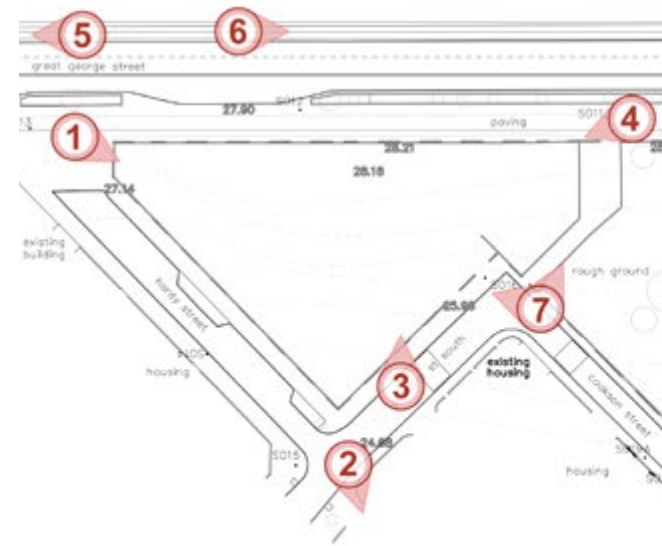


5.1: SITE PHOTOS:

1. Northern corner of site looking south
2. Great George Square
3. Grenville Street South
4. Great George Street looking north
5. Great George Street facing the Black-E
6. Great George Street facing west
7. Panoramic view of Phase 1 site

KEY:

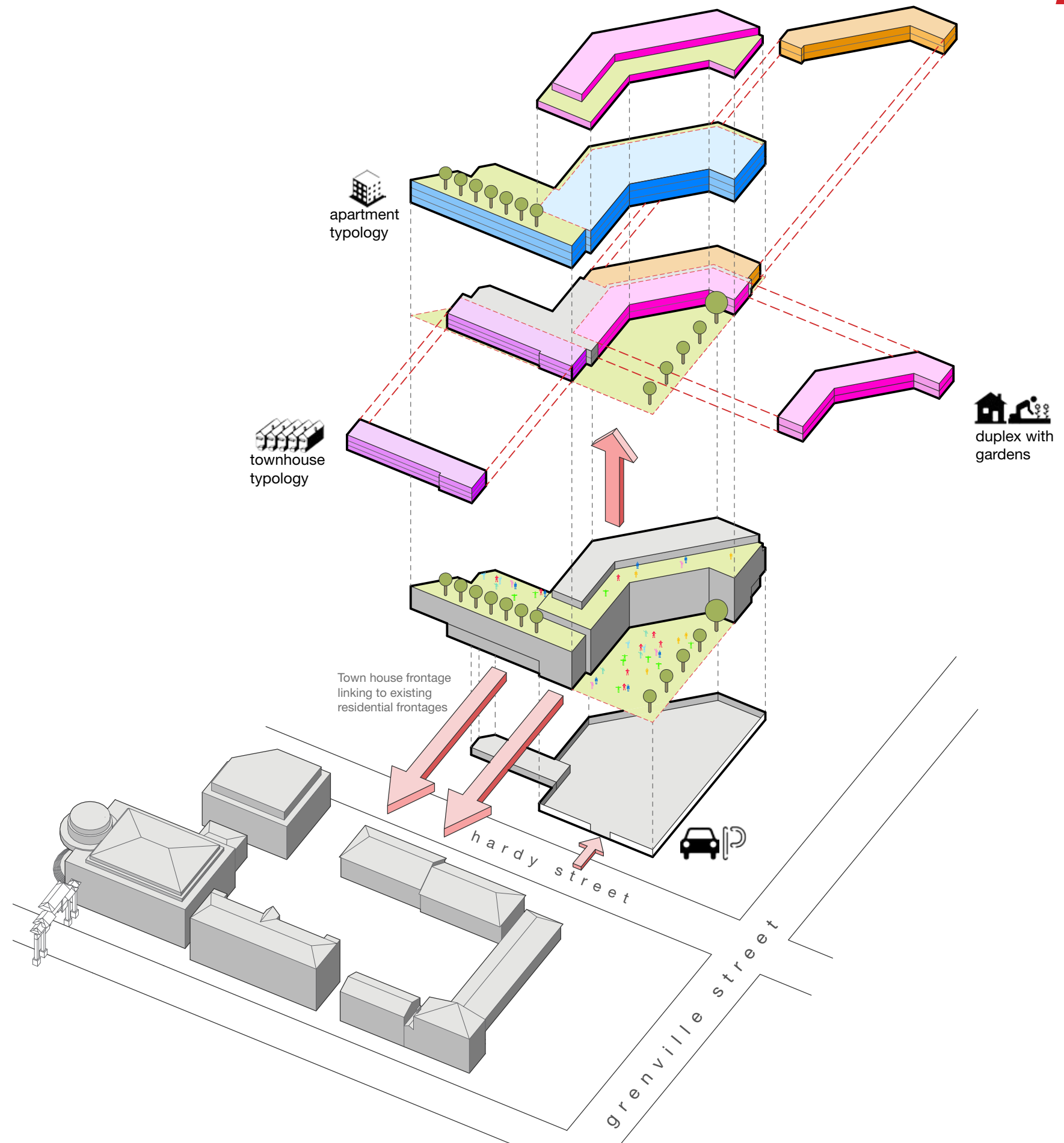


5.2: EXPLODED AXONOMETRIC STUDY

The diagram shows the first iteration of the final detailed scheme. The location of the townhouses were chosen to provide a buffer between the proposed development and the existing residential housing located adjacent. This soft edge to phase 1 incorporates an extension to the existing Hardy Street. The surface treatment applied will create a modern street scape, where the town houses will be accessed via a front garden and street-facing entrances.

Hardy Street will also be edged by a plinth that will provide hidden parking and the provision of green landscaping for the occupants of the development. This will also provide a number of front gardens for some of the 2 bed duplex units. Facing Great George Street, commercial units will provide the street scene with activity and promote pedestrian thoroughfare.

Located on the middle floors of the development will be the more standard apartment layout typologies including 1 bed and 2 bed apartments. The top two floors will consist of duplex apartments. The step back in massing will create a softer edge to Grenville street, while the massing will create a large terrace and roof top garden spaces for residents.

