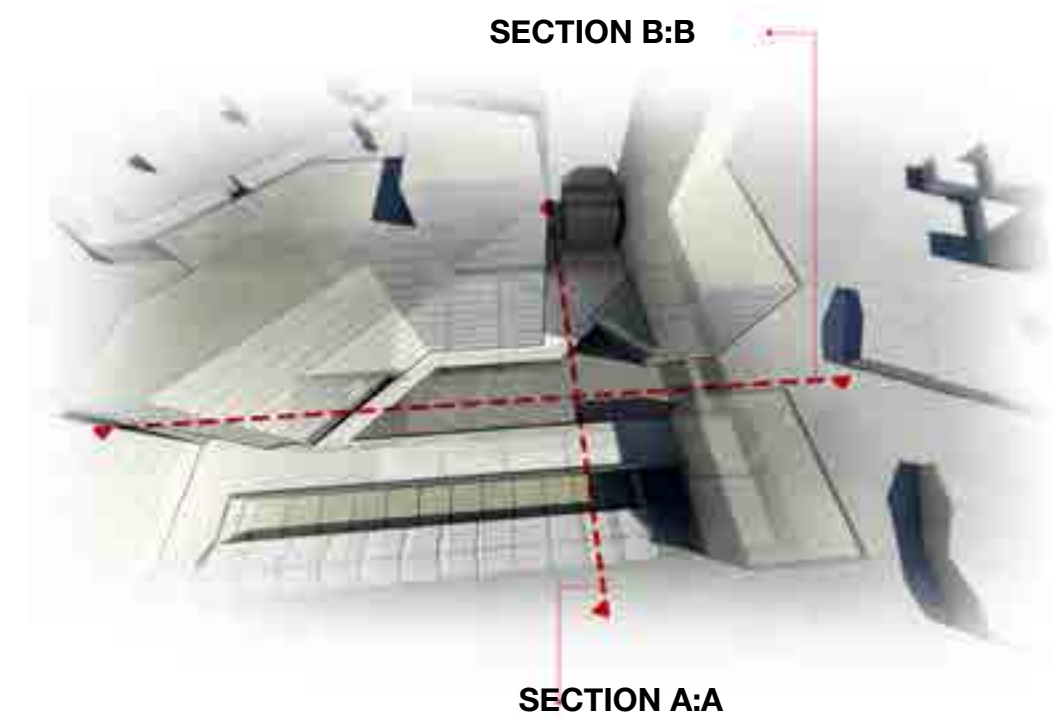
The sections below highlight the subterranean levels within the proposals. The street has been designed to maximise light, create definition within the site and provide a new access route which will encourage social interaction. The street elevations utilise glass frontages to service the retail and commercial uses, maximising natural light.

Consideration to the aesthetic and fenestration remains conceptual, however the main ambition will remain the same, to use a bold architectural language with elements of folded wall plains.

The scheme will also incorporate an extensive external lighting scheme, including reference to Chinese street advertising and low-level, decorative lighting. This will create an attractive night-time ambiance, promoting evening use of the public and communal spaces, as well as contributing to safety and security.



■ Section A-A showing phase 3 Sub-level street, tower and car park provision



■ Section B-B showing phase 3 Sub-level street, tower levels and car park provision















### 4.8.3: VISUALISATION #3

The concept behind the massing aspirations was influenced by a number of factors.

The existing, listed wedding shop was to be framed and celebrated as 'the pearl within the dragons mouth'. The bold scale of the proposals offer a strong juxtaposition between the wedding shop and the tallest building form, providing a positive tension that ultimately acknowledges this important corner as a gateway into the city centre.

The visualisation as indicated to the right highlights the proposed massing and scale, however the facade design and general aesthetic will be the subject of a further detailed planning application.



■ Phase 3 has been designed in outline detail. The visualisation shows the main residential tower, hotel and some of the commercial / leisure offering

### 4.9.1: VISUAL IMPACT STUDY

A Visual Impact Report has been compiled by Wardell Armstrong LLP and submitted as a separate document as part of the planning application. From this document a selection of the visual impact studies have been shown. The locations are specifically chosen in the SPG and show the impact of New Chinatown massing (highlighted in green) on the surrounding context. Also included in the images is the massing of schemes which have been recently approved (highlighted in blue). The result of the visual impact report have reinforced that the proposals do not adversely affect key views as highlighted in the SPG. See separate report for further details.



■ Wapping Dock - Latitude: 53°23'48.12"N / Longitude: 2°59'17.45"W



■ Museum of Liverpool - Latitude: 53°24'12.45"N / Longitude: 2°59'42.52"W



■ Albert Dock - Latitude: 53°24'5.32"N / Longitude: 2°59'29.19"W



■ Great George Street - Latitude: 53°23'59.29"N / Longitude: 2°58'34.48"W



■ Parliament Street - Latitude: 53°23'41.77"N / Longitude: 2°58'35.15"W



■ Liverpool Anglican Cathedral - Latitude: 53°23'55.04"N / Longitude: 2°58'27.34"W

### KEY

- New Chinatown Massing
- Current schemes in planning process or granted planning permission





■ North end of Park Lane - Latitude: 53°24'3.42"N / Longitude: 2°59'10.46"W



■ Wallasey Town Hall - Latitude: 53°24'58.84"N / Longitude: 3° 1'21.37"W



■ Woodside Ferry Terminal - Latitude: 53°23'46.11"N / Longitude: 3° 0'34.44"W



■ Parliament Street - Latitude: 53°23'38.50"N / Longitude: 2°58'59.06"W



■ 'Kinetic' view from Jamaica Street



■ 'Kinetic' view from Jamaica Street

KEY

- New Chinatown Massing
- Current schemes in planning process or granted planning permission



4.10: OUTLINE MASTERPLAN SUMMARY OF ACCOMMODATION

PHASE 1 BLOCK A:

LOWER GROUND:

6 x 3 bed townhouses

GROUND FLOOR:

7 x 2 bed duplexes

FIRST FLOOR:

1 x studio apartment

5 x 1 bed apartments

3 x 2 bed apartments

SECOND TO FOURTH FLOOR:

