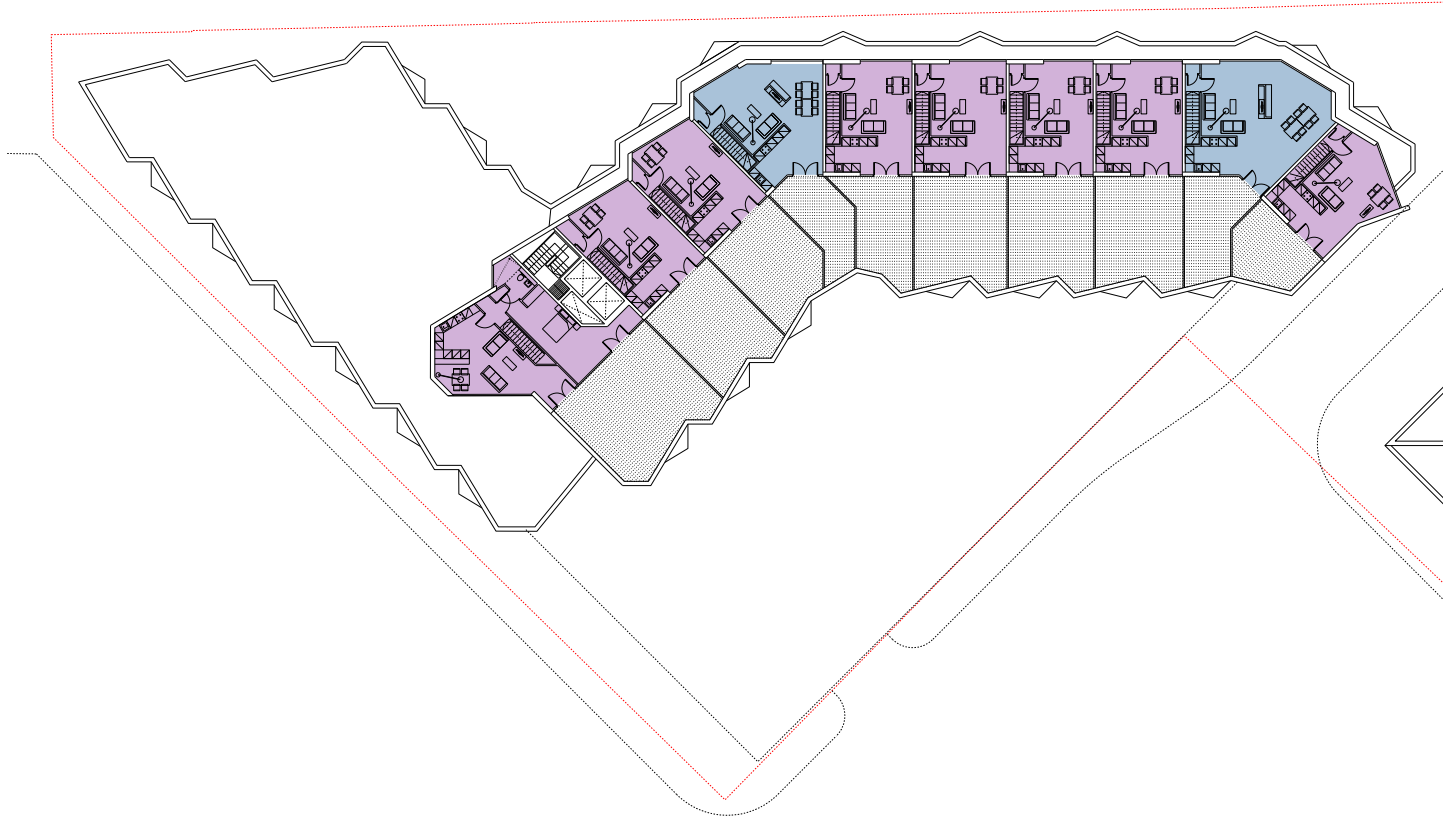


Fifth floor NTS



Sixth floor NTS

KEY

