

5.5 SECTIONAL DESIGN

The building comprises seven storeys of office accommodation; an office reception and arcade connecting Bixteth Street to The Gardens, three retail units, sub-stations, car park ramp entrance and ancillary areas at ground level; one basement storey for car and motorcycle parking, secure cycle storage, shower and changing facilities, ancillary areas and plant space and; a roof top plant enclosure containing assorted plant equipment. Typical floor to floor heights to the offices are 3.91m. The building has been designed as a steel structure with a lightweight composite floor structure of steel structural decks filled with concrete.



5.6 APPEARANCE

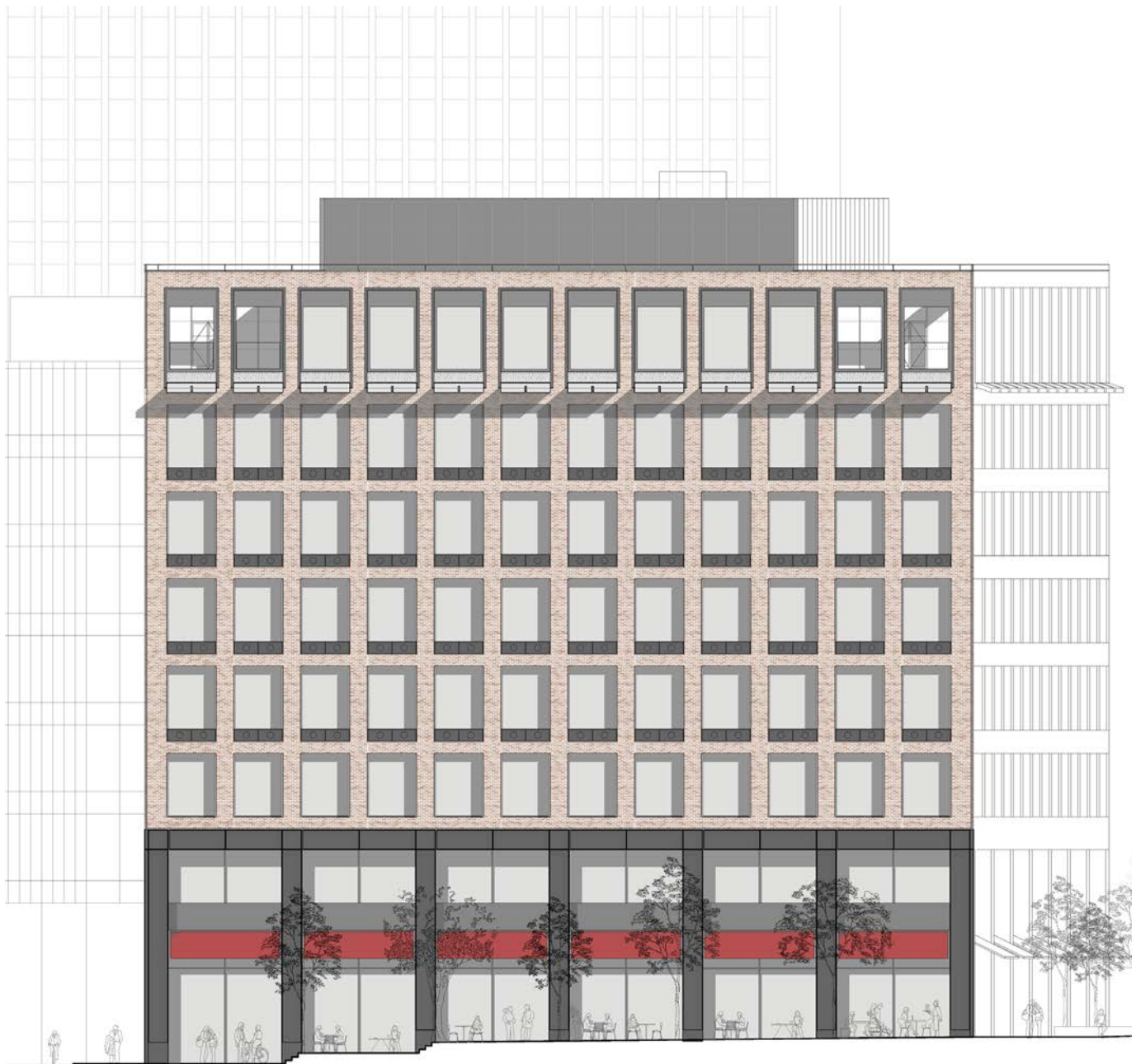
5.6.1 Facade composition

The facades of the building are constructed in handset facing brickwork set out on a regular grid that reflects the structural frame and produces a regular column and spandrel rhythm to the principal façades. The regular windows are set at the back of the brickwork reveals with vertical light-coloured metal liners to the reveals to add detail and reflect light. The spandrel panels are also picked out with a metal facing in a colour to match the metalwork at the base of the building. The double storey base is accentuated by the introduction of metalwork cladding to the structural columns that, together with an expressed steel lintel at the second floor, produce a robust, industrial feel to the building.

At the first floor within this base component the fenestration is set back from the column grid so that the depth of the columns is expressed, and the structural registration revealed. The top floor of the building is emphasised by the introduction of a projecting light coloured cornice to both terminate the top of the principal façade and introduce the attic storey. The fenestration here is brought forward to align with the face of the brickwork to emphasise the glazing and produces a strong largely transparent crown to the overall architectural composition.



