

Design & Access Statement

90 Duke Street, Liverpool

Full Planning Application & Conservation Area Consent
Job No: 2012-047 | 3rd April 2013



DLA ARCHITECTURE

langtree



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1.0 Introduction

Situated within the Duke Street Conservation Area, the site at 86-90 Duke Street lies within the historical Ropewalks development area and the Liverpool Maritime Mercantile City World Heritage Site. The site which is approximately 0.14 hectares includes a number of existing buildings fronting onto Duke Street, Suffolk Street and Henry Street. These buildings vary in age and character and have been altered significantly throughout their history. Having become vacant some years ago; the existing buildings have remained unoccupied and have fallen into a state of dereliction and structural disrepair.

DLA were initially involved in the scheme when they produced the winning design in an open competition to develop the site in conjunction with preferred developer Langtree Group in 2003-2004. The initial design option included retention of 86-90 Duke Street and construction of a new build element to house a speculative mixed-use scheme including managed and traditional office space in addition to residential accommodation.

In August 2005 a Planning application was lodged following consultation with the Local Authority on development of the original scheme; approval was received in November 2005. As the detailed design process evolved however, it became apparent that the transfer agreement between EP and neighbouring Frensons contained a clause which heavily limited the potential development of the site and financial compensation negotiations with Frensons failed to reach agreement.

Consequently a series of 12 design options were produced which removed the residential elements and complied with the rights to light restrictions. Full details of the evolution of these options are provided as an appendix to the Heritage Statement. A full financial appraisal of each of the options concluded that the only financially viable scheme was one which removed all existing Duke St facades and retained the Vinegar Warehouse at the rear. At a subsequent meeting with the Planners in 2008, the possibility of demolishing 86-90 Duke Street was discussed subject to full justification being provided for consideration.

Lately, further to agreement on rights to light relaxations with Frensons, the team have revisited the scheme in conjunction with a commercial client, Atlantic Container Line, in order to create 40,000sqft of office space suited to the commercial requirements of ACL.

Produced in accordance with the former guidance of CABE and Liverpool City Council's Planning Advice Note on Design & Access Statements, this Design & Access Statement is provided in support of a Full Planning Application and Application for Conservation Area consent to demolish 86-90 Duke Street, 71 Henry Street and 14 Suffolk Street. It is intended that this document shall review the design process and the analysis which has shaped the most recent scheme design, whilst also demonstrating how the scheme has taken into account the access requirements of those with reduced mobility and people with disabilities.

The Design & Access Statement should be read in accordance with the Drawings Package, the Planning and Regeneration Statement prepared by Spawforths and the Heritage Statement prepared by Peter De Figueiredo which provides a robust justification for demolition of the buildings and the replacement building in accordance with the NPPF and the UDP, given its Conservation Area and World Heritage Site context.



2.0 Site Analysis

2.1 Site Location

The site lies within the Liverpool Maritime Mercantile City World Heritage Site on one of the arterial routes through the Duke Street Conservation area, leading from the Anglican Cathedral down towards the waterfront and docks. Historically, the site was positioned within an important area of the Ropewalks area containing both merchants' houses and warehouses serving the nearby Old Dock.

Within 5 minutes' walk of the pedestrianized city centre, the Ropewalks quarter these days plays host to a number of commercial, leisure and residential buildings many of which have undergone significant refurbishment as part of the Ropewalks Regeneration scheme. In addition, a variety of new buildings have appeared, adding to the vibrancy and quality of the area.

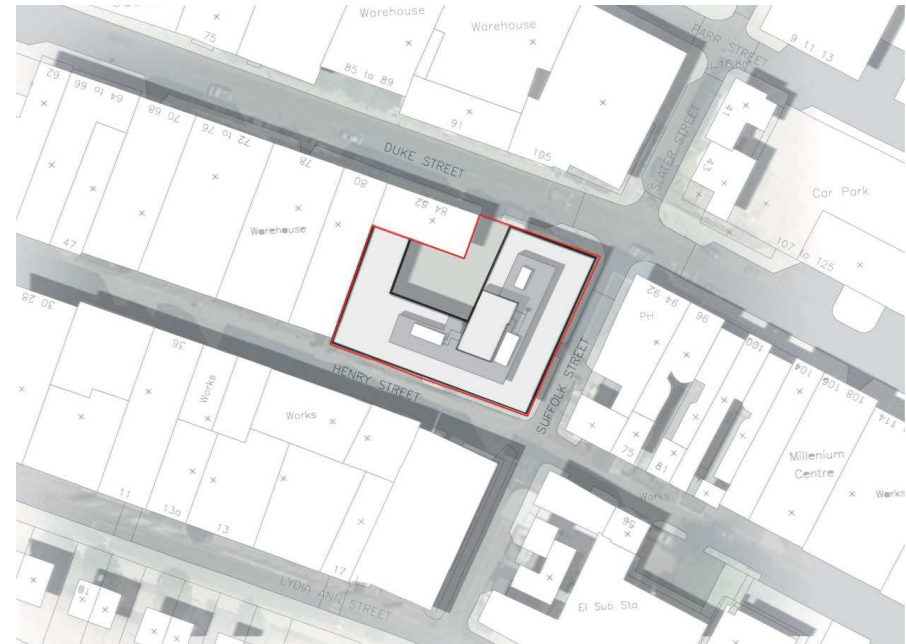
The application site referred to as 86-90 Duke Street, comprises a series of buildings and land which front onto Duke Street, Suffolk Street and Henry Street. The site lies adjacent to two Grade II Listed Buildings, 92-94 Duke Street (The Monro Public House), located on the corner of Duke Street and Suffolk Street and No. 105 on the North side of Duke Street.

