



3.15.1 PHASE 3 DESIGN DEVELOPMENT - ANALYTICAL APPROACH

Due to the location of the proposed development being situated within a UNESCO World Heritage site buffer zone, Heritage England were consulted as part of a visual impact assessment (V.I.A). Heritage England expressed concern regarding the height, scale and massing of our proposal in such close proximity to the grade II listed Wedding Shop. The proposed height also encroached on the height of the wings of the cathedral, ultimately infringing on the impact the Anglican Cathedral has on the Liverpool skyline.

This called for a remodelling of the taller elements to the scheme paralleled with a revised VIA (see page 70). Firstly we went back to the previous approval and analysed how Alison Brooks Architects had treated the Wedding Shop. To the right explains the main design influences the Wedding Shop had on the massing and elevational treatments of their design.

There is a clear natural tier down in form towards the Wedding Shop, paired with a tier away in plan. Along with the choice of materials and fenestration, the ABA scheme was successful in many ways in its response.

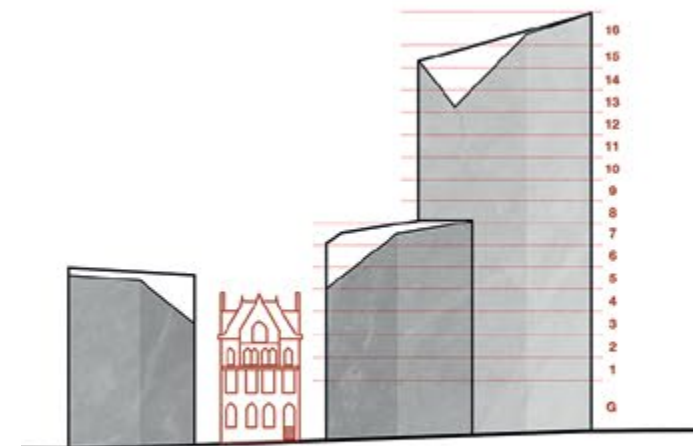
Taking these design concepts on board, we went back to the drawing board to heighten the level of contextual sensitivity with our design in response to the comments made by Heritage England.



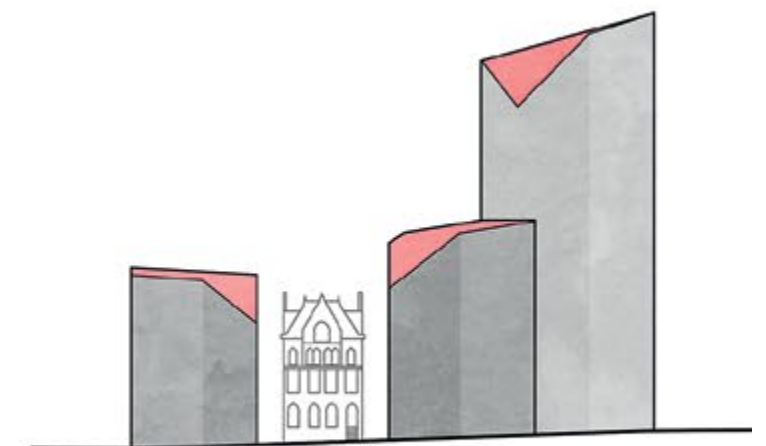
■ An original elevation from Alison Brooks Architects.



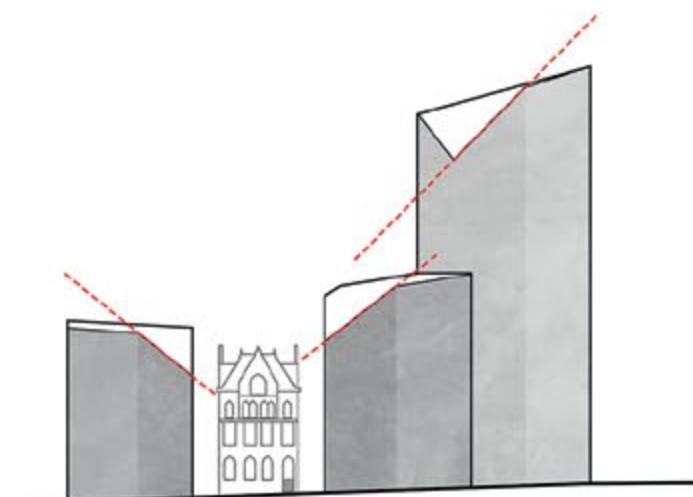
■ Original Alison Brooks scheme visualisation



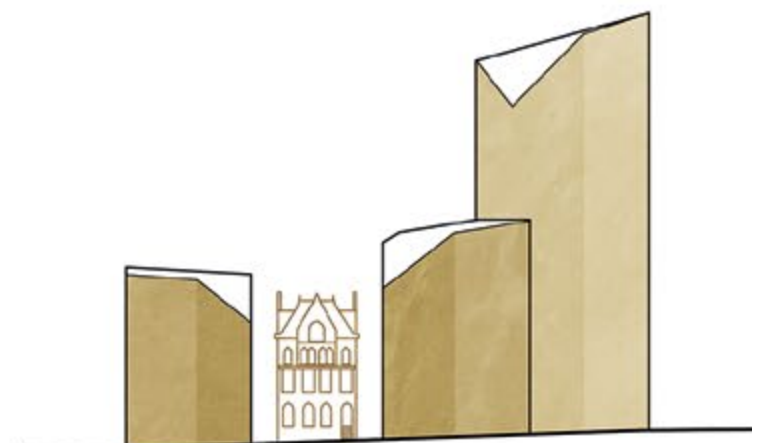
■ 1. Original Alison Brooks scheme at 17 storeys (approximately 60 metres)



■ 2. The form was pushed back to give the wedding shop breathing space from the taller element of the scheme to create a natural step down.



