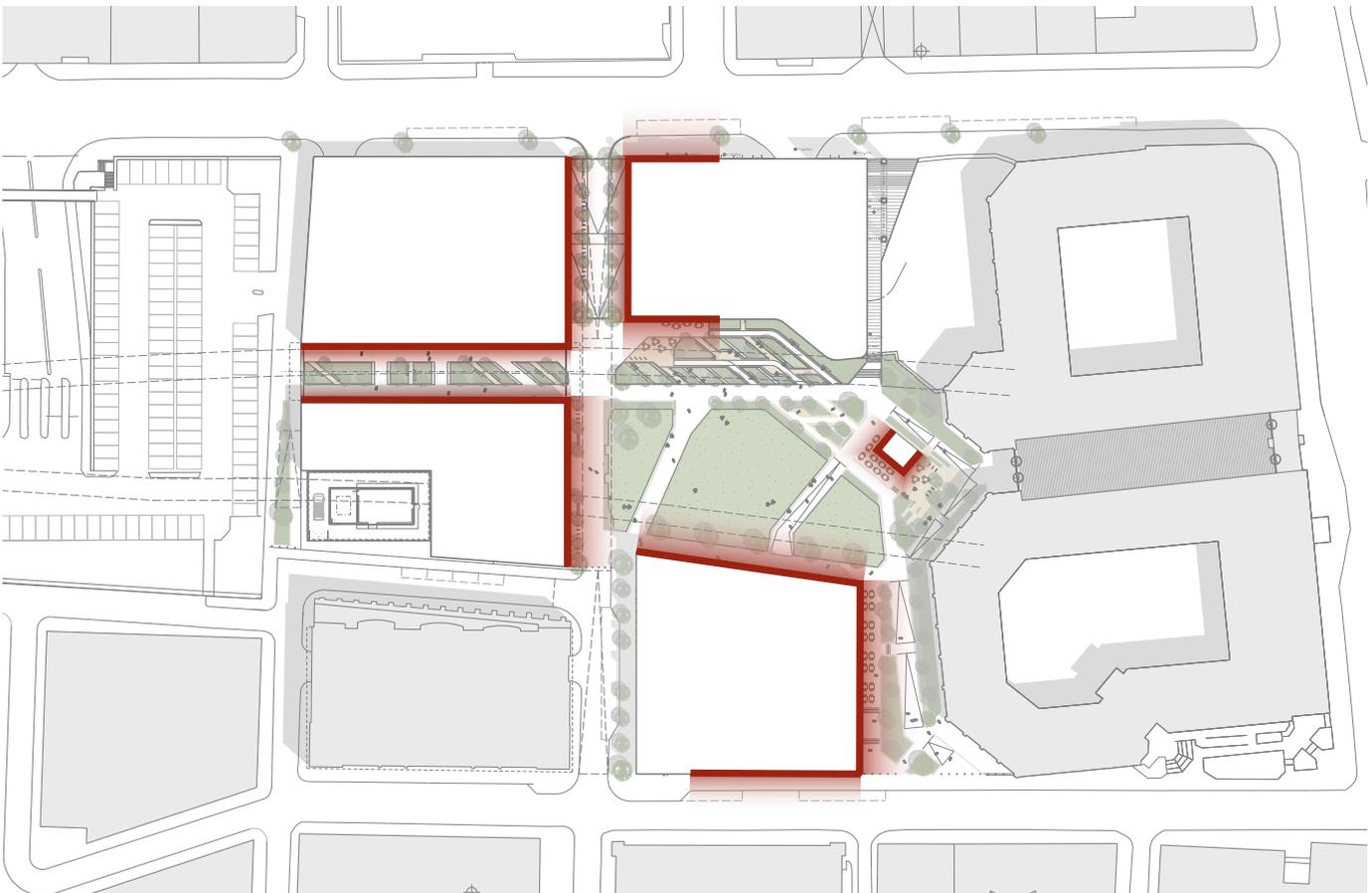


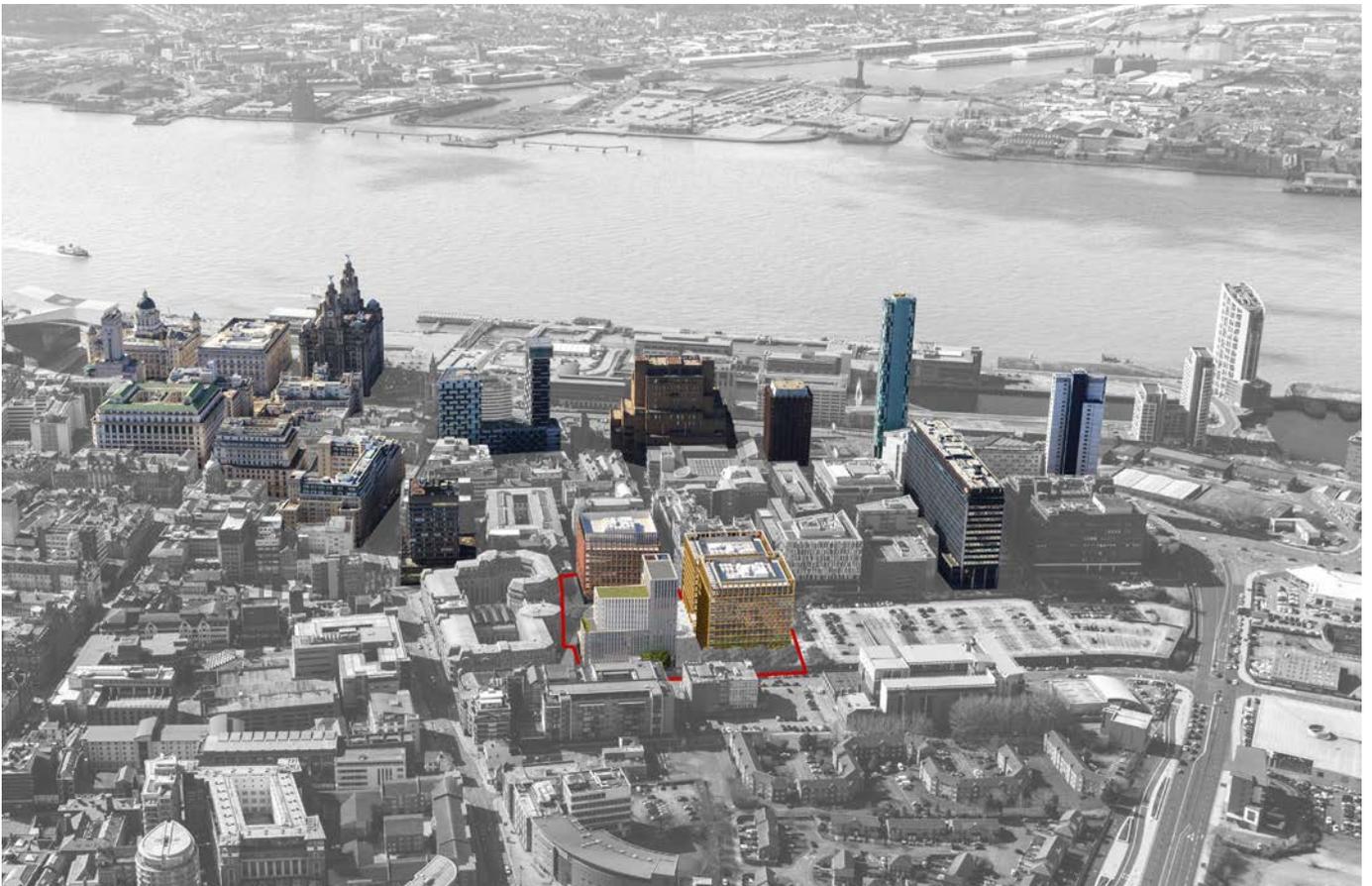
4.7 BUILDING FRONTAGES

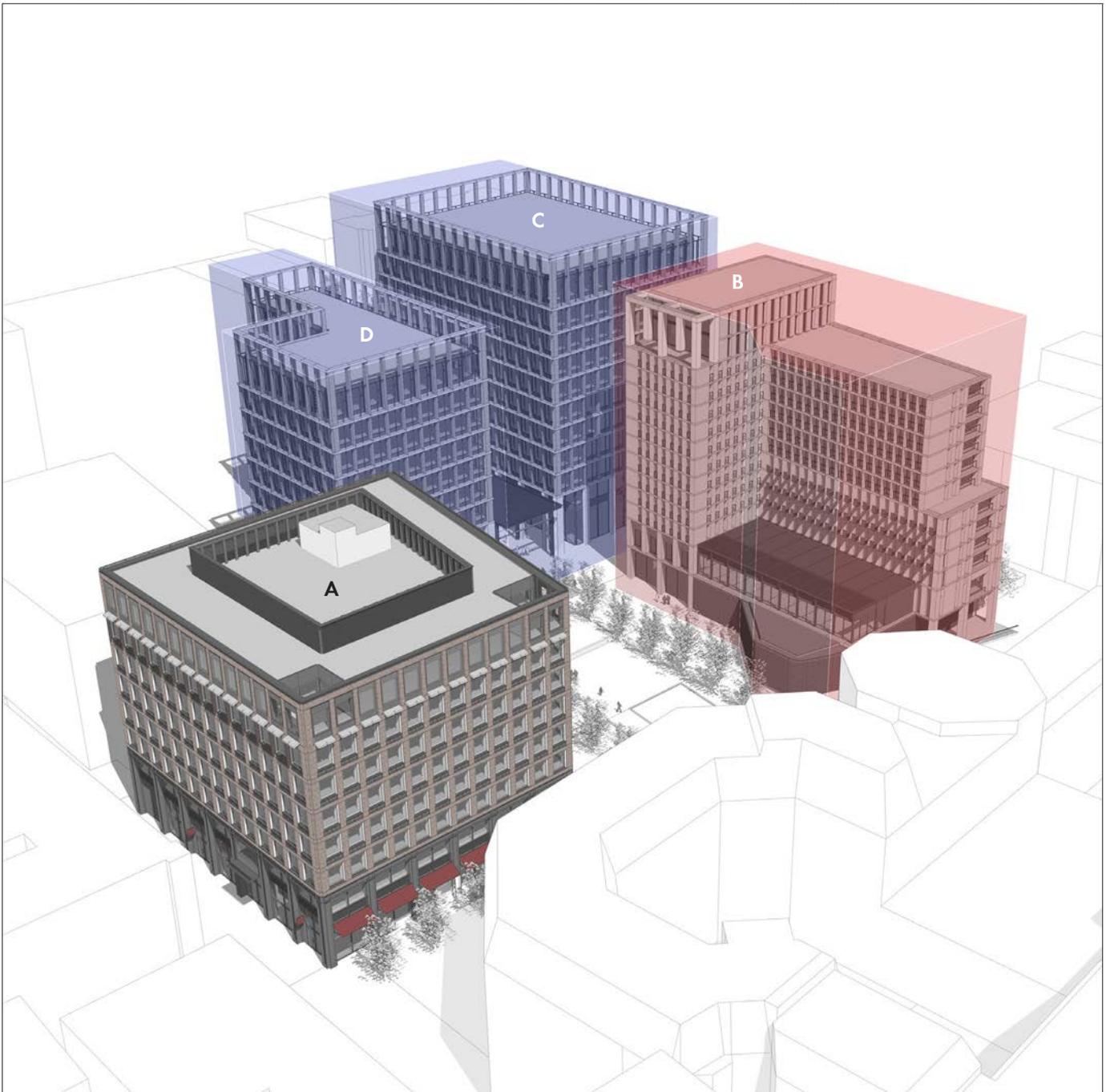
The facades of the proposed new buildings address the existing street pattern in a conventional manner where they face Pall Mall, Bixteth Street and Edmund Street edges of the site. The facades facing into The Gardens are augmented with additional features including awnings and canopied loggia to encourage al fresco dining and engagement with the landscape and park.



4.8 BUILDING HEIGHTS, MASSING AND FORM

The scale of the proposed buildings of a plan area and height that produce urban blocks comparable to