

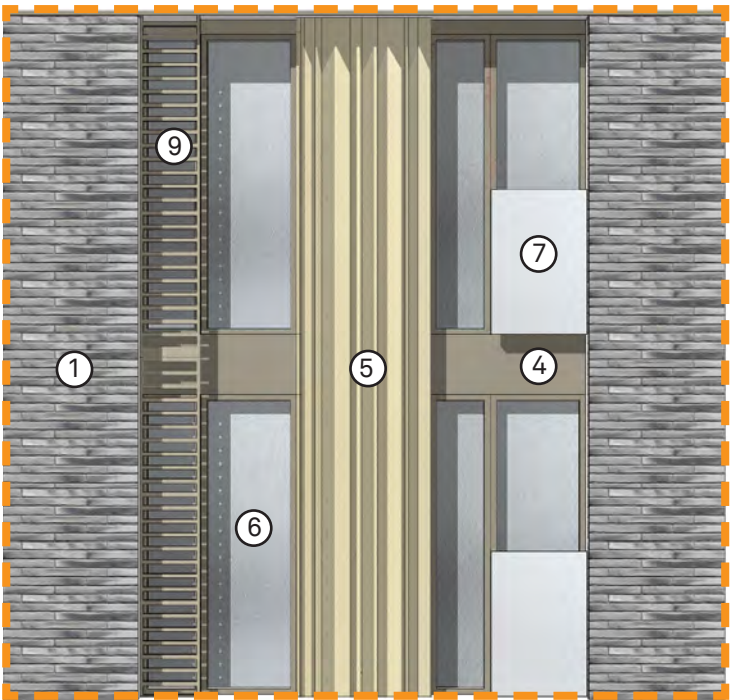
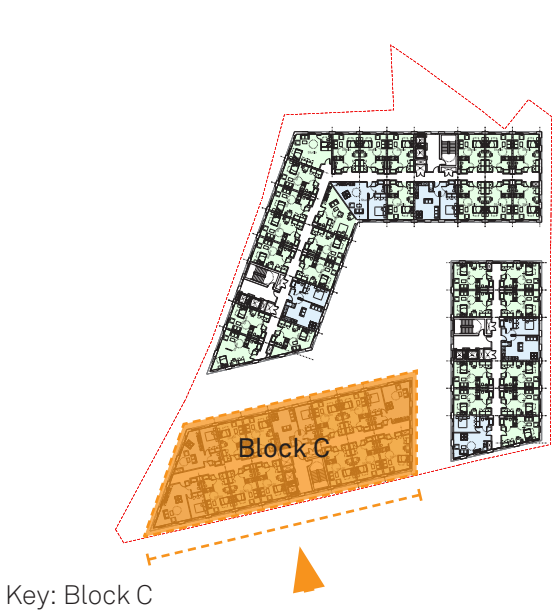
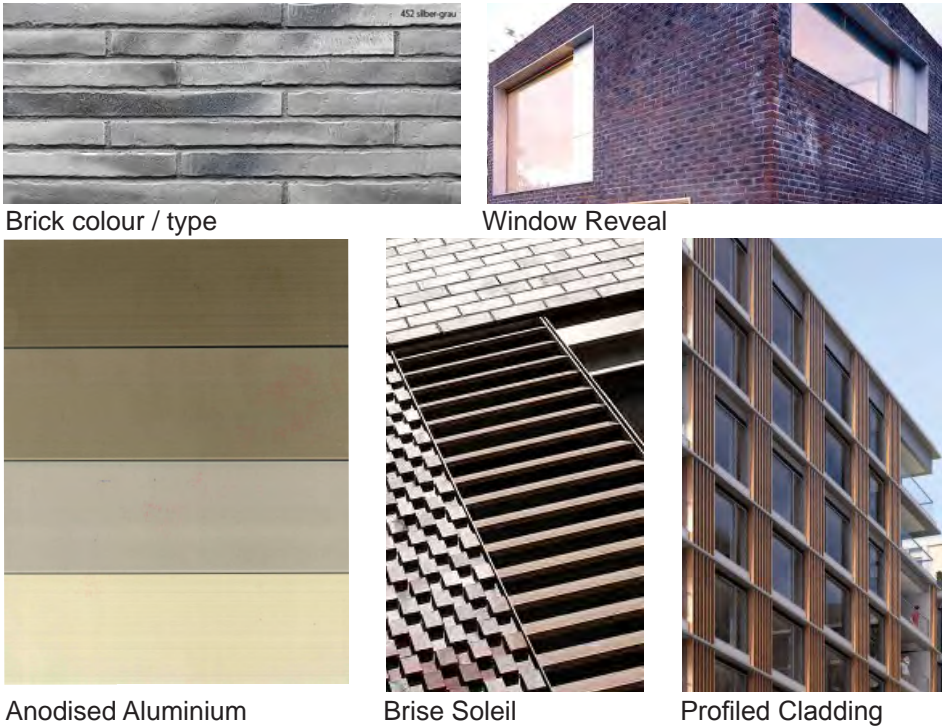
8.0 DESIGN PROPOSAL

