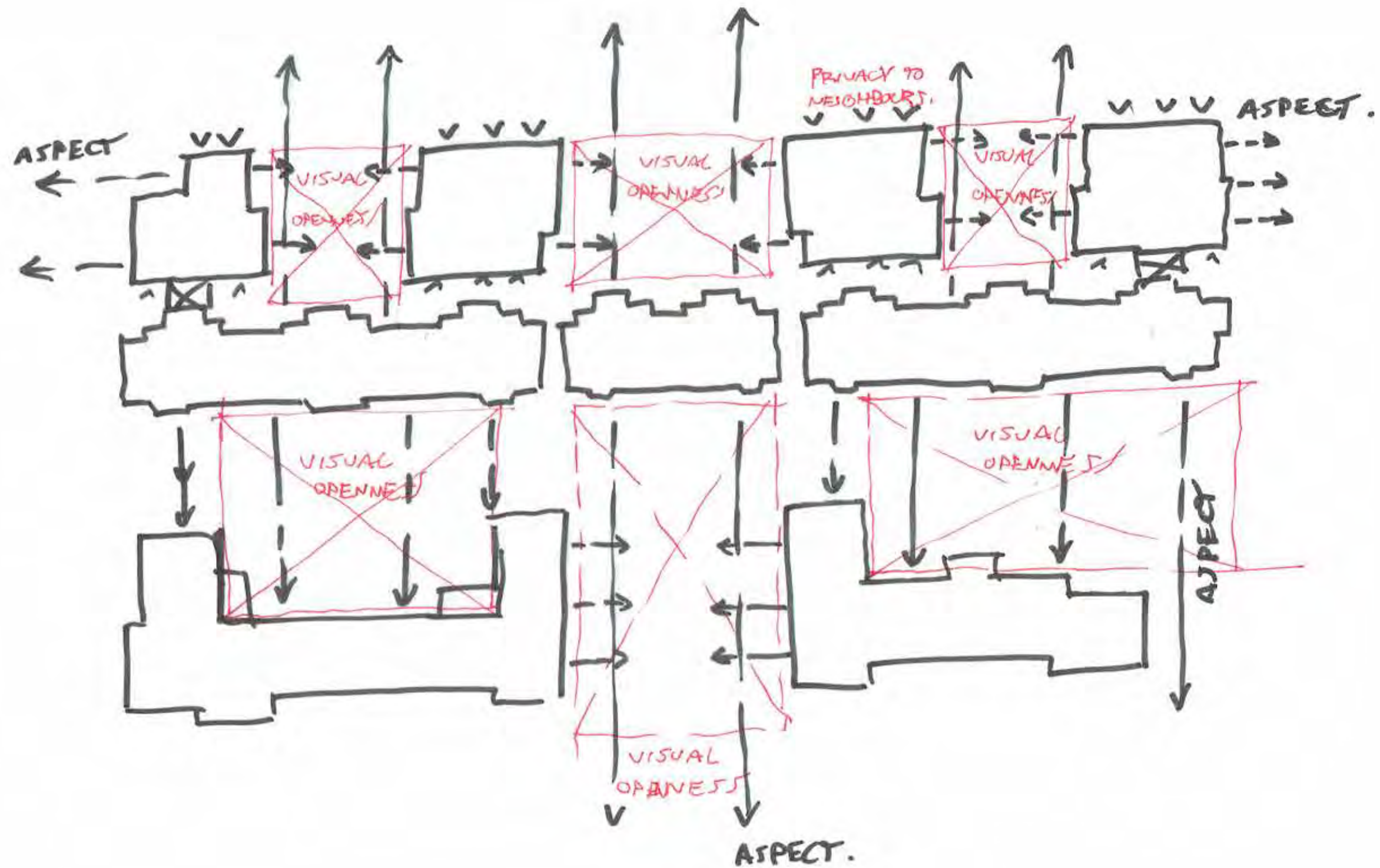


4. Design Development

Developed through the Pre-application Period in Consultation with Planning Consultants and Liverpool City Council



Design Development
Option 1 - Concept
Pre-App 07.12.15



Design Development
Option 1 - Pre-App 07.12.15



Design Development
Option 1 - Concept
Pre-App 07.12.15



Design Development Option 2

	A		B		C		D		E		
	1B	2B	1B	2B	1B	2B	1B	2B	1B	2B	3B
0	0	6	2	2	1	4	1	4	1	14	0
1	3	8	3	4	2	4	2	4	1	14	0
2	3	8	3	4	0	4	0	4	0	1	14
	6	22	8	10	3	12	3	12	2	29	14
	NEW BUILD .						THE GRAVE				

1 BED - 22
2 BED - 85
3 BED - 14
121 TOTAL .

NEW BUILD - 76 UNITS
THE GRAVE - 45 UNITS



* 65 NO. CAR SPACES
54%

Design Proposal
Option 3
Pre-App 22.12.15 Site Plan



Design Proposal

Option 3

Level 1 and Schedule



	A		B		C		D		E		F	
0	13	28	13	28	13	28	13	28	13	28	13	28
1	4	4	5	3	1	14	0	4	0	2	0	4
2	4	4	5	3	0	14	0	4	0	2	0	4
3	2	2	2	2	0	0	0	4	0	2	0	4
TOTALS	13	13	16	10	2	28	14	14	0	8	0	14

1B-31
2B-87
3B-14 } 132

NEW BUILD - 1B=29 2B=59 → 88
EXISTING GRACE - 1B=2 2B=28 3B=14 → 44 } 132
PARKING - 57 SPACES

Design Development
Option 3
Visuals



Design Development
Option 3
Visuals



Corner of Bevington & Titchfield Street, Towards Eldon Grove



Present



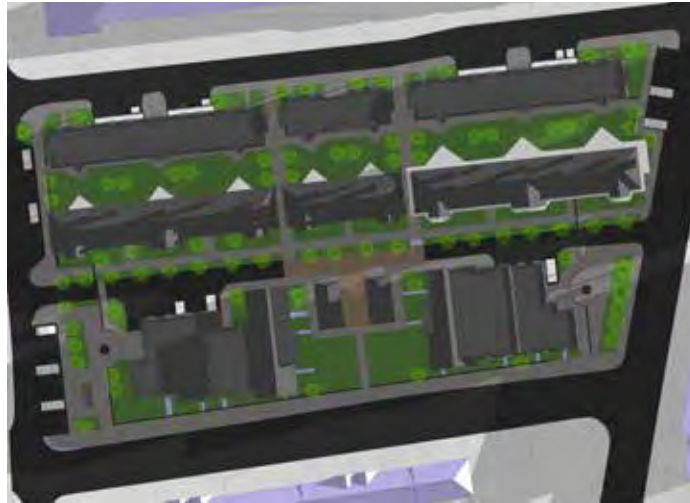
Corner of Burroughs Gardens and Limekiln Street



