



21 STRAND ST

L I V E R P O O L

DESIGN & ACCESS STATEMENT

ADDENDUM

LRW-7494-L(00)182A | NOVEMBER 2016

PREPARED BY

LeachRhodesWalker
Architects

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Mission Statement

To deliver a scheme which can do justice to such an important and prominent location. The site presents the opportunity for a scheme of exceptional design which will set a new benchmark for the standard of rental living in Liverpool, as befits such a unique location. Our vision has been to provide an appropriate and sensitive solution to a scheme which will not compete with the historic surrounding buildings, but complete the composition of waterfront buildings, tying them together.



1.0

// Introduction

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Following the submission of the planning application for a new residential scheme at 21 Strand Street (Ref: 16F/1826) we have been asked to review the design, responding to feedback received during the planning process, in order to improve the scheme and its relation to the site context.

The main issues related to (a) the overall scale of the building, in particular how the scheme is viewed from within the City and along Strand Street, ensuring any existing views from and towards The Three Graces are not adversely affected by the new development; (b) the proximity of living room and bedroom windows which face onto the existing One Park West residential scheme, adjacent to the development site; and (c) the design of the facade overlooking Strand Street and the quality of the proposed materials to the rear of the development.

As a result, we have re-visited the key principles on which the scheme is based to address these issues and improve the design in three key areas:

1. The overall scale of the building has been reduced.
2. Angled windows have been added to the units adjacent One Park West.
3. The design of the facade references the horizontal datum along Strand Street.

1. The upper levels of the development were seen as the key areas affecting views from within the City and from Strand Street. In particular the view of the development from the Anglican Cathedral was seen as impacting upon the existing view of the Royal Liver building. In addition, it was discussed that the uppermost levels of the scheme, although stepped back from Strand Street still had a visual impact on the scale of the immediate context, and that a building no higher than the adjacent One Park West would be more suitable.

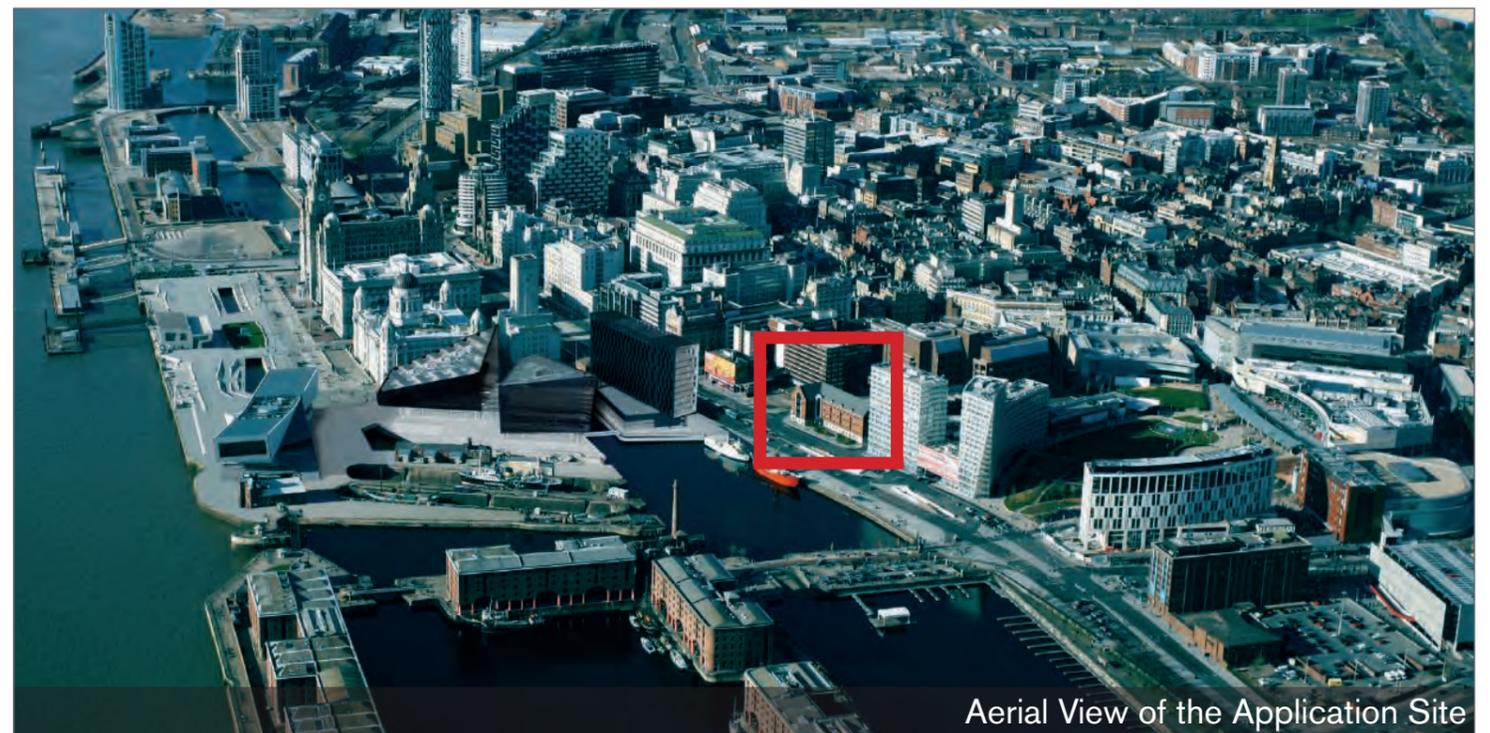
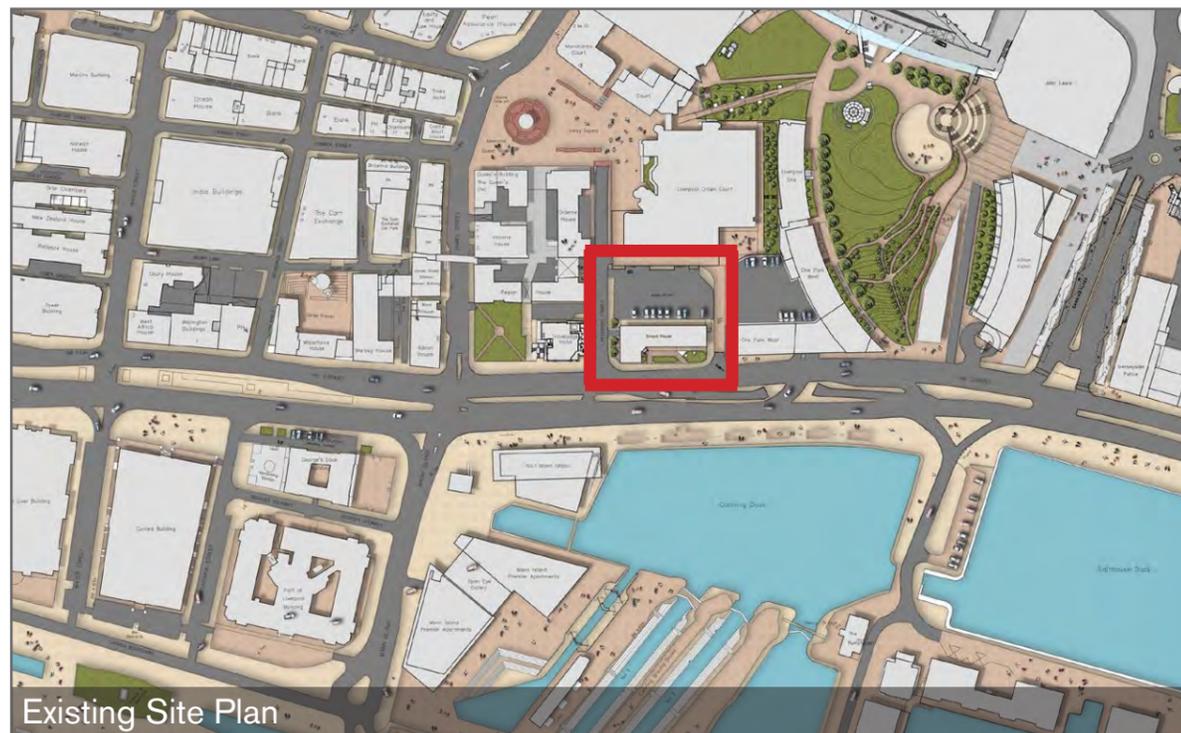
In response to this we have removed all accommodation above the 15th floor from the development to bring the overall height to the same datum as One Park West. The 15th floor has also been recessed from the main frontage to further reduce the visual impact. The roof garden has been retained with an access core on one side, but again has been further recessed from the main link block frontage to reduce visual impact.

To maintain the viability of the scheme, the footprints of the lower floors have been tweaked to include additional accommodation to the rear of the site. This has been done sensitively alongside discussions with representatives from the Law Courts to the rear of the site. The changes have resulted in a loss of twelve units from the previous total of 395 units to 383 units in the revised scheme.