those on adjacent plots in the city centre context. Each of the new buildings will have a clearly defined largely orthogonal form and a subdivision of facades into a tripartite arrangement of base, principal façade and top. The exception in height will be the hotel which to meet the numerical viability threshold for the end users will be the tallest building in the overall development site.



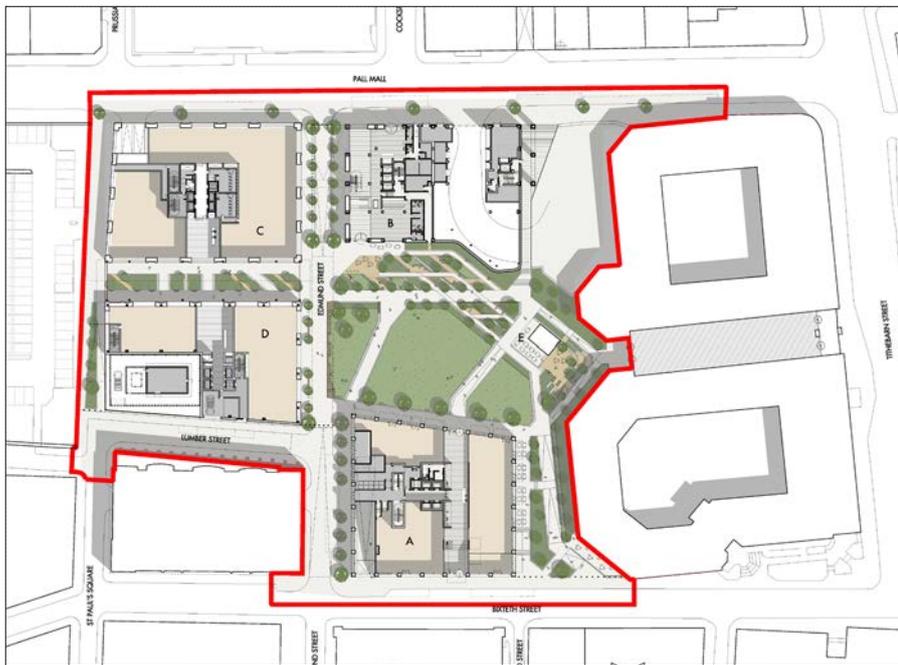


Aerial view showing the parameter envelopes for plots B,C and D overlaid on the illustrative masterplan. The parameter envelopes have been used to generate the gross developable areas for each plot in the outline application