Present

Design Development
Option 3
Sun Path Analysis

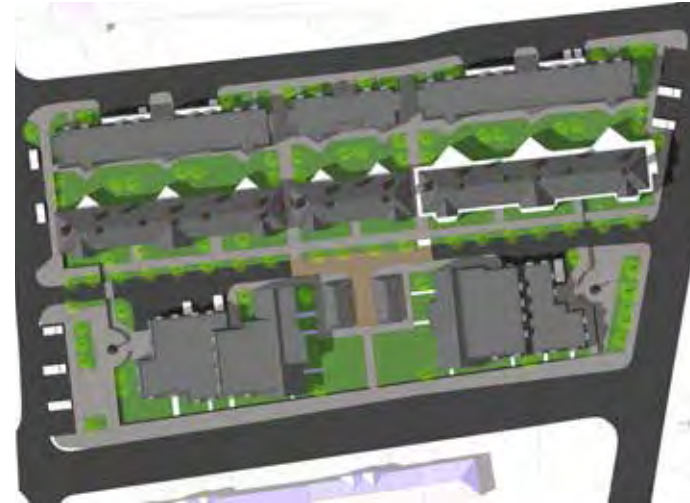
June 20th 2015



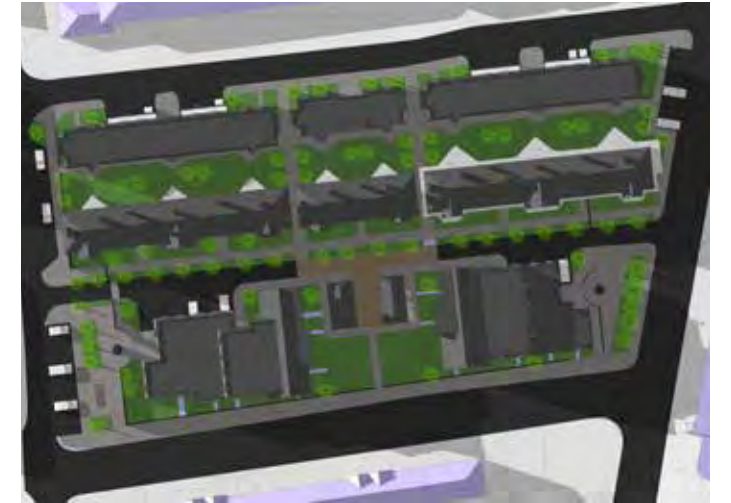
6am



10am

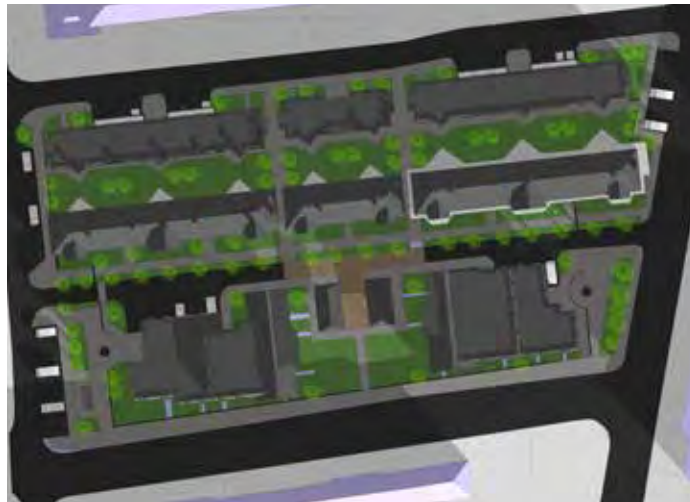


2pm

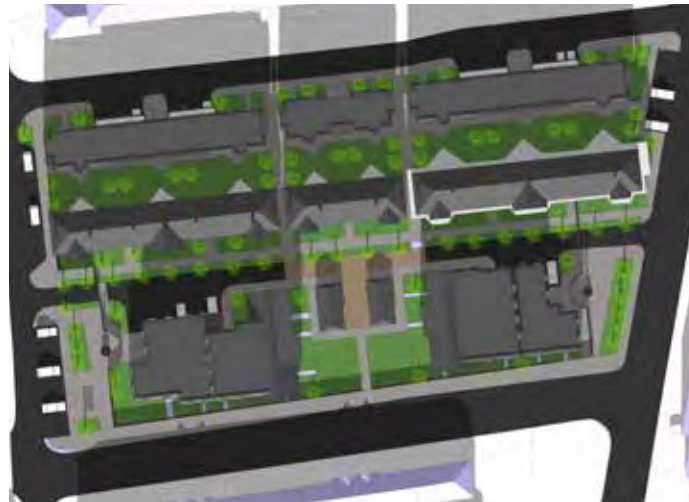


6pm

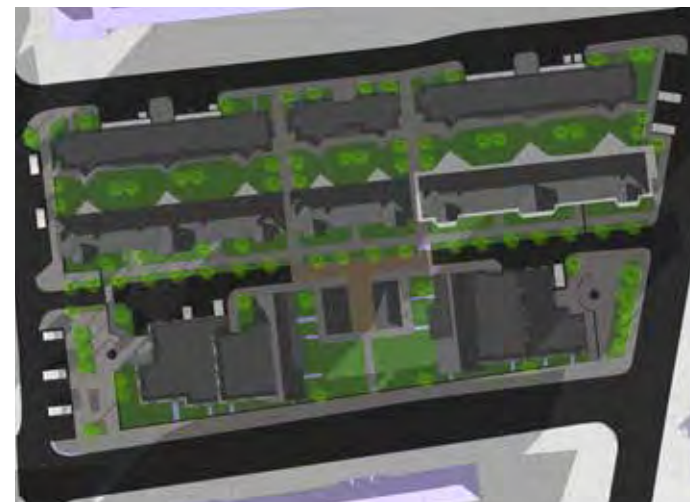
December 20th 2015



9am

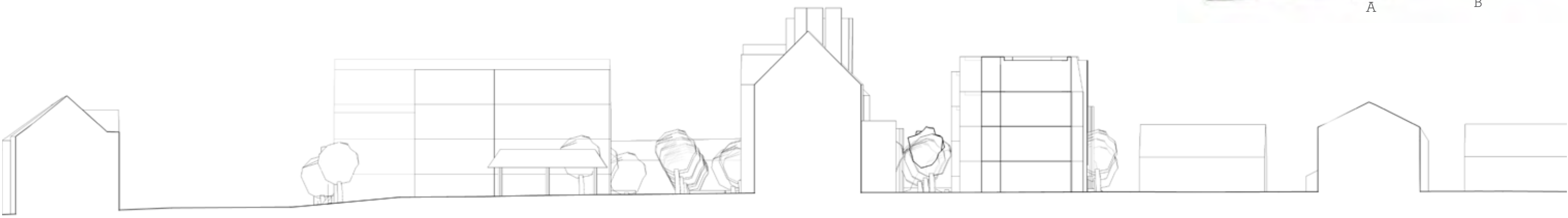


12pm

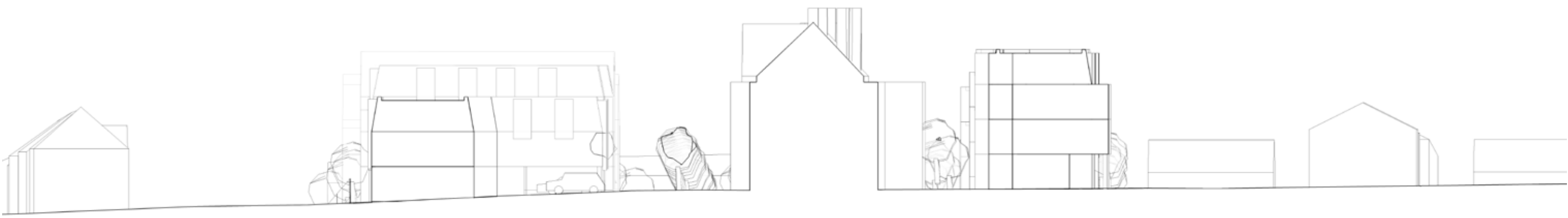


3pm

Design Development
Option 3
Section Across Site Entrance

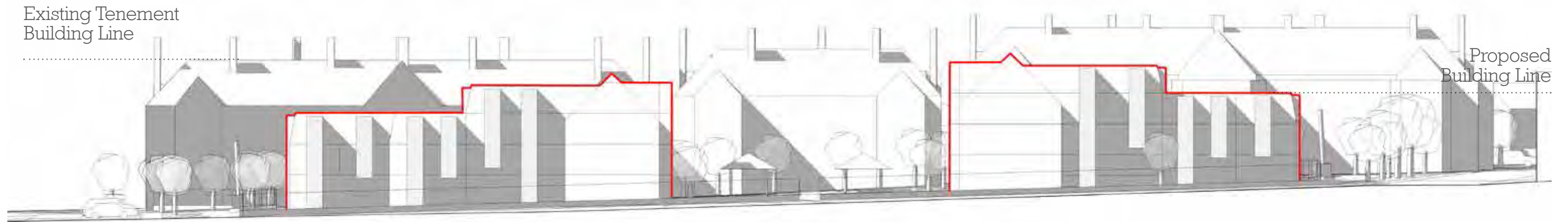


Section A

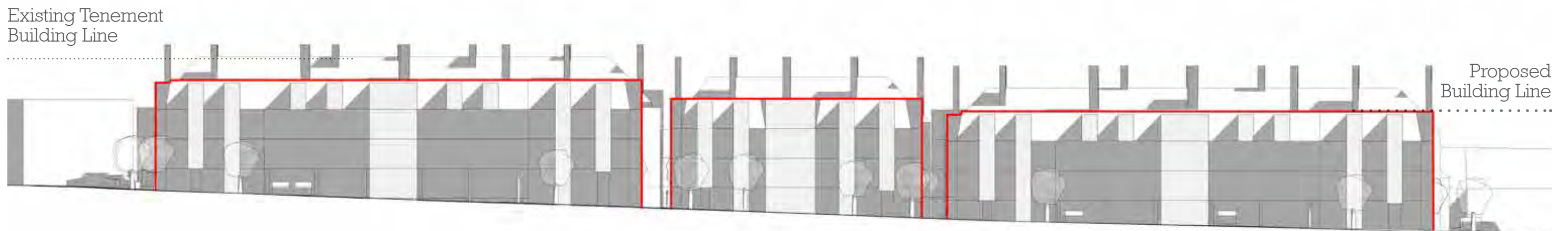


Section B

Design Development
Option 3
Massing Elevations

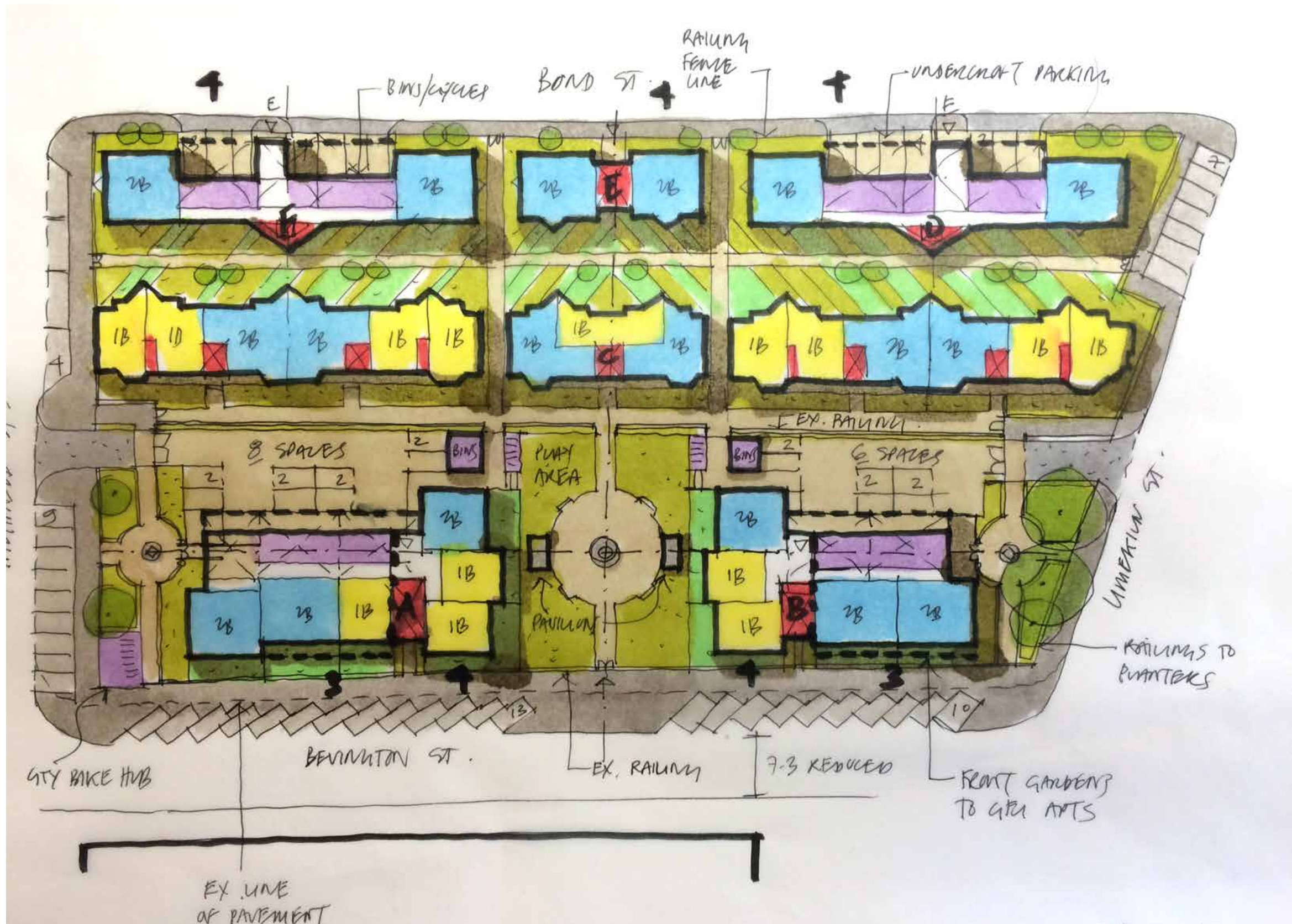


Bevington Street Elevation



Bond Street Elevation

Design Development
Option 4
18.01.16



Design Development

Elevational Development Study

Analysis of Existing Block

Horizontality
and Materiality

45 Degree pitch roof
blue/ grey Slate

White render layer

Artstone surround

Red facing brick
layer

Strong horizontality
of walkways

Blue brick at base
forming a plinth

Verticality and
Symmetry

Axis of symmetry

Prominence of
chimneys extruded
through horizontality

Vertical elements
break through the
horizontality

45 degree pitch roof
blue/ grey slate



Elevational Development Study

Analysis of Existing Block Facades, Titchfield Street/ Limekiln Lane

The eastern block is largely symmetrical in its design and appears to be a repeat of the western block. It is noted within the list entry description that the east block is identical to the west, however the side elevation to Limekiln Lane includes a large canted bay with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. This elevation also includes a stepped projecting chimney stack with stone detailing.



The side elevation fronting Titchfield Street (Figure 4.6) is simpler in its design and is largely symmetrical in its arrangement, with corresponding windows set around a partially projecting central chimney stack. However, still demonstrates a considered design approach, with the chimney breast expressed externally and the render to the upper floor returning from the front and rear elevations.



As can be seen from the images above, on the facades facing Titchfield Street and Limekiln Lane, the banding of brick, render and slate is broken the two strong forms of the chimney and projecting gable. When setting out the corner blocks there is an opportunity to reflect on the forms adjacent to inform a massing statement which both adds interest to the block on the corner but also reflects back to the Existing tenement blocks.

