

Appendix I

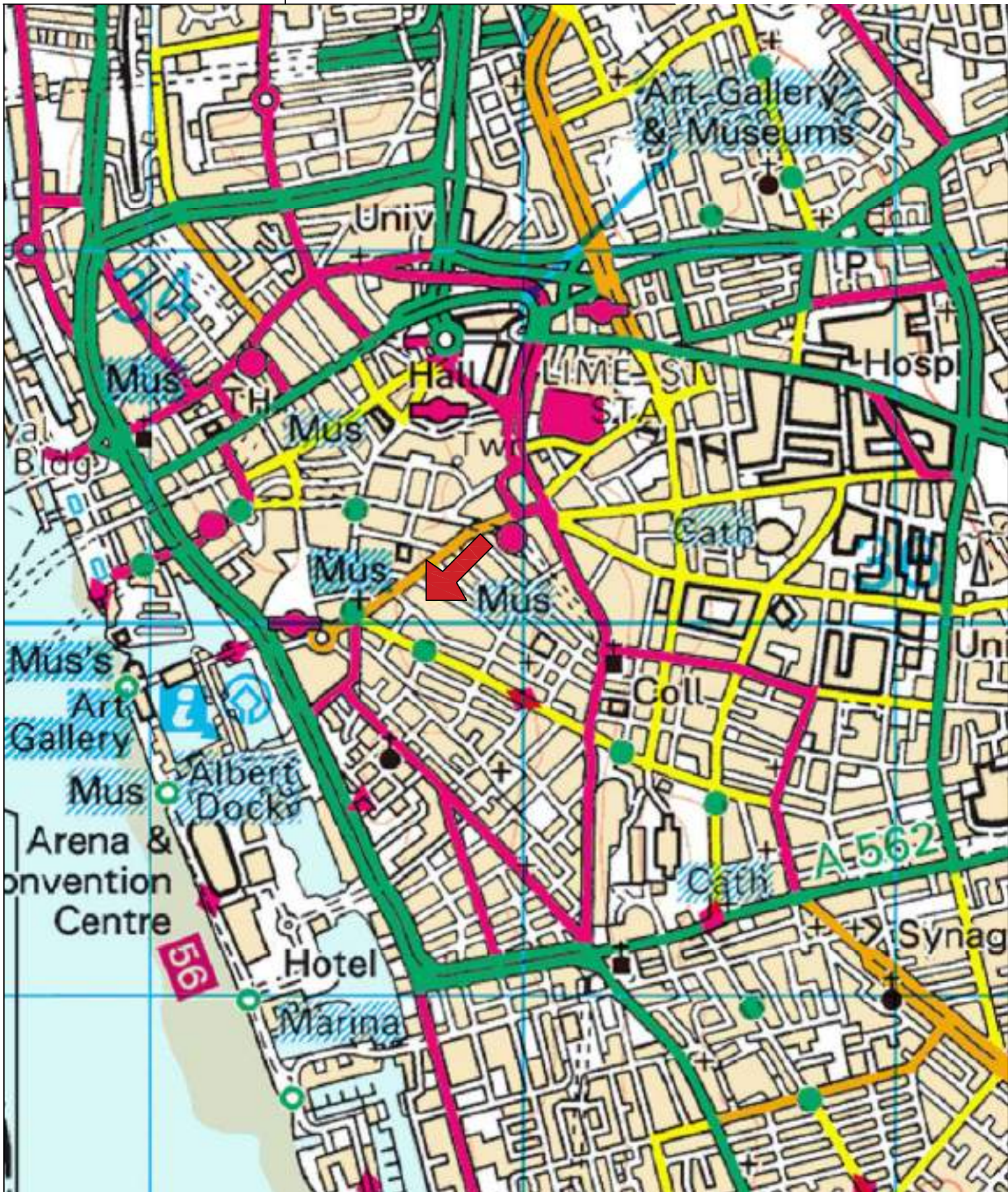
Client HDCO EPL3 Ltd

Project Seel St, Liverpool

Title Site Location Plan

Office Altrincham

Discipline Geo-environmental



REV	DATE	DESCRIPTION	BY	CHK.	APP.	Drawn	Date	Job number	Drawing number	Revision
Rev	Date	Description	By	Check	App.	SHP	August 2017	10/1065	001	A
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FALCONER CHESTER HALL



Design intelligence, commercial flair.

18-24 SEEL STREET, LIVERPOOL

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PRE APPLICATION DESIGN REPORT
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ELLIOT GROUP
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P16-122-01-006
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JULY 2017

FALCONER CHESTER HALL

18-24 SEEL STREET,
LIVERPOOL

PRE APPLICATION DESIGN REPORT

ELLIOT GROUP

JULY 2017



1.0 SITE CONTEXT


1.1 SITE LOCATION

1.1.1 City Centre Context

The site on Seel Street is situated a few minutes walk away from Liverpool ONE, the City's main shopping area. Additionally, there are numerous public transport options in close proximity to the site; Liverpool Central Railway Station is only a 5 minute walk away, as is the Liverpool ONE bus station. The site is a short distance away from both Liverpool's shopping district and business district.

Key:

