

Ovâtus, a, um. adj. [*ab* ovum]
made like an egg, of an oval figure

Ovatus I
Old Hall Street, Liverpool
Design+Access Statement



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Note: Supporting reports included separately.



Site wide diagram of Completed scheme comprising of both Ovatus (current application) and Ovatus II (future application) within the development site

Statement

1.1

This Design and Access Statement forms part of a full planning application, submitted to Liverpool City Council (LCC) on behalf of '122 Old Hall St. Ltd' (the "Applicant"), for the site located at the corner of Leeds/ Great Howard Street, addressed 122 Old Hall Street, Liverpool.

Application For Planning Permission

The site benefits from strong connectivity and prominence in relation to Peel Group's Liverpool Waters, which is in part centred to the west of the application site.

The proposed towers will offer views across the Mersey and are sited at a significant node towards New Quay with the elliptical forms allowing for a smooth transitional flow around the corner of Great Howard/ Leeds Street.

Use

1.2

Ovatus I

This application is for one tower only known as 'Ovatus I'. The future tower 'Ovatus II' will be provided under a separate planning application to follow. Ovatus I (this application), the first and smaller tower of the two proposed buildings located to the east of the development site will offer a residents' entrance from the public realm at ground floor level within a two storey height space and access to 26 storeys of accommodation over. The plant will be located within a two storey basement. Residential floor levels 1-23 are to include a collection of studios, 1 bedroom and 2 bedroom apartments. Floors 23 and 24 comprise 4no. 3 bedroom apartments and floors 25 and 26 offer duplex apartments located within the corona of the tower.

'Ovatus II' will form a separate application and will follow on directly as a second phase. It will follow the same principles as Ovatus I with the design being harmonious with the aesthetic of the tower, it will be designed to punctuate above the skyline thus avoiding a stagnant cluster through its accentuation relevant to Princes Dock on a gateway site.



Site Context

1.3



View 01



View 02



View 03



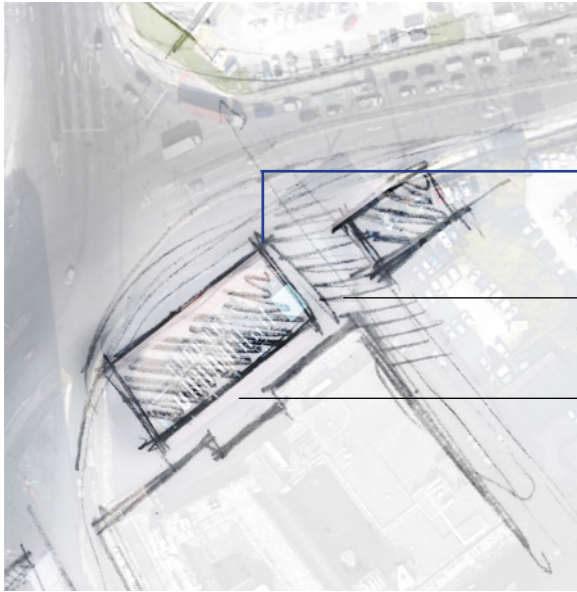
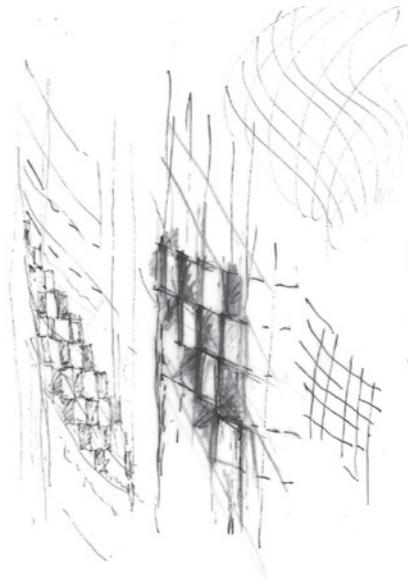
Design Evolution

Various iterations of design forms were explored to ensure that the proposal would respond well to the context and that an elegant design solution would be possible. The essential aspects to consider relate to the need to provide a public heart to the development, pedestrian flow and permeability as well as views to and from the scheme.

The oval form is very efficient in design terms when considering the ratio of floor to surface area. The contrast of the oval form to the immediate linearity of the surrounding buildings creates an interesting interface that affords greater permeability allowing the proposed buildings to breathe in context. The organic form relates well to the existing road layout and the sweeping curves offer a smooth pedestrian flow through the public realm.



The facade was also explored as an organic entity that would spiral in harmony with the curvilinear nature of the proposed scheme. Patterns found in nature inspired the approach of the cladding design. Offset panels were introduced at alternate floors to achieve this.

