

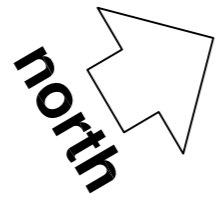
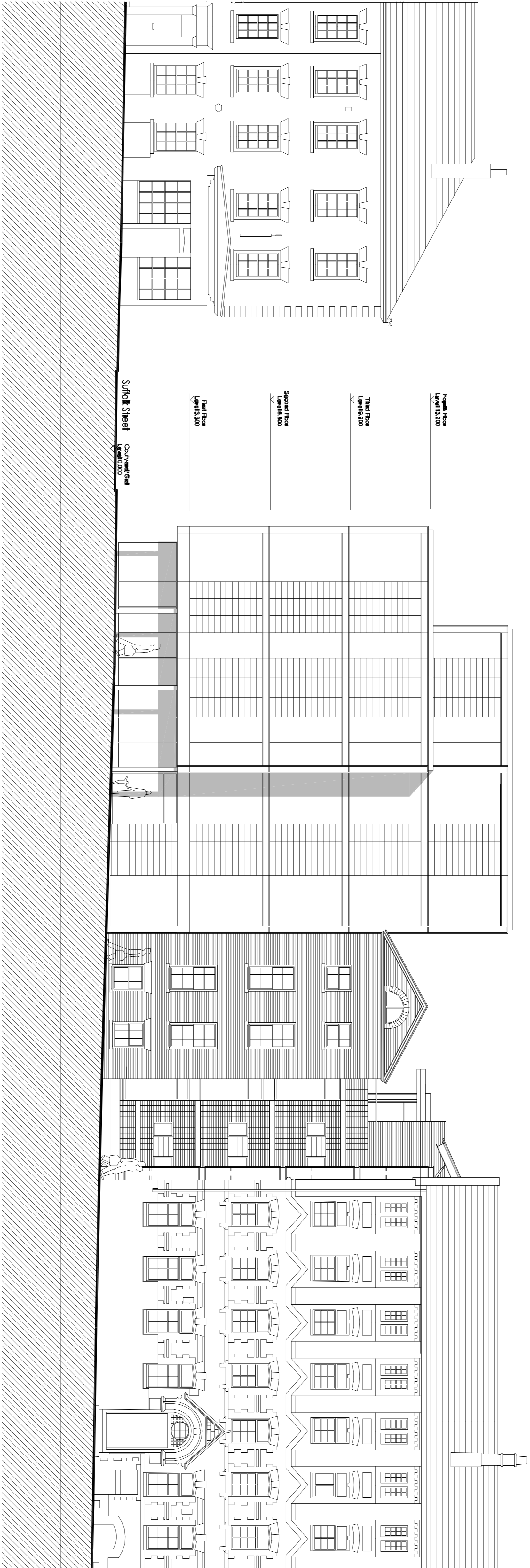
**Options Analysis (Appendix 7 of the
Heritage Statement)**

Architectural Options Study



DLA ARCHITECTURE

Option 1 : Retention of 86 Duke Street and the vinegar warehouse and integration into a new office building. This is based on Option 12K prepared by DLA Architecture in 2007/2008.



For Planning

DLA ARCHITECTURE

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PROJECT
DUKE STREET
LIVERPOOL

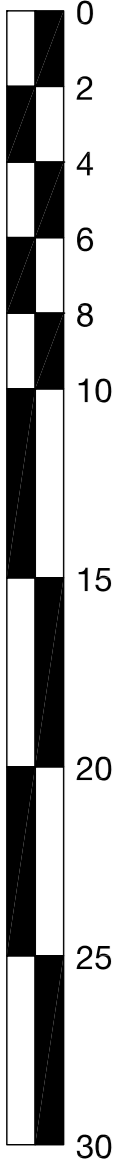
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OPTION 12K
DUKE STREET ELEVATION

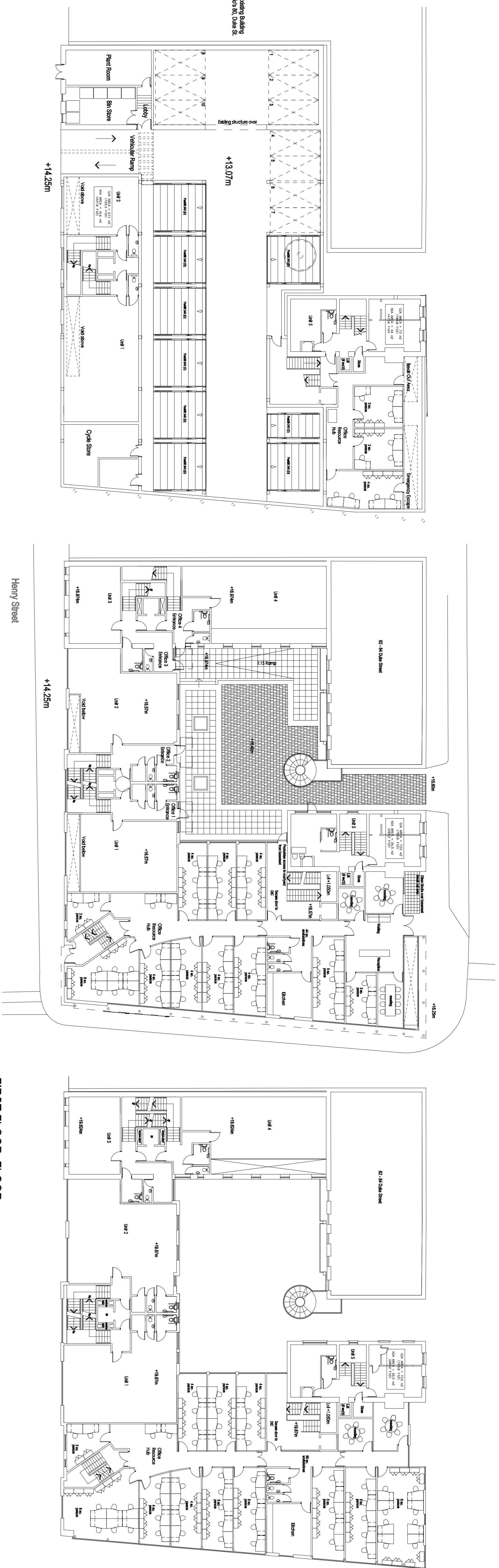
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DATE
03/04/12

