Site Analysis Primary & Secondary Routes



The site falls between the Ropewalks and Baltic Triangle areas of Liverpool City Centre within close proximity of the main arterial roads of The Strand and Duke Street for easy vehicular and pedestrian access into the rest of Liverpool City Centre and beyond. The pedestrian routes to the site will be from Argyle Street and Suffolk Street via Liverpool One. The site is easily accessed by public transport.

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Site Analysis Existing Site Plan

The Existing Site:

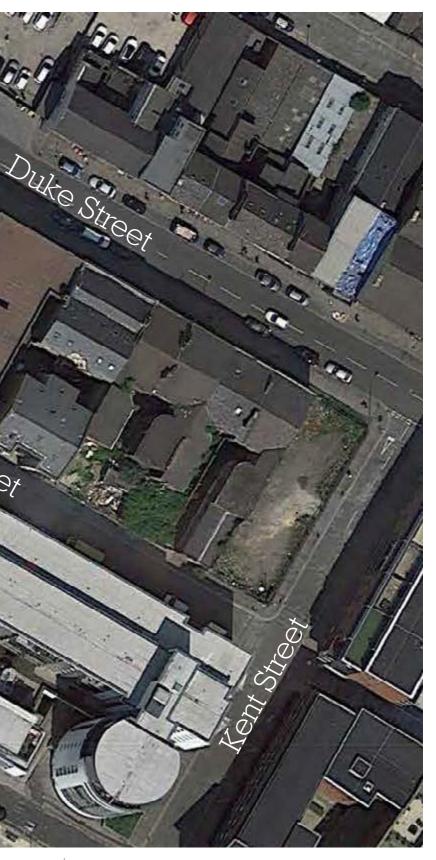
The existing site extends approximately 839m2/0.20 acres and is currently unoccupied. The site comprises of a number of overgrown areas of disused surface car parking stores. The character of the existing surrounding area reflects the warehouse aesthetic of the historical Ropewalks areas and modern residential developments nearby.