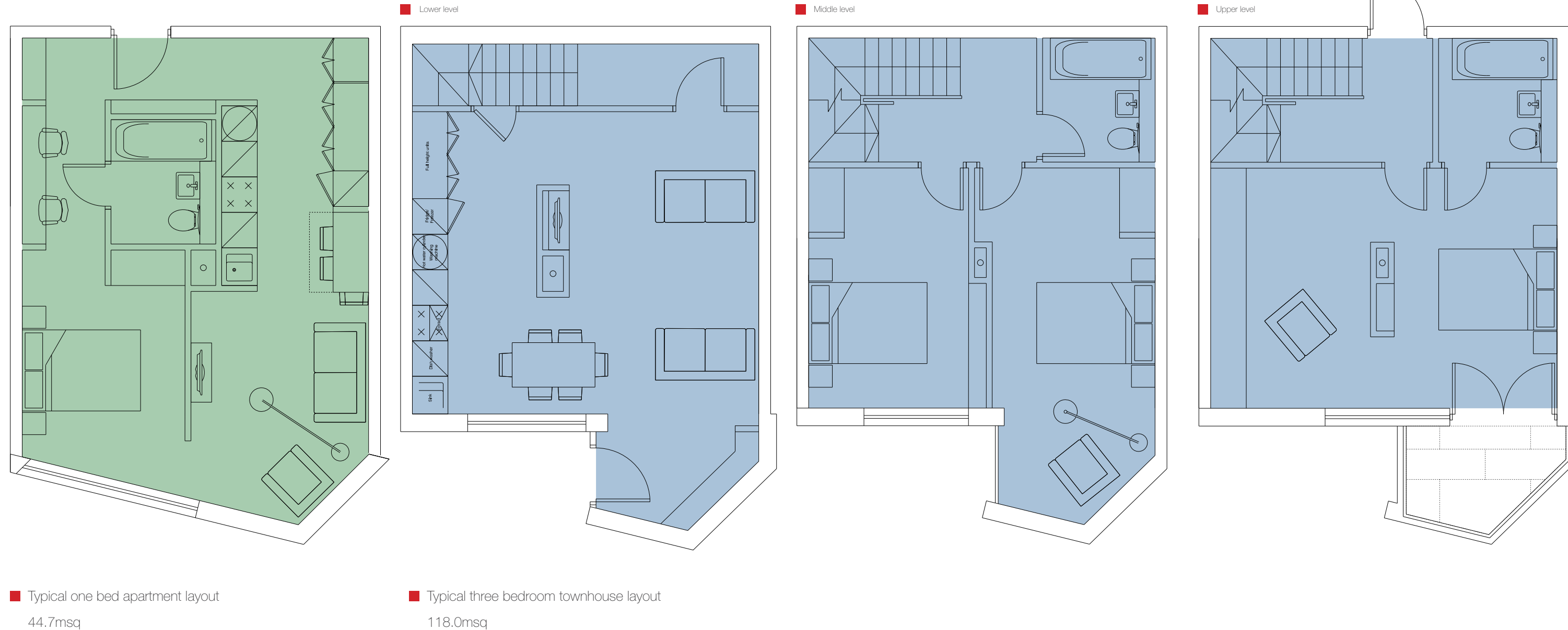
- 3 bed duplex typology
- 2 bed duplex typology
- One bed apartment typology