DRAWN
CMCK
REVIEWED
JK

DRAWING NO
2012-047/018
REVISION

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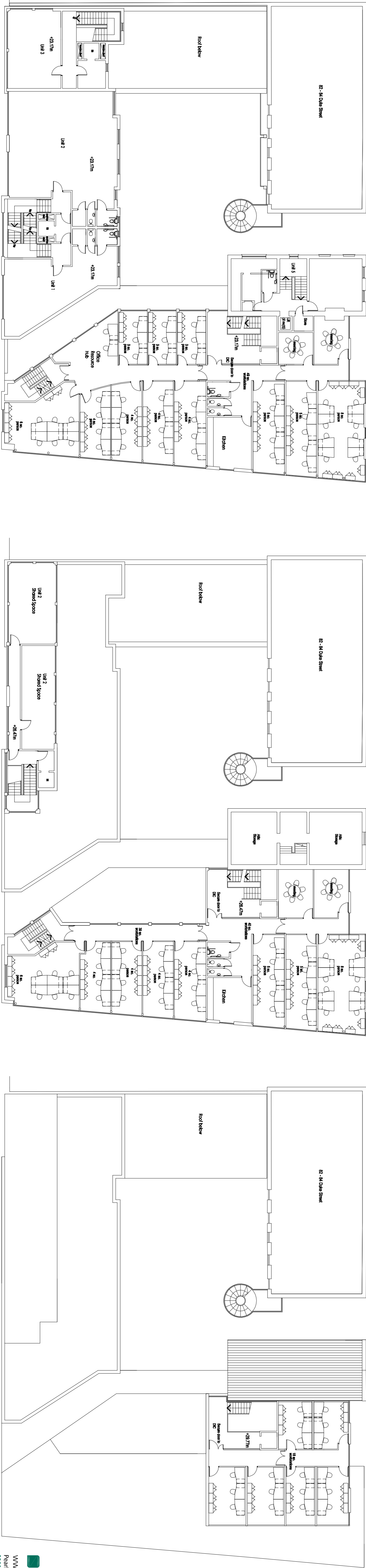




BASEMENT

GROUND FLOOR

FIRST FLOOR FLOOR



SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

SCHEME OPTION 12K

THIS SCHEME DID NOT ATTRACT FUND FUNDING AND THEREFORE AT A GENERAL LEVEL WAS NOT LOOKING TO SEEK BREEM RATINGS THAT WOULD ATTRACT SUCH BENEFITS AS INTEGRATED TRAVEL, TO WORK PLANS, LARGE AMOUNTS OF CYCLE AND STAFF WELFARE PROVISIONS.

FURTHERMORE, THE SCHEME WAS SEEN AS SMALL SCALE MANAGED SPACE WITH LIMITED ACCESS AND LIMITED STAFFS AND THEREFORE NOT WERE NOT CONSIDERED AS PART OF THE DESIGN, THEREFORE THIS ALLOWED A LOWER 'DOMESTIC' SCALE FLOOR TO FLOOR AND THEREFORE GRADE A SPACE WAS NOT A PROVISION TO CONSIDER

BASEMENT

- TO ACHIEVE A SUITABLE CAR PARKING LEVEL, CAR STACKERS ARE PROPOSED THAT NEED CAREFUL CONSIDERATION AND MANAGEMENT
 - THE BASEMENT WAS CONCEIVED AS A LOWER GROUND FLOOR ACCOMMODATION WITHIN SUCH AS OFFICE RESOURCE HUB, WHICH IS LOW GRADE SPACE AND CAN ONLY BE USED AS SECONDARY SUPPORT ACCOMMODATION SUCH AS ARCHIVE ETC
- GROUND FLOOR
- THE RETAINED BUILDINGS OF THE VINEGAR WAREHOUSE AND 86 DUKE STREET WERE DEVELOPED AS SEPARATE FACILITIES WITH INDIVIDUAL CORE ARRANGEMENTS IN SUPPORT THEREFORE THREE VERTICAL CIRCULATION CORES WERE PROVIDED AND THEREFORE THE NETGROSS EFFICIENCIES ARE PERHAPS LOWER THAN THEY WOULD BE FOR A LARGE FLOOR PLATE SINGLE USER
 - THE FLOOR PLATE WAS GENERALLY DEVISED TO SUPPORT MULTI-OCCUPANCY OF SUITES AND SMALL OFFICE SPACE
 - ACCESS TO THE BUILDING IS FROM THE COURTYARD DIRECT AS WELL AS A SINGLE ENTRY POINT TO DUKE STREET

UPPER FLOORS

- A DEVELOPMENT OF THE GROUND FLOOR WITH THE IMPACT OF THE RIGHTS OF LIGHT RESTRICTIONS BECOMING INCREASINGLY PREVENTATIVE OF DEVELOPMENT IN THE UPPER LEVELS OF THE BUILDING
- THE THIRD AND FOURTH FLOOR PARTICULARLY IS PARTICULARLY CONTRIVED AND LIMITED IN TERMS OF OPPORTUNITY

THE OVERALL DESIGN IS A GRADE B OFFICE FOR MULTILET THAT WOULD NOT SUIT A SINGLE OCCUPIER IN ANY WAY AS THE SCHEME IS HEAVILY CELLULARISED THROUGH THE RESTRICTIONS IMPOSED OF DIFFERING FLOOR LEVELS, THE EXISTING FABRIC AND THE REMAINING INFILL NEW BUILD SPACE THAT MERELY SEEMS TO FILL THE GAPS

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PROJECT
DUKE STREET
LIVERPOOL

