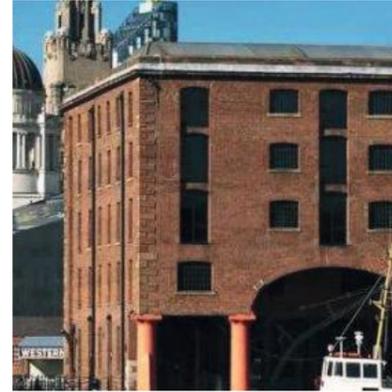
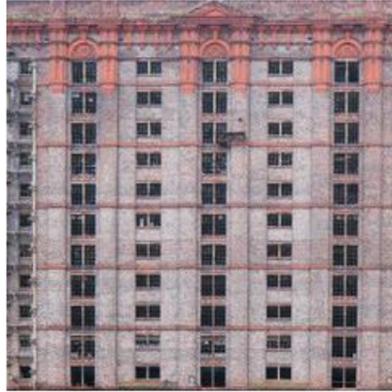


THE PROPOSALS

ELEVATION PRECEDENTS



Paired windows on Stanley Dock Tobacco Warehouse and Waterloo Warehouse

Vertical window recesses on the demolished Bibby's Warehouse and Albert Dock Warehouse

Segmented arches on the Merseyside Maritime Museum and Waterloo Warehouse

Change in material above brick parapet on Albert Dock Warehouse and Waterloo Warehouse

Horizontal brick banding on Stanley Dock Tobacco Warehouse and Waterloo Warehouse

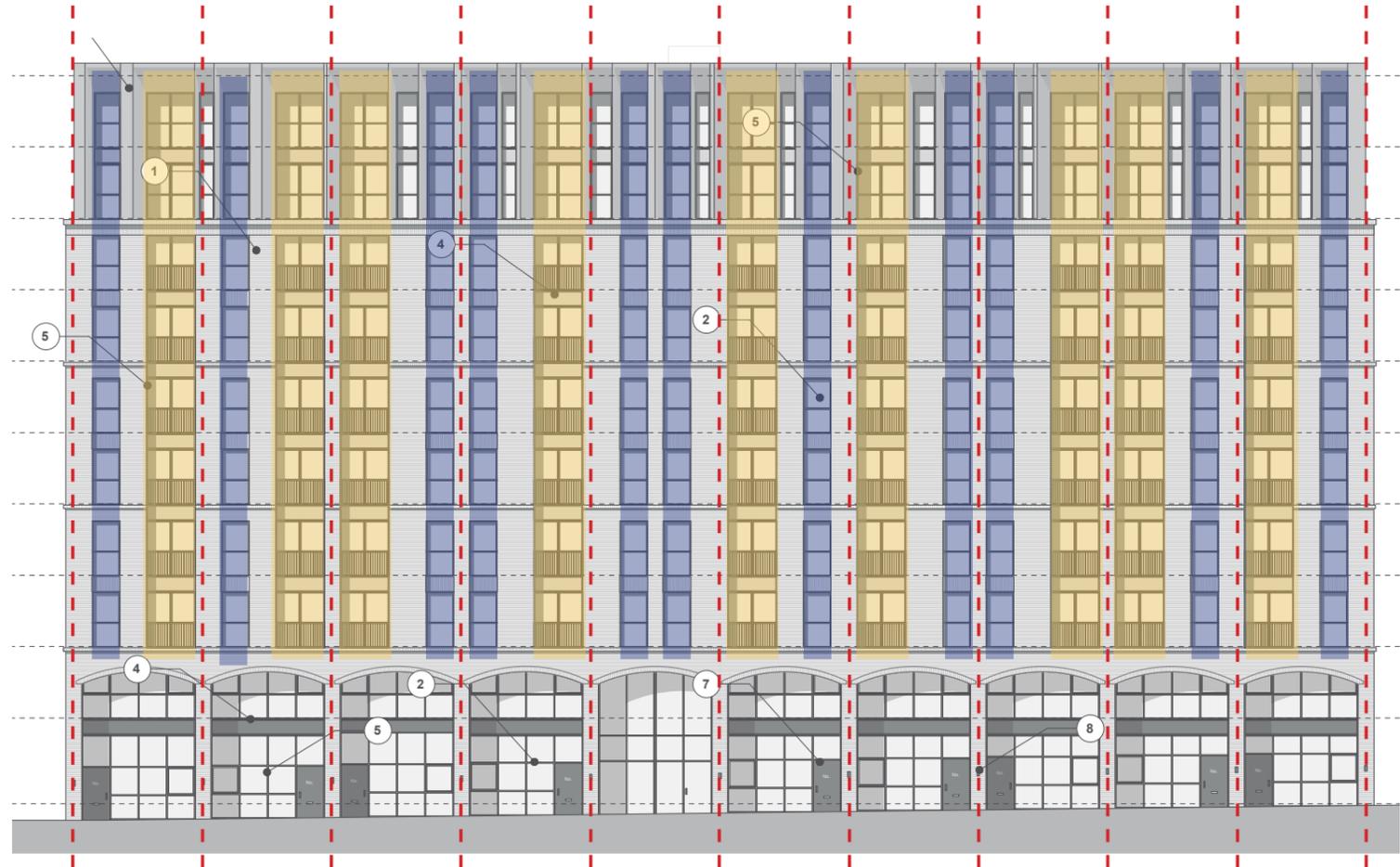


THE PROPOSALS

FENESTRATIONS

Large, repeated windows organised by a structural grid are a key feature of the warehouse typology. Therefore, two typical window sizes have been repeated across the elevations. The windows are mirrored bay-to-bay to provide coupled windows, in reference to the Waterloo Warehouse.

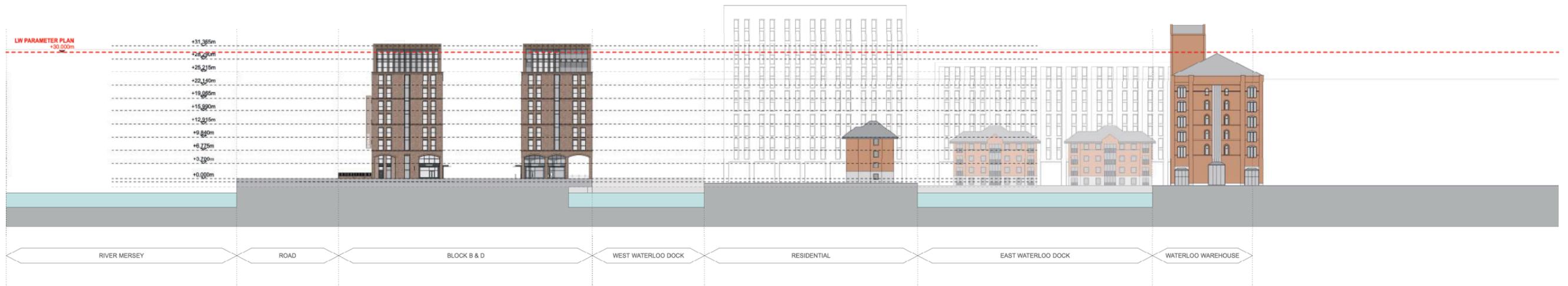
The glazing is aligned vertically at each level, including at the upper two floors. Additional glazing has been introduced at the upper two floors to provide a less solid aesthetic in comparison to the brickwork below.



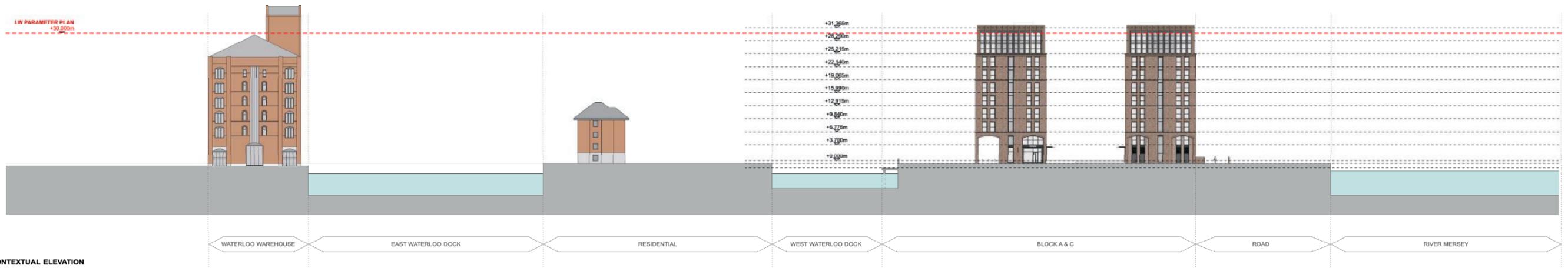
- Double windows
- Single windows
- Line of structure