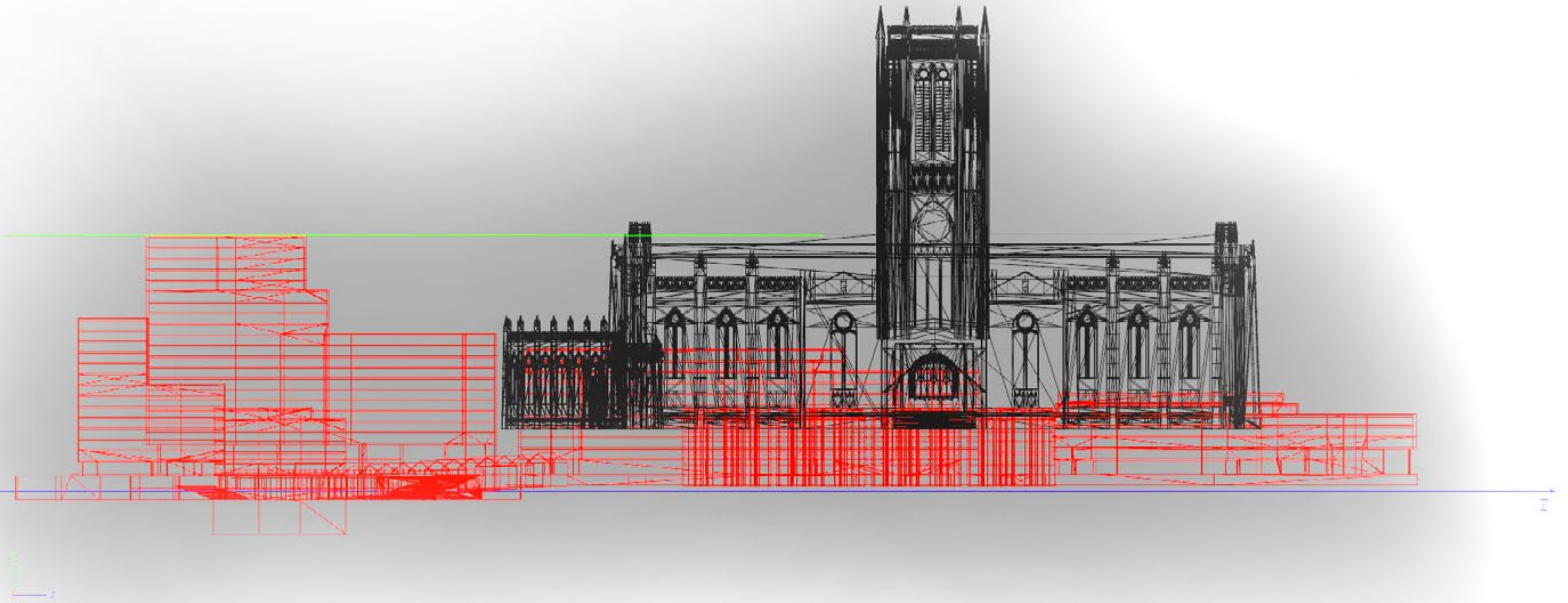
■ 3. The roof scape is also angled down, creating a faceted facade to branch away from the wedding house.



■ 4. The final level of consideration takes the form of materiality. The tone/colour of the material is relative to that of the wedding shop and the Anglican Cathedral.

3.15.2 PHASE 3 DESIGN DEVELOPMENT - ORTHOGRAPHIC VIEW CONTEXT STUDY

The first move we made was to reduce the height of the taller elements of the scheme. The towers as previously submitted were measured at 21 and 14 storeys. This diagram shows the height of the tallest tower actually measuring lower than the wing of the cathedral so to further part away from the that roof line, we have reduced this down to 19 and 13 storeys respectively.

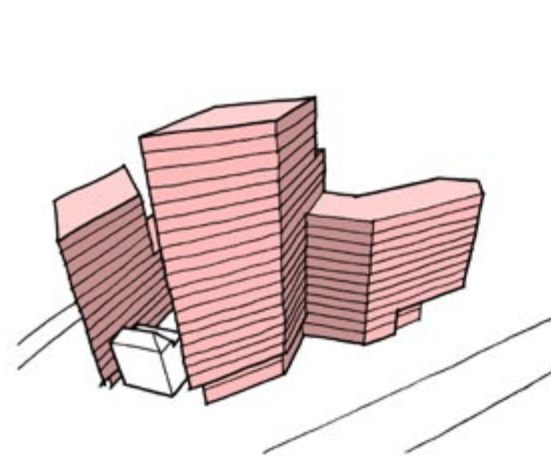


■ Parallel view of the initially submitted scheme in relation to the Anglican Cathedral taking into account accurate roof heights and ground levels.