TITLE
OPTION 12K
FLOOR PLANS

SCALE
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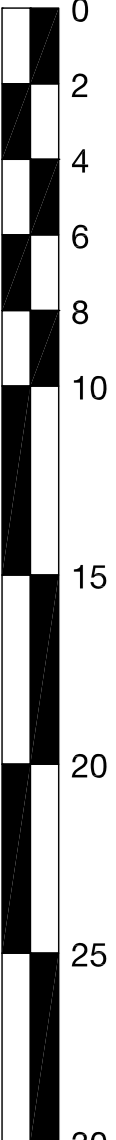
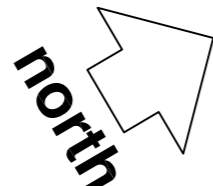
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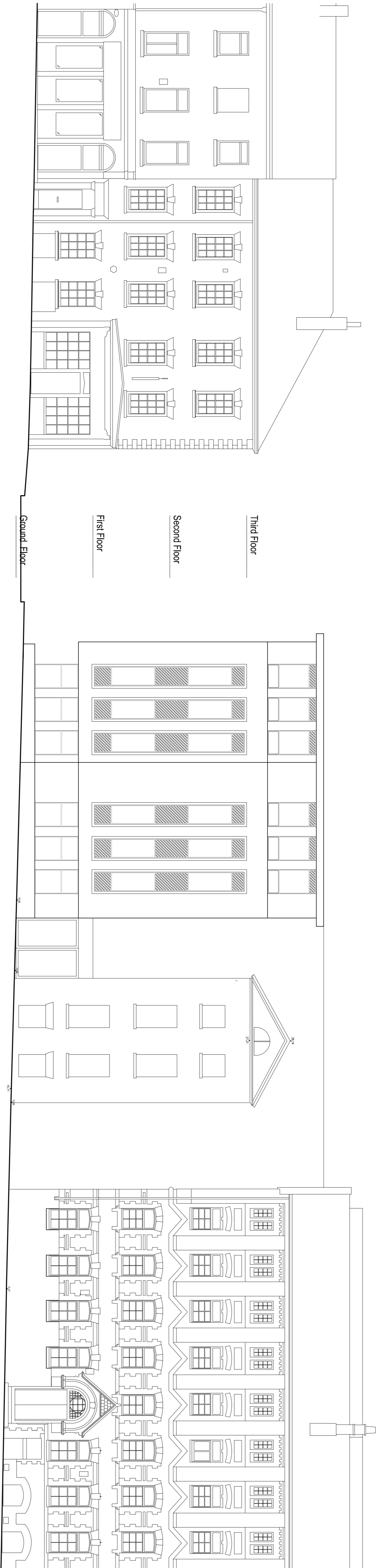
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REVISION



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Option 2 - Retention of 86 Duke Street and the vinegar warehouse and integration into a new office building behind connected by the core. This is a new option prepared at the request of the Council's Conservation Officers.



For Planning

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PROJECT
DUKE STREET
LIVERPOOL