 Site Boundary

 Extent of area for which the Ropewalks Planning Framework applies



Aerial view of site



City Centre



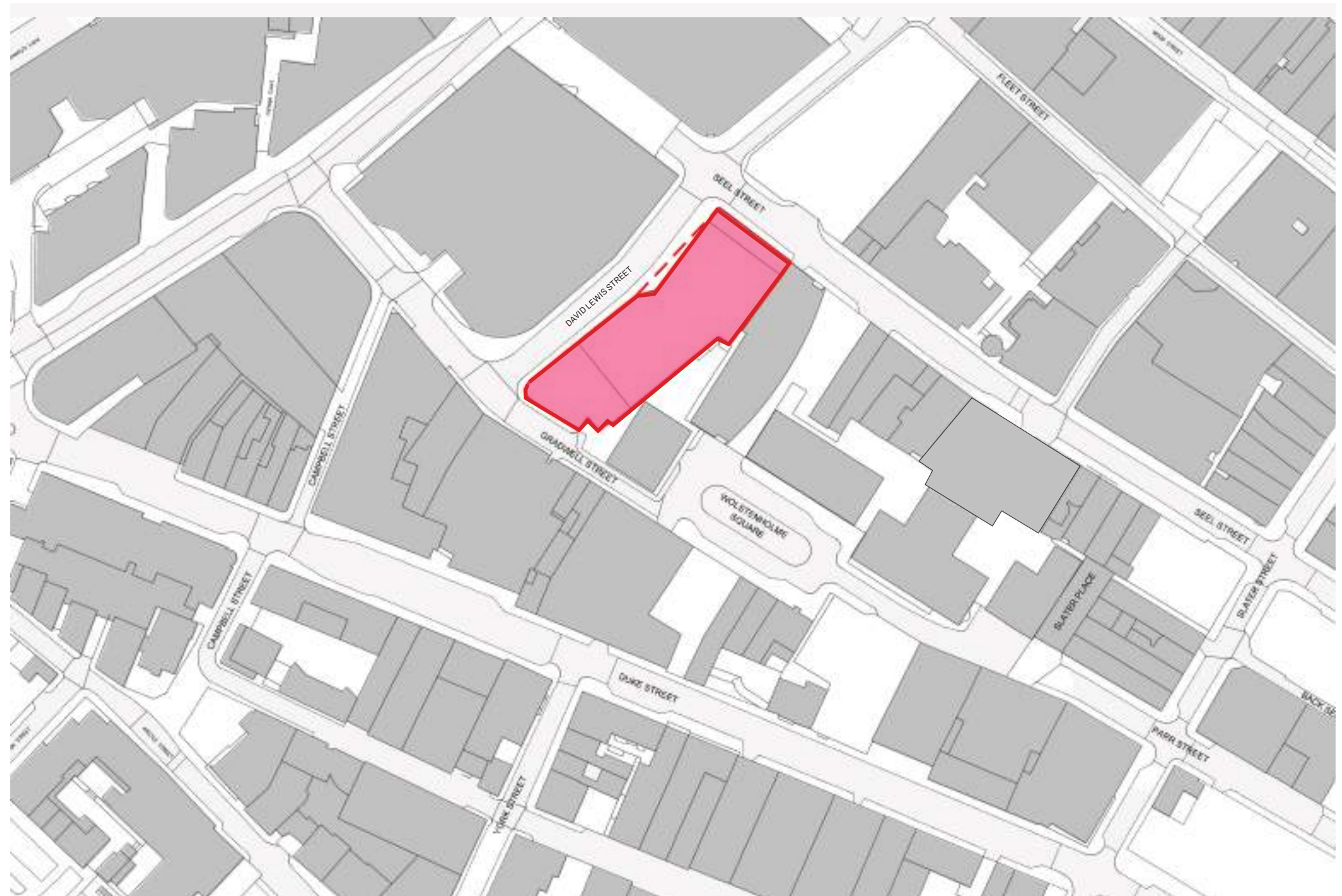
Images taken from bing.com

1.0 SITE CONTEXT

1.1 SITE LOCATION

1.1.2 Site Area

The site covers an area of 0.2 hectares.



1.0 SITE CONTEXT

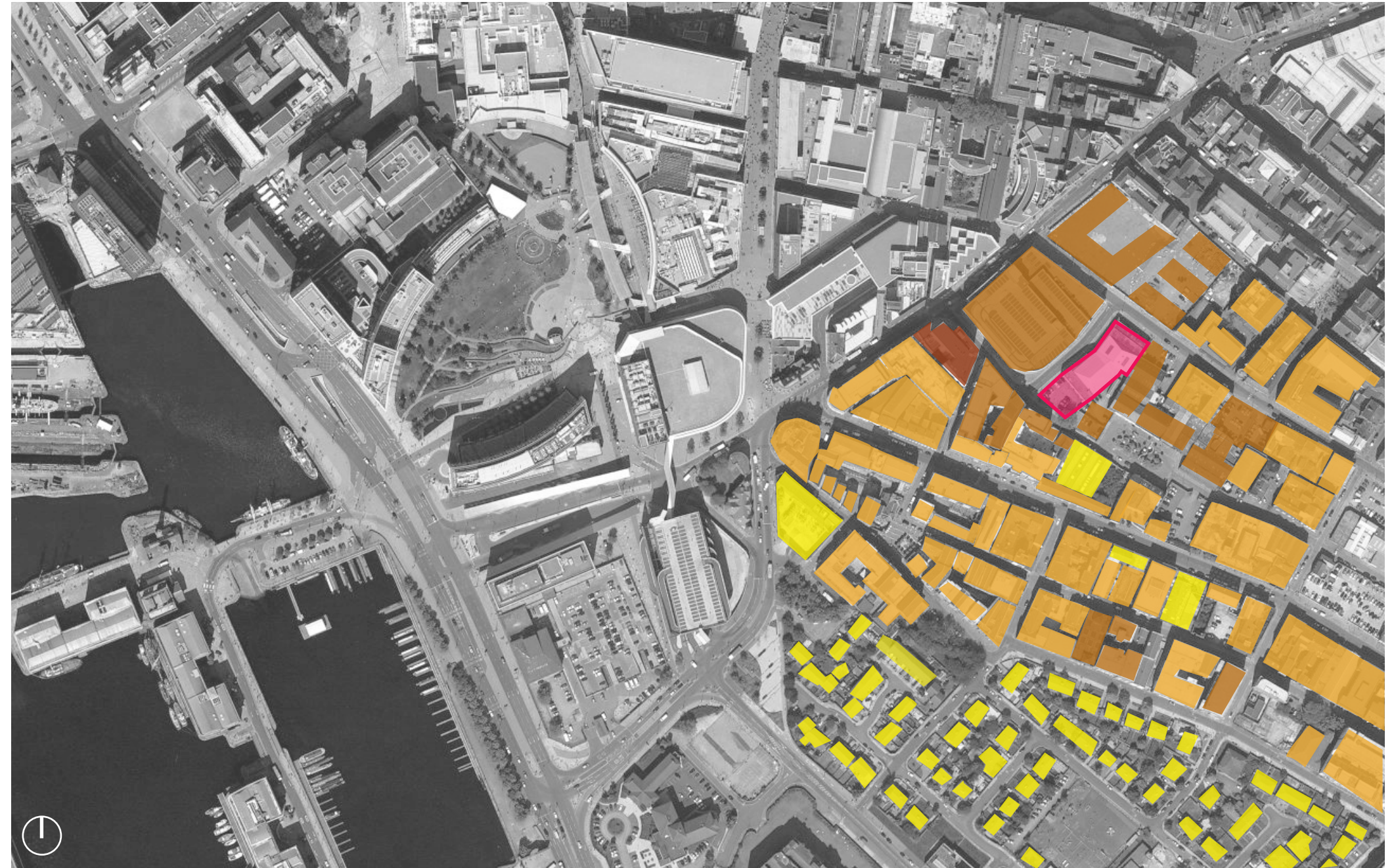
1.1 SITE LOCATION

1.1.3 Surrounding Building Heights.

The diagram to the right indicates the range of building scale located within close proximity to the site. The scale varies greatly from one storey warehouses to 11/12 storey hotels. The area shows a large percentage of residential and commercial buildings between three - five storeys surrounding the site.

