

DLA Architecture

Response to English Heritage Comments

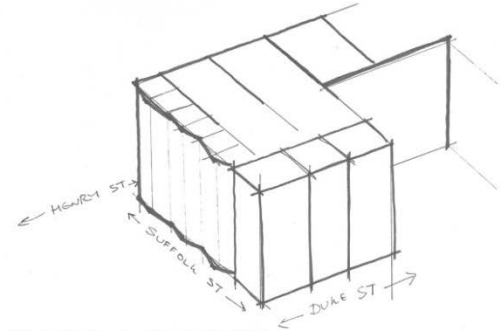
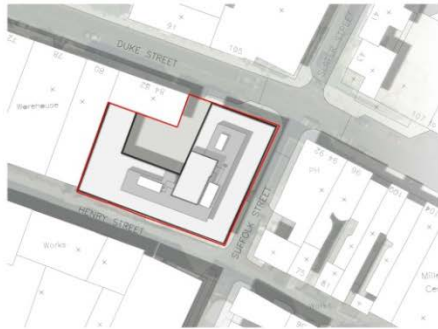
27th June 2013

86-90 DUKE STREET, 65-71 HENRY STREET AND 14 SUFFOLK STREET, LIVERPOOL, L1 5AA

Application No 13F/0890

'The continuous floor plate and uniform scale and mass of the proposed replacement building would remove the fine grain of plots and buildings'

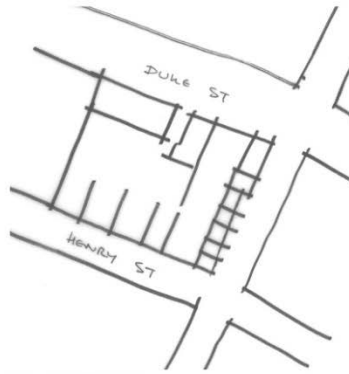
- The elevations, Duke Street, in particular, are based on narrow plots that existed on site and form part of Ropewalks character. Due to the large continuous floor plate of the proposed office scheme it is not possible to create a scale that fragments. The continuous floor plate is a requirement of the site and of modern day city centre office buildings.



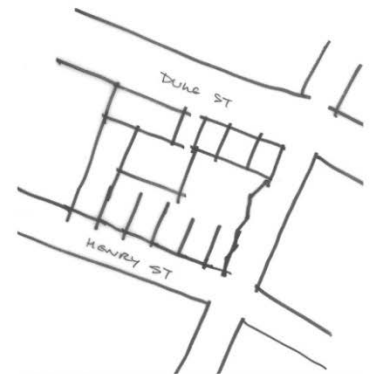
MODERN INTERPRETATION MASSING SKETCH



HISTORIC SITE MAP- 1860



SITE MAP INTERPRETED



HISTORIC URBAN GRAIN WITH MODERN INTERPRETATION

- Using modern architectural language, we have proposed a building where detail and subtle setbacks respect history of site. Vertical steel channels split Duke Street elevation into 3 bays that represent 3 historic plots of 86, 88 and 90. Further subdivision into 3 sets of 3 window openings emphasise rhythm of historic building plots on site. Plot widths on site are measured between 5 and 8 metres. Our divisions are between 6.5m and 7metres which align historically.



Duke Street

'Despite the subtle differences in architectural language to the elevations the distinction in character between Henry Street and Duke Street will be less evident'

- Window openings to Duke Street are framed in a copper clad boxing that are a modern interpretation on Georgian and Victorian window detailing- which seeks to emphasise quality.
- Implementation of a copper surround to the 2-storey glazing discussed at length with the Planning Team and Conservation Officer.



