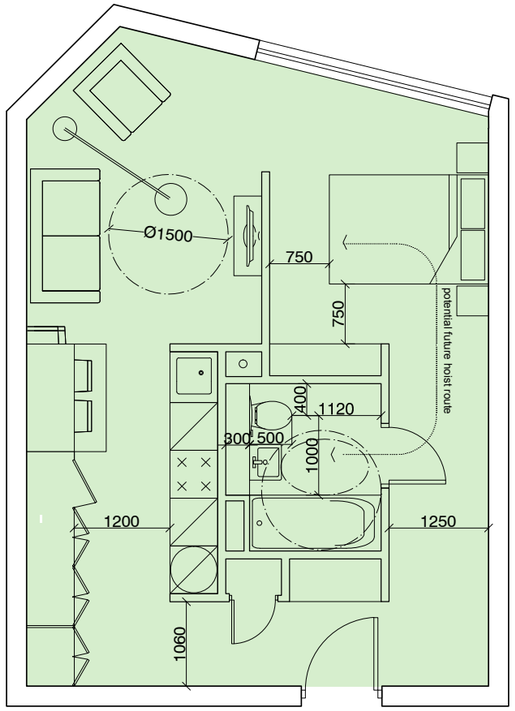
5.11.1: PROPOSED APARTMENT LAYOUTS (NOT TO SCALE)

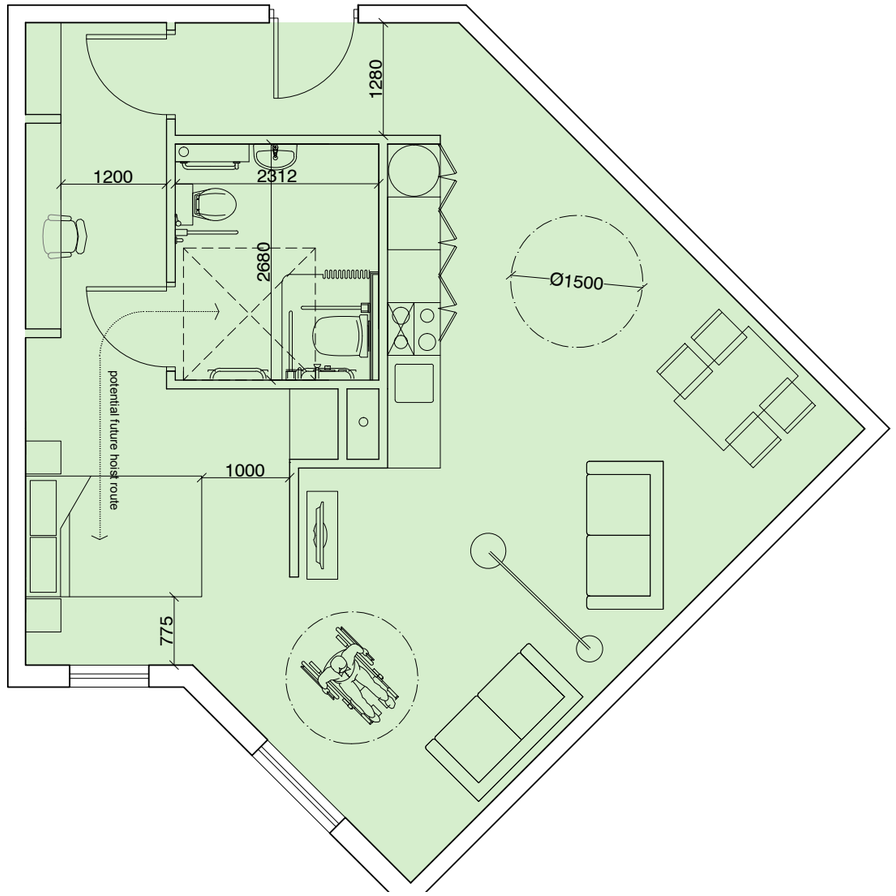
The following two pages show a selection of the more typical apartment layouts, including the standard one and two bed apartments along with the 3 bedroom, 3 storey town house and the 2 bedroom, two storey duplex.

All apartments are designed with the services running centrally through the layout. This helps the apartments to stack, reducing build cost and creating a more simple build strategy. The apartment types have been designed to comply with the life time homes criteria check list, please see supplementary planning drawings associated with this planning application for further details.