Key

-  Site
-  20+ Storeys
-  11-19 Storeys
-  7-10 Storeys
-  3-6 Storeys
-  1-2 Storeys



City Centre

Maps taken from bing.com

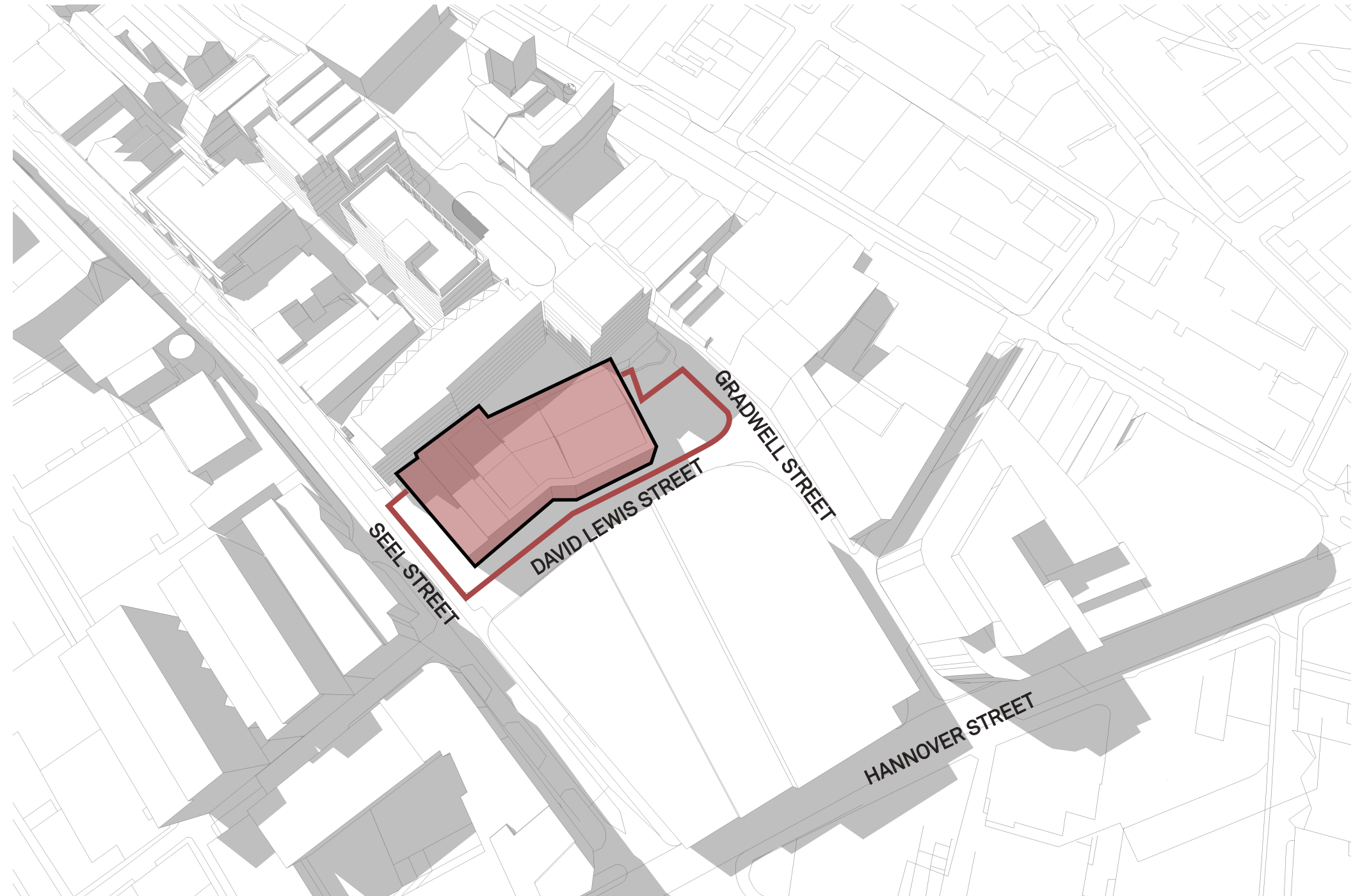


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.1 Diagram 01 - existing

Existing site use no longer appropriate for area of the city centre.