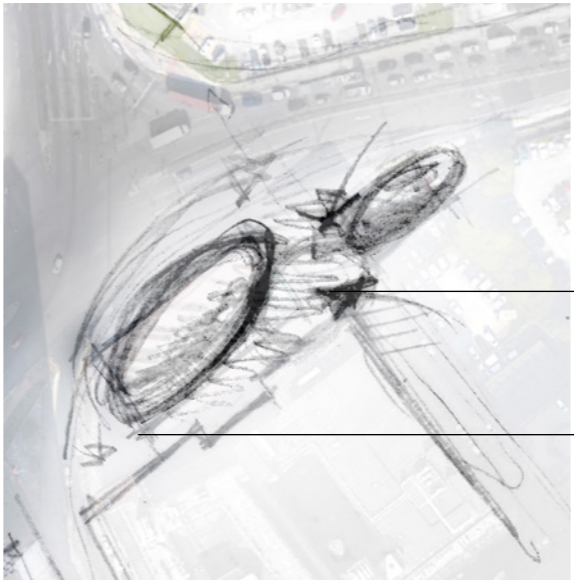


form conflicts with context and curvature of road and shape of the site

public realm as corridor extending Back Leeds

little permeability

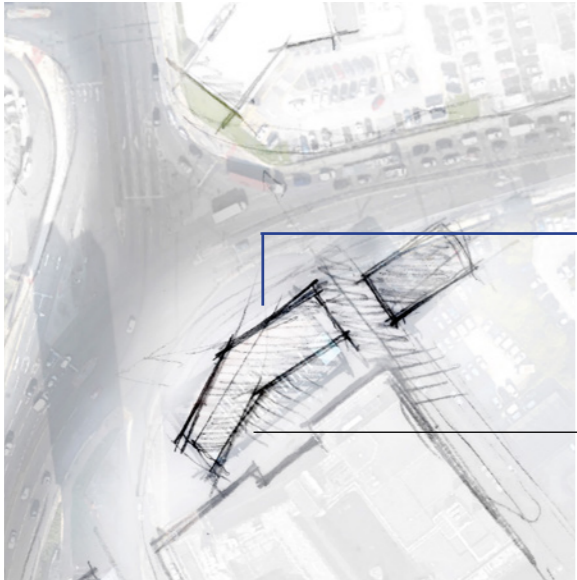
1



curvature of oval form follows shape of the site and opens up the urban realm

form allows for greater permeability and flow of movement to and around site

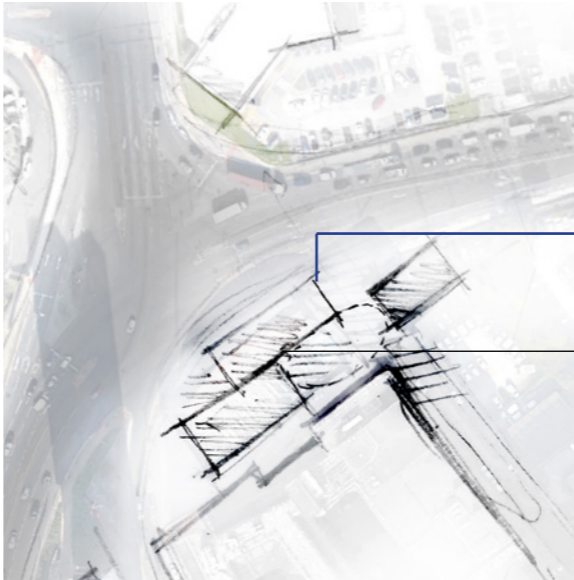
4



form responds to curve of the site

pinch point

2

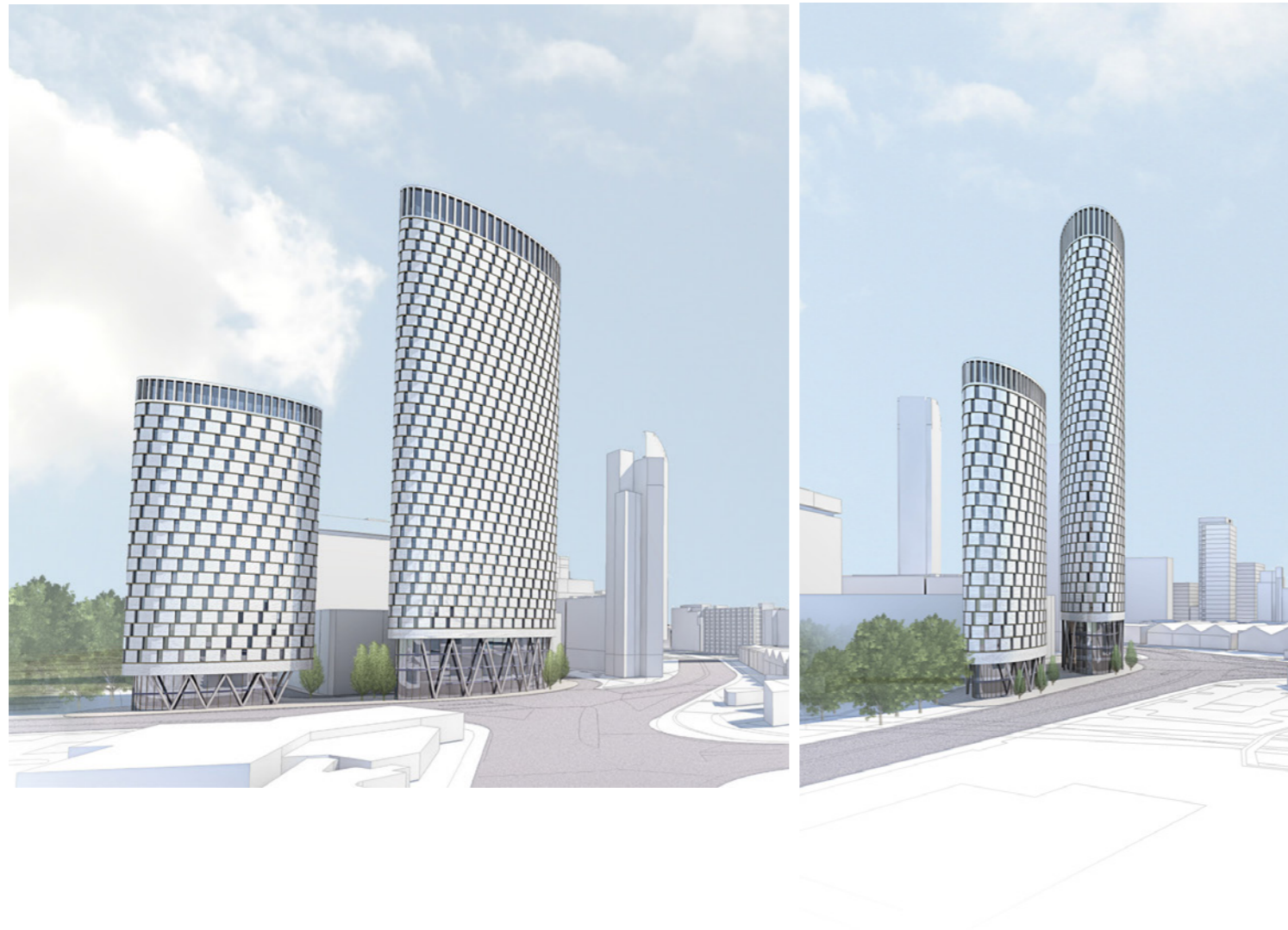


disjointed form arrangements conflict with shape of the site

main building slipped to open up public realm

3

Diagrams to show initial options explored as design development in context



Future vision of both towers: Ovatus I (this application) and Ovatus II (future application) as presented to LCC

Pre-application with LCC Consultation No. 1 Monday 27th June 10:00

1.5

Summary of Main Points

- Tower 1 to commence first as car park site located to the northeast of the site is vacant immediately
- Tower 2 Need to wait for vacant possession of Data Centre in two years time
- Site recognised as a 'gateway' site
- Intention to submit detailed application for Tower 1 with a vision for Tower 2
- Stopping up order required within land between the two sites at the end of Back Leeds Street
- Overall scheme: circa 600 apartments, 150 in first phase
- Sites within UNESCO World Heritage buffer zone
- EIA Screening required

Summary of Main Points

- Gateway site
- Designated area for tall buildings cluster
- Proposed towers would contain 629 apartments with basement parking to Tower 2
- Largely naturally ventilated
- Closure of Back Leeds Street - opportunity for public space
- Tower 2 (larger) would benefit from being turned on its axis and moved closer to Leeds St. to open public space
- Need to celebrate residential entrance arrival of two towers off plaza
- Shared surface for car park entrance and public realm