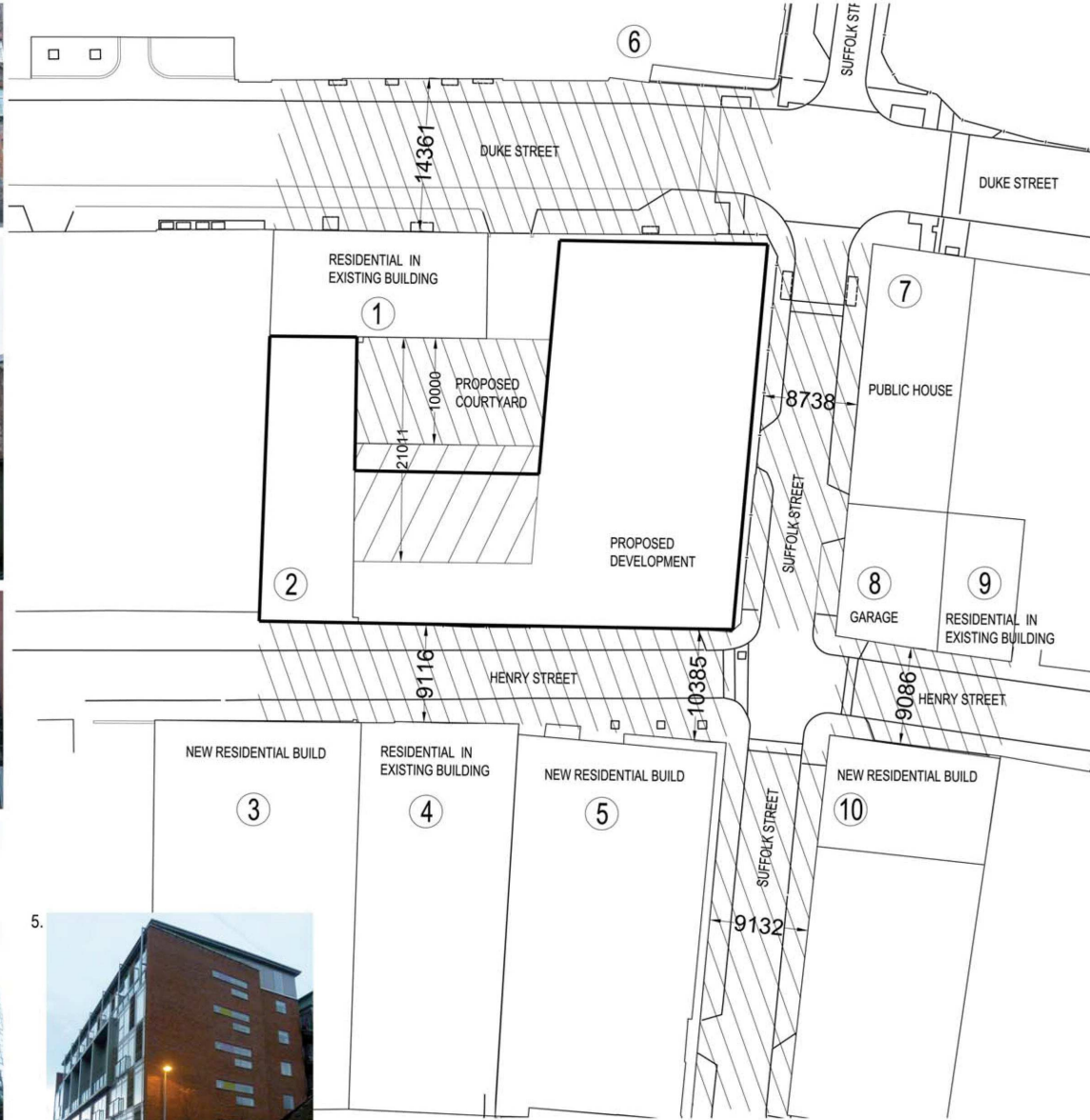
2.2 Site Context

As recognised and discussed within the Planning Statement, the regeneration context of the site plays a significant role in the proposed design strategy. The following points are key issues identified within the Planning Statement:

Key Issues Identified:

- The buildings and land are vacant and are in a poor state of repair and currently have a negative impact on the Ropewalks Regeneration Area, the Duke Street Conservation Area and the World Heritage Site.
- The application proposals to redevelop this vacant site and the regeneration benefits which will ensue will only be realized with the existing commitment of the current end user, ACL Ltd and £2.4 million of ERDF gap funding. Without the committed end user and the gap funding, this site would not be redeveloped in the medium to long term, it would remain vacant and redundant and continue to blight this part of the Duke Street Conservation Area, the Ropewalks area of the city and the World Heritage Site.
- The Application proposals seek to balance the regeneration aspirations for this site and the historical significance of the site, given its location within the Duke Street Conservation Area and World Heritage Site.





2.3 Area Character

The site fronts onto Duke Street, Suffolk Street and Henry Street all of which are very different in character in terms of existing buildings.

2.4 Duke Street:

As one of the wider streets within the Conservation area, Duke Street was traditionally the location of wealthy merchants' houses. Duke Street still features a number of significant Georgian townhouses amongst larger warehouse type buildings. Goods would have originally been stored at the merchants houses until the later construction of warehouses in neighbouring streets. Population density in the area led to the construction of narrow-frontage residences which were most often 3-4 storeys high to provide the required accommodation.

The typology of buildings within the area provides a strong horizontal emphasis owing to robust plinths and cornices along with the traditional proportions of Georgian orders. The narrow plot widths and traditional window proportions of the piano nobile also provide an element of verticality to the Duke Street elevations.

2.5 Henry Street:

Henry Street lies to the rear of the site and was originally the location of a number of private warehouses which were constructed further to the development of merchants' housing on Duke Street. Although Henry Street is narrower, less utilised and less grand than Duke Street it still has an important role to play in revealing the historical development of the area. Whilst the street is narrower than Duke Street, many of the surviving warehouses are a similar height to the nearby Georgian terraces.

2.6 Suffolk Street:

Suffolk Street is the least significant of the three streets fronting the site. At present the section of Suffolk Street adjacent to the site features sides of buildings rather than building frontages. Nonetheless, Suffolk Street is highly visible when walking or driving along Duke Street, and as such it provides an important transition element between Duke Street and Henry Street.

2.7 General Site Analysis

All sides of the building are accessible by vehicle. Whilst Duke Street is a main vehicular and pedestrian thoroughfare through the Ropewalks area, the road and pavement become more of a shared surface environment as one moves from Duke Street along Suffolk Street and into Henry Street where the kerbs are delineated by a change of materials rather than a change of level.

The orientation of the site runs north-south with the Duke Street elevation facing north. The topography of the site slopes from Duke Street in a clockwise direction down towards Henry Street allowing for creation of a basement level accessed from Henry Street.



3.0 Conservation

Owing to the site's location with the Duke Street Conservation area, much importance has been attached to the design solution in terms of how the proposal sits amongst the neighbouring historic buildings. Historic Buildings Advisor Peter de Figueiredo has been employed to advise with regards to inclusion of the building within the fabric of the Conservation Area and removal of some of the existing buildings. Planning workshops have also been held with the Planning and Conservation Officer to enable any feedback to be incorporated into the design solution.

The Heritage Statement makes reference to the National Planning Policy Framework (NPPF) which requires that the significance of heritage assets are taken into consideration when proposing changes to the historic environment. A Statement of Significance is provided in the Heritage Statement in accordance with the NPPF, and provides details of the local area and the affected buildings.

The only features of material significance on the site are considered to be, "the 18th century front and side elevations of 86 Duke Street and the early 19th century Henry Street Vinegar Warehouse frontage. These two buildings make a low to medium contribution to the character and appearance of the conservation area." No's 88-90 Duke Street are considered to be of more limited interest.

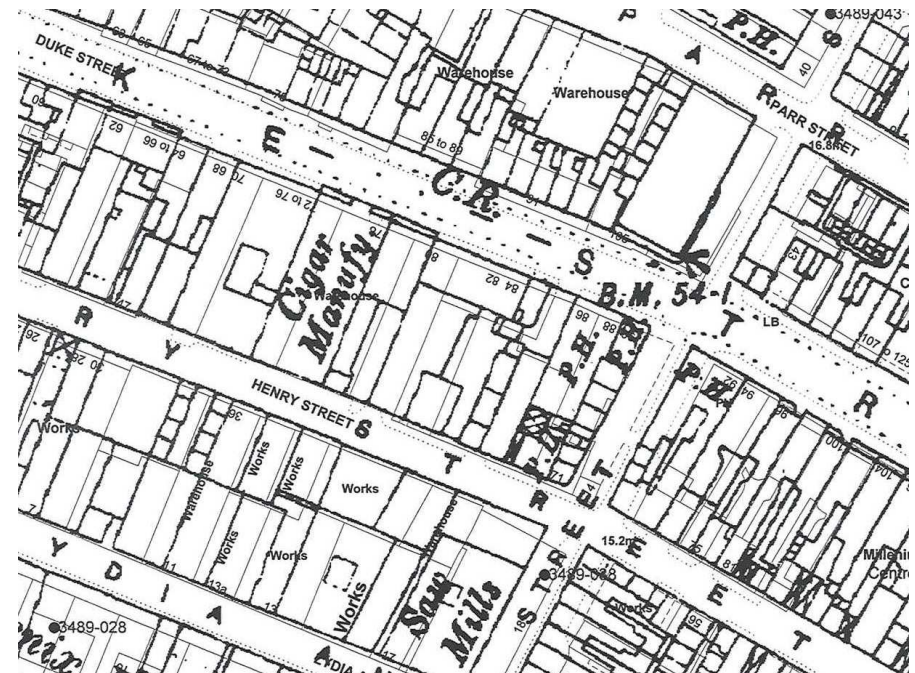
Whilst significant efforts have been made to retain the Duke Street building frontages, these have proved unviable, however this is balanced against proposals to retain frontage of the Vinegar Warehouse on Henry Street, which LCC and English Heritage consider to be of greatest significance.