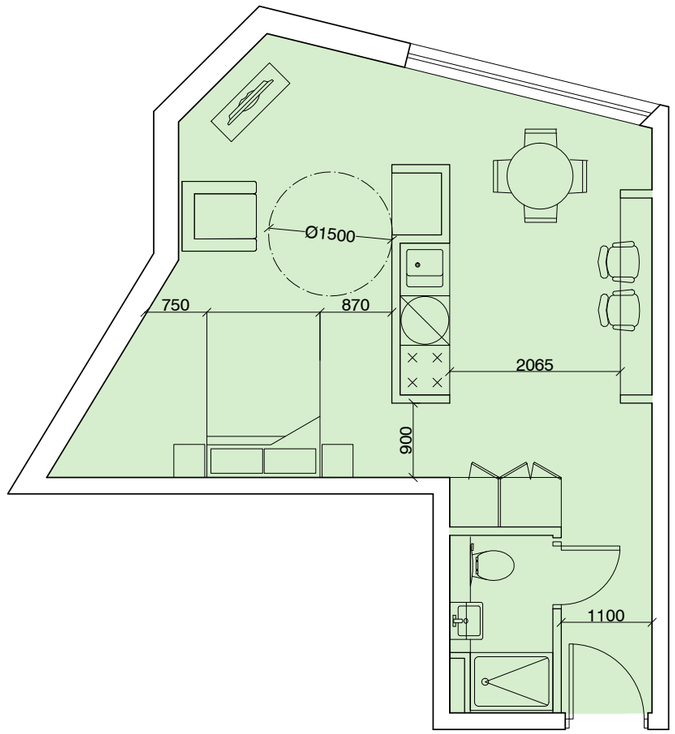
Typical one bed apartment layout

44.7msq



Accessible one bed studio apartment layout

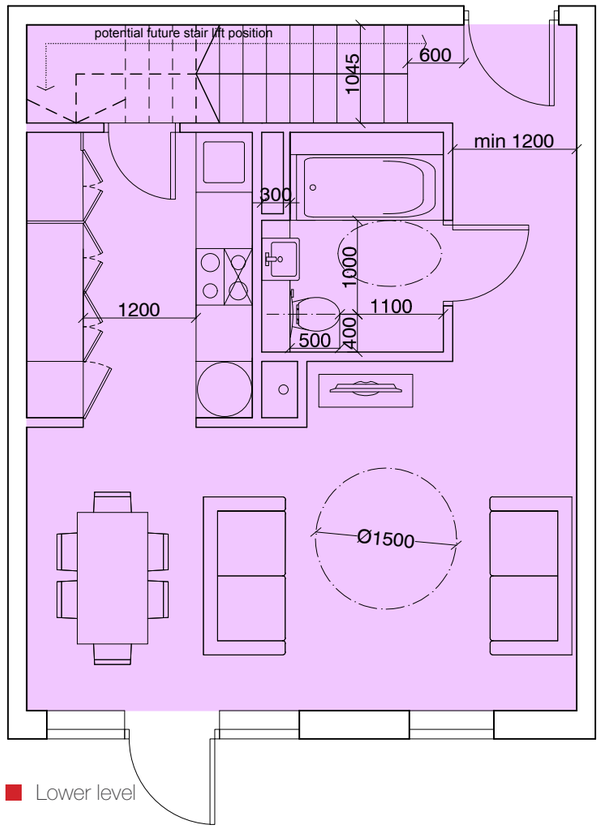
61.5msq



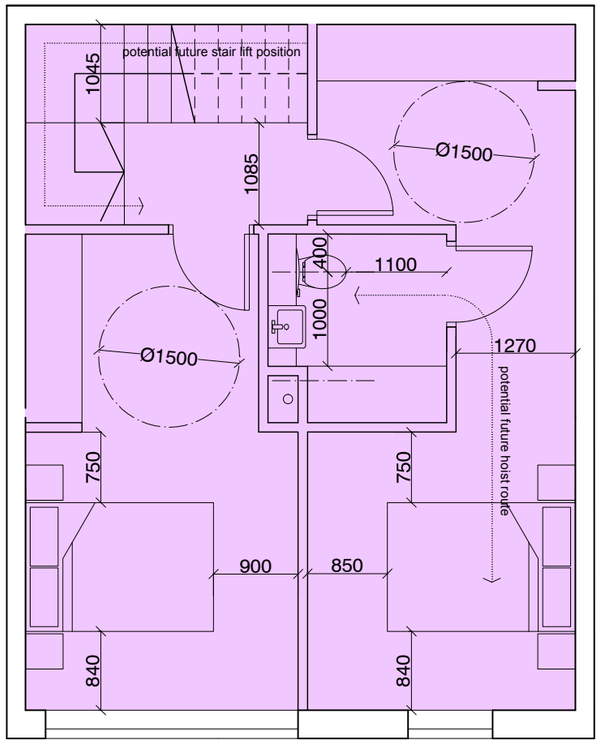
One bed studio apartment layout

34.7msq

5.11.2: PROPOSED APARTMENT LAYOUTS (NOT TO SCALE)



Lower level



Upper level

Two bed duplex layout (ground floor)