Design Development

Elevational Development Study

Adjacent Bevington Cottages

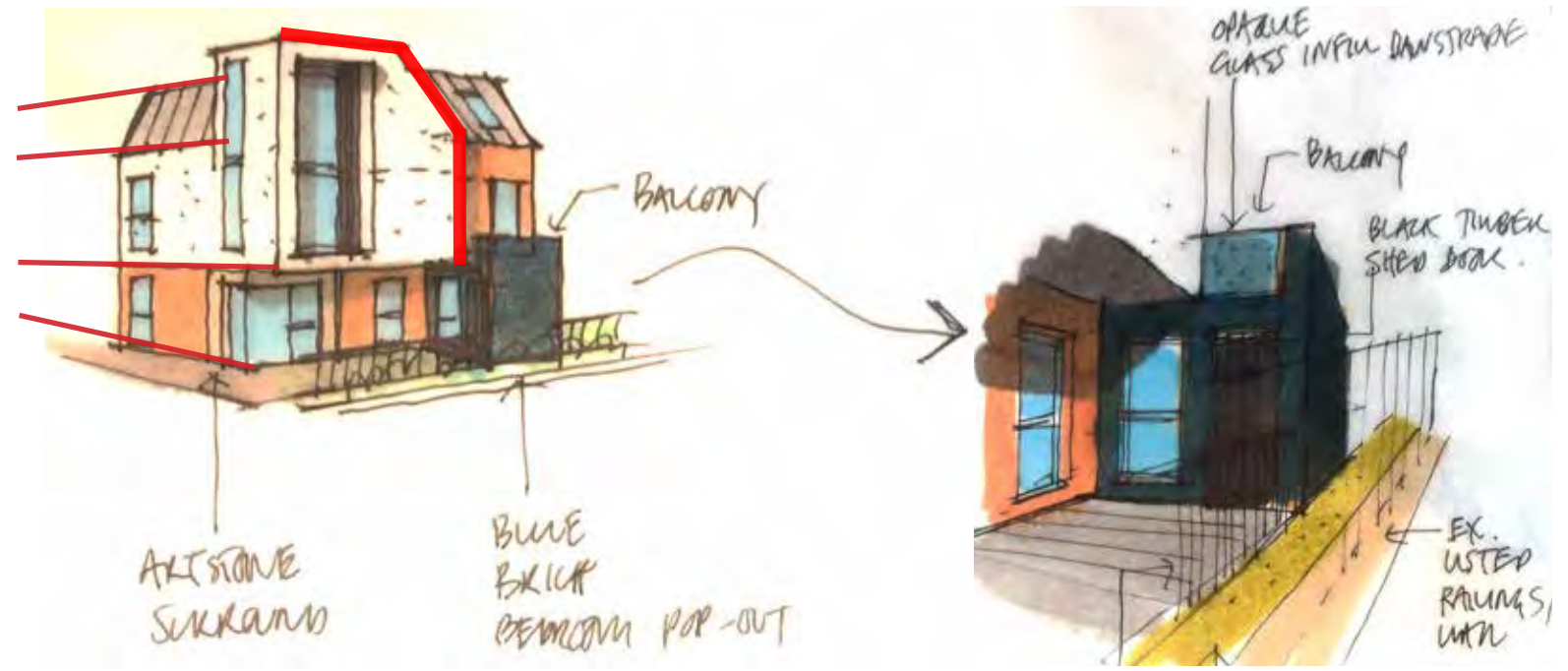
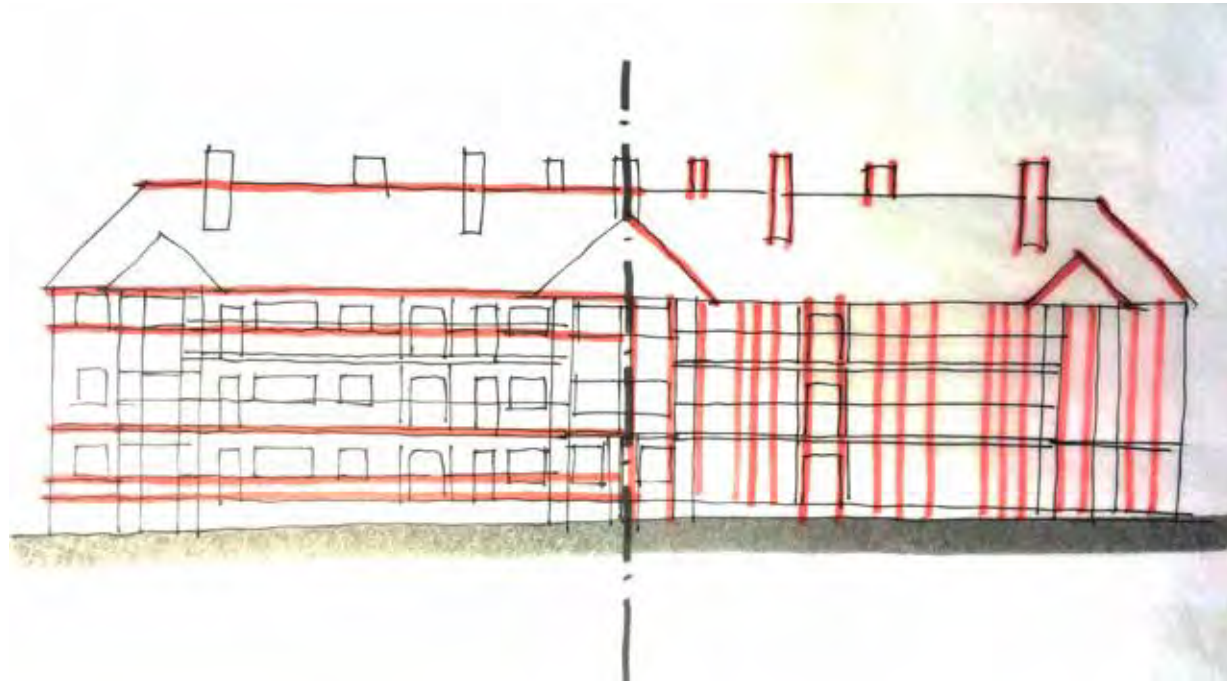


These cottages are located to the south and south west of the Application Site, and comprised 52 self-contained 'cottages' which are located along Bevington Street and Summer Seat. The buildings were largely constructed from red brick with Welsh slate roofs, large casement windows with brick dressings to the sills and lintels, decorative brick quoins and cement pebble dash render. Whilst ornamentation to municipal housing was rare, diamond shaped plaques alternating with 'AD' and '1911' were introduced to the gables of the cottages. Selected elevations were also purposely set back in order to provide a degree of variation within the streetscene (analysed to the right and on page 52).

The cottages are reminiscent of the Garden City movement and stylistically appear similar to several of the 'super-blocks' found at Port Sunlight, albeit a more economical attempt situated within an urban setting.

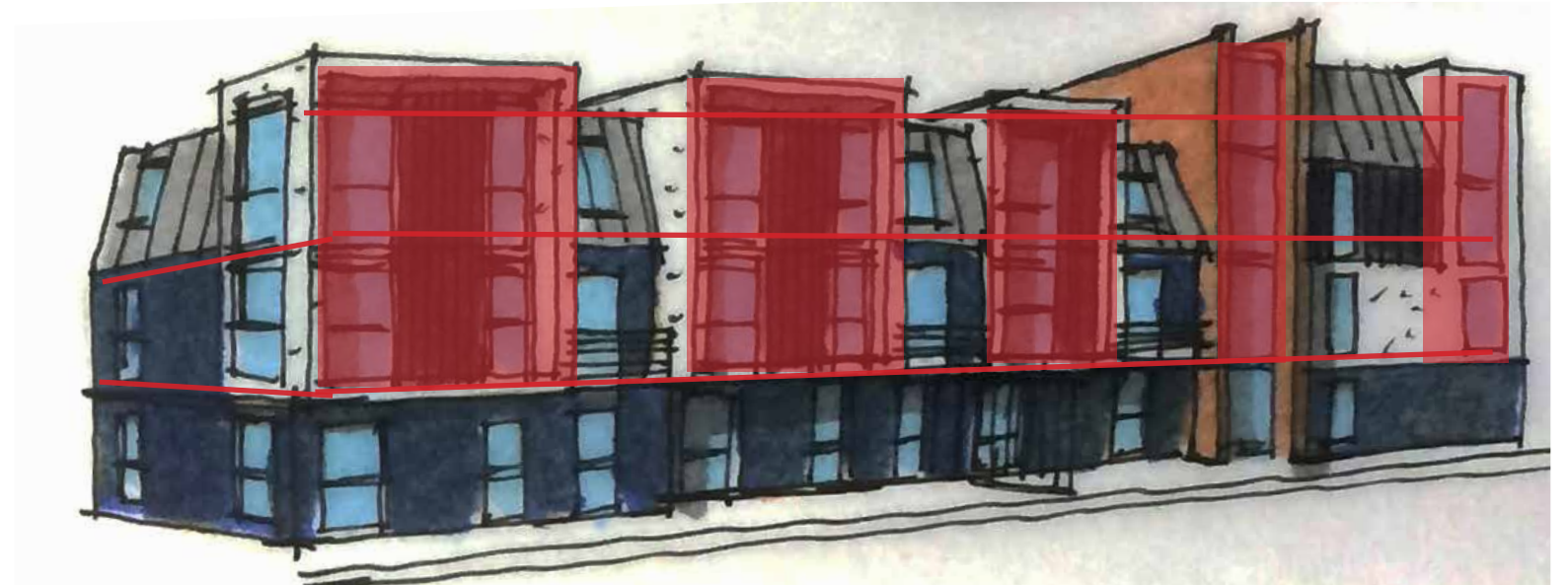


Application of Study to New Blocks



Through consultation with planners and following Pre-App feedback, it was decided that the modern blocks on site should respond to the existing site features and ultimately become a modern representation of the Grove buildings themselves.