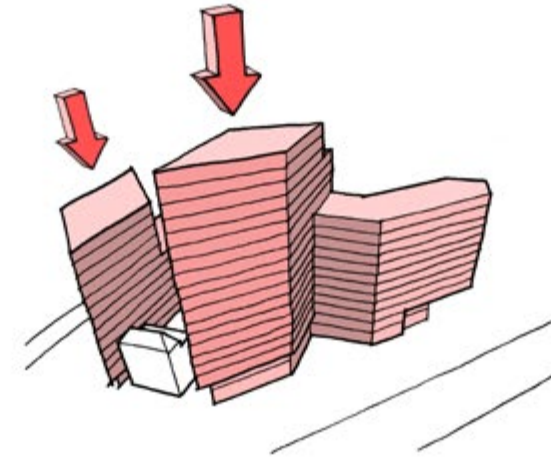
3.15.3 PHASE 3 DESIGN DEVELOPMENT

In taking on board the design approach of ABA, we began to influence the form appropriately. The main moves were as follows:

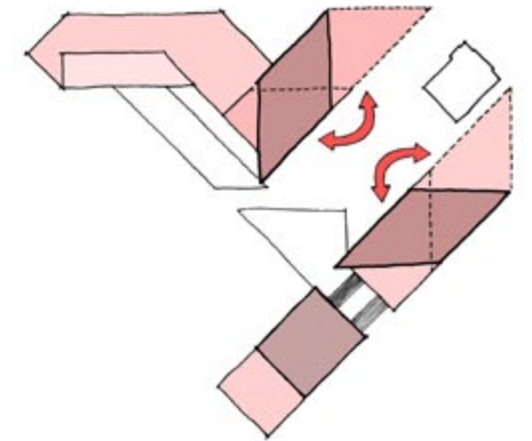
1. Reduction in height to detract the proposed roof line away from encroaching on the Anglican Cathedral roof line.
2. The diamond shaped plan of the tower was mirrored to relocate the amenity space that currently sat to the north of the towers to the south.
3. Pushing the tower into a more a central location within the scheme allows for the elegance of the tower to be perceived from the sunken street, thus allowing the strength of the towered forms to still be achieved just from another location that will be viewed from the ground and sub levels.
4. Shifting the form of the tower inwards from the main body further allows the mass to be accentuated from street level. This gives a break to the large expanse of wall allowing for design moves to further be incorporated.
5. The new form of the tower has been moved in such a way that the diamond has now dramatically reduced the width of the tower from key viewpoint 2 (the main protected viewpoint HE are concerned about).



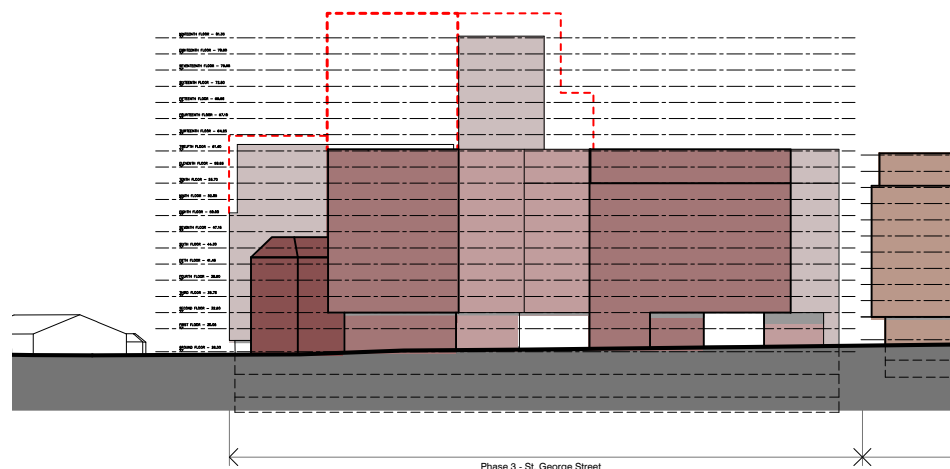
■ BLOK submitted proposal as it stands.



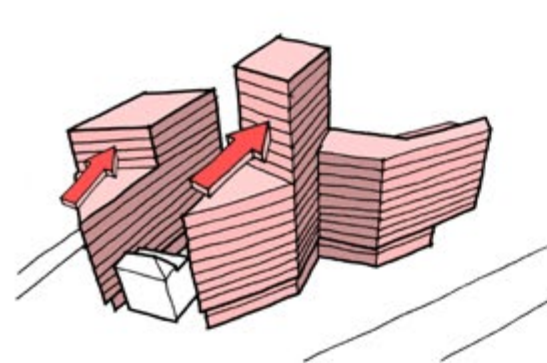
■ 1. Reduction in topology.



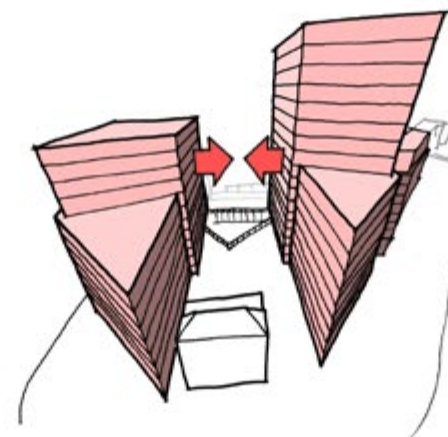
■ 2. Flipping the diamond in plan to swap the rooftop amenity space and the tower around, therefore creating a natural tier to the wedding shop edge.



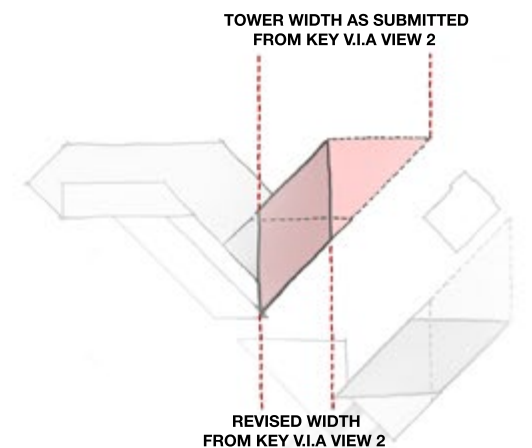
■ Comparative context elevation with the dotted red line representing the previous massing on the skyline. For further information please relate to planning drawings 1560-1562/page 65.