- Tall building cluster to have more hierarchy and shape with the buildings stepping up higher
- Extend corona



Future vision of both towers: Ovatus I (this application) and Ovatus II (future application)



Future vision of both towers: Ovatus I (this application) and Ovatus II (future application) as presented to LCC

Pre-application No. 2 with LCC Tuesday 11th October 13:00 1.7

Summary of Main Points:

Places Matter Response discussed:

- Increased storey heights to Tower 2 to create a positive impact on the skyline to avoid a potentially stagnant cluster
- Corona increased in height to include a parapet
- Shared surface to the Public Realm area
- Celebrated residential entrances to both towers facing plaza
- Tower 2 positioned close to northern boundary of the site and rotated slightly anti-clockwise to open up plaza and encourage pedestrian flow

Other Matters:

- Increased glazing to apartments to allow for enhanced levels of natural light and views across the waterfront with provision for sliding glazed units adjacent to large picture windows - see typical bay detail (2.4)
- Materiality use of Corium and anodized louvres - further details were requested to satisfy concerns regarding durability
- Existing planter bounding Leeds Street will require removal
- Application for the first tower to show existing data centre and red line boundary demise to extend to incorporate public realm around existing building



Amount

1.8

Proposal

This application proposal will comprise of the following:

168no. Apartments in total

44no. Studio Apartments

22no. 1 Bedroom Apartments

88no. 2 Bedroom Apartments

14no. 3 Bedroom Apartments

187 Secure Indoor Cycle Spaces

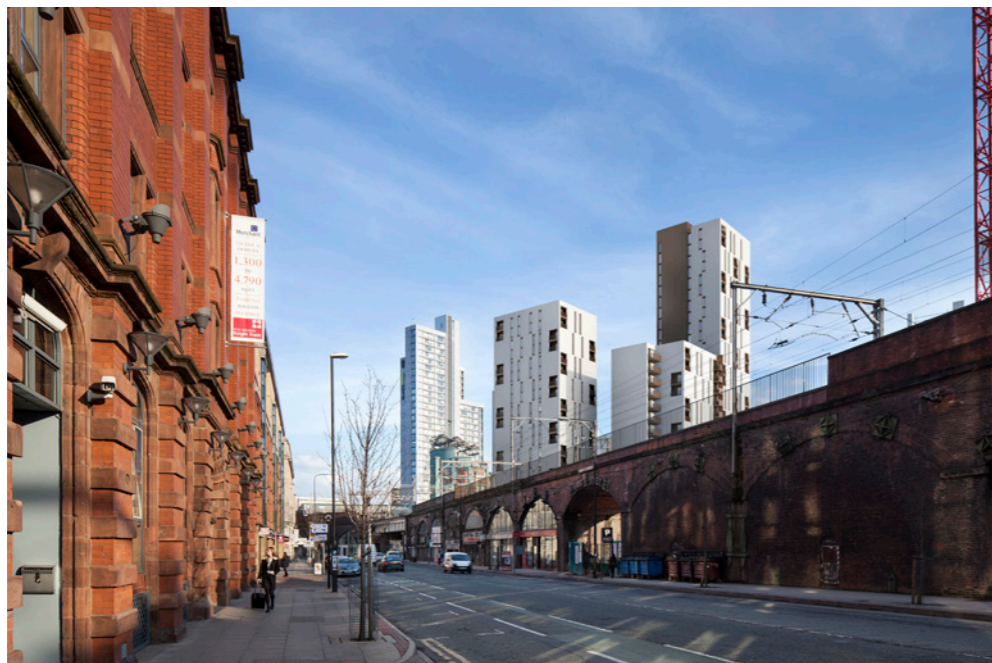
The ground floor offers an area of 96 sqm for the residential entrance foyer with a further 63 sqm for the residents' lounge space area. See area summary for a area details of each apartment space.