THE PROPOSALS

PROPOSED CONTEXT ELEVATIONS



SOUTH CONTEXTUAL ELEVATION
1:500 @ A1

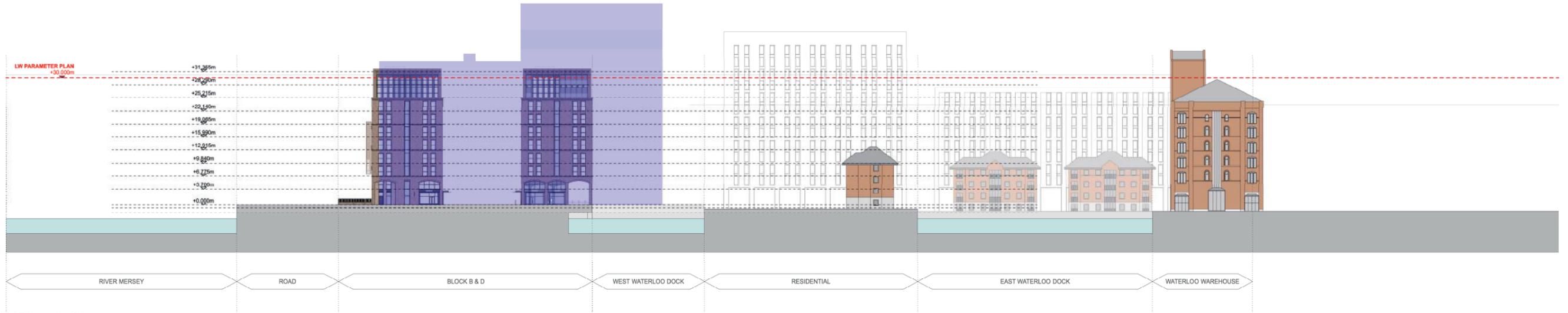


NORTH CONTEXTUAL ELEVATION
1:500 @ A1

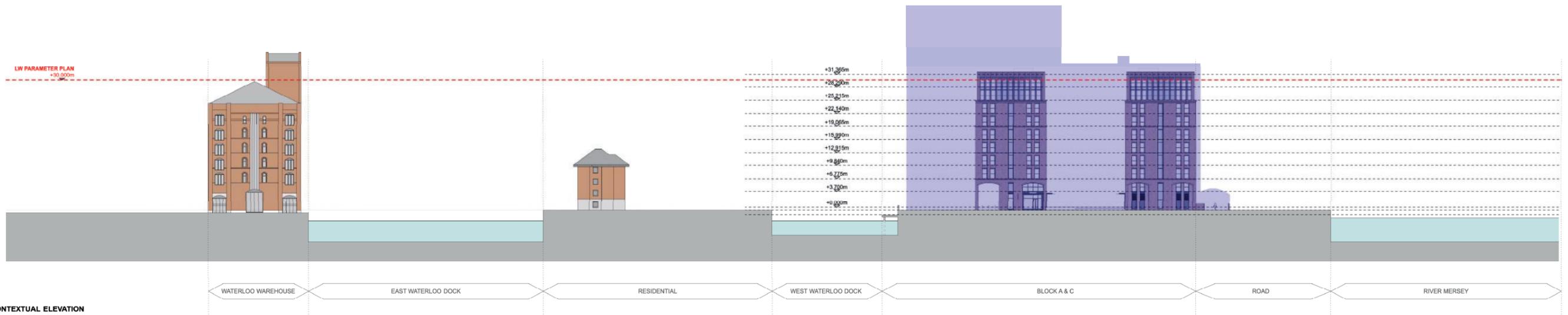
THE PROPOSALS

PROPOSED CONTEXT ELEVATIONS

The blue shaded areas show the outline of the previously submitted scheme. The taller buildings in the previous scheme were approximately 48m in height. The proposed scheme is just below 32m tall, equating to a total reduction of 16m in height.



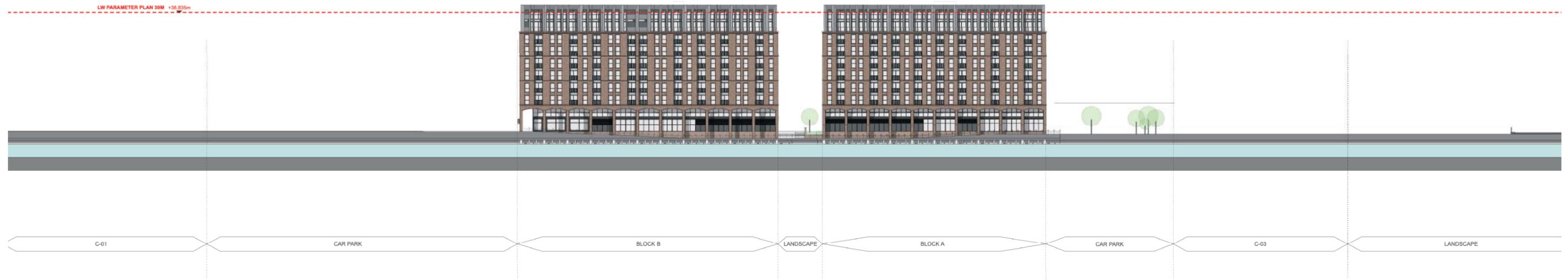
SOUTH CONTEXTUAL ELEVATION
1:500 @ A1



NORTH CONTEXTUAL ELEVATION
1:500 @ A1

THE PROPOSALS

PROPOSED CONTEXT ELEVATIONS



WEST CONTEXTUAL ELEVATION
500 @ A1



EAST CONTEXTUAL ELEVATION
500 @ A1

THE PROPOSALS

PROPOSED CONTEXT ELEVATIONS

The blue shaded areas show the outline of the previously submitted scheme. The taller buildings in the previous scheme were approximately 48m in height. The proposed scheme is just below 32m tall, equating to a total reduction of 16m in height.



THE PROPOSALS

COMPARATIVE CONTEXT ELEVATIONS

The blue shaded areas show the outline of the previously submitted scheme. The red shaded areas show the outline of the current proposed scheme.



AST CONTEXTUAL ELEVATION - OUTLINE OF PREVIOUS SCHEME
500 @ A1



AST CONTEXTUAL ELEVATION - OUTLINE OF PROPOSED SCHEME

THE PROPOSALS

PROPOSED SITE LAYOUT

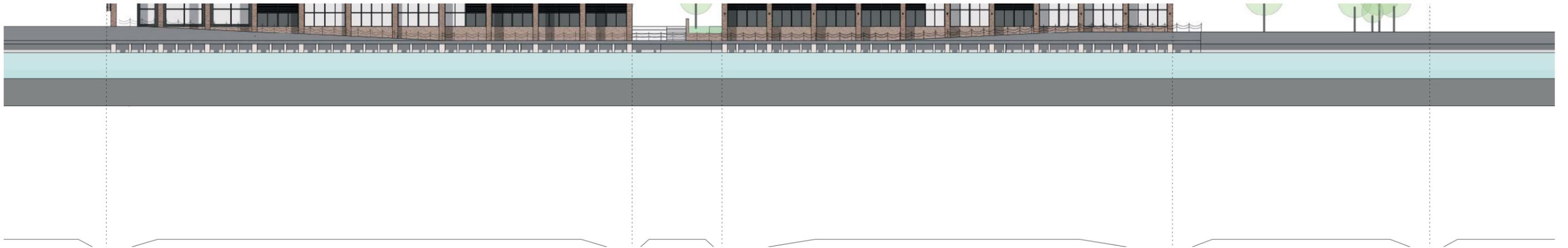
Commercial units provide book-ends to the waterside walk along the East of the site. The South elevation is activated by a commercial unit and a communal space, as this is the first view of the city for those arriving from IOM ferry terminal. Duplex apartments are located to the West of the site with views of the River Mersey. Car parking is located to the North.



THE PROPOSALS

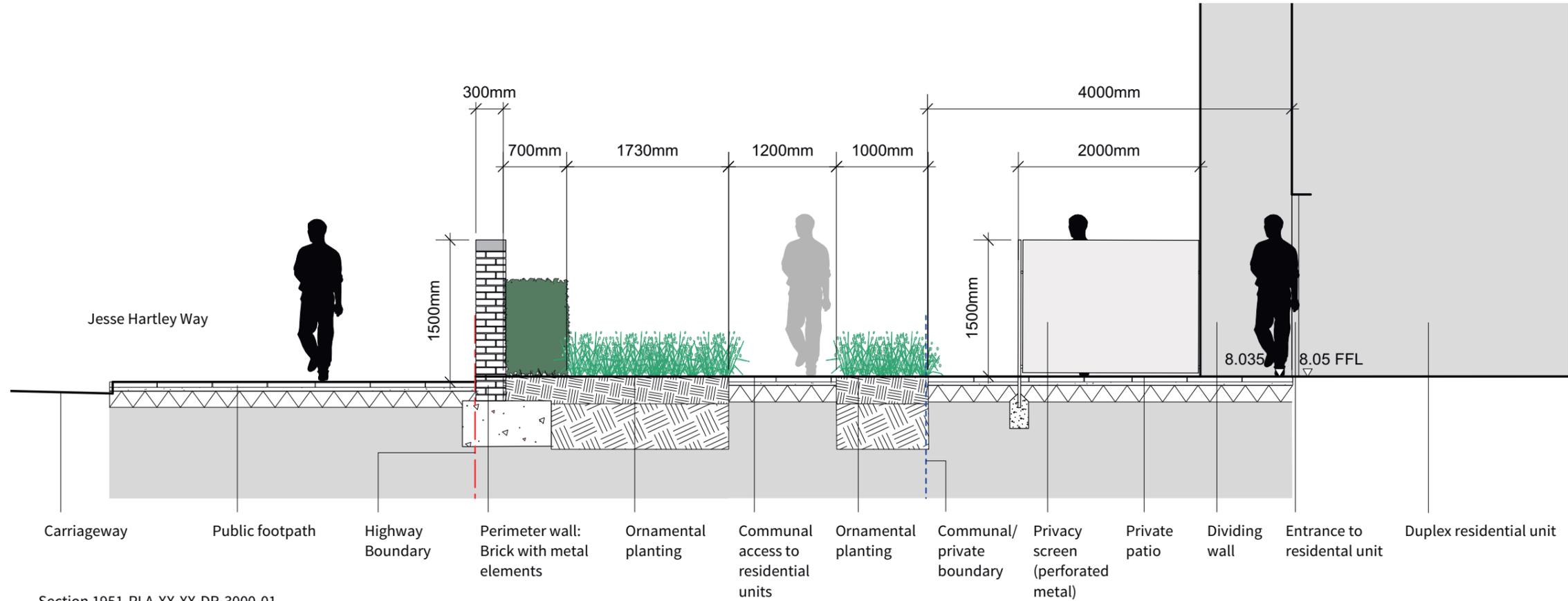
NEW PUBLIC WATERSIDE WALKWAY CONNECTION

A public walkway is created as part of the scheme, along the West Waterloo Dock edge. The walkway is located beneath the colonnades of blocks A and B, and connects to a floating jetty.

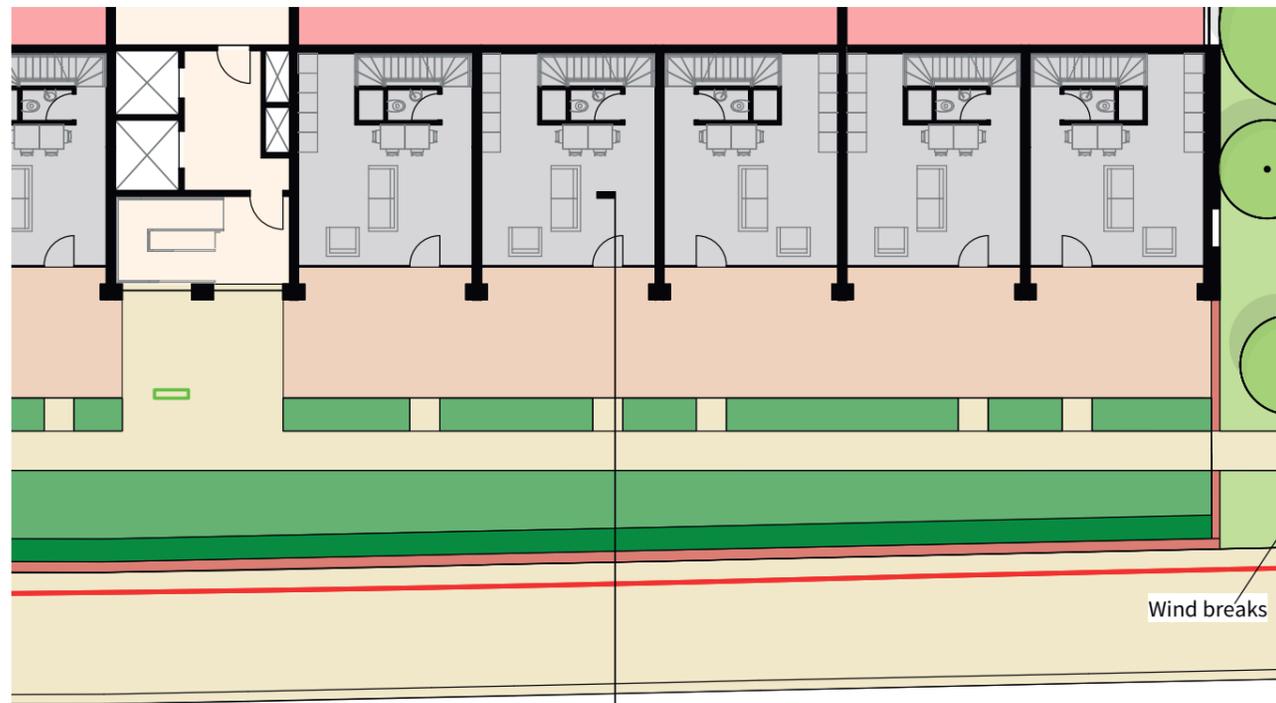
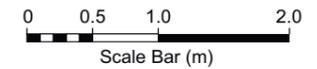