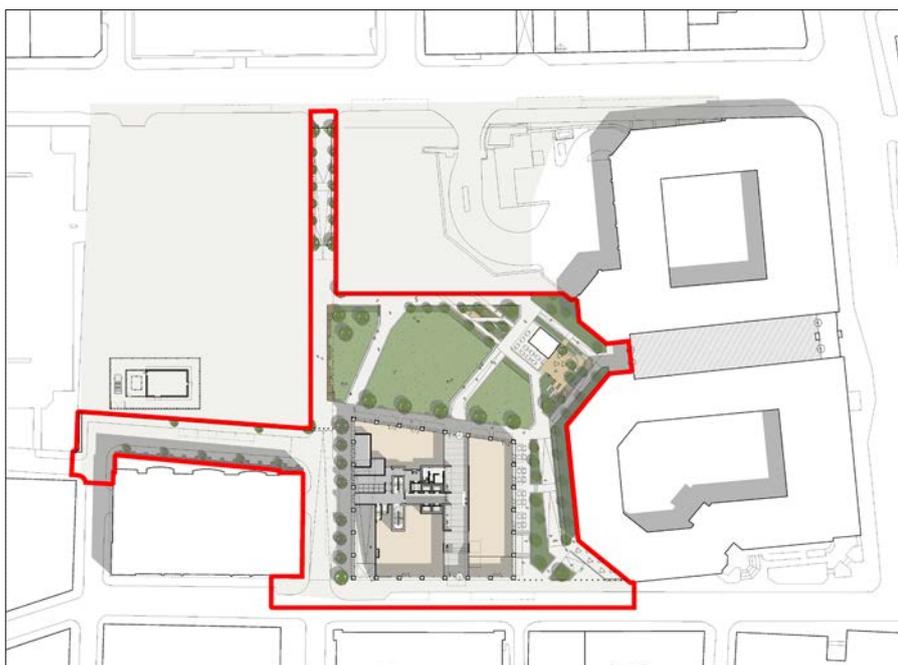
4.9 USE AND QUANTITY OF DEVELOPMENT: THE MASTERPLAN

The uses for building plots A, C and D are commercial offices (B1) on the upper floors above retail or office uses (B1/B2) on the ground floor (A1/A3), plus ancillary uses in basements on plots A and C. The building on plot B is a hotel (C1) with ancillary restaurant and bar accommodation on the ground and first floors facing into The Gardens. The plot E building is described as a pavilion in the illustrative scheme, which will be a use supporting activities in the new public realm such as restaurant, cafe, bar or retail (A1, A3, A4).

The scheme is capable of delivering up to 86,964m² GEA of development, of which 59,484m² GEA will be B1, commercial offices and ground floor A1/A3, retail/restaurant combined; 27,260 m² will be C1, hotel and; 270 m² will be A1/A3/A4 contained within the plot E pavilion.



The boundary for the outline application, shown overlaid on the illustrative scheme plan.



The boundary for the full application, which includes Office A and a large portion of the proposed landscaping works. The plan shown here excludes any works not included in the scope of the full application and, as such, represents what will be delivered as a first phase of works should the full application be consented.

4.10 SCOPE OF THE FULL APPLICATION

The following section describing Office A (chapter 5) relates to the content of the full application for this building and a large portion of the landscape, which is described in detail in chapter 8. The plans on the opposite page describe the scope of the outline and full applications, respectively, and also demonstrate the extent of works intended to be delivered under the full application.