Funding has been a significant factor in consideration of the retention of historical elements and it is acknowledged that alternative funding sources are not available and that the potential of ERDF grant funding is essential to the redevelopment of the site in the current economic climate.

The benefits of the regeneration scheme include the following;

- Returning an important area of redundant land to use
- Ensuring regeneration of the site leading to employment growth
- Speculative or grant funding would not be available without the current end user
- Economic benefits via direct employment and construction and indirect employment
- Enhancement of the character and appearance of the site, creating investment and further regeneration in the area

The Heritage Statement concludes that the current scheme is the only one which meets the requirements of the end user, and as such, with a defined end user it is likely to receive grant funding. Without the end user and grant funding the scheme would be unlikely to progress in the current economic climate. The site has remained vacant as a regeneration priority for over 20 years but development is expected to stimulate further regeneration in the Ropewalks area and consequently the benefits of regeneration to the Conservation Area and World Heritage site appear to outweigh the disadvantages.



4.0 Retention of Existing Elements

4.0 Retention of Existing Elements

The previously approved mixed use scheme involved the conversion and refurbishment of 86-90 Duke Street and demolition of ancillary buildings to 86-90 Duke Street. However, due to the reduced floor to floor heights of the existing buildings it would not be possible to include the existing buildings on Duke Street within a 40,000sqft Grade A office scheme. This is discussed in much greater detail within the Options Appraisal appended to the Heritage Statement.

At the rear of the site, a relatively recent two storey building and adjoining small single storey unit are of no architectural merit or historic significance and will therefore be demolished. Further along Henry Street however a building known as the 'Vinegar Warehouse' stands in a state of disrepair. This building is typical of the traditional warehouses seen along Henry Street and throughout the Ropewalks and is recognised by English Heritage and LCC Conservation Officers as the building of most architectural and historic merit on the site, and as such it is recommended that the building is retained as a piece of architectural theatre.

Although much of the top part of the building has decayed and crumbled over the years, enough of the building remains to incorporate it within the scheme in order to try and preserve some of the history and character of the area. The internal floors of the Vinegar Warehouse shall be removed in order to integrate the façade within the open plan office scheme.



5.0 Option 12K Appraisal

5.0 Scheme Option 12K Appraisal

During the Planning Workshops which took place prior to submission of the application, DLA were asked to review the possibility of integrating 86 Duke Street as an entrance and core leading into a new-build construction. Below are the bullet points relating to this design option.

5.1 Scheme Option 12K Retaining Duke Street - multi occupancy

Basement

- To achieve a suitable car parking level car stackers were proposed requiring careful consideration and management
- The basement was conceived as a lower ground floor with accommodation within such as office resource hub, this would be low grade space and could only be used as secondary support accommodation such as archive etc.

Ground Floor

- The retained buildings of the Vinegar Warehouse and 86 Duke Street were developed as separate facilities with individual core arrangements in support
- Three vertical circulation cores were provided and therefore the net:gross efficiencies are perhaps lower than they would be for a large floor plate single user
- The floor plate was generally devised to support mutli – occupancy of suites and small office space
- Access to the building would be from the courtyard direct as well as a single entry point off Duke Street

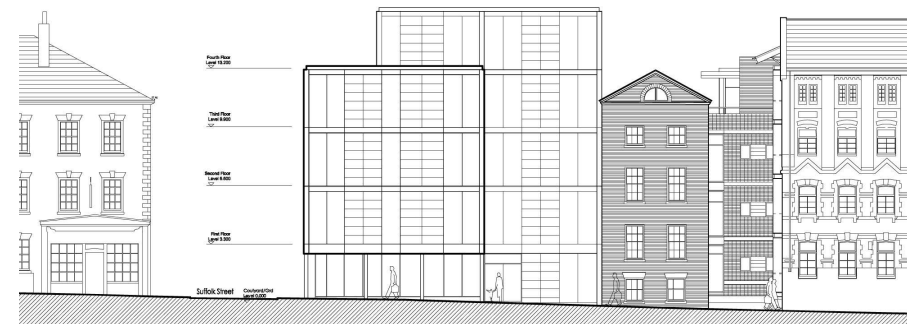
Upper Floors

- Upper floors would form a development of the ground floor with the impact of the rights of light restrictions becoming increasingly preventative of development in the upper levels of the building
- The third and fourth floor would be particularly contrived and limited in terms of opportunity

The overall design would be a Grade B office for multi-let. The scheme would not suit a single occupier as the building is heavily cellularised through the restrictions imposed by differing floor levels, the existing fabric and the remaining new build space that merely seeks to fill the gaps.

The scheme would not attract public funding and therefore at a general level would not seek to achieve BREEAM ratings that would attract such benefits as integrated travel to work plans, large amounts of cycle storage and staff welfare provision.

The scheme would consist of small scale managed space with suites and numerous tenancies and therefore large floor plates were not considered as part of the design. Such a design created lower 'domestic' scale floor to floor heights and therefore Grade A space was not a possibility.



5.2 Scheme Option 12K Retaining Duke Street and Vinegar Warehouse - single occupier

This scheme sought to consider the inclusion of existing buildings as part of a large floor plate approach to offer the opportunity of single occupation and therefore be a viable option for a sole purchaser requiring Grade A office space.

Basement

- Carparking would be provided at a single level across the basement
- Parking provision would be 7 spaces less than the application scheme
- Some limited low grade storage space could be offered assuming the correct internal environment could be provided.

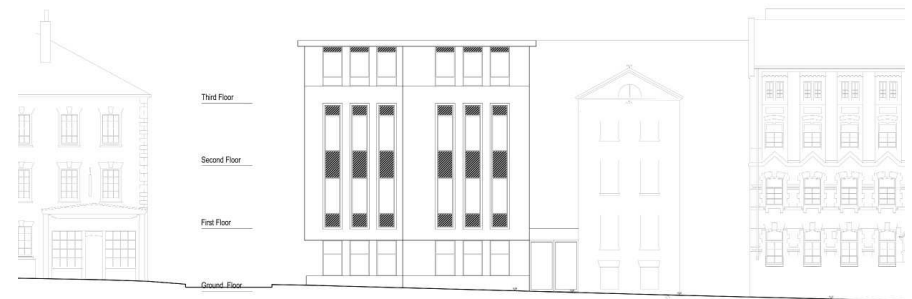
Ground Floor

- The incorporation of existing 86 Duke Street would require a complex core arrangement servicing uncoordinated floor levels
- The space of the existing retained building could not be part of the main space due to legislative restrictions
- The retained space would be unlikely to be viewed as Grade A space and would be grade B at best
- The inclusion of the retained building would restrict access into the courtyard for vehicles increasing the risk of vehicle and pedestrian collision
- A new entry from Duke Street would be required as the application scheme entry would be blocked from view
- The layout would result in a loss of rentalised space and a reduction to that which would remain as Grade B

Upper Floors

- The upper floors of the building would replicate the ground floor as a template therefore the same restrictions would apply

- A feature atrium could be developed between the old and new building works providing character and a design feature
- The massing of the old and new would not sit particularly comfortably together
- The vertical circulation with double sided lift would be complex and could prove disorientating to visitors
- Overall there would be a loss of approx. 5,000sq ft of rentalised Grade A space
- There would be a creation of approx. 3,750sq ft of rentalised Grade B space which would be the same footprint on each floor offering no variety



6.0 Design

6.1 Design

The design of the current scheme has evolved after several years of analysis and development. The preliminary scheme, which was subsequently submitted and approved for Planning included retention of 86-90 Duke Street and construction of a new build element to accommodate a mixed-use scheme including managed and traditional office space and residential accommodation. However, due to rights to light issues with the neighbouring occupier, it was found that the scheme was unviable and a series of design studies were undertaken to review the alternatives accordingly.