■ 3. Pushing the towers back gives a more sensitive and relative scale to the towers on the road side.



■ 4. Shifting the towers inwards to define the proportion of the tower away from the horizontal body of the scheme, therefore maintaining the elegance we want to achieve albeit hidden from the roads edge.



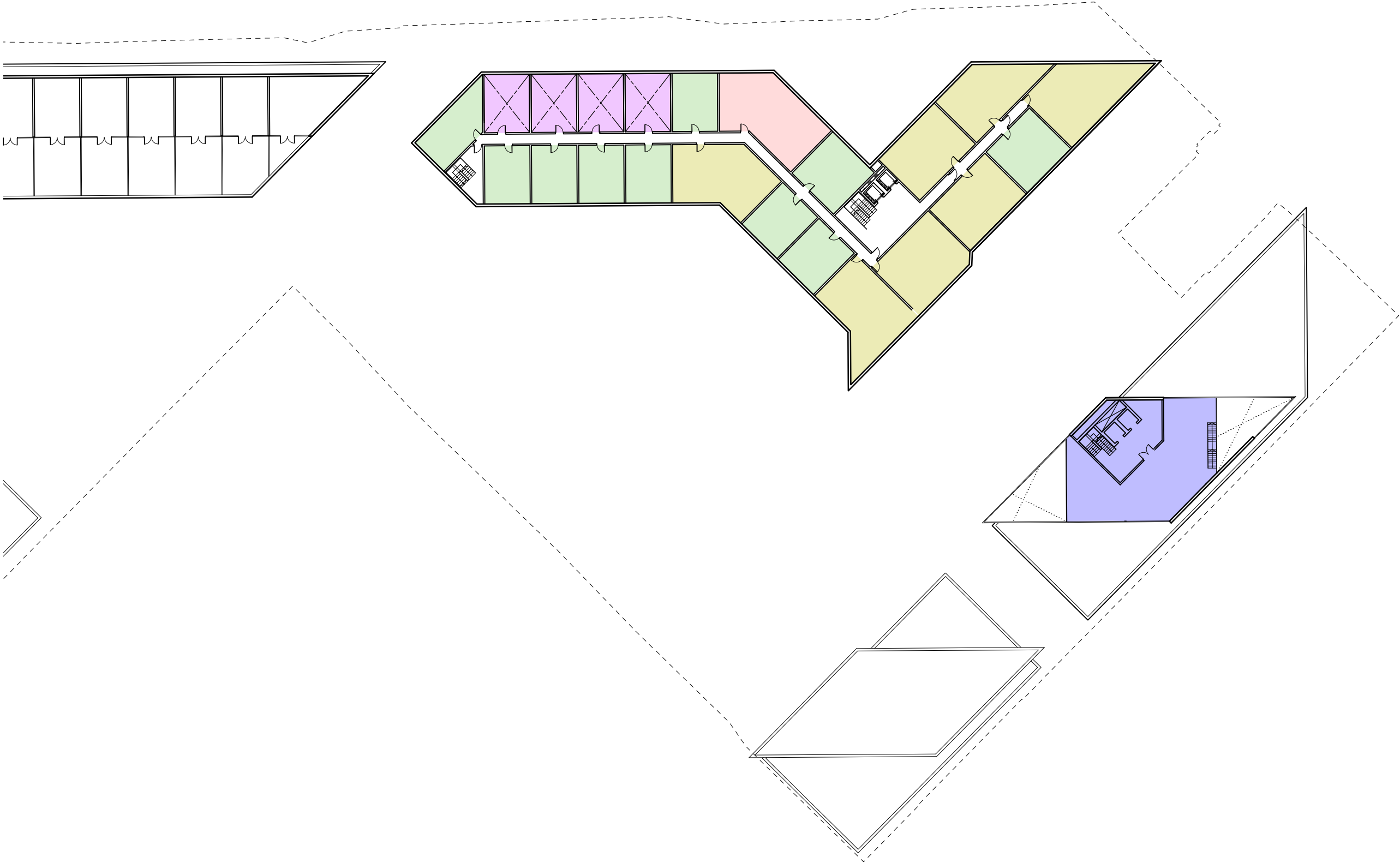
■ 5. These moves have dramatically reduced the perceived width of the tower from the VIA key viewpoint #2.