1 x studio apartment

19 x 1 bed apartments

5 x 2 bed apartments

FIFTH FLOOR:

8 x 1 bed apartments

8 x 2 bed duplexes

2 x 3 bed duplexes

TOTAL UNITS:

115

LOWER GROUND:

62 car parking spaces (54%)

104% bicycle stand minimum

PHASE 2 BLOCK B:

GROUND FLOOR:

8 x 2 bed townhouses

FIRST FLOOR:

11 x 2 bed apartments

10 x 1 bed apartments

SECOND TO EIGHTH FLOOR:

15 x 1 bed apartments

13 x 2 bed apartments

NINTH FLOOR:

3 x 1 bed apartments

5 x 2 bed apartments

3 x 3 bed duplexes

9 x 2 bed duplexes

TOTAL UNITS:

245

PHASE 2 BLOCK C, D, E + F:

FIRST TO FIFTH FLOOR:

2 x 1 bed apartments

4 x Studios

SIXTH FLOOR:

1 x 1 bed apartments

1 x 2 bed apartments

TOTAL UNITS:

128

LOWER GROUND FLOORS:

180 car parking spaces

254 car parking spaces

100% bicycle stand minimum

PHASE 3 BLOCK G:

SECOND TO ELEVENTH:

12 x 1 bed apartments

9 x 2 bed apartments

TWELFTH TO FIFTEENTH FLOOR:

1 x 1 bed apartments

6 x 2 bed apartments

SIXTEENTH TO TWENTIETH:

3 x 2 bed apartments

1 x 3 bed duplexes

TOTAL UNITS:

258

PHASE 3 BLOCK H (HOTEL):

TOTAL UNITS:

140

(Inc. conferencing/wedding reception area, south facing 8th floor roof terrace with adjoining restaurant, ground floor exhibition & marketing space and ground/sub level bar & night club)

PHASE 3 BLOCK J:

FIRST TO FIFTH FLOOR:

5 x 1 bed apartments

3 x 2 bed apartments

SIXTH FLOOR:

1 x 1 bed apartments

3 x 2 bed apartments

TOTAL UNITS:

44

PHASE 3:

Retail Bazaar (sub level 1)

27,426 Sq.ft

Retail Bazaar (sub level 2)

27,287 Sq.ft

LOWER GROUND FLOORS

227 car parking spaces

100% bicycle stand minimum

SUMMARY:

790 Apartments – 465 x 1 bed / 308 x 2 bed / 17 x 3 bed

140 Bed hotel

117,641 Sq.ft commercial, retail and leisure

723 sub level car parking spaces (split between all uses and loading bays)



The image is a low-angle architectural rendering of a modern building complex. A large, vibrant red triangular overlay covers the left side of the frame, partially obscuring the sky and one of the buildings. The sky is filled with dramatic, dark clouds. The building on the right is a tall, slender tower with a glass facade that reflects the sky. To its left, a shorter, more angular building is visible. In the foreground, the top of a traditional stone building with a dome is partially visible. The overall mood is dramatic and futuristic.

5.0

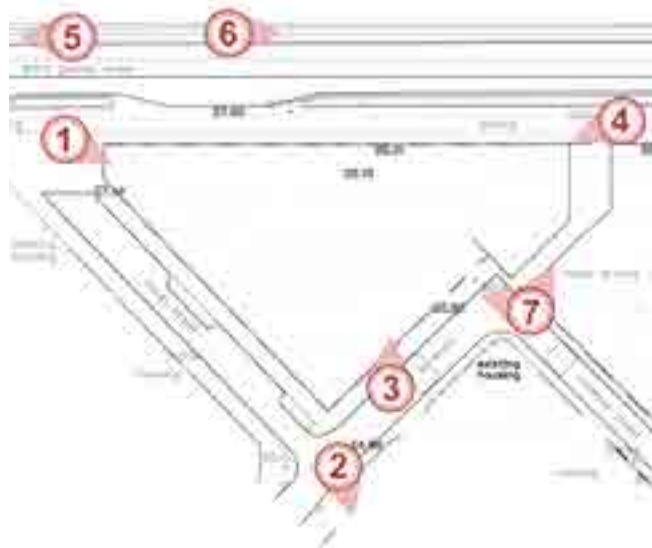
P H A S E 1 P R O P O S A L



## 5.1: SITE PHOTOS:

1. Northern corner of site looking south
2. Great George Square
3. Grenville Street South
4. Great George Street looking north
5. Great George Street facing the Black-E
6. Great George Street facing west
7. Panoramic view of Phase 1 site