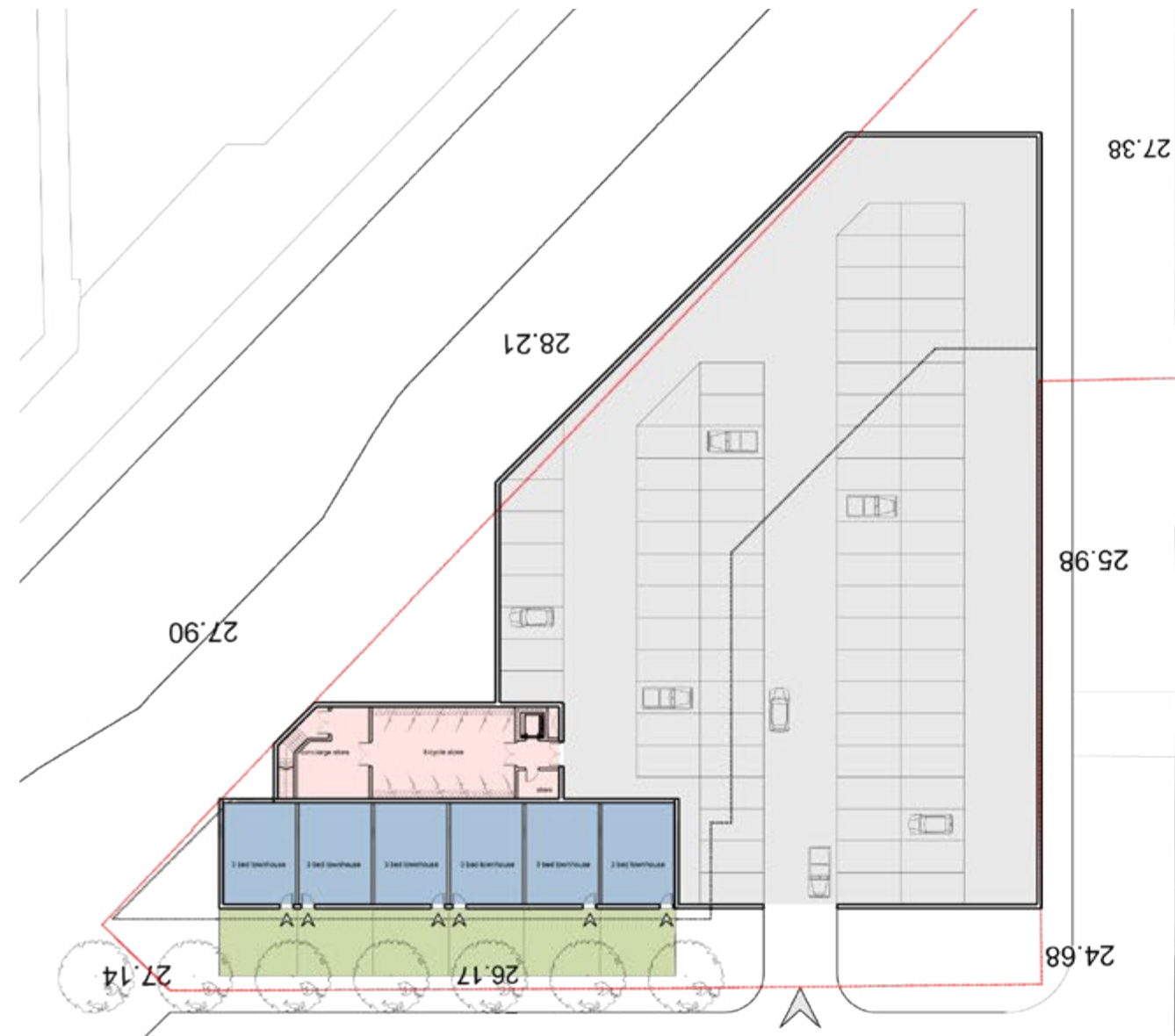


KEY

- Apartment typology
- Townhouse typology
- Duplex typology
- Commercial
- Landscaping

5.3.1: DEVELOPMENT PLANS

As the development of the outline masterplan progressed, the floor plans for phase 1 also developed. The following pages contain the first iteration of the design. This is the point from which the design developed in detail.