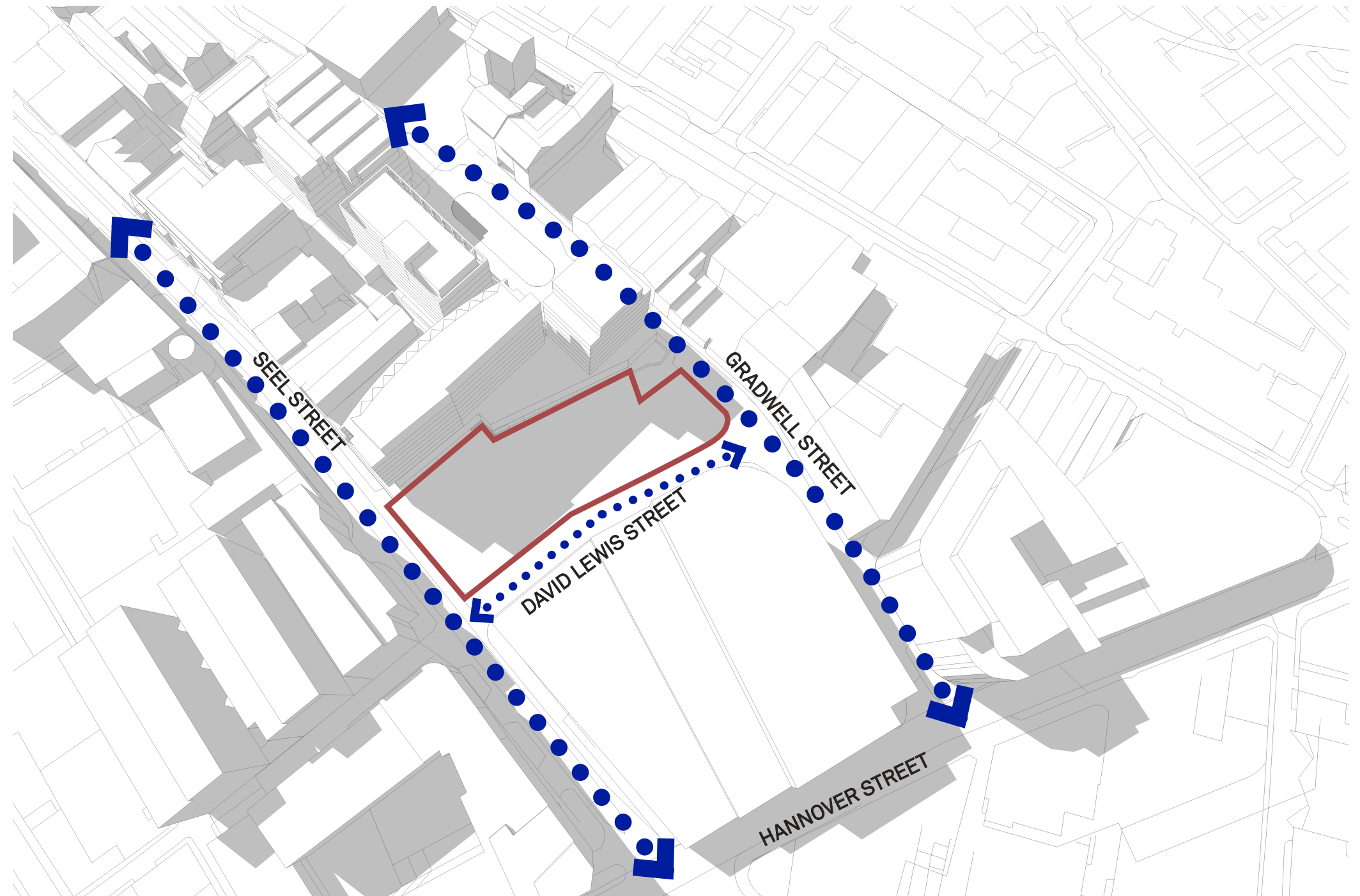


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.2 Diagram 02 - linkages

Key linkages from Paradise Street and Hannover Street towards Berry Street.

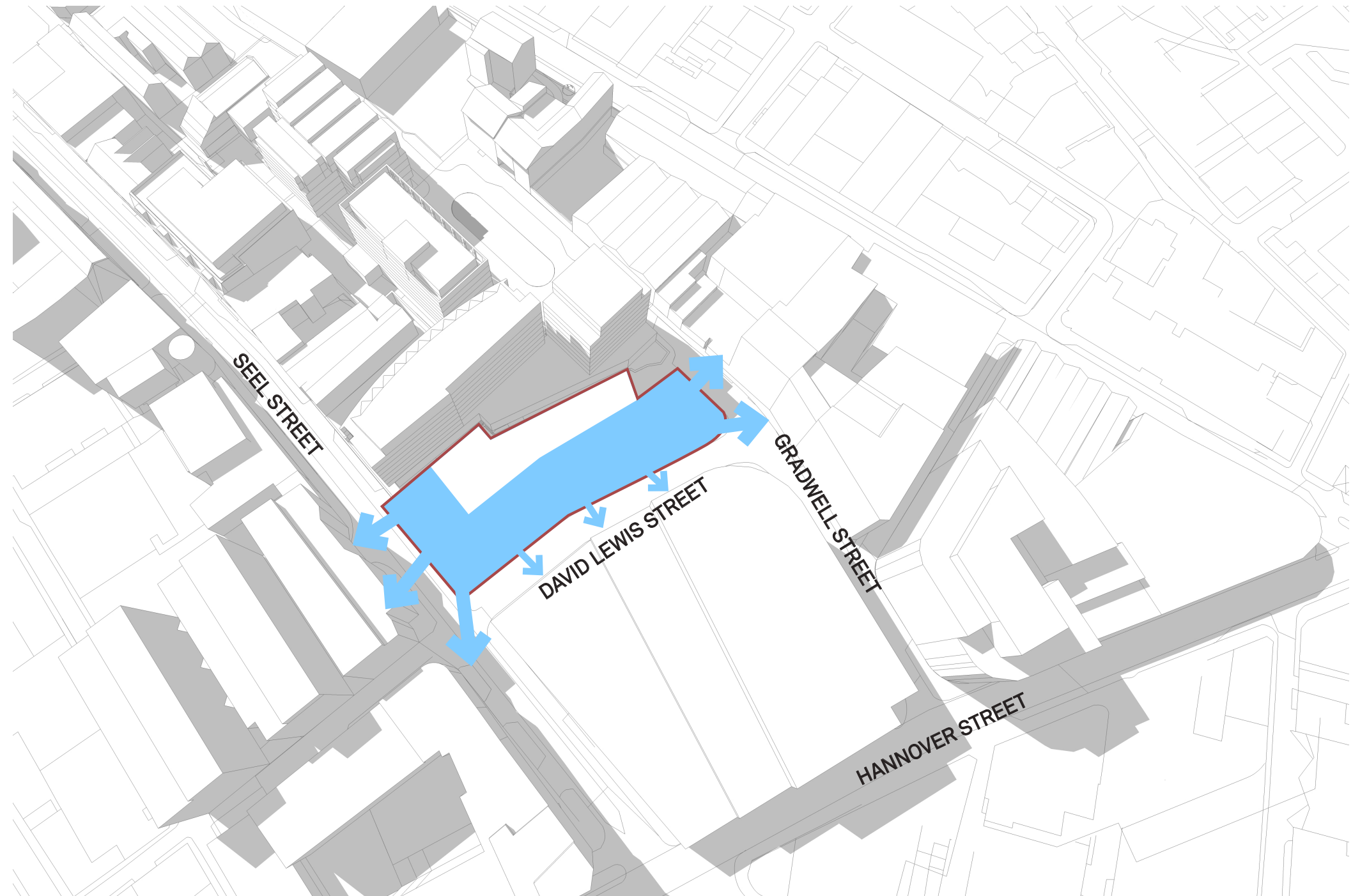


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.3 Diagram 03 - frontage

Provide strong frontage to all streets and define a new city block.