2. A number of comments were received from residents of One Park West identifying the overlooking of living and bedroom areas in the new scheme to the windows on the gable end of their building. To alleviate these issues we have angled all the windows opposite One Park West so that the units look out over the water and introduced panels to match the remaining facade design which will obstruct any views into the adjacent building.

3. As part of the discussions on the overall scale it was discussed that revised modelling of the facade overlooking Strand St could be undertaken to reference the 'strong horizontal datum' along The Strand. To this end we have introduced a break in the facade at the 12th floor which references this datum but also maintains the principals of the original design. To the rear of the development the proposed brick slip system has also been replaced by the same brick blend but using traditional construction.

This document covers these design changes in more detail, with analysis relating to how the revised scheme sits within its context, and should be read alongside the revised package of drawings and visuals which form the basis of an amendment to the current application.



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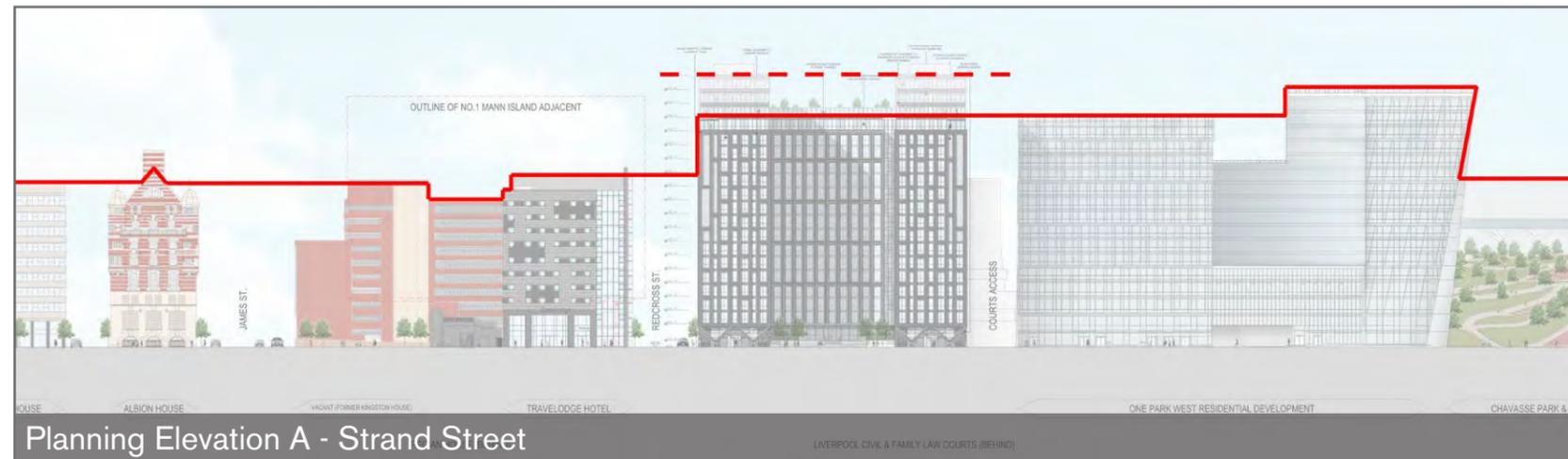
// Design Analysis

2.0 // Design Analysis

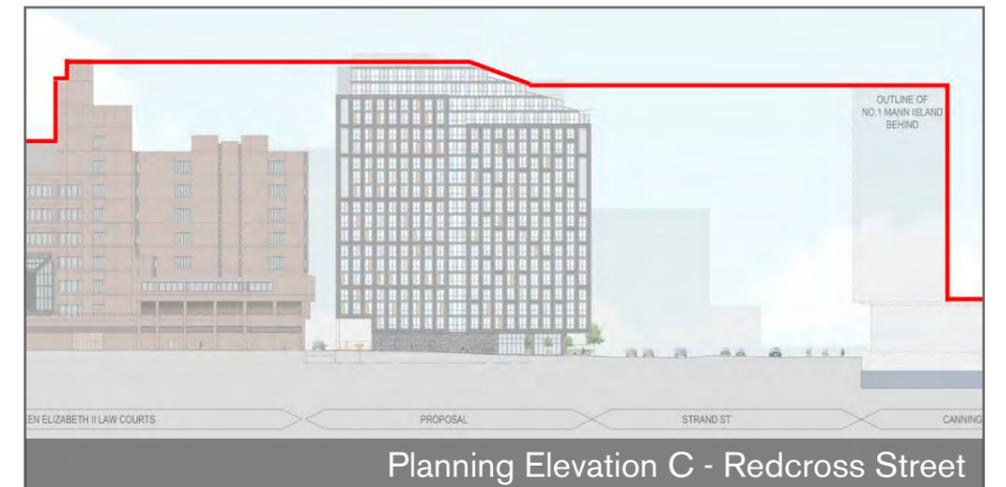
2.1 REDUCTION IN SCALE

After numerous discussions with the planning authority following the submission of the planning application a series of proposed amendments were submitted for review and discussion. The new proposals reduce the total number of units in the scheme to 383 from the 395 in the original application with the changes to the design as summarised below:

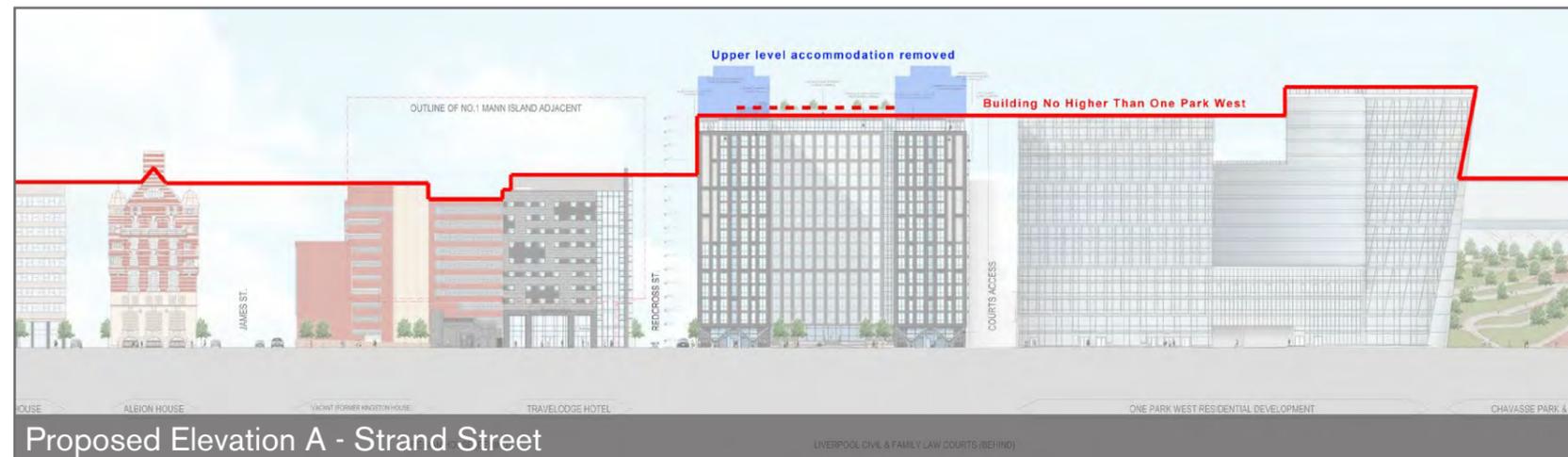
- The top three floors of accommodation have been removed (along with the roof plant area) bringing the overall scale of the building down to the same scale as the adjacent One Park West residential building.
- The footprint of the floors below 15th floor have been extended slightly to the rear in order to re-distribute a portion of the accommodation lost at the top three floors.
- The scale of the building is now a similar scale to not only the adjacent One Park West but also the Law Courts to the rear, and smaller in scale than No. 1 Mann Island across Strand Street as depicted with the red lines in the images below.
- The communal roof terrace area has been retained although slightly smaller than the previous proposals as the frontage to Strand Street has been recessed by 2m from the main link block facade.
- The removal of the upper floors has resulted in a more open aspect roof terrace with views in all directions as opposed to the previous scheme in which the terrace was enclosed on two sides by the stepped back floors meaning residents only had views to the waterfront and back to the city.