THE PROPOSALS

ILLUSTRATIVE SECTION - DUPLEX RESIDENTIAL UNIT



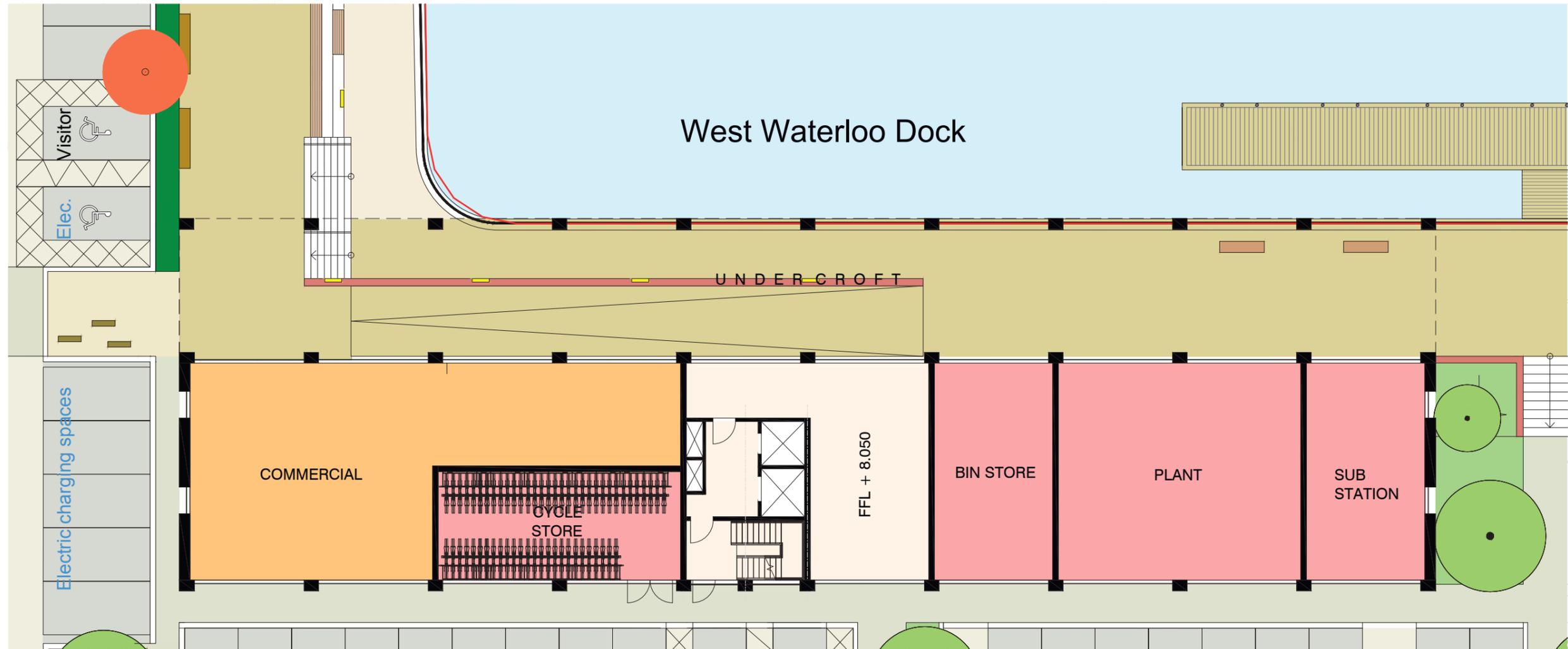
Section 1951-PLA-XX-XX-DR-3000-01



Section 1951-PLA-XX-XX-DR-3000-01

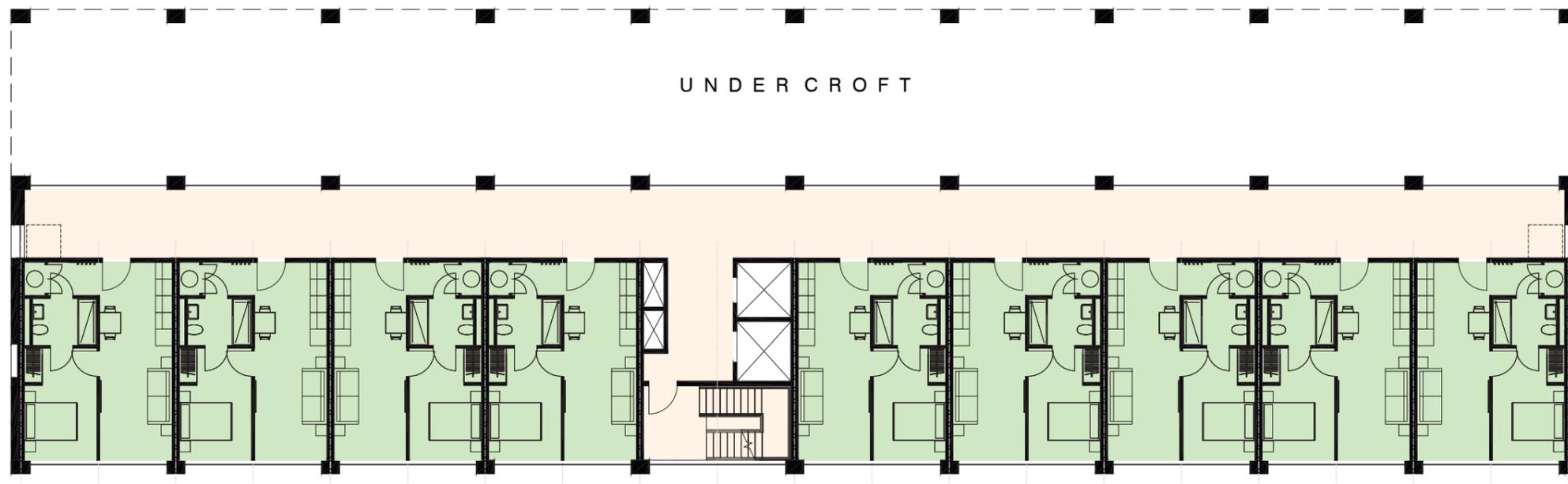
THE PROPOSALS

BLOCK A - PROPOSED GROUND FLOOR PLAN



THE PROPOSALS

BLOCK A - FIRST FLOOR PLAN



- 1 bedroom apartment
- 2 bedroom apartment

THE PROPOSALS

BLOCK A - SECOND TO TENTH FLOOR PLAN



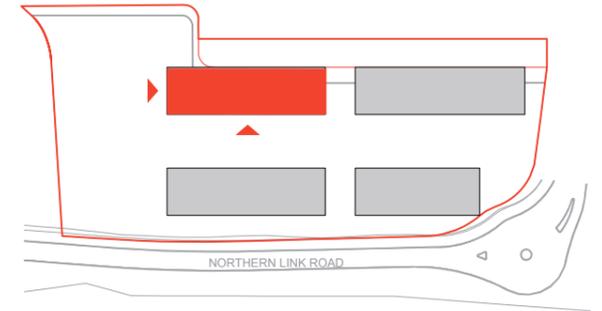
- 1 bedroom apartment
- 2 bedroom apartment

THE PROPOSALS

PROPOSED BLOCK A ELEVATIONS

MATERIALS KEY:

- 1. Brick
- 2. Window
- 3. Cladding
- 4. Spandrel panel
- 5. Aluminium frame
- 6. Glazed door
- 7. Solid door
- 8. Lighting fixture (colour to match frame)
- 9. Aluminium panel



BLOCK A - WEST ELEVATION
1:200 @ A1



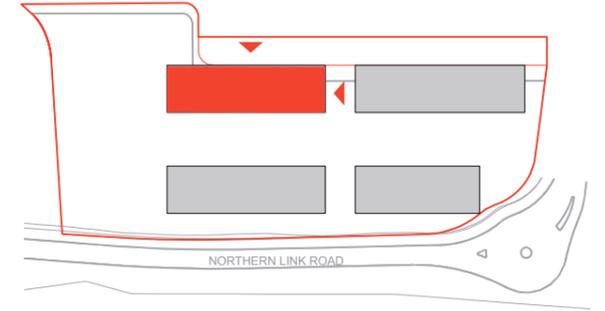
BLOCK A - NORTH ELEVATION
1:200 @ A1

THE PROPOSALS

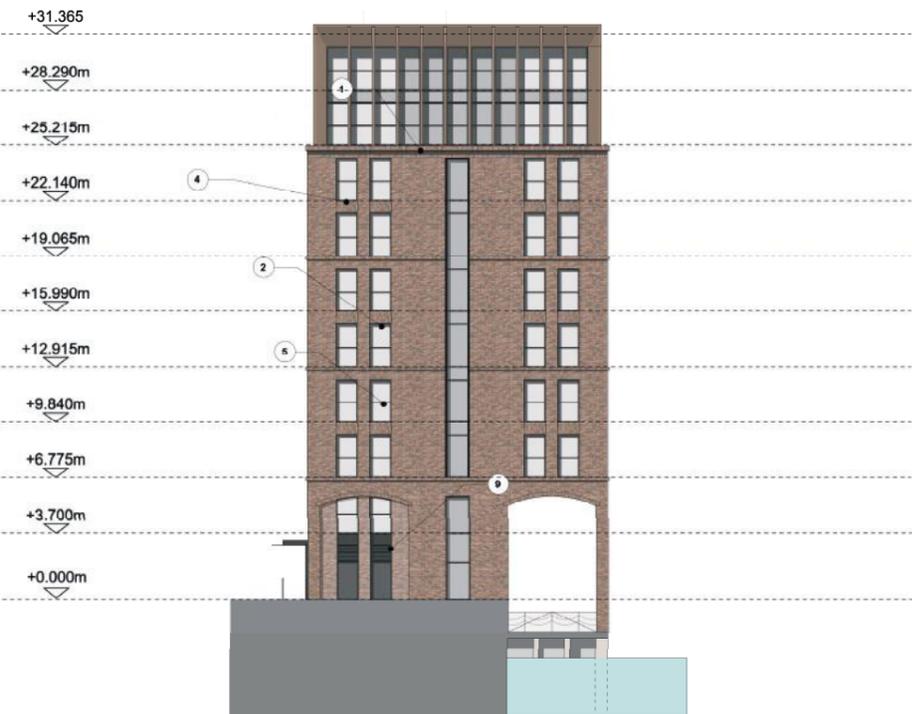
PROPOSED BLOCK A ELEVATIONS

MATERIALS KEY:

