

## **16047 Brunswick Quay Design Response Comments - 17.05.19**

### **Responses to Urban Design comments**

1. *"The blocks typically appear flat and monolithic, albeit with some articulation through the single recessed horizontal and vertical band to each block, and the recessed plinths. The remaining areas of elevation exhibit a solid to void ratio which results in large areas of blank wall with small but differently sized and informally arranged windows punched into the flat cladding material. This approach will limit the visual interest exhibited in the elevations, both from close-up and more distant views. For instance, some of the key frontages onto the Mersey and Brunswick Dock appear as overly solid facades, whilst there are also numerous opportunities to view the flat and monolithic side elevations from various points in the surrounding public realm."*

The mass of each of the buildings has been broken down by reinforcing the layering of the context. The black brick plinth relates to the ground, the middle stone layer ties in with the built context, and the metallic layer transitions the building beyond the horizon. Beyond this, the perceived scale of the buildings are reduced by a mixture of horizontal/vertical full height glazing bands, horizontal strip windows, and a number scattered punched windows.

From distance, the scheme will often be read as a collection of buildings. A conscious effort has been made to avoid introducing too many vertical/horizontal elements, which would cause the scheme to become overly complex. The composition of mass and void currently allow the buildings to be recognisable from distance, with the play between glazed/striped elements, allowing for the appreciation of form for the more solid elements.

Some minor changes have been made to the elevations of each by introducing some extra punched windows in places, to reduce the area of 'blank' wall.

(See drawings: 16047 PL08, 09, 106, 107, 207, 208, 307, 308, 406, 407)

2. *"The plant rooms positioned on the roof of each of the blocks need further consideration as they appear unduly prominent from certain views and present a form which does not sit comfortably with the angled wedge-like form used in the buildings beneath."*

The form of the plant spaces at the various roof levels are prescribed by the internal kit. A change in form to compliment the wedge-like form of the main building would result in an unnecessary increase in height.

Therefore, the external cladding to the plant spaces has been changed to the metallic rainscreen cladding, as used on the main building below, to visually blend the two together.

(See drawings: 16047 PL08, 09, 106, 107, 207, 208, 307, 308, 406, 407)

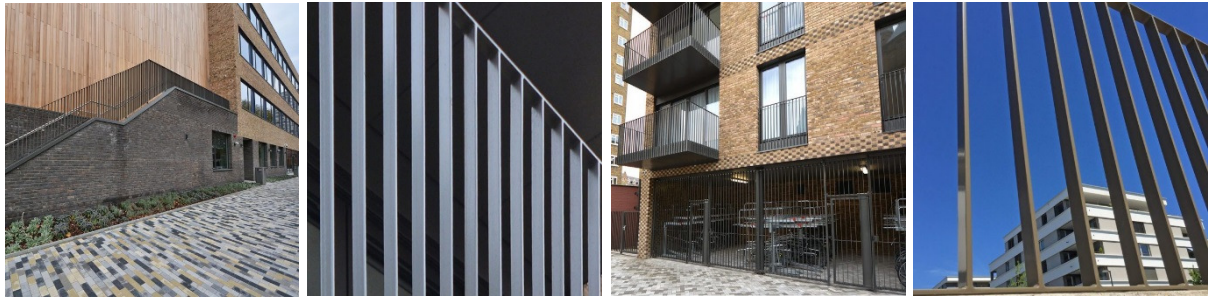
3. *"Further details are required detailing the boundary treatment of the car parks at the points where they front onto the surrounding public space to the north, east and west. They present a considerable frontage at ground and upper ground floor level and therefore they will have a significant role to play in forming the public realm."*

A metal railing fence will provide a good combination of permeability across the site, and security between the buildings. The dark finish will compliment the dark brick plinths and architectural metalwork, whilst a climb planted base will infuse greenery to the public realm. Details for the new proposed fence are as follows:

- Vertical Metal Railings with climbing planting at base.
- Product: Lang + Fulton Rimini Flat Bar Railing, or similar & approved.
- Materials: Powder coated steel / Size: 2.4m height.
- Colour/finish: To match architectural metalwork

(See drawings: 16047 PL01, 08, 09, M80089\_201\_REV\_D\_GA and M80089\_202\_REV\_D\_GA)

(Indicative images of metal railing fence below)



4. *"The ground floor frontage onto the public realm along Brunswick Dock needs further consideration as it lacks visual interest or activity. At the ground floor level, it seems that the scheme is turning its back on the dock, instead focusing its attention on the Mersey frontage. Part of this dockside frontage includes the carpark areas (see comment above) but some of it is provided by the end elevations of the four residential blocks. The frontages presented by each block lack articulation and activity, which results in limited visual interest and limited draw to use the public realm"*

In addition to the change in fence type and inclusion of greenery between the buildings, further articulation in the form of opaque glazing has been introduced to the ground floors of each building, along the eastern dock edge. The glazing unit will be in line with, but with a break between, the glazing from first floor to the underside of the stone cladding to limit the vertical emphasis of the dark brick plinth. Maintaining privacy to the service areas, the opaque glazing shall increase the activity to grounding plinth, facing the public realm. (See drawings: 16047 PL08, 09, 106, 107, 207, 208, 307, 308, 406, 407)

#### **Responses to Canal & River Trust comments**

1. "Impact on the structural integrity of the dock due to the proximity of the building to the dock wall."  
Currently no action required.

2. "Potential contamination of the docks."  
A CEMP has previously been provided.

3. "Impact on the character and appearance of the docks"  
*"Of more concern is the 3m high vertical timber fence (labelled as B2 on the General Arrangements PDF). This would be installed between the proposed buildings all along the boundary with the dock. This feature is not shown on the visualisation and we have concerns about the stark appearance of this and especially in terms of the environment this would create along the 'dockside boulevard'. This fence and its height should be **amended**, possibly providing railings and/or softening with planting/climbers."*

Details for the new proposed fence are as follows:

- Vertical Metal Railings with climbing planting at base.
- Product: Lang + Fulton Rimini Flat Bar Railing, or similar & approved.
- Materials: Powder coated steel / Size: 2.4m height.
- Colour/finish: To match architectural metalwork

(See drawings: 16047 PL01, 08, 09, M80089\_201\_REV\_D\_GA and M80089\_202\_REV\_D\_GA)

4. "Maintenance of Brunswick lock"  
Access to the public realm space along the western riverside boundary edge has been eased by cutting the timber terracing back between buildings 2 and 3.  
(See drawing: 16047 PL01)