3.15.4 PHASE 3 REVISED DESIGN - GROUND FLOOR PLAN (NOT TO SCALE)













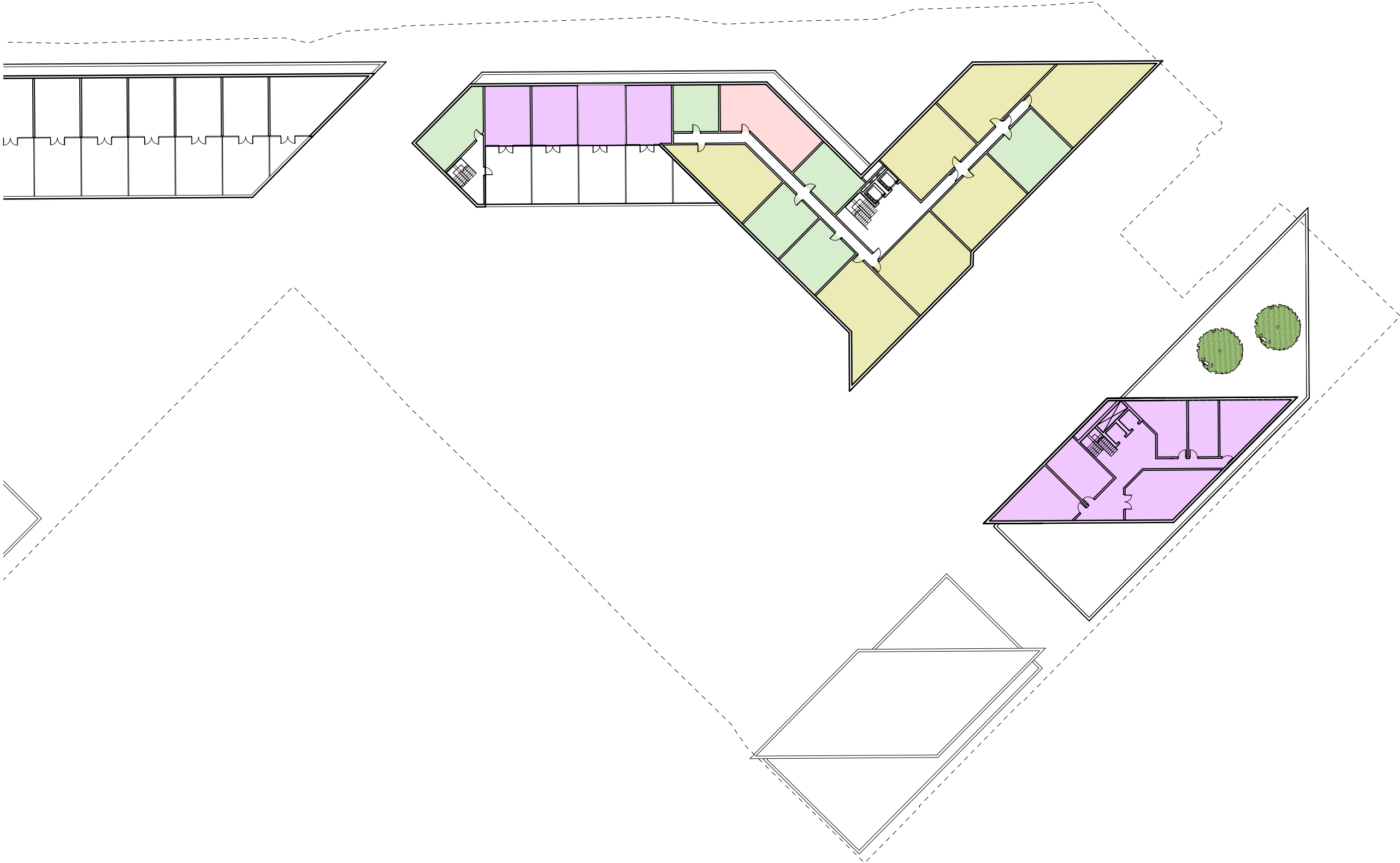
 1 BED APARTMENT

 2 BED APARTMENT

 3 BED APARTMENT