5

**DETAILED SCHEME:
OFFICE A**





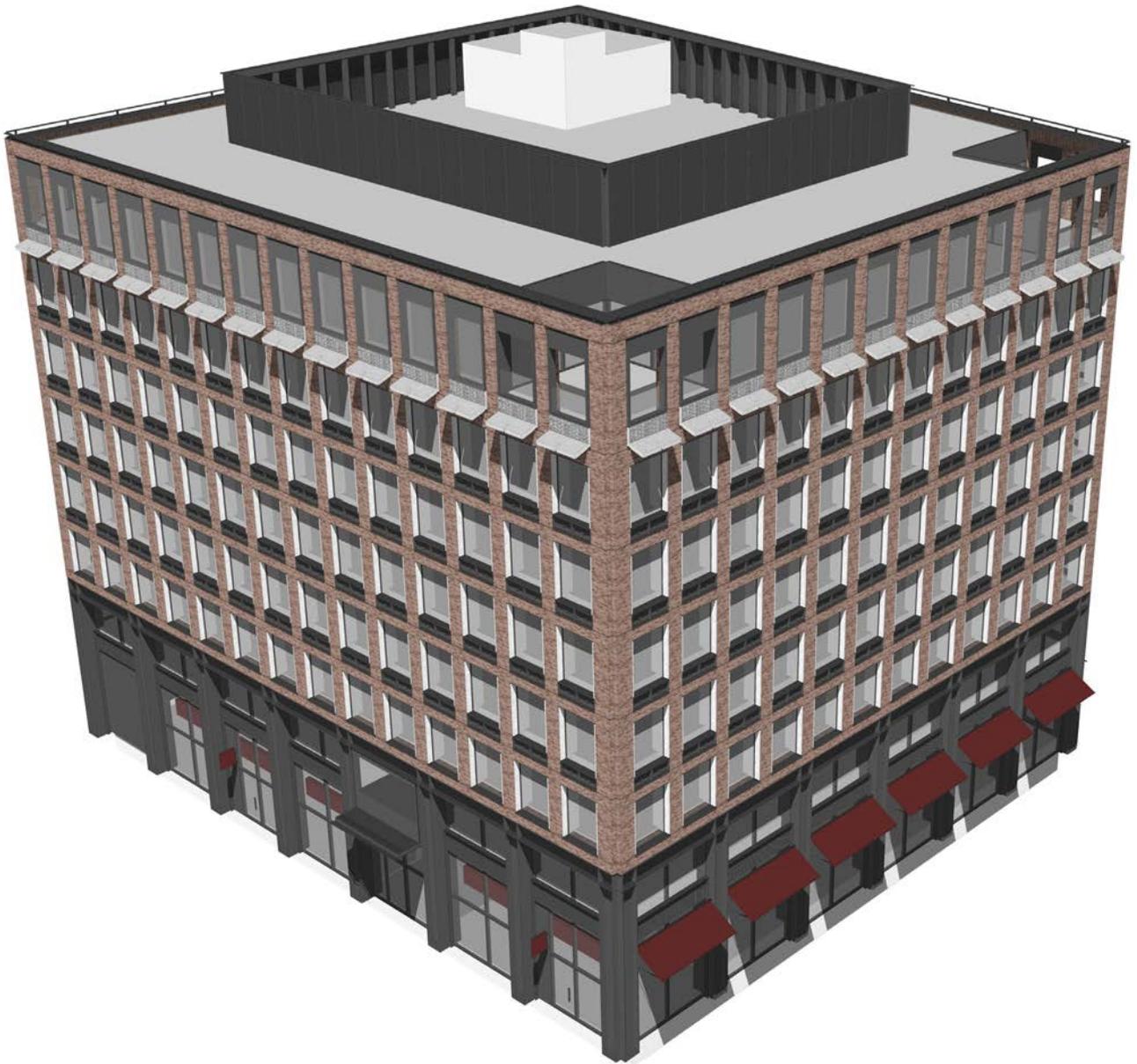
5.1 INTRODUCTION

A detailed planning application for the first phase of the development is being submitted as part of this hybrid planning application. This consists of an office building on plot A (hereafter referred to as 'Office A') together with the majority of Edmund Gardens within the interior of the site as defined by the red line boundary drawing. This also includes highway and external works to Bixteth Street and Edmund Street including the introduction of street trees, and a construction of a short section of a reinstated Lumber Street between Edmund Street and East Street to facilitate traffic movements and service access to the building and to the existing residential building on the north side of Edmund Street.

The majority of The Gardens will be delivered as part of the development so that the fully accessible public amenity is delivered as early as possible in the first phase. A temporary pedestrian and cycle connection will be maintained between Pall Mall and Edmund Street.

5.1.1 Use and quantity of development

The new building will provide over 9,500 m² of commercial office accommodation over seven floors, and 890m² of retail space at ground floor.



5.2 SCALE, MASSING AND RELATIONSHIP TO CONTEXT



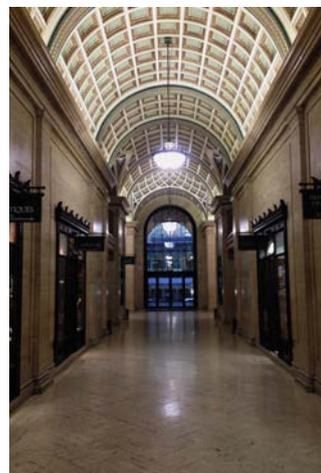
The India Buildings, Water Street



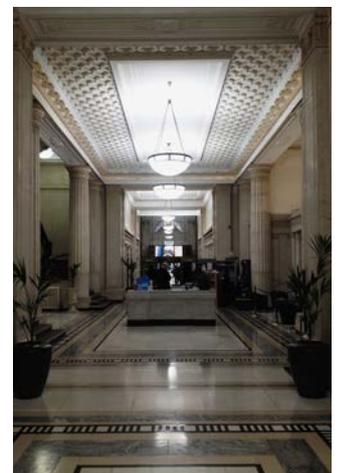
The Cunard Building, Pierhead

There are a number of nearby examples of buildings that have come to represent the City of Liverpool, built on the foundations of industrial growth and commercial entrepreneurship as a major sea port in the last century. The Three Graces are both self-assured pavilions that sit on their own individual sites side by side but can also be appreciated as a group. Each has its own independence and confidence in their architectural composition, but all follow some common ground rules of symmetry, subdivision into base, middle and top, the use of a limited materials palette and elements of repetitive patterns, particularly in the fenestration.

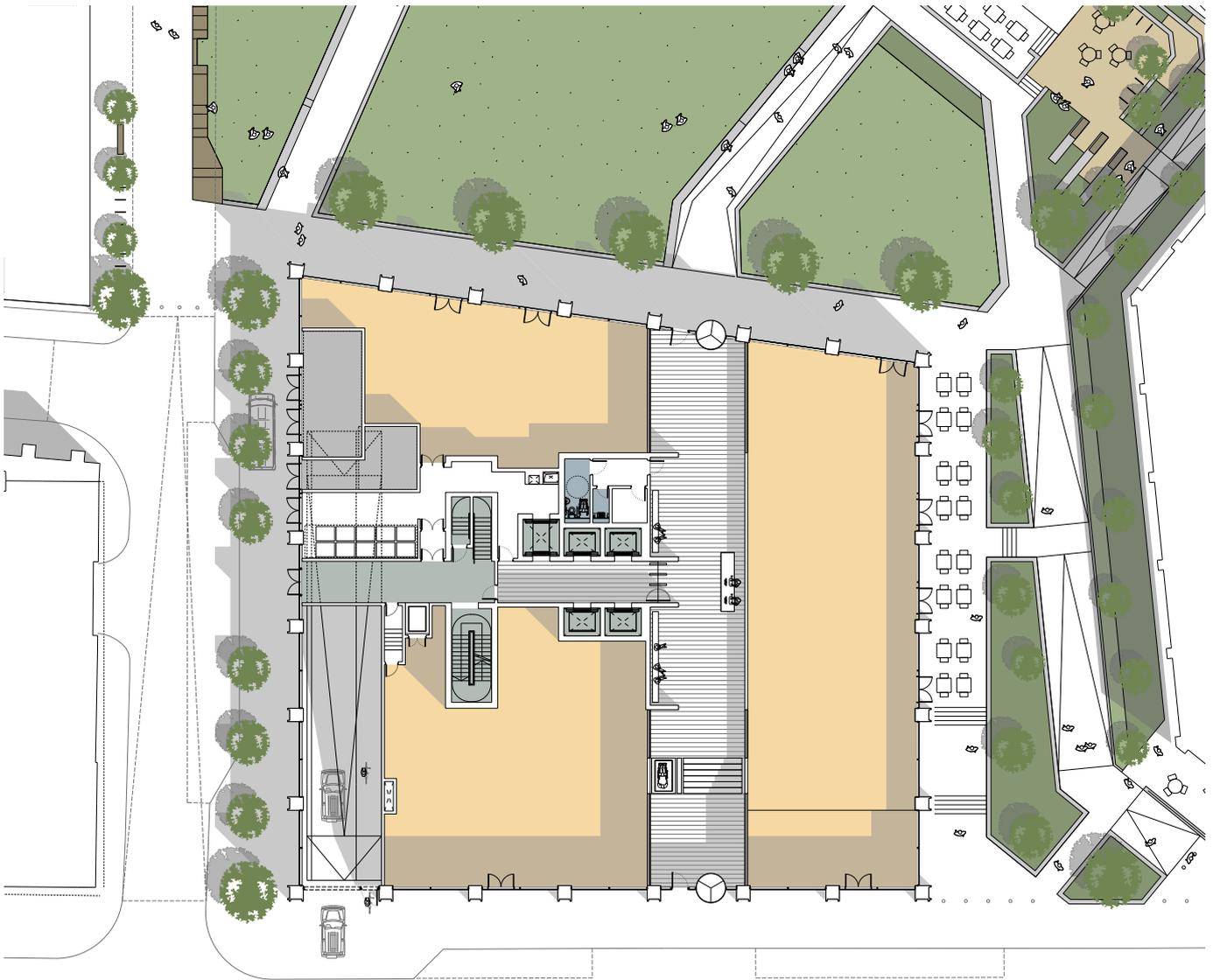
In the Cunard Building and other examples such as the India Buildings the solidity and confidence of the building is counterbalanced by insertion of an arcade that splits the ground and first floors into two. These have remarkable highly decorated double height spaces carved from the urban blocks, and in the case of India House, lined with retail outlets internally to capture both passing trade and the larger population within the building on the commercial floors above. Some of these themes are intentionally captured in the proposed office building on plot A but have also influenced the Design Codes for the remaining buildings.