Tenry Street

0

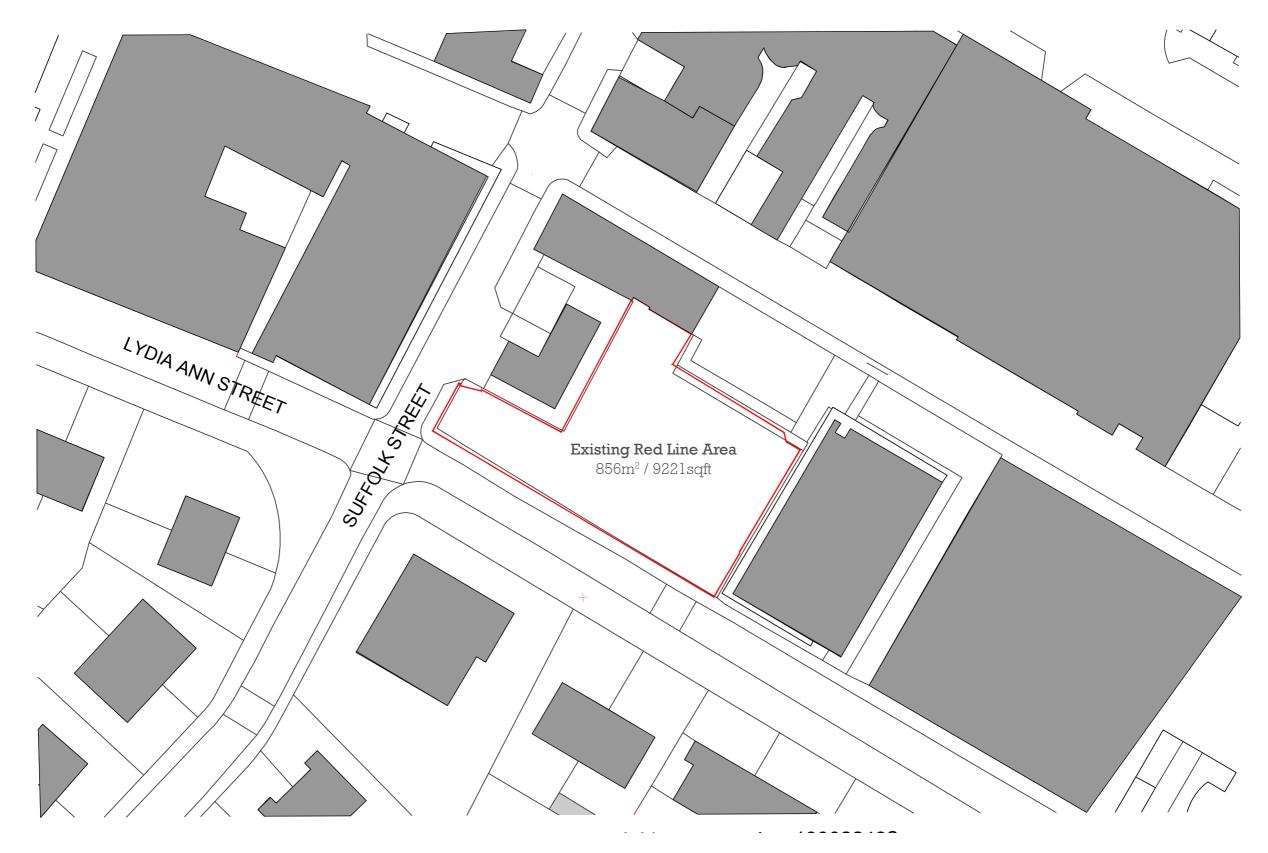
Tydia Ann Street





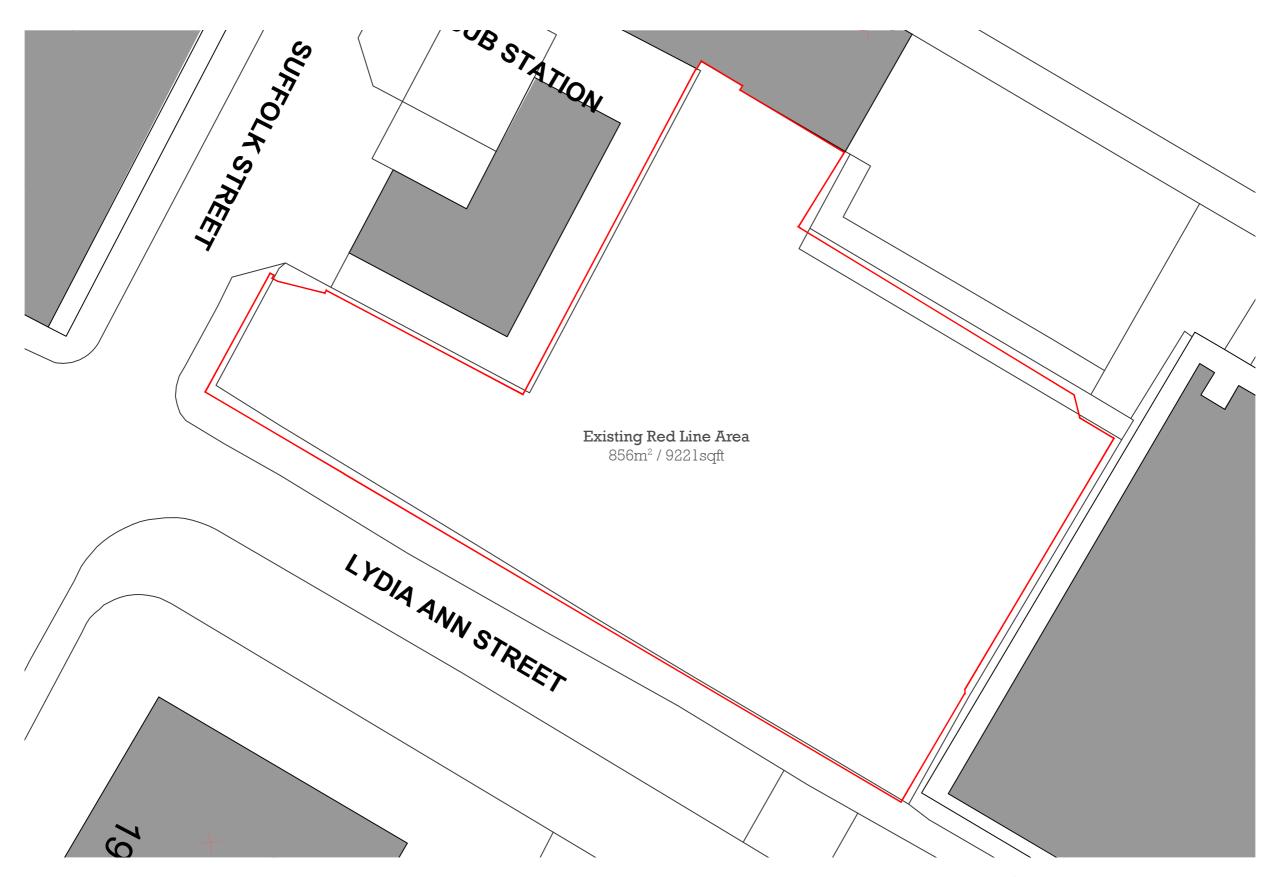
15 | Residential Accommodation - Lydia Ann Street, Liverpool

Site Analysis Existing Site Location Plan OS 1:500





Site Analysis Existing Site Plan OS 1:200





Site Analysis Existing Site Topography OS 1:200





Site Analysis Existing Site Character



Site Image : Corner between Lydia Ann Street and Suffolk Street.