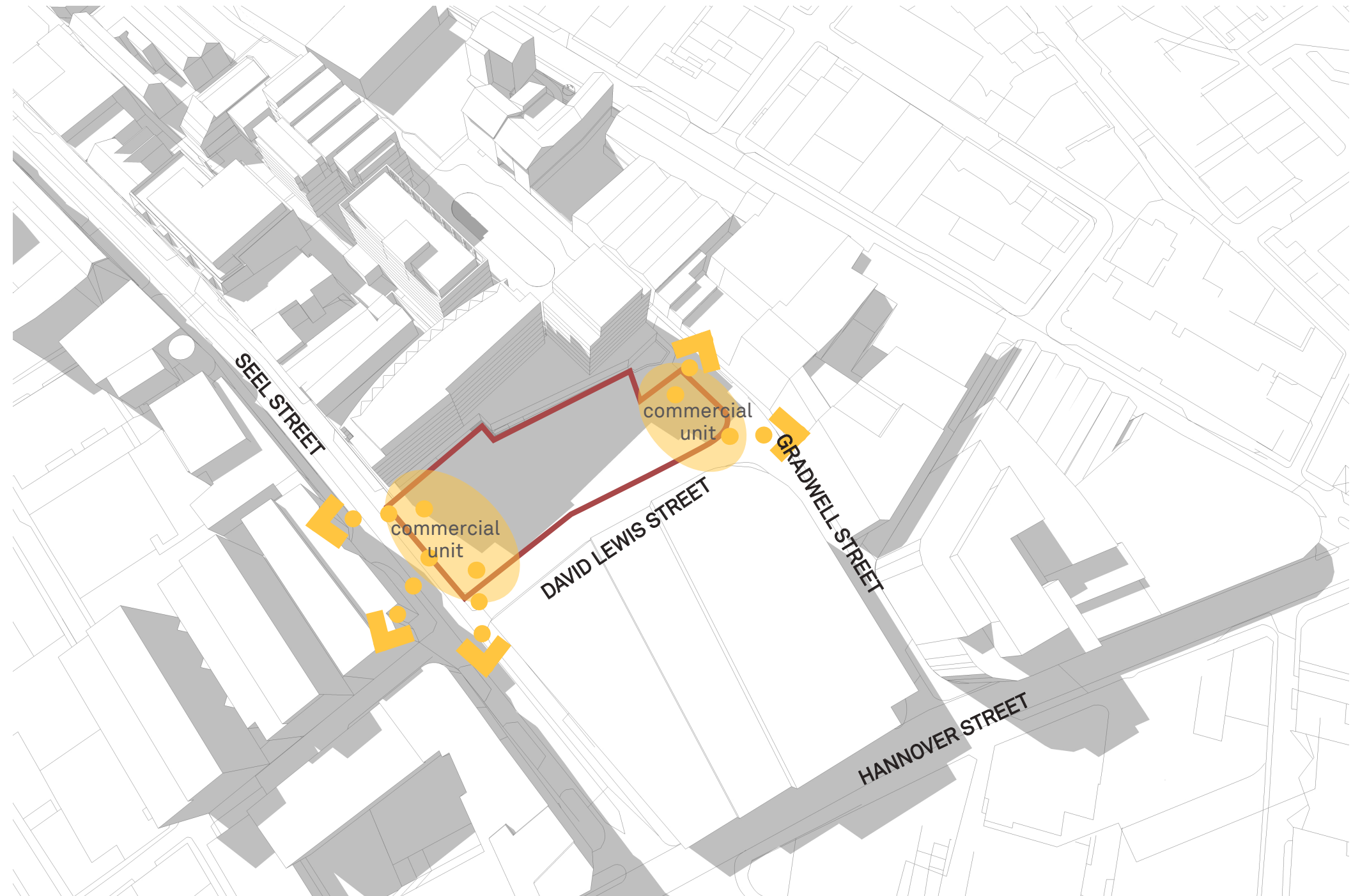


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.4 Diagram 04 - relationships

Create activity and enhance street scene and linkages along Seel Street and Gradwell Street with ground floor commercial units.

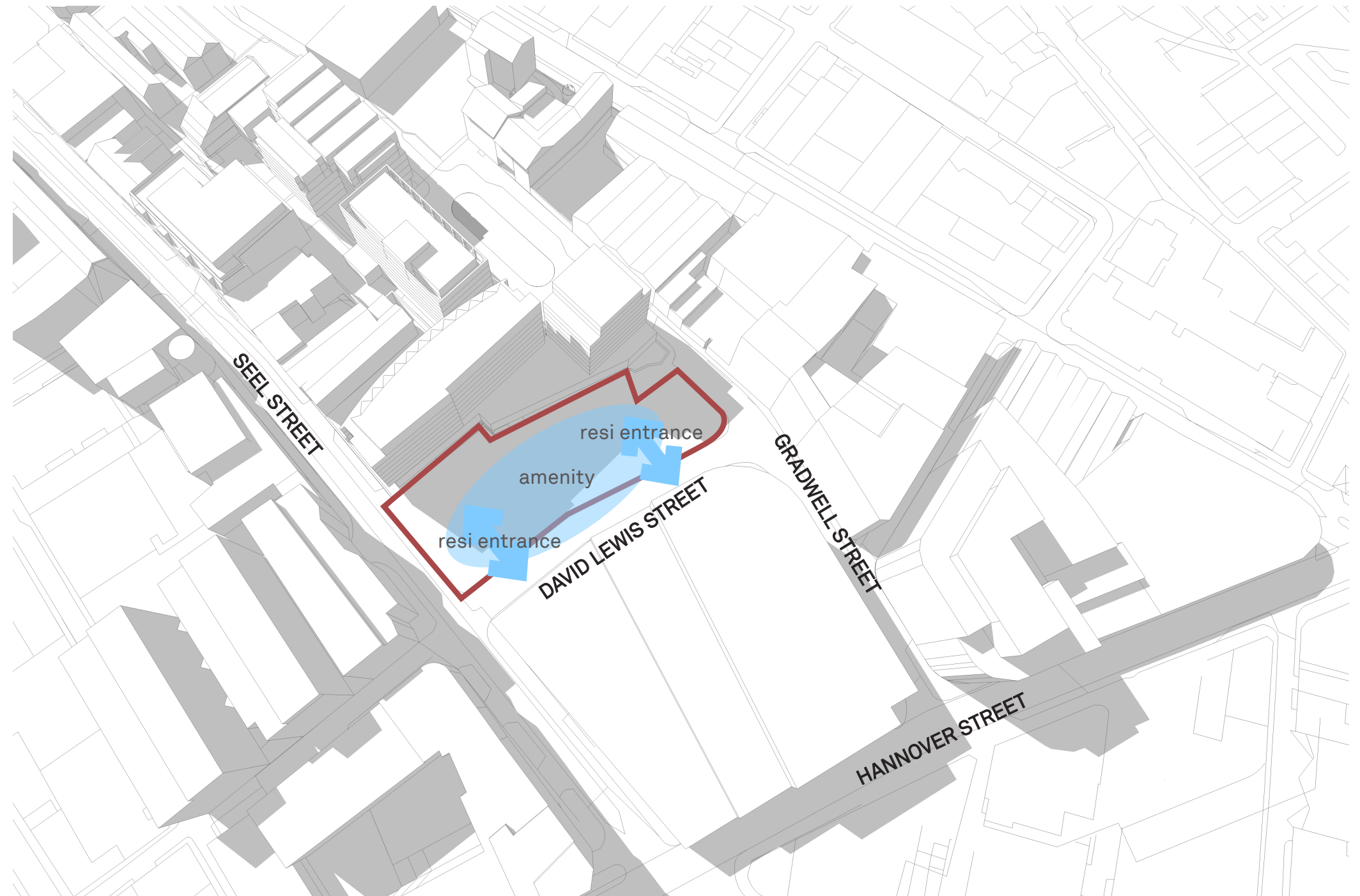


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.5 Diagram 05 - relationships

Secondary linkage is most appropriate for residential entrances and amenity space that helps to build a mixture of activity along David Lewis Street.