- 1. Brick
- 2. Window
- 3. Cladding
- 4. Spandrel panel
- 5. Aluminium frame
- 6. Glazed door
- 7. Solid door
- 8. Lighting fixture (colour to match frame)
- 9. Aluminium panel



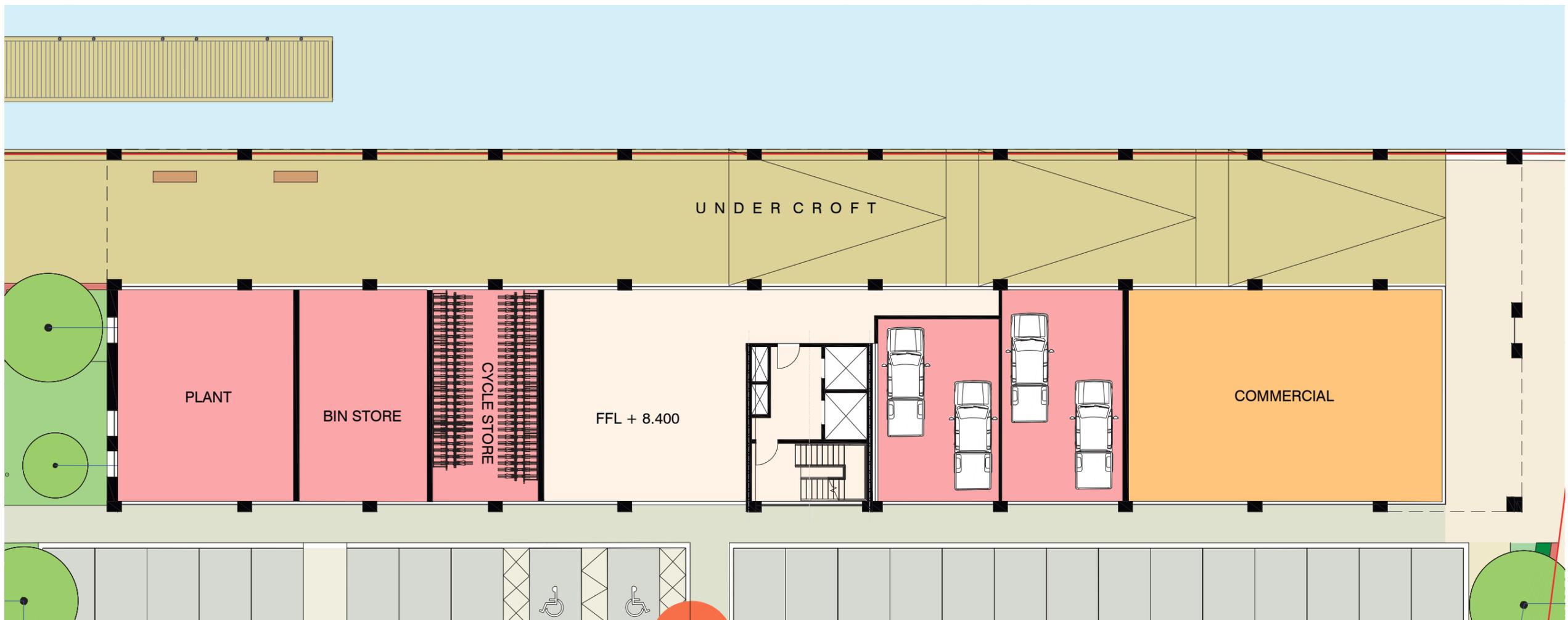
BLOCK A - EAST ELEVATION
1:200 @ A1



BLOCK A - SOUTH ELEVATION
1:200 @ A1

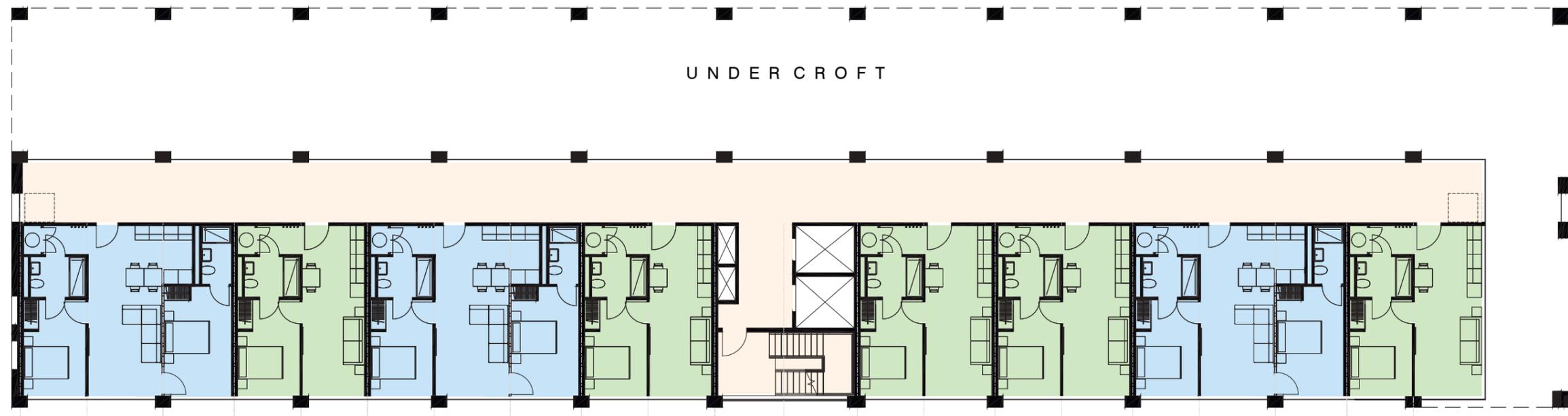
THE PROPOSALS

BLOCK B - PROPOSED GROUND FLOOR PLAN



THE PROPOSALS

BLOCK B - FIRST FLOOR PLAN



- 1 bedroom apartment
- 2 bedroom apartment

THE PROPOSALS

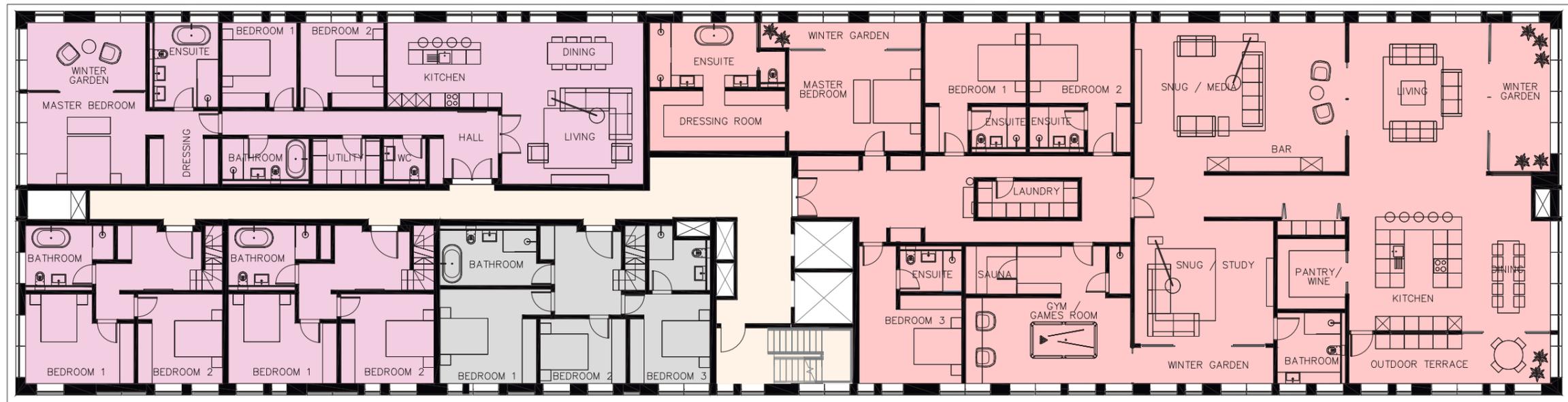
BLOCK B - FIRST SECOND TO EIGHTH FLOOR PLAN



- 1 bedroom apartment
- 2 bedroom apartment

THE PROPOSALS

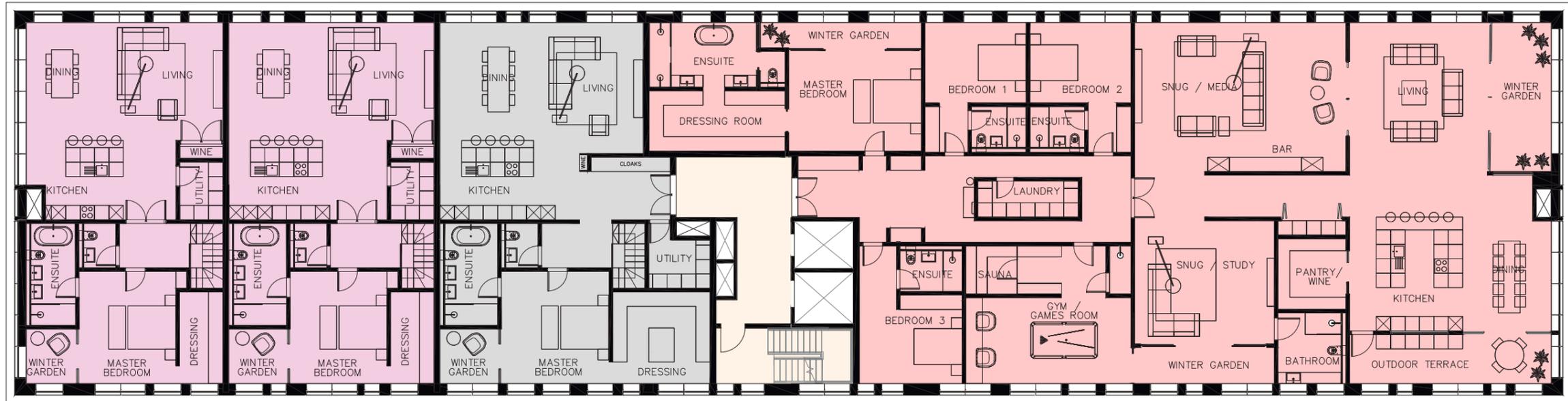
BLOCK B - NINTH FLOOR PLAN



- 3 bedroom apartment
- 3 bedroom duplex
- 4 bedroom duplex
- 4 bedroom penthouse