Bixteth Street elevation



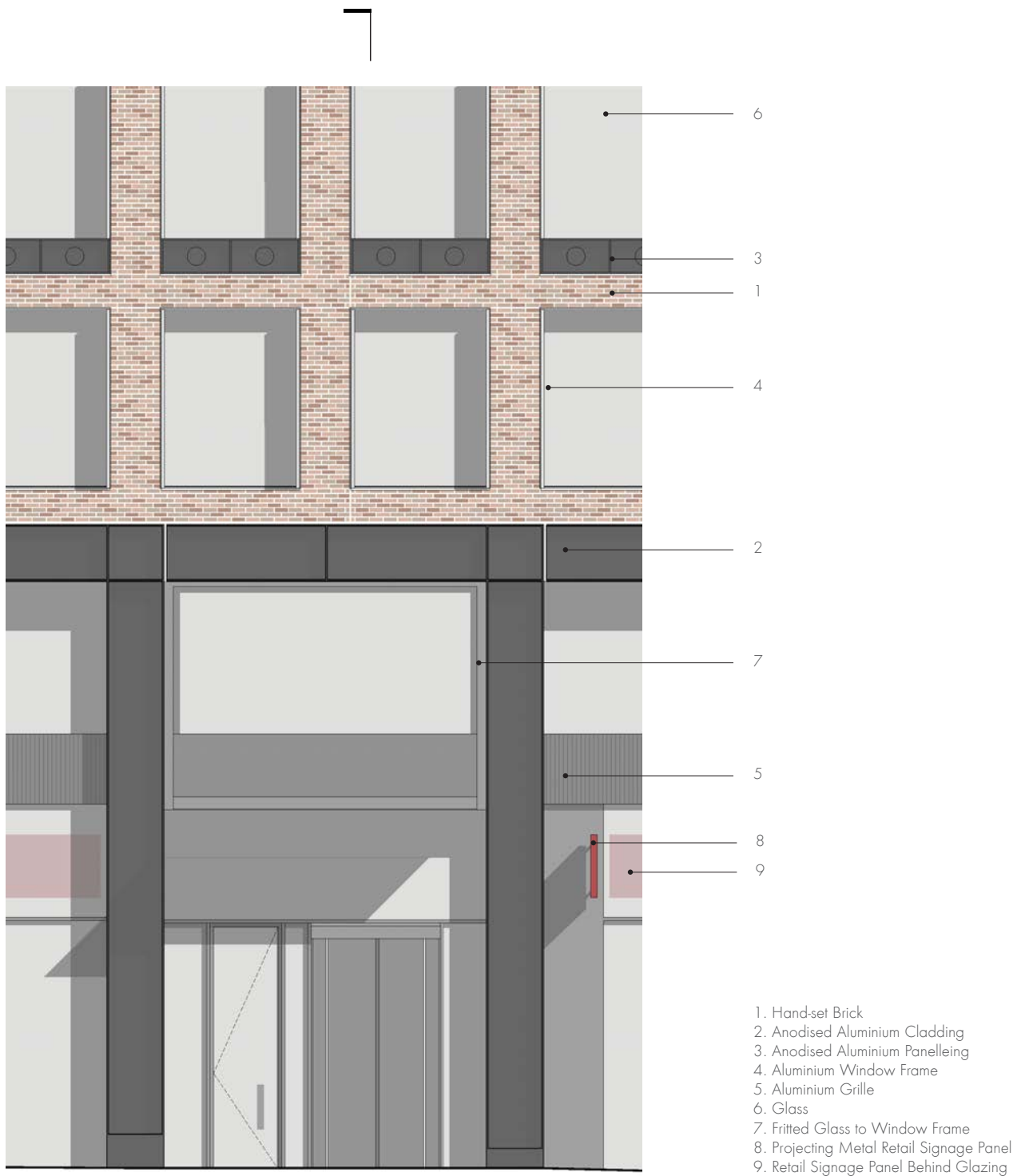
Bixteth Walk elevation



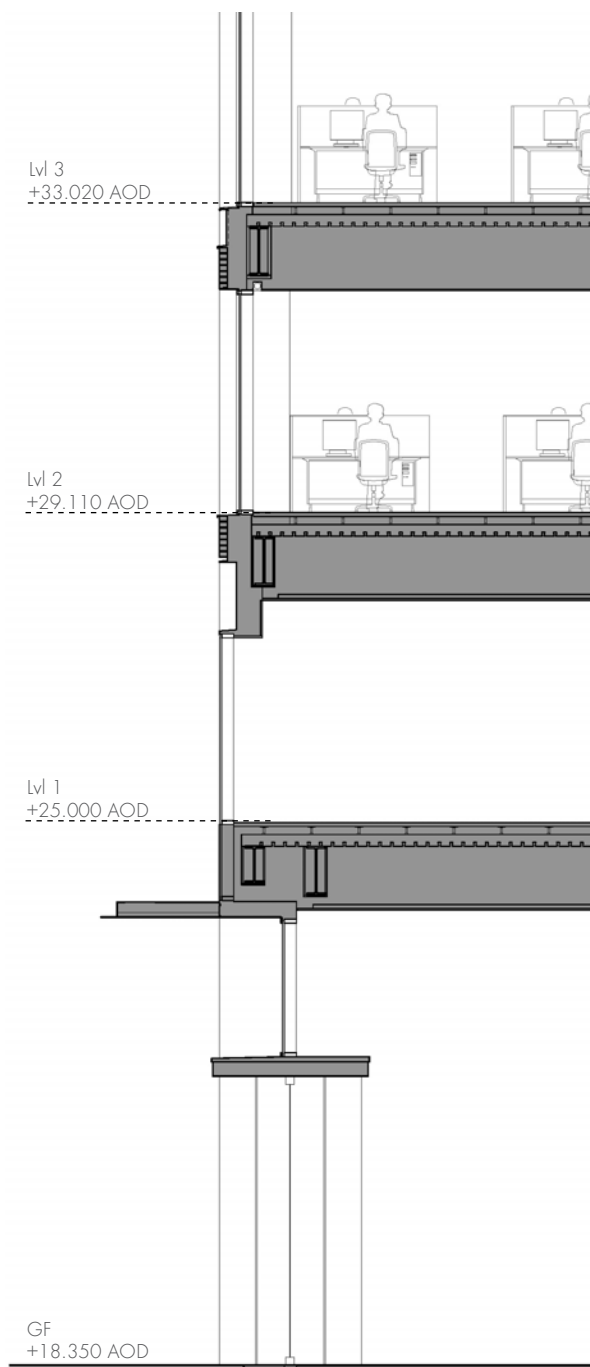
The Gardens elevation



Edmund Street elevation



Elevation: Bixteth Street Entrance



Section: Bixteth Street Entrance

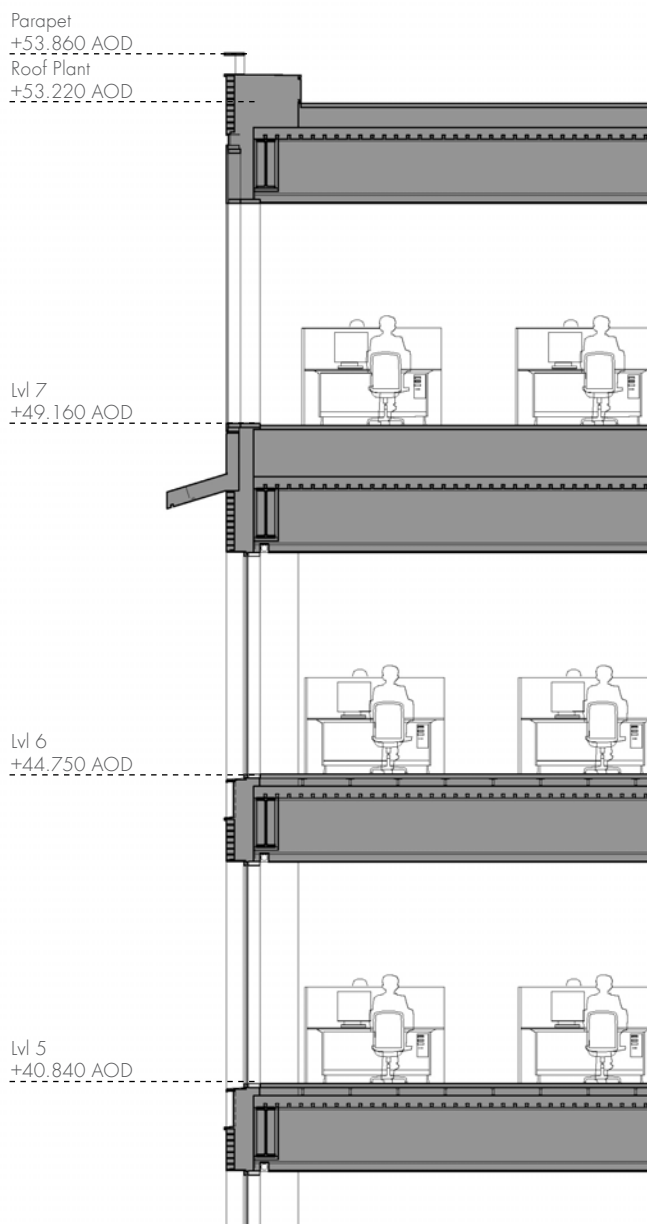
5.6.2 Material palette

A limited palette of materials has been selected. These consist of facing brickwork as the principal surface that produces both a traditional aesthetic and long lasting low maintenance finish with the fenestration set at the back of a one brick reveal to accentuate the depth of the facade. Within each of the window reveals we have introduced vertical slim metal lining panels that offer a variation, detail highlights to the overall elevation, especially when viewed obliquely. Metal faced panels form the facings of the structural columns and beams double storey base. These are expressed in profiles that represent an expressive structural support to the body of the brickwork above them.





Elevation: Typical Upper Levels



Section: Typical Upper Levels

Metalwork cladding is introduced as part of the spandrel panel under each window so that this element is combed through the principal facades. The topmost floor is set above a cantilevered cornice constructed using a precast masonry with a light finish. This device physically breaks the façade line to delineates the top of the principal façade and the attic storey and adds a highlight to the elevation. The full height fenestration at this level is brought forward to align with the face of the external façade to add emphasis to this storey. The plantroom is set well back from the elevation within a metal louvred enclosure.





Illustrative elevation to Bixteth Street showing some of the preliminary lighting arrangements

5.7 BUILDING LIGHTING

The building will be treated with lighting to all key external spaces including the ground level frontages facing Bixteth Street and The Gardens and the roof level terraces. The Bixteth Street and Gardens retail frontages will be lit with a combination of external and internal retail signage elements, each within integrated lighting as described below.

Ground level retail unit canopies will be illuminated from the canopy soffit with integrated light fittings. Projecting retail signage panels will be lit from within with an integrated light fitting. Retail units facing Bixteth Street will have signage panels situated behind the glass line, lit from within with light fittings installed inside the signage itself. Roof terraces will be lit with recessed light fittings installed at the backs of the brick piers forming the openings in the envelope.

Full details of the lighting scheme will be developed at a future work stage.