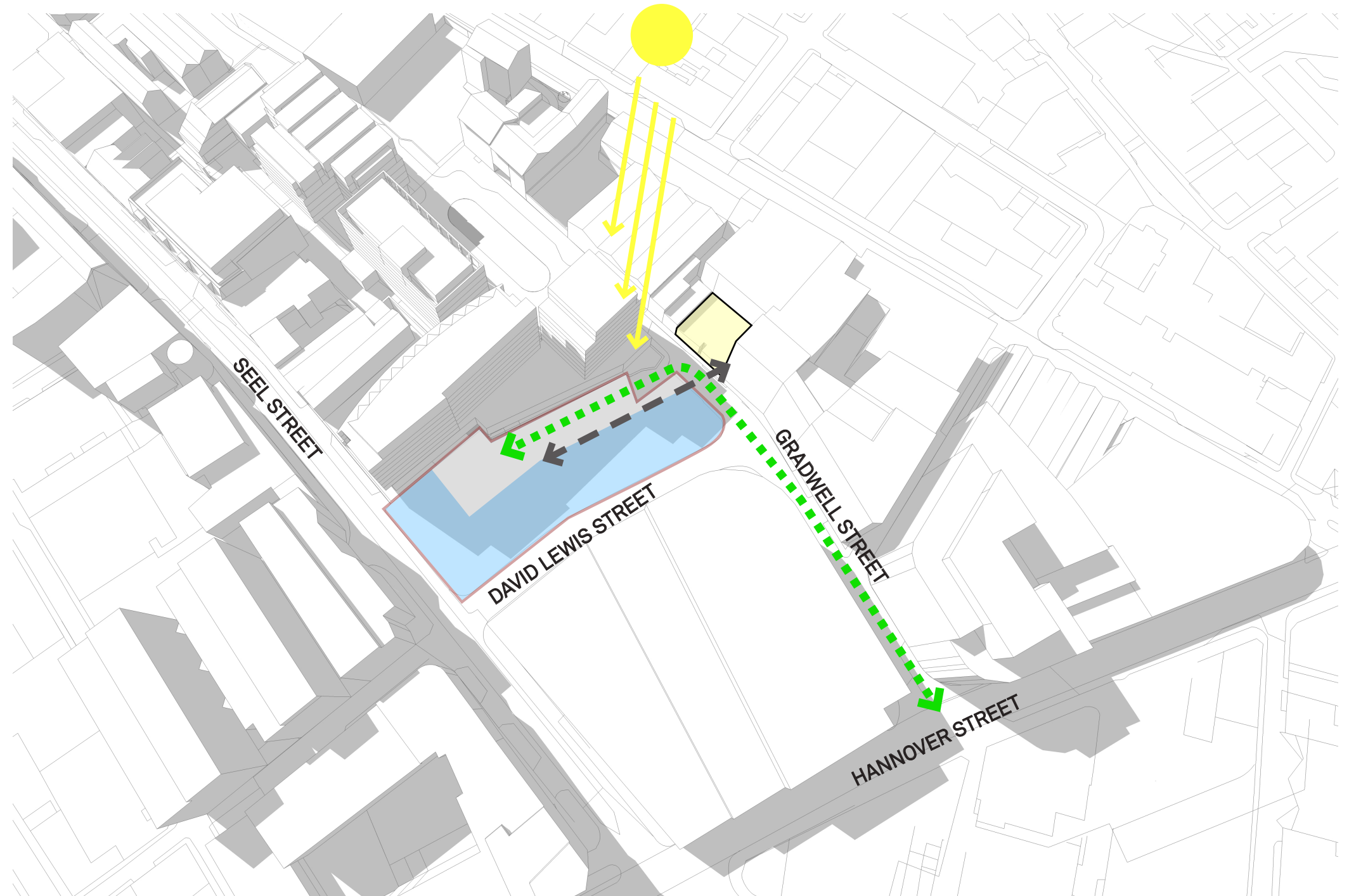


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.6 Diagram 06 - key strategies

Pull building line back to relate to low rise neighbouring building; creating service access to rear and sunlight to penetrate into the courtyard from the south.

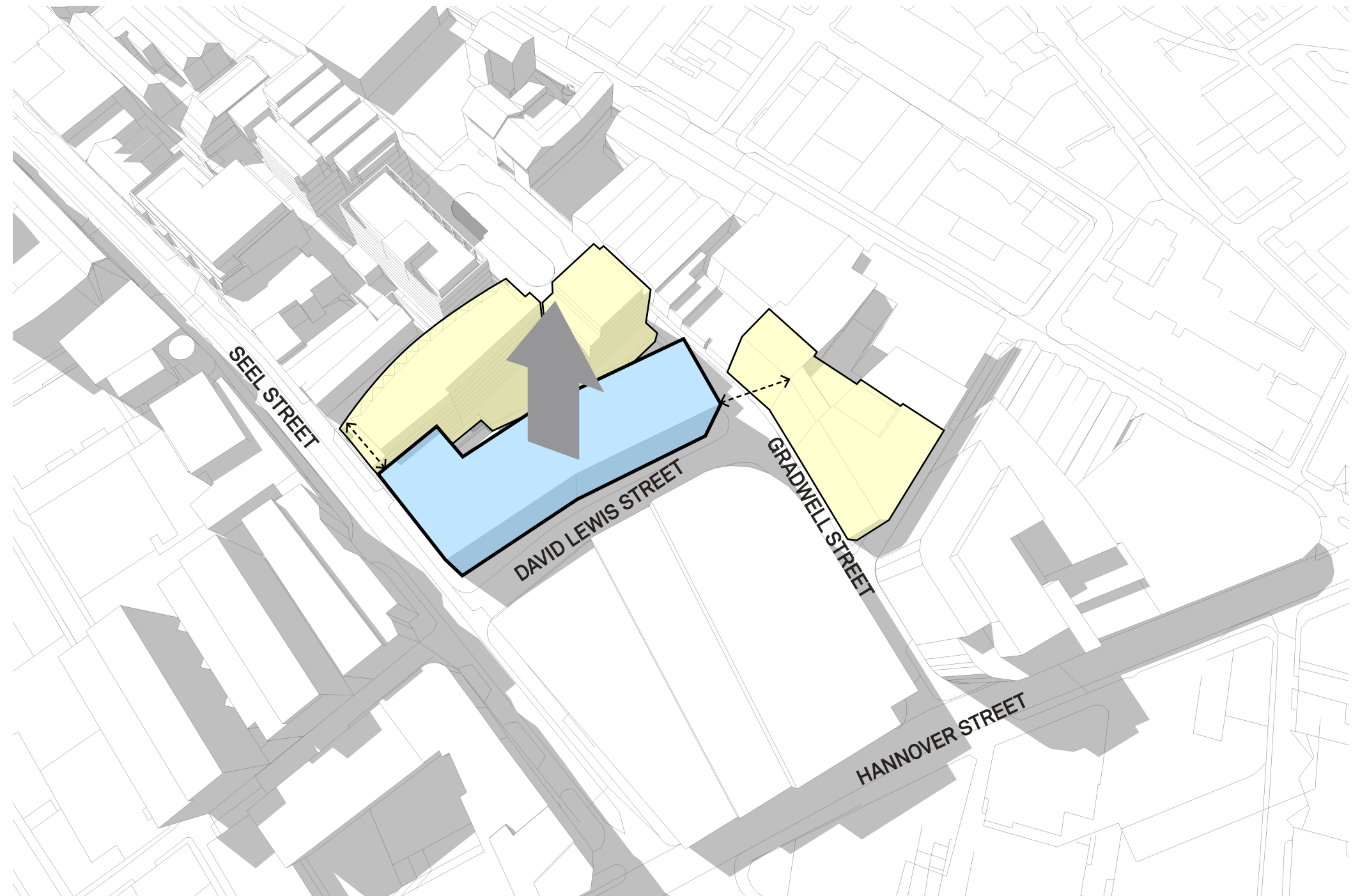


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.7 Diagram 07 - initial mass

Create initial massing block which relates to the new scale of the Wolstenholme development and existing adjacent context.