8.4 MATERIALITY

9.4.3 Block C

MATERIALS KEY

- 1. Brickwork stretcher bond (Colour: Silber-Grau)
- 2. Brickwork soldier coarse (Colour: Silber-Grau)
- 3. Perforated brickwork (Colour: Gold-White)
- 4. Anodised aluminium (Colour: Anolok 545)
- 5. Profiled anodised aluminium panel (Colour: Anolok 545)
- 6. Anodised aluminium windows (Colour: Anolok 545)
- 7. Glazed juliet balcony balustrade
- 8. Opaque glass infill panel
- 9. Aluminium brise soleil (Colour: Anolok 545)
- 10. Aluminium ventilation louvres
- 11. Aluminium surround (Colour: Anolok 541)
- 12. Aluminium door (Colour: Anolok 541)
- 13. Concrete cladding
- 14. Frameless glass balustrade
- 15. Perforated aluminium balcony
- 16. Glazed curtain walling



8.0 DESIGN PROPOSAL

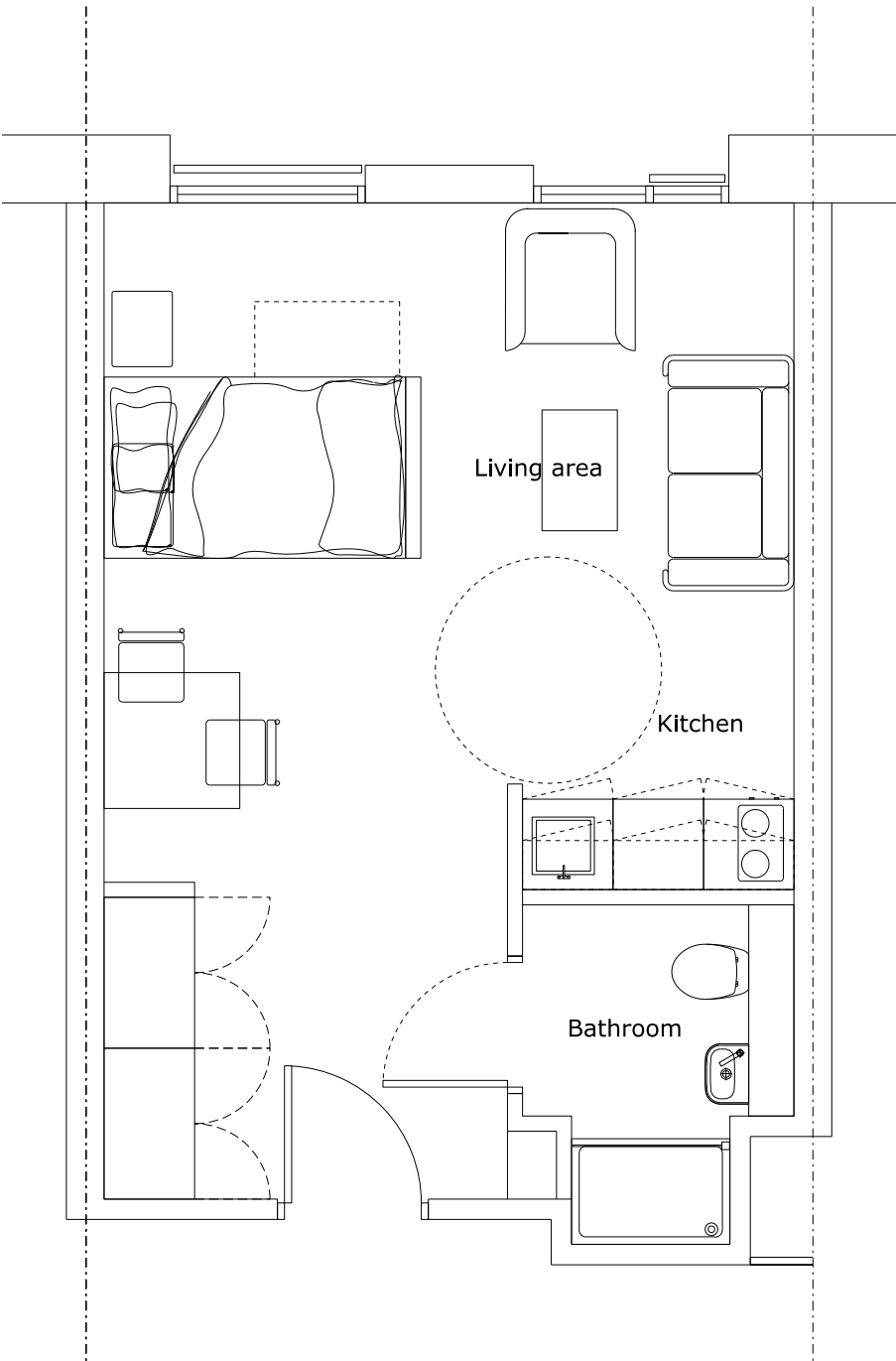
8.5 PROPOSED APARTMENT LAYOUTS

8.5.1 Typical Apartment Layout: Studio

This Proposed Studio Apartment layout measures 30.2sq.m / 325 sq.ft, and contains the following:

- Entrance Hall
- Bathroom
- Built-in Storage
- Kitchen & Dining Area
- Living Room
- Double Bed

This apartment layout has been designed to maximise the space. The bathroom and kitchen are positioned in the corner of the apartment to maximise the living / bedroom space providing a well-lit living area.