85.2msq

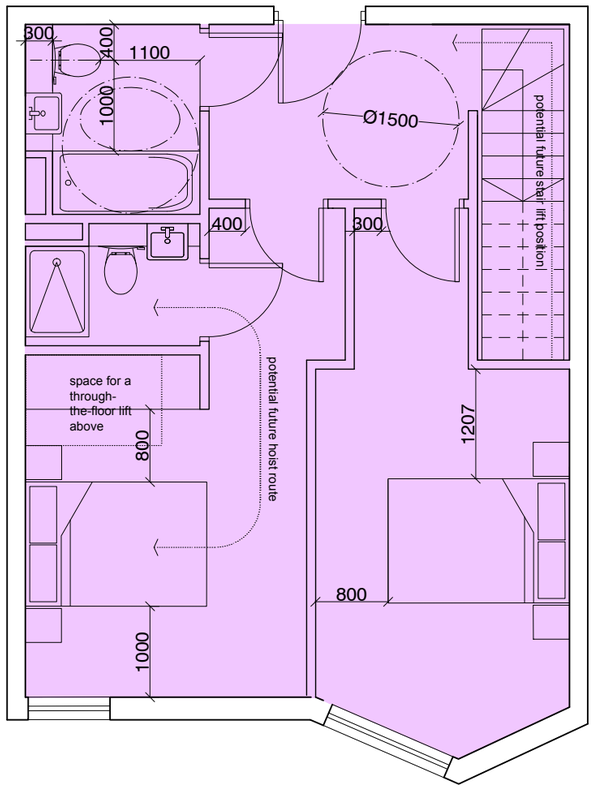
Two bed corner apartment

65.8msq

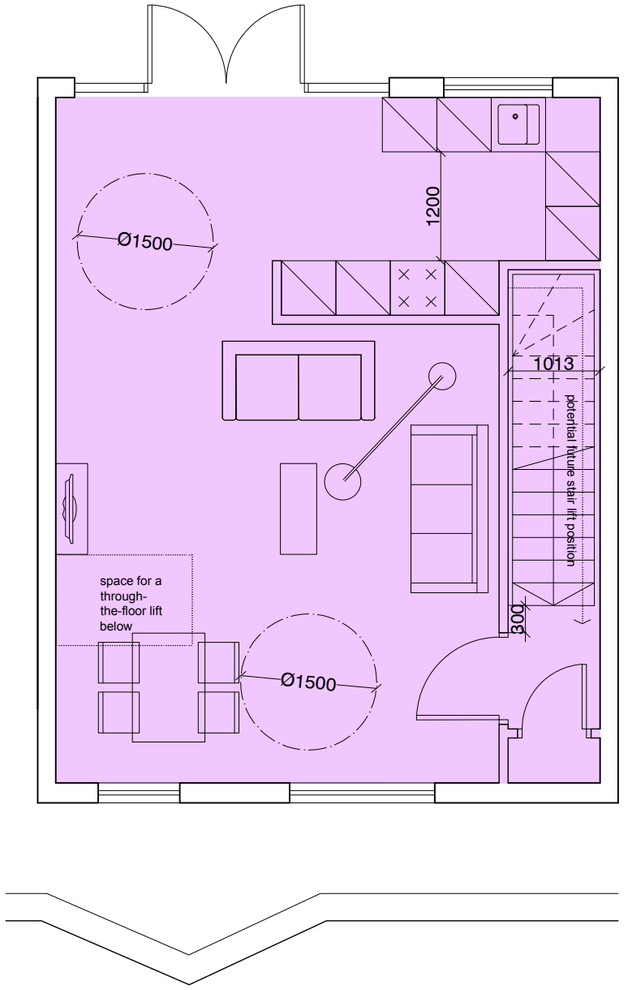
5.11.3: PROPOSED APARTMENT LAYOUTS (NOT TO SCALE)

The typical two bedroom layout has been designed to provide variable layouts dependent on the user's needs, helping make the unit as efficient as possible while future proofing the design. The diagram shows the second bedroom can either be utilised as a bedroom or living space, giving the choice of a one bed apartment with large living space, or standard two bed apartment.