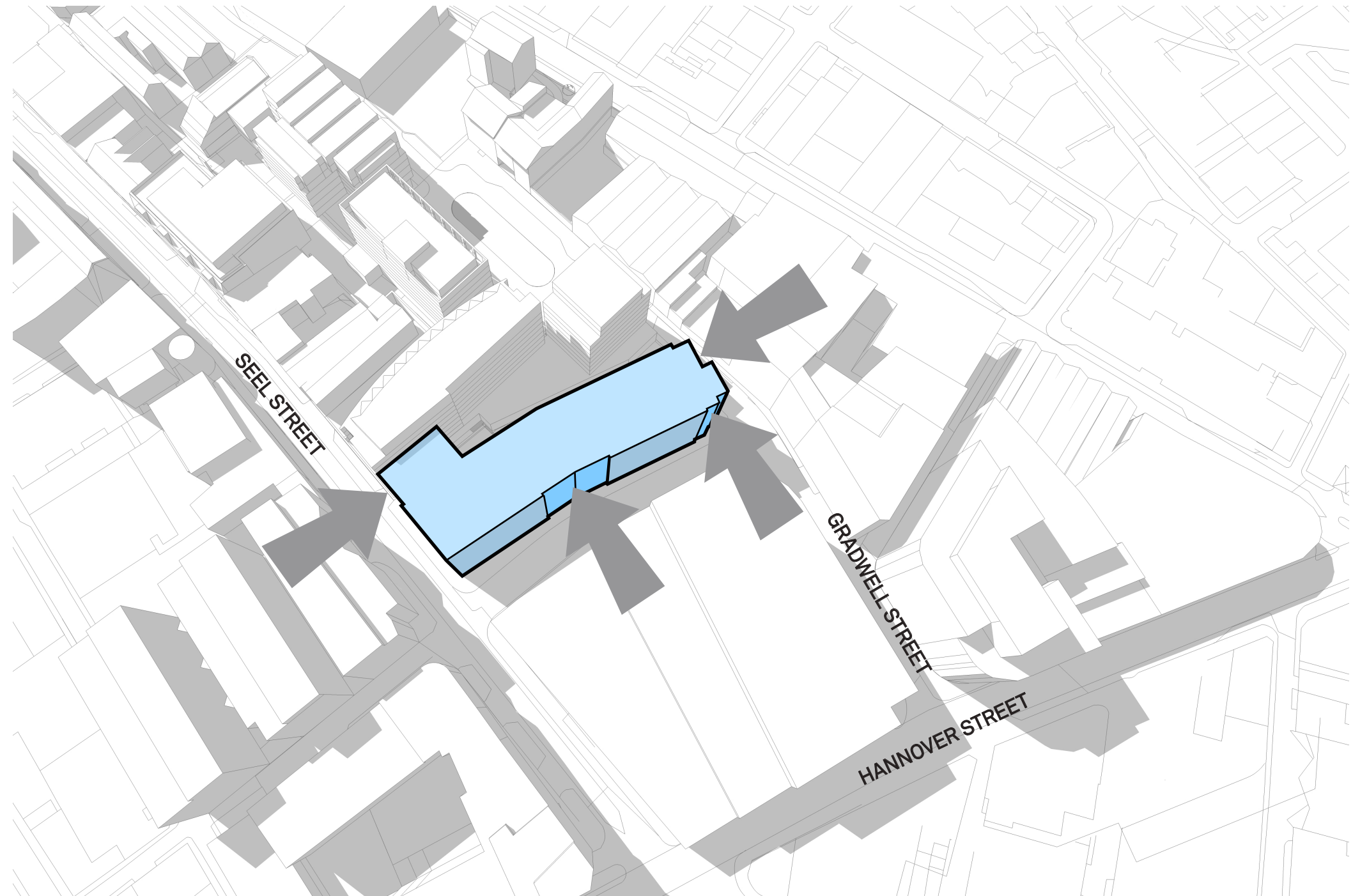


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.8 Diagram 08 - articulation

Initial mass responds to the site footprint and is broken down by a number of setbacks and recessed elements creating interest and the opportunity to develop varying language whilst avoiding a monolithic typology.