### KEY:



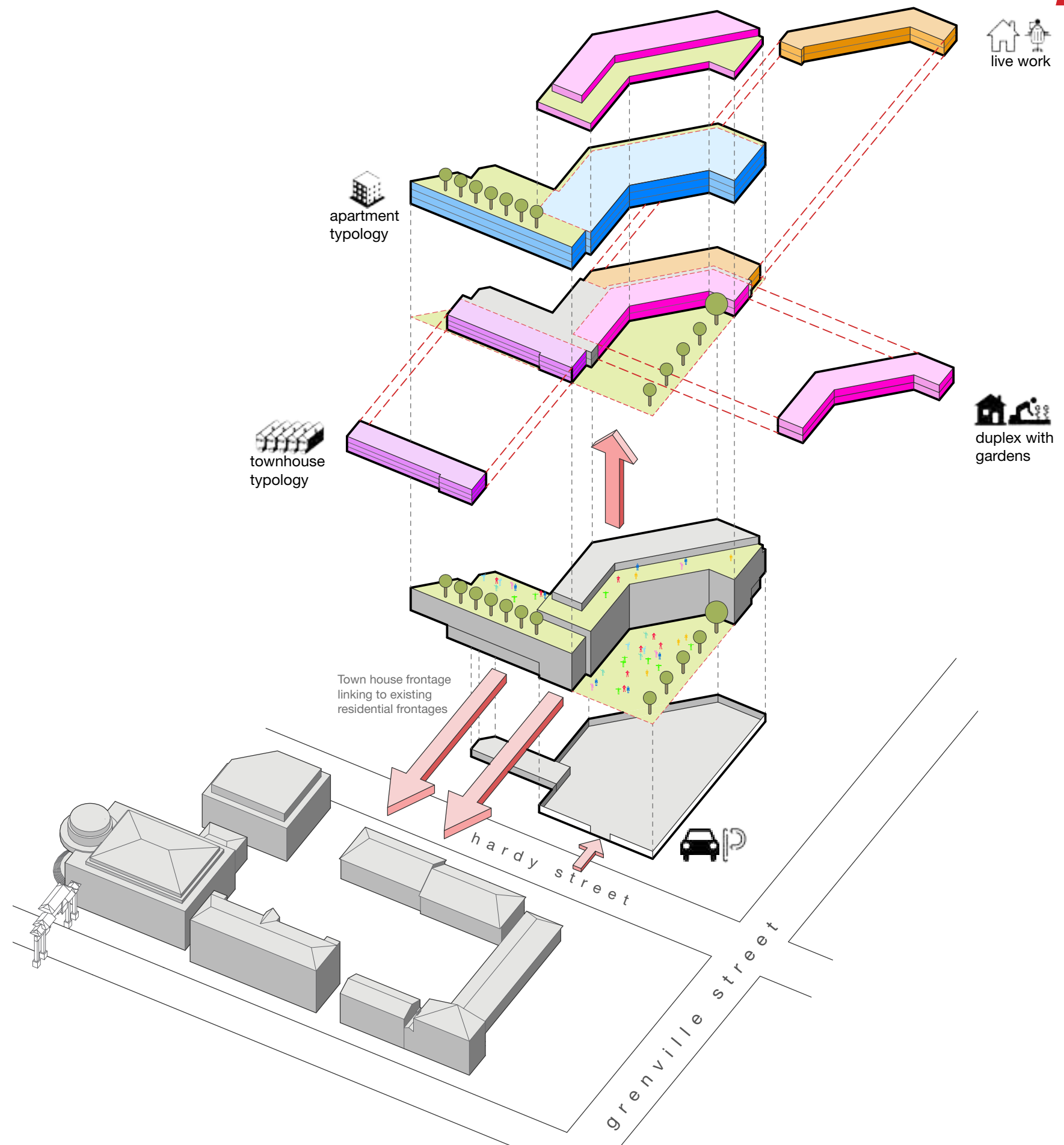


## 5.2: EXPLODED AXONOMETRIC

The diagram shows the first iteration of the final detailed scheme. The location of the townhouses was chosen to provide a buffer between the proposed development and the existing residential housing located adjacent. This soft edge to phase 1 incorporates an extension to the existing Hardy Street. The surface treatment applied will create a modern street scape, where the town houses will be accessed via a front garden and street-facing entrances.

Hardy road will also be edged by a plinth that will provide hidden parking and the provision of green landscaping for the occupants of the development. This will also provide a number of front gardens for some of the 2 bed duplex units. Facing Great George Street, Live / Work units will provide the street scene with activity and promote pedestrian thoroughfare.

Located on the middle floors of the development will be the more standard apartment layout typologies including 1 bed and 2 bed apartments. The top two floor will consist of duplex apartments. The step back in massing will create a softer edge to Grenville street, while the massing will create large terrace and roof top garden spaces for residents.