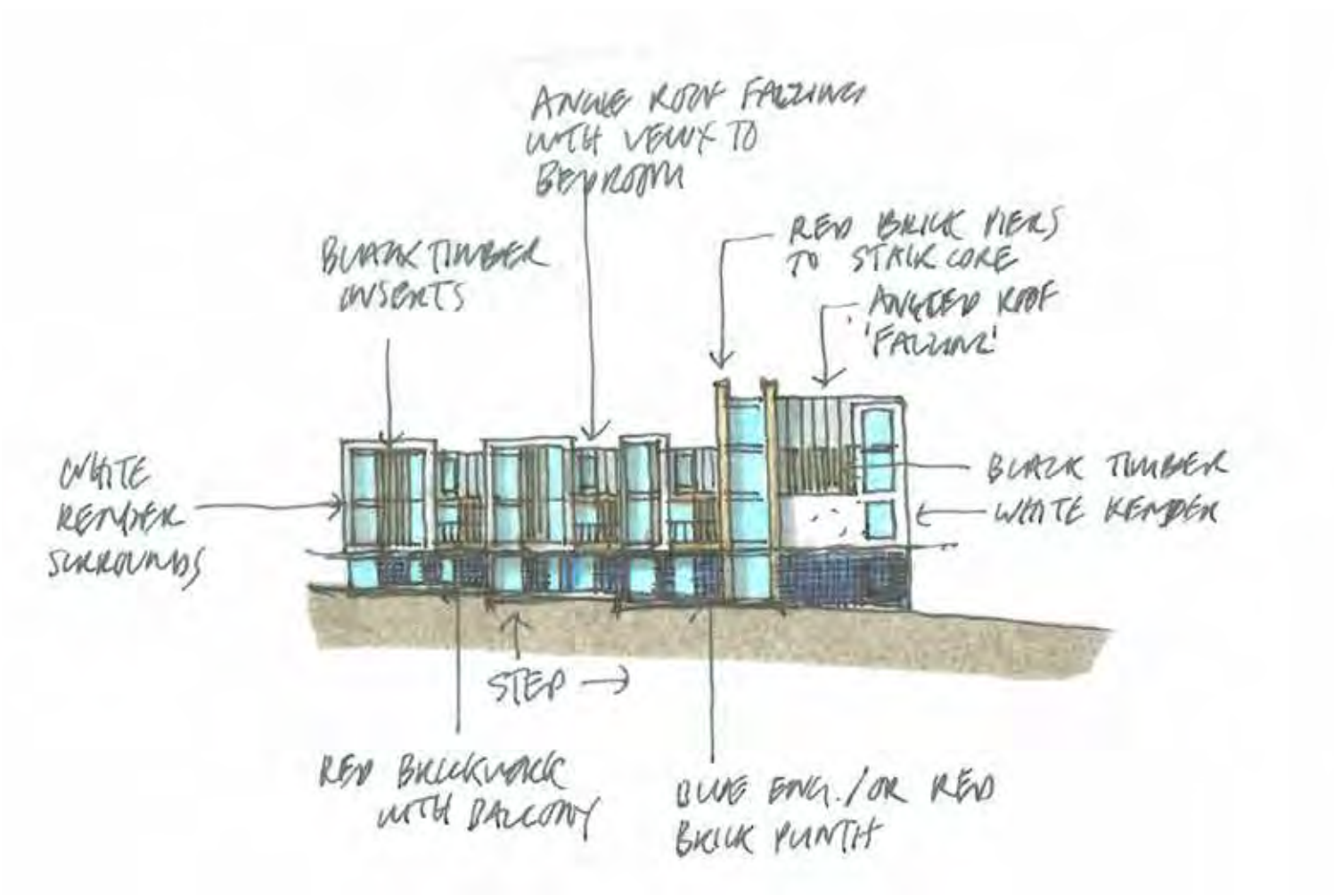
The early development sketches showing application of the various facade treatments that were identified through studying The Grove. Mainly, the clear three part horizontal banding of Red brick base, Rendered upper and a Slate coloured roof with subtle elements of Artstone and blue brick to break the massing. As On both the Adjacent Bevington Cottages and the existing grove buildings, strong protruding elements break the pitched roof and add vertical areas of interest to the facades.



Design Development

Elevational Development Sketches - Bevington Street

Materiality and Stepped form



Existing elevations to influence



Black timber (stained with tar)



Artstone



Grey slate roof



Blue engineering brick



Red brick



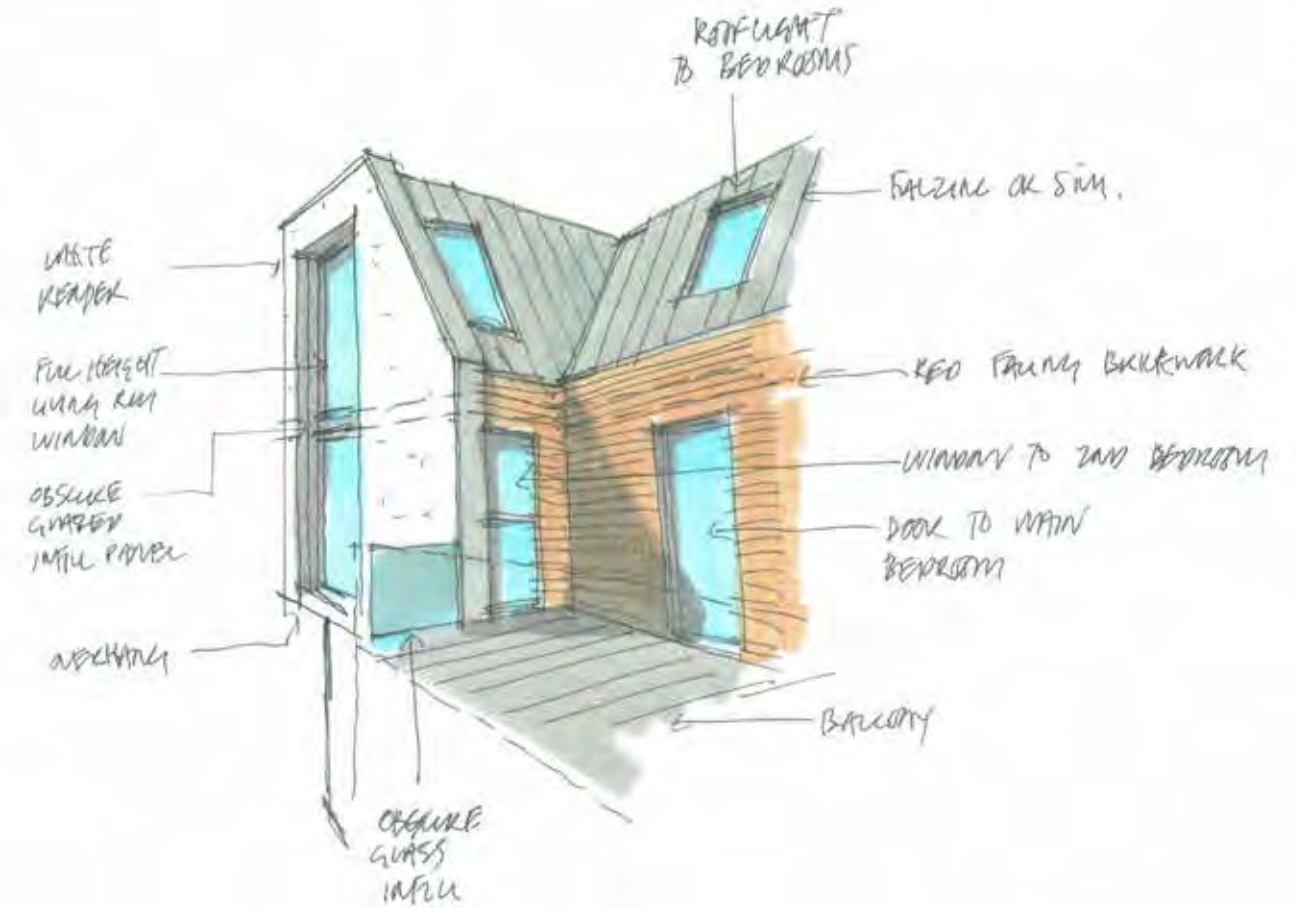
Rough cast (grey cement) render

Development Sketch Highlighted to show Stepped influence from Bevington Cottages.