■ Lower level

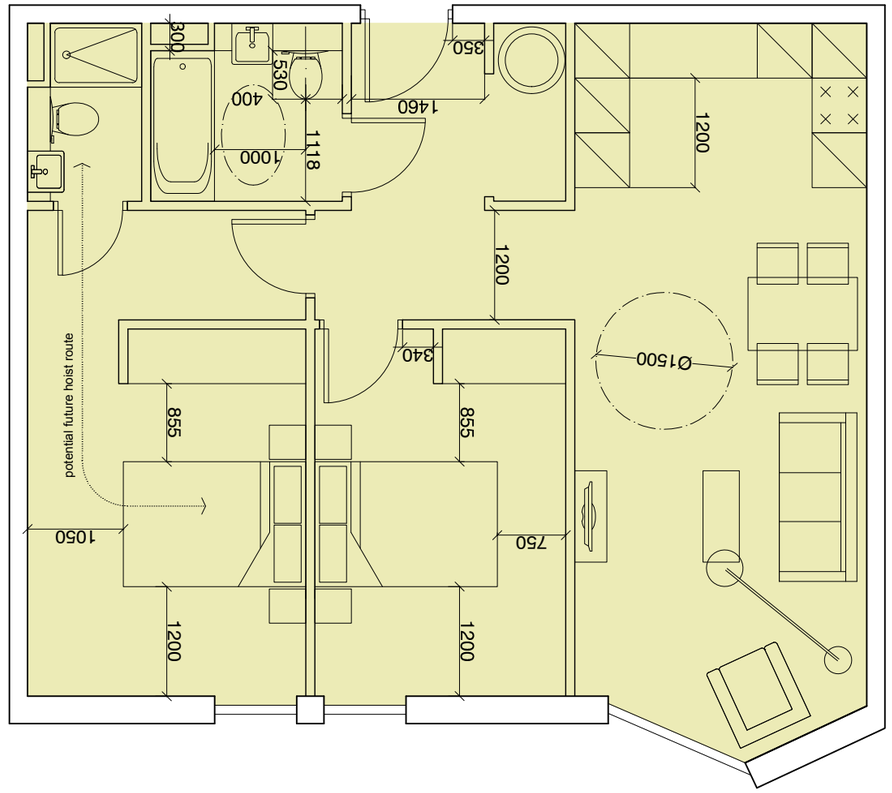


■ Upper level



■ Typical two bed duplex apartment layout (Top floor)

90.8msq

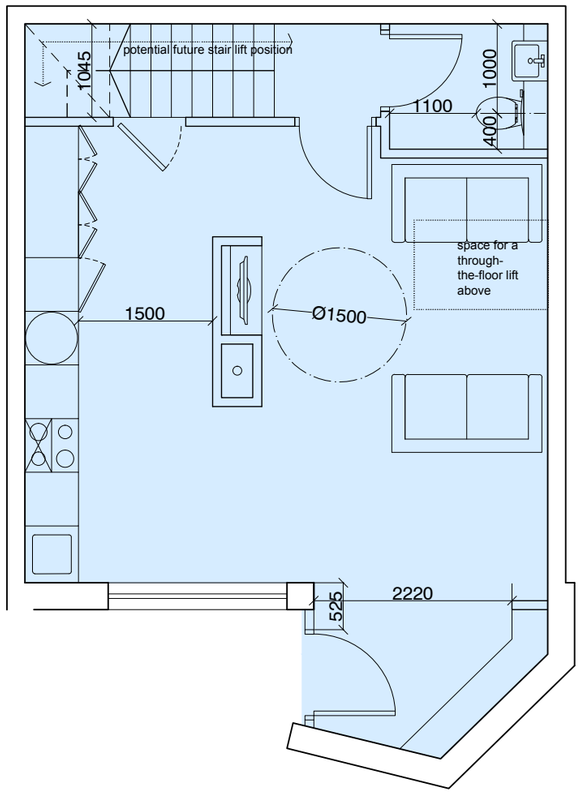


■ Typical two bed apartment layout

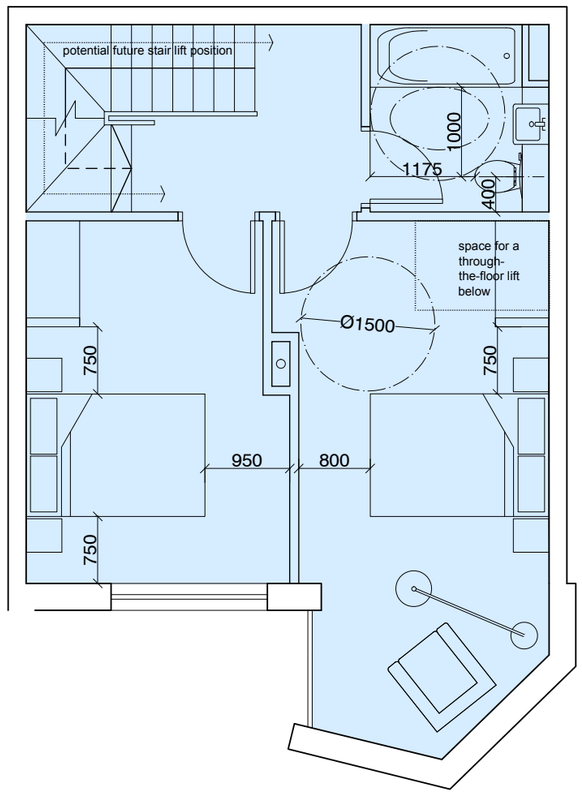
69.1msq

5.11.4: PROPOSED APARTMENT LAYOUTS (NOT TO SCALE)