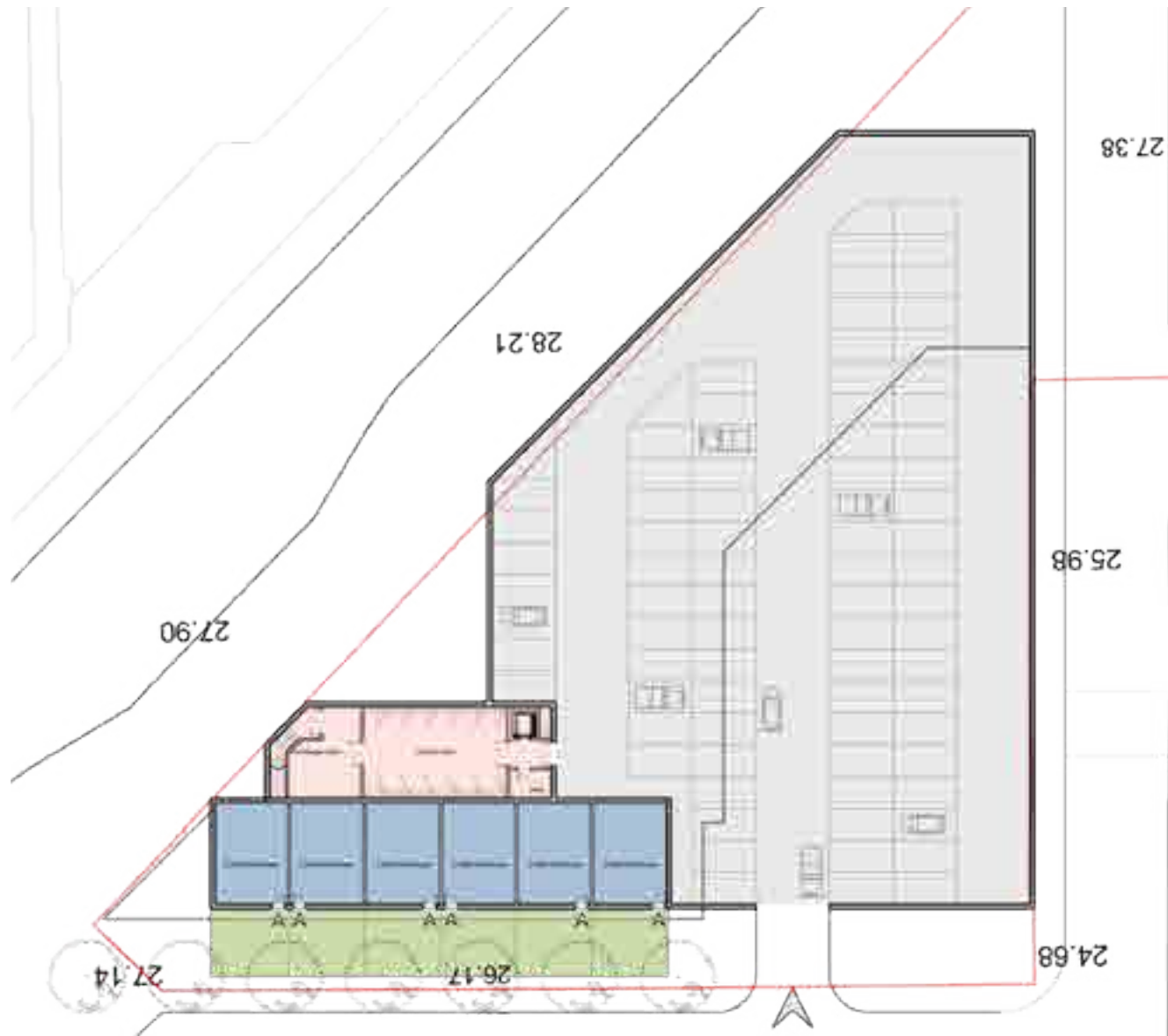
### KEY

- Apartments typology
- Townhouses typology
- Duplex typology
- Live / Work typology
- Landscaping



### 5.3.1: DEVELOPMENT PLANS

As the development of the outline masterplan progressed, the floor plans for phase 1 also developed. The following pages contain the first iteration of the design. This is the point from which the design developed in detail.