The Cunard Building interior



The India Buildings interior



BIXTETH STREET

5.3 BUILDING APPROACH AND STREET APPEARANCE



Illustrative view of the Bixteth Street office entrance

The main entrance to the office accommodation is located on the south-western elevation of the building facing on to Bixteth Street, indicated with an entrance canopy fixed to the soffit of the projecting bay window at first floor level above, providing a prominent approach to the building. A second entrance to the office accommodation is provided from The Gardens, situated in a bay facing one of the main routes across the new landscape. The spatial sequence leading into the offices is designed to be legible from outside and upon entry and upon entry in to the building, leading through the reception hall to the reception desk, positioned beneath a double height arrival space opposite the security gates and lift lobby.

A retail/ restaurant unit is positioned on the south-eastern side of the building at ground level. There are two entrances to this unit; one on Bixteth Street and one facing The Gardens. The Bixteth Street entrance is signified with clear signage whilst the Gardens entrance and the elevation facing Walk are marked clearly with canopies displaying integrated signage. It is anticipated that some of the space immediately in front of this unit within Bixteth Walk will be used as outdoor seating associated with a restaurant/ cafe use, which will be further facilitated by the projecting canopies fitted in each bay along Bixteth Walk.

Active frontages have been maximised throughout the ground level of the building, with both office entrance and retail unit frontages featuring large areas of glazing to the Bixteth Street, Bixteth Walk and The Gardens elevations, which will produce activity during the day and evenings and complementing the public nature of the spaces facing each elevation of the building.

The images on the following pages illustrate the approach to the building and its role in creating a stronger frontage to Bixteth Street and defining the new public space in The Gardens.