■ Lower ground floor at 1:500 scale

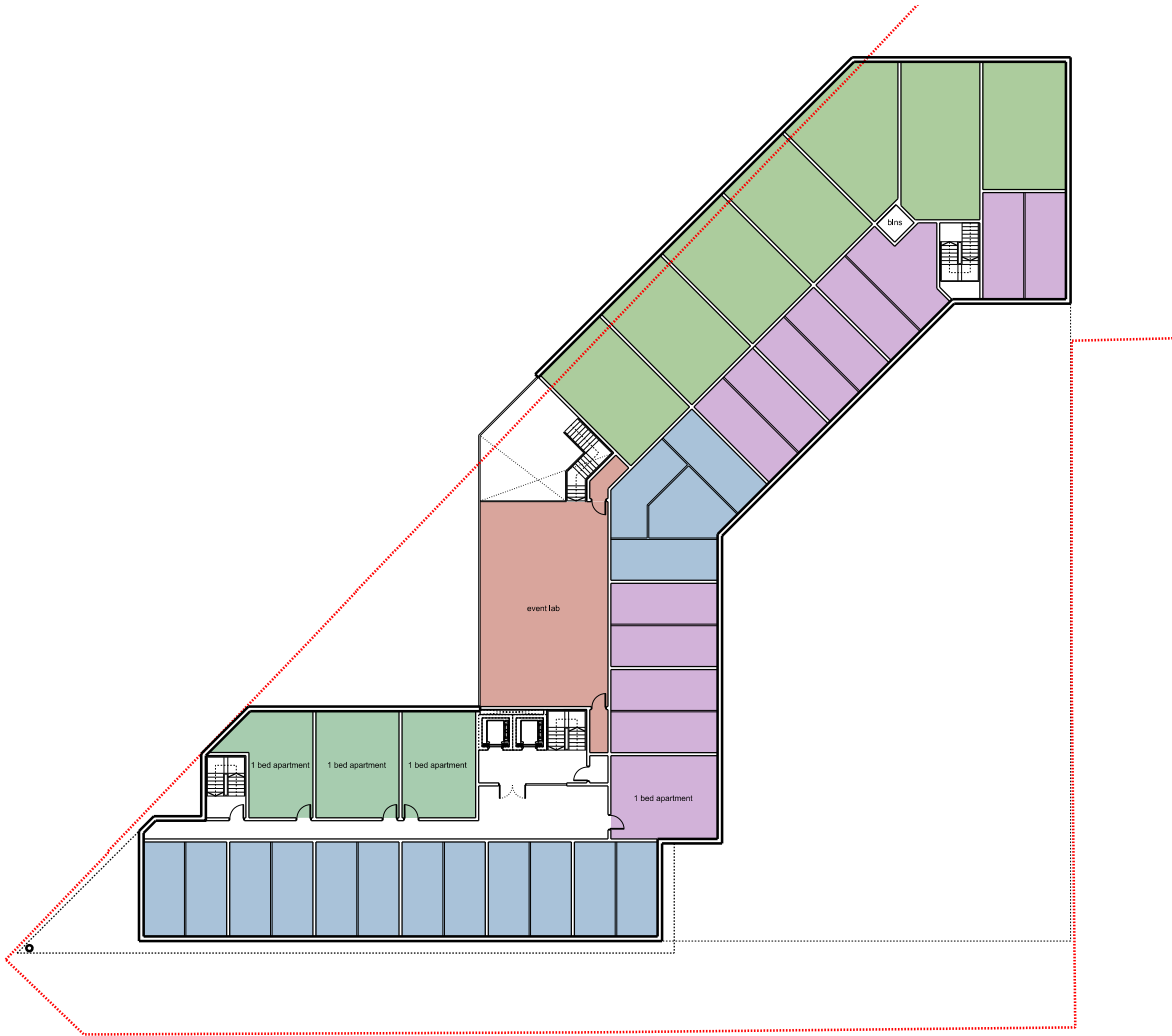


■ Upper ground floor at 1:500 scale

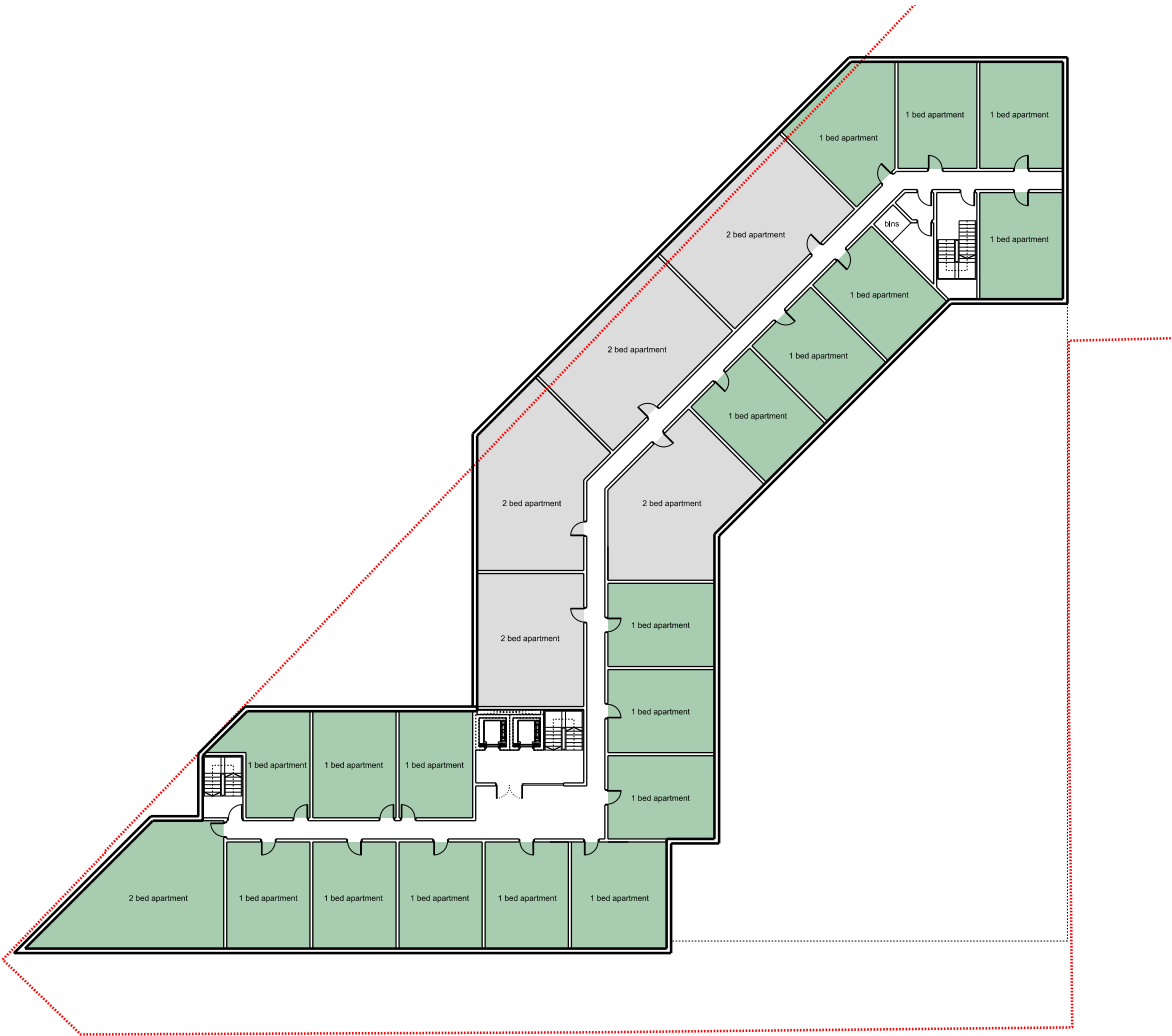
KEY

- 3 bed townhouse typology
- Commercial
- 2 bed duplex typology
- 2 bed apartment
- Event lab