Residential elements of the scheme were removed as a consequence, and design options were produced in accordance with the rights to light constraints. The 12 scheme options looked at retaining various elements of 86-90 Duke Street and integrating these into the scheme where possible. These options are discussed in further detail in Appendix 1 of the Planning and Regeneration Statement. A full financial appraisal of each of the options concluded that the only financially viable scheme was one which removed all existing Duke St facades and retained the Vinegar Warehouse at the rear. Frensos since agreed to relaxations in the rights to light restrictions in exchange for space to construct an external core.

Recently Langtree were commissioned to provide a report to RIBA Stage B+, demonstrating the viability of providing 40,000sq ft of commercial office space for ACL Ltd. Subsequently, Langtree and ACL have entered into an agreement based on the findings of this report. For the purposes of this Design & Access Statement the evolution of this most recent scheme shall be discussed in detail.

The current scheme developed from ACL's requirement for 40,000sq ft of Grade A office space over 4 floors close to the waterfront area where their business is based. A prerequisite of the design was that the floor-plates should be capable of subdivision into three tenancies of various sizes if necessary. A further influencing factor on the design was the legal agreement with the owner of the neighbouring building.

6.2 Use

The site on Duke Street falls within a designated mixed-use area in which business use and job creation is encouraged. The proposed commercial use of the building is in accordance with the UDP policy which confirms that the Council will promote the principle of B1 Office Use in designated mixed use areas.

The UDP also makes reference to 'consolidation and expansion of indigenous enterprise'. As an established company in Liverpool, the expansion and growth of ACL and their relocation to this developing area of the city is expected to be supported by this policy. This is further supported by policy E5, encouraging the creation of employment activities: whilst ACL is an existing employer in the city, the creation of a new building provides opportunity for further growth whilst contributing towards the regeneration of the Ropewalks area.

6.3 Scale & Massing

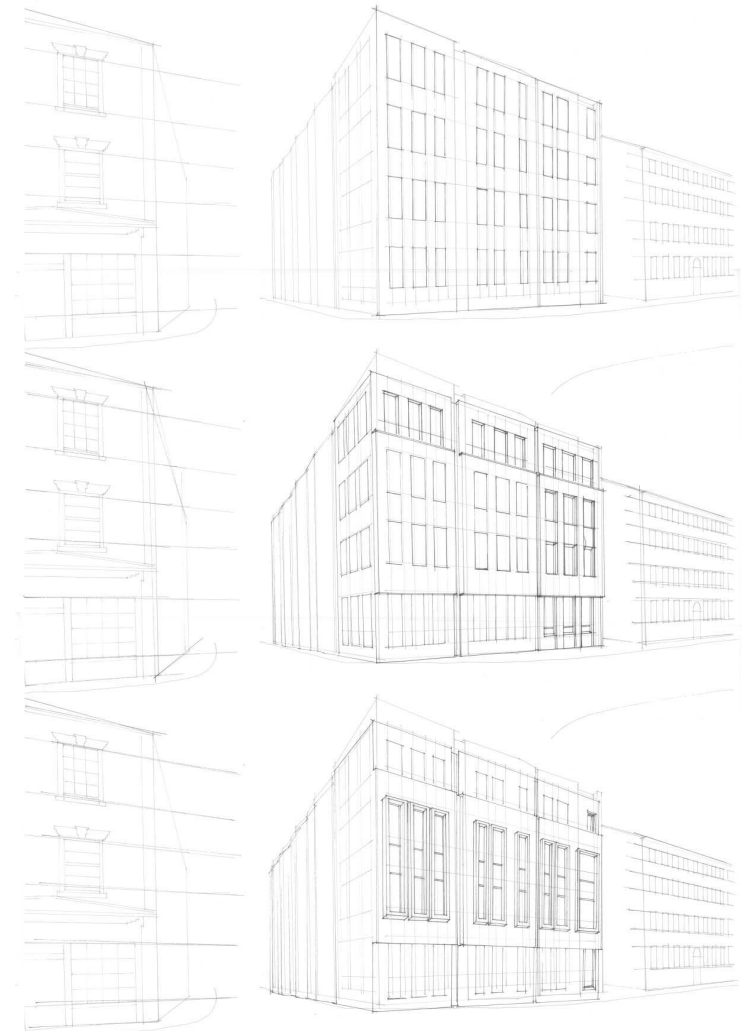
The scale and massing of the proposal has been carefully considered taking into account the existing context of the site and the proportion of the adjacent buildings. As discussed further in section 6.8 below, the proportions of neighbouring buildings including number of storeys and storey heights have formed the basis of the scale and massing analysis for the site. Whilst such proportions vary between Duke Street, Henry Street and Suffolk Street, the design has attempted to provide an interface between the varying proportions, reflecting these where possible whilst providing the necessary floor to floor heights expected within a Grade A office space. Wherever possible the proposal seeks to line key elements through with neighbouring buildings creating the impression of similarities in scale and massing.

The development brief was to provide 40,000sq ft of office space. Taking into account the spatial requirements of the client as well as the scale of neighbouring buildings, a case was developed for provision of a 4 storey building, which also serves to place the building comfortably within the surrounding context of 3 and 4 storey buildings along Duke Street. The allocation of space over 4 storeys allows the creation of a courtyard within the central area thus maintaining windows to the rear elevations of neighbouring Arena House.

Floor to floor heights were determined by the expectations of Grade A office space – in particular the requirement for raised access floors along with the type of M&E systems utilised have been the deciding factor in establishing floor levels.

Plan depth has been of critical importance in enabling the office spaces to benefit from natural light at either side of the building whilst meeting the necessary BREEAM criteria. Consequently the overall plan depth was limited to a maximum of 18.5m.

In addition, our client is contractually obliged to provide 5 no. at-grade parking spaces for the neighbouring occupier. This led to the development of a central courtyard around which the new building is located. In order to ensure a structurally economic design, the layout of the basement carpark has heavily influenced the positioning of structural bays in the upper stories. The c-shaped plan also provides the client with the option to subdivide the floor plates at a later stage if required.

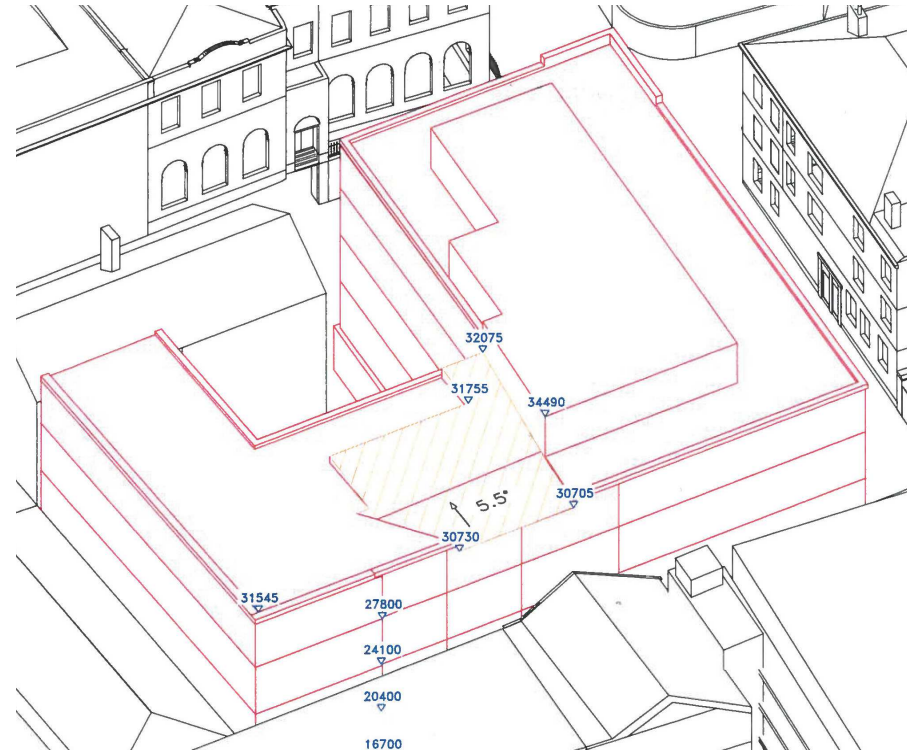
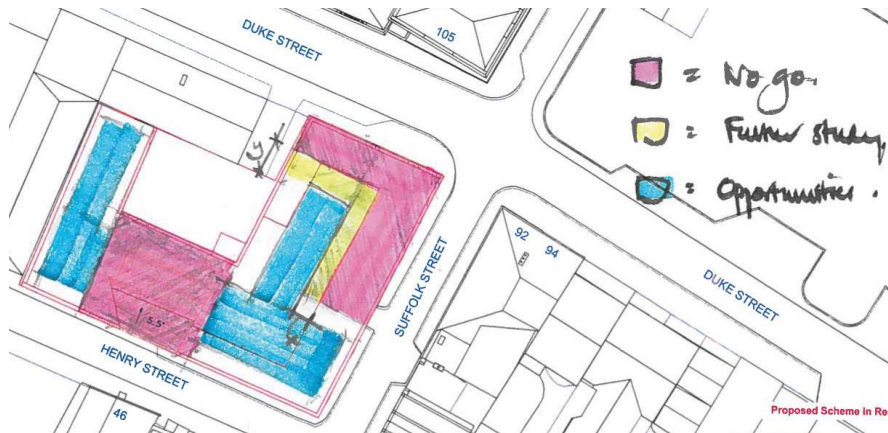