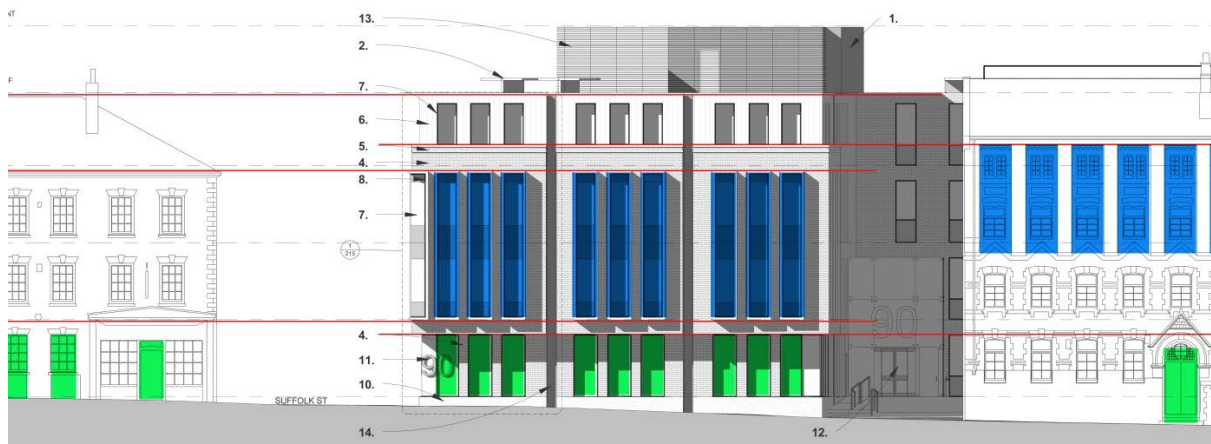
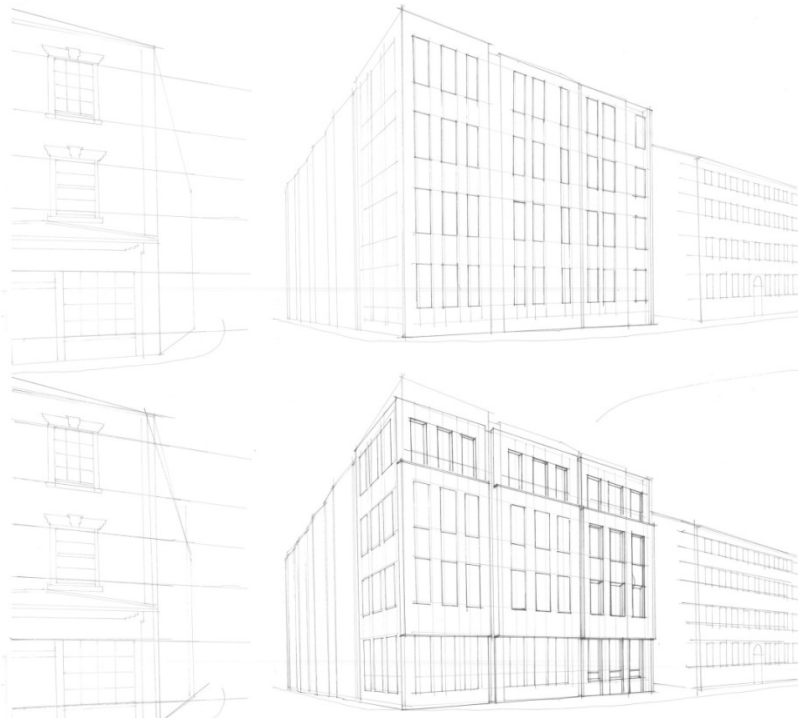
- Stone capping details have also been integrated into Duke Street elevations- reflected on adjacent buildings. The language of the proposed Duke Street elevation from the proposed Henry Street elevation is fundamentally different and respects the significant historical uses.