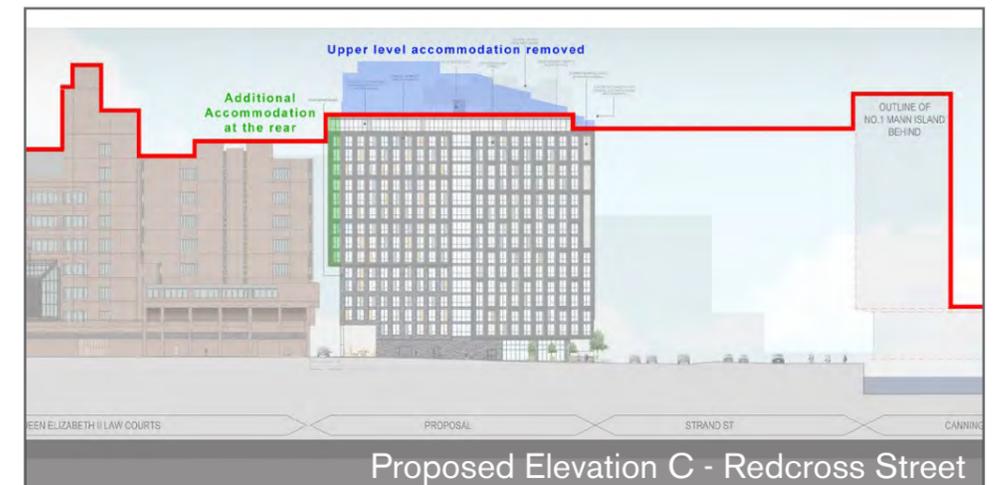
Planning Elevation A - Strand Street



Planning Elevation C - Redcross Street



Proposed Elevation A - Strand Street



Proposed Elevation C - Redcross Street

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// Design Analysis

2.0 // Design Analysis

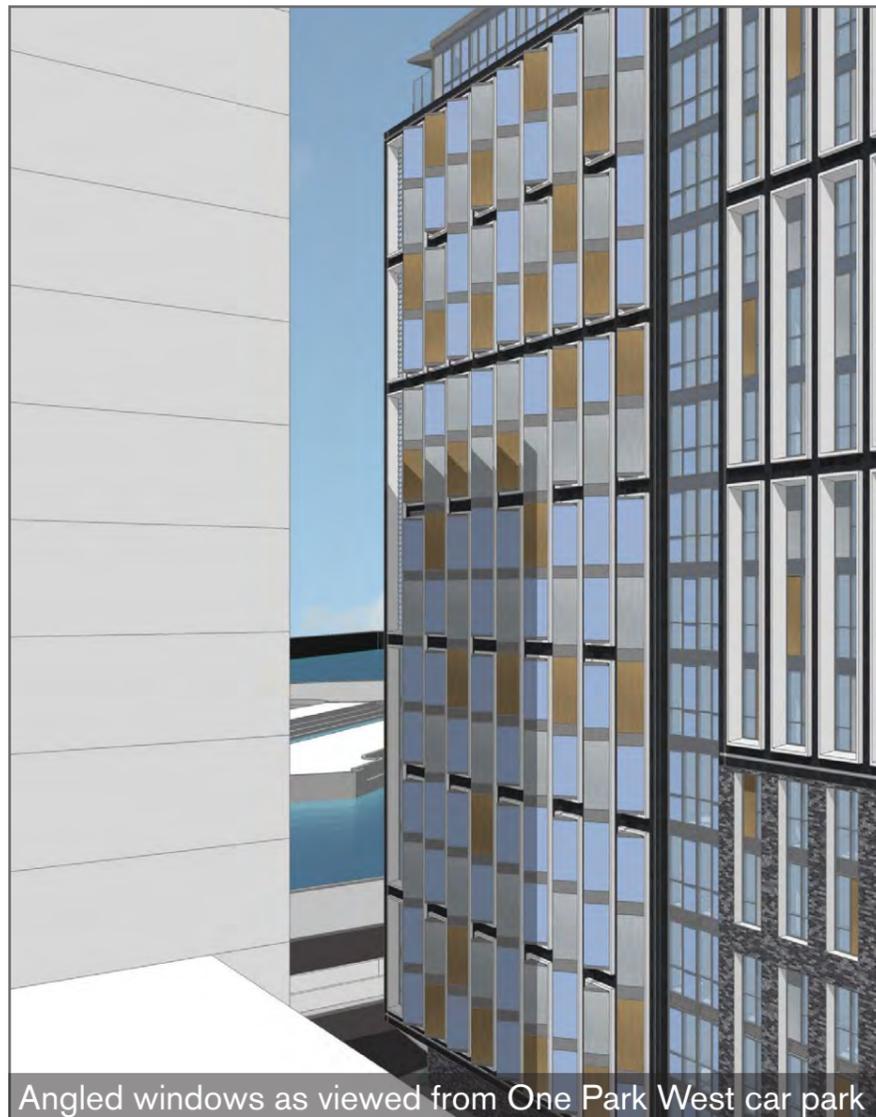
2.2 ANGLED WINDOWS FACING ONE PARK WEST

During the consultation period a number of residents from the adjacent One Park West residential building commented that the windows immediately adjacent their building could be subject to overlooking issues by residents of the new development.

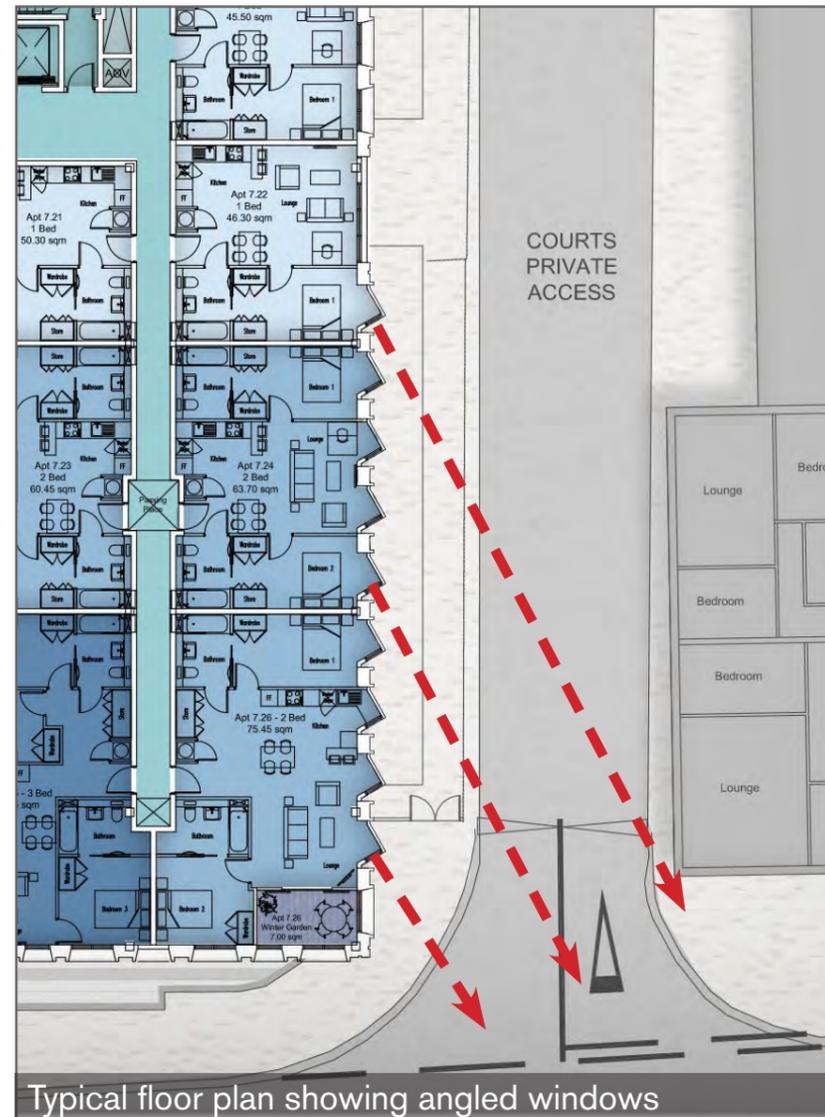
To remove this potential issue we have angled all the windows in this part of the scheme so that residents in these units look out towards the waterfront and not into the adjacent units in One Park West.

For the elements of the angled windows which face One Park West, we have introduced a solid panel to match the facade design on the other areas of the elevations, hence blocking any views or overlooking issues between the two schemes.