6

**ILLUSTRATIVE SCHEME:
HOTEL BLOCK B**



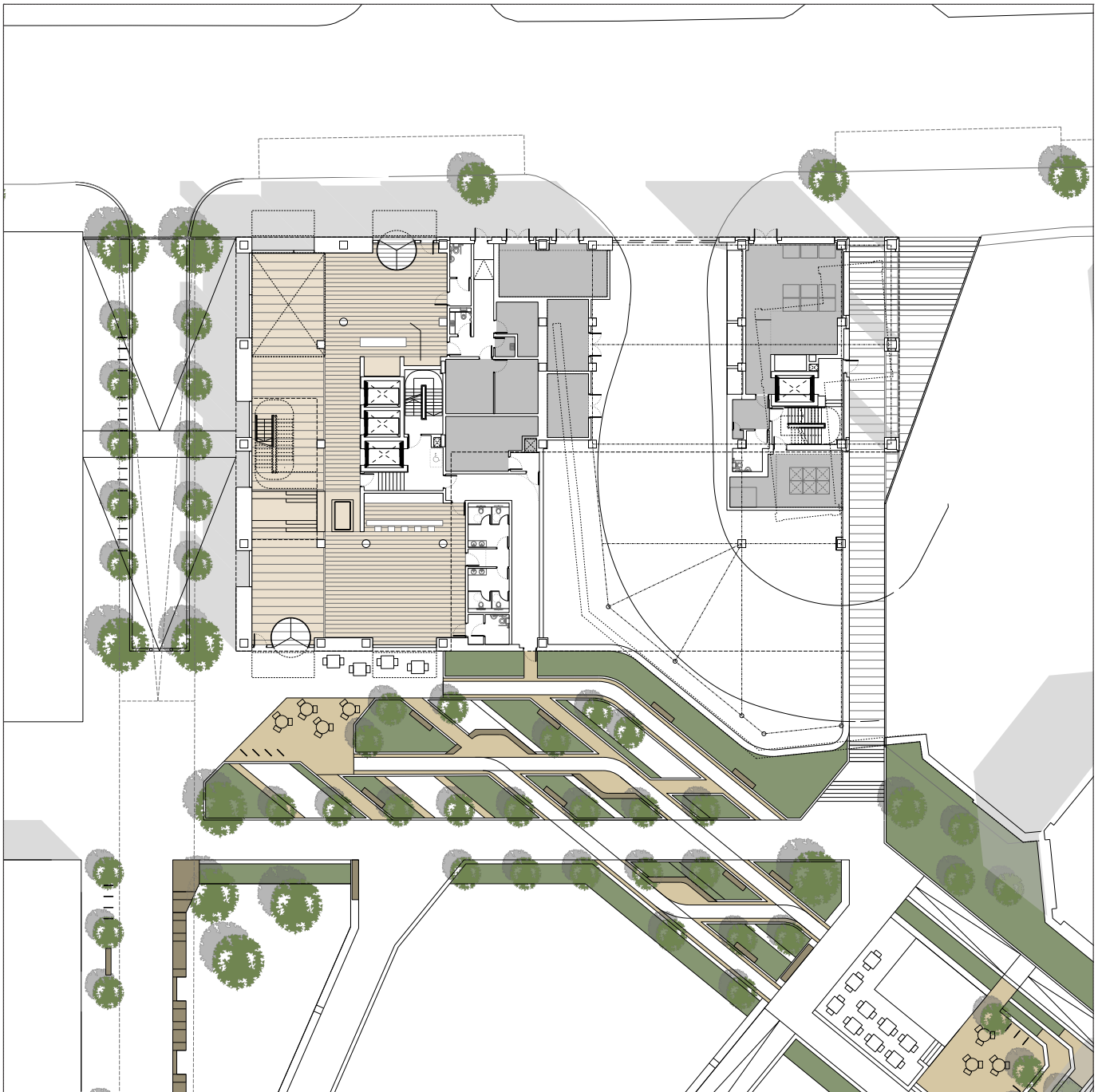
View of the plot B hotel illustrative scheme looking north-east along Edmund Street

6.1 USE AND QUANTITY OF DEVELOPMENT

Outline planning consent is sought for development on plot B consisting of up to 27,260m² GEA of C1 hotel and associated ancillary areas at ground level and basement. Specific areas for any future scheme will be described in a subsequent reserved matters application.

The illustrative scheme for the hotel on plot B consists of hotel accommodation and supporting areas on upper levels above first floor; ancillary areas, restaurant, kitchen and staff areas at first floor and; hotel reception facing Pall Mall, back of house areas, servicing areas and a bar/ lounge facing The Gardens at ground level.

Please refer to the Design Codes document and Parameter Plans for specific elements of future applications which this application seeks to influence and details on the development envelope for which outline consent is sought.