-

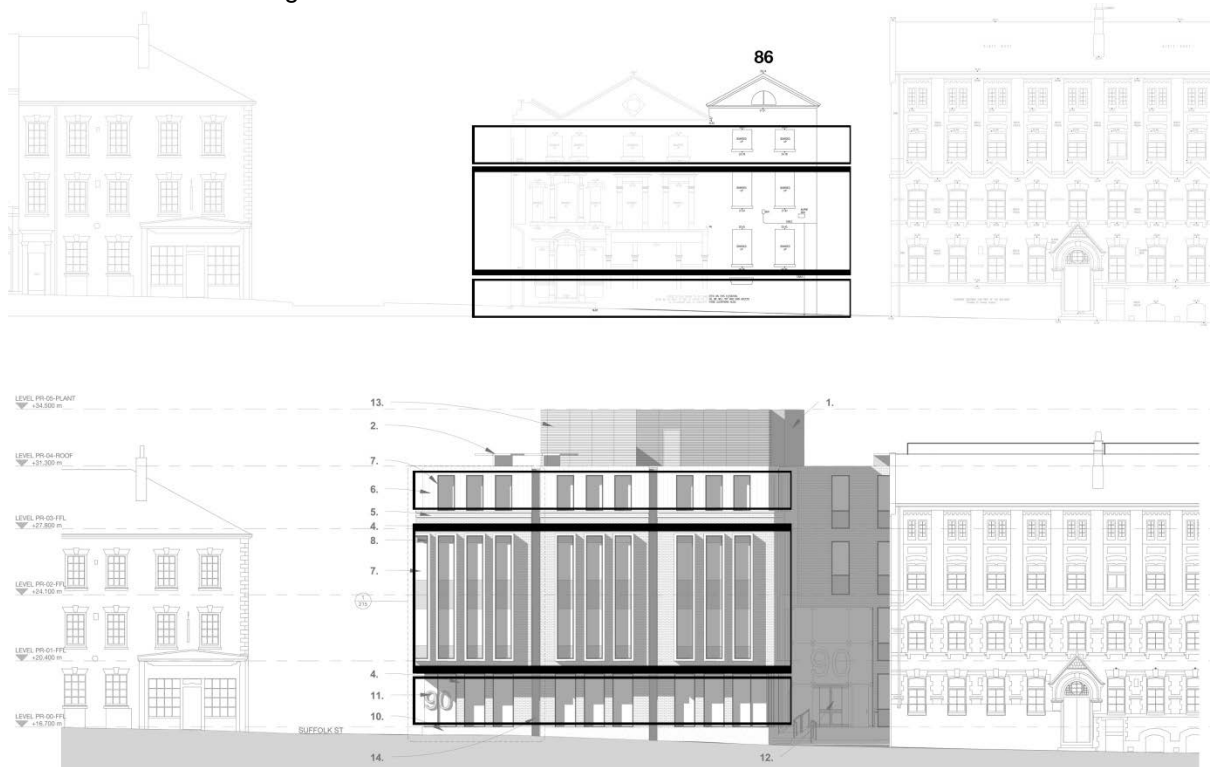


'The articulation of the first and second floors to the Duke Street elevation, with two storey windows framed in contrasting brickwork, will impose an assertive proportion to the front elevation that would dominate the setting of adjacent listed buildings in Duke Street.'

- The articulation of 1st and 2nd floor is a device that seeks to;
 - 1) Emphasise the ground floor and relationship with street; and
 - 2) Reduce scale of building in line with the buildings to each side by reducing appearance of top floor.
- The proportions of all the bays, indents and openings are aligned with facades of existing buildings on each side and by doing so give greater significance and emphasis to those buildings of historic significance and architectural quality while not dominating the street scene