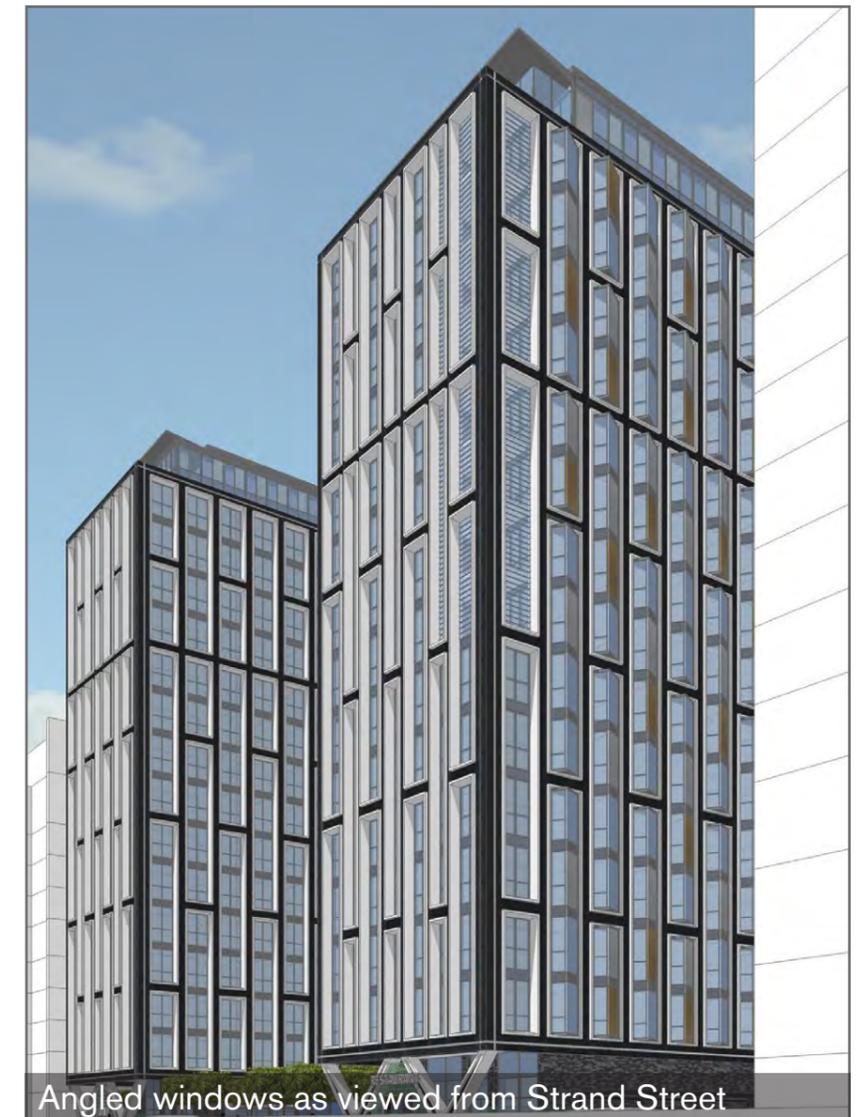
The diagram below illustrates the line of sight of the new windows and how any views to the neighbouring building are obscured.



Angled windows as viewed from One Park West car park



Typical floor plan showing angled windows



Angled windows as viewed from Strand Street

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// Design Analysis

2.0 // Design Analysis

2.3 FACADE DESIGN OVERLOOKING STRAND ST.

During discussions with the planning authority it was suggested that further to the reduction in scale to preserve the height datum of One Park West, that the design or modelling of the facade facing Strand Street could make reference to the other buildings along The Strand to the North which are predominantly 10-12 storeys in height.

We have re-visited the facade design in these areas (which previously utilised a random interlocking of the window elements to break up the facade and give variety to the envelope) and amended the elevations to introduce a 'break' in the interlocking windows elements at 12th floor level. This break then wraps around each block to the side elevations and continues through the central link block.

The image below illustrates the position of this break in the facade and how it relates to a similar line in the One Park West facade and the overall building height of the Travelodge hotel and other buildings along The Strand.