TITLE
OPTION 2
DUKE STREET ELEVATION

SCALE
1:100 @ A1

DATE
03/04/12

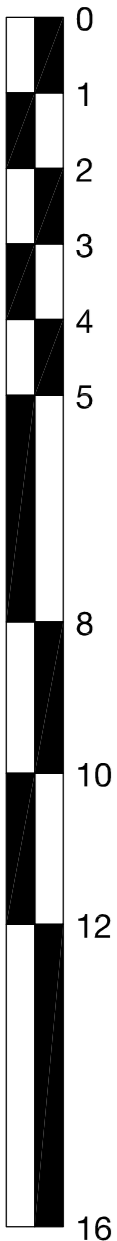
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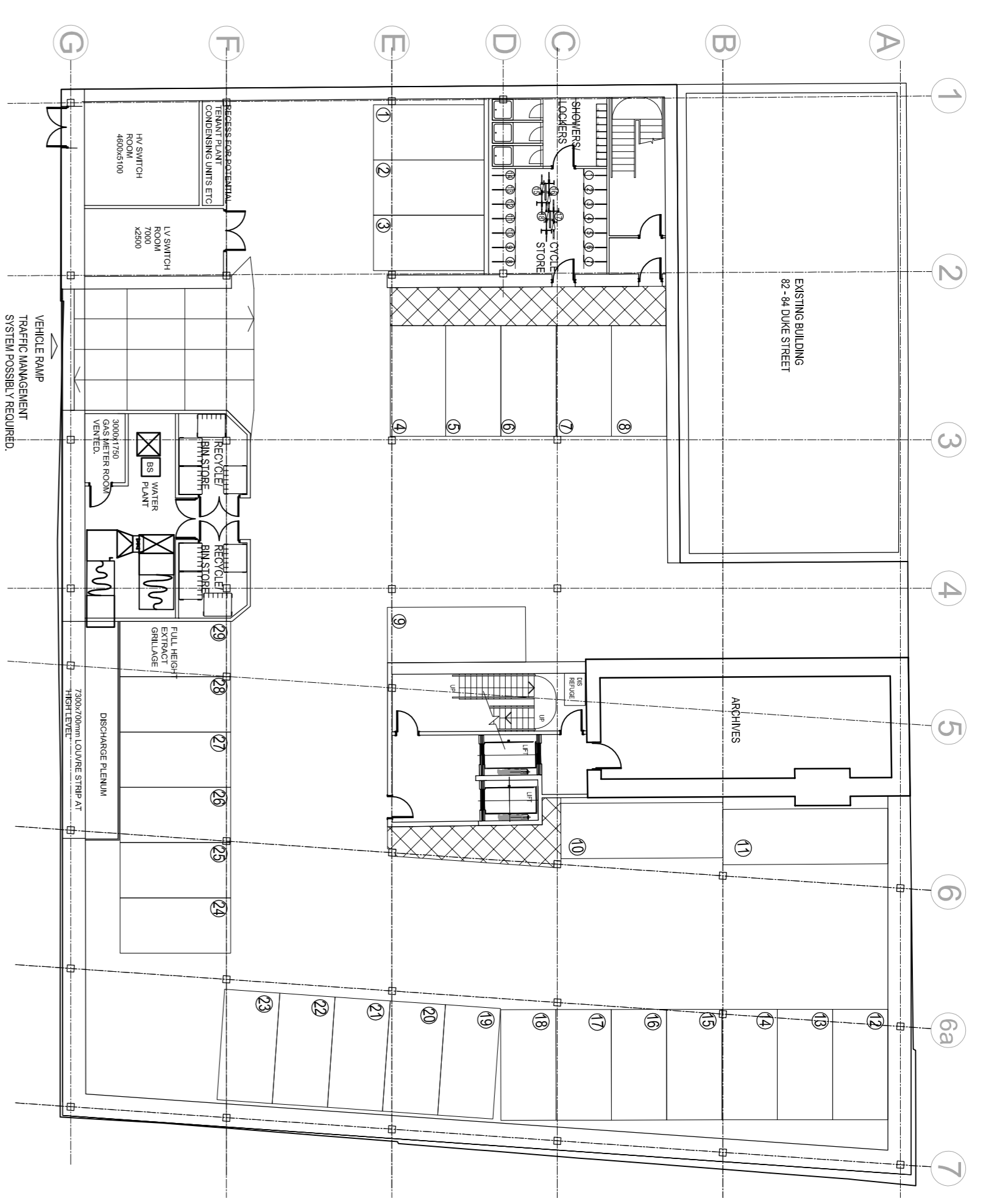
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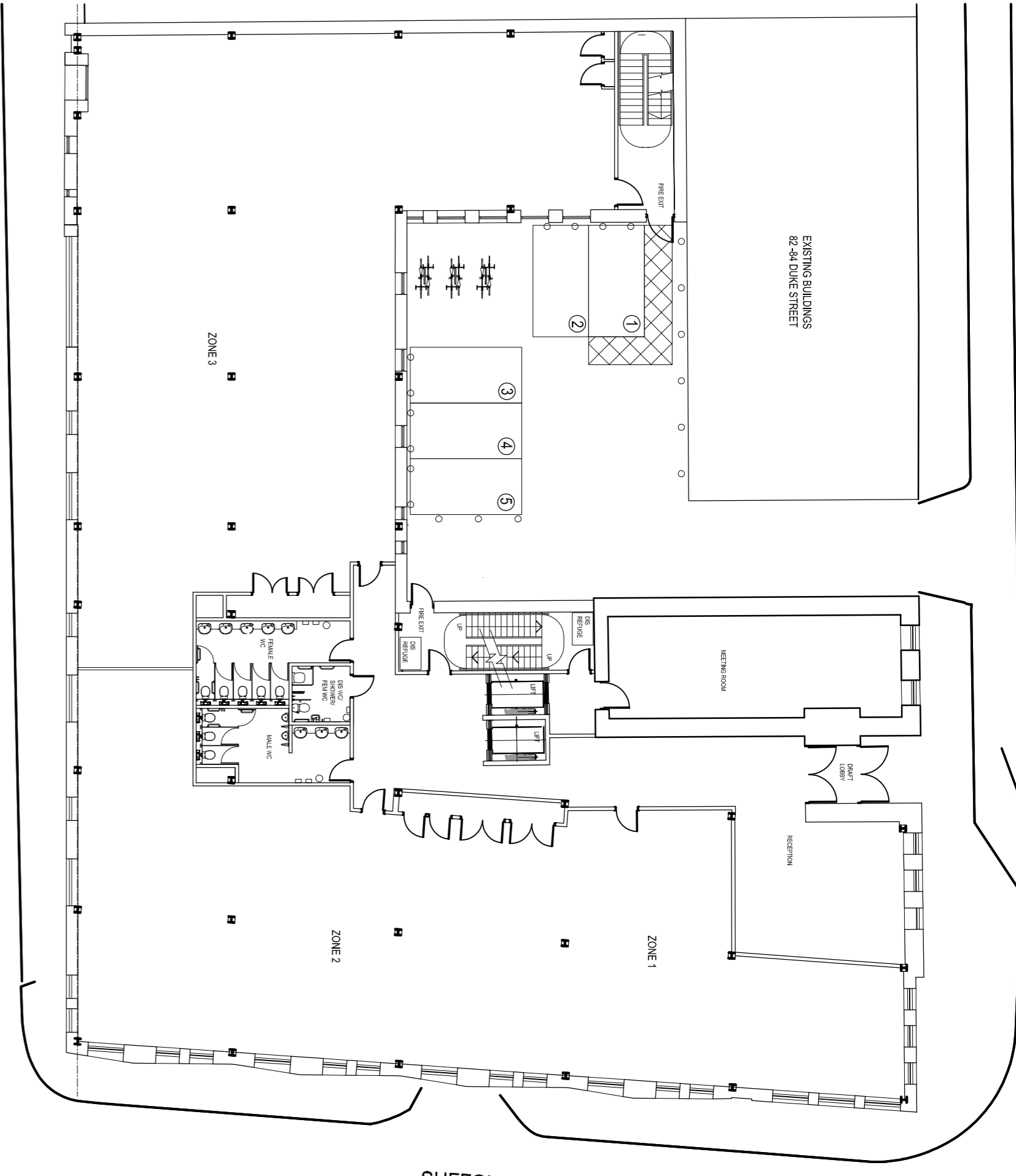
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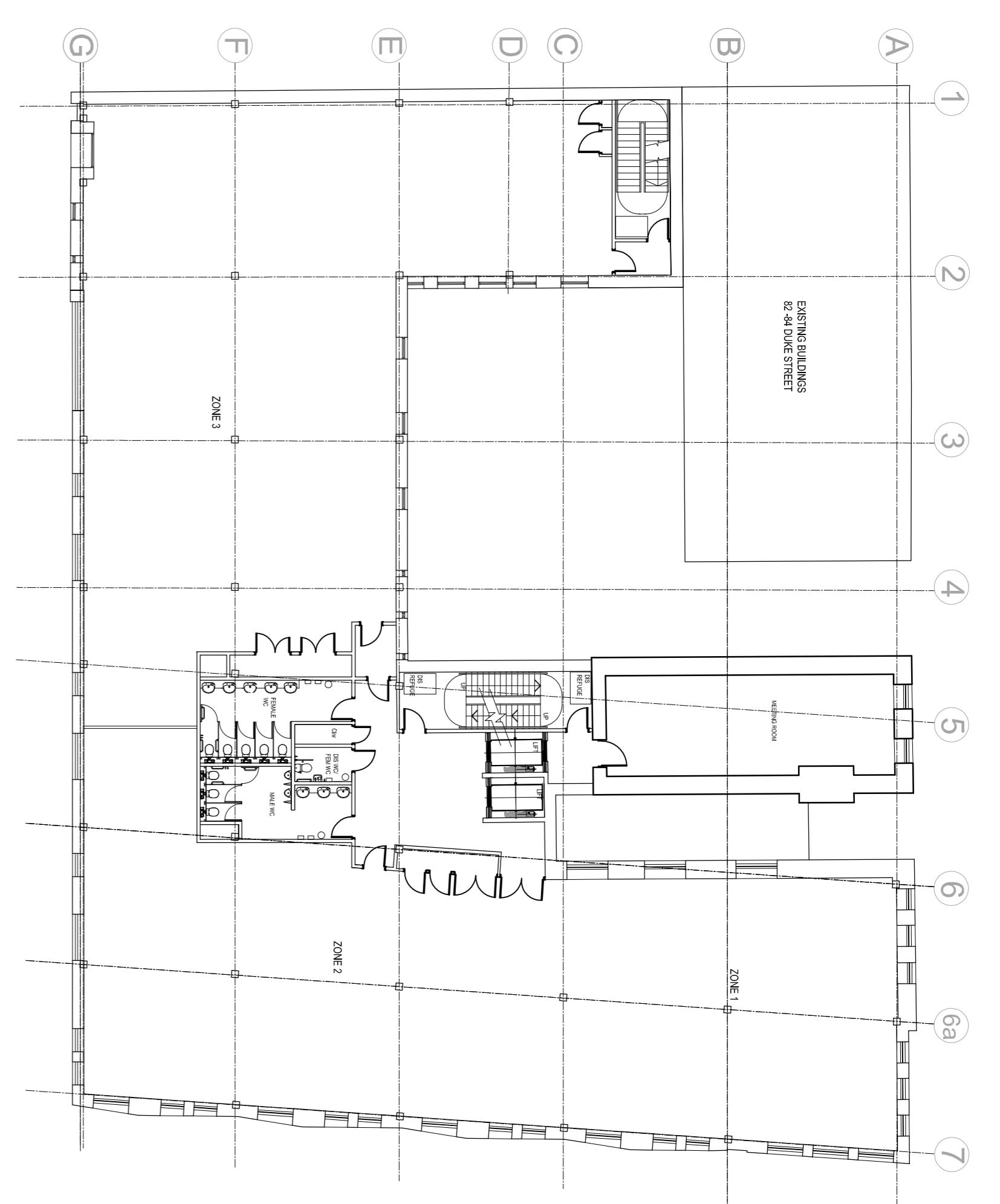