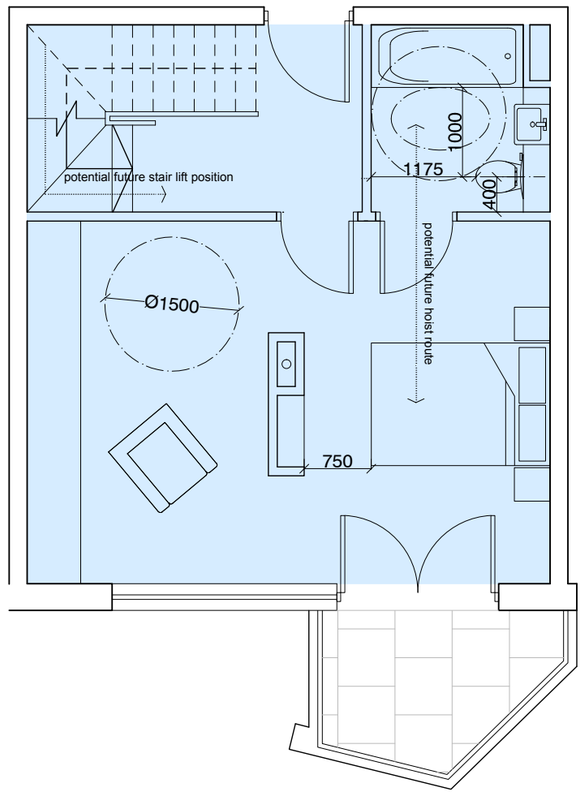
■ Lower level



■ Middle level



■ Upper level

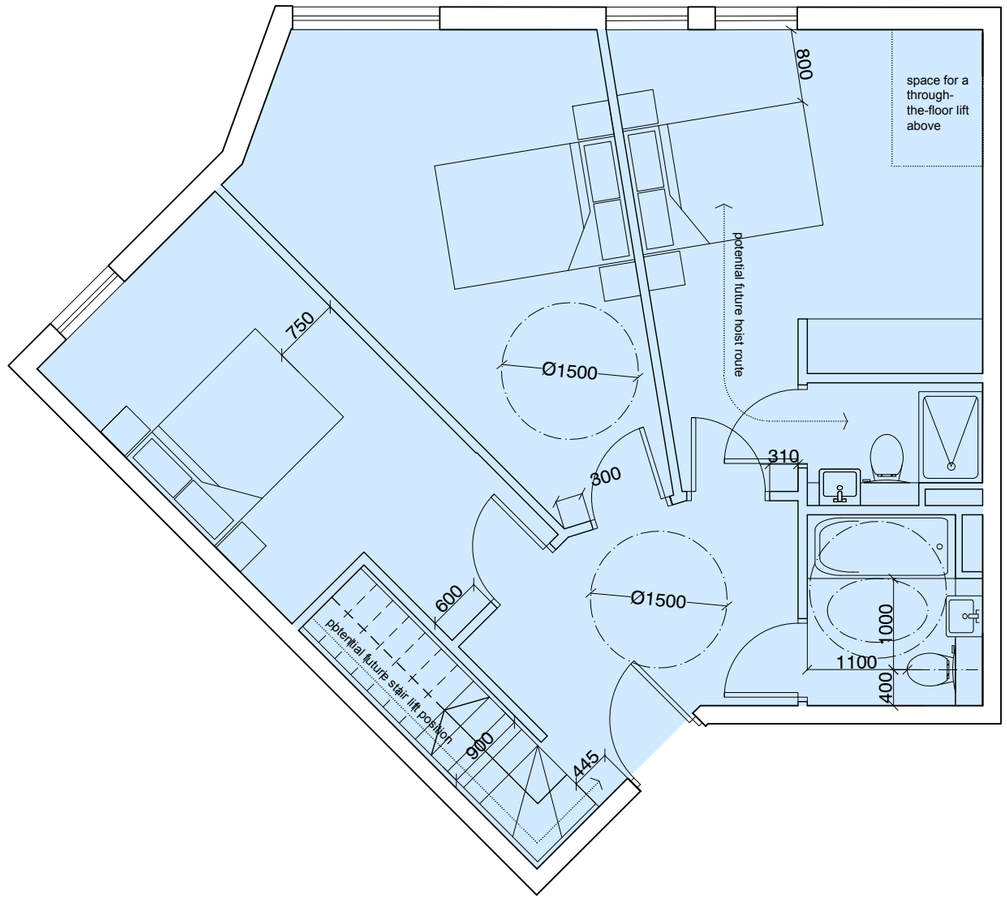


■ Typical three bedroom townhouse layout

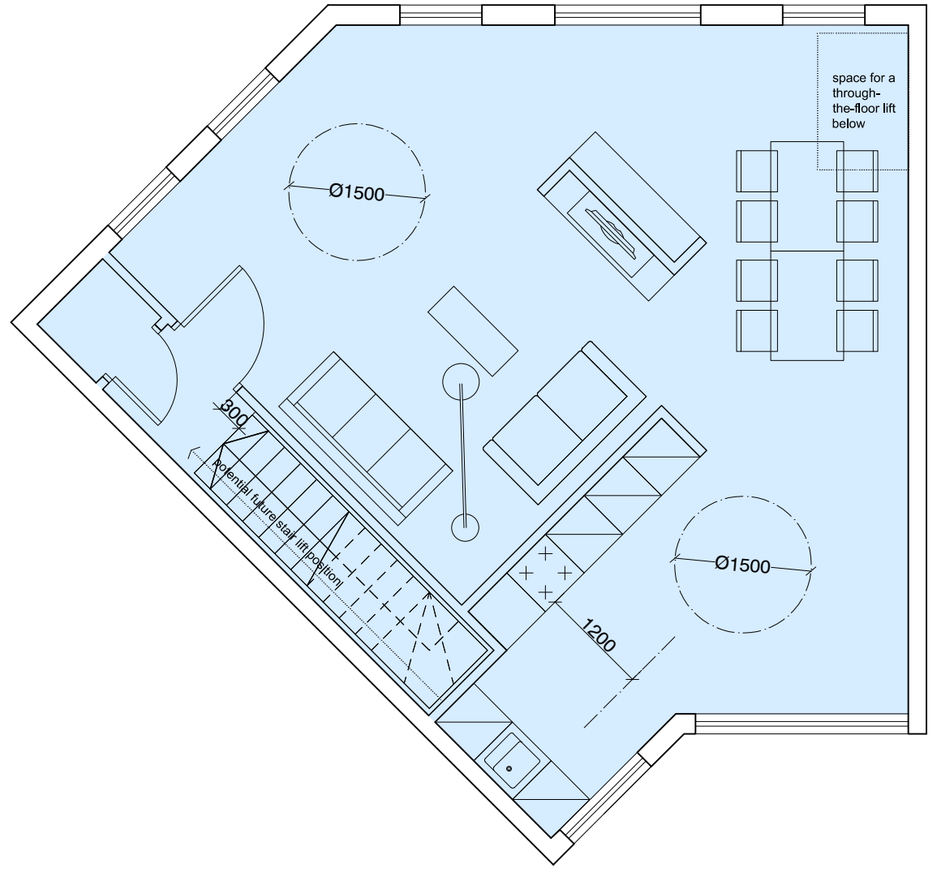
118.3msq

5.11.5: PROPOSED APARTMENT LAYOUTS (NOT TO SCALE)

Lower level



Upper level



Three bedroom top floor layout

126.5msq

5.12.1: PROPOSED GREAT GEORGE STREET ELEVATION (NOT TO SCALE)

- *LANDSCAPING PROPOSAL IN DISCUSSION WITH LCC - FOR FINAL LANDSCAPING PROPOSAL PLEASE REFER TO SEPARATE PLANNING DRAWINGS ASSOCIATED WITH THIS APPLICATION.