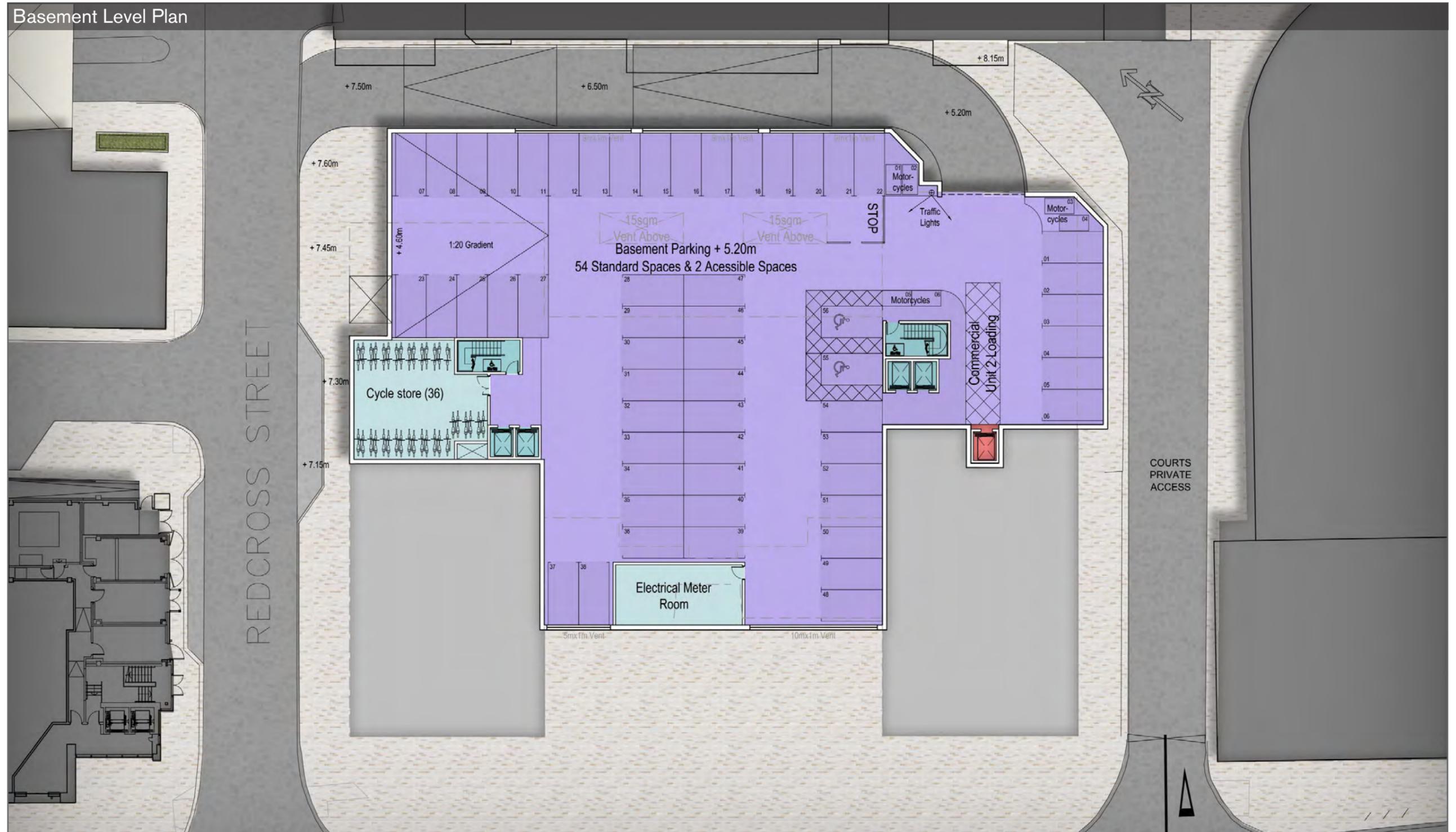
Photomontage From Across Canning Dock



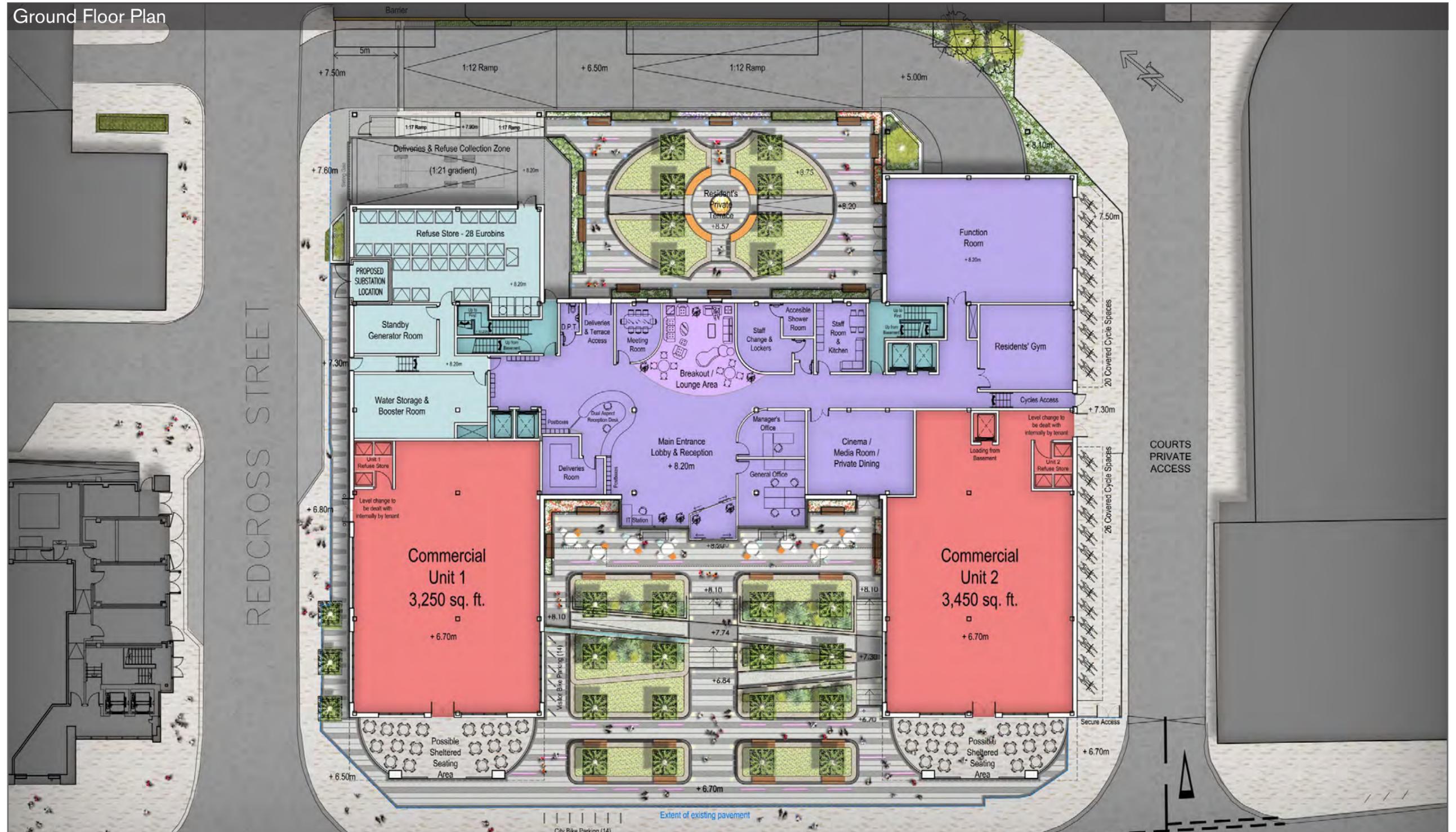
3.0

// Proposed Amended Plans

3.0 // Proposed Amended Plans

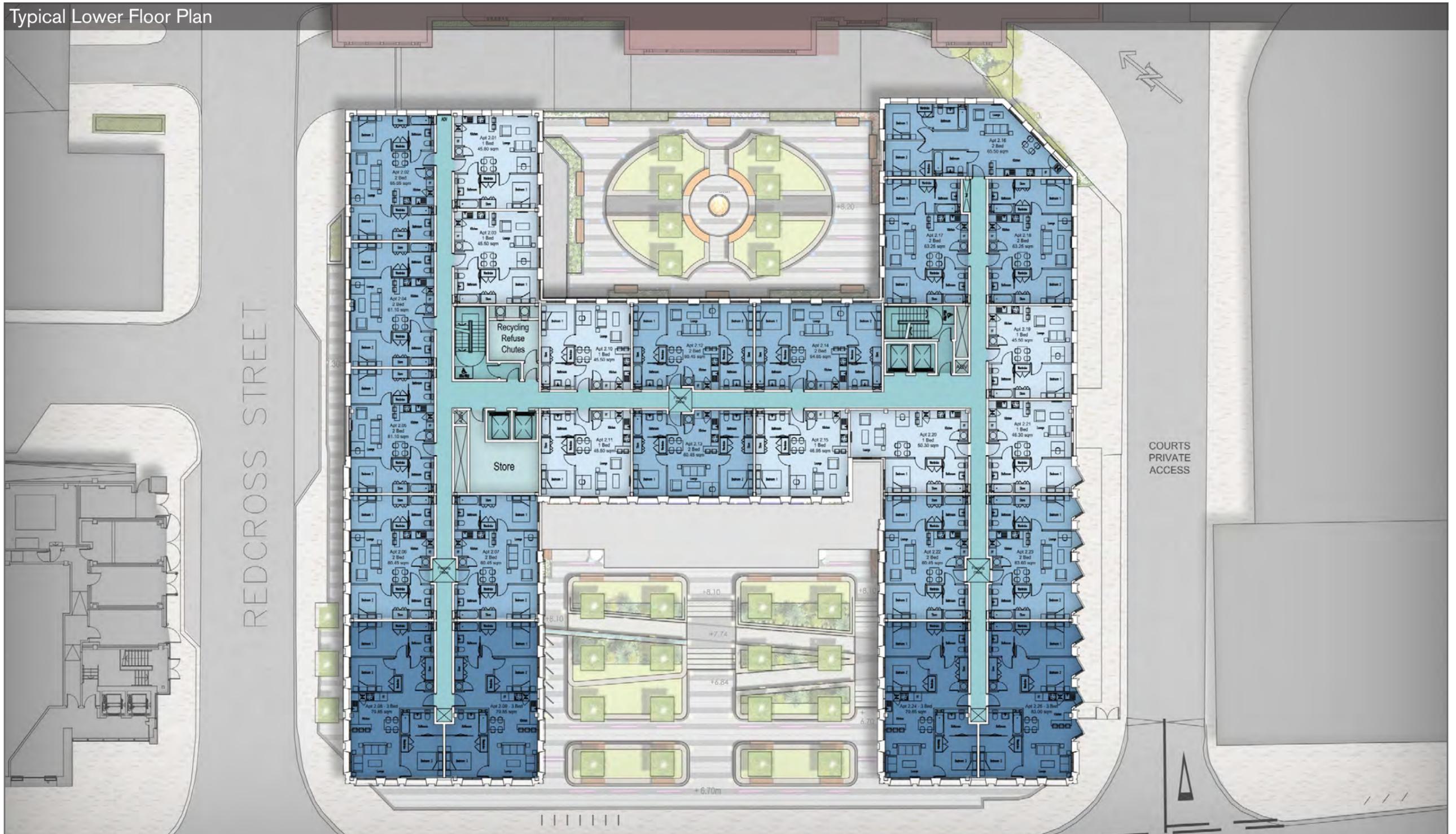


3.0 // Proposed Amended Plans