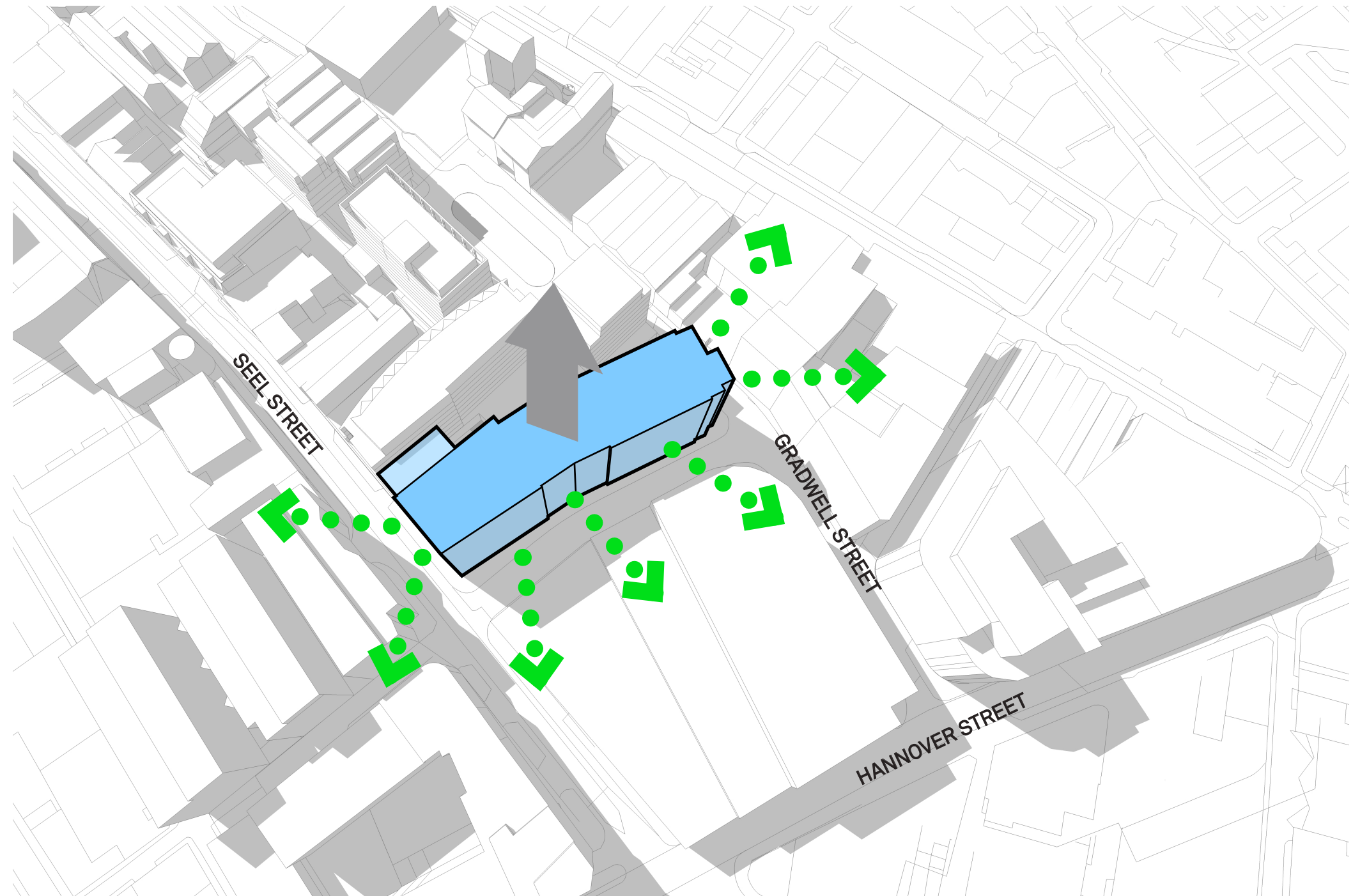


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.9 Diagram 09 - definition

Away from critical interfaces provide additional height to help define the Seel Street corner and provide the opportunity to create fantastic views into the heart of the city centre.

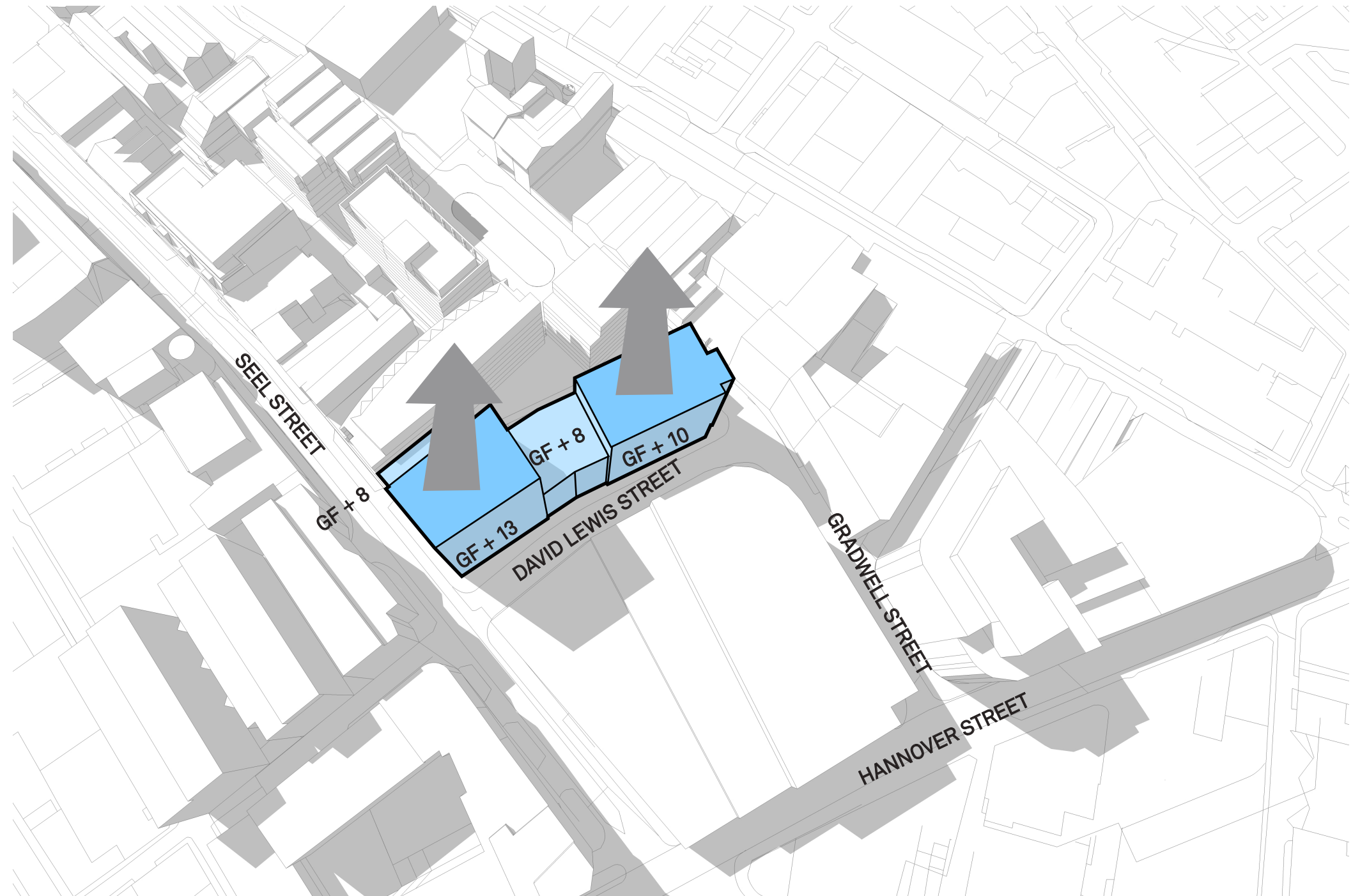


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.10 Diagram 10 - design development 01

First response to further define corners with additional height creating a varying roofscape across the scheme.



2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.11 Diagram 11 - design development 02

Responding to concern regarding the overall height of the proposal especially to Gradwell Street. The response was:

1. To lower a portion of the building fronting Gradwell Street by 1no. storeys responding to the neighbouring buildings.
2. The Seel Street corner was also reduced by 1no. storey
3. Increased along Seel Street adjacent to the Wolstenholme square scheme by 2no. storeys in line with the maximum height of the development.