Elevational Development Sketches - Bevington Street

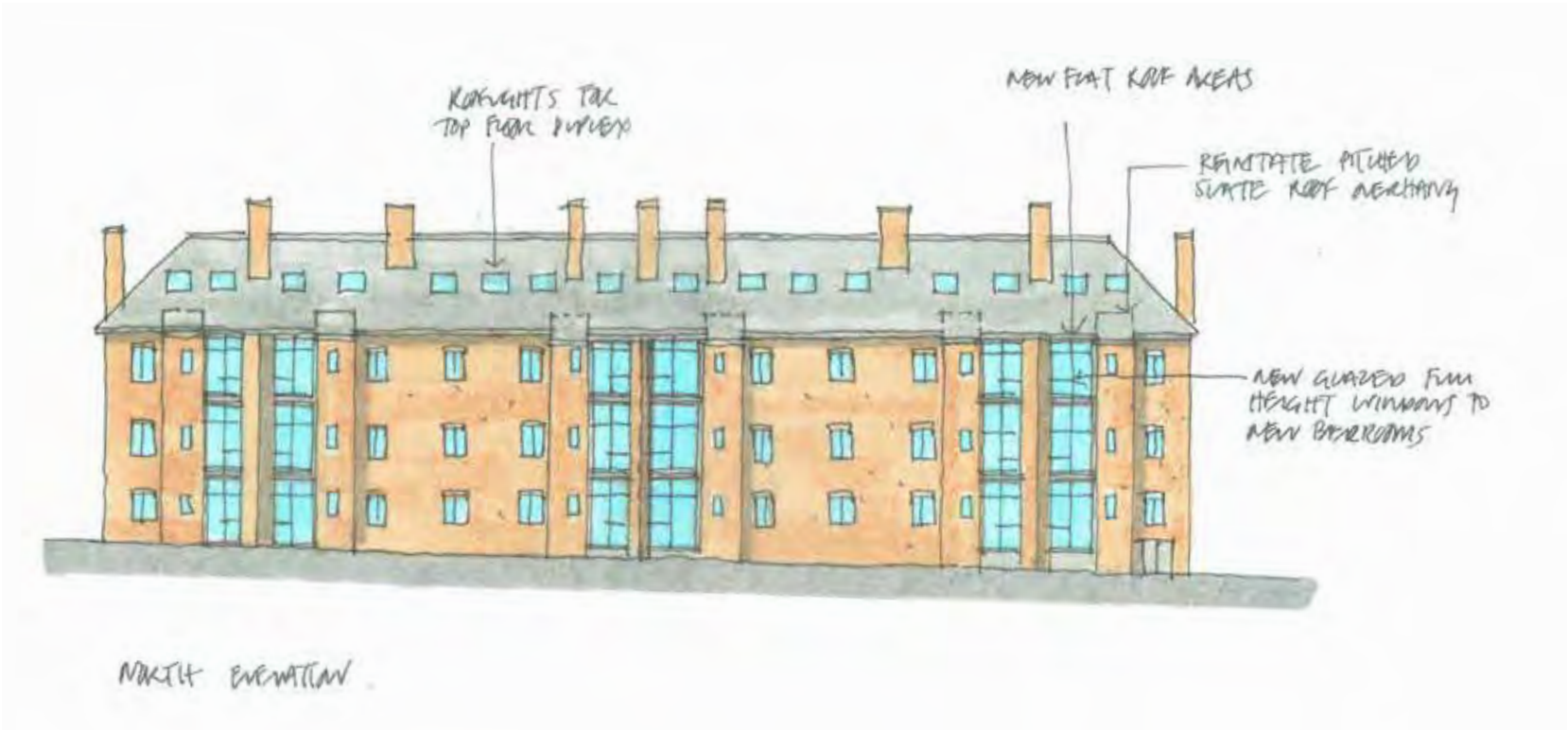
Materiality and Stepped form



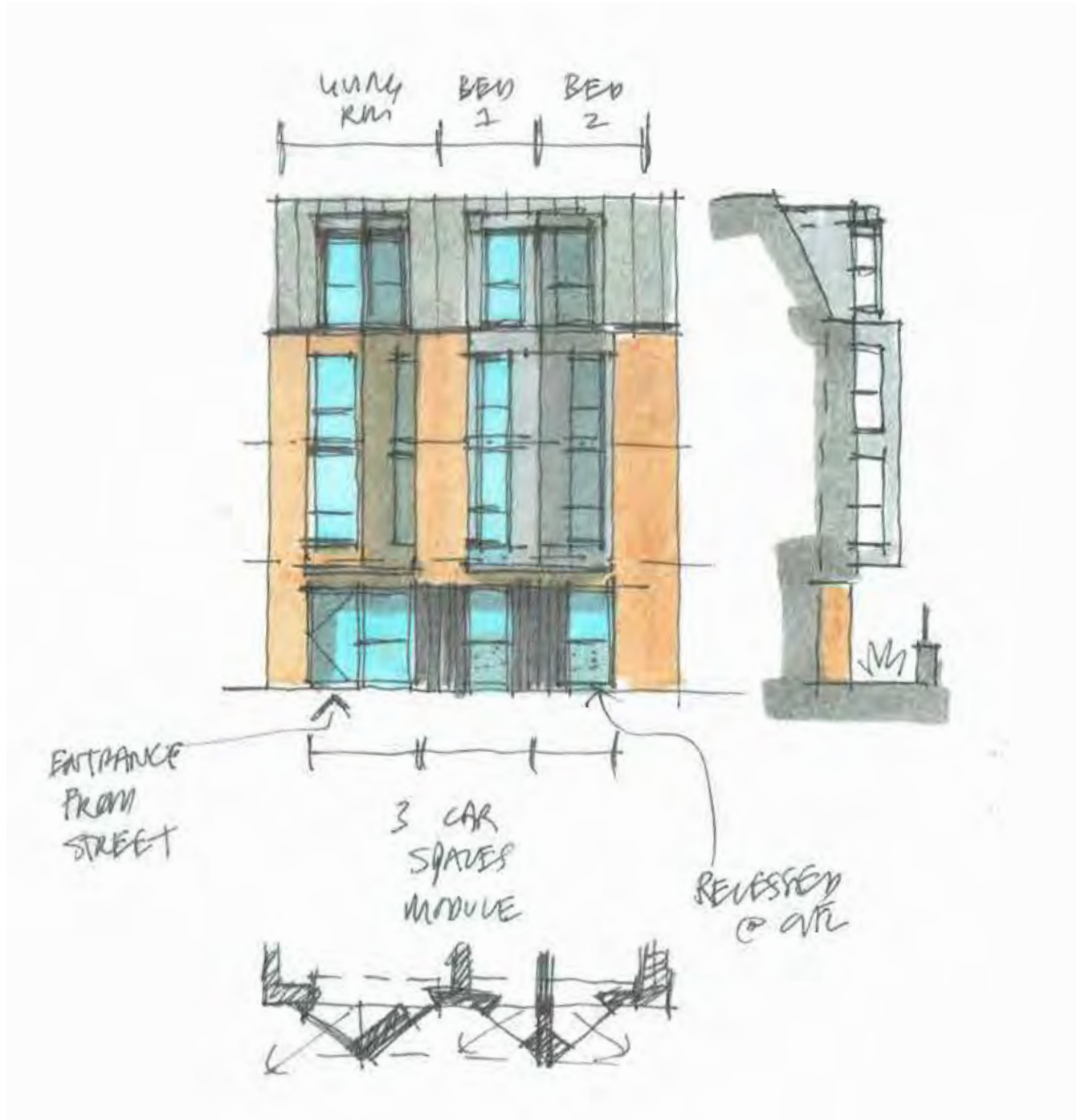
Design Development

Elevational Development Sketches

Application of rear Eldon tenement blocks A / C features to new Bond Street blocks.



Development sketch for the rear existing grove elevations showing the full height windows inserted into the previous open spaces which form new bedrooms.