Site Image : Car Park located at corner of Henry Street and Kent Street.



Site Image: Mixture of materiality providing variation to the Street Elevation.



Site Image: Corner between Henry Street and Suffolk Street.



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Site Analysis Existing Street Scenes Surrounding massing





Site Analysis Existing Context Massing

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Site Analysis Existing Site Materiality



Connection between Stone and Brick



Brass Cladding



Timber Cladding and Metal Frame





Timber Cladding and Brick

Panoramic Site Image, Duke Street



Copper Cladding



Metal Cladding and Render

Site Analysis Views onto Site



A Lydia Ann Street (West)



C Suffolk Street (South)



B Lydia Ann Street (East)



D Suffolk Street (North)

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Design Proposal **Proposed Plans** Ground & Typical inc. Schedule

Ground Floor Layout inc. 19 Car Park Spaces

Typical Upper Floor Layout



	1B	2B	MA	
0	0	0	0	
1	2	2	5	
2	2	2	5	
3	2	2	5	
4	2	2	5	
5	2	2	5	
6	2	2	0	
Total	12	12	25	
49				

Design Proposal Proposed Plans Alternative Option inc. Schedule



Typical Upper Floor Layout



	1B	2B		
0	0	0		
1	8	0		
2	8	0		
3	8	0		
4	8	0		
5	8	0		
6	2	2		
Total	42	2		
44				

MUENTY GAUDENS

Sixth Floor Layout

38

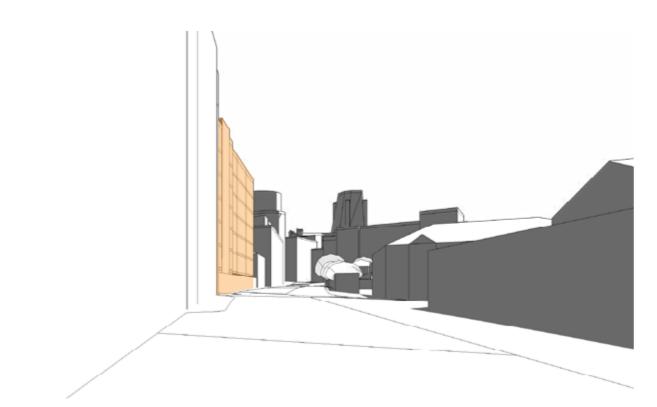
27 | Residential Accommodation - Lydia Ann Street, Liverpool