Illustrative ground level plan for the plot B hotel

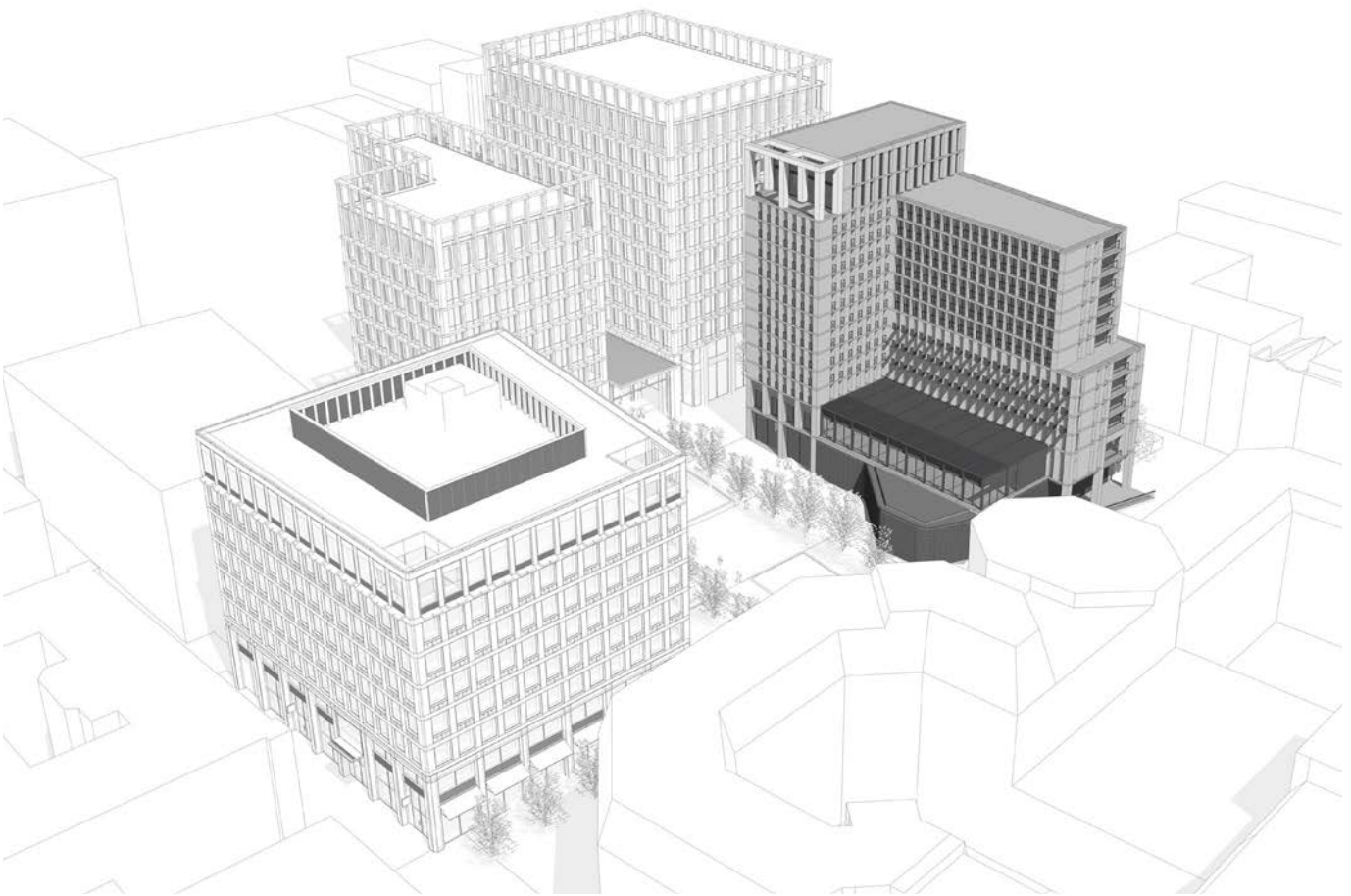
6.2 LAYOUT



Illustrative upper level plan for the plot B hotel

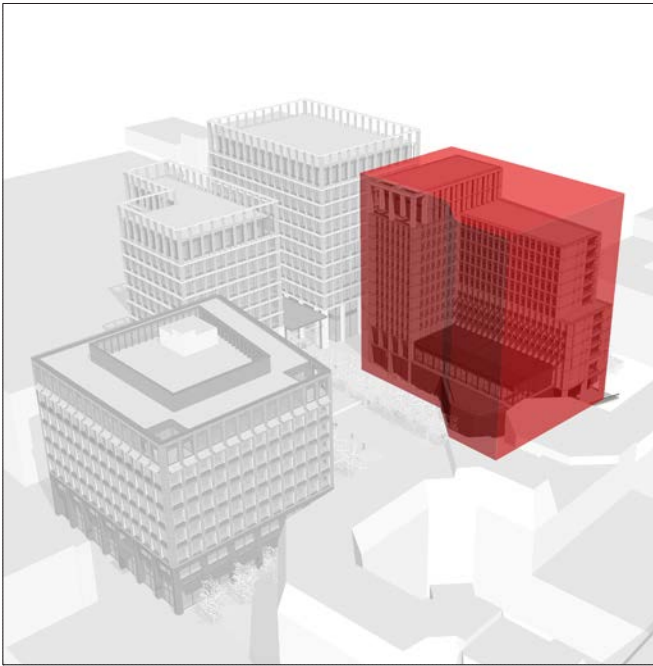
The illustrative ground level plan for the hotel on plot B is located on an area of land straddling the ownership boundary between Liverpool City Council's land and the land associated with Mercury Court which serves as the building's delivery/ collection and car park access area. As such, the ground level is constrained in order to preserve access to the ramp providing access to Mercury Court's service area. The illustrative scheme has been developed in consultation with the neighbouring owners and anticipates the need to maintain operation of the service ramp during delivery and use of a hotel on plot B. This requirement has led to an illustrative scheme in which the ramp is built over to form a podium on which the operational/ back of house areas for the hotel sit. This produces a ground level plan which has been carefully laid out to maximise active frontages to the elevations facing Pall Mall, Edmund Street and The Gardens with the reception, entrance hall and bar/ lounge being positioned at the northern end of the plan. The pedestrian bridge is integrated into the hotel building, sitting within a colonnaded space beneath a projecting bay at it's southern end and rising over the clearance zone to the service ramp below before landing in The Gardens.

Supporting activities such as the restaurant and food preparation areas are located on the first floor above the service ramp clearance level and are accessed via the main lifts and stairs, opening onto a generous double height space over the entrance hall below. Hotel accommodation on the upper levels is access via the main core, which feeds directly off the entrance hall at ground level.



Aerial view of the Plot B Hotel illustrative scheme within the context of the illustrative masterplan

6.3 SCALE AND MASSING



The Plot B Hotel parameter envelope overlaid on the illustrative scheme

The illustrative scheme for the hotel on plot B is comprised of a series of elements producing a simple and composed massing. The podium containing the ground level hotel entrance, reception and the existing service ramp is expressed as a solid base upon which the upper levels sit. This creates a strong edge condition to the north-eastern side of the landscape and defines one side of The Gardens.

Typical levels containing hotel accommodation are arranged in a rational layout along a central corridor, forming an 'L' shaped plan. Within the inside corner of the 'L' shaped footprint, the first floor restaurant is expressed as a pavilion sitting on the podium with access on to an external terrace over the ramp, looking out on to The Gardens.

Within the envelope described in the parameter plans, plot B is capable of delivering a hotel of up to approximately 15 storeys including roof plant and ground level, depending upon typical floor to floor dimensions, including ancillary uses, hotel accommodation and plant areas.