1. Great Marlborough Street



2 Motel One



3. Great Marlborough & Cambridge Street



4. Ducie Court

Architectural Commission

1.10

Hodder + Partners were approached by '122 Old Hall Street Ltd' in order to create a scheme that was driven by architectural intent and material quality, thus resulting in a project of considerable merit which would complement the Liverpool skyline. The aims of the project were to:

- Produce a building of high architectural quality that will act as a valuable gateway site, optimising views out across the Mersey
- Reinforce the urban grain by responding to the flowing lines of Leeds Street through considered positioning and massing to animate the urban realm and contribute positively to the tall building cluster

Relevant Experience

1.11

Great Marlborough Street, Manchester

Value: £28.5m

Date: 2012

Awards: RIBA North West Award 2013 and MSA Award for Large Scale Residential Development 2013

Description: Great Marlborough Street is a 37 storey tower for 540 postgraduate, mature and international students adjacent to the Higher Education Precinct in the city of Manchester.

Motel One, Manchester

Value: £16m

Date: 2014

Description: Hodder + Partners won an architectural competition organized by Olympian Homes in November 2011 to design a 330 bed hotel with bar and breakfast facilities for Motel One, a German hotel operator whose philosophy is to provide a high quality hotel product at an affordable price. The building structure and external envelope are all formed in the pre-cast concrete construction.

Cambridge Street, Manchester

Date: 2014

Development comprising 282 residential apartments with ground floor commercial uses (Class A1 (Shop), Class A2 (Financial and Professional Services, Class B1 (Office) or Class D1 (None Residential Institutions)), basement parking for 75 vehicles & pedestrian connection between Cambridge Street and Great Marlborough Street

Ducie Court, Manchester

Value: Confidential

Date: 2012

Description: 614 student Residential Units in Manchester City Centre

Layout

2.1

2.1.1

Wider City Context

The site is located within the World Heritage buffer zone and therefore careful attention has been given to the surrounding context. Careful siting of the forms and a massing appraisal study has been carried out to ensure an elegant and harmonious presence is given.

The site is situated near the periphery of a residential belt and at the heart of a business district.

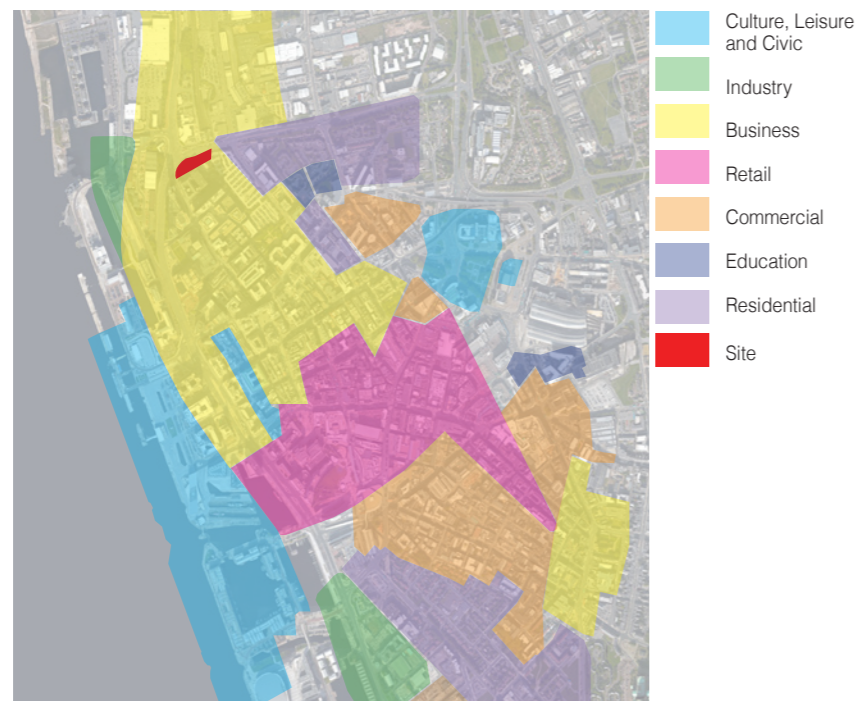
Considering the urban grain of the site, the location acts as an important gateway in relation to its connectivity with Albert and Princes Dock which intersects with strategic and primary routes in the city. The western node is significant in this regard which demonstrates how the proximity of the proposed development connects with urban renewal in the city and the Liverpool Waters masterplan