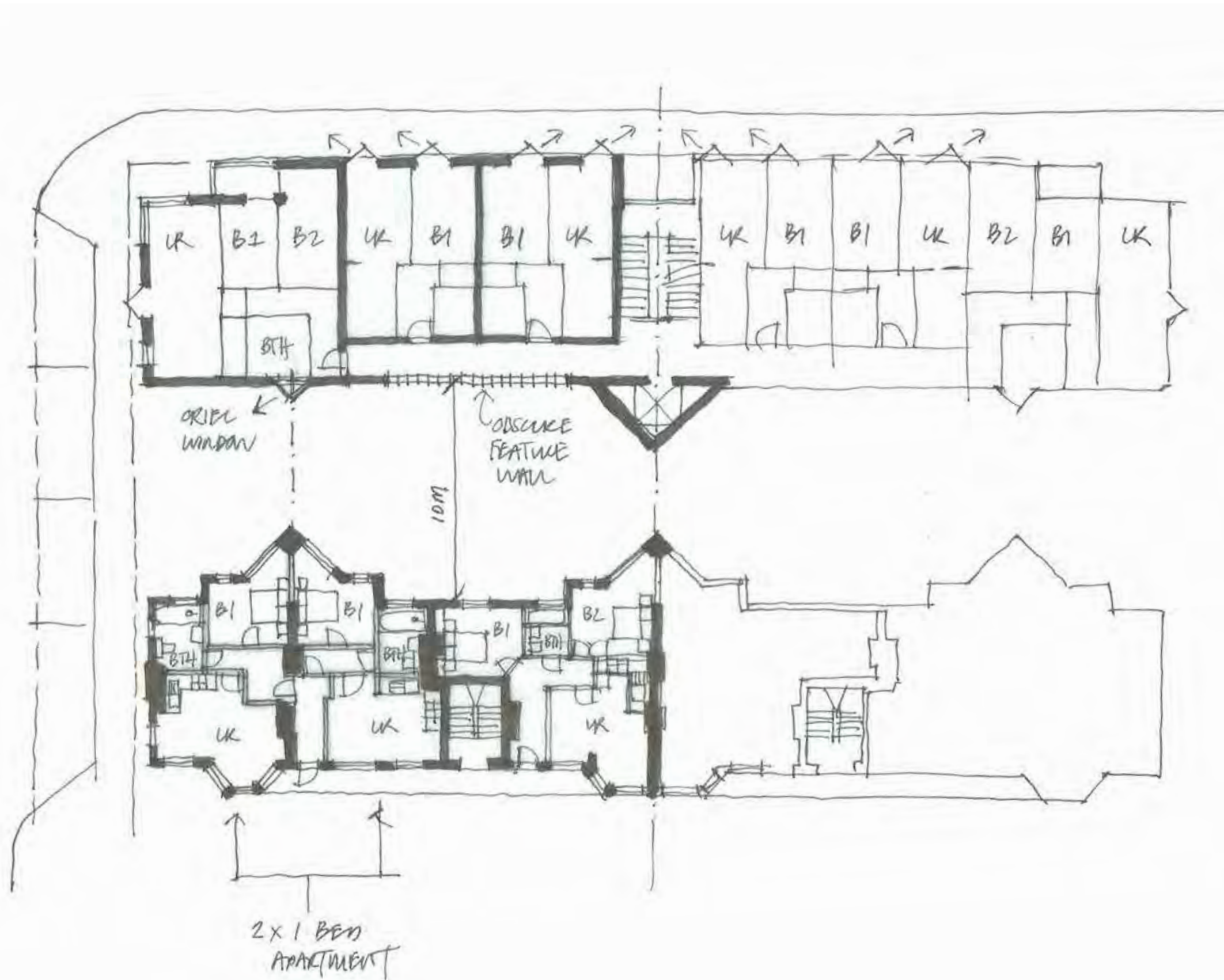


Development sketch for the elevations fronting Bond Street showing the integration of undercroft parking.