5.8.1: PROPOSED APARTMENT LAYOUTS

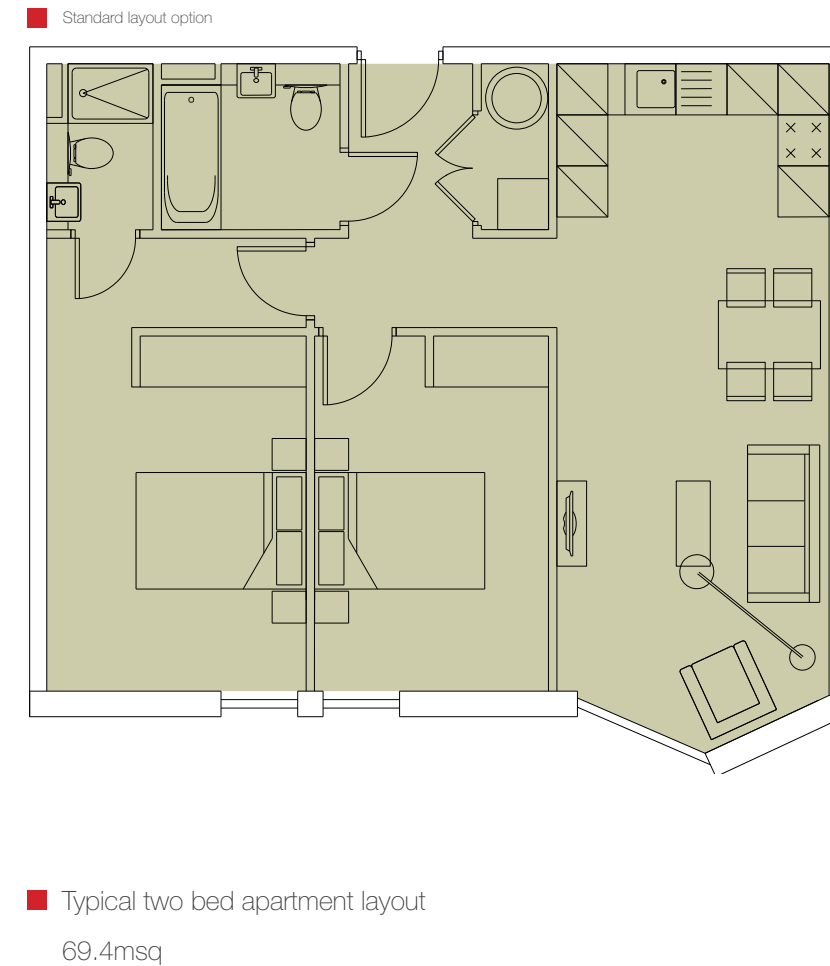
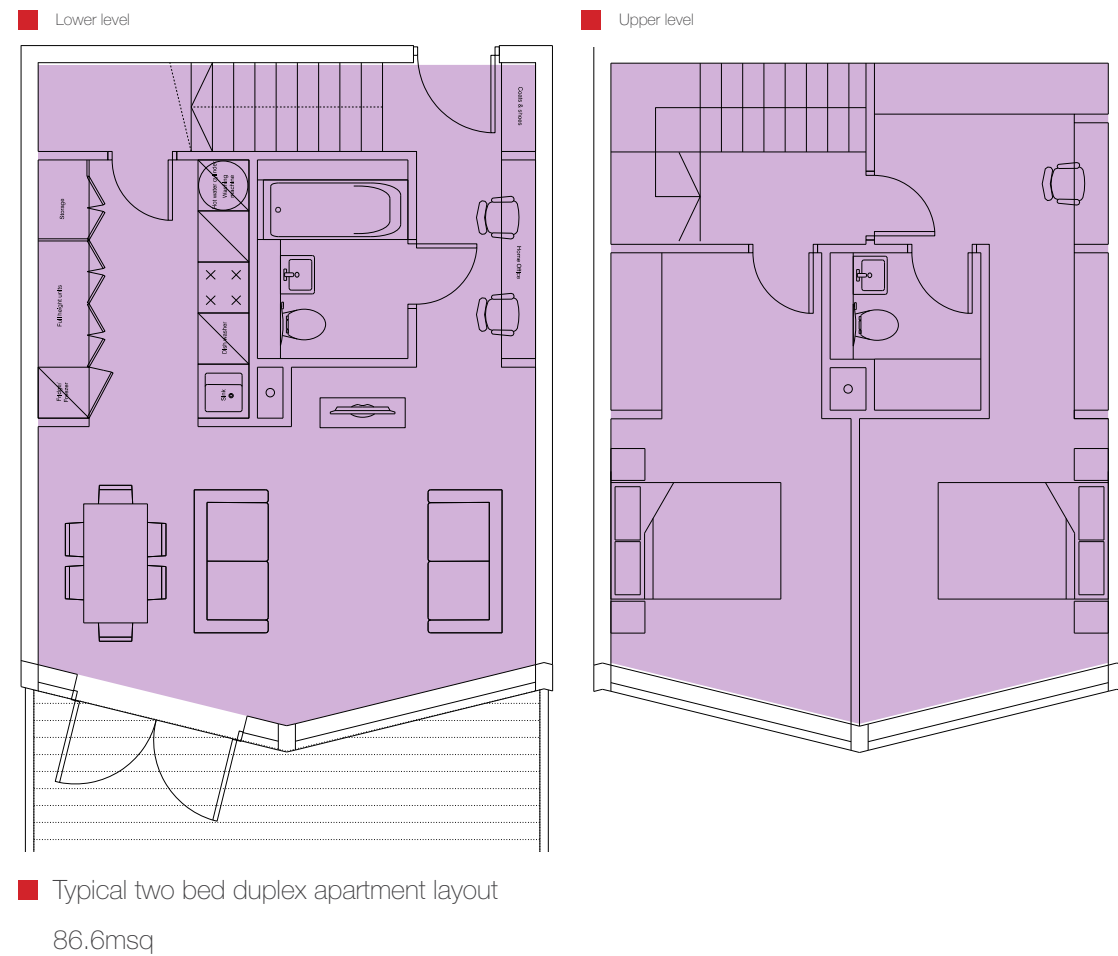
The following two pages show a selection of the more typical apartment layouts, including the standard one and two bed apartments along with the 3 bedroom, 3 storey town house and the 2 bedroom, two storey duplex.