 2 BED DUPLEX APARTMENT

 COMMERCIAL





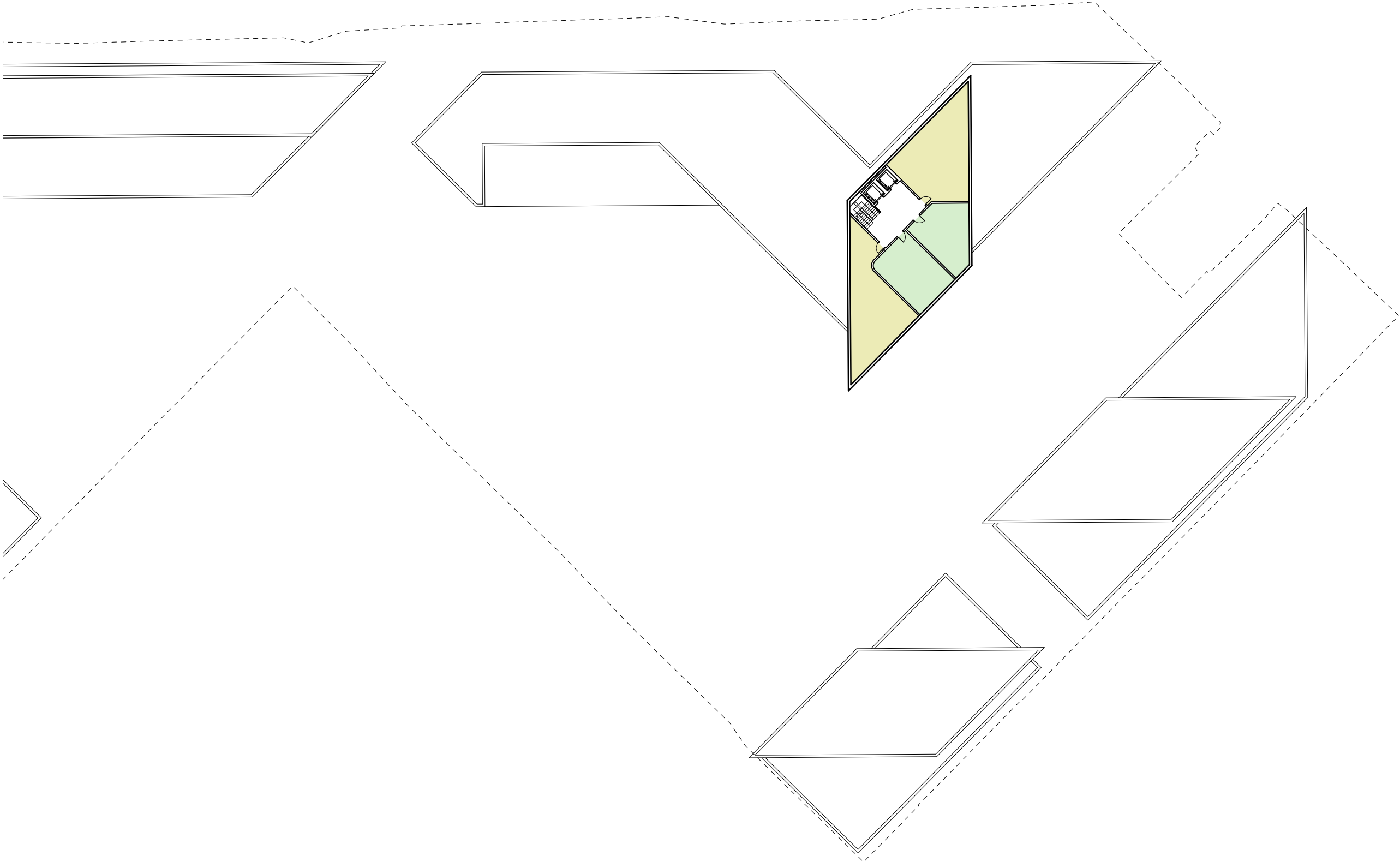
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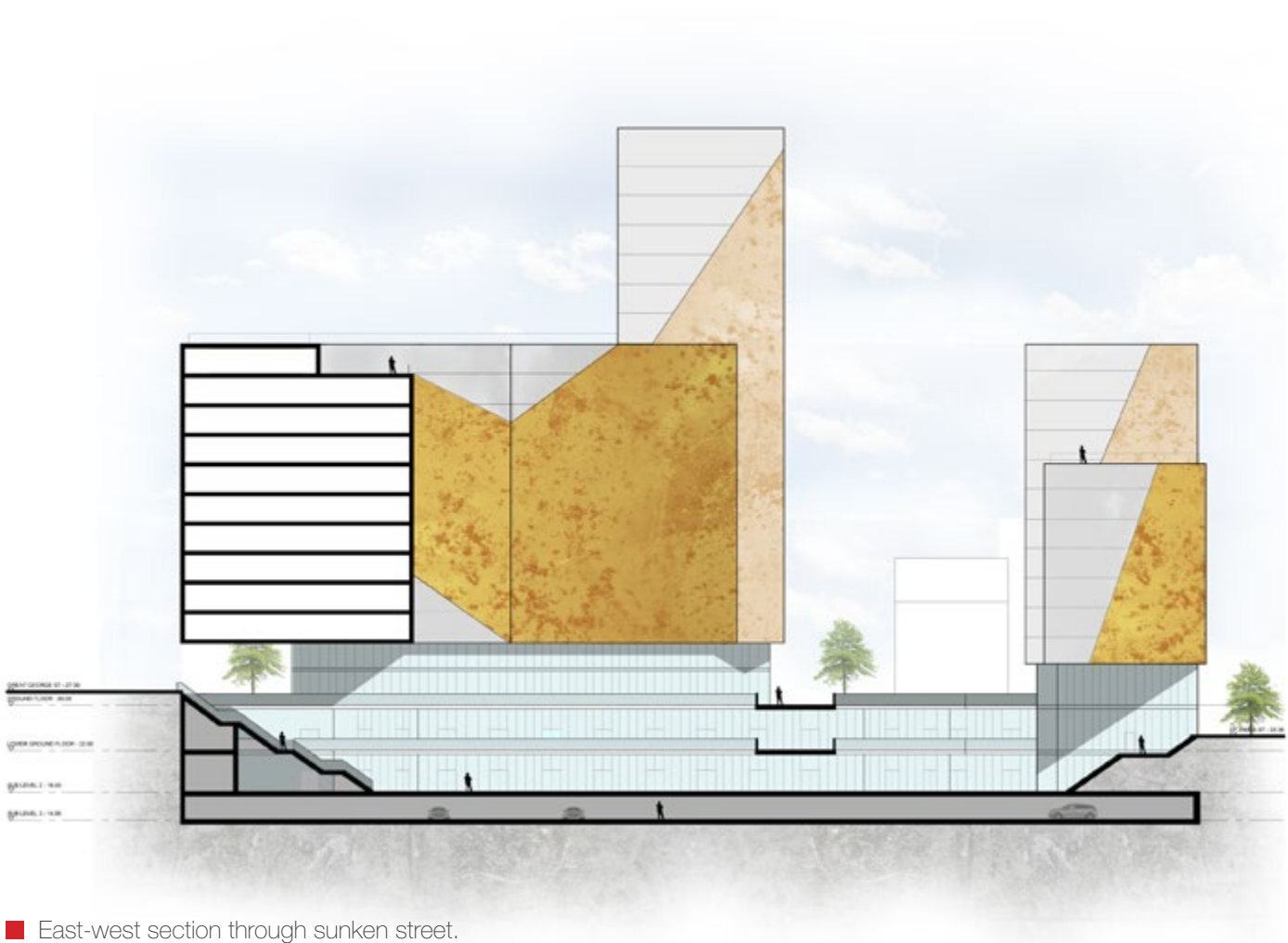