■ First floor at 1:500 scale

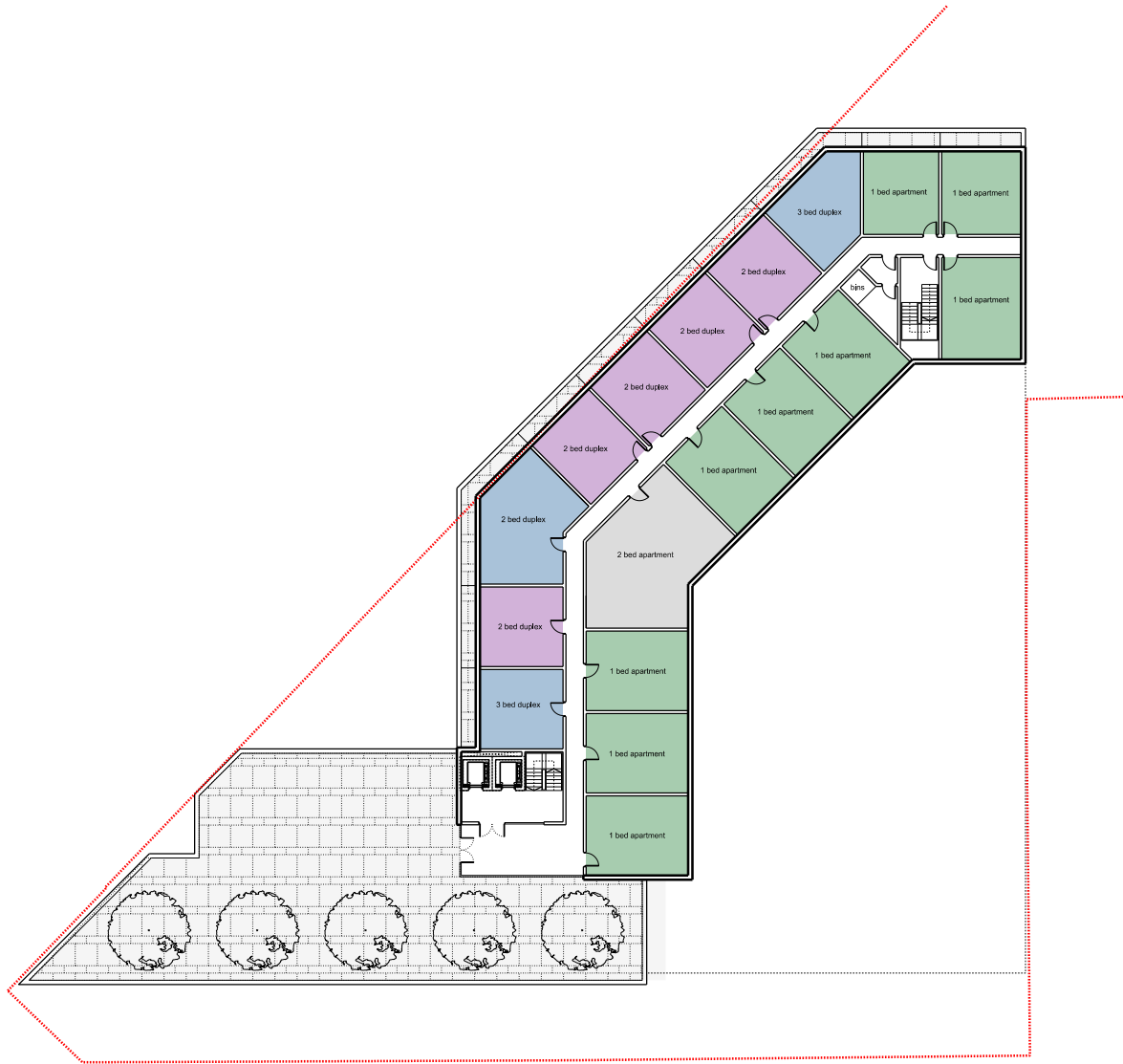


■ Second to Fourth floor at 1:500 scale

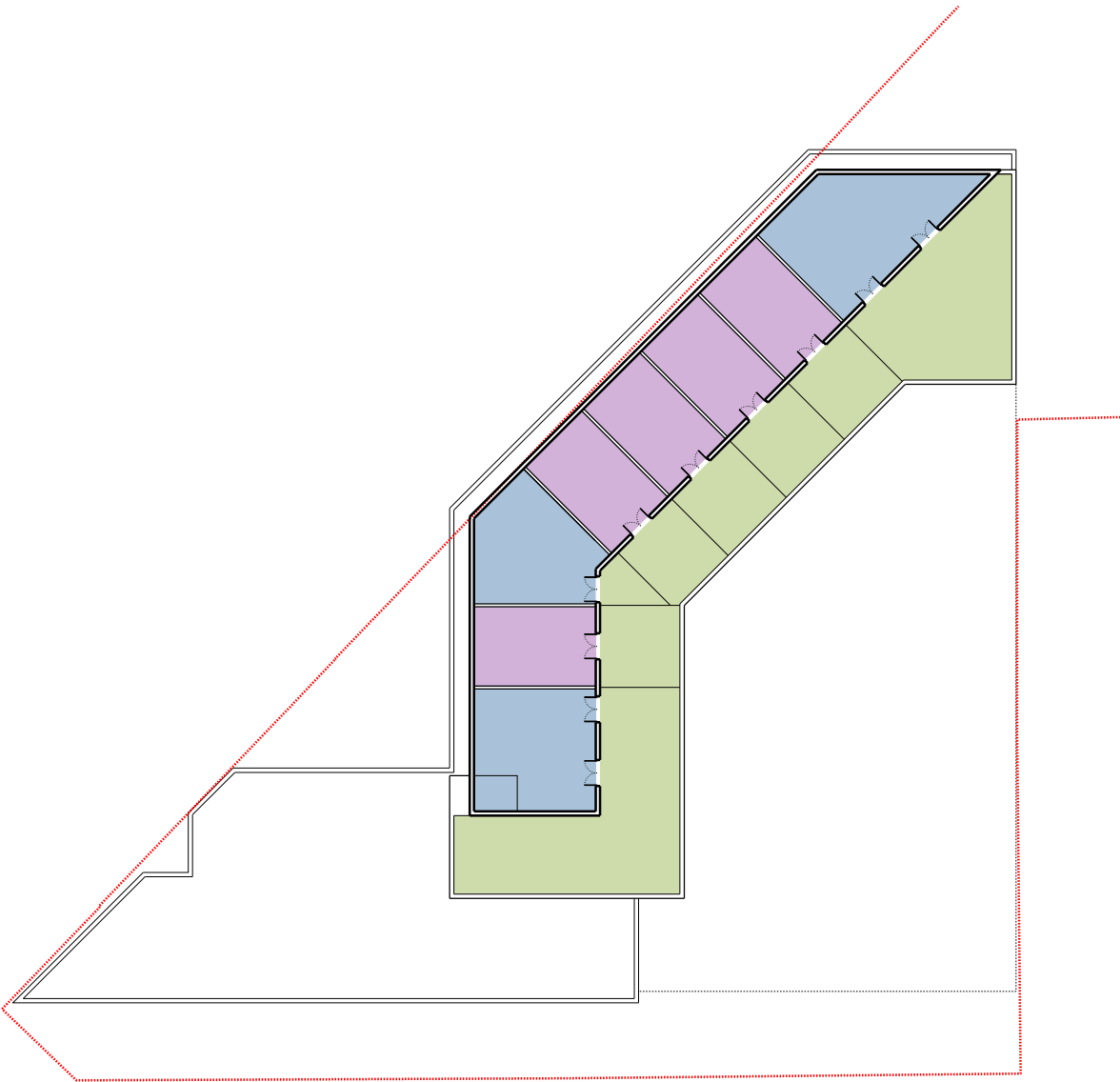
KEY

- 3 bed townhouse typology
- 1 bed apartment
- 2 bed duplex typology
- 2 bed apartment
- Event lab





■ Fifth floor at 1:500 scale



■ Sixth floor at 1:500 scale

KEY

- 3 bed townhouse typology
- 1 bed apartment
- 2 bed duplex typology
- 2 bed apartment
- Event lab



5.4: USE + AMOUNT

The application seeks full approval for a mixed-use development comprising of 117 residential accommodation units (consisting of 1 bed, 2 bed, 2 bed duplex, 3 bed duplex and 3 bed townhouse units), commercial space provision, car park provision and landscaping space. The breakdown is as follows:

117 Units

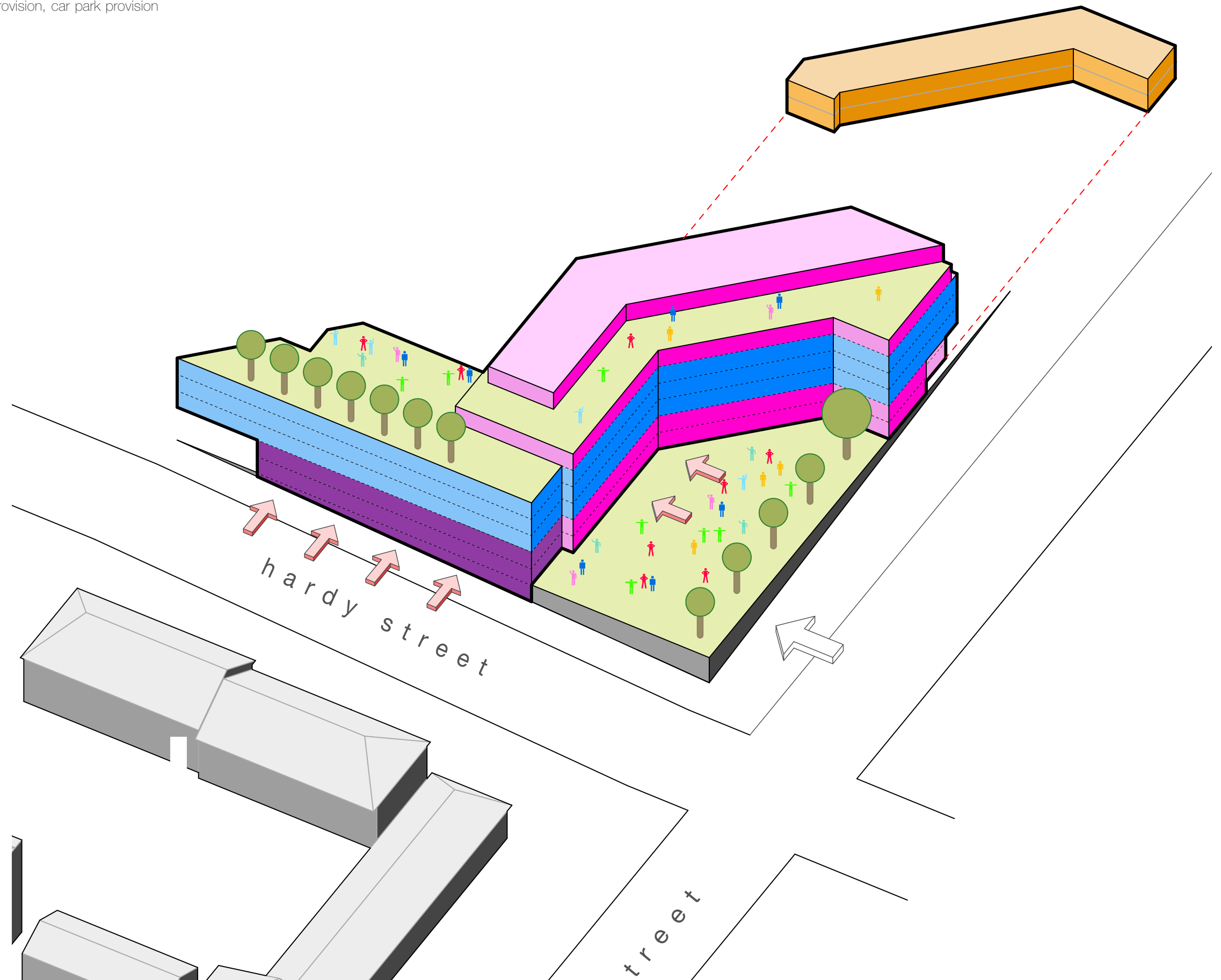
50 car parking spaces

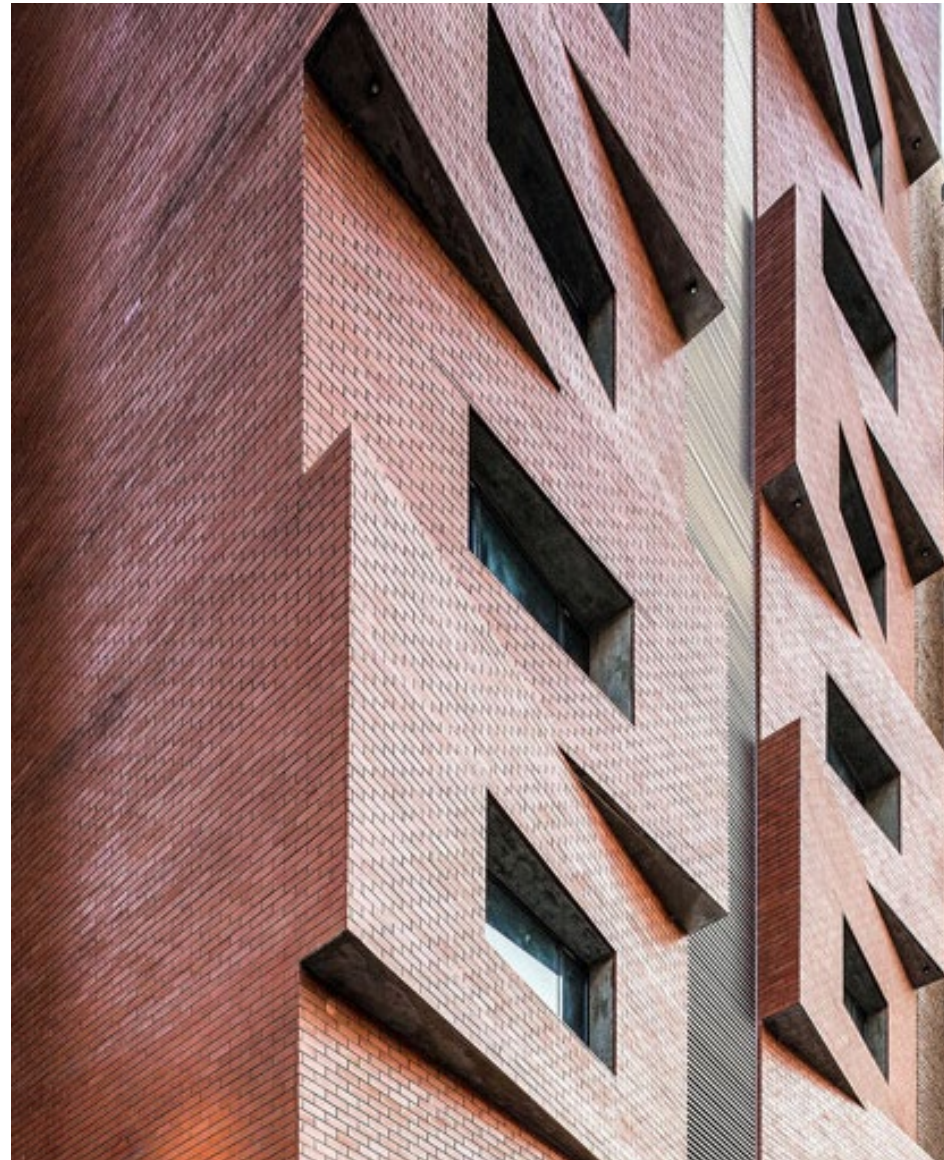
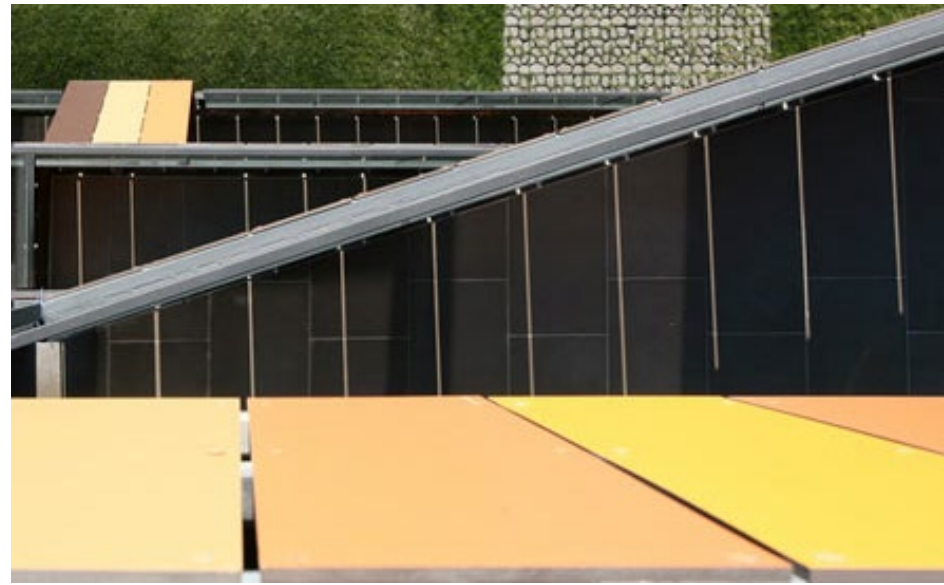
100% bicycle stands

5229 sq.ft of commercial space

KEY

- Apartments typology
- Townhouses typology
- Duplex typology
- Commercial
- Landscaping