View of the plot B hotel illustrative scheme looking south along Pall Mall

6.4 ILLUSTRATIVE APPEARANCE



Plot B is submitted in outline as part of the hybrid application with its appearance and layout to be determined subsequently as a Reserved Matter. The illustrative scheme for plot B described here suggests a podium constructed from an off-white stone or precast concrete, relating to the Portland stone facades of some of the substantial 19th and early 20th century commercial buildings within the World Heritage Site.

Upper levels of the building envelope are shown as a series of open jointed stone or precast concrete panels producing a simple framed composition with openings forming windows, each with a balustrade relating to individual bedrooms. The illustrative scheme suggests that the top of the building might be articulated differently to the middle section of the composition, perhaps with a covered loggia or taller element producing a crown.





**ILLUSTRATIVE SCHEME:
OFFICE BLOCKS C & D**



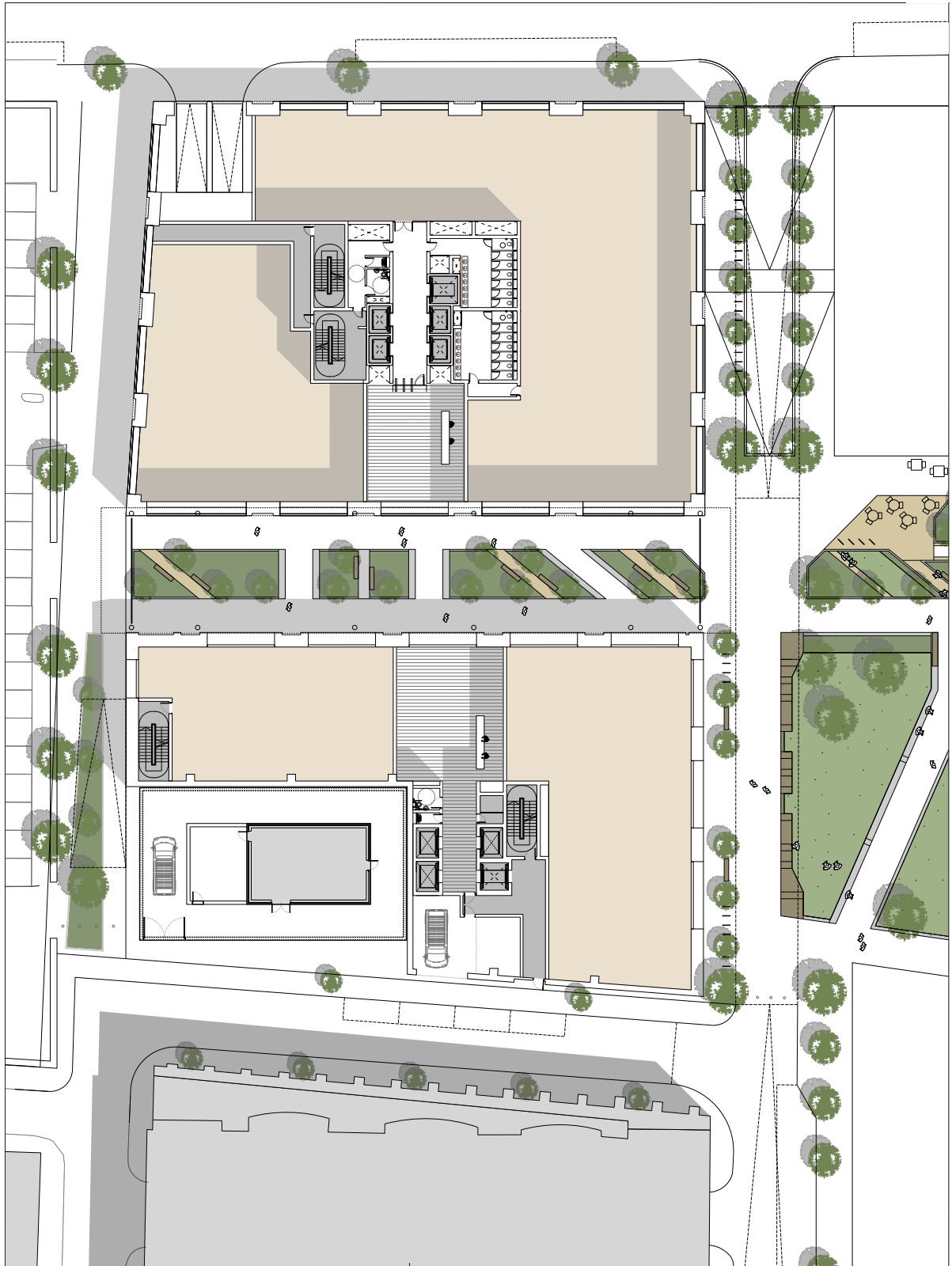
View of the plots C and D illustrative scheme looking north-west across The Gardens

7.1 USE AND QUANTITY OF DEVELOPMENT

Outline planning consent is sought for development on plots C and D. In plot C this consists of up to 29,345m² GEA of B1 commercial office and associated ancillary areas at ground level and basement, combined with A1/A3 retail or B1/B2 offices uses at ground level. In plot D, consent is sought for up to 14,355m² GEA of B1 commercial office and associated ancillary areas at ground level, combined with A1/A3 retail or B1/B2 offices uses, also at ground level. Specific areas for any future scheme will be described in a subsequent reserved matters application.