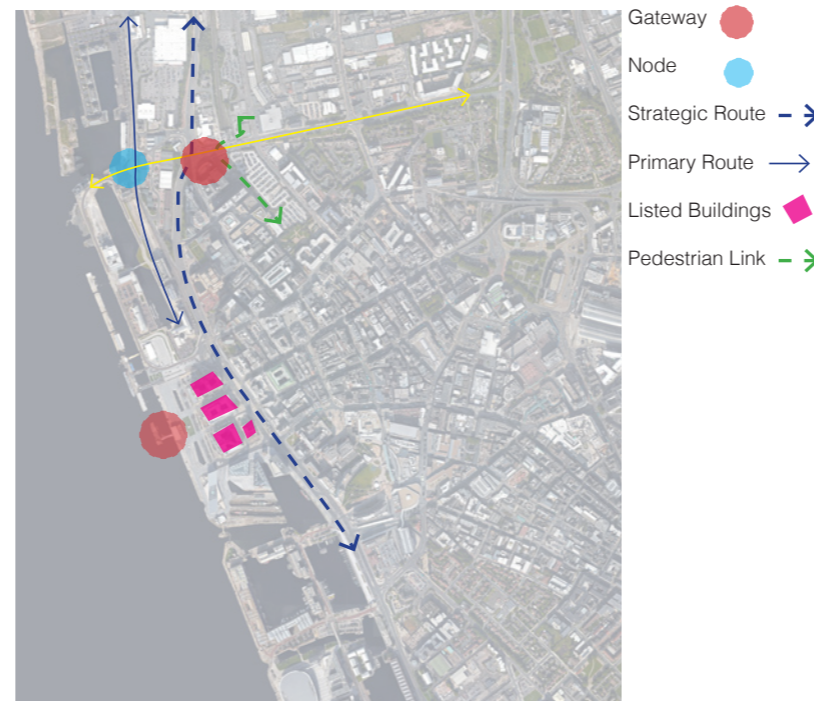
Urban Character



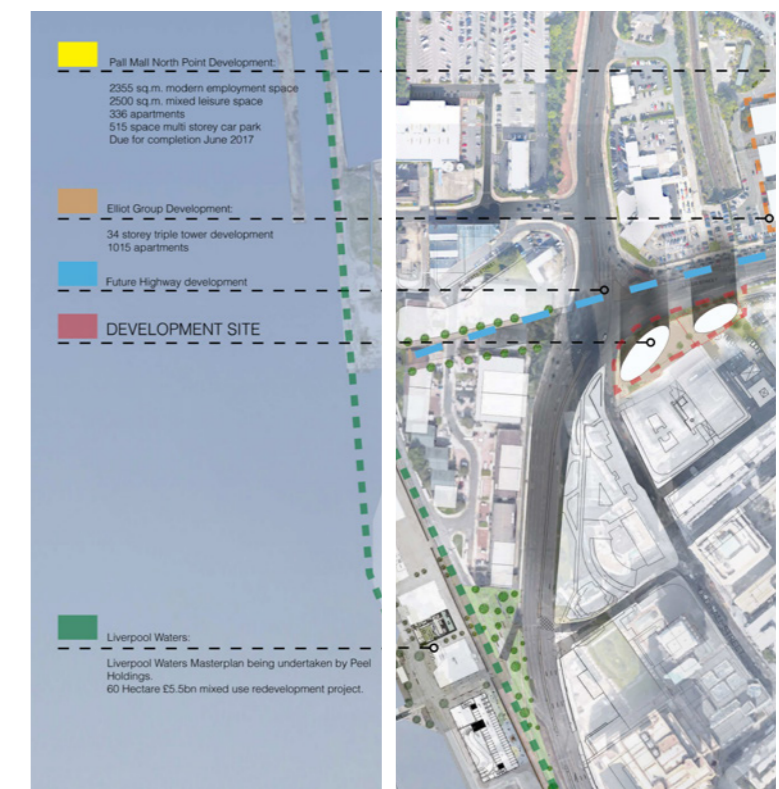
Key Views



Area usages



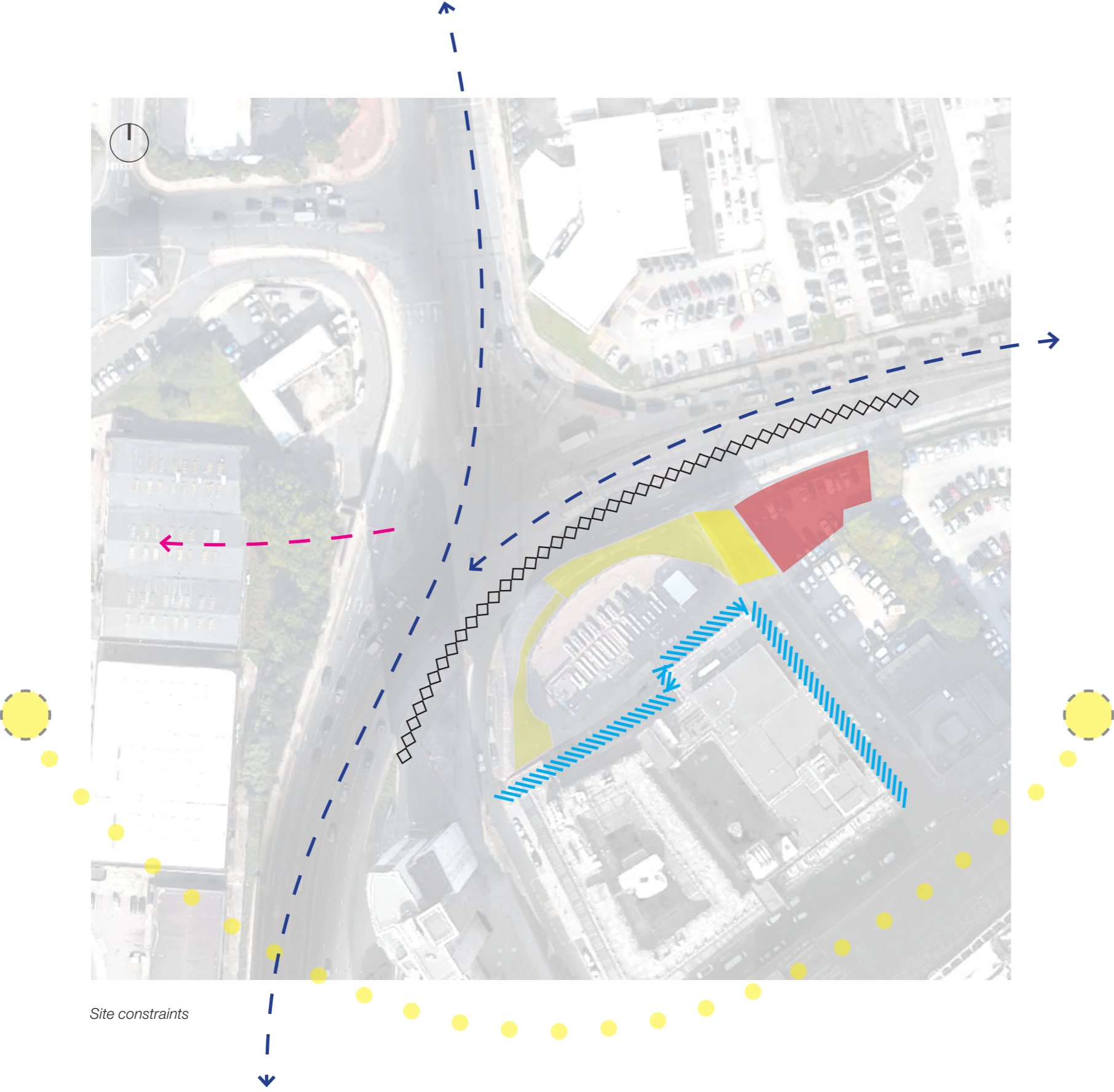
Linkages



Relationship of proposed development to Liverpool Waters masterplan

Site Constraints

The site constraints plan shows how the public realm is at the centre of the scheme and wraps around the existing data centre building to ensure that the paving is finished to a high standard across the entire site. Potential future linkages are considered in relation to the wider masterplan. Certain parameters have influenced the layout of the design such as the siting to avoid rights of light issue (especially as the scheme develops in the future phases), as well as the need to enclose the public realm by allowing the building to be a buffer from Leeds Street.

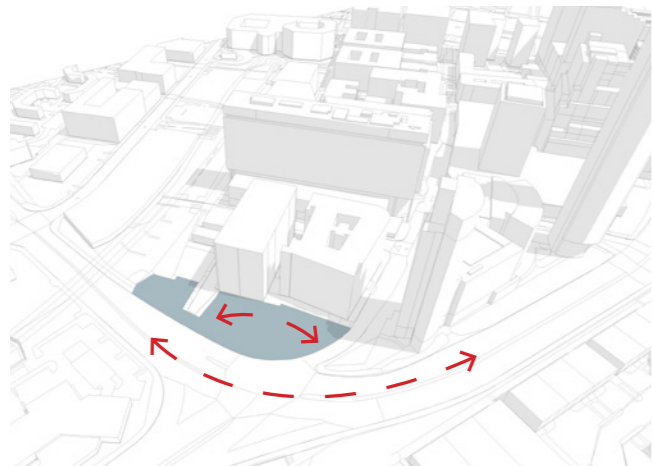


