

FALCONER CHESTER HALL



Design intelligence, commercial flair.

MONARCHS QUAY, PHASE 1B LIVERPOOL

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BLOCK D: RESIDENTIAL DEVELOPMENT

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YPG DEVELOPMENTS

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P16-144-02-006-REVA

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MARCH 2018

FALCONER
CHESTER
HALL

MONARCHS QUAY, PHASE 1B, LIVERPOOL.

BLOCK D: RESIDENTIAL DEVELOPMENT

YPG DEVELOPMENTS



MARCH 2018



MONARCHS QUAY, PHASE 1B-RESIDENTIAL

TYPICAL UPPER FLOOR PLAN - LEVELS 1-3

Key.

-  - DDA Compliant Apartment
-  - 1 Bedroom Apartment
-  - 2 Bedroom Apartment



MONARCHS QUAY, PHASE 1B-RESIDENTIAL

TYPICAL UPPER FLOOR PLAN

Adaptable Apartments.

The vast majority of the apartment types in the proposed development have been designed with future adaptability in mind with only small alterations required to the apartment to make the space DDA compliant.

The bathroom is large enough to accommodate a 1500mm turning circle with the installation of a walk in shower. The bedrooms and living spaces are all generous and can accommodate a turning circle.

Key.

 - Adaptable Apartments



MONARCHS QUAY, PHASE 1B-RESIDENTIAL

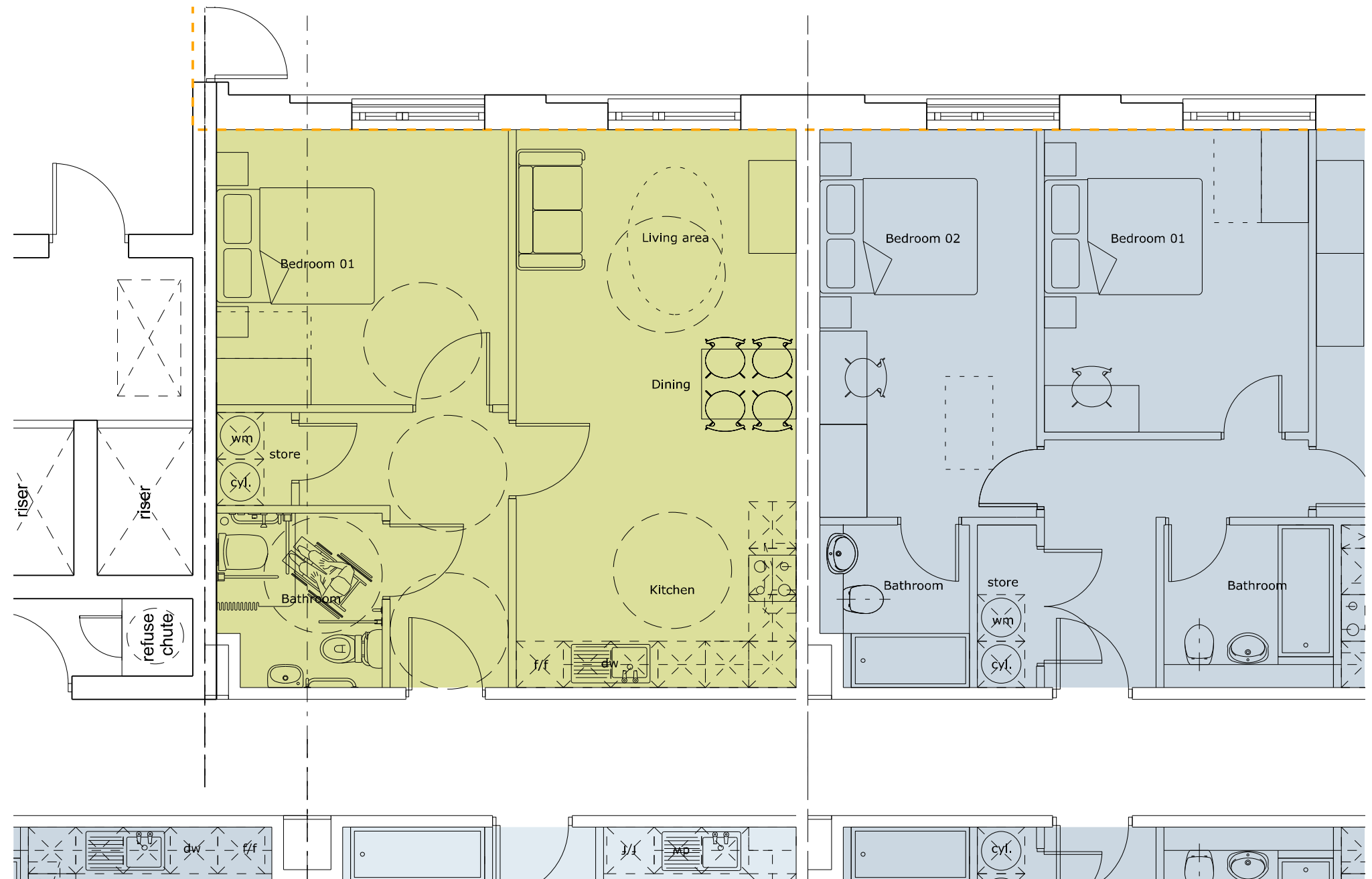
TYPICAL UPPER FLOOR PLAN - LEVELS 1-3

DDA Flexible 1 Bed Apartment.

As demonstrated by the plan the standard 1 bedroom apartment can be amended to provide a DDA compliant apartment.

To amend the 1 bedroom apartment to make it DDA compliant a number of small alterations would be required. The bathroom would need to be enlarged to allow for a wet room and the corridor widened.

Two 1 bedroom apartments can be amended on floors first-third which will provide 6 DDA compliant apartments. This represents 5% of the total apartment number 102.



MONARCHS QUAY, PHASE 1B-RESIDENTIAL

SHCEDULE OF ACCOMMODATION

7.6.1 Schedule of Accommodation.

Ground Floor,

Residents Entrance
Residents Refuse Store
Cycle Store
Substation / Plant
Commercial / Retail Unit 01
Commercial / Retail Refuse Store 01
Commercial / Retail Unit 02
Commercial / Retail Refuse Store 02
33 Car Parking Spaces

First Floor.

2 x 1 bedroom DDA compliant apartment
5 x 1 bedroom apartment
10 x 2 bedroom apartment
1 x 3 bedroom apartment

TOTAL APARTMENTS - 18

Second Floor.

2 x 1 bedroom DDA compliant apartment
5 x 1 bedroom apartment
10 x 2 bedroom apartment
1 x 3 bedroom apartment

TOTAL APARTMENTS - 18

Third Floor.

2 x 1 bedroom DDA compliant apartment
5 x 1 bedroom apartment
10 x 2 bedroom apartment
1 x 3 bedroom apartment

TOTAL APARTMENTS - 18

Fourth Floor.

7 x 1 bedroom apartment
10 x 2 bedroom apartment
1 x 3 bedroom apartment

TOTAL APARTMENTS - 18

Fifth Floor.

7 x 1 bedroom apartment
10 x 2 bedroom apartment
1 x 3 bedroom apartment

TOTAL APARTMENTS - 18

Sixth Floor.

3 x 1 bedroom apartment
3 x 2 bedroom apartment
6 x 3 bedroom apartment

TOTAL APARTMENTS - 12

TOTALS

6 x 1 bedroom DDA compliant apartment	6%
32 x 1 bedroom apartment	31%
53 x 2 bedroom apartment	52%
11 x 3 bedroom apartment	11%

TOTAL APARTMENTS -	102
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