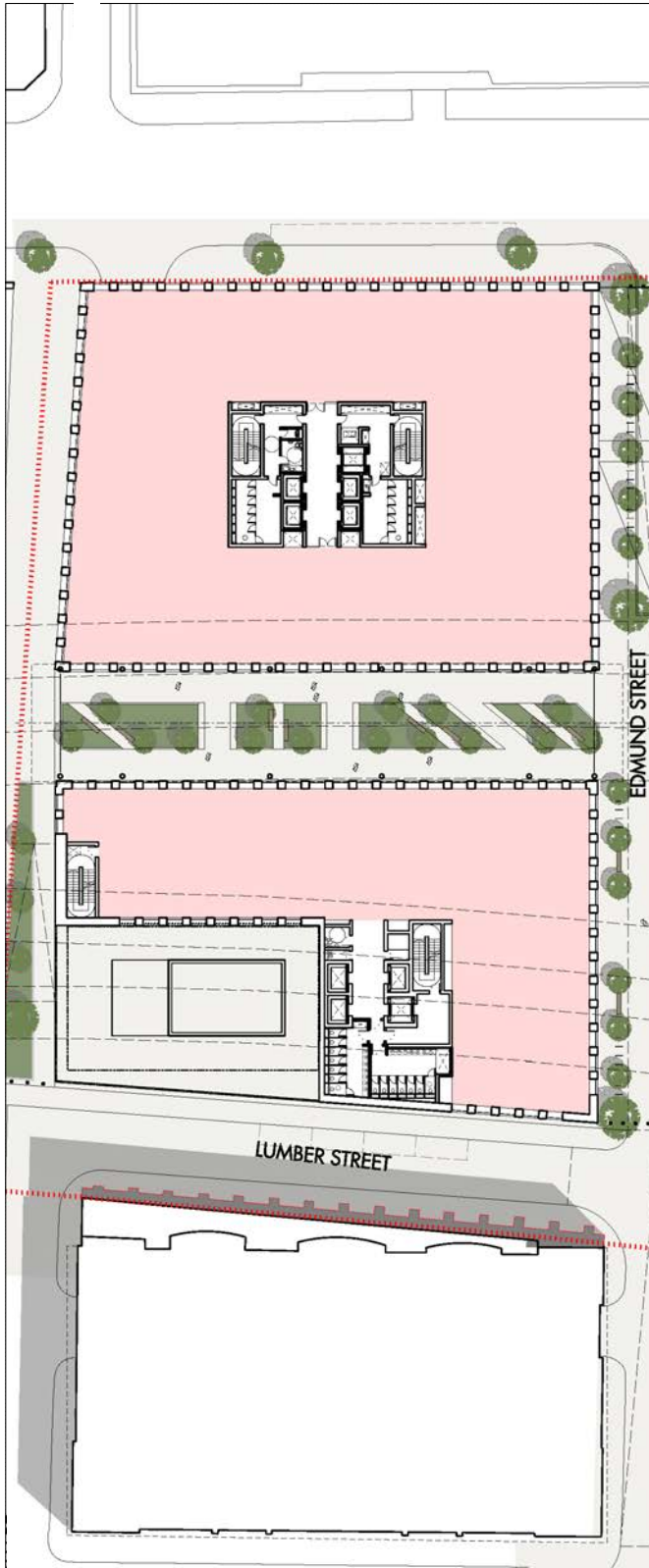
The illustrative scheme for the hotel on plots C and D consists of B1 commercial office accommodation and supporting areas on upper levels with ancillary areas associated with the B1 use plus B1/B2/A1/A3 uses at ground level.

Please refer to the Design Codes document and Parameter Plans for specific elements of future applications which this application seeks to influence and details on the development envelope for which outline consent is sought.