6.4 Rights to Light

Due to the location of the site in relation to neighbouring properties and residential properties in particular, a surveyor was appointed to review the impact of Rights to Light. The building and its surroundings were modelled and recommendations were offered as to how the building could be designed to minimise the impact on its neighbours.

However, these recommendations had a severe impact on the proposed design, removing almost 500sqft of office space from the top floor of the building and consequently creating an impractical floor plan which would not allow for future sub-division as requested by the client.

Arranging the plant to minimise impact has been more successful, and equipment has consequently been grouped within a central screened area nearest the courtyard side of the building.



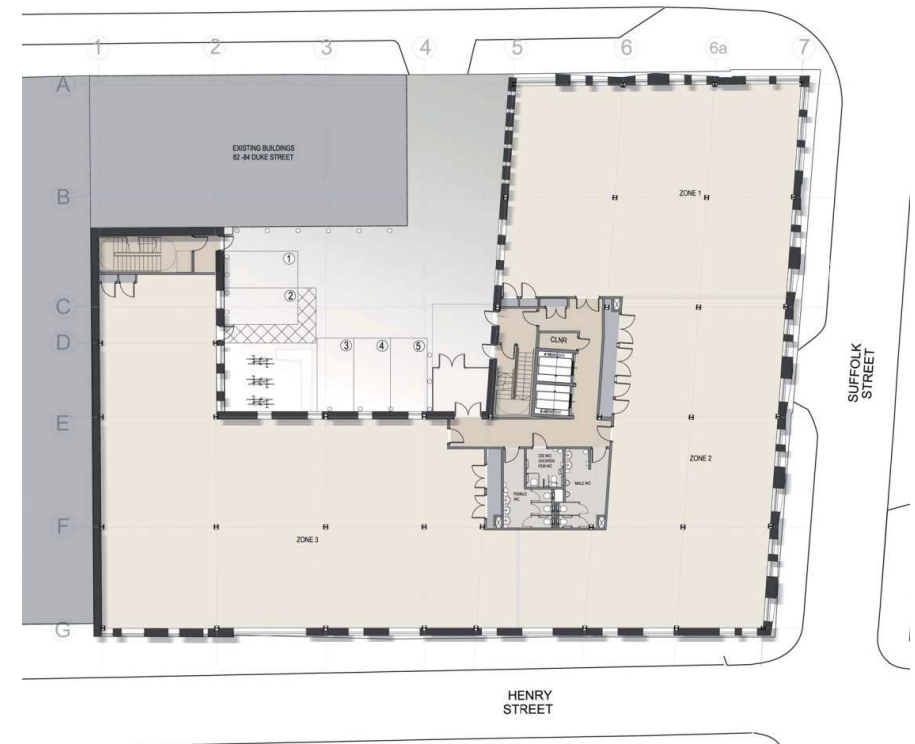
6.5 Layout

The external building layout works to direct and encourage visitors into the central courtyard area off Duke Street. Whilst the ground floor elevations allow glimpses into the building, entry is controlled via one point of access within the central courtyard. The creation of a glazed feature reception in addition to the palette of materials within the courtyard will encourage and direct visitors towards the entrance area.

Access to the building shall be controlled via a main manned reception area. Visitors can either be directed to the correct area or can wait to be met by the relevant person within the reception area. Beyond the public reception area is the more private space of the individual offices accessed primarily by the central circulation core.

The building shall be utilised by ACL Ltd as a replacement to their existing Liverpool office. It is envisaged that ACL will occupy the majority of the building (at least 2 and possibly 3 floors) with the remainder becoming available as lettable office space. Consequently floor plates have been designed in a manner which is easily divisible into three separate occupancies per floor if so required.

A core consisting of WC's, showers, risers and vertical circulation will be located within the inner corner of the plan nearest to the reception area. Open-plan office space fills the remainder of each floorplate, and plan widths have been restricted to a maximum of 18.5m in order to benefit from natural daylight penetration on all sides.



6.6 Amount

The client requirement was for 40,000sq ft of net office space over 4 floors.

The proposed plans provide the following amount of floorspace:

ACCOMMODATION SCHEDULE



DUKE STREET, LIVERPOOL

NIA= Net Internal Area
GEA= Gross External Area
5th April 2013

	NIA (M²)	NIA (F²)	GEA (M²)	GEA (F²)
Basement			1,400	15,070
Ground Floor	942	10,140	1,200	12,917
First Floor	956	10,290	1,213	13,057
Second Floor	956	10,290	1,189	12,798
Third Floor	944	10,161	1,174	12,637
Roof Plant			112	1,206
TOTAL (Minus Columns)	3,769	40,594	6,176	66,451

6.7 Hierarchy

The hierarchy of the three streets surrounding the site (as discussed above) provided the initial basis for treatment of the facades with Duke Street forming the primary facade, Henry Street the secondary facade and Suffolk Street creating the important link between the two.

It was established that the Duke Street elevation should form a grand facade – a showcase for the building similar to the historical treatment of merchant's houses fronting onto Duke Street. The Henry Street facade would form an important but less dominant architectural language paying respect to the vertical emphasis of the Henry Street typology.

Suffolk Street, whilst linking the two facades, would also be highly visible from Duke Street, and as such it was felt that the corner of Suffolk Street and Duke Street should form a prominent part of the building. Georgian building frontages traditionally wrap around the corner of a site creating the impression of a continuous facade: the corner of Duke Street and Suffolk Street shall be treated in a similar manner, with the remainder of Suffolk Street forming a transition between this and Henry Street.



6.8 Elevational Design

6.8.1 *Duke Street*

At workshops held with the Planning Department, the 'matrix' of horizontal and vertical elements which constitute the Georgian facades of Duke Street was discussed. It was agreed that although the Georgian frontages have a strong horizontal aspect in terms of particulars such as plinths, cornices and window head and cill details, the tall, narrow plot sizes along Duke Street also serve to create a vertical element.

This 'matrix' of elements has had a significant influence on the design of the Duke Street elevations. Studies were undertaken to look at the horizontal lines of neighbouring buildings and where possible transpose these into the horizontal elements of the building facade.

Similarly in terms of vertical elements, it was felt to be beneficial to break down the façade into a series of vertical bays in order to reflect the vernacular of the neighbouring Georgian buildings. This has been achieved by creating recesses and breaks in the facade emphasised by a change in materials.