Opposite: View to the north along Bixteth Street

Page 81: View to the north-east on Bixteth Walk

Page 83: View to the south-west across The Gardens



FIREHOUSE
RESTAURANT

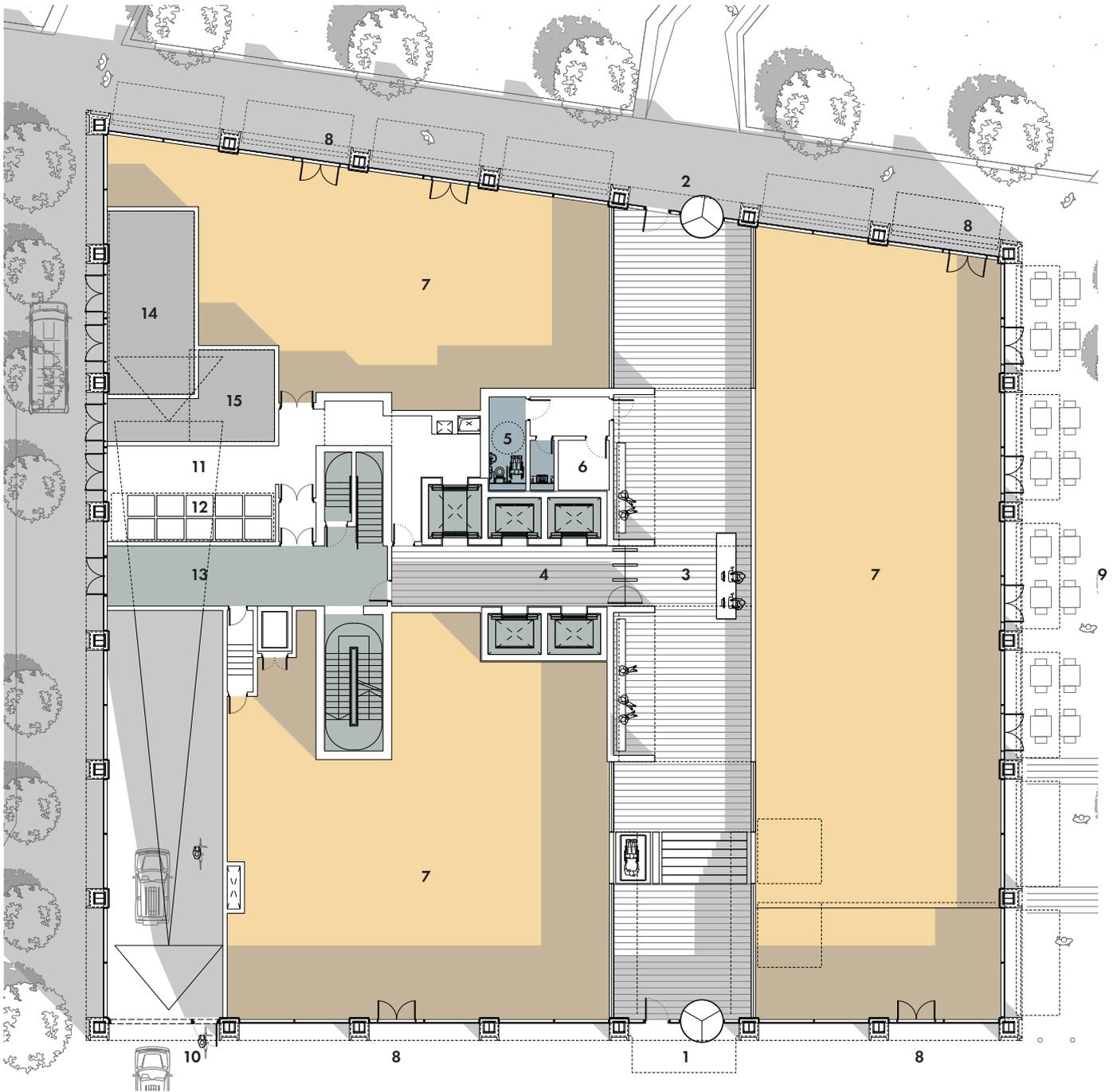
FIREHOUSE
RESTAURANT

FIREHOUSE
RESTAURANT









5.4 INTERNAL LAYOUT



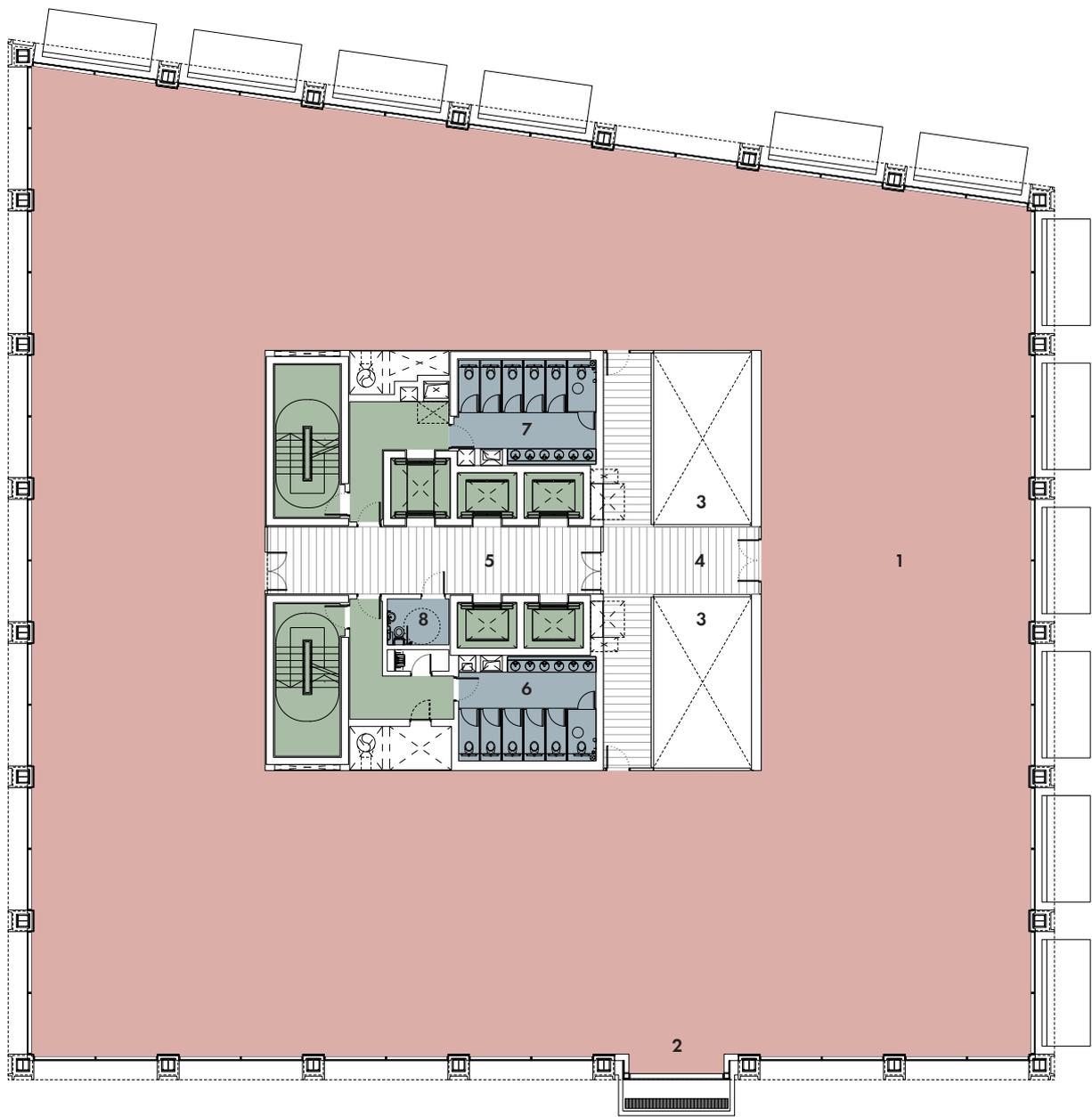
Illustrative view of the entrance hall when arriving from Bixteth Street

5.4.1 Ground level

The plan of the building is divided into two unequal parts by an arcade that has an entrance on Bixteth Street and in The Gardens. The section through the building is stepped to accommodate the existing level differences between the two with the retail unit facing onto Bixteth Street at the lower level and the unit running from here across to The Gardens along its southern frontage. A central reception area is located at the heart of the plan within a double storey volume giving access to the elevators and staircases, and retail uses on either side able to serve inwards as well as outwards.

The reception space is accessible from both Bixteth Street and The Gardens, creating an internal connection through the building which has a sense of an internal street or arcade, in a manner similar to comparable spaces in significant local buildings such as the India Buildings and the Cunard Building. This is a concept which is repeated in the illustrative scheme for the plot B hotel and, along with the internal connection through the reception space in Exchange Station, establishes a series of covered connections in to the site. Two substations serving the office accommodation and the retail units are located adjacent to the service bay facing on to Edmund Street. A vehicle and cycle ramp to the basement is located on Bixteth Street, and a service entrance on the Edmund Street return.

1. Bixteth Street entrance
2. The Gardens entrance
3. Office reception
4. Lift lobby
5. Unisex accessible WC
6. Staff area
7. Retail unit
8. Retail unit entrance
9. Outdoor seating area in Bixteth Walk
10. Vehicular and cycle ramp entrance
11. Goods handling area
12. Waste storage
13. Escape corridor
14. Office substation
15. Retail substation