All apartments are designed with the services running centrally through the layout. This helps the apartments to stack, reducing build cost and creating a simpler build strategy. The apartment types have been designed to comply with the life time homes criteria check list.



5.8.2: PROPOSED APARTMENT LAYOUTS

The typical two bedroom layout has been designed to provide variable layouts dependent on the user's needs, helping make the unit as efficient as possible while future proofing the design. The diagram shows the second bedroom can either be utilised as a bedroom or living space, giving the choice of a one bed apartment with large living space, or standard two bed apartment.



5.9.1: PROPOSED GREAT GEORGE STREET ELEVATION



■ Great George Street elevation NTS



■ Grenville Street South elevation NTS

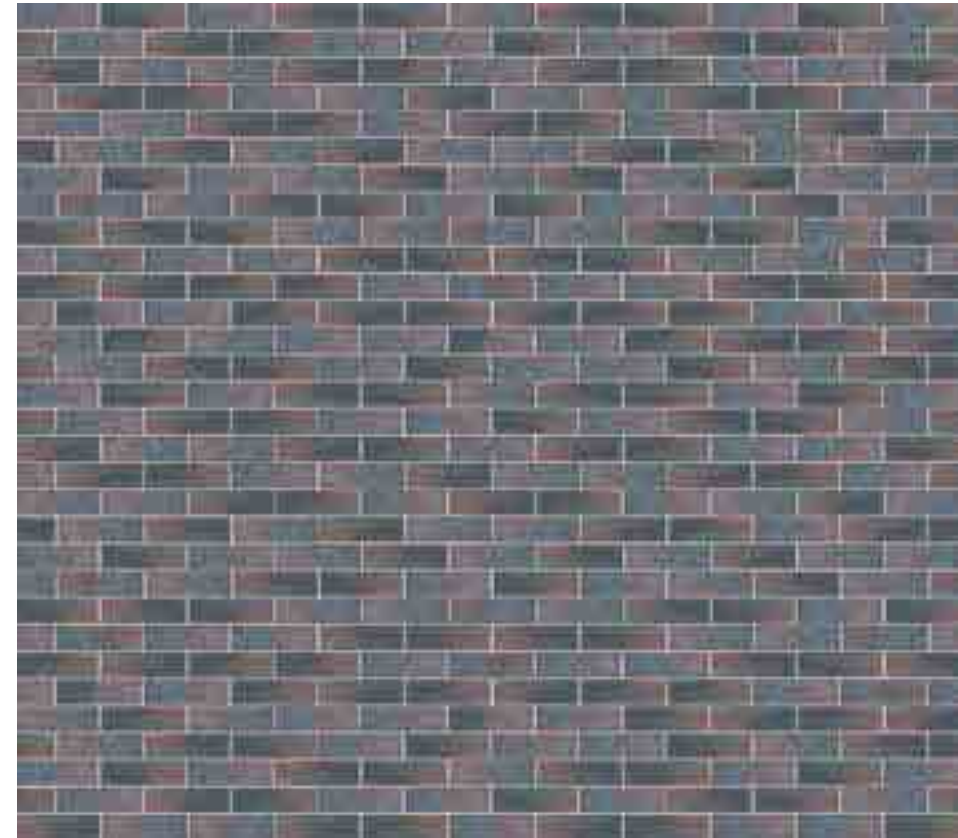


5.10: MATERIALITY

Building facade materials have been considered at great length with the conclusion that a robust masonry finish with natural patination will be used to treat the elements that ground the building (see right).

For the upper floors a contextual cladding material will be used to echo elements of the materiality of the Anglican Cathedral, and a metal cladding will be applied to the top floor set-backs (see bottom right example).

Further discussions will be held with Liverpool City Council to establish the most suitable materials for the development alongside commercial market considerations.



■ Coated brick with natural patination



■ Metallic cladding material (to be agreed with LPA)

5.11: PHASE 1 SUMMARY OF ACCOMMODATION

SUB LEVEL 1:

	6 x 3 bed townhouses	
TOTAL UNITS ON FLOOR:	6	
Cycle parking:	120 spaces	(104%)
Car parking:	62	(54%)

GROUND FLOOR:

	7 x 2 bed duplexes	
TOTAL UNITS ON FLOOR:	7	
Commercial/retail space:	2633	
Event Lab:	573	

FIRST FLOOR:

	1 x studio apartment	
	5 x 1 bed apartments	
	3 x 2 bed apartments	
TOTAL UNITS ON FLOOR:	9	
Event Lab:	1024	

SECOND TO FOURTH FLOOR:

	1 x studio apartment	
	19 x 1 bed apartments	
	5 x 2 bed apartments	
TOTAL UNITS ON FLOOR:	25 (x3 = 75)	

FIFTH FLOOR:

	8 x 1 bed apartments	
	8 x 2 bed duplexes	
	2 x 3 bed duplexes	
TOTAL UNITS ON FLOOR:	18	

SIXTH FLOOR:

	-	
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TOTAL UNITS OVER PROPOSAL: 115

BREAKDOWN:

Studio apartments:	4
1 bed apartments:	70
2 bed apartments:	18
2 bed duplex:	15
3 bed duplex:	2
3 bed townhouse:	6
Retail/commercial space:	2633 sqft
Event lab	1,597 sqft

5.12: LIFETIME HOMES

Phase 1 of the New Chinatown development seeks to achieve compliance with Lifetime Homes standards. There are a total of 16 design Criteria. Each is valuable in itself, but to achieve the Lifetime Homes Standard our dwellings incorporate all relevant Criteria below:

1: Parking

Communal Parking includes accessible spaces in close proximity to vertical circulation points.

2: Approach from parking

The distance from the car parking space to the home is kept to a minimum and is level access to all entrances and vertical circulation points.

3: Approach to all entrances

All dwelling entrances to be level to the approach. This includes apartments with front doors from the courtyards.

4: Entrances

All Entrances should be illuminated, have level access over the threshold and have a covered main entrance.

- All main communal entrance doors to have a clear 1010mm door.
- All dwelling entrance doors to have 800mm clear width.
- All dwelling doors to have adequate weather protection at front doors.