In a modern take on the concept of Georgian proportions, the middle two floors of the building have been showcased as the most elevationally significant – similar to the creation of a piano nobile within Georgian buildings. Whilst modern floor to floor requirements and entry arrangements do not permit the creation of an actual piano nobile, such a concept is replicated in terms of modern elevational treatment. The middle two floors project beyond the ground and third floors, and by creation of a small set back at third floor and smaller window reveals, the top floor of the building becomes diminutive - similar to many of the Georgian facades along the street.

Whilst many of the Georgian buildings in the area have a semi-recessed basement to the front elevation, this was not practical for the building typology or topography. The creation of a heavy plinth at ground floor level provides a strong horizontal emphasis to the facade, and the setting back of the facade relative to the floors above assists in affirming the importance of the first and second floors.

It was felt that as the entry point to the building is within the central courtyard, the facade lacked a level of human interaction at street level. Therefore, the corner of Duke Street and Suffolk Street has been glazed at ground floor level, allowing important glimpses of the interior to passers by and reaffirming the importance of this corner of the building.

The final layer of the elevational matrix on Duke Street is that of ornamentation. In a similar manner to that of the Georgian facade, ornamentation has been developed by means of strong but simple vertical and horizontal elements. The creation of oriel windows creates a vertical emphasis whilst the

addition of a capping detail above the second floor and a reduced capping above third floor on Suffolk Street and Henry Street provides the opportunity for well detailed horizontal elements.

6.8.2 *Henry Street*

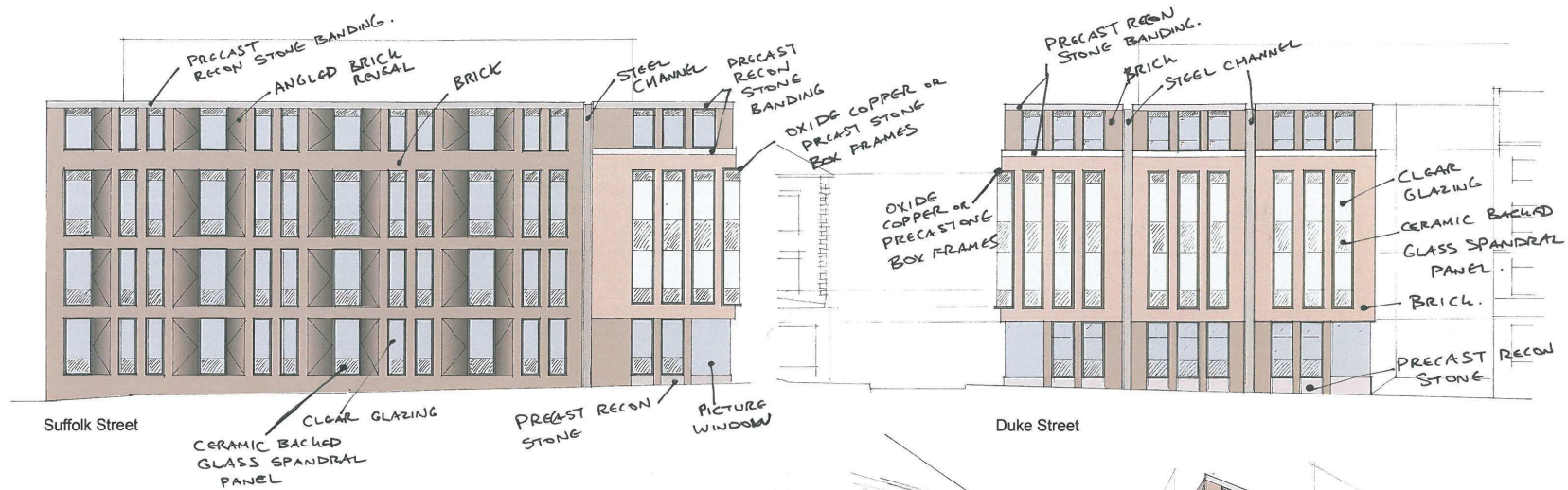
Henry Street façade has been designed with a mainly vertical emphasis, linking in with the existing warehouse buildings further along Henry Street. Tall thin windows create height and verticality and link the façade with the Vinegar Warehouse, which as mentioned previously, will be retained as part of the Henry Street elevation. The width of Henry Street and the height of the surrounding buildings will provide natural shade to the south elevation.

The Vinegar Warehouse has suffered dereliction over recent years and the top storeys have begun to disintegrate and deteriorate. As such, much of the top floors have crumbled away, leaving a jagged edge to the top of the building. Careful consideration has been given to whether the facade should be re-built or left in its current state. It was decided that leaving the Vinegar Warehouse façade as it currently stands and constructing a new façade around it would be a more honest solution, creating interest whilst acknowledging the demise of warehousing in the area over recent decades.

6.8.3 *Suffolk Street*

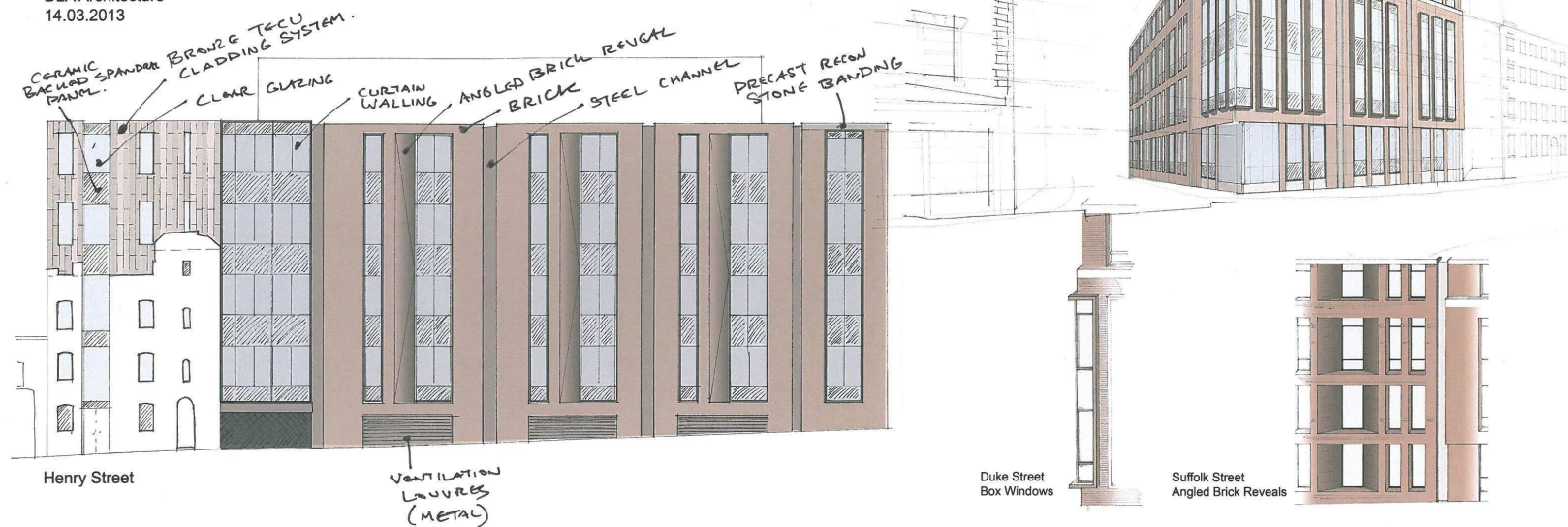
Suffolk Street forms an important transition between the architectural languages of Duke Street and Henry Street. As discussed above, the corner of Duke Street and Suffolk Street is highly visible and as such the Duke Street façade will wrap around into the top end of Suffolk Street.

Further along Suffolk Street the elevational treatment will become simpler as it moves towards the verticality of Henry Street. The original concept was to provide a 'concertina' façade in order to create some interest and shadow avoiding the scenario of punched windows in a plain façade. At the planning workshops this was discussed in detail and it was felt that this treatment would not relate to the function of the building.