8.0 DESIGN PROPOSAL

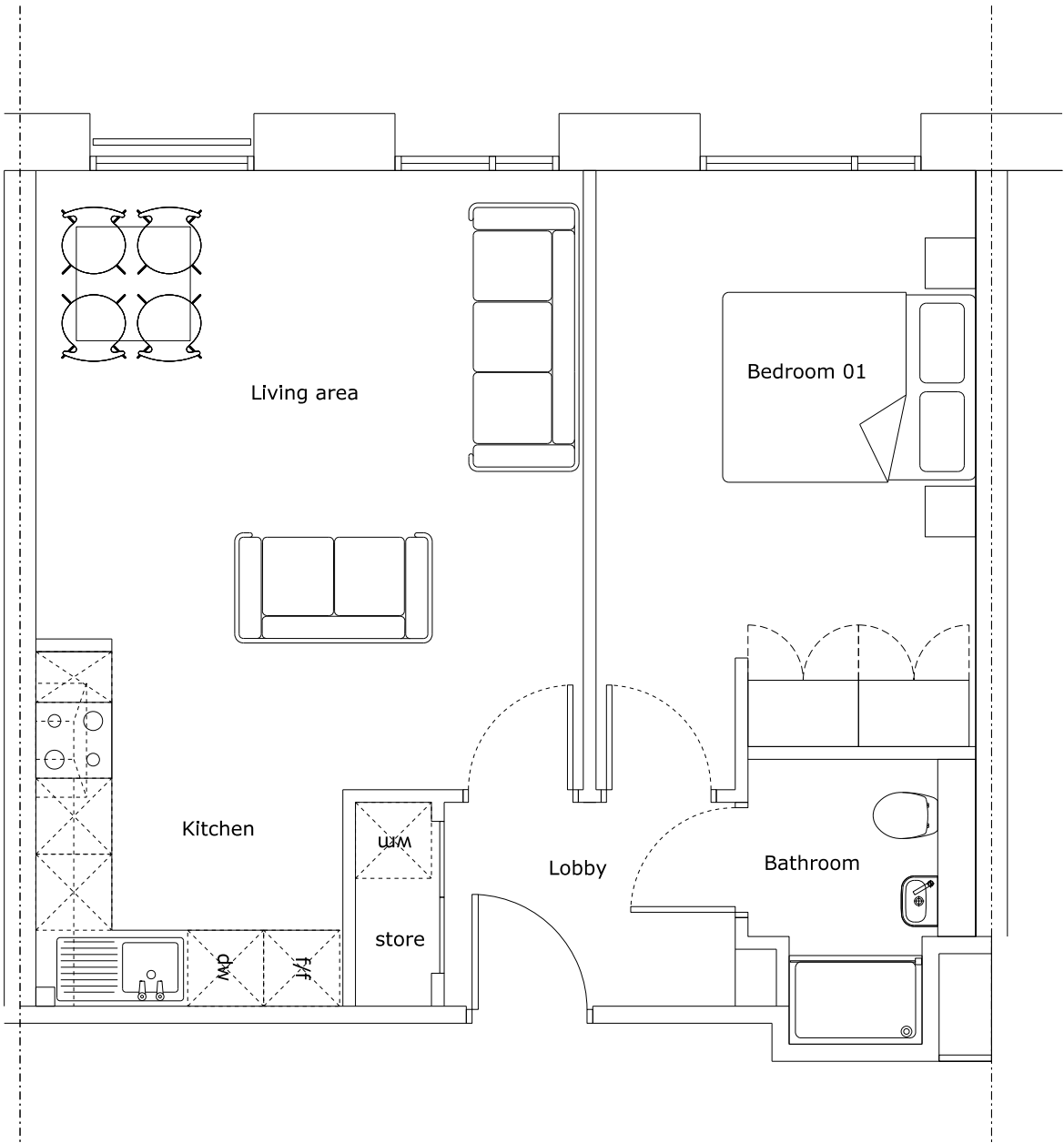
8.5 PROPOSED APARTMENT LAYOUTS

8.5.2 Typical Apartment Layout: 1 Bedroom

This Proposed 1 Bedroom Apartment layout measures 49.1sq.m / 528.5 sq.ft, and contains the following:

- Entrance Hall
- Bathroom
- Built-in Storage
- Kitchen & Dining Area
- Living Room
- Double Bed

This apartment layout has been designed to maximise the space. The bathroom and kitchen are positioned along the rear wall adjacent to the entrance lobby, with a separate bedroom and living space. The open-plan living room and kitchen provides a well-lit multi-functional space.