5: Stairs

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

- All internal lift cars to be 1100x 1400mm.

6: Internal doors , hallways and landings

The width of internal doorways and hallways should comply to Part M. There should be where possible a 300mm nib or wall space to the side of the leading edge of the doors on the entrance level.

7: Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

8: Entrance level living space

The living room should be at entrance level.

9: Potential for entrance level bed space

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

10: Entrance level WC & Shower drainage

In houses with two bedrooms the downstairs toilet should conform to Part M.

11: Walls in Bathrooms

Walls in the bathroom should be capable of accommodating adaptations such as handrails.

12. Stairs and potential through floor lift

The design should incorporate provision for a future stair lift in some duplexes and/or a suitably identified space for a future lift from the ground floor to the first floor.

13. Bedroom/bathroom relationship and potential for fitting hoists

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom in some apartments.

14. Bathrooms

The bathroom should be designed for ease of access to the bath, WC and washbasin.

15. Glazing and window handles

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/ operate.

16. Location of service controls

Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 120 and 450mm from the floor).

As described in the Planning Statement submitted as part of this application, Liverpool City Council's Design for Access for All SPD seeks to ensure that inclusive design principles are integrated into development proposals, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment. The SPD suggests that all new housing should enable the needs of a household to be met over its lifetime.

5.13: SUSTAINABILITY

PHD1, as a commissioner of buildings and as a landlord is committed to social, economic and environmental sustainable development. The scheme will exceed the minimum statutory requirements by reducing energy use, CO2 emissions, water use and the production of pollution/waste during construction and use. Materials and construction methods will be chosen for minimum environmental impact and greater durability. Site ecology, the health and wellbeing of residents and visitors will be carefully considered. The construction work will be managed so environmental impact is reduced as much as possible.

The proposed development is in accordance with Liverpool's sustainable Development Plan 2006-2009 and the Sustainable Development Principles of Strategic Policy 1 of the Liverpool Core Strategy Submission Draft.

These requirements are met by the following:

- The development reduces the need to travel by motorised transport as it proposes residential accommodation within a convenient walking distance of numerous Liverpool academic institutions as well as nearby bus and train stations.

The scheme will deliver high quality design with a 'fabric first' approach to sustainability by the following measures:

- Fabric U-values to be better than current Building Regulation requirements; currently proposed as:
 - Walls: 0.2W/m2k
 - Floors: 0.2W/m2k
 - Roofs: 0.15W/m2k
- Building air leakage rates to be better than Building Regulation requirements. The target values will be between 4 m3/hr/m2@50pa.
- Large windows to maximise daylight.
- Low energy light fittings throughout.

Sustainability in design needs to first and foremost meet the building's required functions while being within the cost parameters. Sustainability and biodiversity will underpin the design philosophy and inform the mass, orientation, building form, services strategy, specification and the approach to the external environment.

The following design principles will be applied to this scheme:

- Passive environmental design principles, using a 'fabric first' approach i.e. high levels of thermal insulation and air tightness to the building envelope to minimise heat loss.
- Minimise reliance on energy-using equipment for heating, cooling, lighting and natural ventilation.
- Maximising positions of trees and soft landscaping on and around the development to provide natural shading, private spaces and general ecological value for wildlife etc.
- Site layout and building design principles maximise the use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer. The orientation of the buildings ensure maximum natural light to all the apartments.
- Energy and water efficient appliances and systems will be Water Consumption.
- Low flush wc's, flow restrictor taps .Water consumption from showers is much less than a bath and therefore there is an inherent water consumption saving to be achieved.
- Materials specification will achieve Green Guide ratings between A+ and D, and will all be sustainably sourced and certified (e.g. FSC/ PEFC/ etc. for timber) where practical.
- The redevelopment will endeavor to minimise the quantity of materials exported / imported from site by maximising the potential for achieving a cut/fill balance. Wherever possible hardcore will be retained and recycled as substrate for road bases etc of the new development.
- Making the best use of natural ventilation and cross ventilation opportunities will be explored.