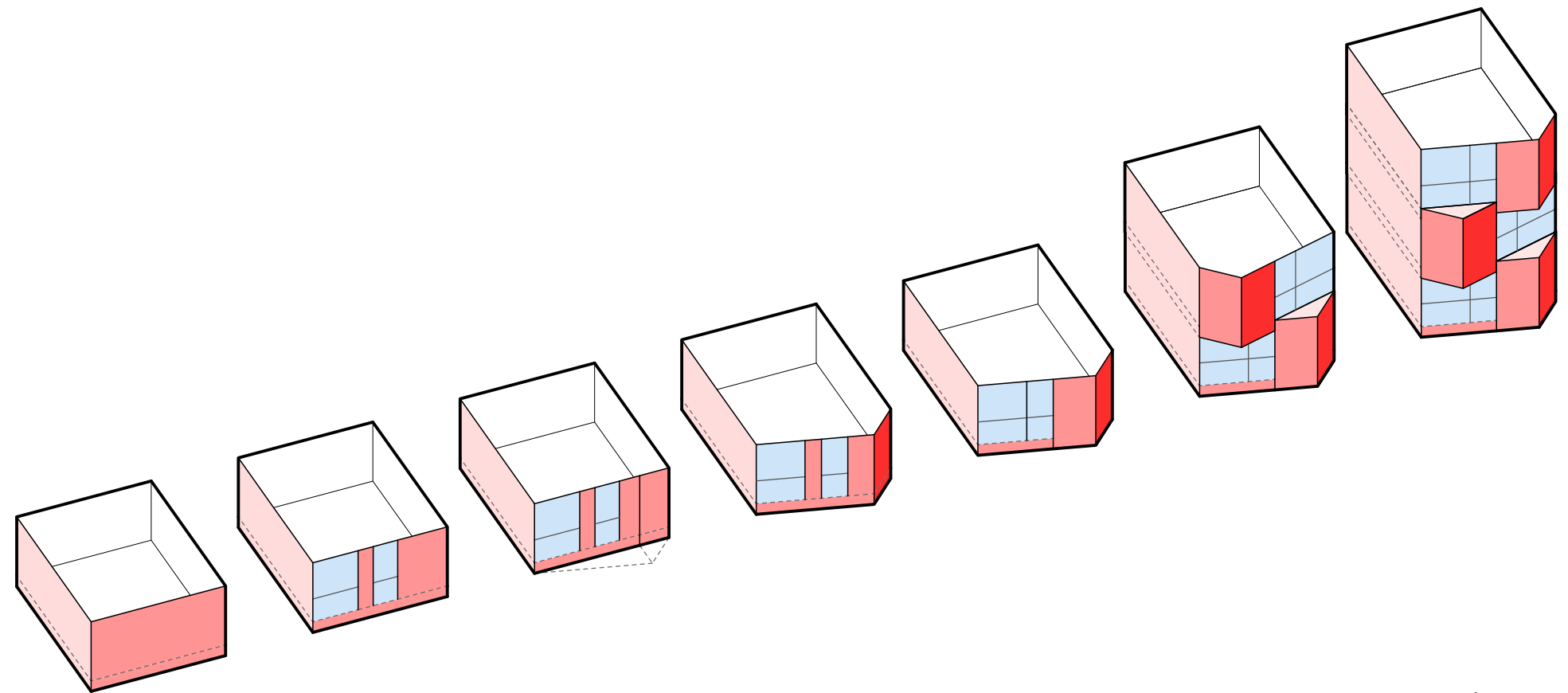


5.6: FACADE DEVELOPMENT

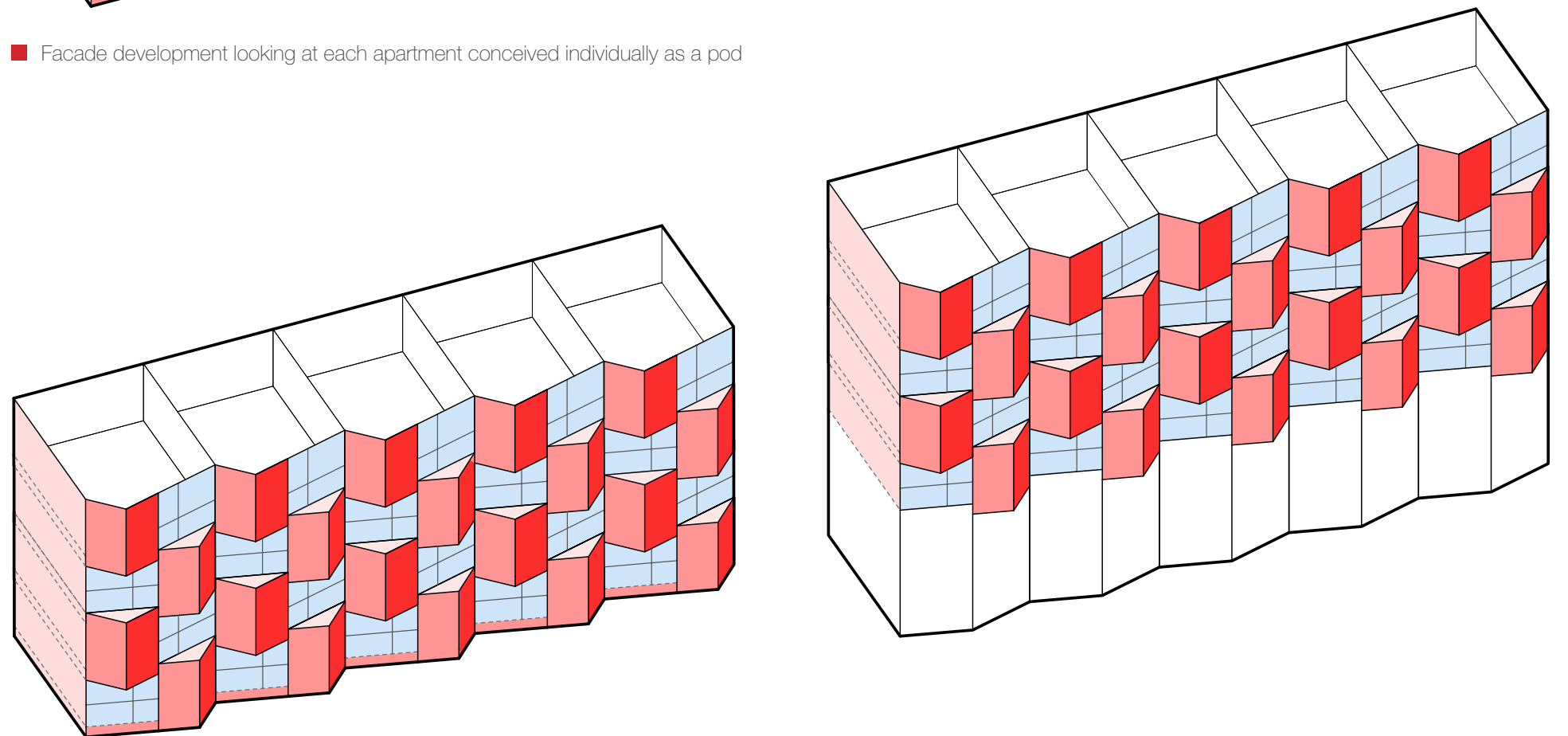
The external appearance of the proposal consists of a pushed and pulled form that creates an undulation in the facade's. This geometry creates a randomisation within the fenestration helping to project a visual impact and interest onto the public realm that will be created in phases 1, 2 and 3. The façade has been softened and brought to ground on the Hardy Street (Townhouse façades) to provide a more subtle change to the existing properties in the area.

The design of the pushed and pulled facade emphasizes a horizontal vernacular that helps to reduce the appearance of the overall massing. Visual interest is also aided through the use of heavy façade materials and large amounts of lightweight glazing.

The elevational design is specific to the function taking place behind, with a different aesthetic for townhouses, apartments and duplex units. The commercial units looking onto Great George Street have large amounts of glazing making the façade permeable, encouraging footfall and public interaction.