- Ovatus I indicative legal boundary
- Public Realm
- Sun Path
- Potential Rights of Light Issues
- Vehicle Movement
- Future Linkages
- Potential noise and air quality issues
- Site has been noted as potential for dominant high rise cluster
- Site has been noted as an important landmark gateway

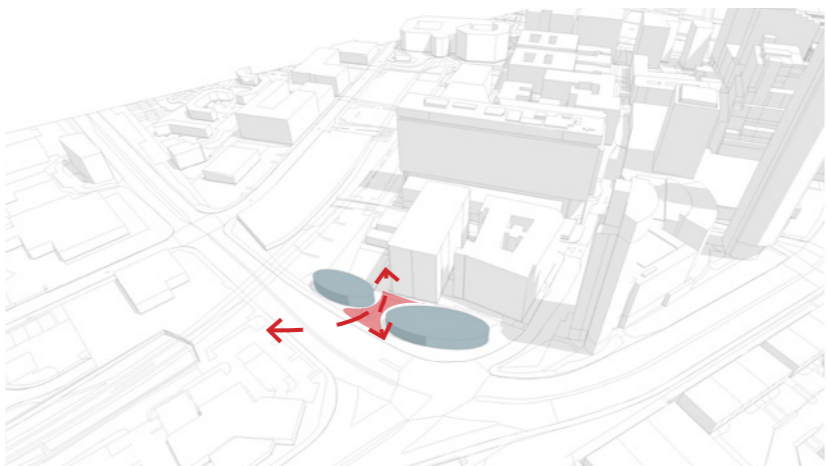
Site constraints

Scale

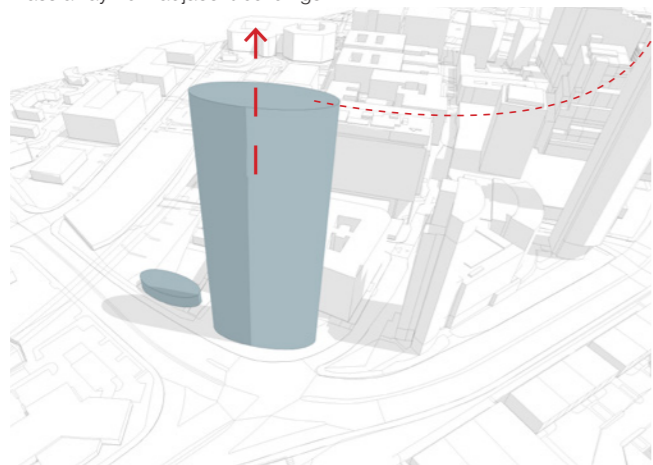
The massing development diagrams show how the massing forms were conceived as a response to the urban fabric. The creation of the public realm allows for increased connectivity. Scale was given due consideration, the Places Matter design review highlighted an opportunity to increase the taller tower and create an interesting hierarchy within the cluster zone. How the buildings interact with the cluster and also the pre-existing street pattern are important considerations.