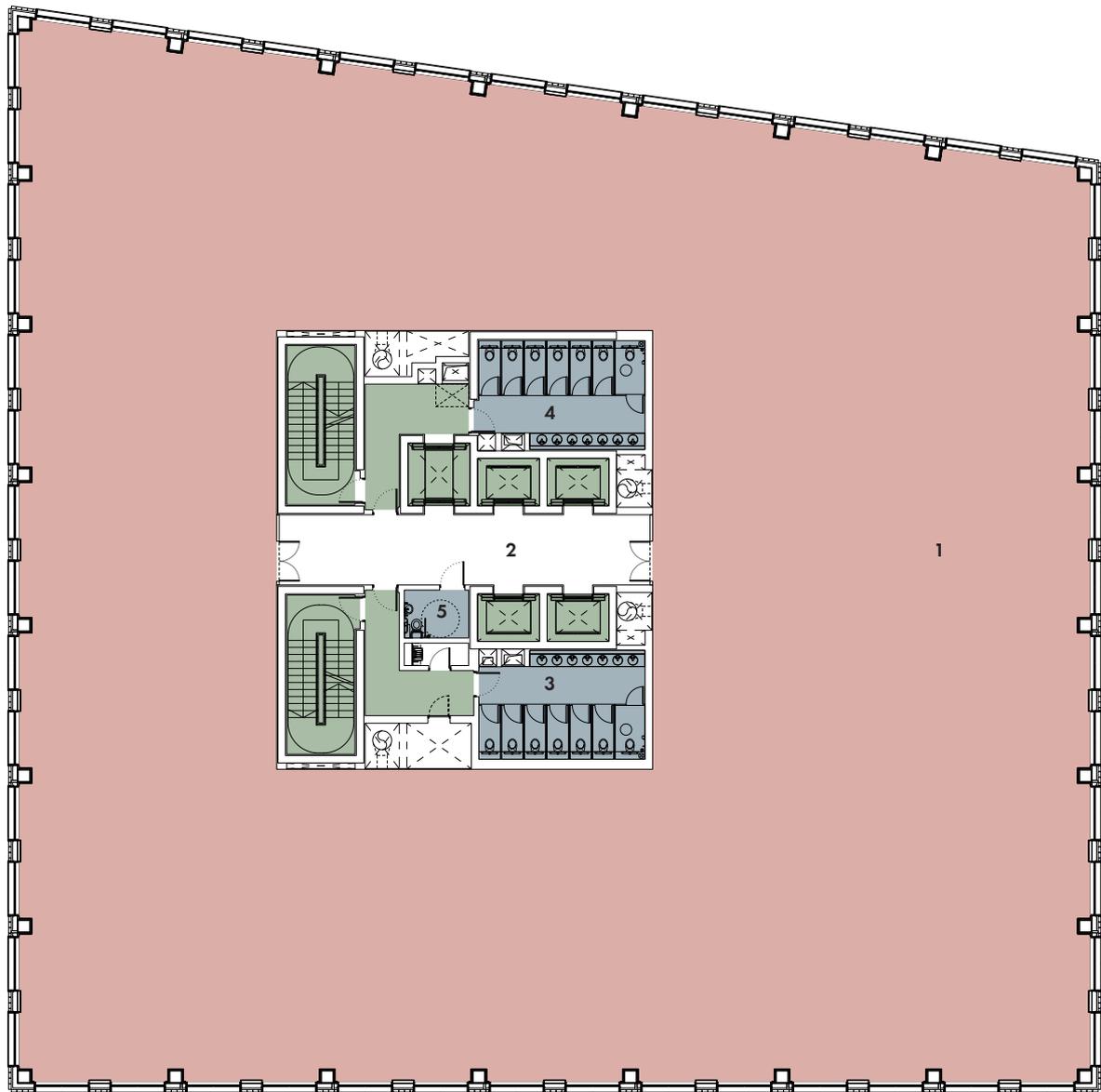


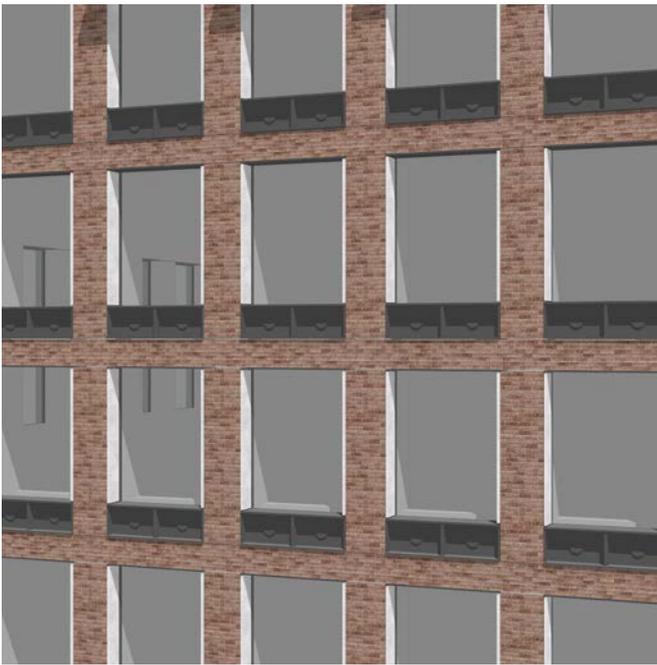
Illustrative view of the Bixteth Street entrance canopy and projecting window at first floor

5.4.2 First floor level

The first floor differs from the upper typical floors in that it has a section of floor removed to allow the double storey section to the ground floor arcade to register. Bridges cross this space linking the two parts of the floor. A projecting bay situated over the Bixteth Street entrance below helps to signify the entrance to the building from street level and provides an opportunity for tenants to use this part of the floor as a large meeting room or other shared use with convenient access to the core via the bridges over the reception below.

1. Office floor plate
2. Projecting bay window over Bixteth Street entrance
3. Voids over entrance hall below
4. Bridge
5. Lift lobby
6. Female WC
7. Male WC
8. Unisex accessible WC