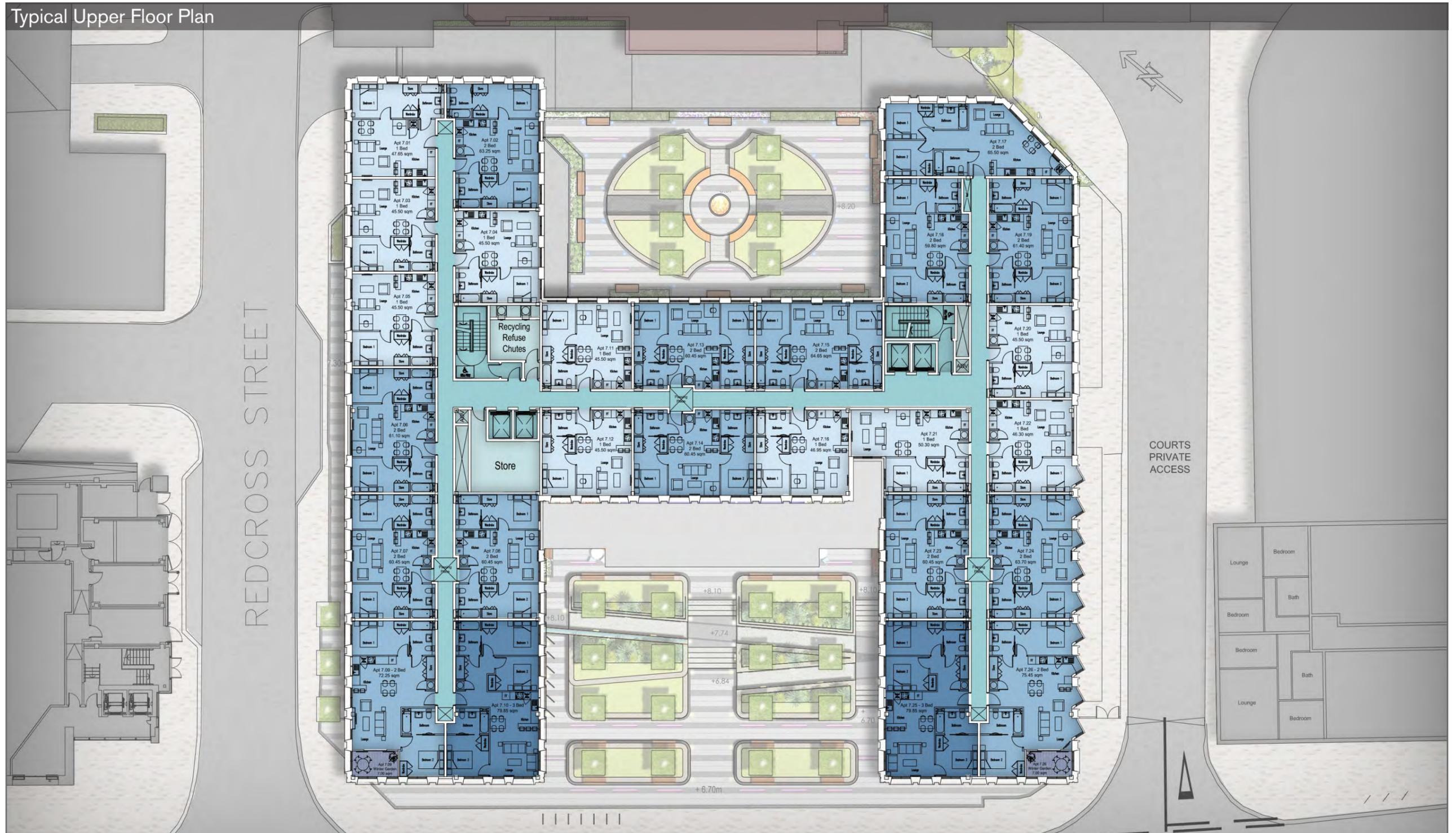
3.0 // Proposed Amended Plans

Typical Lower Floor Plan



3.0 // Proposed Amended Plans

Typical Upper Floor Plan



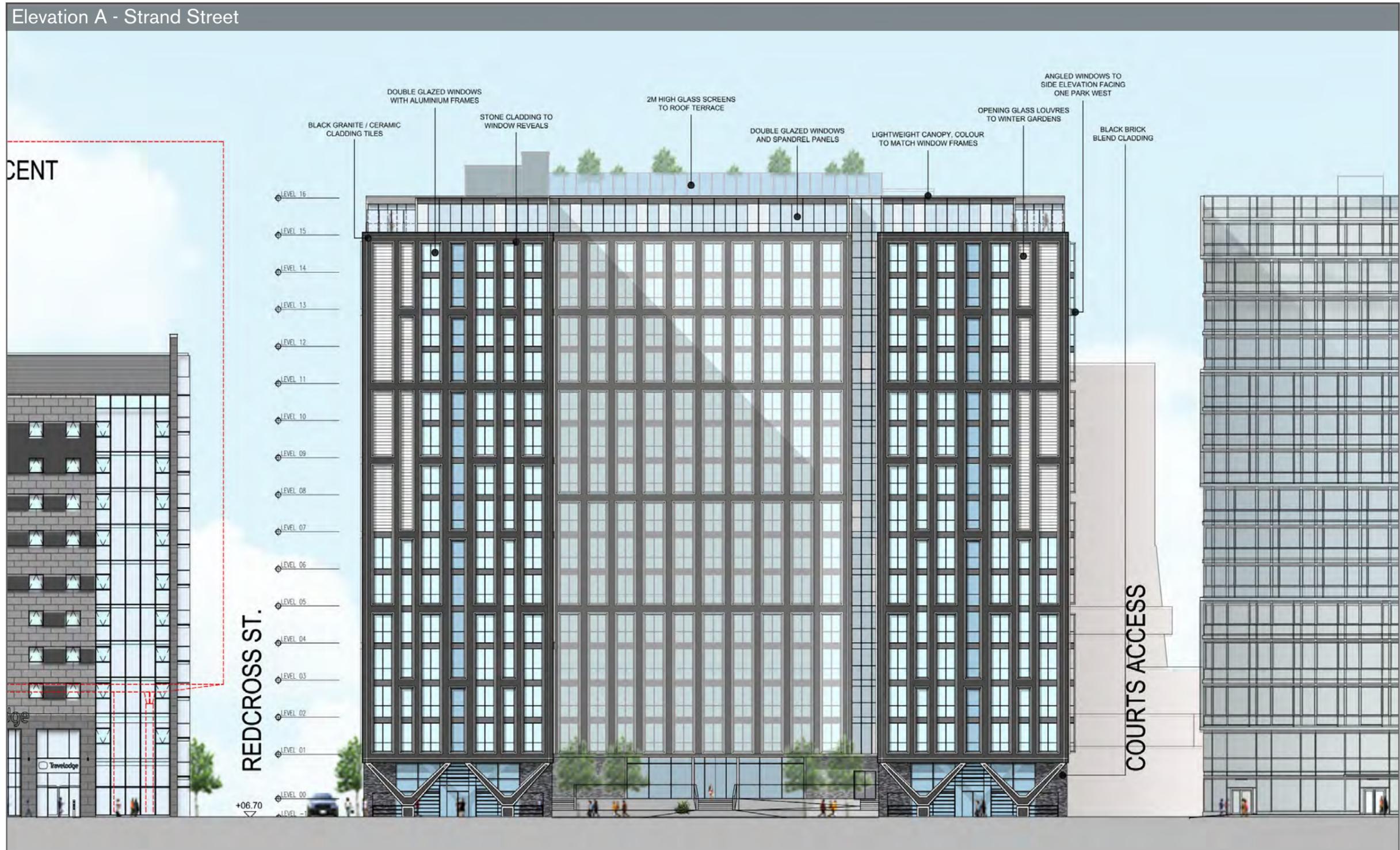
3.0 // Proposed Amended Plans



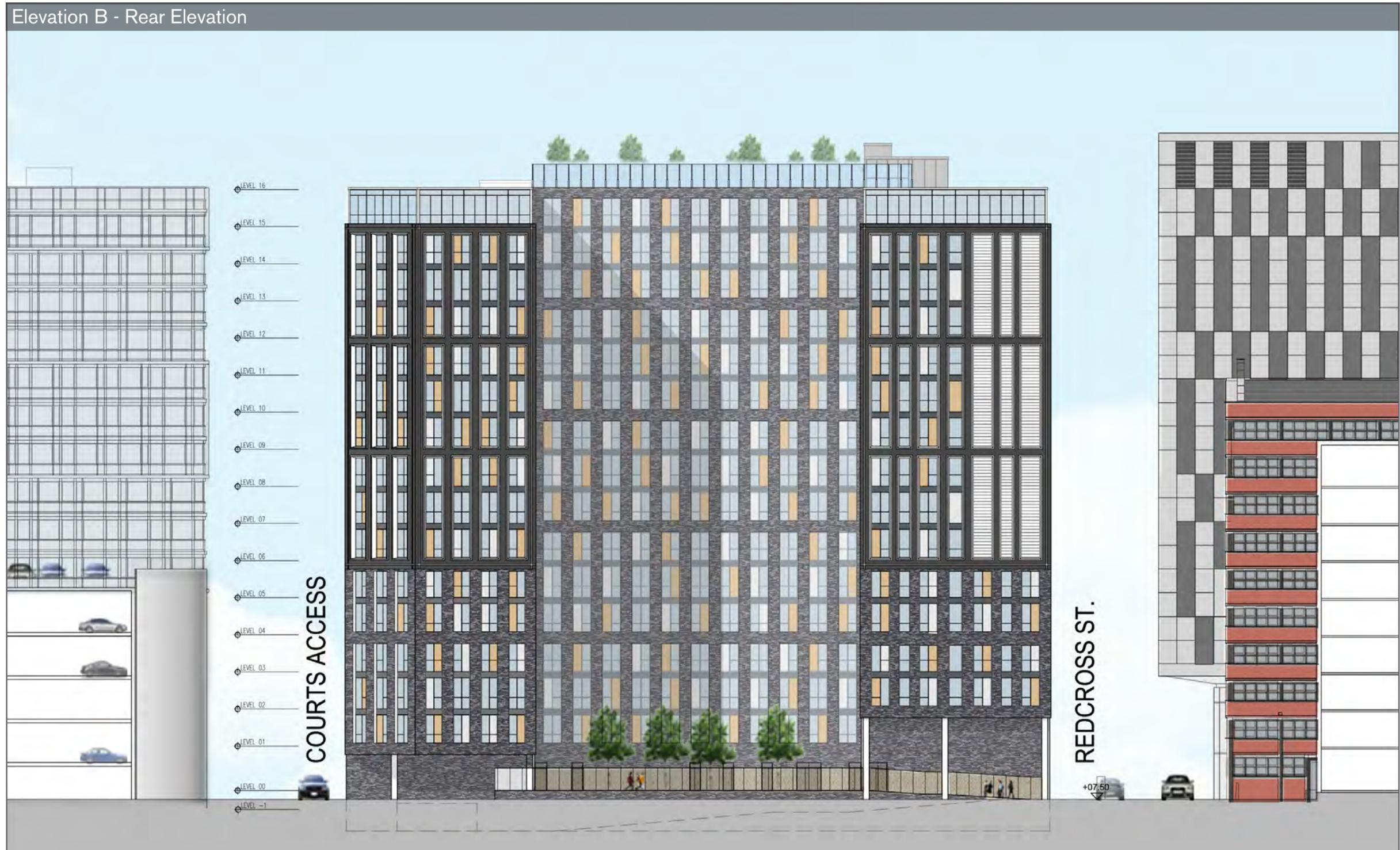
4.0