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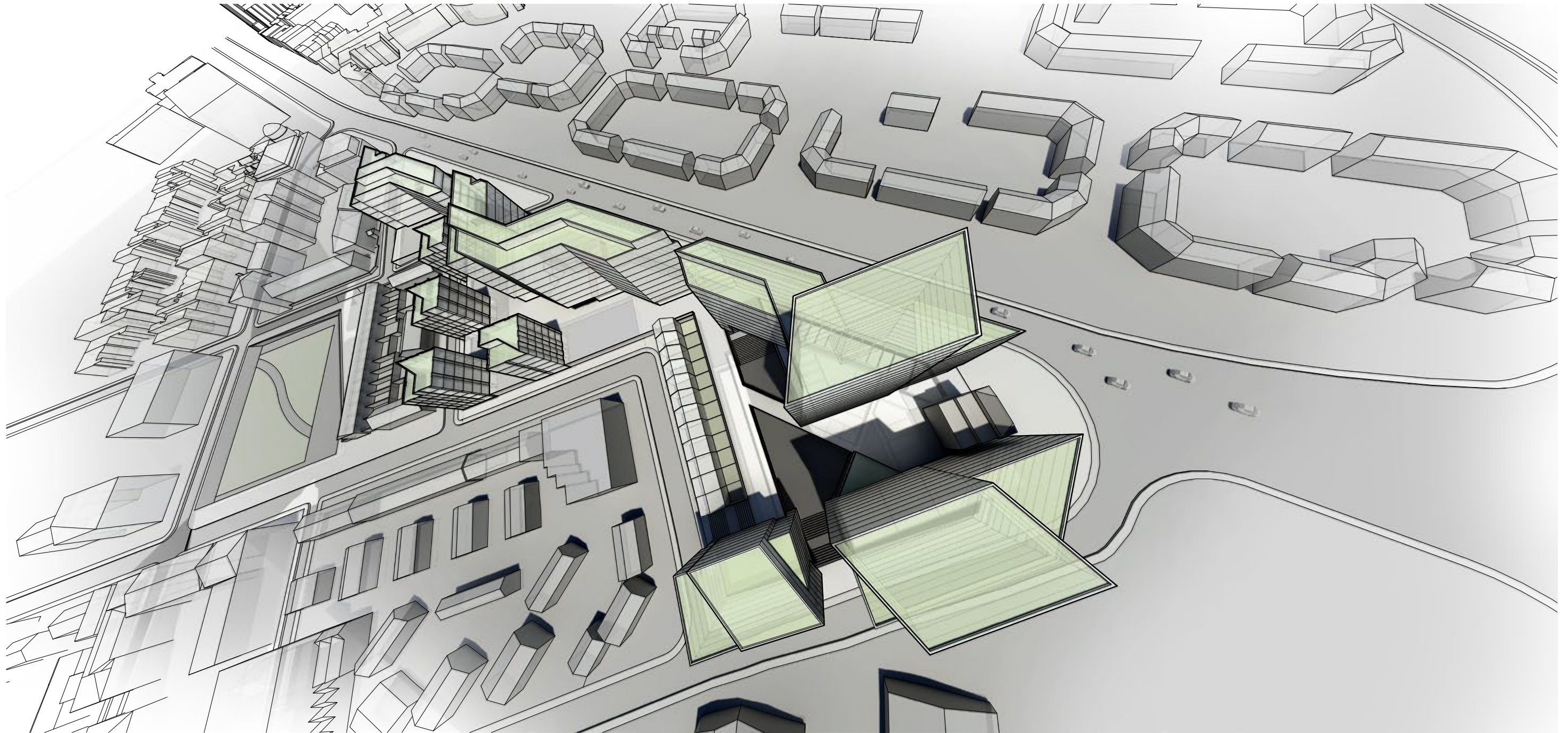
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 3 BED APARTMENT