5.12.2: PROPOSED GRENVILLE STREET SOUTH ELEVATION (NOT TO SCALE)

■ *LANDSCAPING PROPOSAL IN DISCUSSION WITH LCC - FOR FINAL LANDSCAPING PROPOSAL PLEASE REFER TO SEPARATE PLANNING DRAWINGS ASSOCIATED WITH THIS APPLICATION.

5.12.3: PROPOSED HARDY STREET ELEVATION (NOT TO SCALE)

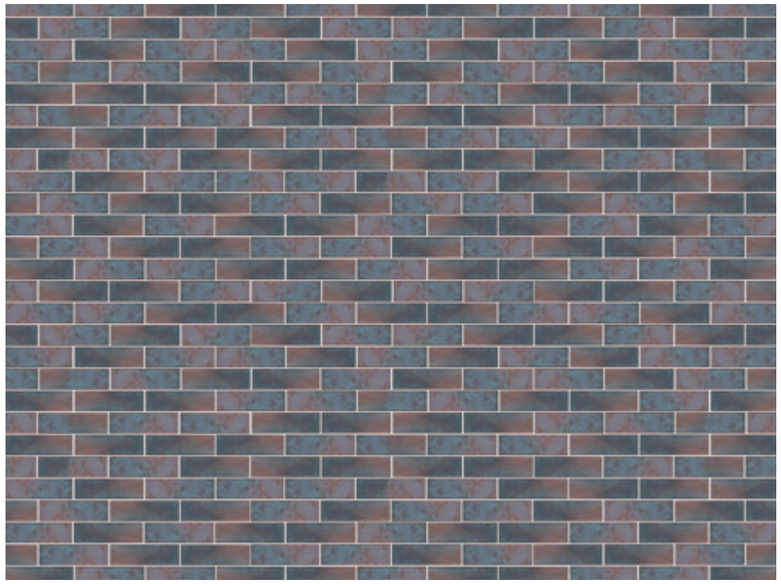
■ *LANDSCAPING PROPOSAL IN DISCUSSION WITH LCC - FOR FINAL LANDSCAPING PROPOSAL PLEASE REFER TO SEPARATE PLANNING DRAWINGS ASSOCIATED WITH THIS APPLICATION.