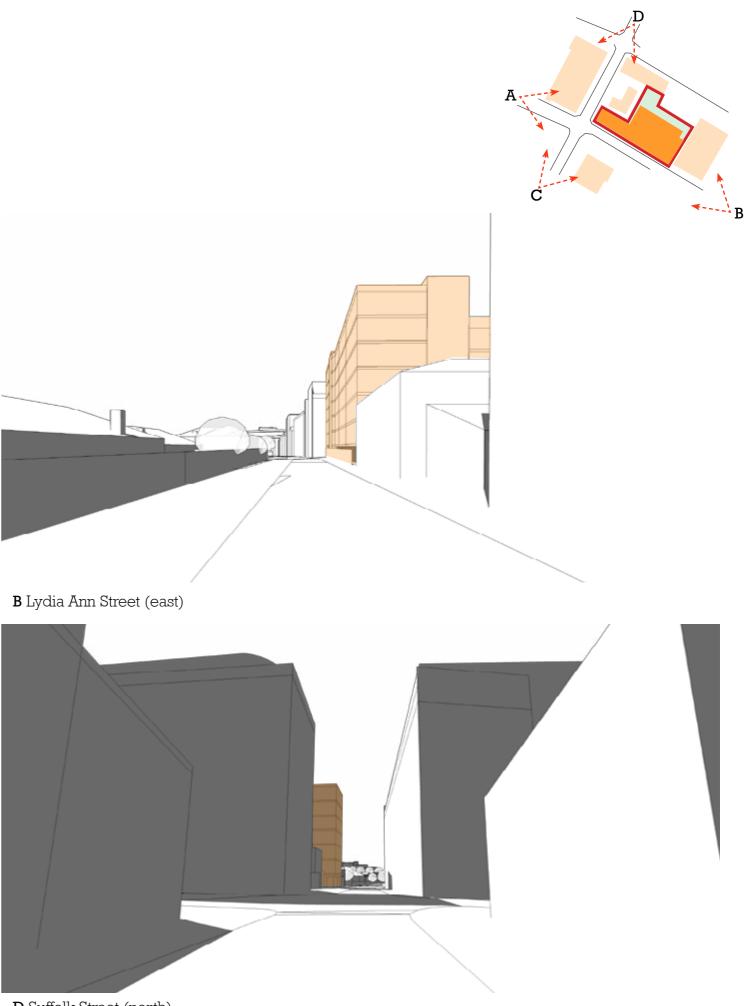
24

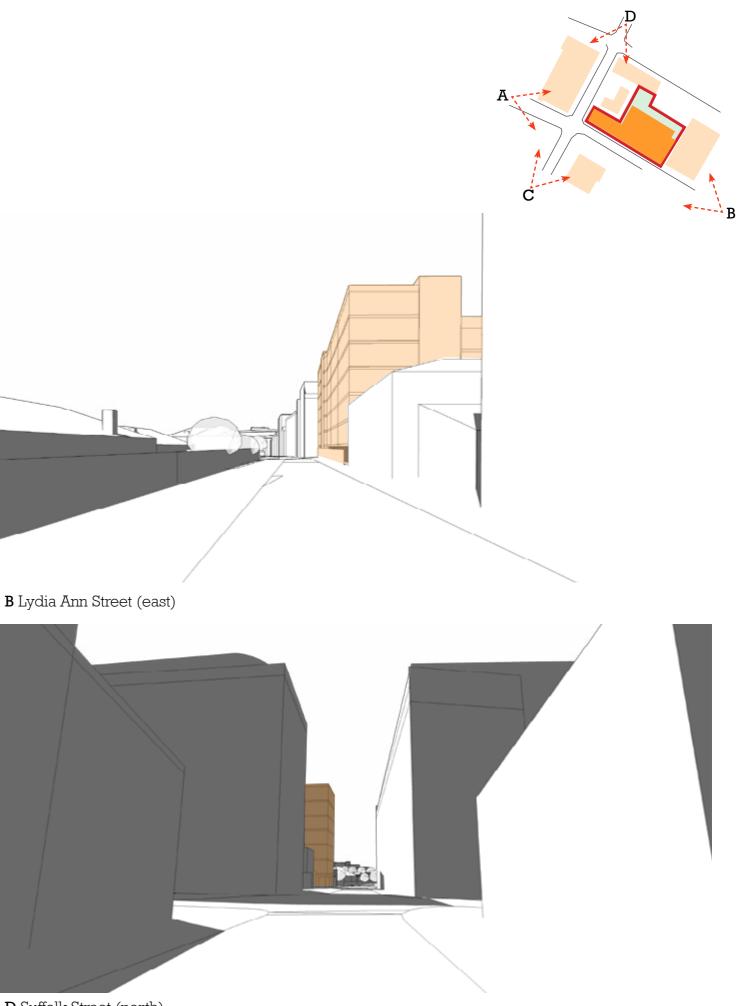
Design Development Proposed Massing in Context



Site Analysis Serial Vision

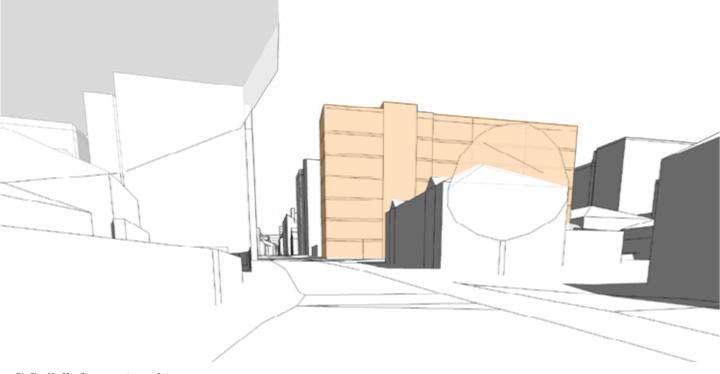






D Suffolk Street (north)

A Lydia Ann Street (west)