■ Lower ground floor at 1:500 scale



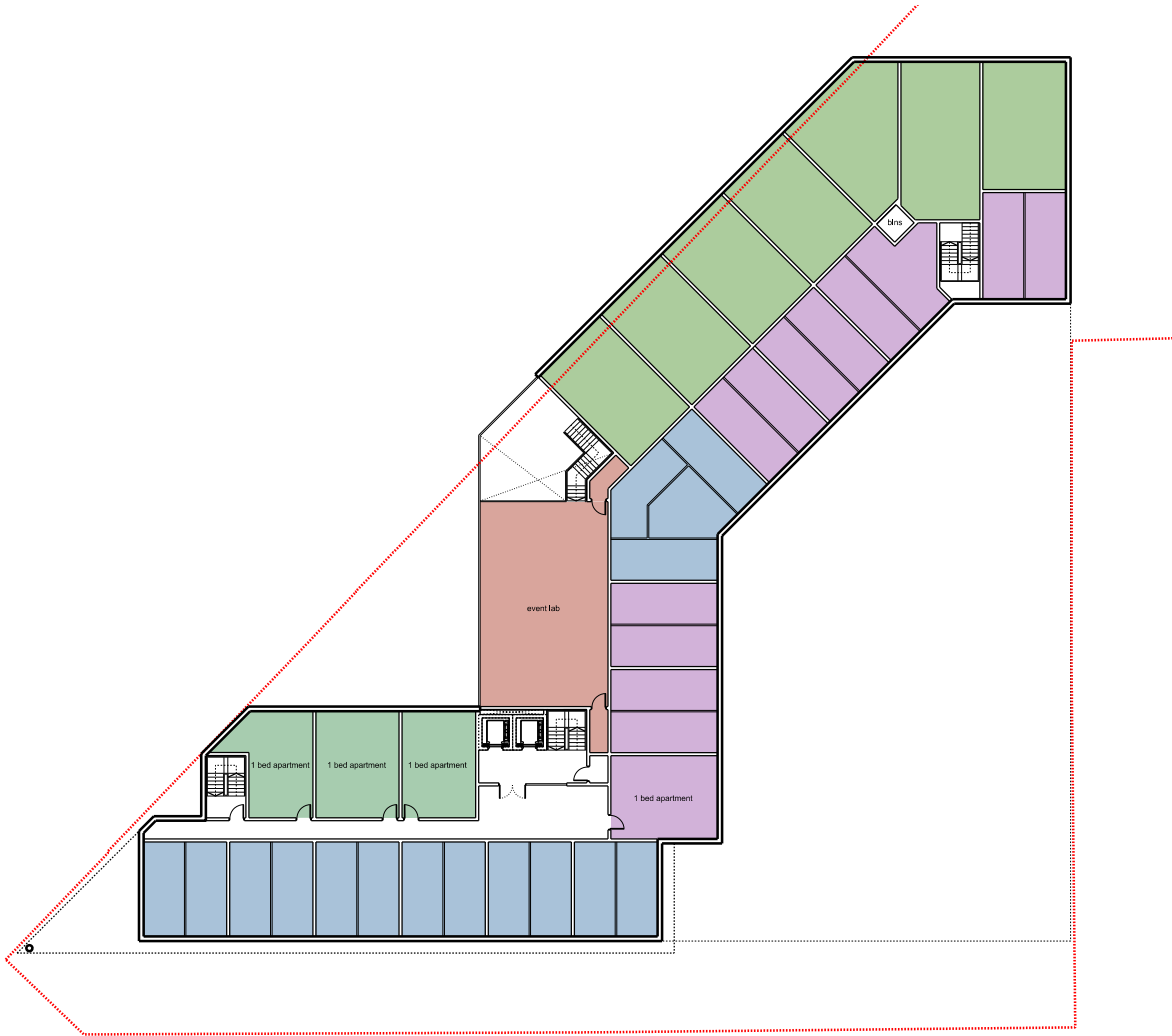
■ Upper ground floor at 1:500 scale

#### KEY

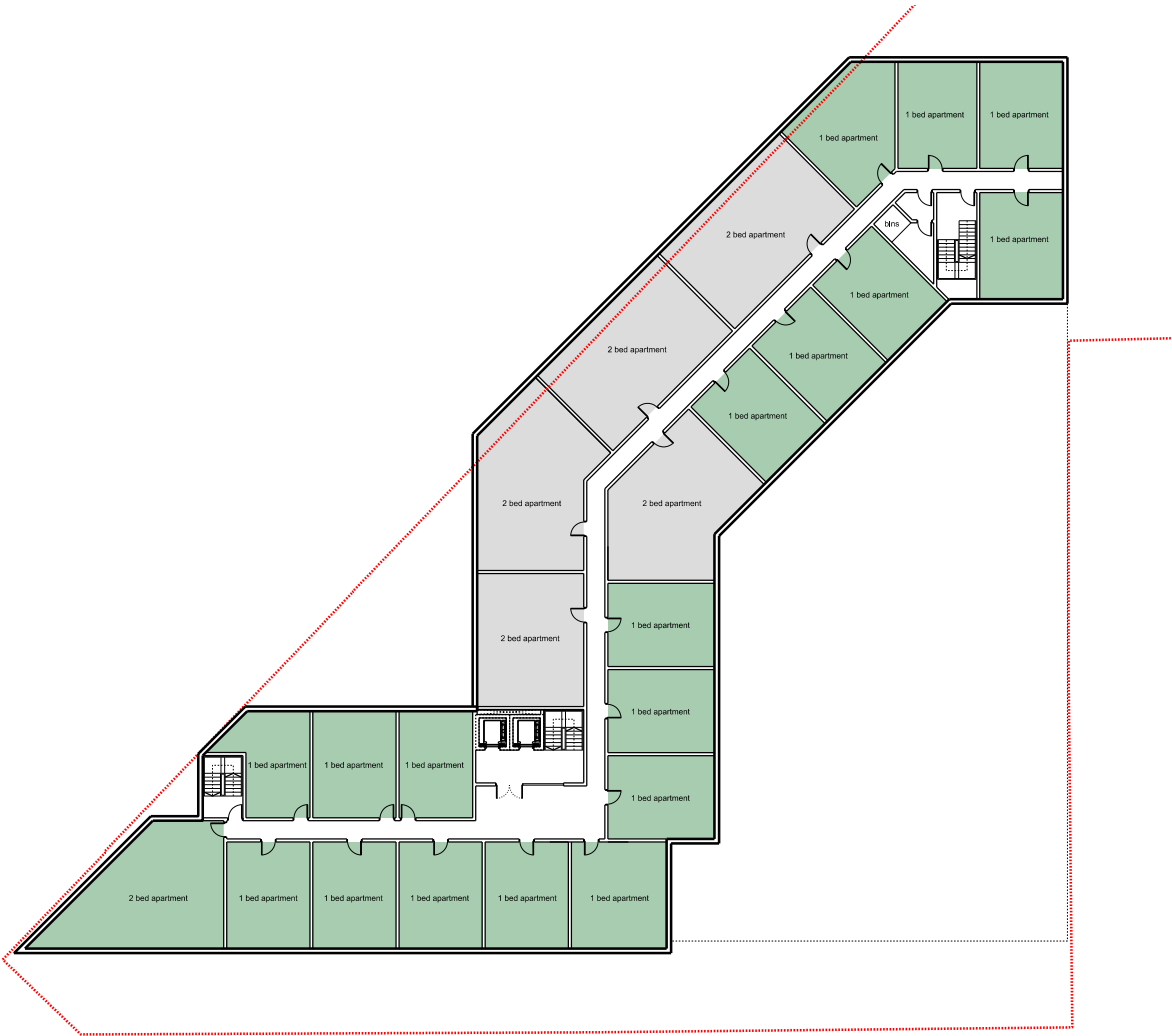
- 3 bed townhouse typology
- Live / Work typology
- 2 bed duplex typology
- 2 bed apartment
- Event lab