5.13: MATERIALITY

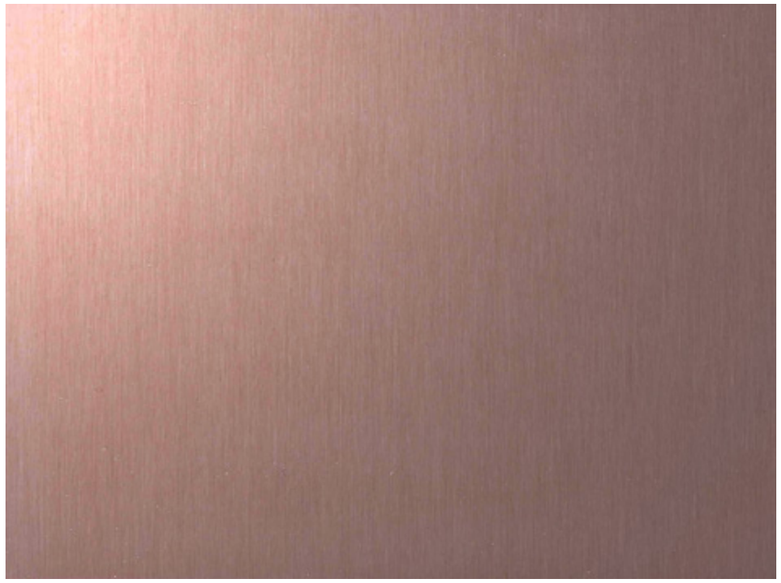
Building facade materials have been considered at great length with the conclusion that a robust masonry finish with natural patination will be used to treat the elements that ground the building (see right).

For the upper floors a contextual cladding material will be used to echo elements of the materiality of the Anglican Cathedral, and a metal cladding will be applied to the top floor set-backs (see bottom right example).

Further discussions will be held with Liverpool City Council to establish the most suitable materials for the development alongside commercial market considerations.



- Coated brick with natural patination



- Metallic cladding material (to be agreed with LPA)

5.14.1: 3D VISUALISATIONS GREAT GEORGE STREET LOOKING NORTH

- *LANDSCAPING PROPOSAL IN DISCUSSION WITH LCC - FOR FINAL LANDSCAPING PROPOSAL PLEASE REFER TO SEPARATE PLANNING DRAWINGS ASSOCIATED WITH THIS APPLICATION.

5.14.2: 3D VISUALISATIONS GRENVILLE STREET LOOKING SOUTH EAST

- *LANDSCAPING PROPOSAL IN DISCUSSION WITH LCC - FOR FINAL LANDSCAPING PROPOSAL PLEASE REFER TO SEPARATE PLANNING DRAWINGS ASSOCIATED WITH THIS APPLICATION.

5.14.2: 3D VISUALISATIONS HARDY STREET LOOKING SOUTH

- *LANDSCAPING PROPOSAL IN DISCUSSION WITH LCC - FOR FINAL LANDSCAPING PROPOSAL PLEASE REFER TO SEPARATE PLANNING DRAWINGS ASSOCIATED WITH THIS APPLICATION.

5.15: PHASE 1 SUMMARY OF ACCOMMODATION

SUB LEVEL 1:

	5 x 3 bed townhouses	
TOTAL UNITS ON FLOOR:	**5**	
Cycle parking:	122 spaces	(104%)
Car parking:	50	(45%)

GROUND FLOOR:

	1 x 1 bed apartment
	6 x 2 bed duplexes
TOTAL UNITS ON FLOOR:	**7**
Commercial/retail space:	3579 sq.ft
Event Lab:	495 sq.ft

FIRST FLOOR:

	1 x studio apartment
	6 x 1 bed apartments
	4 x 2 bed apartments
TOTAL UNITS ON FLOOR:	**11**
Event Lab:	1153 sq.ft

SECOND TO FOURTH FLOOR:

	1 x studio apartment
	19 x 1 bed apartments
	5 x 2 bed apartments
TOTAL UNITS ON FLOOR:	**25 (x3 = 75)**

FIFTH FLOOR:

	8 x 1 bed apartments
	10 x 2 bed duplexes
	1 x 3 bed duplex
TOTAL UNITS ON FLOOR:	**19**

SIXTH FLOOR:

-

BREAKDOWN:

Studio apartments:	4
1 bed apartments:	**72**
2 bed apartments:	**19**
2 bed duplex:	**16**
3 bed duplex:	**1**
3 bed townhouse:	**5**
TOTAL:	**117**
Event lab	**1648 sq.ft**
TOTAL COMMERCIAL SPACE (inc event lab)	**5229 sq.ft**

5.16: REFUSE STRATEGY

The amount of bins provided has been calculated making reference to guidelines set out in the BS 5906:2005 Waste Management in Buildings, National Planning Policy for Waste and Merseyside & Halton Joint Waste Local Plan document, adopted by Liverpool City Council.