8.0 DESIGN PROPOSAL

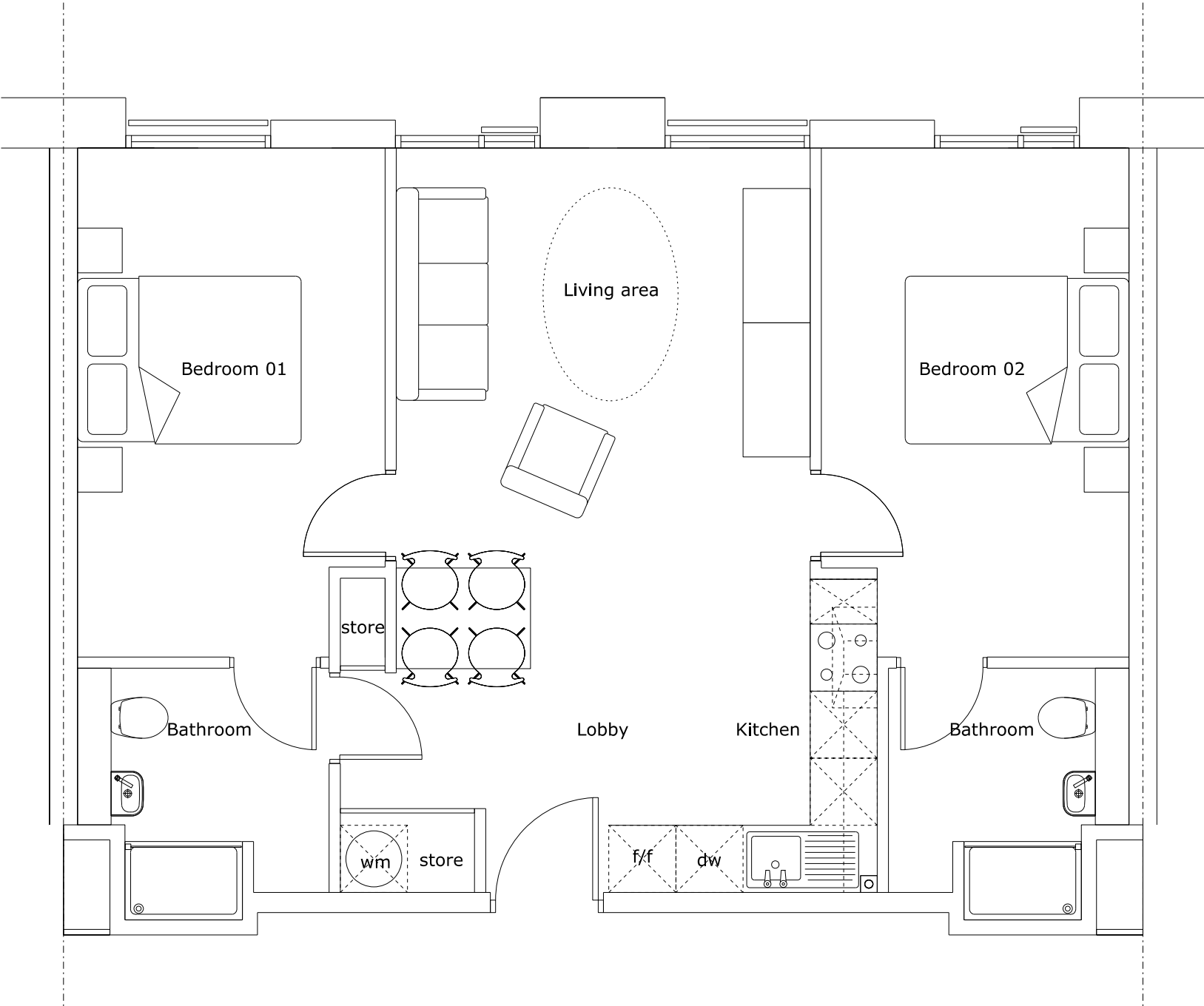
8.5 PROPOSED APARTMENT LAYOUTS

8.5.3 Typical Apartment Layout: 2 Bedrooms

This Proposed 1 Bedroom Apartment layout measures 61 sqm, and contains the following:

- 2 Bathrooms
- Built-in Storage
- Kitchen & Dining Area
- Living Room
- 2 Double Bedrooms

This apartment layout has been designed to maximise the space. Both bedrooms are of the same size and have direct access to the bathroom. The open-plan living room and kitchen provides a well-lit multi-functional space.