■ Facade development looking at each apartment conceived individually as a pod

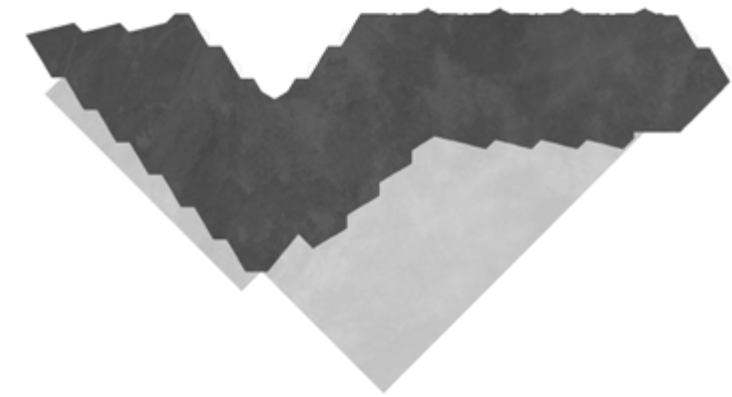


■ Development looking at each pod that has been pushed, pulled and stacked to create a variation in the facade

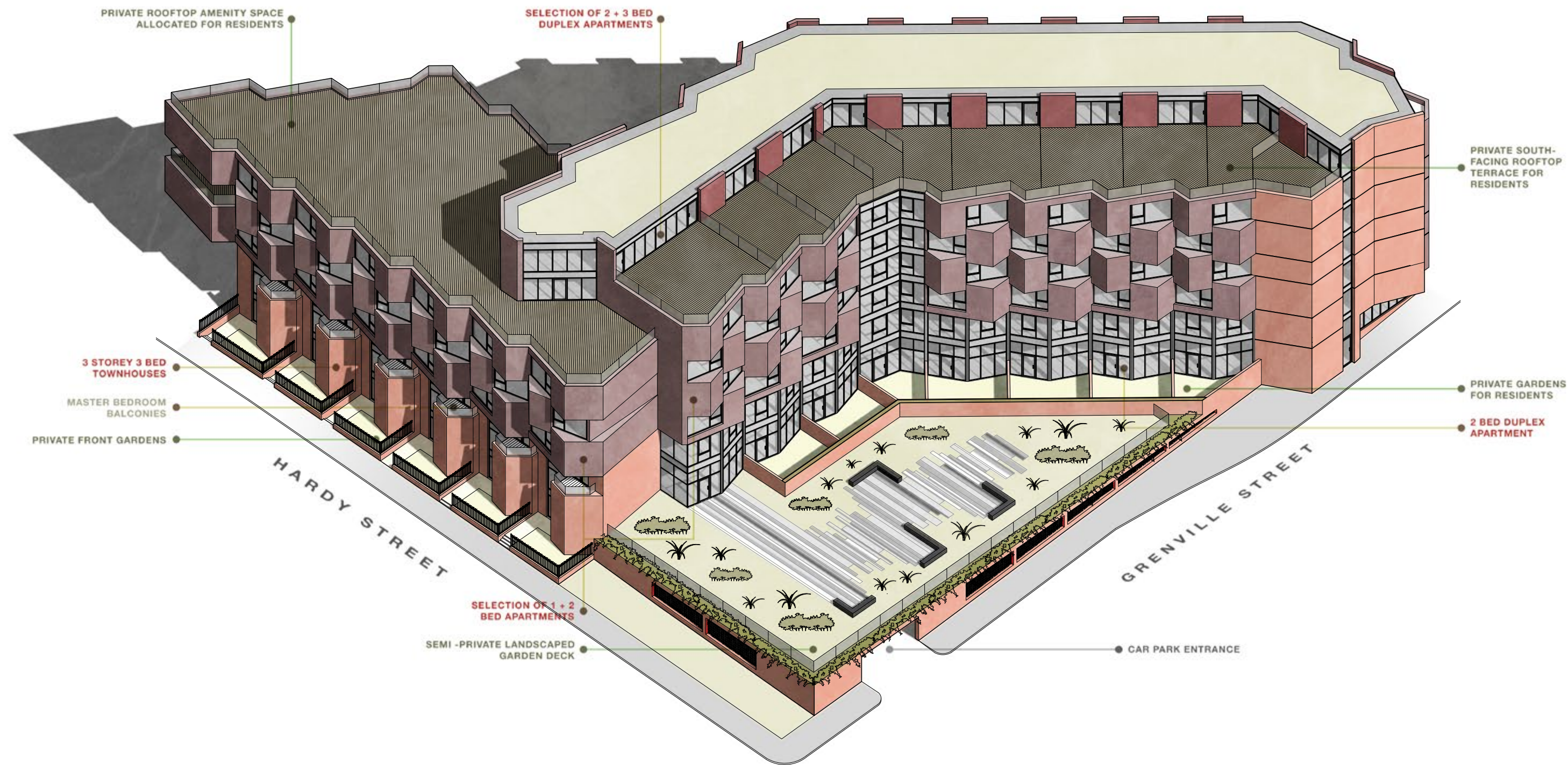
5.7: 3D DRAFT VISUALISATIONS



■ Initial phase 1 detailed massing study from Hardy Street looking west.



■ Initial phase 1 detailed massing study from the corner of Grenville St and Hardy Street looking east.





5.9.1: PROPOSED FLOOR PLANS (NOT TO SCALE)

For full detailed floor plans please refer to planning drawings PL(00)099-107 submitted as part of this application.

SUB LEVEL 1 FLOOR PLAN



GROUND FLOOR PLAN



KEY

- 3 bed townhouse typology
- 2 bed duplex typology
- Retail/commercial space
- Event lab