 ${\pmb C} \ {\rm Suffolk} \ {\rm Street} \ ({\rm south})$

Site Analysis Proposed Street Scenes Surrounding massing

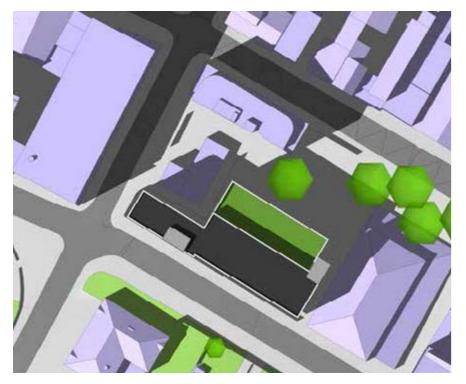


Design Development Overshadowing June 20th 2016





9am



6pm



12 Noon 3D



3pm 3D

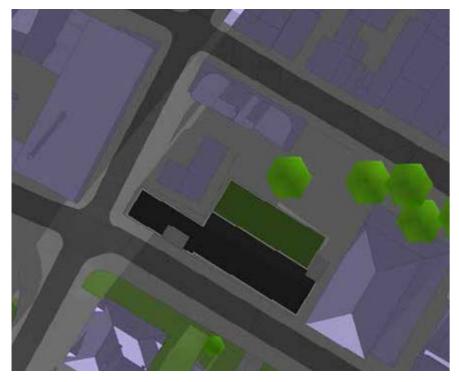
31 | Residential Accommodation - Lydia Ann Street, Liverpool

Design Development Overshadowing December 20th 2016





9am



3pm











12 Noon 3D



3pm 3D



Design Development Proposed Visual Sketch

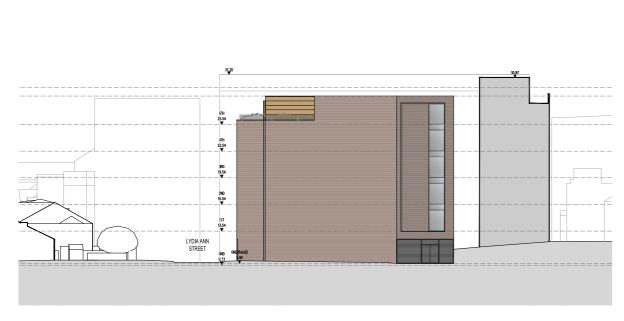


Design Proposal Proposed Elevations

Review and consideration of the initial massing model demonstrated that the 6th floor presenting onto Lydia Ann Street was dominant to the residential properties opposite the site. As a direct response to this the 6th floor was revised to be recessed on this elevation; mitigating any percieved impact of dominant height. The 6th floor is expressed to the Suffolk Street and rear elevations as this is read in context with the existing taller building to the corner of Suffolk and Henry Street.