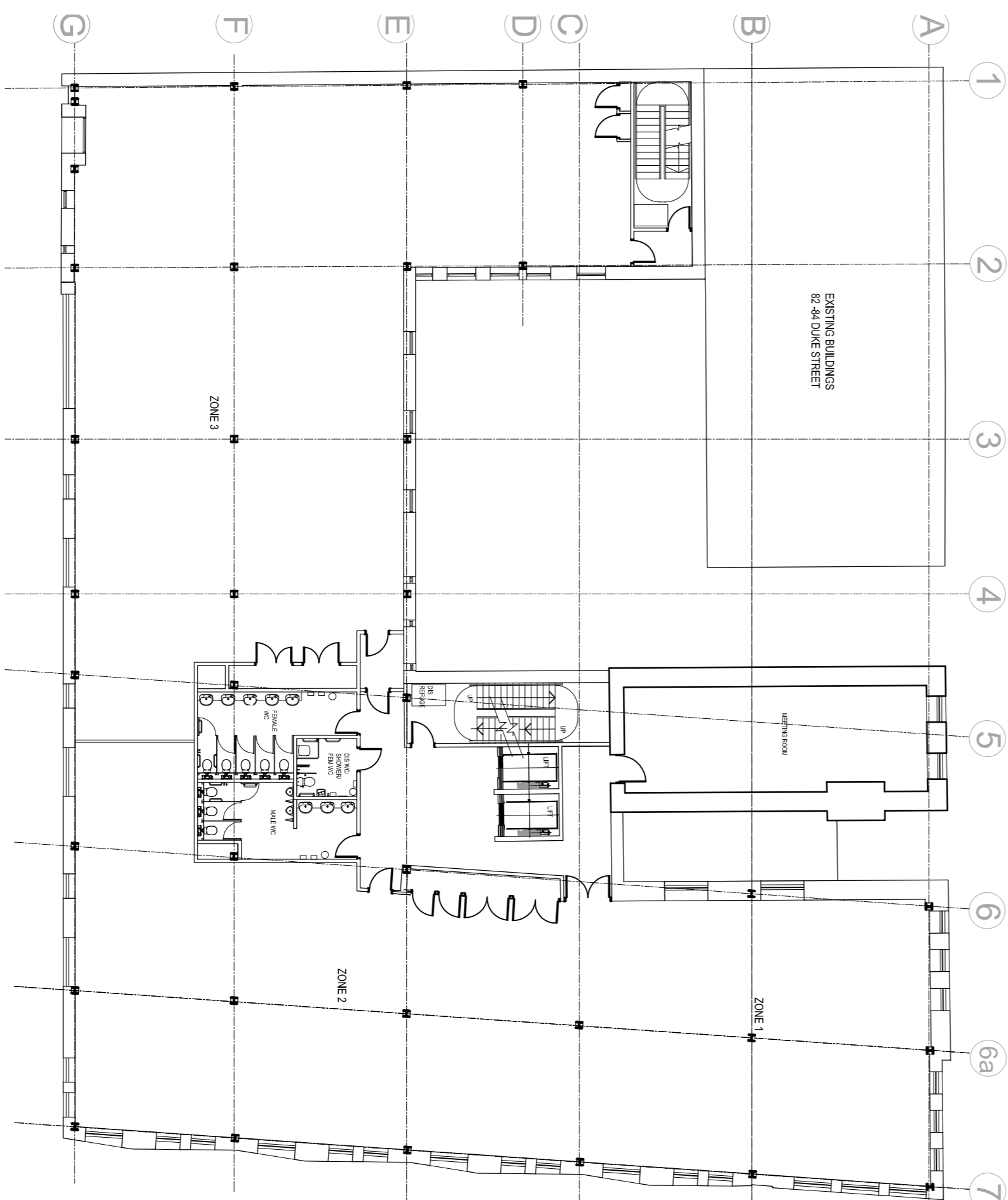
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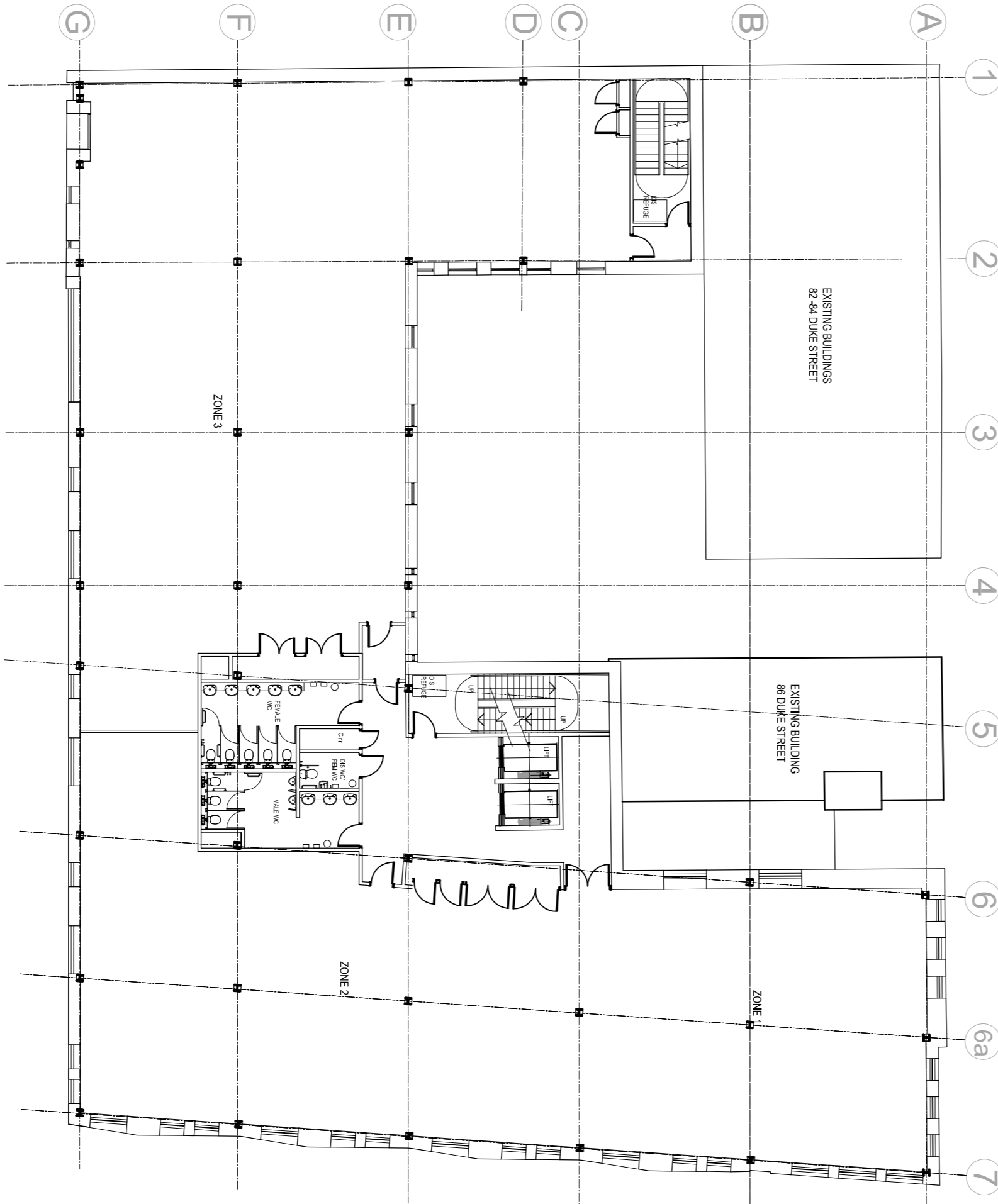
GROUND FLOOR