86-90 Duke Street
Planning Workshop No.2

DLA Architecture
14.03.2013



6.9 Entrance

Creating an entrance to the building off the courtyard rather than off Duke Street allows for the inclusion of a basement carpark which is a requirement of the occupier. As the access point into the building will be set off the highway it is important to create a noticeable and inviting entrance which can be viewed from Duke Street.

A two storey glazed reception area will be created with a rendered rear wall and large signage above the door, directing the visitor in from Duke Street. Signage in the form of a large etched '90' will also define the glazed corner of the building at Duke Street / Suffolk Street.



6.10 Materials

A palette of materials has been chosen which ties in with the surrounding environment whilst introducing some new contemporary elements.

Brick – Red brick has been chosen as it is characteristic of buildings in the area and of Liverpool in general, linking with the red tones of key landmarks such as the Anglican cathedral and the Albert Dock. Brick shall be laid in a half-lap stretcher bond with recessed coloured mortar joints.

Feature Metal Cladding – feature metal cladding shall be utilised above the Vinegar Warehouse, within the internal faces of the courtyard and on the recessed 3rd floor element. It is intended that vertical standing seam joints shall be used in the above locations. Metal cladding shall also be utilised around the vertical feature windows.

Feature Channel – pressed aluminium feature channels between bays shall be powder-coated.

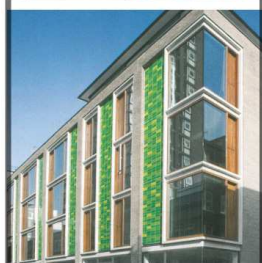
Metal Edge Capping – A colour coated metal edge capping will be used on Suffolk Street and Henry Street and within the courtyard area.

Stone – Light coloured stone will be used for features such as the plinth and coping details, providing a modern take on the plinth and cornice used on many of the local Georgian buildings. A feature horizontal shadow detail shall be included in the coping.

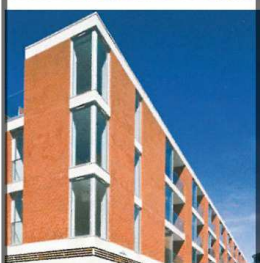
Glazing – The main entrance will consist of frameless glazing with a glass fin support system. Colour coated metal framed window systems will be utilised across the rest of the building. Acid etched lookalike panels will be used where necessary and frameless glazing shall be used on the feature windows at the corner of Duke Street and Suffolk Street.

Louvres – Colour coated metal fixed blade louvres shall be located at various positions to the basement area façade.

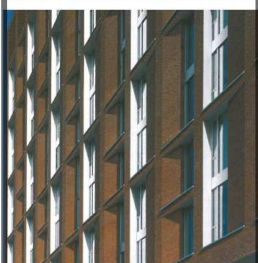
Roofing – A single ply membrane shall be utilised across the roof area.



Box Windows



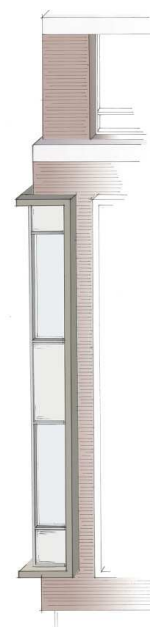
Window Details/ Trims



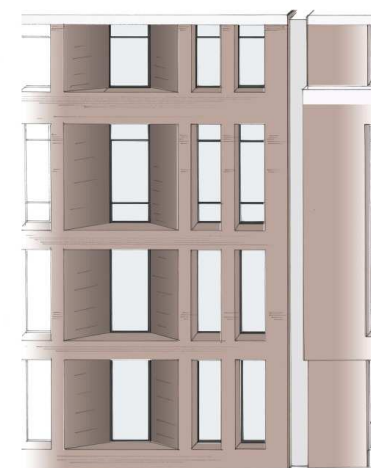
Facade/Window Movement



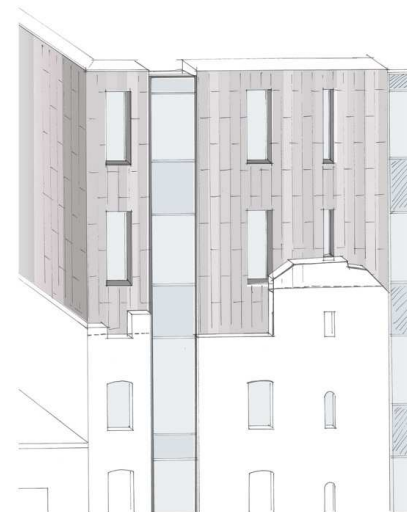
Vinegar Warehouse Material



Duke Street Sketch Detail



Suffolk Street Sketch Detail

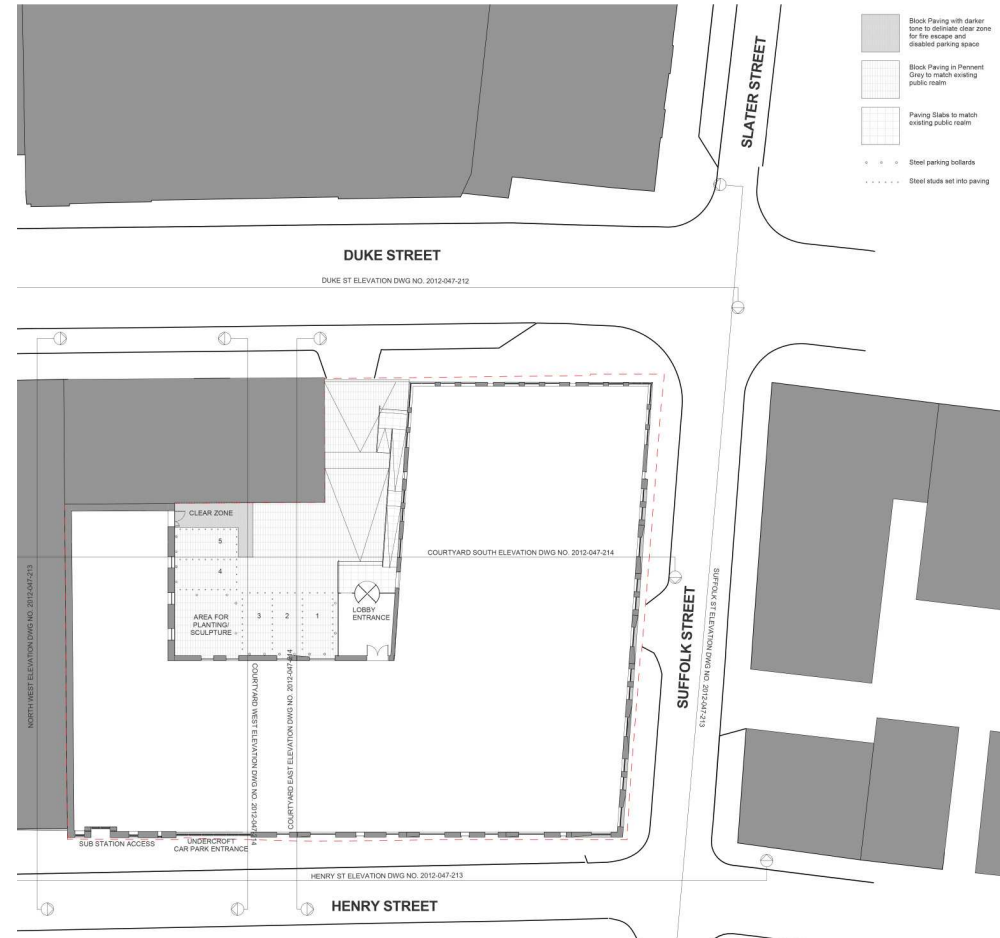


Vinegar Warehouse Sketch Detail

6.11 Landscaping

The external landscape scheme shall consist of a simple palate of quality materials providing a welcoming and contemporary feel to the courtyard space.