Side (East) Elevation



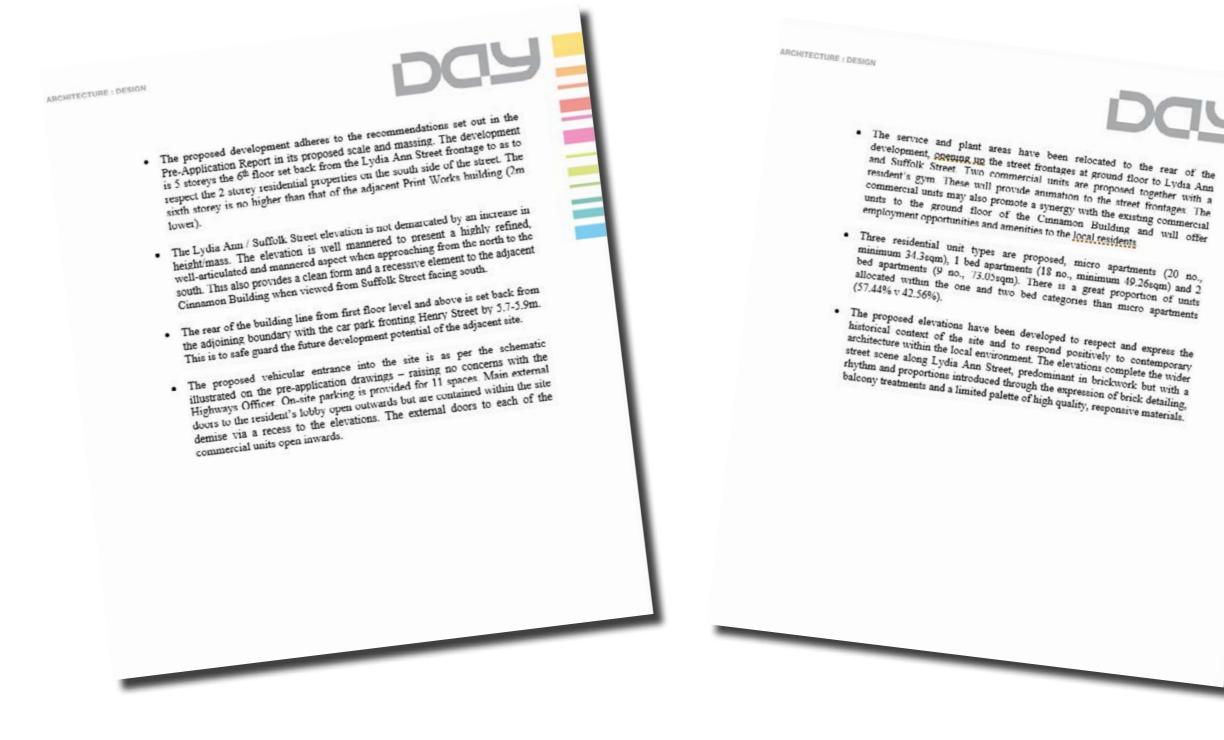
Suffolk Street Elevation



Rear North Elevation



Design Proposals **Response from Formal Pre-Application Advice**



Design Proposal Urban Design Officer Feedback

Further to a design review with the Planning and Urban Design Officer, a number of comments were made regarding the emerging elevational design proposals. These comments are set out below and have been considered and incorporated into the scheme proposal:

The elevations should reflect and contextualise with the heritage and warehouse nature of Ropewalks. Along Lydia Ann Street from Henry Street to Kent Street there is a variety of architectural styles, from original warehousing to contemporary architecture (Circle 109). The design needs to successfully address and make a positive contribution to the (diverse) street scene.

It was commented that the height and scale of the elevations could be expressed so that the development appears as a series of buildings; with control on the extent of window types and reveal details. It was noted that the corner presenting onto Suffolk/Lydia Ann Street was 'overdressed' and a more subtle design would be more appropriate to the context.

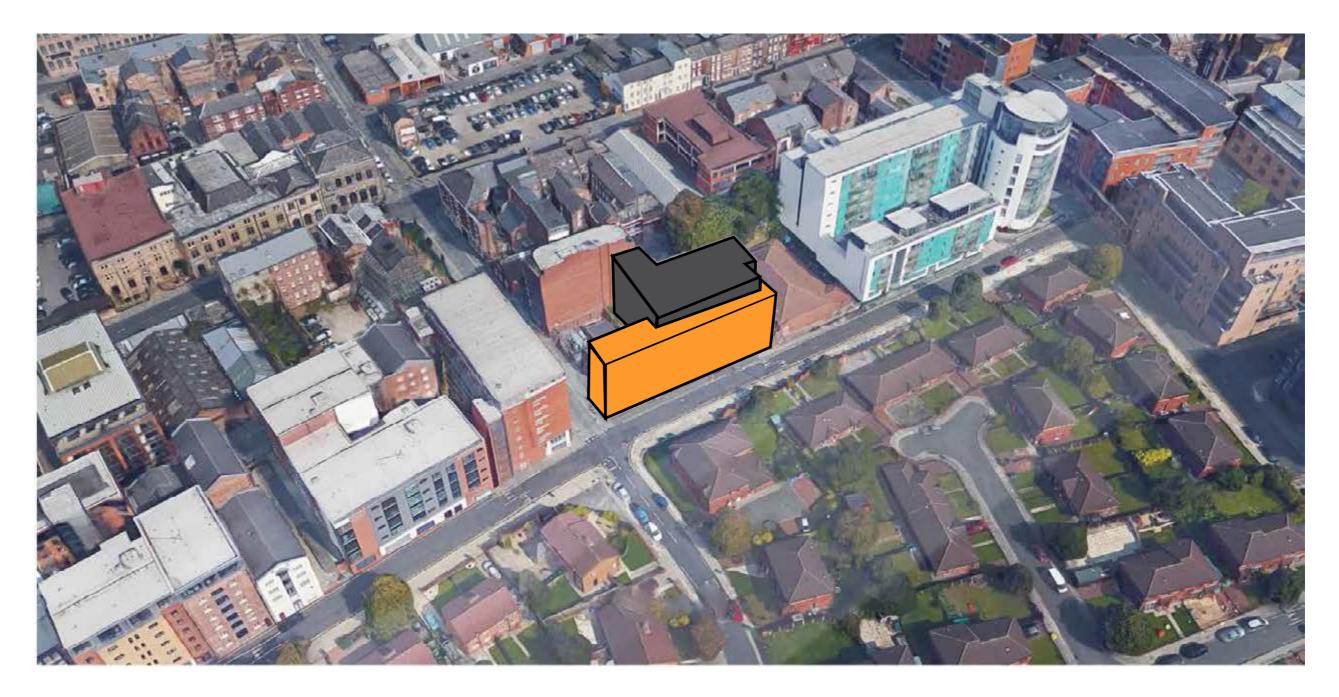
Reference to the historical context of warehouses and Georgian Townhouses was made to convey how the elevations could be controlled whilst offering a subtle yet animated street scene.