8.0 DESIGN PROPOSAL

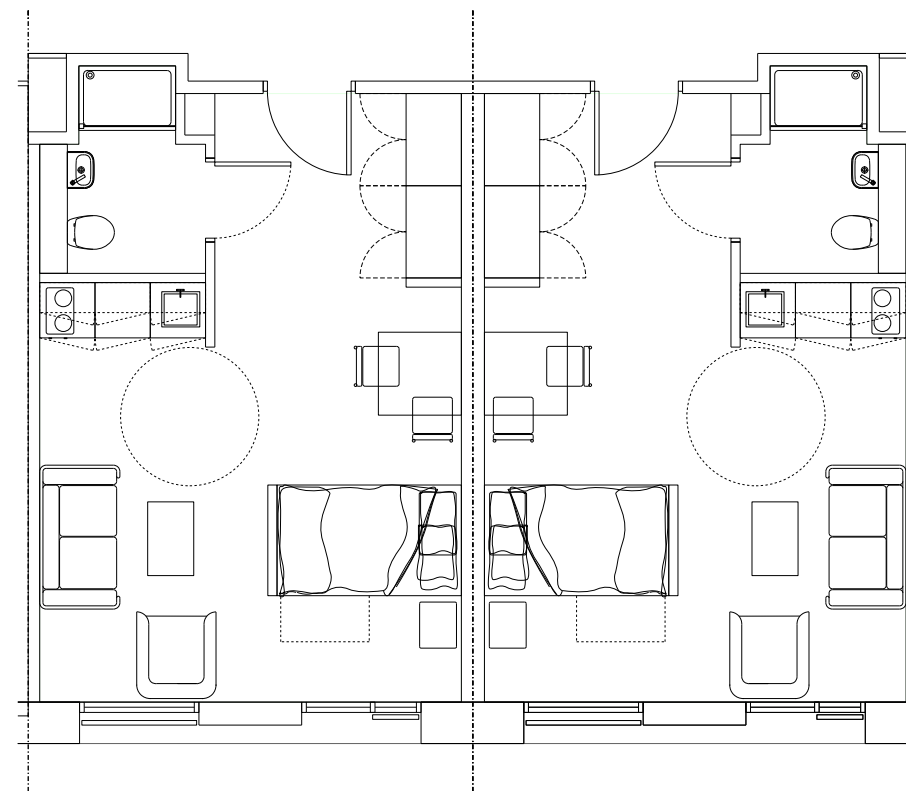
8.6 FUTURE ROOM TYPE FLEXIBILITY

Conversion of 2 typical 'Studio Apartments' into '2-Bedroom Apartment' Layout

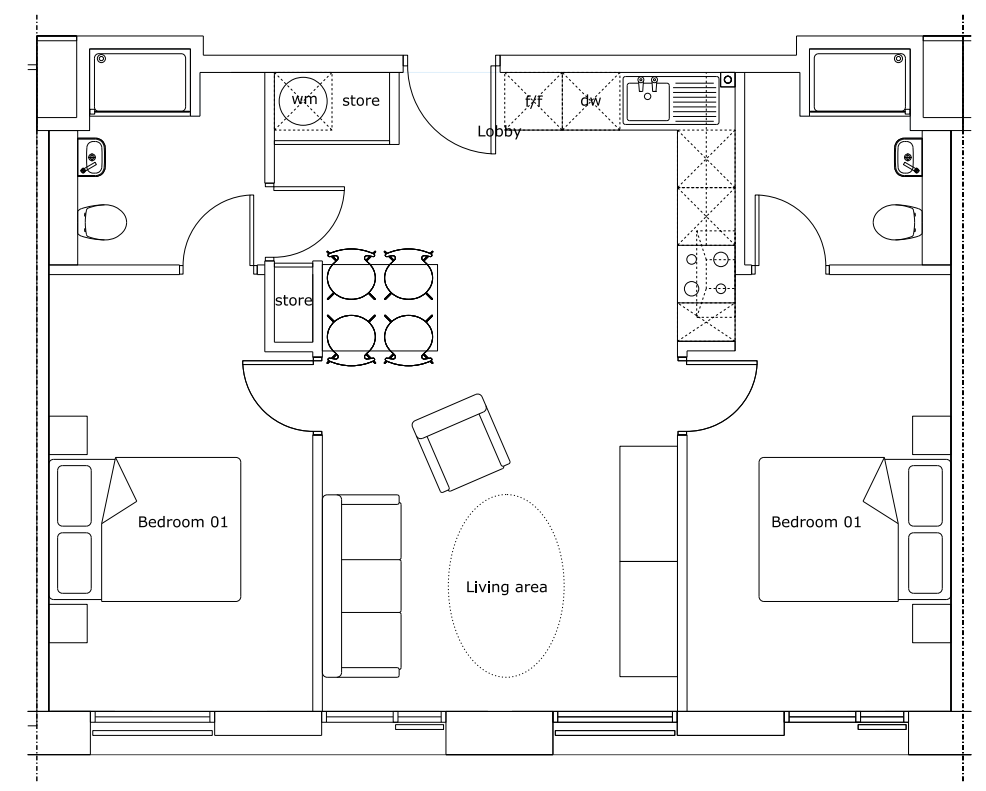
The current studio layouts have been designed so as to maximise the flexibility of the internal floor layout on the upper levels.