FIRST FLOOR PLAN



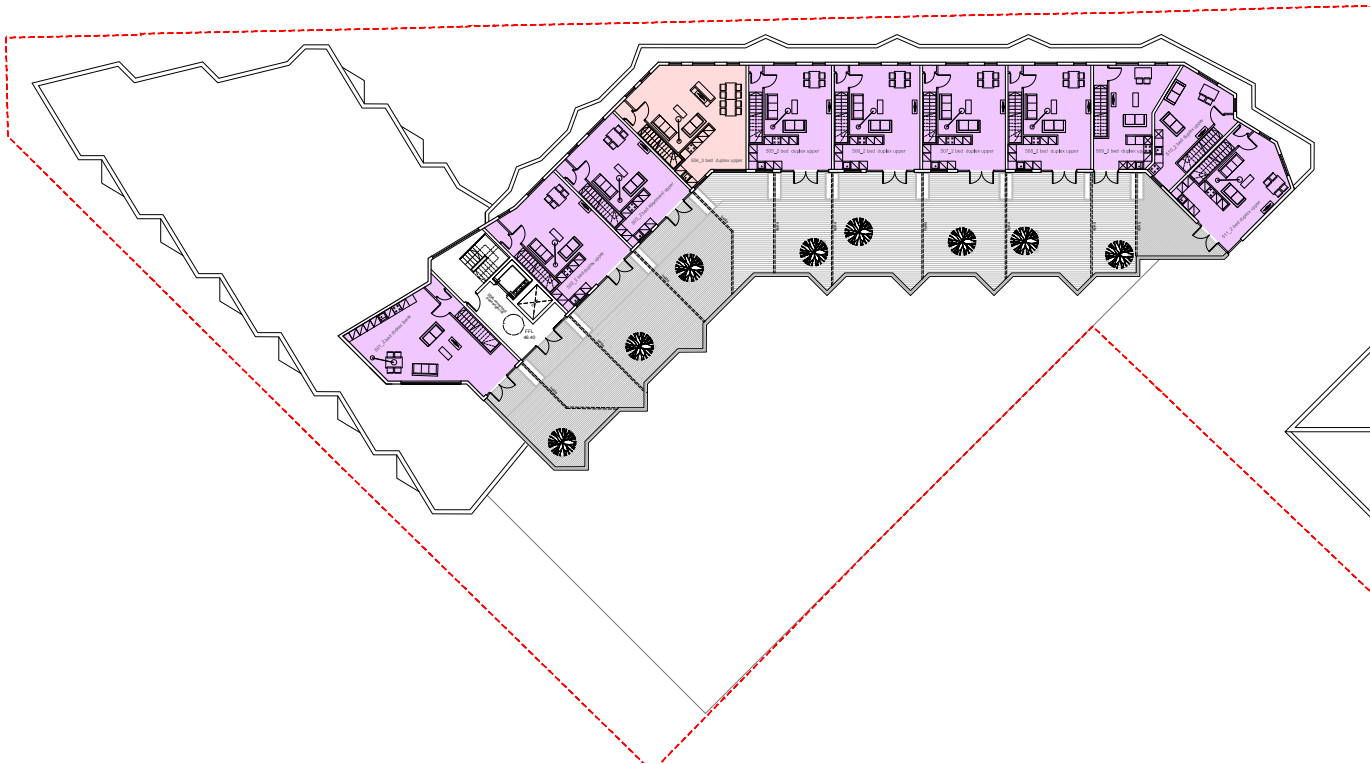
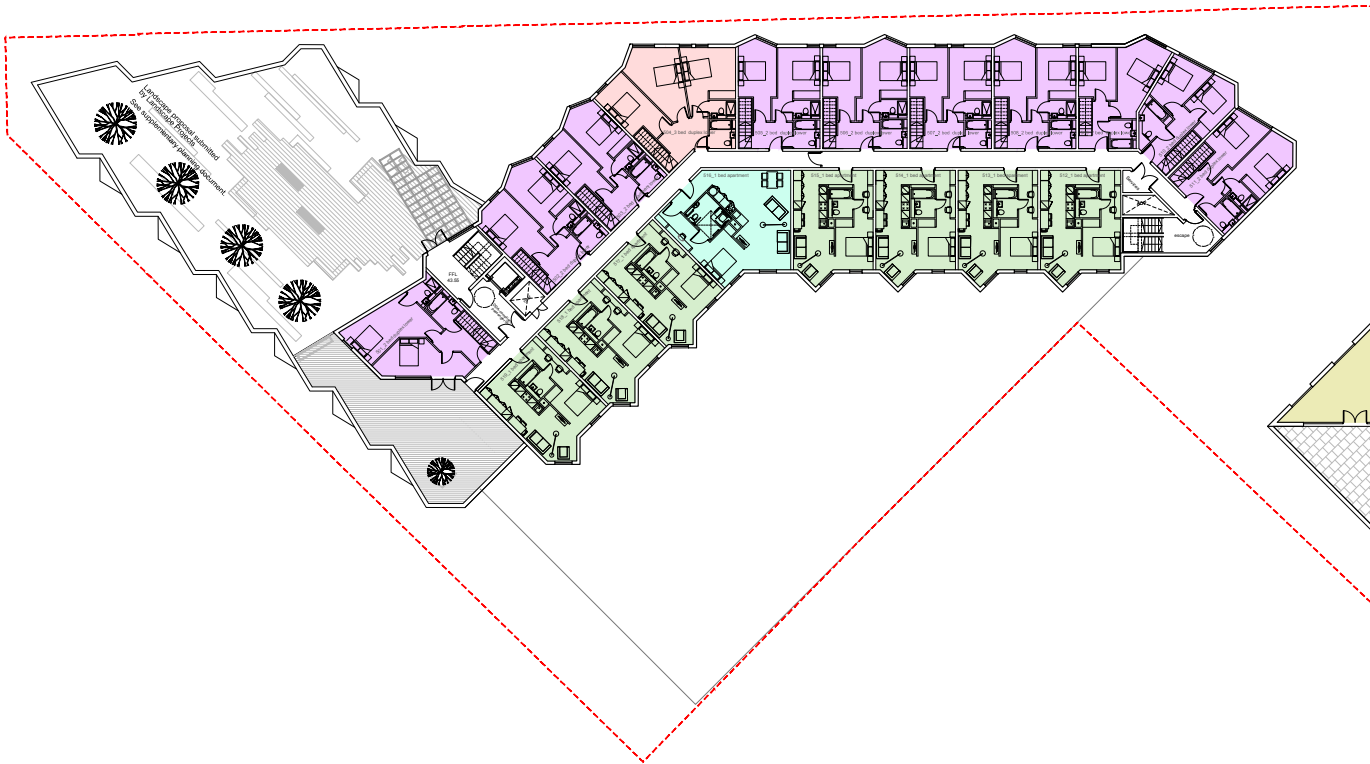
TYPICAL UPPER FLOOR PLAN



- KEY
- 3 bed townhouse typology
 - 2 bed duplex typology
 - One bed apartment typology
 - Two bed apartment typology
 - Event lab

FIFTH FLOOR PLAN

SIXTH UPPER FLOOR PLAN



KEY

- 3 bed duplex typology
- 2 bed duplex typology
- One bed apartment typology

5.10: LIFETIME HOMES

Phase 1 of the New Chinatown development seeks to achieve compliance with Lifetime Homes standards. There are a total of 16 design Criteria. Each is valuable in itself, but to achieve the Lifetime Homes Standard our dwellings incorporate all relevant Criteria below:

1: Parking

Communal Parking includes accessible spaces in close proximity to vertical circulation points.

2: Approach from parking

The distance from the car parking space to the home is kept to a minimum and is level access to all entrances and vertical circulation points.

3: Approach to all entrances

All dwelling entrances to be level to the approach. This includes apartments with front doors from the courtyards.

4: Entrances

All Entrances should be illuminated, have level access over the threshold and have a covered main entrance.

- All main communal entrance doors to have a clear 1010mm door.
- All dwelling entrance doors to have 800mm clear width.
- All dwelling doors to have adequate weather protection at front doors.

5: Stairs

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

- All internal lift cars to be 1100x 1400mm.

6: Internal doors , hallways and landings

The width of internal doorways and hallways should comply to Part M. There should be where possible a 300mm nib or wall space to the side of the leading edge of the doors on the entrance level.

7: Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

8: Entrance level living space

The living room should be at entrance level.

9: Potential for entrance level bed space

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

10: Entrance level WC & Shower drainage

In houses with two bedrooms the downstairs toilet should conform to Part M.

11: Walls in Bathrooms

Walls in the bathroom should be capable of accommodating adaptations such as handrails.

12. Stairs and potential through floor lift

The design should incorporate provision for a future stair lift in some duplexes and/or a suitably identified space for a future lift from the ground floor to the first floor.

13. Bedroom/bathroom relationship and potential for fitting hoists

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom in some apartments.

14. Bathrooms

The bathroom should be designed for ease of access to the bath, WC and washbasin.

15. Glazing and window handles

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/ operate.

16. Location of service controls

Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 120 and 450mm from the floor).

As described in the Planning Statement submitted as part of this application, Liverpool City Council's Design for Access for All SPD seeks to ensure that inclusive design principles are integrated into development proposals, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment. The SPD suggests that all new housing should enable the needs of a household to be met over its lifetime.

After talks with LCC, it has been advised that we allocate 5% accessible one bed apartments and that Lifetime Homes is met on all other apartment typologies (2 and 3 bed apartments). The proposed development provides 6 accessible apartments (5.85%) as well as all 1, 2 and 3 bed apartments meeting the lifetime homes criteria checklist. The proposed studios do not meet lifetime homes but it is envisaged that the studio typology will not be used for accessible allocation due to size restrictions.