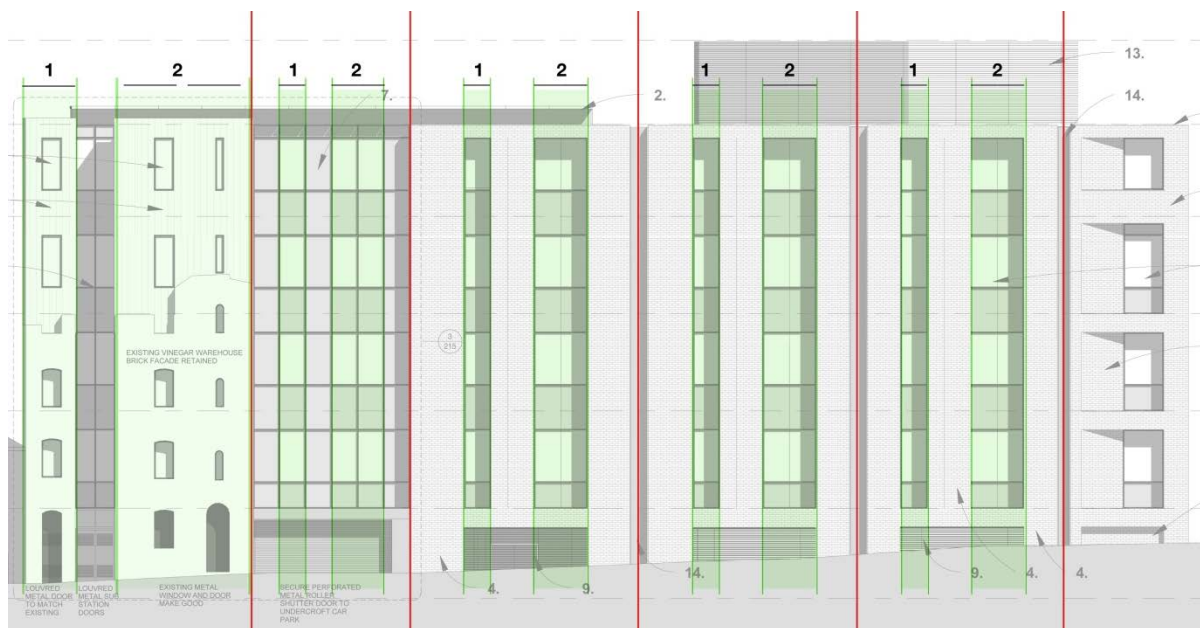


- Articulation of 1st and 2nd floor is diagrammatic response to context of Georgian Terraced Housing, mainly 86 Duke Street. The size, division and proportions of the proposed Duke Street façade respect the history of the site while uplifting the buildings adjacent and the street scene in general.



'The proposed rhythm of vertical bays to the Henry Street elevation would complement the distinctive character of the street, with the angled bays and steel channels adding a depth to the elevation. The large glazed panel provides a clear separation between the vinegar warehouse façade and the new element although in the Henry Street context we would encourage a continuation of the proportions of solids and voids proposed for the build section as an alternative.'

- Several options for the curtain walling that separate the brick element of the Henry Street elevation from the retained Vinegar Warehouse façade were considered.
- It was decided that a uniform proportion was the most successful device in providing a clean break between the old and new and emphasising the retained façade by underplaying the new with no distinguishing features to draw the eye from the Vinegar Warehouse.



- Careful detailing of the mullions and transoms allow element to appear as lightweight as possible. Regularity of the mullions is subversive continuation of the façade division.

'.....the current proposals would clear virtually all of the heritage assets from the site and replace them with a building which responds poorly to the character and appearance of the conservation area.'

The design of the elevations for all sides, but mainly Duke Street, were always designed within their context and never considered in isolation. The site is located at the crossroads of two different styles of architecture, three different street scene situations (front, side and back street) and must contend with recent infill buildings that do not add anything to the area in terms of quality. With all this in mind the proposals aim to lift the immediate site and street scene with quality detailing and not revert to gimmicks of modern architecture or pastiche.

Summary Conclusion

We believe this to be a clear and objective response to the design concerns raised by English Heritage. The images and diagrams in support of the text help to demonstrate that our final solution and design ethos is consistent with the character of the local area.