Block paving shall be utilised throughout the surface of the courtyard with concrete paving flags and stainless steel handrails to the pedestrian ramps and stairs. Stainless steel studs shall delineate the car-parking spaces and stainless steel bollards shall be positioned in front of the building to offer protection at the edge of parking bays. In the far corner of the courtyard, a square space is created between perpendicular parking bays: it is intended that a planting scheme shall be implemented in this area. The adjacent windows which are mirrored on Henry Street would make this the ideal location for small trees, enabling passers-by to view the trees through the depth of the building into the courtyard from Henry Street.



6.12 External Lighting

6.12 External Lighting

An external lighting scheme shall be developed in detail with the M&E consultant, however at this stage the intention is that the following areas shall be lit:

- Glazed entrance area
- Uplighting to the feature windows of the Duke Street Elevation
- Low level LED lighting to the courtyard area
- Soffit lighting to Duke Street, Suffolk Street and courtyard
- Illumination of steel channels
- Uplighters to copper above Vinegar Warehouse and to Vinegar Warehouse cargo doors



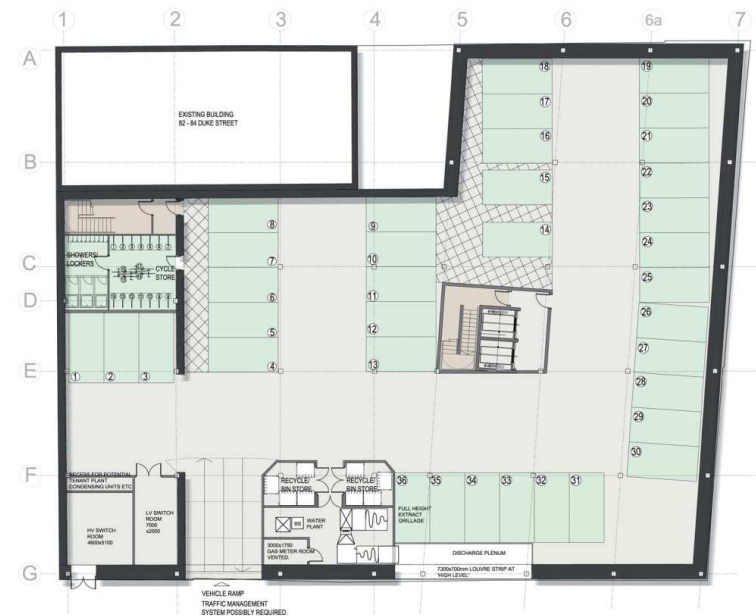
7.0 Parking

At basement level 36 parking spaces have been created in accordance with the requirements of the UDP.

Certain members of staff will have allocated basement parking and will have the necessary security cards to open the roller shutter access door. Once in the carpark, access can be gained to the rest of the building via two stair cores (accessible with swipe cards).

Five courtyard parking spaces have been provided for the neighbouring occupier in accordance with the legal agreement between the two parties.

Cycle parking has been provided within the basement area for up to 18 cycles within a secure cycle store with adjacent showers and lockers.



8.0 Recycling & Waste Management

Recycling will be encouraged via ACL's internal waste management policy. Two recycling and bin stores have been provided within the basement carpark. These are located adjacent to the ramp, therefore allowing bins to be easily removed for collection on Henry Street.

9.0 Servicing

Servicing of the building is enabled via plant located within the basement and on the roof. A substation has been located within the basement storey behind the façade of the existing Vinegar Warehouse, allowing ease of access for the utility company from Henry Street.

A LV switch room and Gas meter room will be located within the basement. Ventilation grilles will be incorporated into the Henry Street façade to serve the requirements of the substation and meter rooms. Louvres shall be positioned at regular intervals at low level to tie in with the position of curtain walling above and shall also be positioned within the existing apertures of the Vinegar Warehouse, retaining the 'industrial feel' of the buildings historical nature.

Rooftop plant equipment has been positioned so as to minimise the 'Rights to Light' issues with neighbouring buildings. Furthermore, a simple louvered screen shall be erected to hide the equipment from view.

10.0 Security & Crime Prevention

Entry into the building will be controlled at all access points. Swipe cards will be necessary to access the basement carpark and also for entry into the stair cores, cycle store and lifts. Vehicular entry to the carpark shall also be controlled via an automatic roller shutter system.

The main entrance will be manned and access control will also be implemented at this area. Voice communication shall also be provided at each access point with door release controlled from reception. All doors and windows shall be PAS 24 certified.

Allowances have been made within the budget for a full CCTV system monitoring the carpark, building perimeter and courtyard area as well as all entrance / exit points.

11.0 Access

The building has been designed to be fully inclusive for all persons. Disabled parking spaces are provided both within the basement carpark for the occupier and also within the entrance courtyard (for the neighbouring occupier) area at a ratio of at least 5%.

The level differences between Duke Street and the entrance have been negotiated by way of sloped paving and steps across the courtyard area, with DDA compliant ramps also available. Level thresholds will be provided at the entrance doors.

Entry is by means of either a revolving door or an adjacent powered single leaf door compliant with DDA, and the reception counter will feature a DDA compliant dropped leaf. Lifts are available to all levels of the building including the basement carpark.

WC's at each level include both an ambulant disabled cubicle and a separate unisex DDA complaint WC.

Showers are provided at each floor level encouraging occupants to cycle to work. DDA complaint showers are provided at ground and second floor.

12.0 Sustainability

The project is targeting a BREEAM rating of 'Excellent'. A mandatory requirement for BREEAM 'Excellent' is now to achieve a minimum of 25% betterment on Part L2(A) 2010 requirements.

Inherent to this is the requirement for an airtight and thermally efficient building construction and efficient M&E servicing strategies. On the proposed building, the following design parameters have been adopted or targeted as part of this achievement:

Constructional Features:

Air tightness	3.5 m3/hr/m2 at 50Pa test pressure.
Wall U-value	0.25 W/m2K
Floor U-value	0.15 W/m2K
Roof U-value	0.25 W/m2K
Glazing U-value	1.4 W/m2K (g-value 0.35)

M&E System Features:

- Intelligent lighting controls (daylight + absence detection)
- Demand controlled ventilation rates and zoning
- Displacement ventilation strategy for free cooling.
- Ventilation heat recovery (75% efficient thermal wheels)
- Condensing boiler technology
- Variable flow pumping strategies

Renewables:

In addition to the above design features, a considerable photovoltaic cell array is required at roof level to achieve the 25% betterment. This will need to turn around approximately 29.5MW of electrical energy each annum.

A BREEAM compliant feasibility study has been undertaken into the most technically and economically viable low carbon/renewable solution for the project which is included within the planning application as a separate report.

13.0 Conclusion

The final scheme design submitted for Planning has evolved as a consequence of both historical events throughout the life of the project and also a more recent design decisions pertaining to the requirements of the commercial client.

Each remaining element of the current site at 86-90 Duke Street has been evaluated in detail, both for its historical contribution to the Conservation Area and also in terms of the practicality of incorporation into a 40,000sq ft office scheme. Such decisions to remove or retain elements have only been taken after careful consultation with the Conservation Officers at Liverpool City Council and also the Historic Buildings Consultant.

The new build elements of the scheme have also undergone an iterative process of design. Starting with the client requirement for 40,000sq ft of Grade A Office space, all aspects of the design have been considered in detail including floor plan layouts, car parking requirements, natural daylighting and BREAM compliance.

Massing and façade design has been a key element of recent design workshops held with the Planners and Conservation Officers at Liverpool City Council. An on-going dialogue of meetings and emails has produced a sound basis for the design which has its foundation in the historical context of the Conservation Area and World Heritage Site.

The resultant project is a high quality contemporary building which reflects and respects the character of the Conservation Area and World Heritage Site in a modern way, whilst injecting vibrancy, investment and employment into the Ropewalks area.









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