The following pages demonstrate graphically how DAY Architectural have responded positively to this feedback:

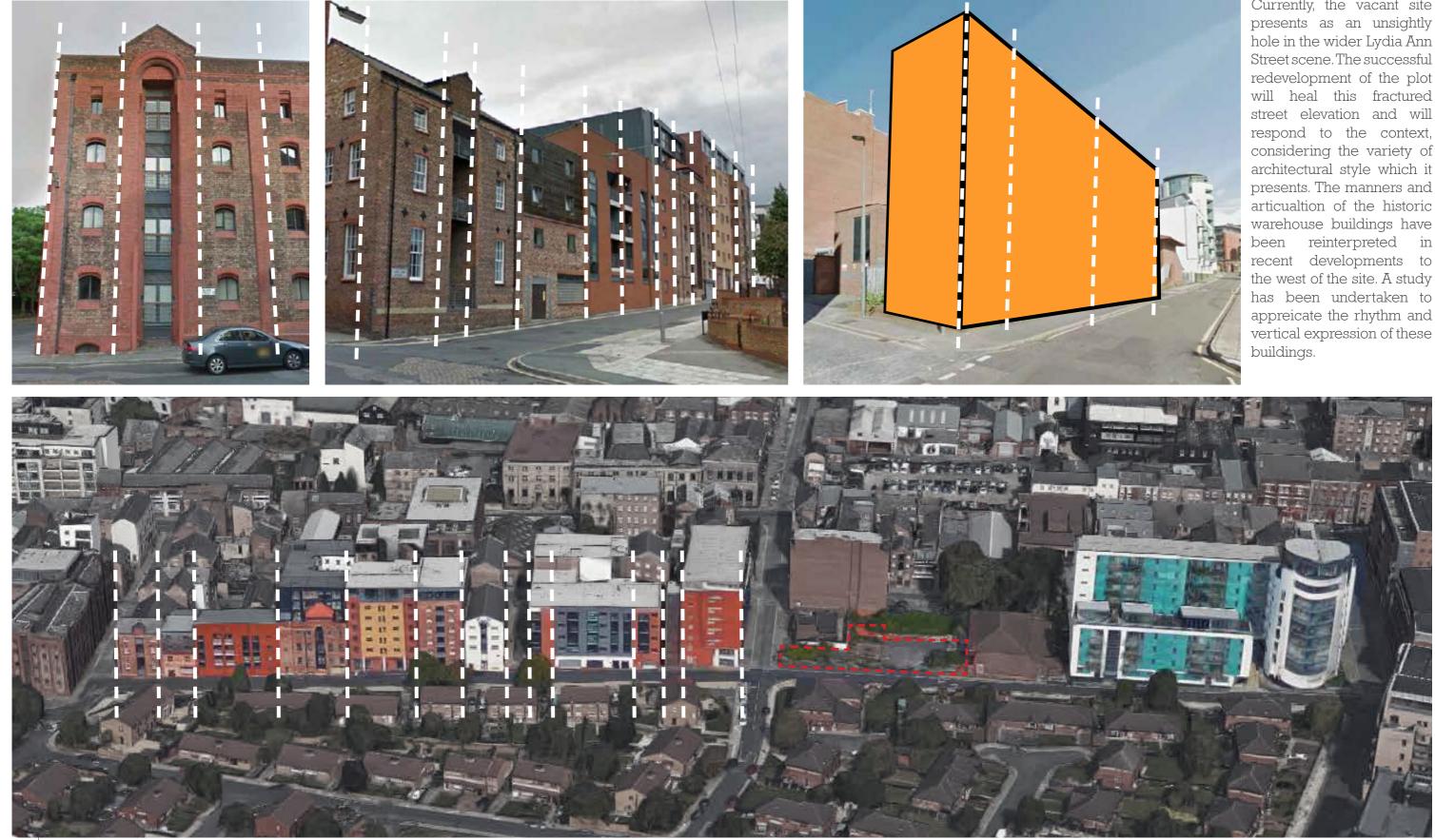
Design Proposal Proposed Massing in Context

The development is expressed as two masses, with a reduction in height on the lower mass (illustrated yellow below) onto Lydia Ann Street and the corner of Suffolk Street. The orientation and layout of the plans will allow the majority of accommodation to be screened from the streetscenes when viewed with the context of the Cinnamon Building and the Print Works Apartment building on Henry Street.