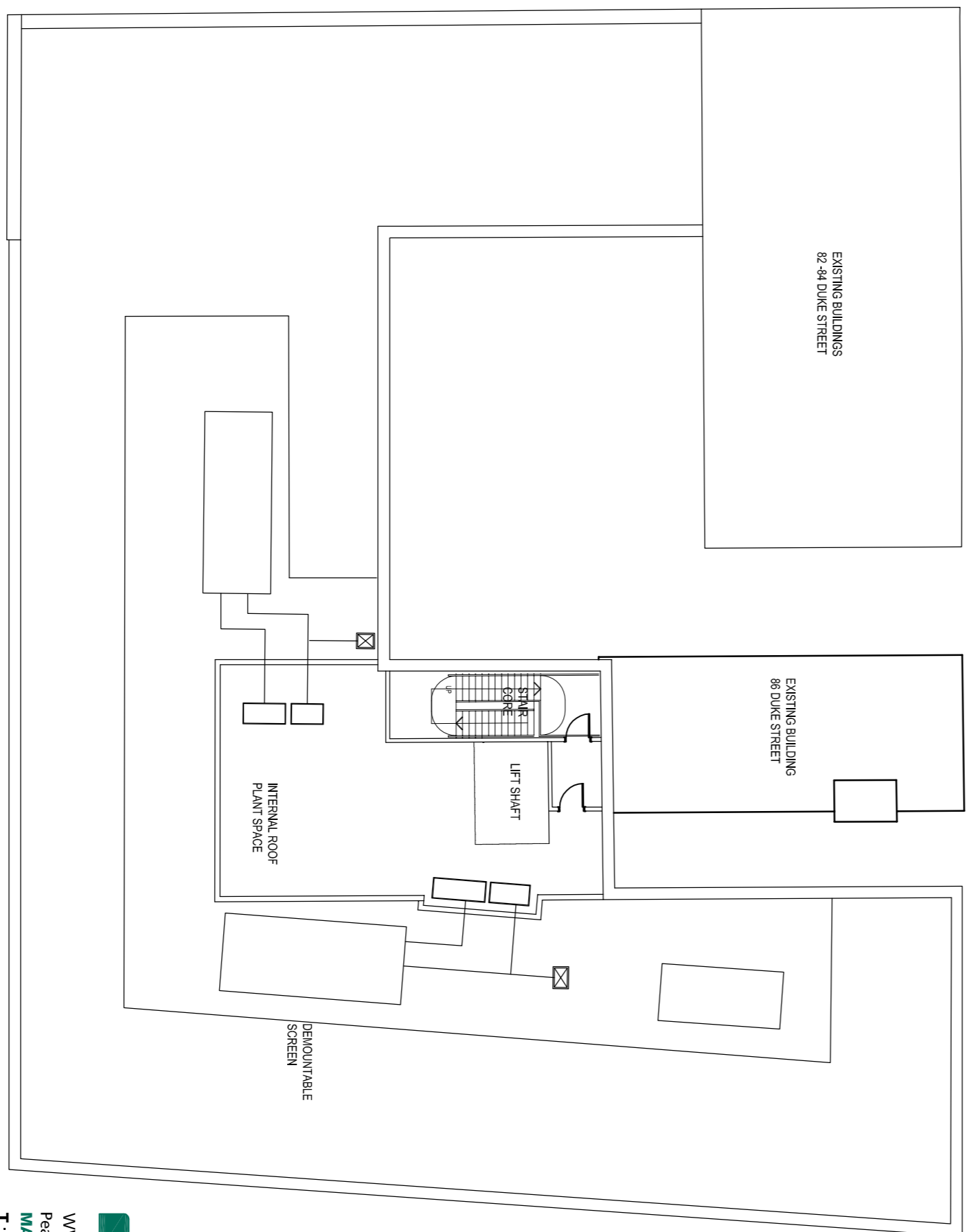
FIRST FLOOR FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN

SCHEME RETAINING DUKE STREET AND VINEGAR WAREHOUSE - SINGLE OCCUPIER

- THIS SCHEME SEEKS TO APPROACH THE INCLUSION OF EXISTING BUILDINGS AS PART OF A LARGE FLOOR PLATE APPROACH TO OFFER THE OPPORTUNITY OF SINGLE OCCUPATION AND THEREFORE BE VIABLE FOR A SOLE PURCHASER TO ACCOMMODATE GRADE A OFFICE SPACE
- CARPARKING IS PROVIDED AT A SINGLE LEVEL ACROSS THE BASEMENT
- SOME LIMITED LOW LEVEL STORAGE SPACE IS OFFERED ASSUMING THAT IT CAN BE MADE SUITABLE IN TERMS OF INTERNAL ENVIRONMENT