THE PROPOSALS

BLOCK B - TENTH FLOOR PLAN



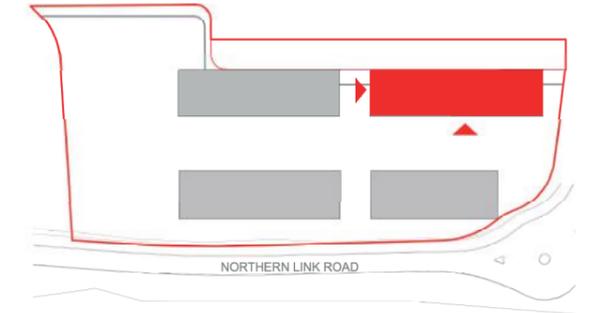
- 3 bedroom duplex
- 4 bedroom duplex
- 4 bedroom penthouse

THE PROPOSALS

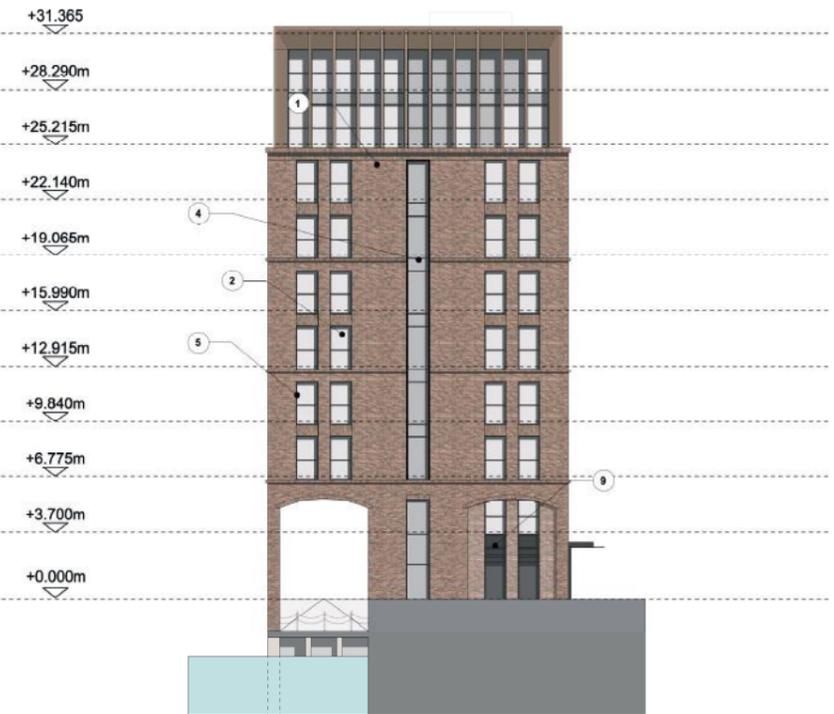
PROPOSED BLOCK B ELEVATIONS

MATERIALS KEY:

1. Brick
2. Window
3. Cladding
4. Spandrel panel
5. Aluminium frame
6. Glazed door
7. Solid door
8. Lighting fixture (colour to match frame)
9. Aluminium panel



BLOCK B - WEST ELEVATION
1:200 @ A1



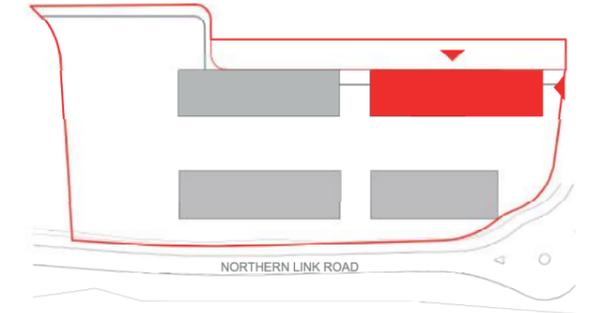
BLOCK B - NORTH ELEVATION
1:200 @ A1

THE PROPOSALS

PROPOSED BLOCK B ELEVATIONS

MATERIALS KEY:

1. Brick
2. Window
3. Cladding
4. Spandrel panel
5. Aluminium frame
6. Glazed door
7. Solid door
8. Lighting fixture (colour to match frame)
9. Aluminium panel



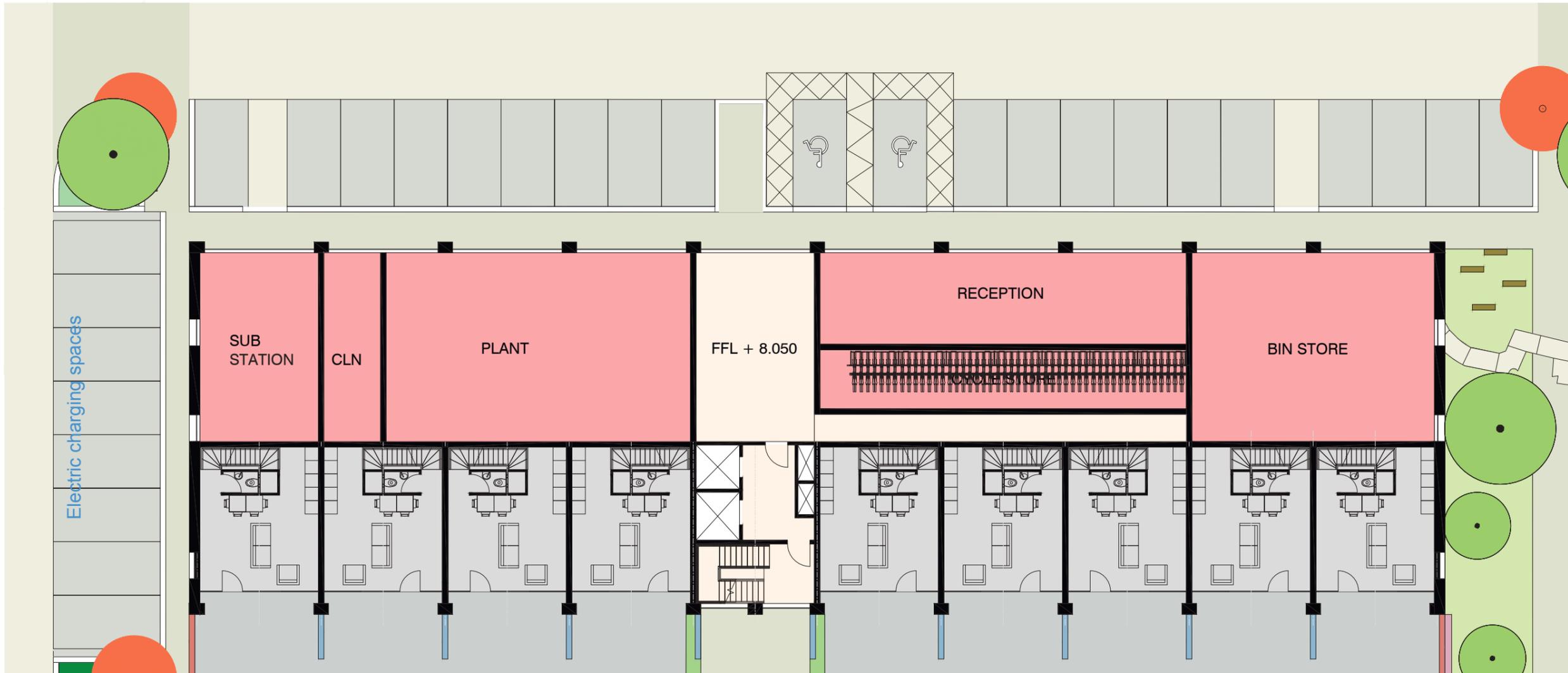
BLOCK B - EAST ELEVATION
1:200 @ A1



BLOCK B - SOUTH ELEVATION
1:200 @ A1

THE PROPOSALS

BLOCK C - GROUND FLOOR PLAN



THE PROPOSALS

BLOCK C - FIRST FLOOR PLAN



- 1 bedroom apartment
- 2 bedroom apartment
- 2 bedroom duplex

THE PROPOSALS

BLOCK C - SECOND TO TENTH FLOOR PLAN



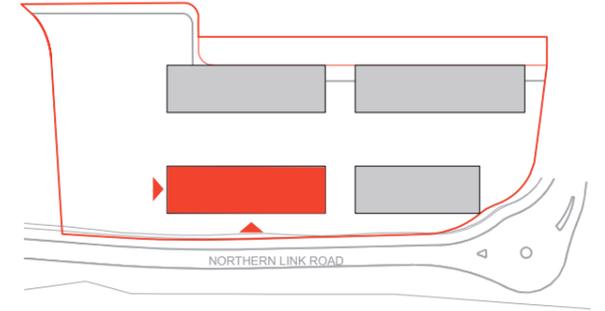
- 1 bedroom apartment
- 2 bedroom apartment

THE PROPOSALS

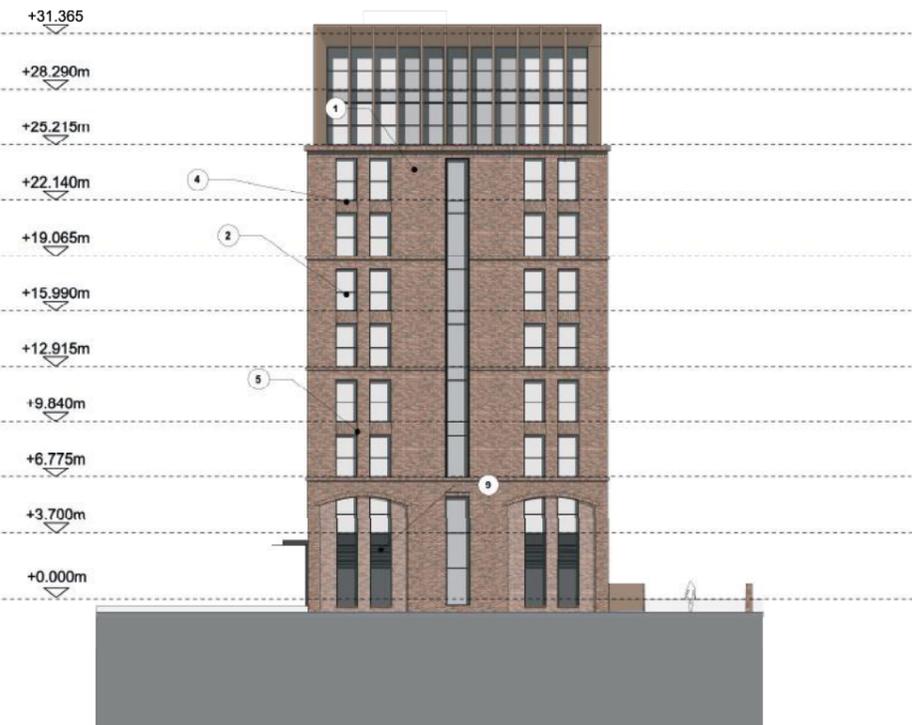
PROPOSED BLOCK C ELEVATIONS

MATERIALS KEY:

- 1. Brick
- 2. Window
- 3. Cladding
- 4. Spandrel panel
- 5. Aluminium frame
- 6. Glazed door
- 7. Solid door
- 8. Lighting fixture (colour to match frame)
- 9. Aluminium panel



BLOCK C - WEST ELEVATION
1:200 @ A1



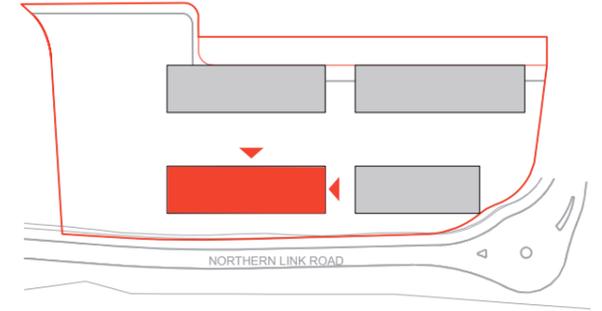
BLOCK C - NORTH ELEVATION
1:200 @ A1

THE PROPOSALS

PROPOSED BLOCK C ELEVATIONS

MATERIALS KEY:

- 1. Brick
- 2. Window
- 3. Cladding
- 4. Spandrel panel
- 5. Aluminium frame
- 6. Glazed door
- 7. Solid door
- 8. Lighting fixture (colour to match frame)
- 9. Aluminium panel

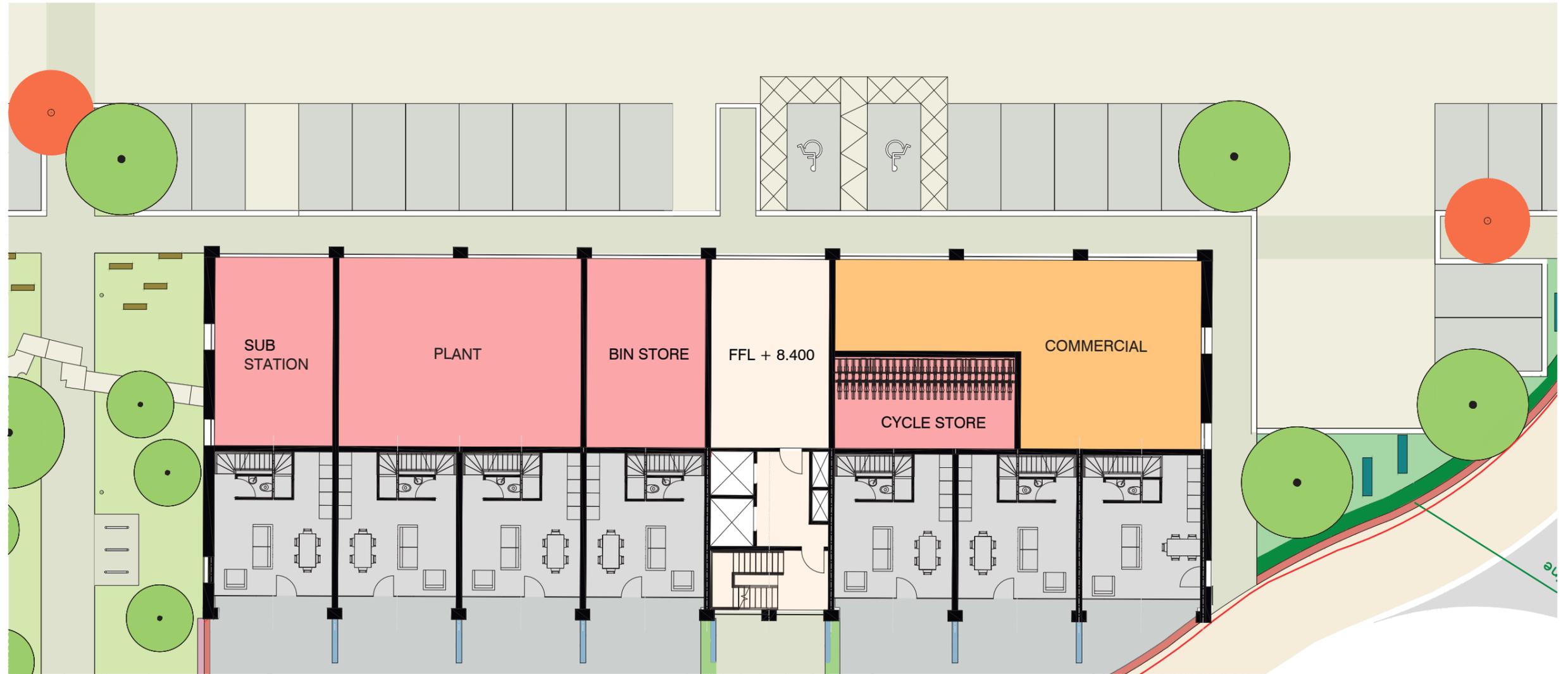


BLOCK C - EAST ELEVATION
1:200 @ A1

BLOCK C - SOUTH ELEVATION
1:200 @ A1

THE PROPOSALS

BLOCK D - GROUND FLOOR PLAN



THE PROPOSALS

BLOCK D - FIRST FLOOR PLAN



- 1 bedroom apartment
- 2 bedroom apartment
- 2 bedroom duplex

THE PROPOSALS

BLOCK D - SECOND TO TENTH FLOOR PLAN



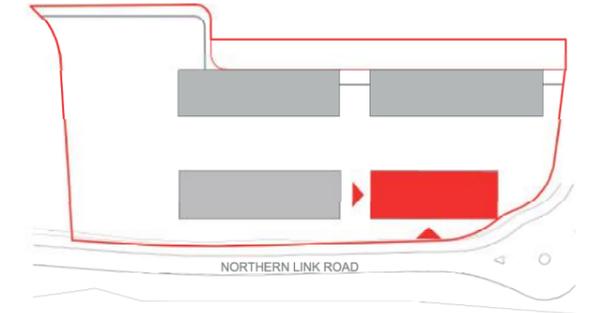
- 1 bedroom apartment
- 2 bedroom apartment

THE PROPOSALS

PROPOSED BLOCK D ELEVATIONS

MATERIALS KEY:

1. Brick
2. Window
3. Cladding
4. Spandrel panel
5. Aluminium frame
6. Glazed door
7. Solid door
8. Lighting fixture (colour to match frame)
9. Aluminium panel



BLOCK D - WEST ELEVATION
1:200 @ A1

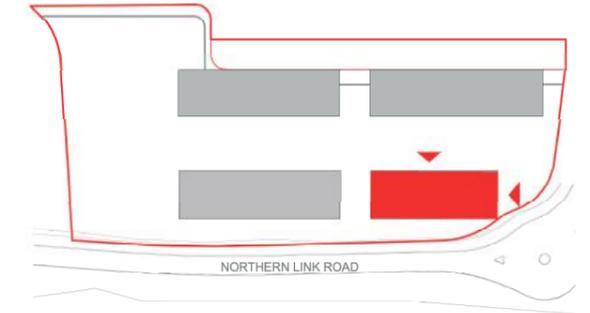
BLOCK D - NORTH ELEVATION
1:200 @ A1

THE PROPOSALS

PROPOSED BLOCK D ELEVATIONS

MATERIALS KEY:

1. Brick
2. Window
3. Cladding
4. Spandrel panel
5. Aluminium frame
6. Glazed door
7. Solid door
8. Lighting fixture (colour to match frame)
9. Aluminium panel