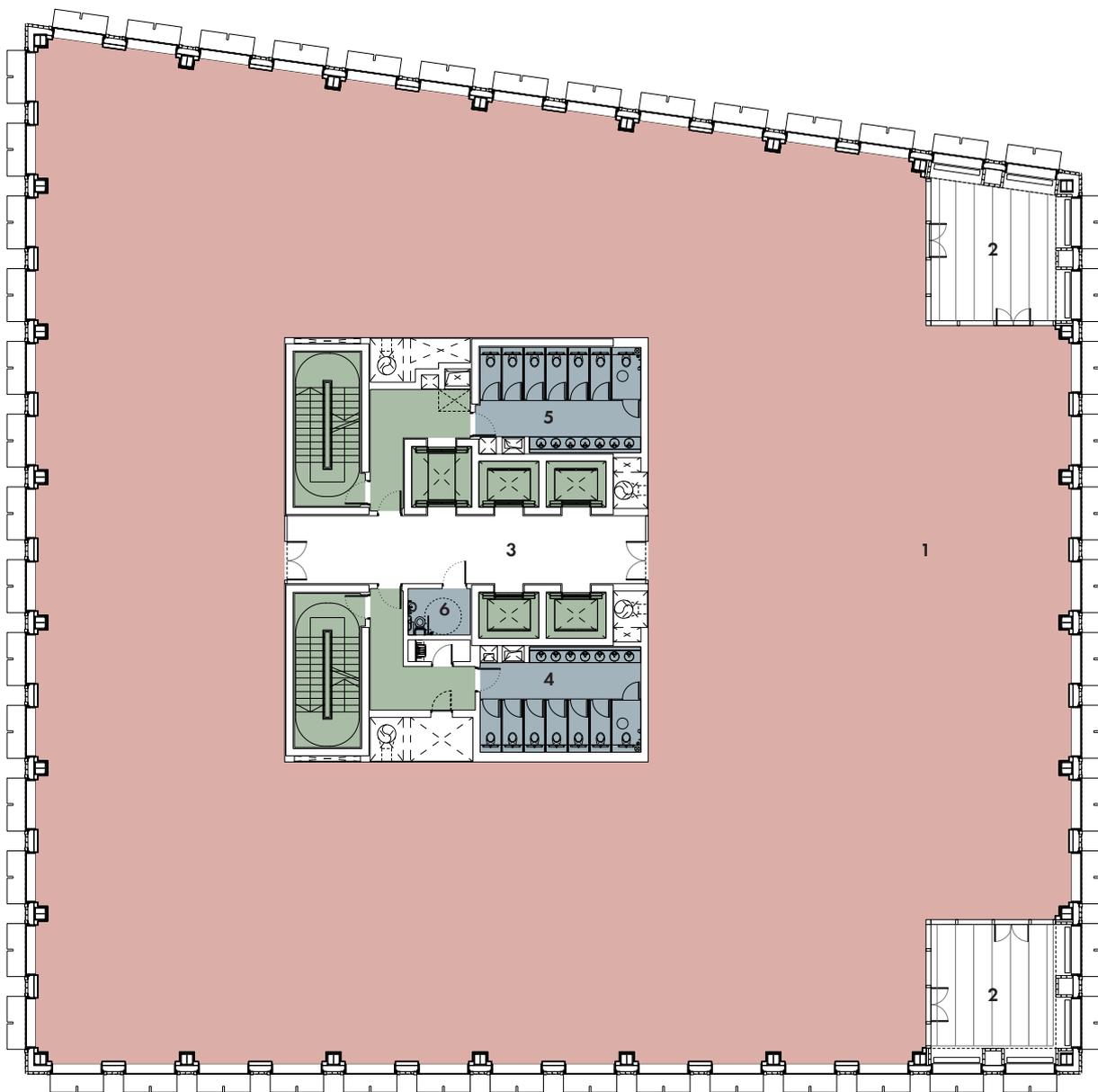


The middle section of the building's composition, illustrating the design of the typical window and overall fenestration

5.4.3 Typical floors

The office accommodation is arranged around a central core which comprises five passenger elevators, two staircases and WC accommodation. Each floor is capable of being subdivided into four smaller tenancies to offer a wider and more flexible range of sizes to suit the commercial market.

1. Office floor plate
2. lift lobby
3. Female WC
4. Male WC
5. Unisex accessible WC



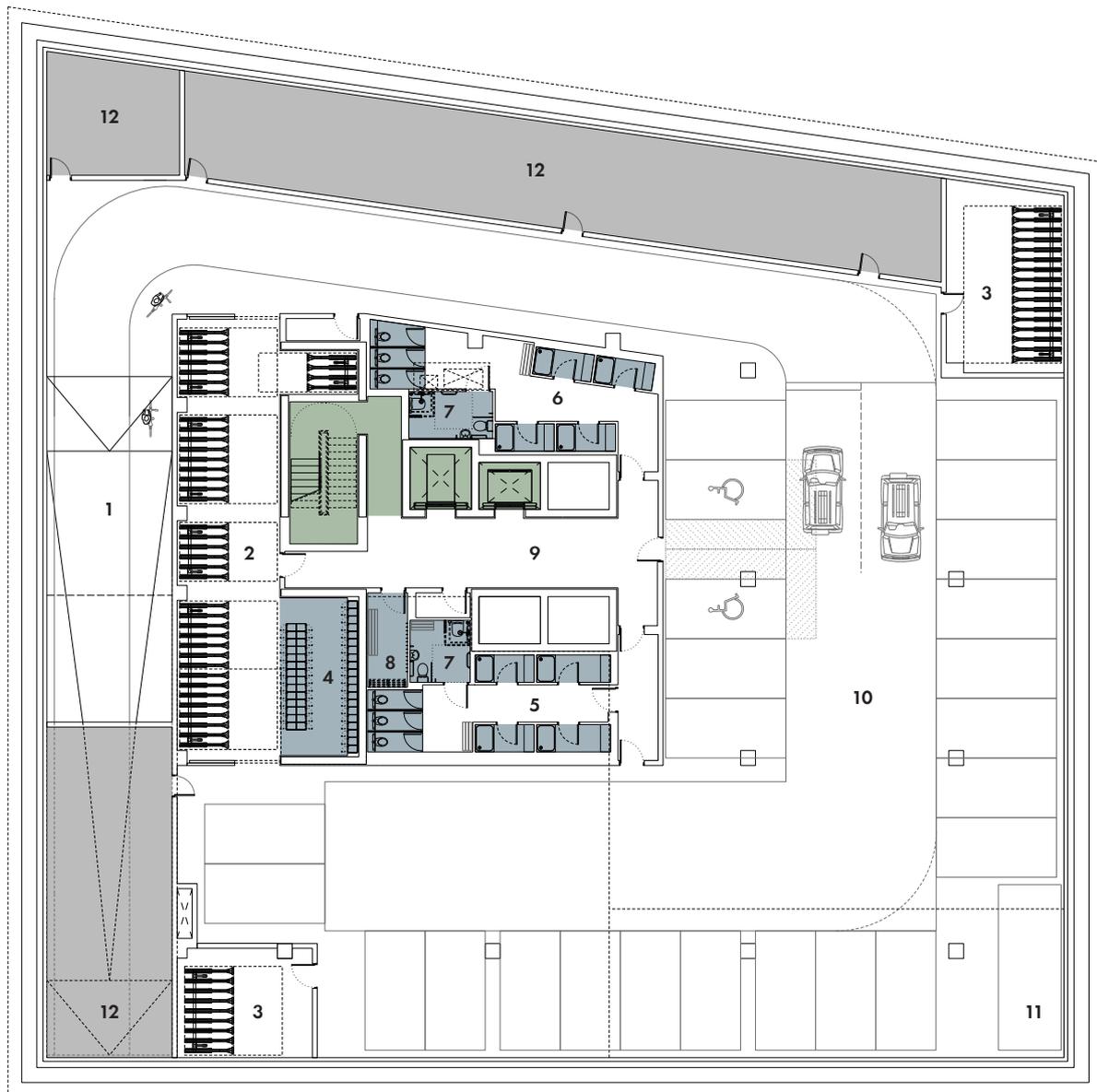


The top section of the building's composition, illustrating the design of the seventh floor windows and the cornice elements

5.4.4 Seventh floor level and roof terraces

The top-most floor of the building is consistent in plan with the typical floor below, but here terraces have been introduced at the two corners of the south elevation. As well as providing external amenity space these pull the enclosure back exposing the frame which allows daylight to be visible through the open corners and expressed frame.

1. Office floor plate
2. External terrace
3. Lift lobby
4. Female WC
5. Male WC
6. Unisex accessible WC



5.4.5 Basement

A single basement is provided with a ramp access located on Bixteth Street for vehicles and cycles. The ramp is drawn at a gradient of 1:8. There is capacity for up to 24 car parking spaces, over 130 bicycles and up to 5 motorcycles. The accommodation at this level largely consists of showers, changing facilities and plant areas.

1. Vehicular and cycle ramp
2. Main cycle parking space
3. Overflow cycle parking
4. Lockers
5. Female changing and showers
6. Male changing and showers
7. Accessible combined shower and WC
8. Drying room
9. lift lobby
10. Car parking and circulation
11. Motorcycle parking
12. Plant areas