Environmental responsibility is a core design issue. By designing the building with environmental responsibility in mind from the beginning, we ensure that we do not leave a legacy of problems regarding non-renewable sources and environmental pollution for future generations to solve.

Initial steps to keeping energy consumption to a minimum will be taken in the design process as part of the evolution of the overall design solution. This process will recognise the environmental constraints in conjunction with the associated legislative and regulatory bodies.

The image is a low-angle architectural rendering of two modern skyscrapers. The building on the left is partially obscured by a large, diagonal red overlay that covers the left third of the frame. The building on the right is a tall, slender tower with a glass facade, featuring a series of white rectangular panels that create a rhythmic pattern. The sky is filled with dramatic, dark clouds, and a bright light source, possibly the sun, is visible behind the right building, creating a lens flare effect. The overall mood is dramatic and futuristic.

6.0

L A N D S C A P E P R O P O S A L

6.1: LANDSCAPING

This pages offers a brief overview of the landscaping for the New Chinatown outline application. For further and more in-depth detail, a Landscape Statement will be provided by Landscape Projects and submitted along with the application. This will describe all landscape and place-making related aspects.

The creation of New Chinatown will result in an extensive new landscape which will make a major contribution to the skyline and streetscape of Liverpool. The landscape is ordered in layers, with the street level landscape comprising hard surfaces and individual trees; lower roof terraces will provide intensively used green areas, with evergreen trees to punctuate the skyline; upper roof terraces will be extensive green landscapes of wildflowers, with small trees; and the highest roofs will either be decked or inaccessible.

The publicly accessible roof gardens will provide a beautiful, tranquil place for sitting and looking out over the city and River Mersey. It will be surfaced in combinations of paving and timber decking, with seating areas located in sunny sheltered spots. Ground cover planting will provide year-round colour and texture. Evergreen trees will provide foliage, colour and shelter throughout the year. These areas will be accessible to residents and invited guests.

The upper roof terraces provide an opportunity for communal gardens and break-out spaces for commercial premises such as restaurants and spas. Each garden terrace is designed with a special character reflecting its orientation, views, and supporting function.

The scheme proposals incorporate an extensive external lighting scheme, including low-level and decorative lighting. This will create an attractive night-time ambiance, which will promote evening use of the public and communal spaces, as well as contributing to a feeling of safety and security.

Phase 1 landscaping consists of private residential spaces. These spaces will be tranquil spaces containing light-foliaged birch trees, with robust ground cover below. Combinations of hard and soft landscape will create social space. The change in plinth level adds a buffer for security and private landscaping and accessible space creates a buffer between public zones and private frontages.





7.0

ACCESS PRINCIPLES & CONCEPTS

7.1.1: PART M COMPLIANCE: ACCESS PRINCIPLES AND CONCEPTS

This section of the Design and Access Statement highlights the access strategy which is to meet the needs of all users, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment and to enable the needs of disabled people to be taken into account, at the earliest stages of development.

By doing so this document assists the processes laid out in the 'social model of disability' and aims to be both positive and inclusive in its approach. It demonstrates that the recommendations contained within BS8300:2009, Approved Document M; Building Regulations 2000 and Liverpool City Council's Design for Access for All – Supplementary Planning Document will be achieved.

Access Policy Context:

The Chronically Sick and Disabled Persons Act 1970

Section 4(1) of the Act requires that "any person undertaking the provision of any building or premises to which the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary conveniences (if any), make provision, in so far as it is in the circumstances practical and reasonable, for the needs of members of the public visiting the building or premises who are disabled."

Disability Discrimination Act 1995 / 2005

The Disability Discrimination Act 1995 brought in measures to prevent discrimination against disabled people. The Act, which was amended more recently by the Disability Discrimination Act 2005. It requires employers to make reasonable adjustments to removing barriers allowing disabled people's participation. Providers of goods and services to the public also have a legal duty to take reasonable steps to remove, alter or provide a reasonable means of avoiding a physical feature of their premises, which makes it unreasonably difficult or impossible for disabled people to make use of their services.