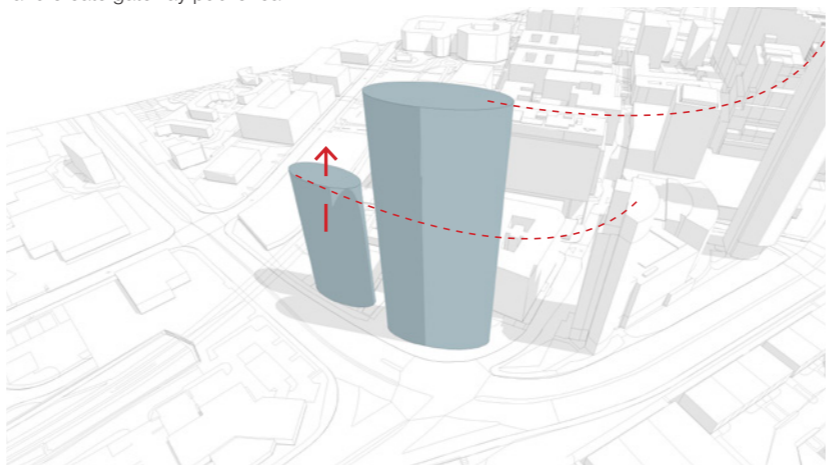
01: Form to follow main road and take the main building mass away from adjacent buildings



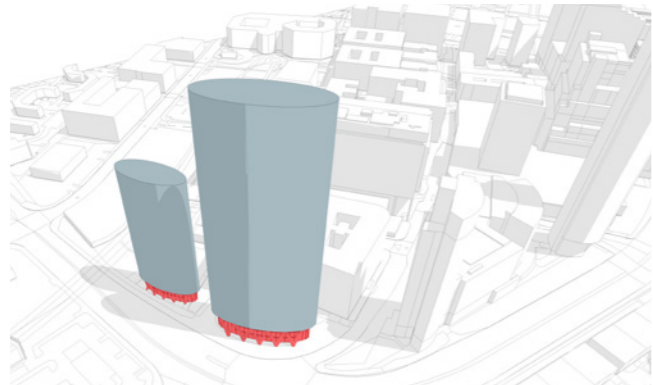
02: Building form split to increase pedestrian links and create gateway public realm



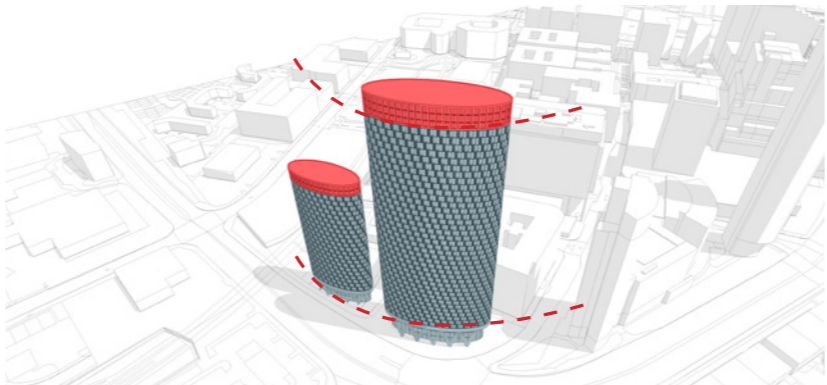
03: Corner element raised up to mark gateway corner and start to create cluster of towers



04: Secondary element raised to a lower height to step down and integrate with the cluster



05: Base of the towers reduced to interact with public realm and human scale



06: Top of the tower revised to meet the sky and allow the towers to relate to the context at varying scales

- 1: Waterloo Warehouse
- 2: Pall Mall Northgate
- 3: Elliot Group
- 4: Princes Dock
- 5: Business Quarter
- 6: Three Graces
- 7: Liverpool Museum
- 8: Albert Dock
- 9: Echo Arena
- 10: Liverpool One
- 11: Town Hall
- 12: Moorfields Station
- 13: LJMU Campus
- 14: Museum and Walker Art Gallery
- 15: St Georges Hall
- 16: Queens Square Bus Station
- 17: St Johns and Clayton Square
- 18: Lime Street Station
- 19: Bold Street
- 20: China Town
- 21: Cathedral
- 22: Creative Quarter
- 23: Beetham Tower West
- 24: Unity Building
- 25: St Nicholas Church
- 26: Beacon



Massing Of both towers Development



Contextual East Elevation

The tapering nature of the ellipse allows for a dynamic and elegantly proportioned response to the urban streetscape. The stepping of the two towers further accentuates the play of massing on an urban scale in a way that responds to the immediate and city wide context.

The long distance view below shows how the proposed tower (centre of image) will allow for a juxtaposed hierarchy of tower forms which diminish in a controlled way across the Liverpool skyline.