// Proposed Amended Elevations

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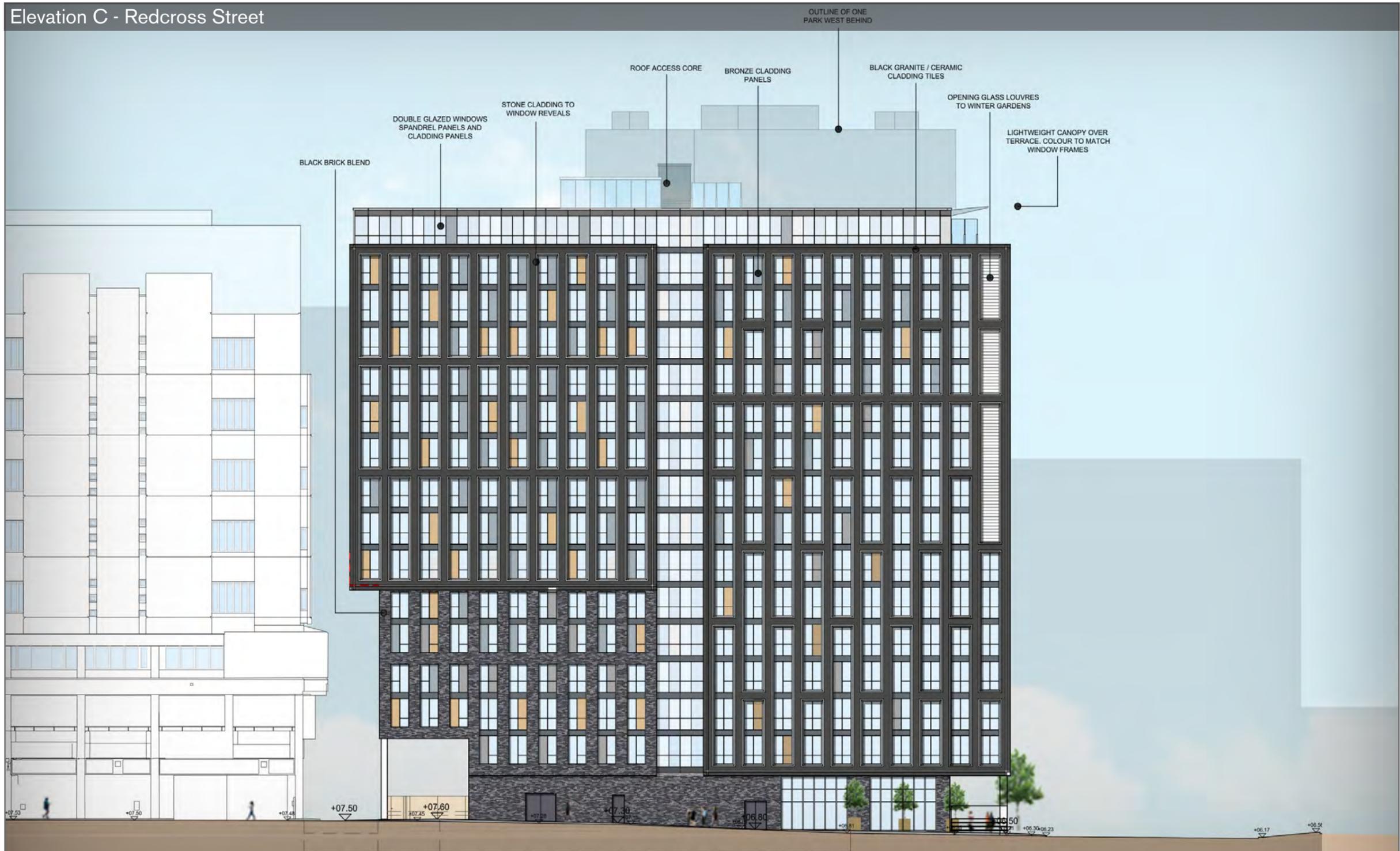


4.0 // Proposed Amended Elevations



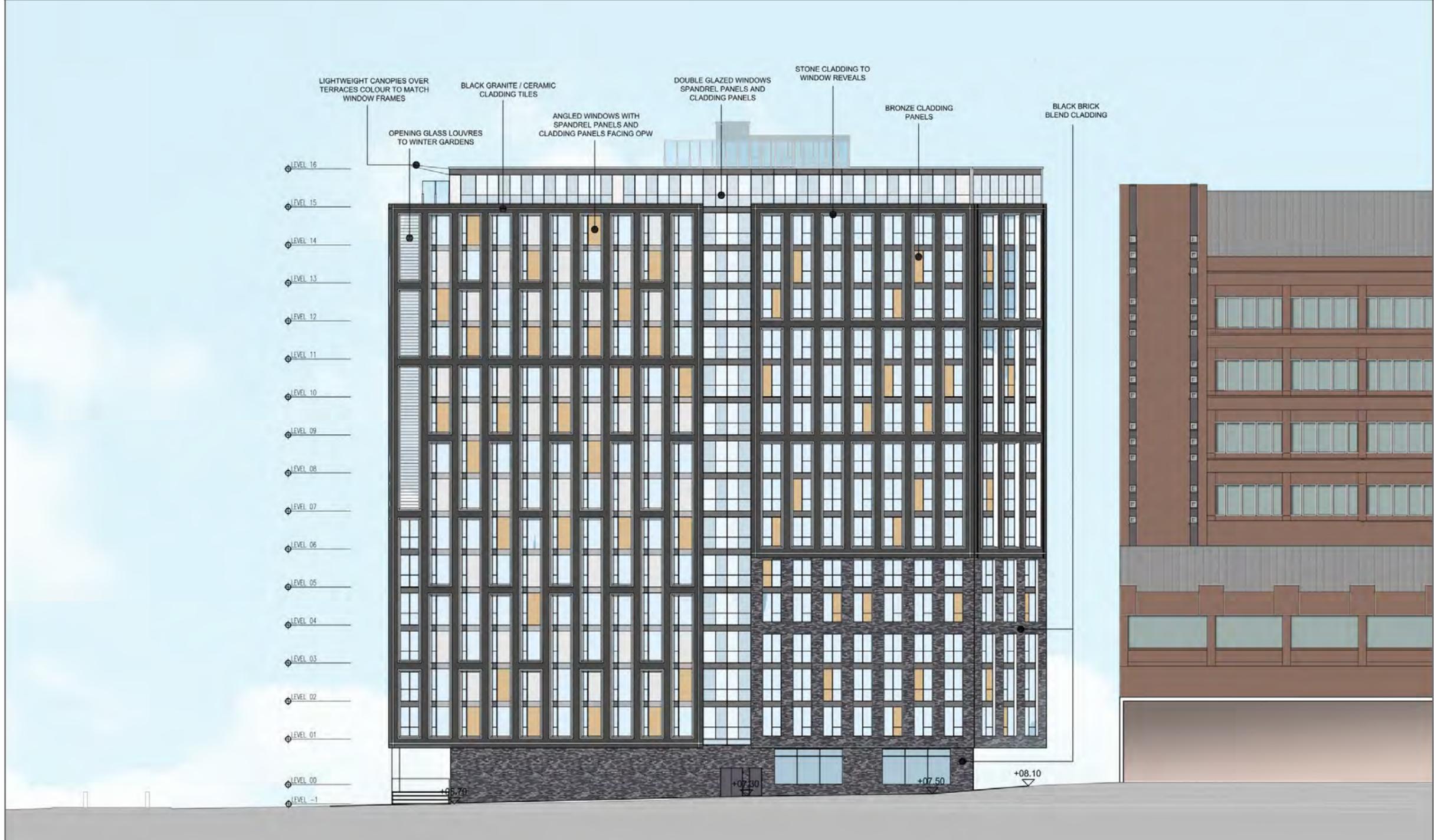
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// Proposed Amended Elevations