■ First floor at 1:500 scale



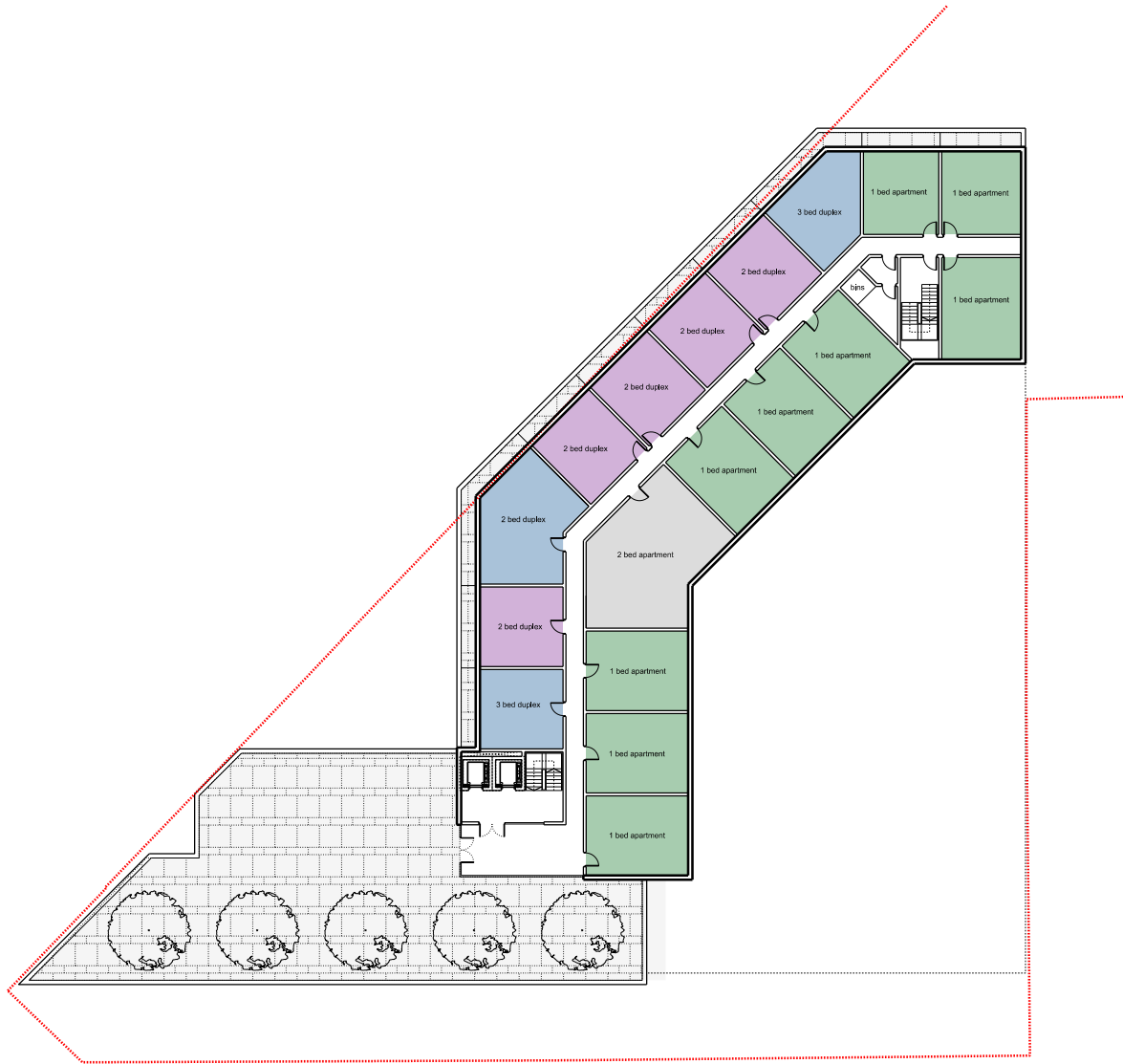
■ Second to Fourth floor at 1:500 scale

KEY

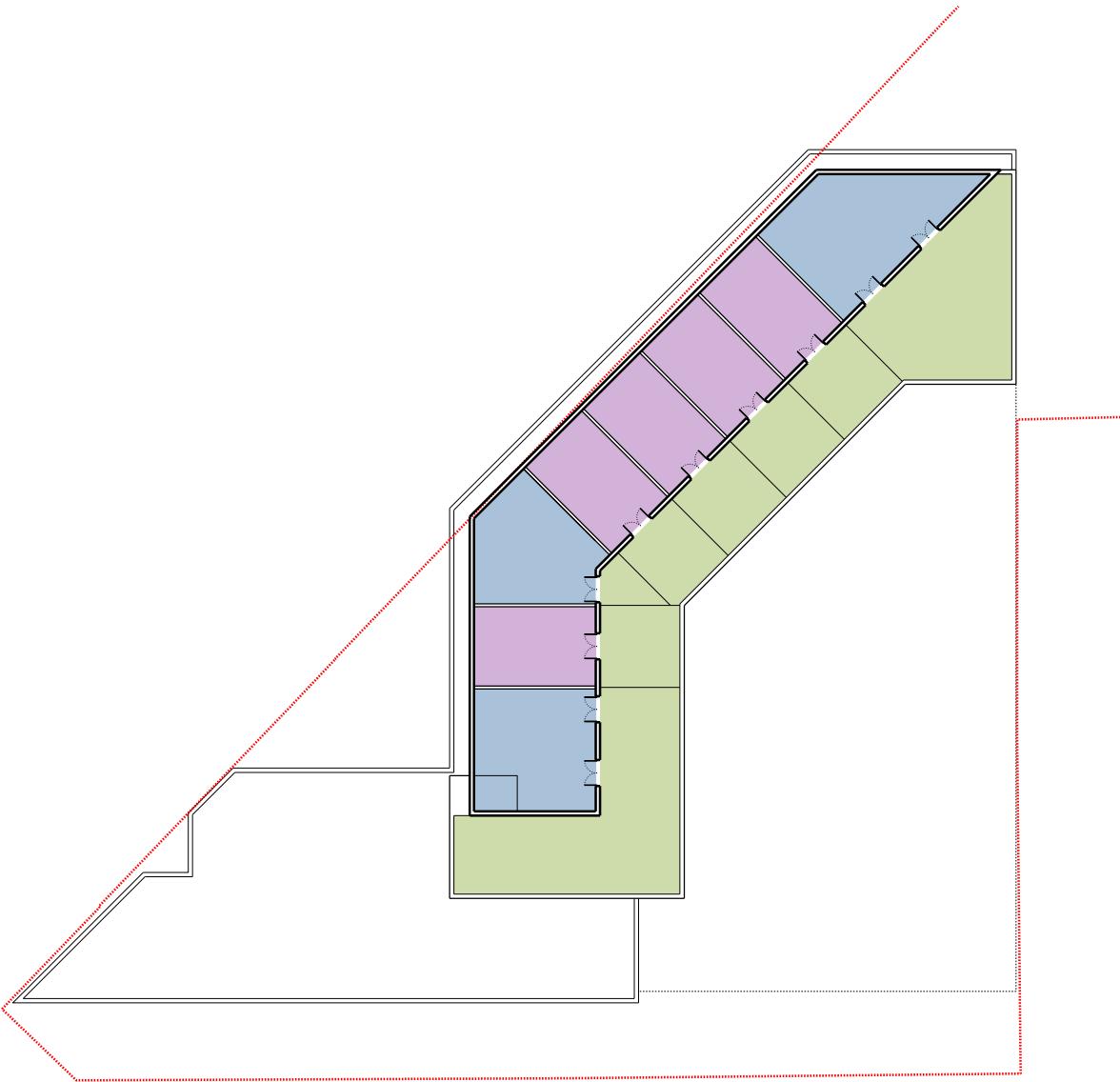
- 3 bed townhouse typology
- Live / Work typology
- 2 bed duplex typology
- 2 bed apartment
- Event lab







■ Fifth floor at 1:500 scale



■ Sixth floor at 1:500 scale

KEY

- 3 bed townhouse typology
- Live / Work typology
- 2 bed duplex typology
- 2 bed apartment
- Event lab





## 5.4: USE + AMOUNT

The application seeks full approval for a mixed-use development comprising of 115 residential accommodation units (consisting of 1 bed, 2 bed, 2 bed duplex, 3 bed duplex and 3 bed townhouse units), commercial space provision (3000 sq.ft), car park provision and landscaping space. The breakdown is as follows:

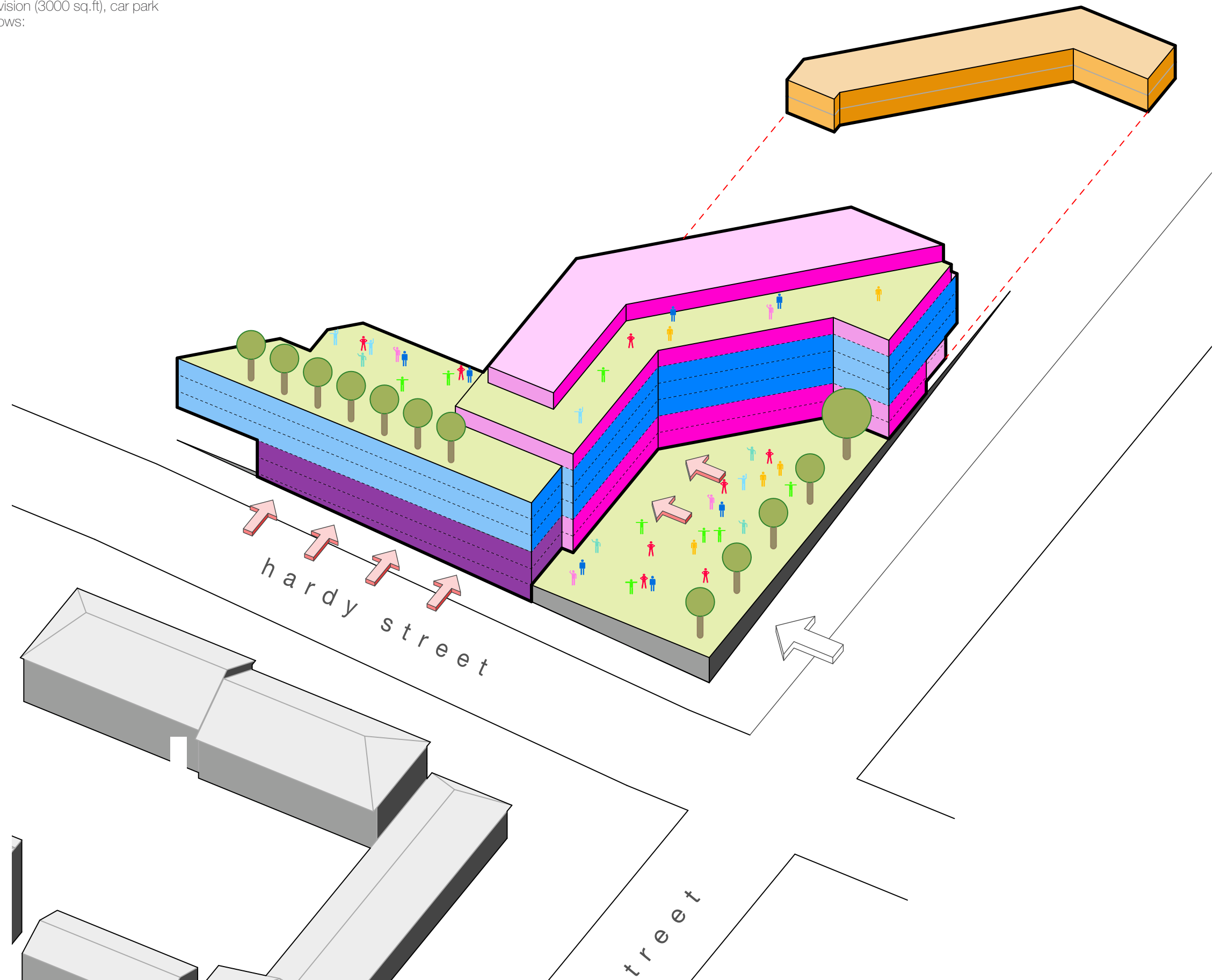
115 Units

71 car parking spaces (61.0%)

Bicycle stands (minimum 100%)

### KEY

- Apartments typology
- Townhouses typology
- Duplex typology
- Live / Work typology
- Landscaping