The building will successfully address the Lydia Ann/Suffolk Street corner in a confident yet unassuming way with well considered architectural manners and materiality.



Design Proposal Contextual Study_Design Approach



Currently, the vacant site

Design Proposal Elevational Study_Design Approach

Vertical Division

PARAPET 29.64

PARAPET 28.74

5TH 25.54

4TH 22.54 T

3RD

19.54

2ND 16.54 T

1ST 13.54

GND GND(Retail)

(13) (6)

(15)

(3)

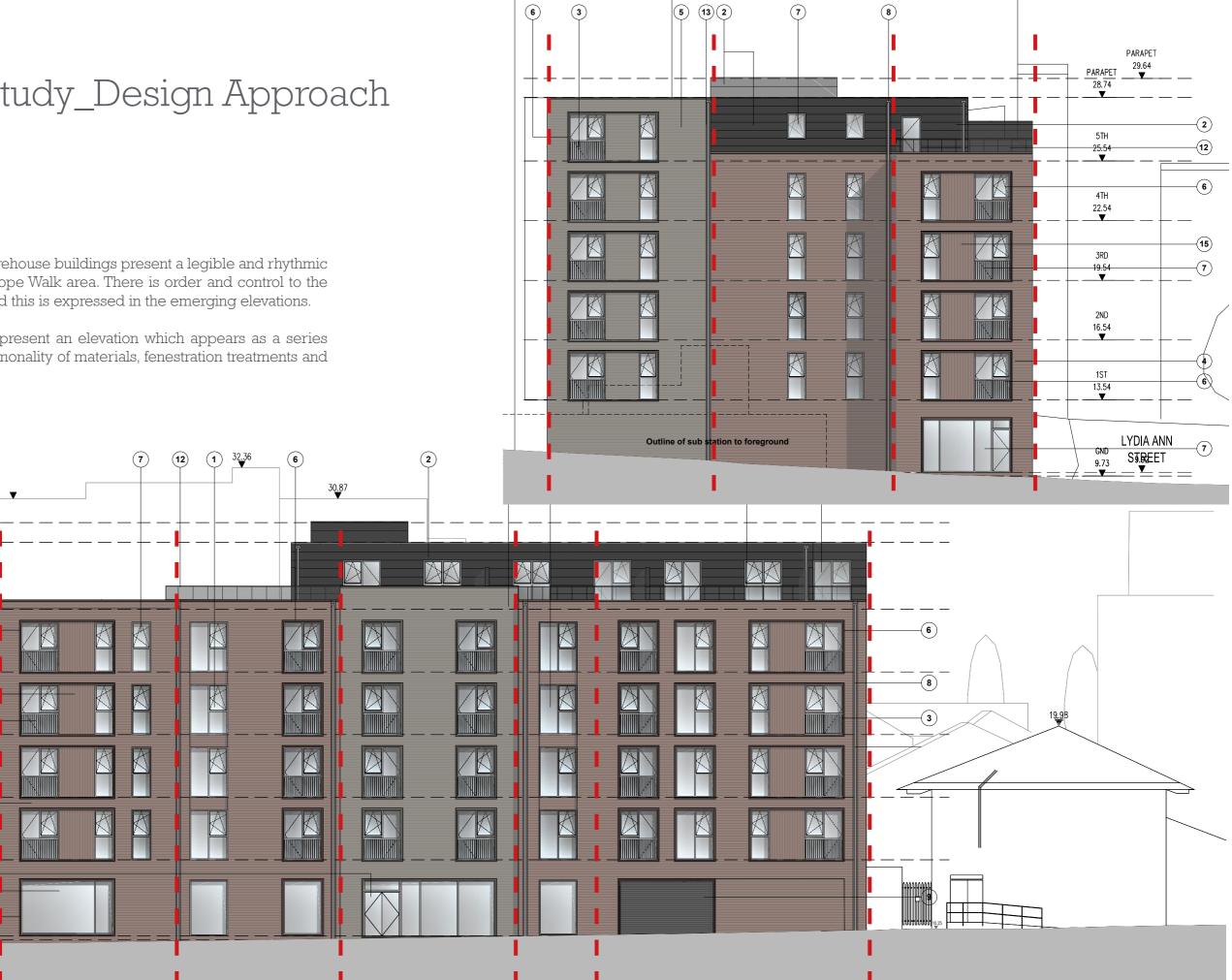
(4)

(1

6

The traditional brick warehouse buildings present a legible and rhythmic pattern to the historic Rope Walk area. There is order and control to the proposed floor plans and this is expressed in the emerging elevations.

The design intent is to present an elevation which appears as a series of buildings with a commonality of materials, fenestration treatments and proportions.



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