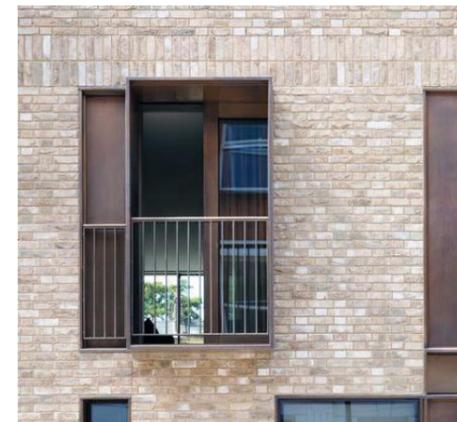
BLOCK D - EAST ELEVATION
1:200 @ A1



BLOCK D - SOUTH ELEVATION
1:200 @ A1

THE PROPOSALS

MATERIAL PRECEDENTS



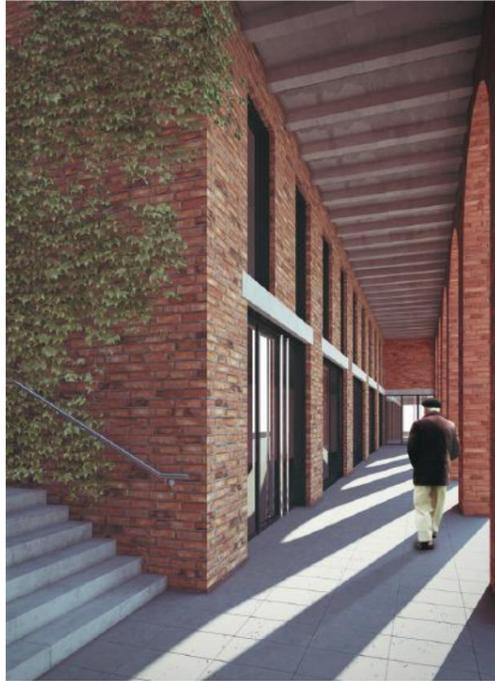
Bronze cladding and red brick

Red brick

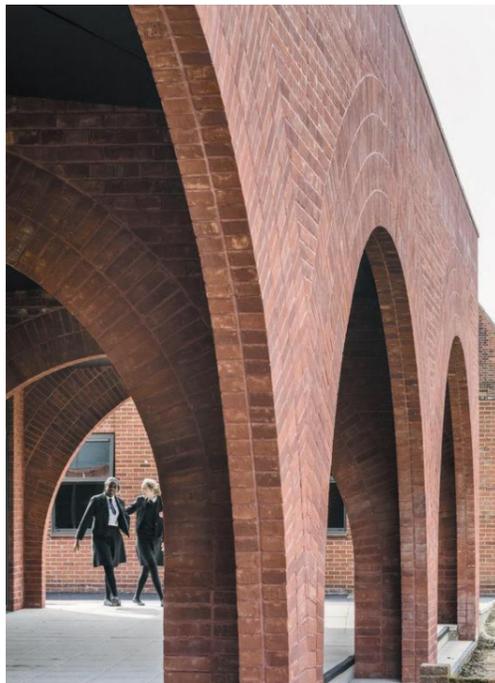
Metal balustrades to Juliet balconies

THE PROPOSALS

PRECEDENTS



Duplex residential units at ground level



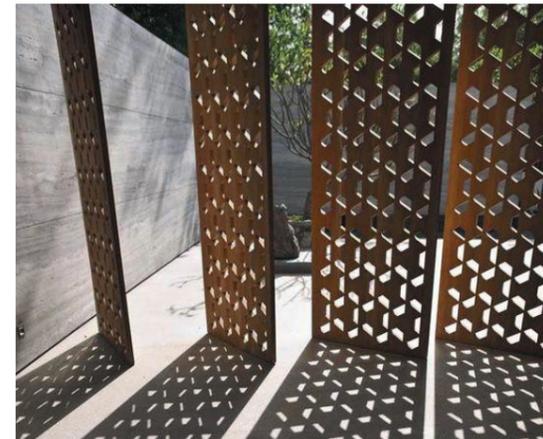
Brick colonnades



Communal walkway to townhouse entrances



Duplex residential units at ground level



Perforated metal screens to boundaries between townhouses



Duplex residential units at ground level

THE PROPOSALS

ROOF EXTENSION PRECEDENTS



Roof extension elevation detail



2 storey roof extension on brick building



2 storey roof extension on brick building



Chamfered window reveals



Bronze panelling



Bronze panelling



Bronze panelling to roof extension

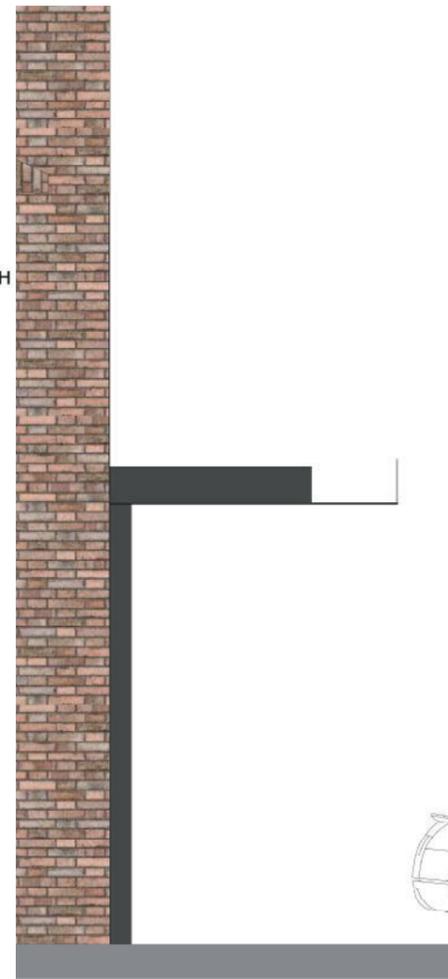
THE PROPOSALS

ENTRANCE CANOPY TO BLOCKS A, B, C & D

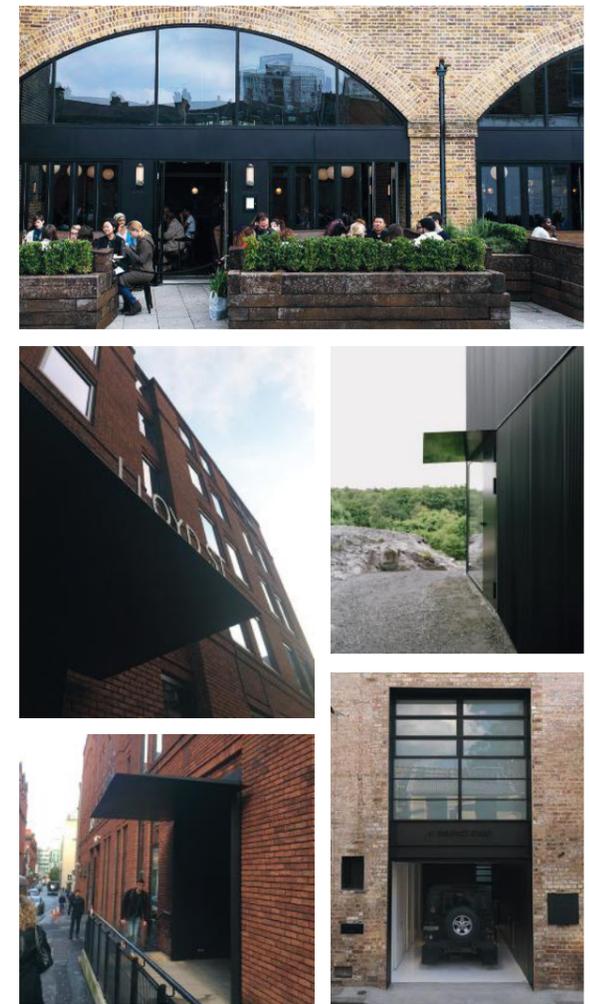


Entrance canopy front elevation

POWDER COATED ALUMINIUM TO MATCH WINDOW FRAMES



Entrance canopy side elevation



Precedent imagery

THE PROPOSALS

COMMERCIAL ENTRANCES



Commercial entrance front elevation



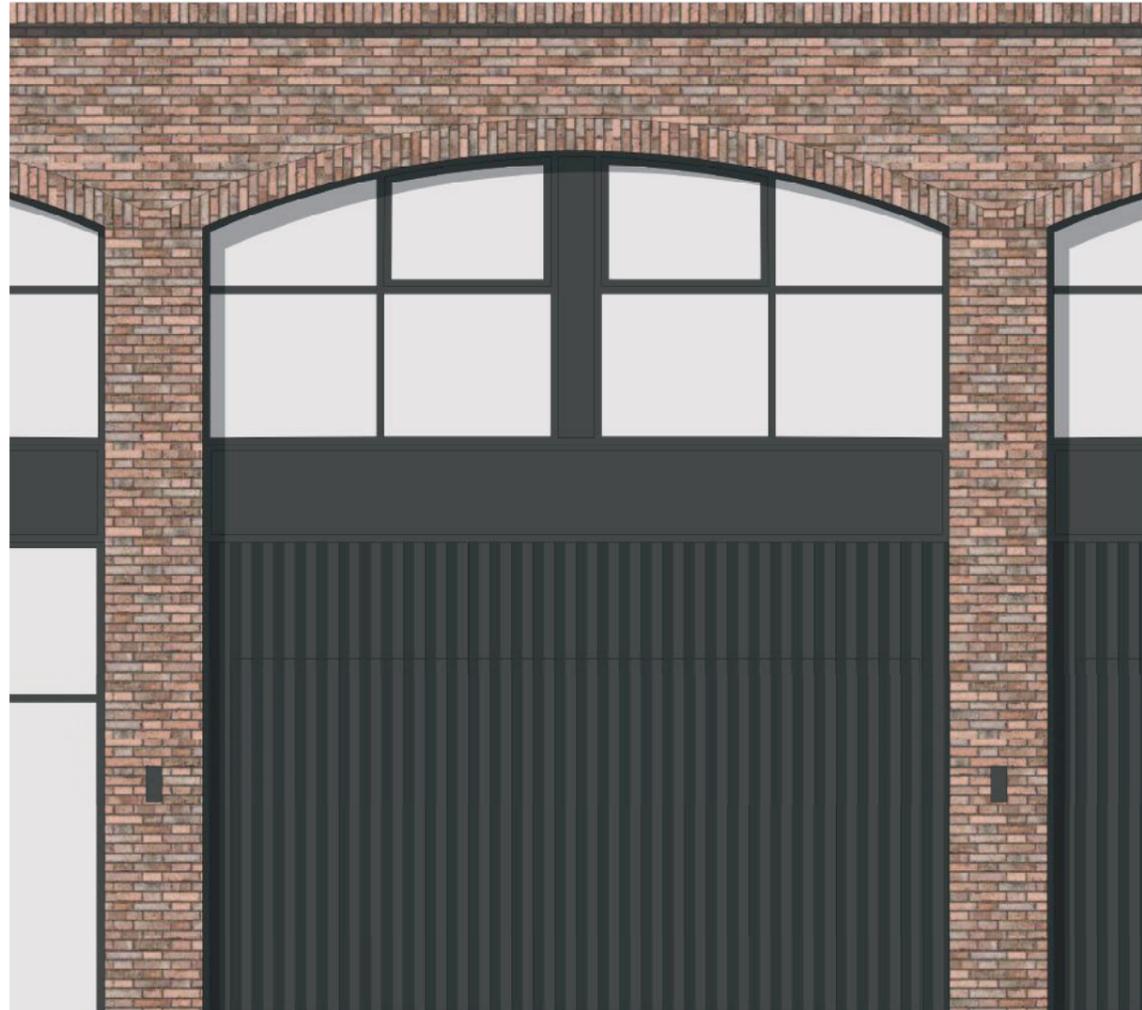
Commercial entrance side elevation



Precedent imagery

THE PROPOSALS

GARAGE ENTRANCES TO BLOCK B



Garage entrance elevation



Precedent image

THE PROPOSALS

EXTERNAL LIGHTING



Up and down wall lights to brick piers at ground level



Lighting to illuminate metal cladding at upper storeys



Black cuboid up and down wall light fittings



Up and down wall lights in colonnade



Up and down wall light on brick

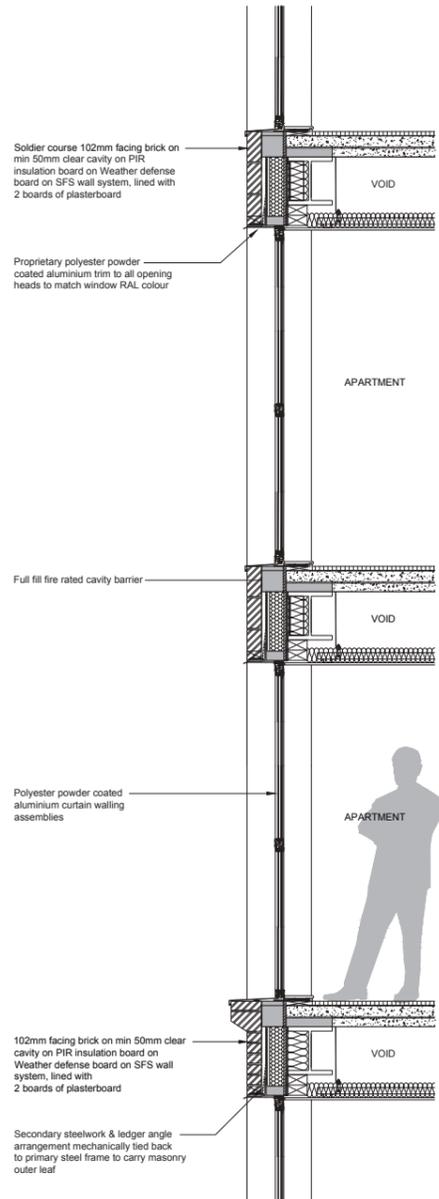


Precedent images

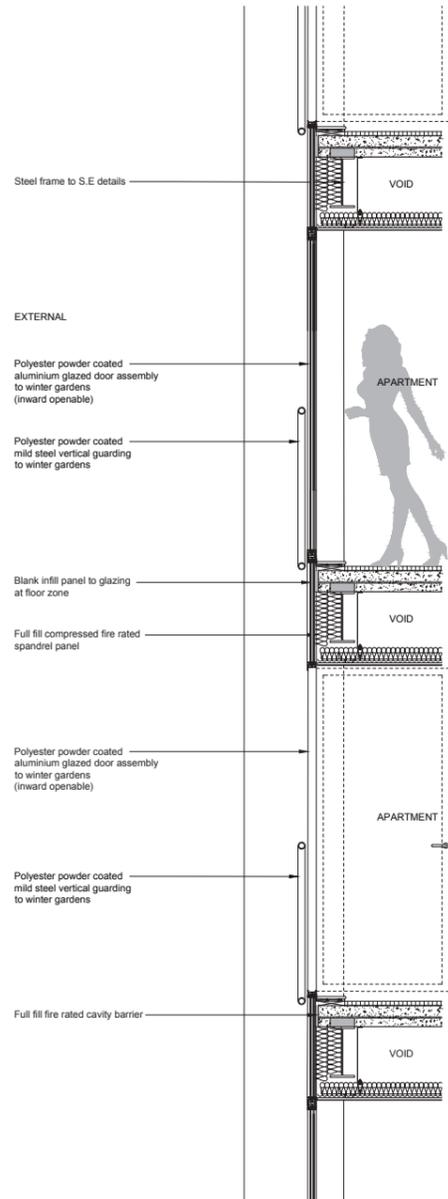


THE PROPOSALS

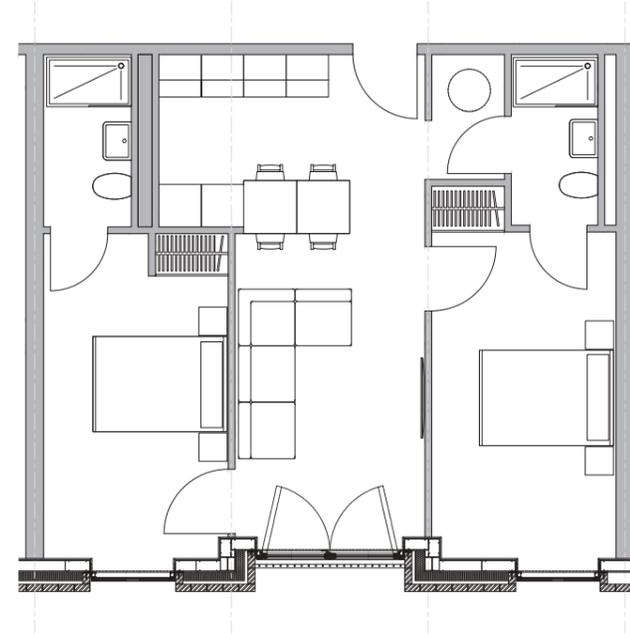
APARTMENT AND FACADE INTERFACE DETAILS