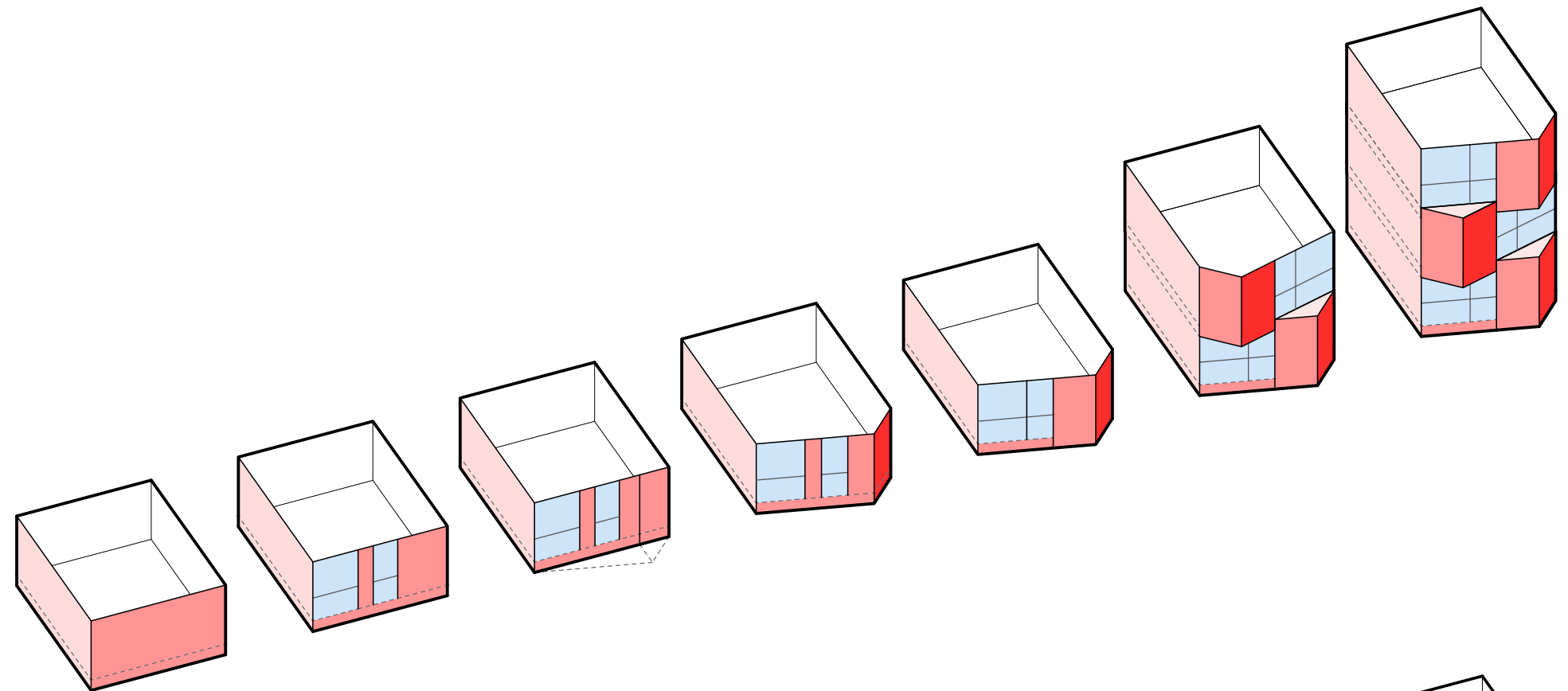


## 5.5: FACADE DEVELOPMENT

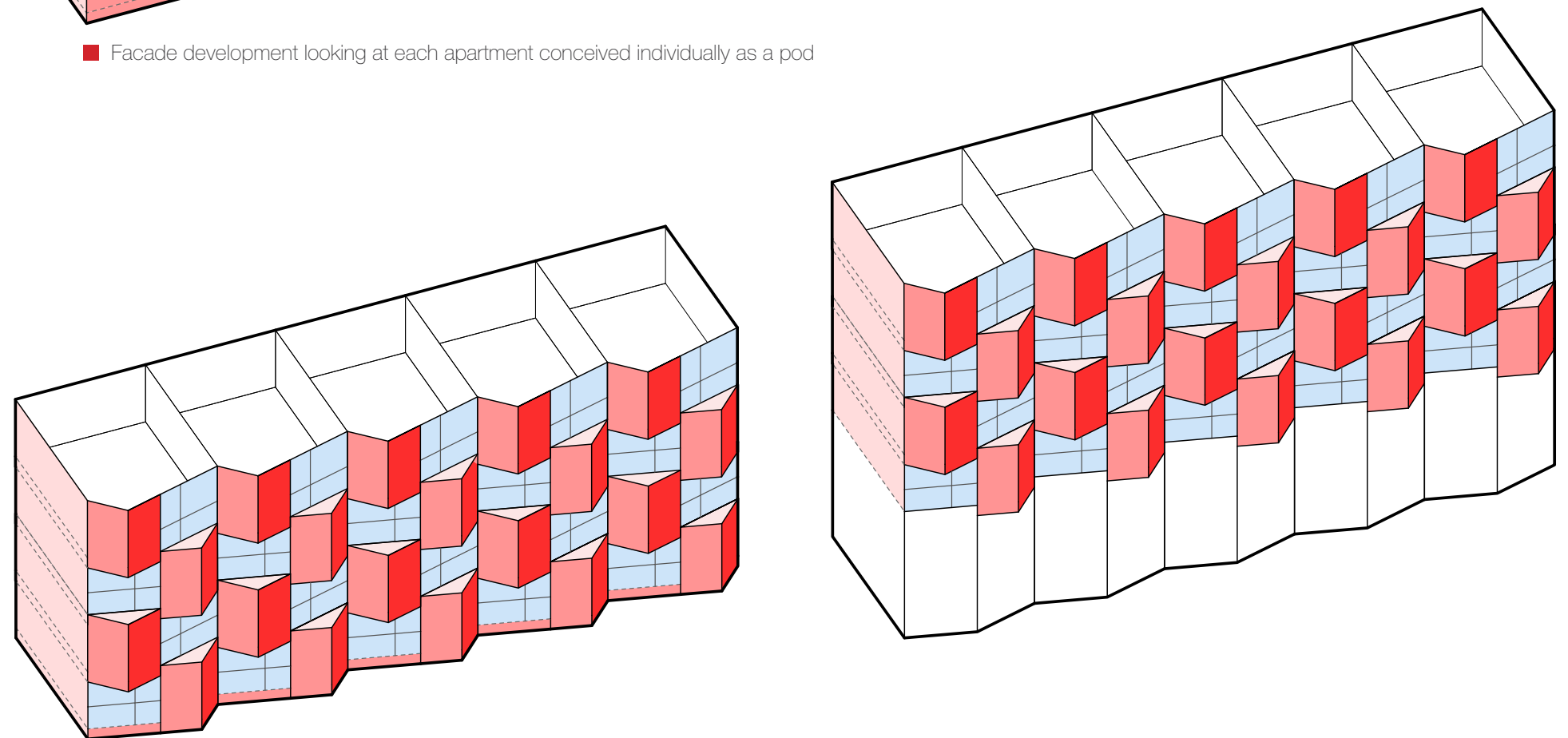
The external appearance of the proposal consists of a pushed and pulled form that creates an undulation in the facade's form. This strong form creates a randomisation within the fenestration helping to project a visual impact and interest onto the public realm that will be created in phases 1, 2 and 3. The facade has been softened and brought to ground on the Hardy Street (Townhouse facades) to provide a more subtle change to the existing properties in the area.

The design of the pushed and pulled facade emphasizes a horizontal vernacular that helps to reduce the appearance of the overall massing. Visual interest is also aided through the use of heavy facade materials and large amounts of lightweight glazing.

The elevational design is specific to the function taking place behind, with a different aesthetic for townhouses, apartments and duplex units. The Commercial units looking onto Great George Street have large amount of glazing making the facade permeable, encouraging footfall and public interaction.



■ Facade development looking at each apartment conceived individually as a pod



■ Development looking at each pod that has been pushed, pulled and stacked to create variation in facade









Lower ground floor NTS



Upper ground floor NTS

KEY

- 3 bed townhouse typology
- 2 bed duplex typology
- Retail/commercial space
- Event lab







■ First floor NTS



■ Typical upper floor NTS

KEY

- 3 bed townhouse typology
- 2 bed duplex typology
- One bed apartment typology
- Two bed apartment typology
- Event lab