The contextual north elevation demonstrates how appropriately increasing the overall height of the building allows for a more varied skyline



Contextual North Elevation to show current application Ovatus I and the future skyline alongside indicative proposed future tower (Ovatus II)



View looking south-west across the River Mersey towards the site from the riverside walkway to the front of Grade II Listed Wallasey Town Hall.

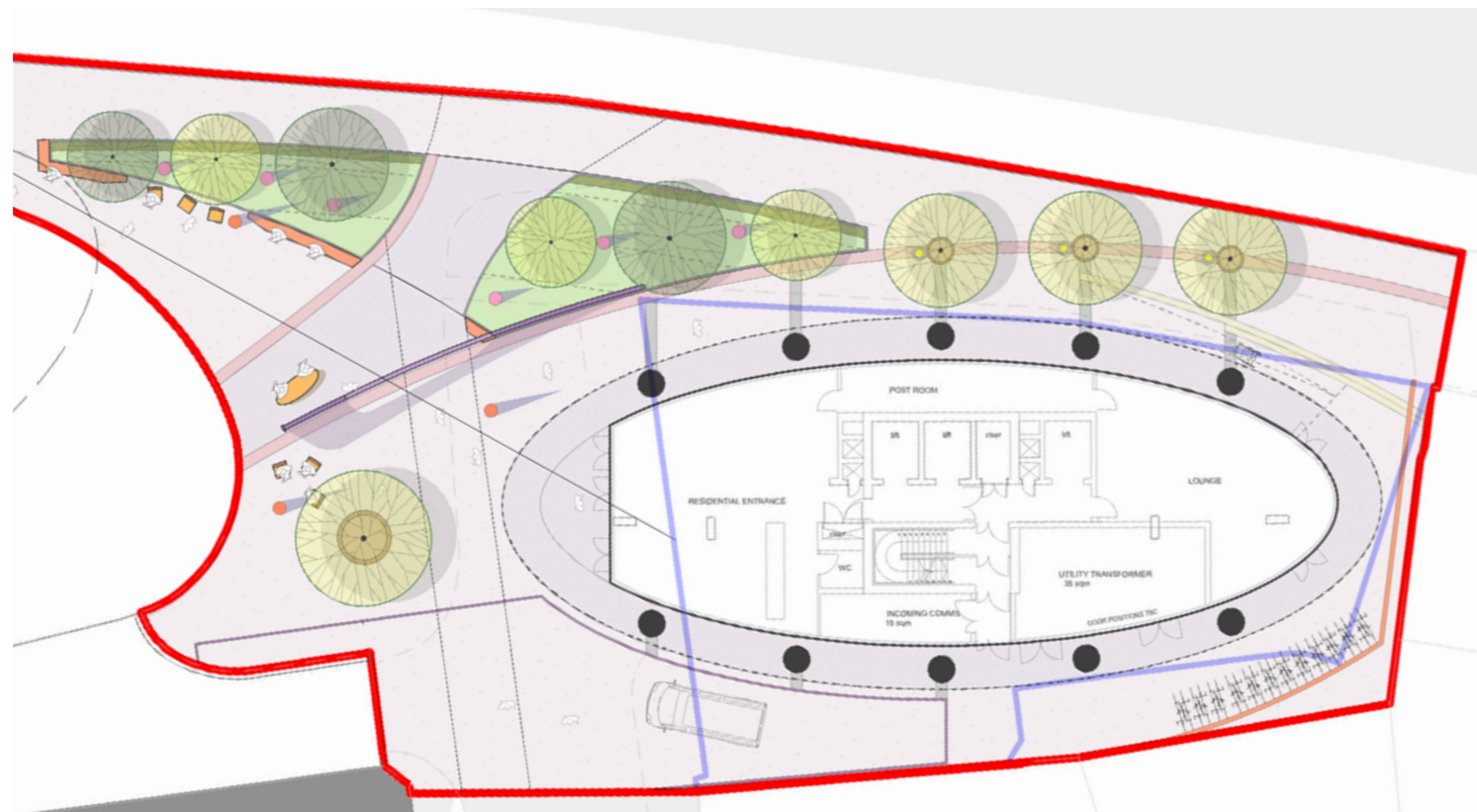
The public realm has been designed to allow for strong cycle/ pedestrian connectivity through the site.

A stopping up application was submitted and approved on 15/12/16 by LCC Highways and Transportation. The order relates to the area of land between Back Leeds Street and Leeds Street as per drawing 3367 SUO-001 provided by WSP Group Ltd. The area to be stopped up excludes a 3m wide strip allocated for cyclists as agreed with LCC. Careful attention has been given to the need to provide for a subtle demarcation to between Leeds/ Back Leeds Street as shown on the abstract adjacent (refer to separate Landscape/ Traffic reports for further information).

The design of the landscaping is being carried out with a level of rigour in relation to microclimate testing. Initial tests demonstrate that the placement of trees act as a positive buffer and have a very beneficial effect on the urban realm.

Feature paving continues around the existing data centre to the west adjacent to Ovatus I. A landscaped buffer runs alongside the proposed tower and Leeds street, the landscaping feature also provides for wind mitigation around the building's curtilage to the north and the central part of the plaza. A gentle ramped approach leads to the entrance to the northeastern corner and the gradient will naturally slope up to a level threshold from Leeds Street to a level datum of 16.500m. Level thresholds are maintained around the building. A limited amount of cycle storage is provided to the southeastern corner of the site. To the south of the main entrance is a recessed zone allocated as a turning area for deliveries etc. to the central entrance door of the tower.

Please refer to separate landscape proposal drawings and report for further details.



Site boundary



Abstract of Site Plan