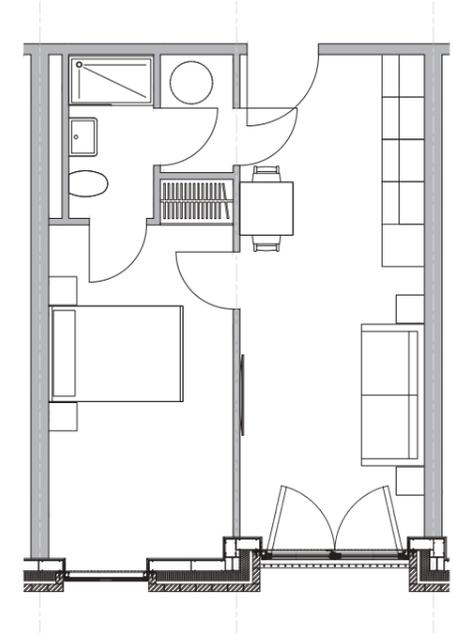
B-B
section through window bays
scale 1:25



C-C
section through juliet balconies
scale 1:25



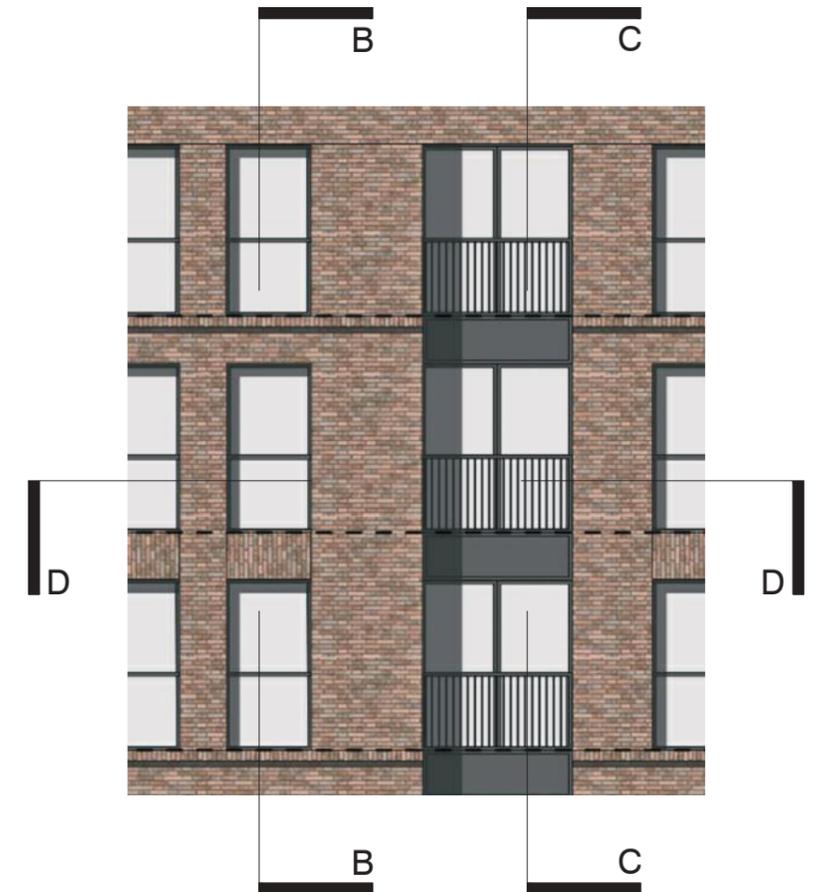
A-A
typical two bedroom apartment layout
scale 1:50



D-D
typical one bedroom apartment layout
scale 1:50



elevation
typical brick facade elevation
scale 1:50



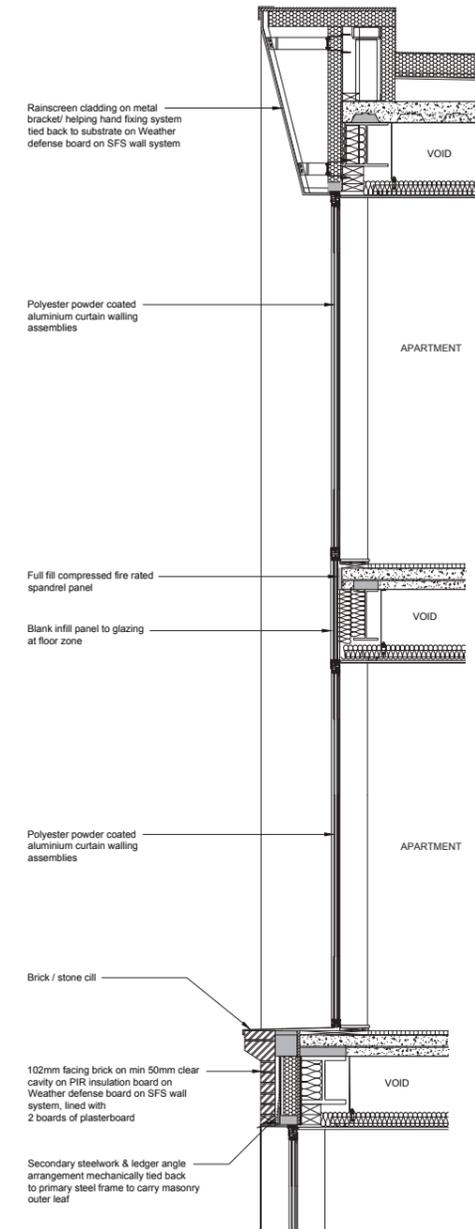
elevation
typical brick facade elevation
scale 1:50

THE PROPOSALS

TYPICAL UPPER LEVEL FACADE SECTION



elevation
typical brick facade elevation
scale 1:50



A-A
section through window bays on upper level
scale 1:25

THE PROPOSALS

AREA SCHEDULE

SUMMARY								
SUMMARY								
				SQM	SQFT	NET:GROSS		
Net Area				26007.3	279940	-		
Gross Inter l Area				32833.7	353419	79.2%		
Number of Apartments:	538							
Car Park	165							
		Percentage						
Total 1 Bed	379	70%						
Total 2 Bed	137	25%				REVISION: - C		
Total 3 Bed / duplex / penthouse	22	4%						
TOTALS								
FLOOR	1 BED	2 BED	3 BED/ duplex/pent	NET AREA SQM	NET AREA SQFT	GIA SQM	GIA SQFT	NET:GROSS %
Ground Floor	0	0	16	1664.6	17917.6	2645.0	28470.5	62.9%
First	21	9		1339.0	14412.9	2654.9	28577.1	50.4%
Second	47	18		2872.0	30913.9	3448.6	37120.4	83.3%
Third	47	18		2872.0	30913.9	3448.6	37120.4	83.3%
Fourth	47	18		2872.0	30913.9	3448.6	37120.4	83.3%
Fifth	47	18		2872.0	30913.9	3448.6	37120.4	83.3%
Sixth	47	18		2872.0	30913.9	3448.6	37120.4	83.3%
Seventh	47	18		2872.0	30913.9	3448.6	37120.4	83.3%
Eighth	38	10	4	2864.3	30831.0	3448.6	37120.4	83.1%
Ninth	38	10	2	2907.4	31295.0	3393.6	36528.4	85.7%
TOTALS	379	137	22	26007.3	279940	32833.7	353419	79.2%
GROUND								
	Type		NET AREA SQM	NET AREA SQFT	AREA SQM	COMMENT		
	Commerical		400.60	4312.02				
	Car Park					165		
	Cycle Store				176.8	280 cycles		
	Plant				392.4			
	Bin Store				246.2			
	Lobby				284.4			
	Core				148.8			
	Garage				100.9			
	Substation				141.6			
					1491.1			
	Total NIA		400.6	4312.0				
	Total GIA		2645.00	28470.5				