The Equality Act 2010 came into force in October 2010 and replaced the existing DDA and other equality legislations with a single Act. It simplifies the law, removing inconsistencies and making it easier for people to understand and comply with it. It provides a framework for simpler, smarter and more streamlined processes. It also strengthens the DDA in important ways to help tackle the discrimination and inequalities which still exist in our society.

7.1.2: PART M COMPLIANCE:
INCLUSIVE DESIGN

Inclusive Design is key in building design. Accessibility enables people to participate in the social and economic activities for which the built environment is intended. The concept of inclusive design follows the ‘social model of disability’ by focusing on removal of the barriers within the environment rather than the impairment. Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity. In short, inclusive design provides a single solution for everyone.

The proposed development where possible strives to offer inclusivity; it will be safe, predictable, convenient, flexible, sustainable and legible. The proposals seek to offer:

Equitable use and accessibility for everyone irrespective of ability.

Appropriate space for people regardless of body size, posture and mobility.

Ease of use, comprehension and understanding regardless of physical or cognitive abilities.

A safe, comfortable and healthy environment, minimising hazards.

PHD1 is committed to a policy of equality, inclusion and accessibility in the delivery of a building which will be used by visitors to the building and habitants. PHD1 fully recognises the diversity of cultural, religious and individual abilities of future users and employees and is active in ensuring that any potential sources of discrimination are addressed.

Ease of use by all potential users, including disabled people, parents and children, older people, and young people is also considered to be an essential element of breaking down language and cultural barriers. The following design criteria aim to address all these points:

Inclusive Design:

Footpaths and walkways will be even, stable, durable, slip resistant and well lit. The accessible footpath complies with the requirement of no projecting overhead hazards or opening doors or windows. The building will have level access. All of the main entrance doors will be to accessible standards in terms of minimum clear width of 1000mm, vision panels, glass manifestation and location of entry phone and key panel. The doorway will have unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and a return wall.

Entrance Lobby:

Will comply with DDA requirements in terms of dimensions and manifestation and the reception will be clearly marked.

Doors:

Main circulation doors will be designed to provide a minimum of 825 mm clear access width. The doorways will have unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and a return wall.

Corridors:

Corridors will have unobstructed width of min 1200 mm with level, slip resistant flooring, with no outward opening doors or other projecting hazards.

Lifts:

The lifts will have unobstructed maneuvering space of 1.5m x 1.5m at the front and will be min 1.1m x 1.4m internally, with the height of keypad, manifestation and signage compliant with Part M and Design for Access for All guidance.

Stairs:

The stairs will be compliant with Part M and Design for Access for All guidance. The steps will be of clear width of 1200 mm width, max 170mm riser and min 280mm tread, with min 300mm projecting handrail to top and bottom of the flight, raised 900mm above stair pitch.



8.0

S U M M A R Y A N D C O N C L U S I O N

8.1: CONCLUSION

This application seeks full planning permission via a hybrid planning application, consisting of phase 1 in full detail and phases 2 & 3 in outline.

The proposal is comprised of high quality layouts, careful massing and a refined approach to the form and aesthetic of the individual buildings and masterplan.

Particular attention is given to the contextual relationships of a challenging site. The development of the scheme has constantly referenced the surrounding area in all aspects, beginning with a thorough appraisal and continuing with an iterative design process that tested the proposals in context. Several meetings with the Local Planning authority and careful analysis of previous proposals helped to outline key principles early on.

The masterplan layout is a response to the adjacent streetscapes, reflecting the character of each and enhancing the connection for all users and passers-by. In particular, the public realm is generous and the sunken retail element provides a destination unlike anything seen in Liverpool before, creating a vibrant destination for tourists and residents alike.

The relationship to the Anglican Cathedral and Wedding Shop is sensitive and respectful whilst providing a new layer of identity for the area.

The overall design in its massing, form and aesthetic produces a statement piece of regeneration, suitable to this important location in the city.