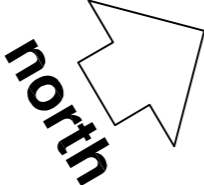
GROUND FLOOR

- THE INCORPORATION OF THE EXISTING 86 DUKE STREET REQUIRES AN OVERWORKS CORE
- THE CORE NEEDS TO WORK HARD TO SERVE DIFFERING FLOOR LEVEL, THAT DO NOT COORDINATE TO LEGISLATIVE RESTRICTIONS
- THE SPACE OF THE EXISTING RETAINING BUILDING CANNOT BE PART OF THE MAIN SPACE DUE TO LEGISLATIVE RESTRICTIONS
- THE RETAINED SPACE IS UNLIKELY TO BE VIEWED AS GRADE A SPACE AND GRADE B AT BEST
- THE INCLUSION OF THE RETAINED BUILDING RESTRICTS THE ACCESS INTO THE COURTYARD FOR VEHICLES AND THEREFORE THERE IS INCREASED RISK OF VEHICLE AND PEDESTRIAN COLLISION
- NEW ENTRY FROM DUKE STREET IS REQUIRED AS THE APPLICATION SCHEME ENTRY WOULD BE A NEW ENTRY FROM DUKE STREET
- THERE IS A LOSS OF RENTALISED SPACE AND A REDUCTION TO THAT WHICH WOULD REMAIN AS GRADE B

UPPER FLOORS

- THE BUILDING STACKS USING THE GROUND FLOOR AS A TEMPLATE THEREFORE THE SAME RESTRICTIONS APPLY
- A FEATURE ATRIUM CAN BE DEVELOPED BETWEEN THE OLD AND NEW BUILDING WORKS THAT COULD GIVE CHARACTER AND A DESIGN FEATURE
- THE MASSING OF THE OLD AND NEW DO NOT SIT PARTICULARLY COMFORTABLY TOGETHER
- THE VERTICAL CIRCULATION WITH DOUBLE SIDED LIFT IS COMPLEX AND MAY PROVIDE DISORIENTATING TO VISITORS
- OVERALL THERE IS A LOSS OF APPROX 5,000 SQFT OF RENTALISED GRADE A SPACE
- THE MAIN ENTRY FROM DUKE STREET IS REQUIRED AS THE APPLICATION SCHEME ENTRY WOULD BE A NEW ENTRY FROM DUKE STREET
- THERE IS A LOSS OF RENTALISED SPACE AND A REDUCTION TO THAT WHICH WOULD REMAIN AS GRADE B

For Planning



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PROJECT
DUKE STREET
LIVERPOOL

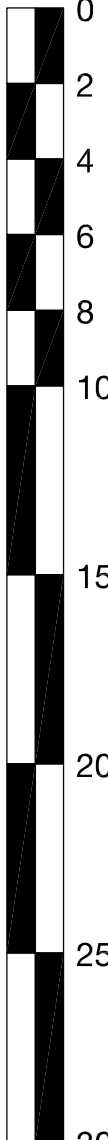
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OPTION 2
WAREHOUSE FLOOR PLANS

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REVISION

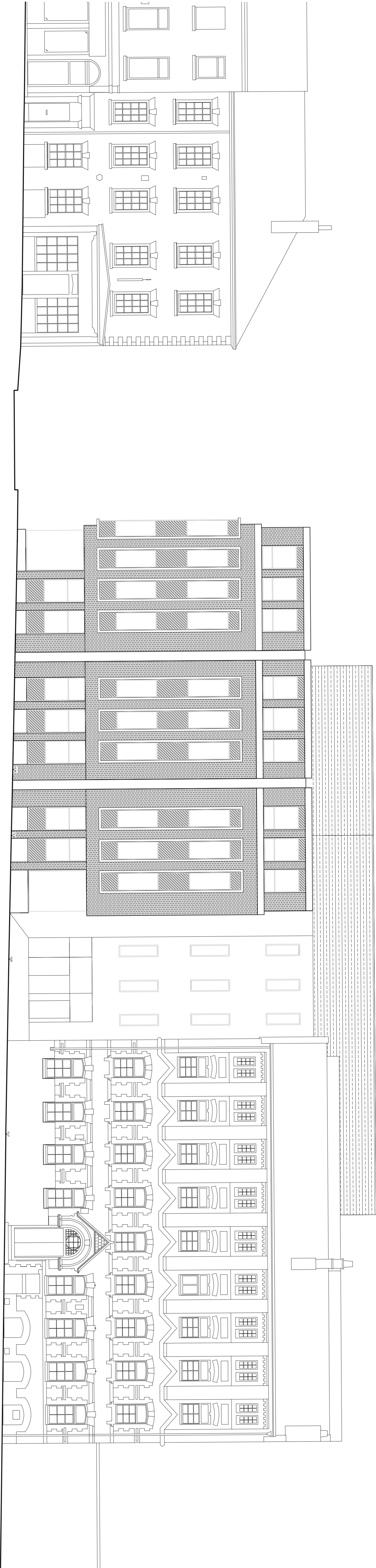
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Option 3 - Demolition of 86 - 90 Duke Street, includes retention of the vinegar warehouse and integration into a new office building. This is the preferred scheme subject of this Application.



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PROJECT
DUKE STREET
LIVERPOOL