- To enable and encourage occupants of new residential units to recycle their waste, adequate internal storage will be provided in each dwelling, usually within the kitchen, for the separation of recyclable materials from other waste.
- Communal 1100-litre Eurobin containers are to be provided for both refuse and recycling, with separate containers used for each.
- Communal recycling Eurobin containers will be sited around bin storage areas or other appropriate locations, and will be clearly labelled to distinguish them from refuse containers. The following items can be put into the recycling bins:
    - Mixed paper and card
    - Plastic bottles
    - Food tins and drink cans

The refuse strategy for phase 1 adopts two different modes of refuse collection. to accommodate residential and commercial wastage.

The first, highlighted in purple, applies to the commercial units along Great George Street. The commercial bin store is located adjacent to all of the servicing on the ground floor in the centre of the plan, making it equidistant for all units to dispose of their waste in a separated bin store that can be accommodated from a proposed loading bay on Great George Street.

The second, highlighted in pink, represents the internal route to the main central core, that will then be taken down to the basement for disposal in a separate residential bin store. The bins are taken out via a side exit to the sub level car park and left out in a designated bin collection zone on the corner of Hardy Street and Grenville Street.

Due to the travel distance recommended by building regulations not to exceed a recommended 30m, we have included a seperate residential bin store to the south (right) next to the escape core in the sub level car park.

The town houses (highlighted in pink) will also be serviced internally via a secondary door on the first floor using the internal core. However, the most easterly apartment (to the bottom) does not have an access door on the first floor, but does meet the 30m travel distance to dispose of their waste via the refuse door to the sub level car park.

For the refuse strategy for phases 2 and 3 please see page 106 and/ or planning drawing PL(00)006. For more information about managerial procedures concerning waste management please refer to ther Operational Management Strategy Statement provided by Urban Lifestyle that has been submitted as part of this planning application.

5.17: SUSTAINABILITY

PHD1, as a commissioner of buildings and as a landlord is committed to social, economic and environmental sustainable development. The scheme will exceed the minimum statutory requirements by reducing energy use, CO2 emissions, water use and the production of pollution/waste during construction and use. Materials and construction methods will be chosen for minimum environmental impact and greater durability. Site ecology, the health and wellbeing of residents and visitors will be carefully considered. The construction work will be managed so environmental impact is reduced as much as possible.

The proposed development is in accordance with Liverpool's sustainable Development Plan 2006-2009 and the Sustainable Development Principles of Strategic Policy 1 of the Liverpool Core Strategy Submission Draft.

These requirements are met by the following:

- The development reduces the need to travel by motorised transport as it proposes residential accommodation within a convenient walking distance of numerous Liverpool academic institutions as well as nearby bus and train stations.

The scheme will deliver high quality design with a 'fabric first' approach to sustainability by the following measures:

- Fabric U-values to be better than current Building Regulation requirements; currently proposed as:

- Walls: 0.2W/m2k

- Floors: 0.2W/m2k

- Roofs: 0.15W/m2k

- Building air leakage rates to be better than Building Regulation requirements. The target values will be between 4 m3/hr/m2@50pa.

- Large windows to maximise daylight.

- Low energy light fittings throughout.

Sustainability in design needs to first and foremost meet the building's required functions while being within the cost parameters. Sustainability and biodiversity will underpin the design philosophy and inform the mass, orientation, building form, services strategy, specification and the approach to the external environment.

The following design principles will be applied to this scheme:

- Passive environmental design principles, using a 'fabric first' approach i.e. high levels of thermal insulation and air tightness to the building envelope to minimise heat loss.

- Minimise reliance on energy-using equipment for heating, cooling, lighting and natural ventilation.

- Maximising positions of trees and soft landscaping on and around the development to provide natural shading, private spaces and general ecological value for wildlife etc.

- Site layout and building design principles maximise the use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer. The orientation of the buildings ensure maximum natural light to all the apartments.

- Energy and water efficient appliances and systems will be Water Consumption.

- Low flush wc's, flow restrictor taps .Water consumption from showers is much less than a bath and therefore there is an inherent water consumption saving to be achieved.

- Materials specification will achieve Green Guide ratings between A+ and D, and will all be sustainably sourced and certified (e.g. FSC/ PEFC/ etc. for timber) where practical.

- The redevelopment will endeavor to minimise the quantity of materials exported / imported from site by maximising the potential for achieving a cut/fill balance. Wherever possible hardcore will be retained and recycled as substrate for road bases etc of the new development.

- Making the best use of natural ventilation and cross ventilation opportunities will be explored.

Environmental responsibility is a core design issue. By designing the building with environmental responsibility in mind from the beginning, we ensure that we do not leave a legacy of problems regarding non-renewable sources and environmental pollution for future generations to solve.

Initial steps to keeping energy consumption to a minimum will be taken in the design process as part of the evolution of the overall design solution. This process will recognise the environmental constraints in conjunction with the associated legislative and regulatory bodies.