Design Development

Apartment Layout Development

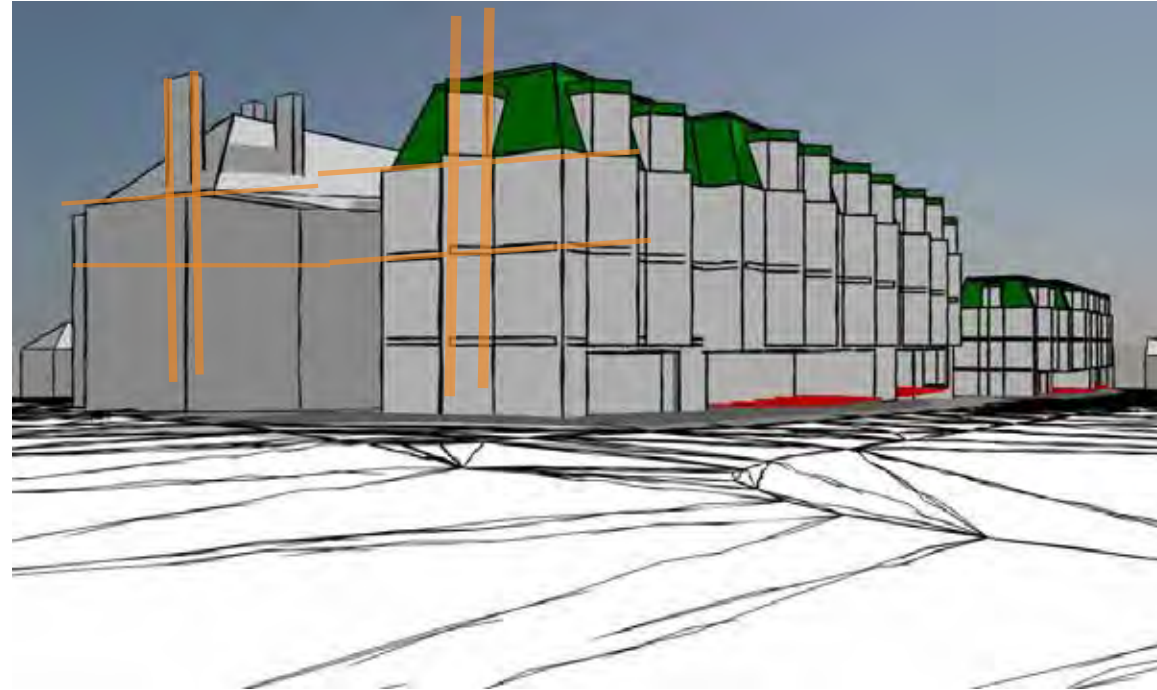
Blocks A / F



Design Development
Massing Development
Bond Street



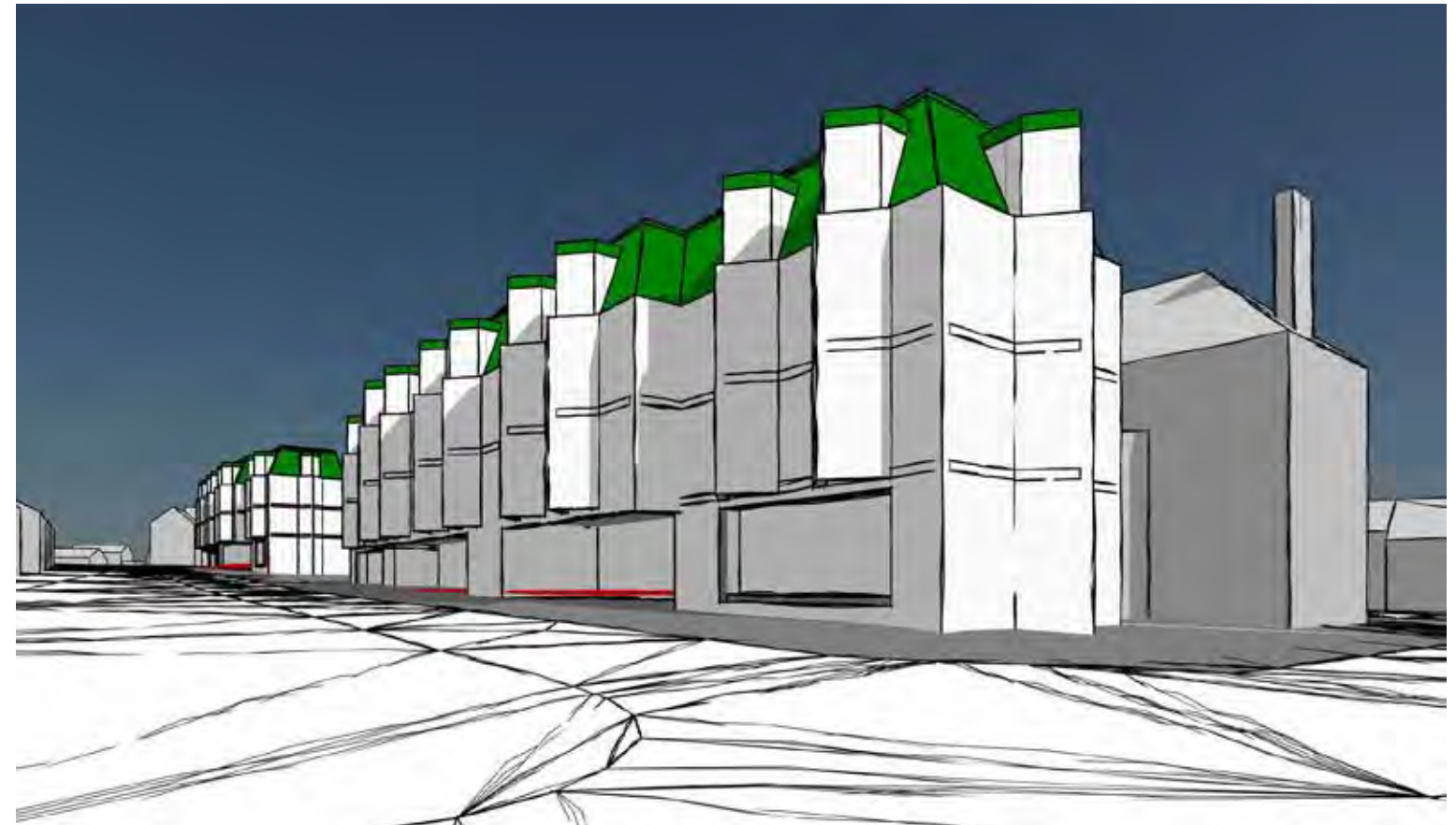
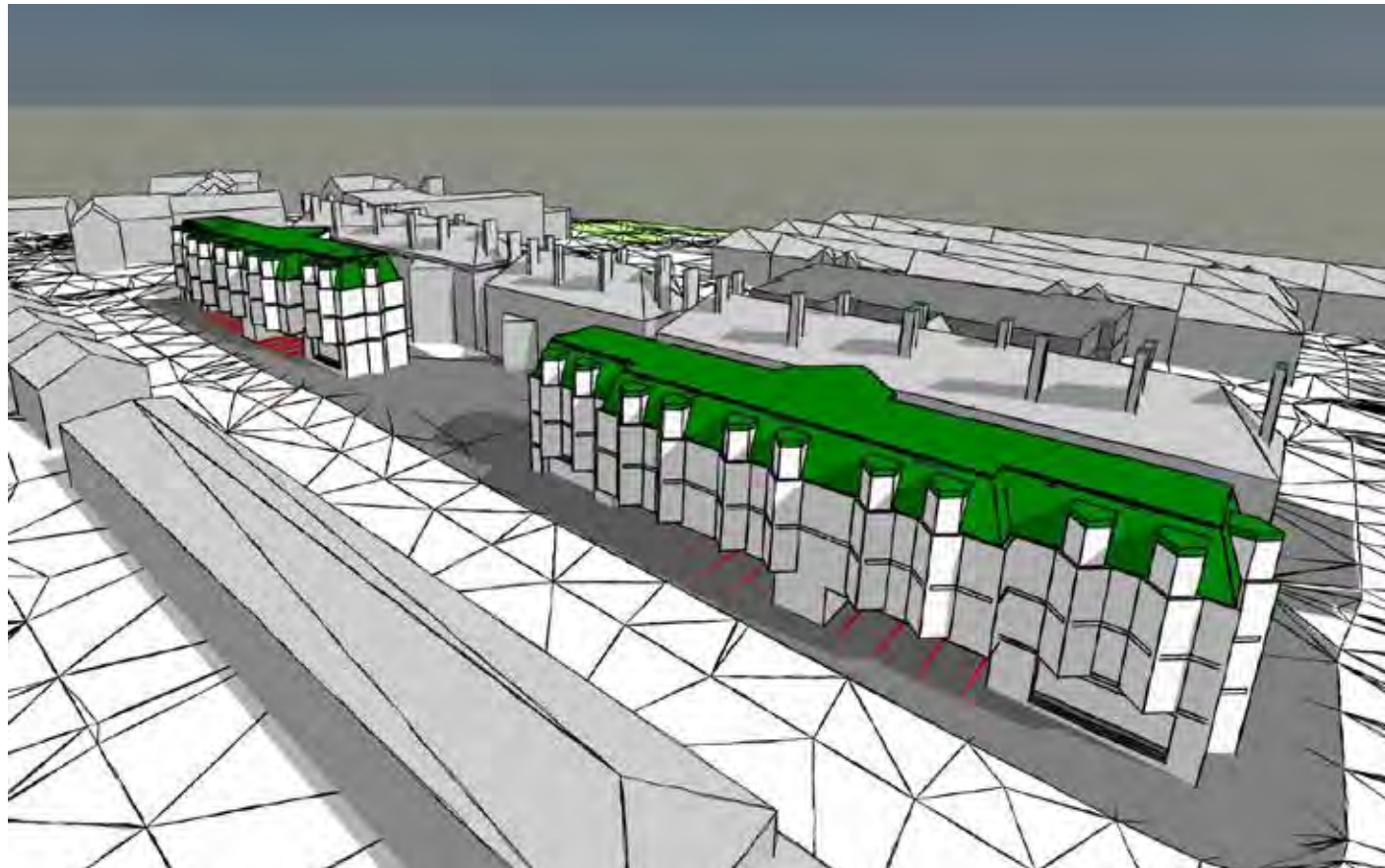
Titchfield Street facade



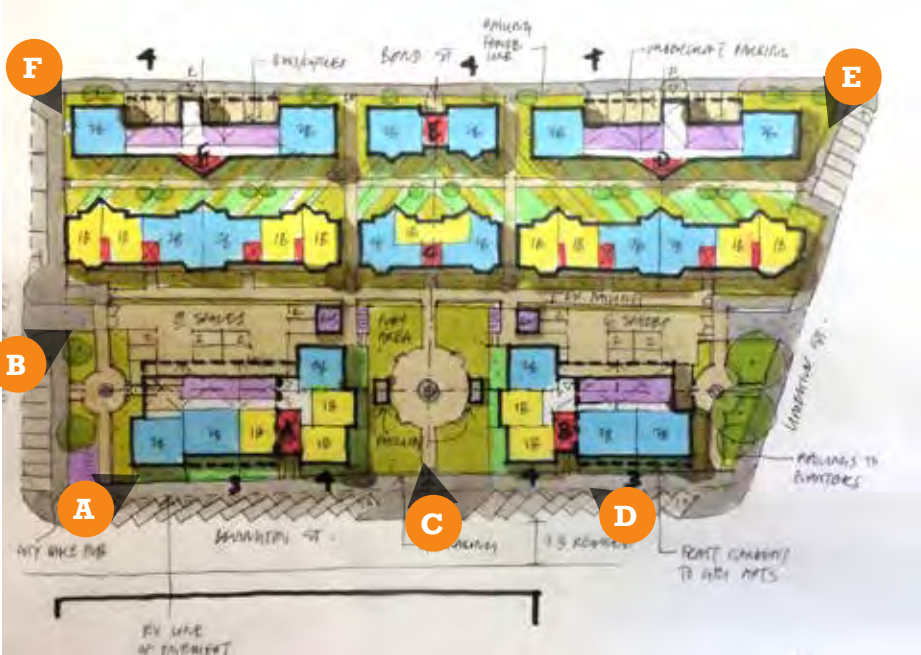
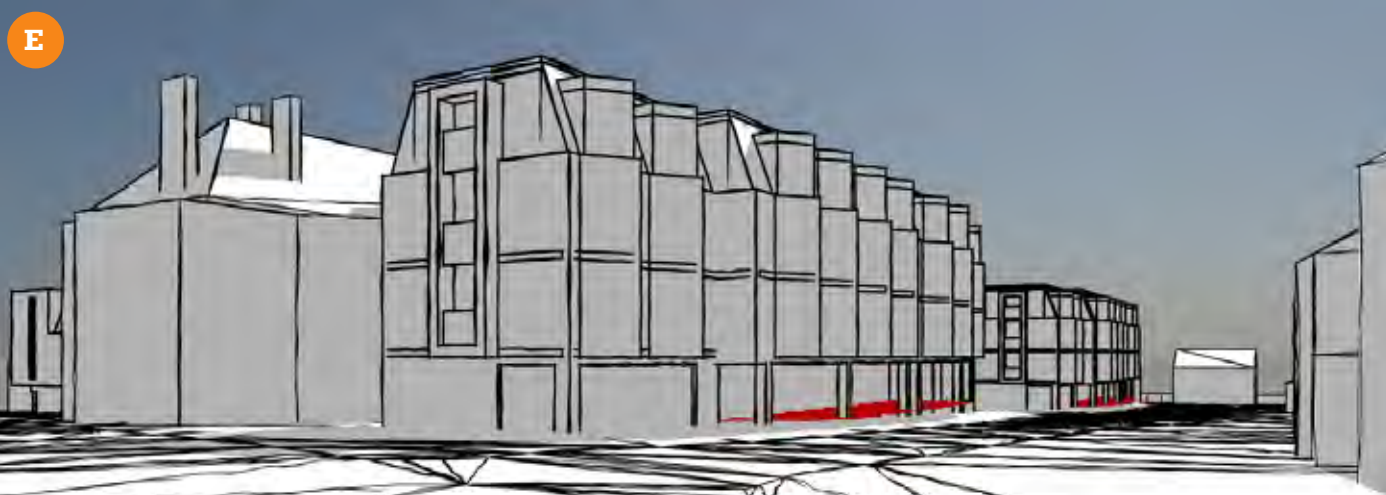
Facade study applied to blocks showing how mass has influenced the design, responding to the mass of the existing grove



Modern precedent of strong form with pitched roof



Design Development
Massing Development
New Build Blocks



Design Development

Elevational Development



Elevation - new blocks, Bevington Street



Elevation - new blocks, Bond Street

Design Proposal
Materiality Precedents