Illustrative ground level plan for the office buildings on plots C and D

7.2 LAYOUT

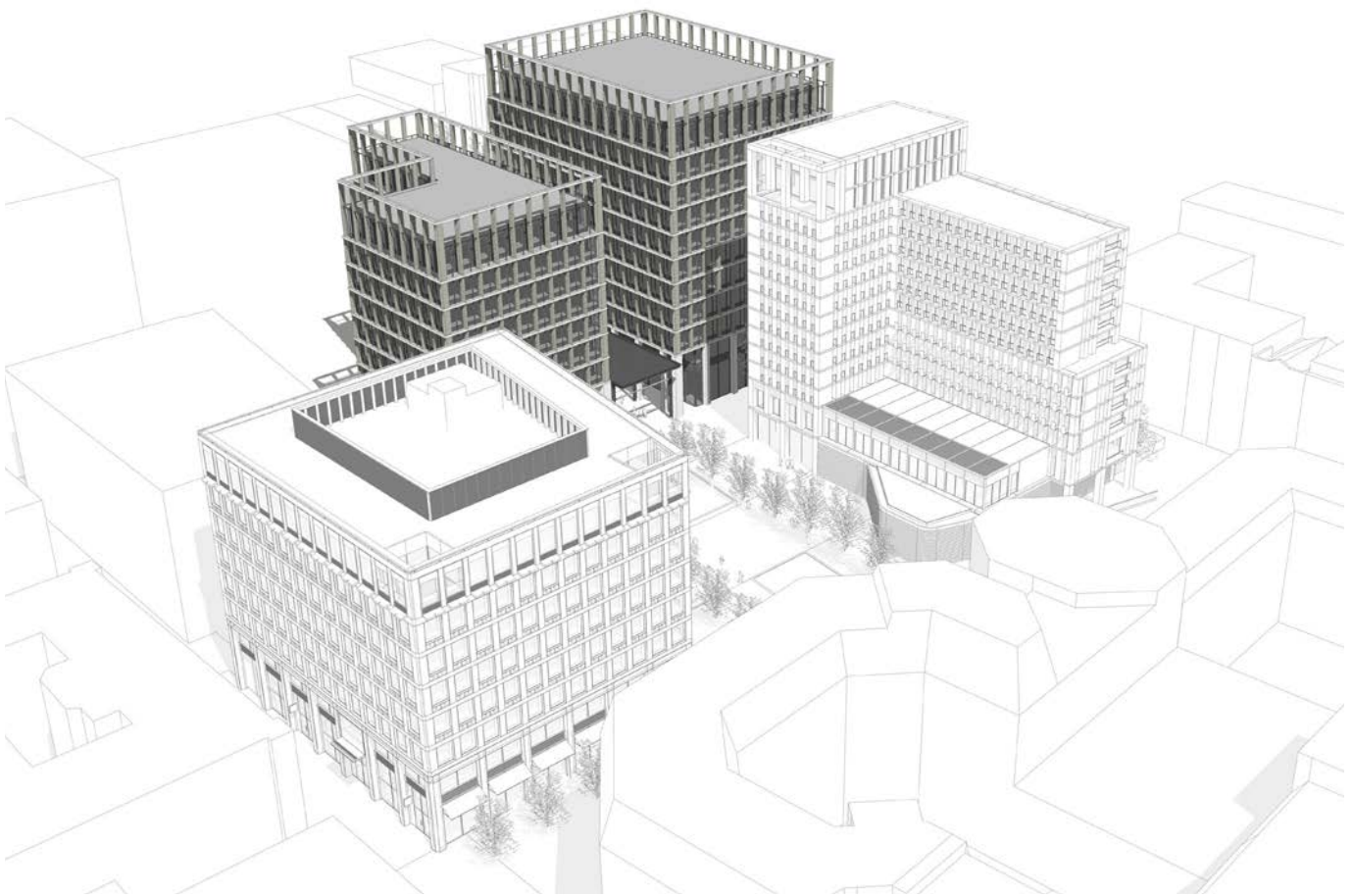


Above: Illustrative upper level plan for plots C and D

The illustrative scheme for plot C is situated facing Pall Mall from which access is provided to a basement car and cycle parking facility and servicing area. The level difference between Pall Mall and plot C's ground level does not preclude the inclusion of active frontages along Pall Mall and good portion of the ground level floor area is shown looking out on to the street. The entrance to the ground level units and the office accommodation is located facing the winter garden. Access to the office floors is provided via a centralised core, which also provides flexible office accommodation at upper levels.

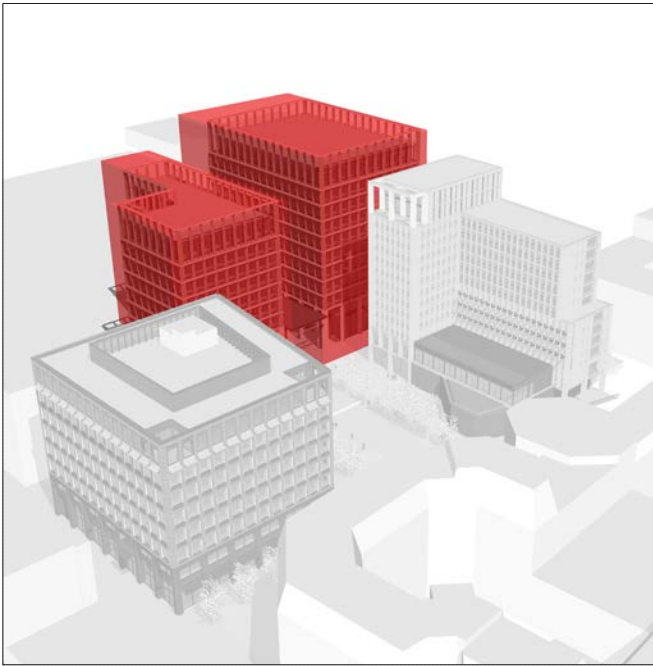
The illustrative scheme for plot D is situated adjacent to the sub station, which it is expected will be delivered as part of the remediation works being carried out on site at the time of submitting the application. The effect of the sub station being located within the foot print of plot D is that the available developable area is constrained to an 'L' shaped footprint which has determined the layout shown in these illustrative drawings.

The illustrative scheme on plot D faces both the winter garden and The Gardens, with the main entrance to the office accommodation being accessed via a reception facing the winter garden and ground floor units having the flexibility to be accessed from either the winter garden, The Gardens or from the northern end of the plan. Access to the office accommodation on the upper levels of the building is shown via a main core situated toward the back of the plan, within the corner of the 'L' shaped building footprint. A separate stair at the northern end of the plan provides a secondary means of escape. Servicing access and associated handling areas are provided off Lumber Street.



Aerial view of the Plots C & D illustrative scheme within the context of the illustrative masterplan

7.3 SCALE AND MASSING



The Plots C & D parameter envelope overlaid on the illustrative scheme

The illustrative scheme for plots C and D is shown as a simple pair of buildings forming an urban block, with a covered space between them forming the winter garden, as described in the illustrative masterplan and landscaping. Plot C is shown as slightly taller than plot D which, in combination with the lower height of the adjacent residential X Building and the building heights described on Office A and the parameters for plot B, creates a composed massing across a group of four buildings which culminates in the tallest structures on the Pall Mall side of the site.

Both buildings are shown as maintaining their building footprint consistently at each level, forming confidently composed city blocks with a rigorously arranged massing articulated as a composition of base, middle and top.



View of the plots C and D illustrative scheme looking north along Edmund Street

7.4 ILLUSTRATIVE APPEARANCE



Plots C and D are submitted in outline as part of the hybrid application with their appearance and layout to be determined subsequently as a Reserved Matter. The illustrative scheme for plots C and D described here suggests that both plots form a family or group of buildings. Both buildings are arranged in a simple composition of base, middle and top with the ground level and first floor of each building forming a strong base with larger column dimensions and spans between each bay following the structural grid and treated with a robust stone or masonry material, above which the typical floors are articulated as a series of single storey openings within a stone or precast concrete and brick frame with spans between each brick pier at half the dimension of the structural grid articulated in the ground level column spacing.

Typical windows are shown as simple assemblies with a grey metal frame and large glass units extending from floor to ceiling level. The tops of the buildings are shown as a double height crown formed of the same materials as the base of the building with fine metalwork details echoing the reveals of the windows at typical levels below, whilst a roof top level of office accommodation and a plant enclosure is set back behind the crown, creating a degree of depth at the top of the composition which references the classical composition of many important historic commercial buildings across the city centre and within the World Heritage Site.