TITLE
ACL OPTION
ELEVATIONS

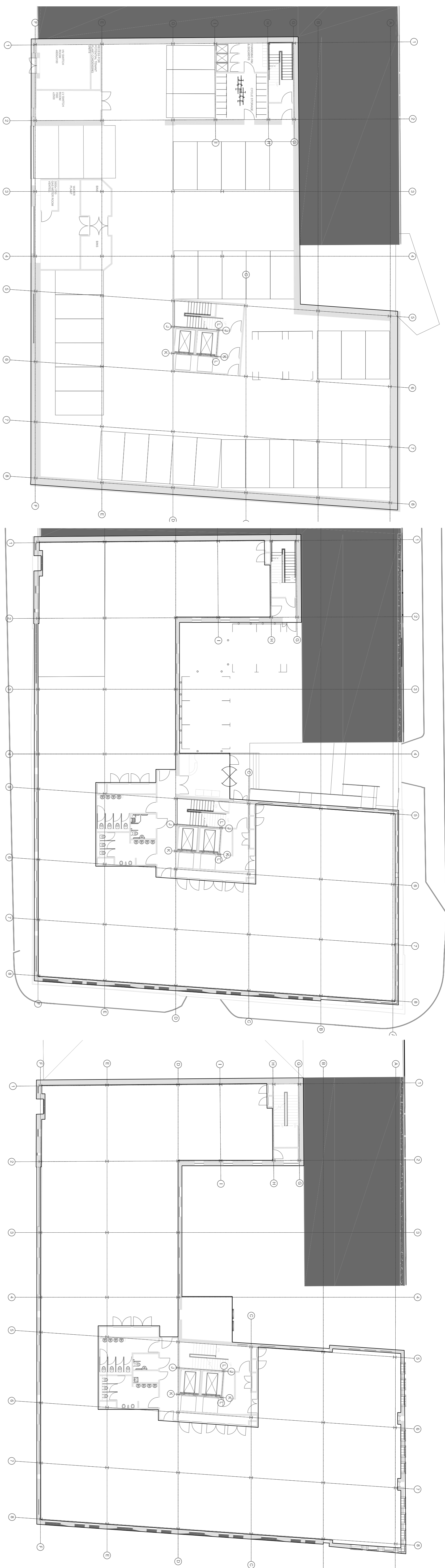
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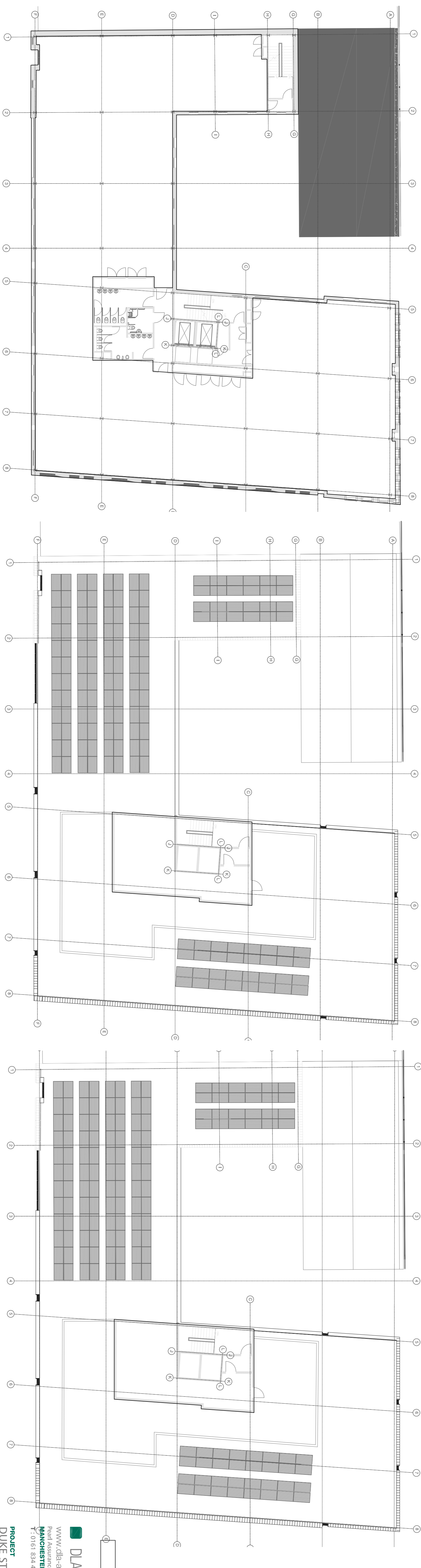
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BASEMENT

GROUND FLOOR

FIRST FLOOR FLOOR



SECOND FLOOR

THIRD FLOOR

ROOF PLAN



For Planning

DLA ARCHITECTURE

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PROJECT
DUKE STREET
LIVERPOOL

TITLE
ACL OPTION
FLOOR PLANS

SCALE
1:200 @ A1

DATE
03/04/12

DRAWN
CMCK

REVIEWED
JK

DRAWING NO
2012-047/019

REVISION

ACL OPTION

THIS SCHEME SEEKS TO DELIVER A PROJECT THAT WOULD SUIT A SINGLE END USER OR A SERIES OF LARGE SIZE OCCUPIERS. THE SCHEME IS DESIGNED TO CONSIDER THE NEEDS OF THE MARKET GIVING FLEXIBILITY AND THE ABILITY TO HAVE VARYING SIZES OF LETS ON A SINGLE FLOOR OR A LET THAT OCCUPIES MORE THAN ONE FLOOR AND THEREFORE NOT ONLY MEETS THE SCHEME CONSIDERS FLEXIBILITY OF THE FLOOR SPACE BUT ALSO PROVIDES THE ABILITY TO PROVIDE A CENTRAL CORE AND SECURE ENVIRONMENT UNDER IMPLICATIONS OF PUBLIC BODY FUNDING SUCH AS BREEM RATINGS OVER AND ABOVE THE STATUTORY LEVELS.

BASEMENT

- SINGLE LEVEL CAR PARKING THROUGHOUT OFFERING THE SPACE REQUIREMENTS OF THE ACL HEADS OF TERMS REQUIREMENTS
- SUPPORT ACCOMMODATION FOR CYCLING TO WORK RELATIVE TO THE BREEM LEVELS GIVEN THE ACCESSIBILITY OF THE SITE FOR OTHER MEANS OF PUBLIC TRANSPORT

GROUND FLOOR

- ACCESS FROM THE COURTYARD OFFERING A CENTRALLY LOCATED CORE
- CORE POSITION ALLOWS FLEXIBILITY OF THE FLOOR SPACE
- THE ENTRY POSITION IS IN A CONTROLLED QUALITY AND SECURE ENVIRONMENT
- THE FLOOR PLANS ALLOW POSITIVE INTEGRATION OF THE VINEGAR WAREHOUSE

UPPER FLOORS

- A DEVELOPMENT OF THE GROUND FLOOR WITH THE CORE OFFERING A CENTRAL FEATURE AND ABILITY TO DIVIDE THE FLOOR PLAN IF NECESSARY
- THE PLAN LAYOUTS OFFER GOOD OUTLOOK ON THREE SITES WITH FURTHER POSITIVE INTERNAL VIEWS OF THE COURTYARD
- ALL OFFICE ACCOMMODATION IS DESIGNED TO THE SAME STANDARDS OF INTERNAL ENVIRONMENTAL DESIGN
- ENERGY EFFICIENCY IS CONSIDERED THROUGHOUT THE SPACE
- RECOGNIZABLE INSTITUTIONAL STANDARDS ARE PROVIDED THROUGHOUT THE SPACE

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