 HOTEL



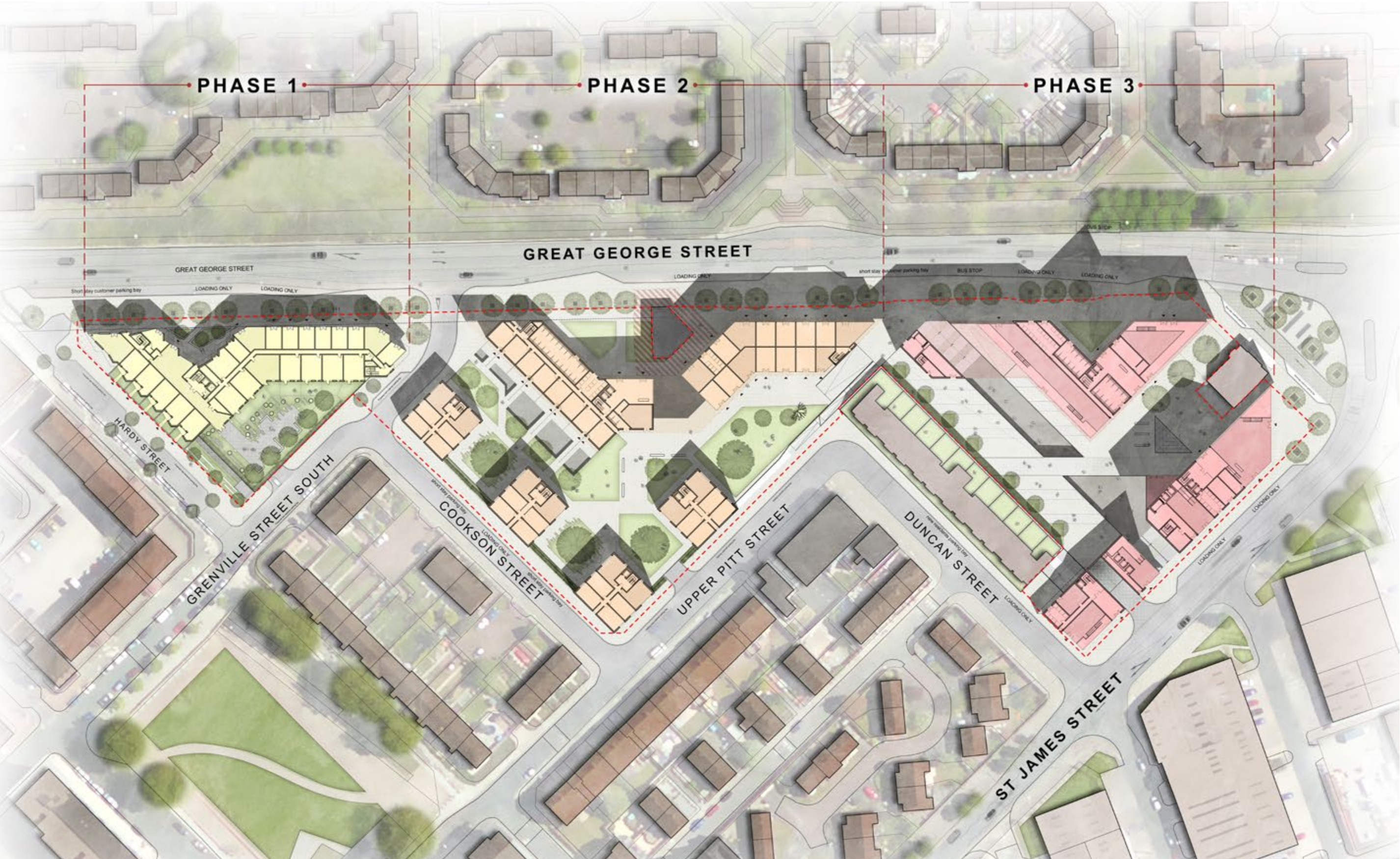






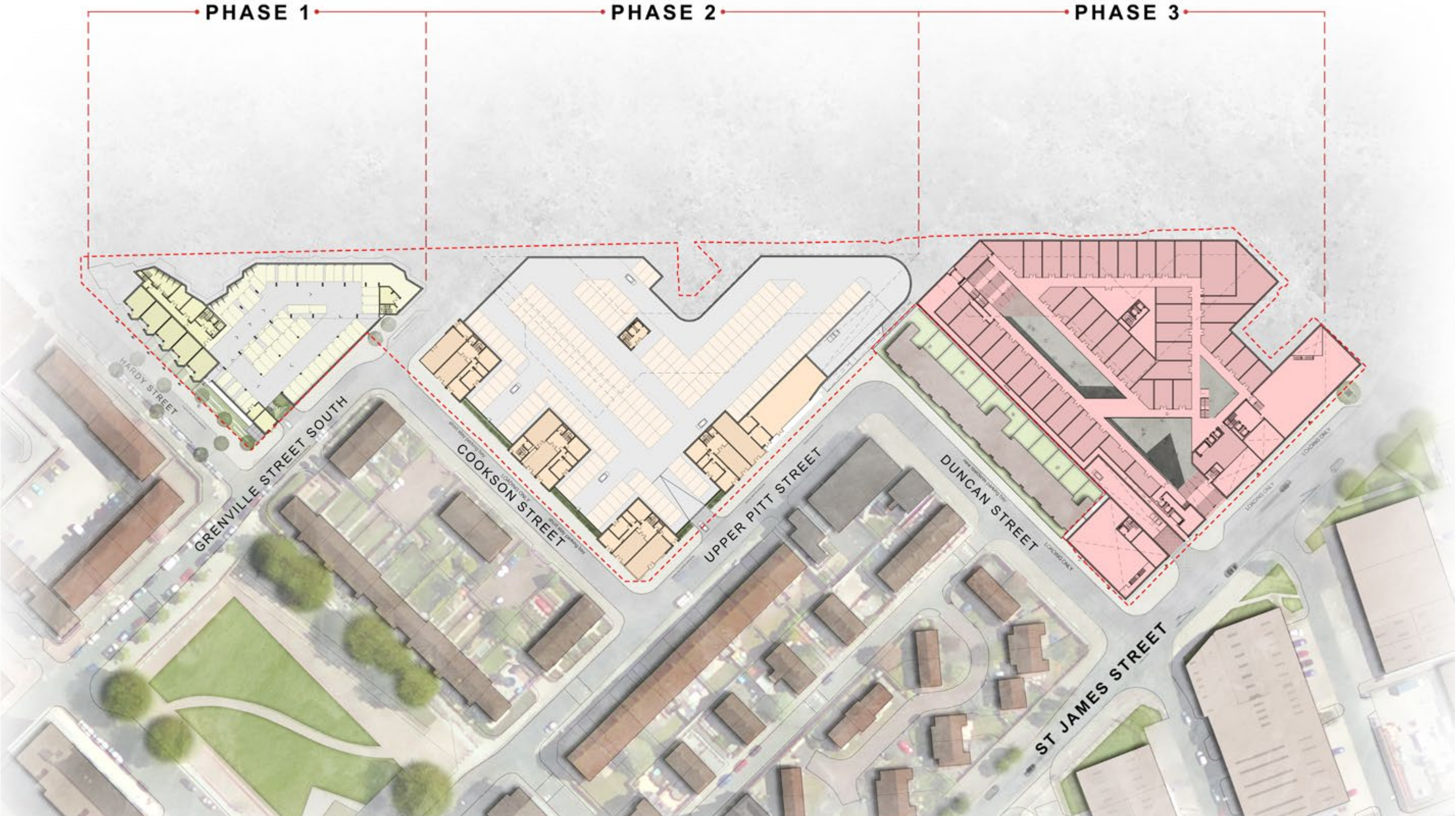
4.0

DESIGN RESOLUTION



■ Ground floor level of overall New Chinatown Masterplan NTS





■ Sub level 1 - Parking in phases 1 + 2, subterranean street level in phase 3 NTS