4.0 // Proposed Amended Elevations

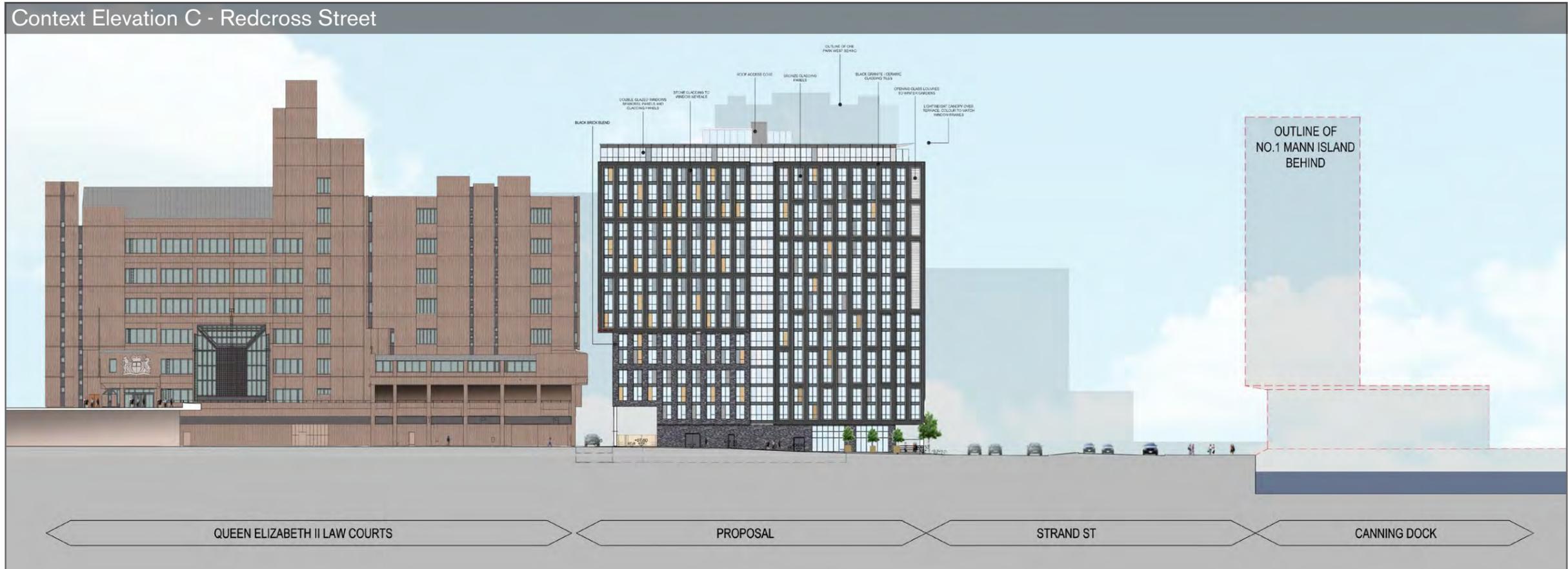
Elevation D - Courts Access Road



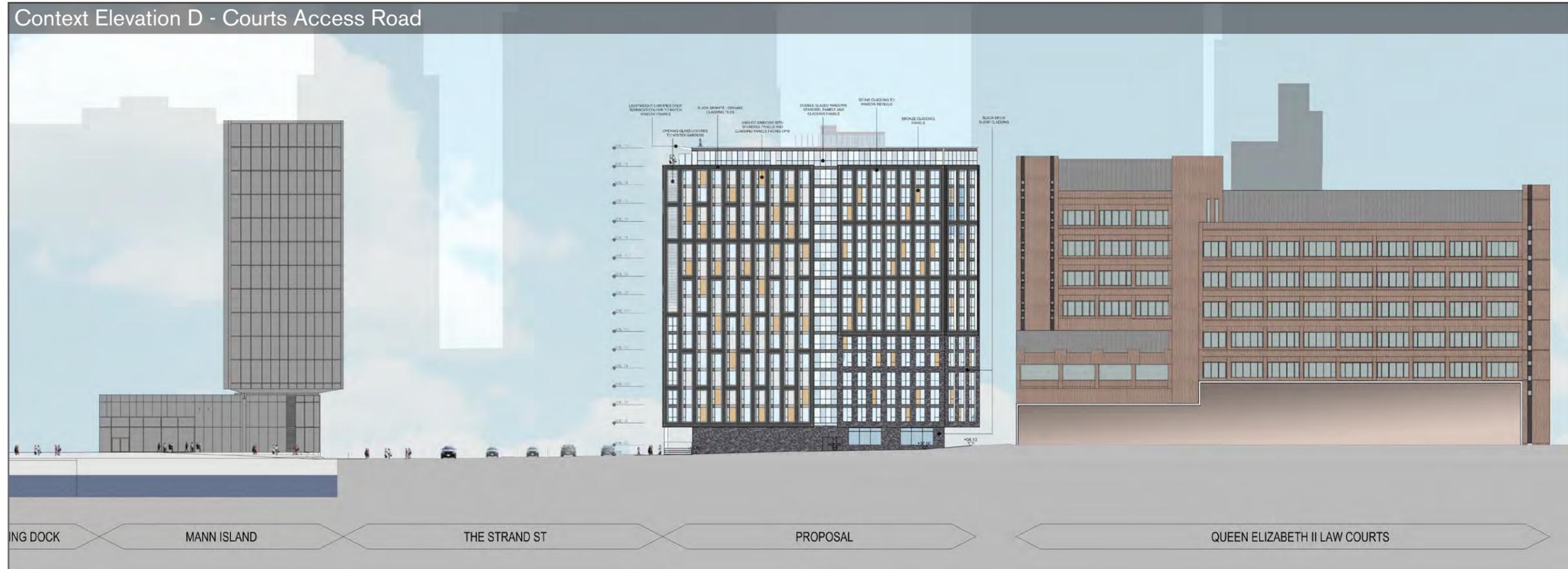
4.0 // Proposed Amended Elevations



4.0 // Proposed Amended Elevations



4.0 // Proposed Amended Elevations



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// Proposed Amended Visuals

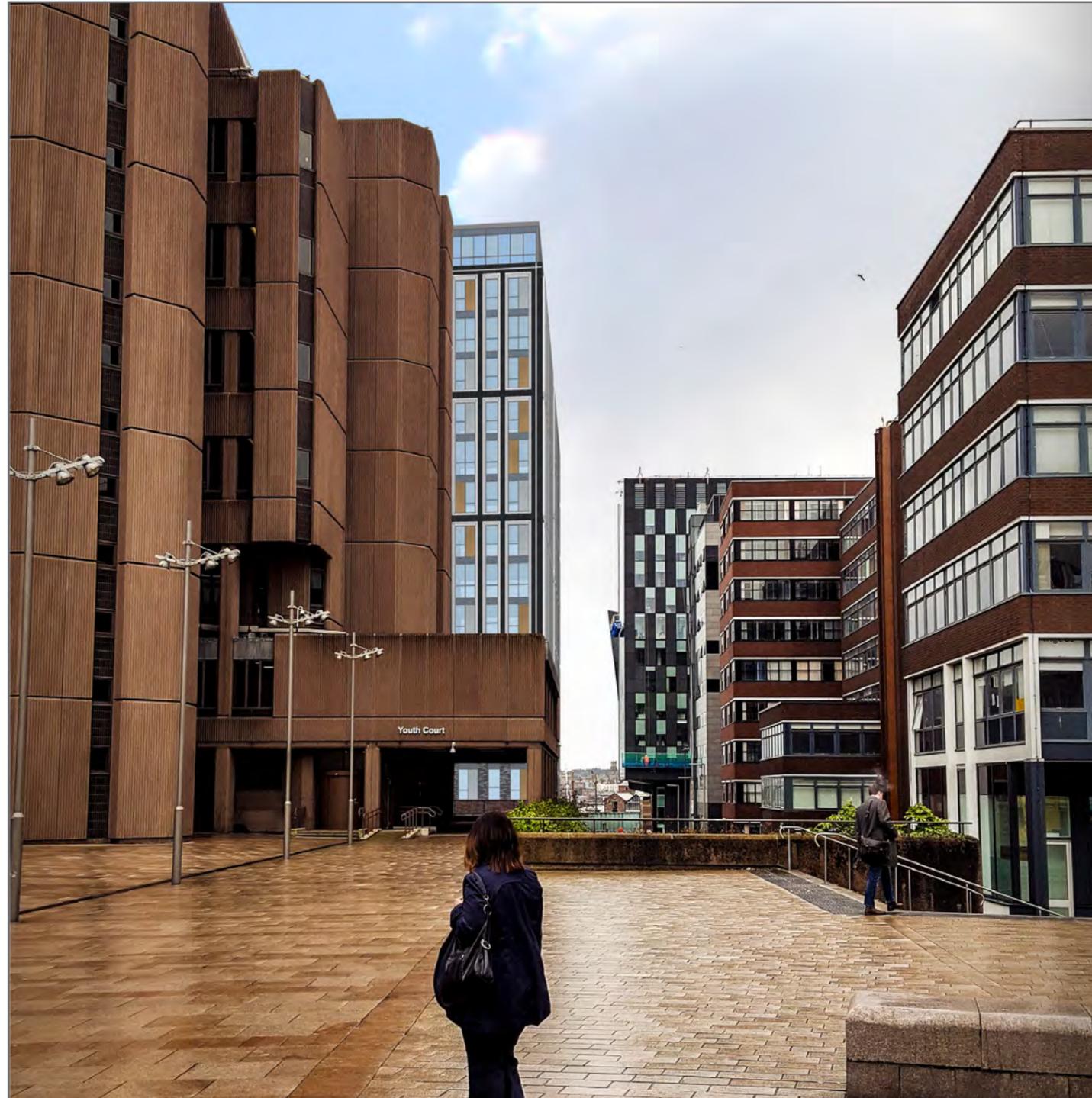
5.0 // Proposed Amended Visuals

5.1 - Photomontage from Strand Street



5.0 // Proposed Amended Visuals

5.2 - Photomontage from Recross Street (Derby Square)



5.0 // Proposed Amended Visuals

5.3 - Photomontage from Anglican Cathedral



5.0 // Proposed Amended Visuals

5.4 - Photomontage from Liverpool One



5.0 // Proposed Amended Visuals

5.5 - Photomontage from Canning Dock



5.0 // Proposed Amended Visuals

5.6 - Photomontage from The Royal Liver Building



5.0 // Proposed Amended Visuals

5.7 - Photomontage from The Cunard Building



5.0 // Proposed Amended Visuals

5.8 - Photomontage from The George's Dock Building



5.0 // Proposed Amended Visuals

5.9 - Photomontage from No.1 Mann Island



5.0 // Proposed Amended Visuals

5.10 - Photomontage from The Museum of Liverpool



5.0 // Proposed Amended Visuals

5.11 - Sketch View from across Strand Street



5.0 // Proposed Amended Visuals

5.12 - Sketch View of Main Entrance & Public Garden



5.0 // Proposed Amended Visuals

5.13 - Sketch View along Strand Street



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// Proposed Amended Visuals

5.14 - Sketch Aerial View of Rear Facade and Roof Terrace



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