This has been accomplished by analysing the most efficient layout for a studio unit, and then testing how a 2-Bedroom Apartment plan could be fitted into the dimensions of 2 neighboring Studio units.

Through this method, the amalgamation of 2 Studio units in their current floor configuration would allow for the creation of 1 2-Bedroom Apartment, should future demand dictate.



Typical Upper Level Layout Plan - Studio Units



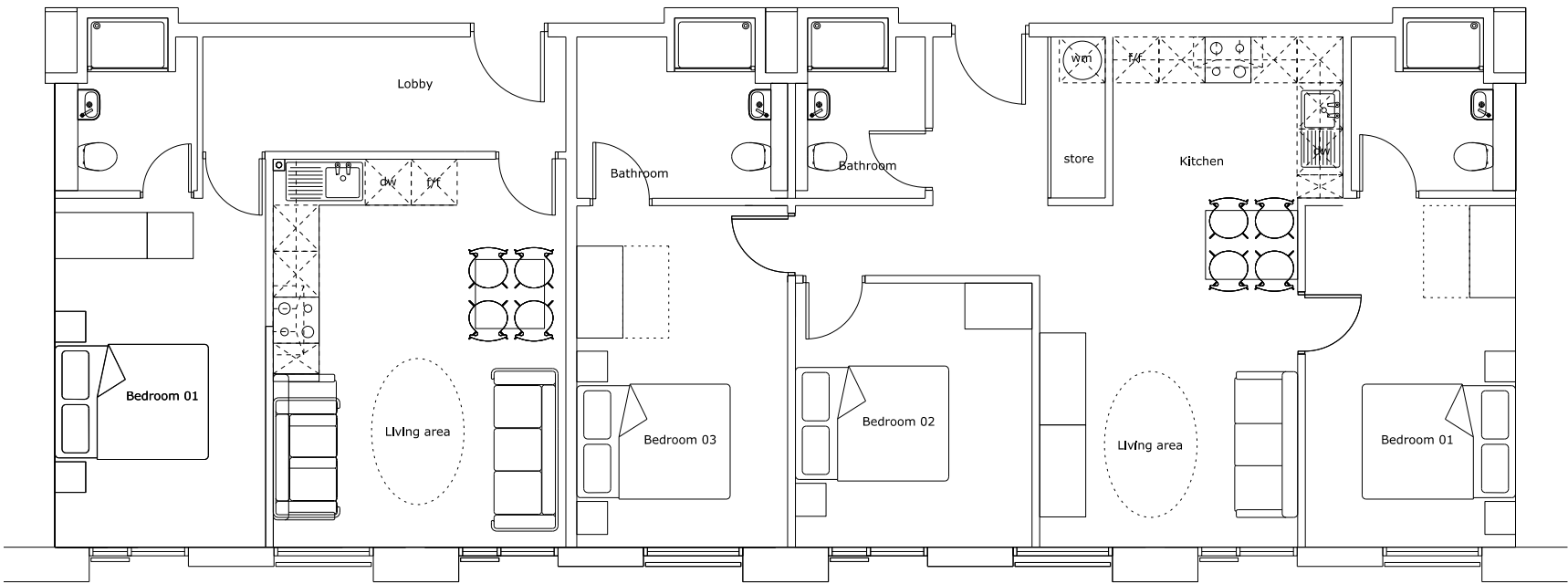
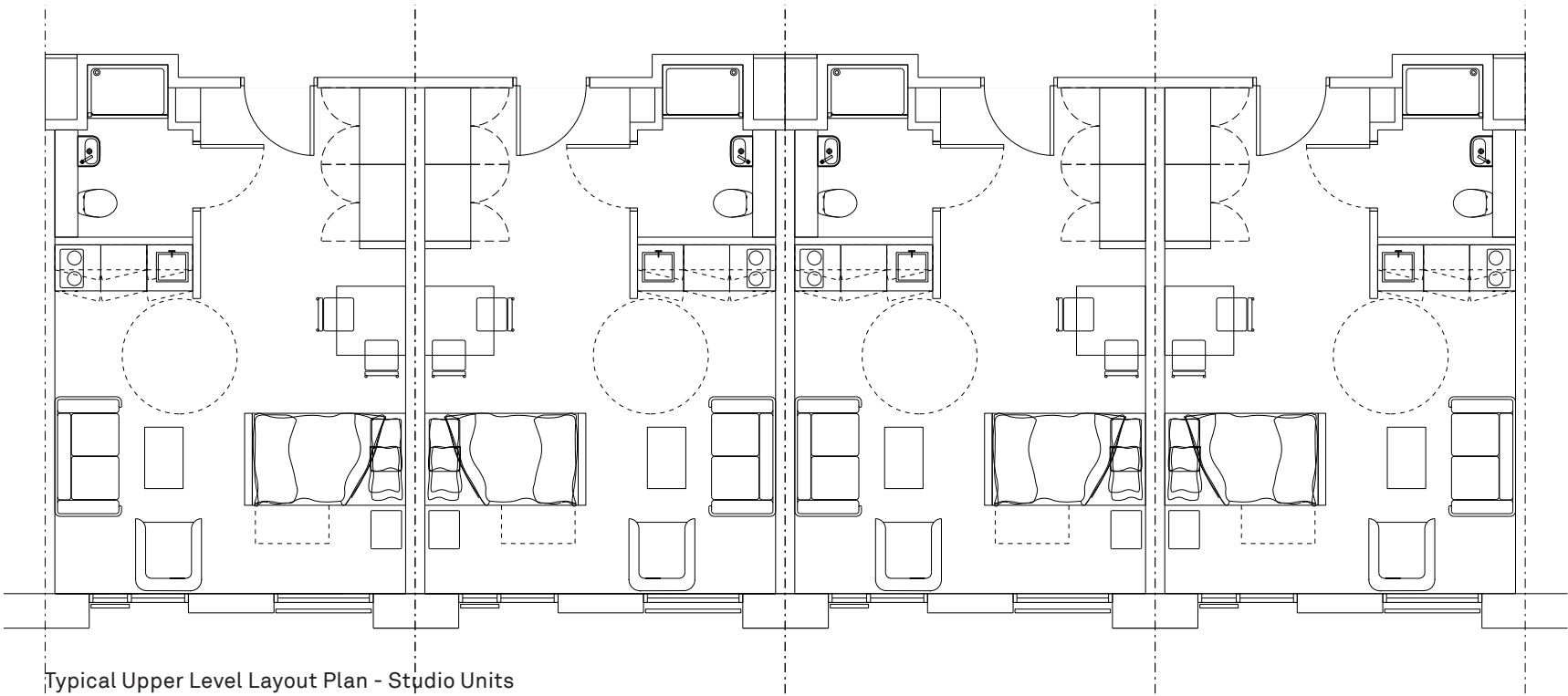
Future Upper Level Layout Plan - Potential for neighbouring Studio Units to be adapted into 2-Bedroom Apartments

8.0 DESIGN PROPOSAL

8.6 FUTURE ROOM TYPE FLEXIBILITY

Conversion of 4 typical 'Studio Apartments' into one '1-Bedroom Apartment' and one '3-Bedroom Apartment' Layout

The efficient layout of the studio also allows for the amalgamation of 4 Studio units in their current floor configuration to create one 1-Bedroom Apartment and one 3-Bedroom Apartment, should future demand dictate.



9.0 ACCESS STRATEGY

9.1 ACCESS STATEMENT

This section of the statement has been compiled to illustrate that designers have taken care to ensure that the scheme as a whole does not discriminate against disabled people within the context of the constraints of the existing site and buildings within the framework of the Building Regulations. It is not intended to be a detailed assessment of the detailed design of the scheme in relation to surfaces, lighting etc but instead to clarify the approach taken towards movement around the site and the general guidelines adhered to in providing a non-discriminating environment. When submitted for Building Regulations in due course, the scheme will be designed to meet the regulations where applicable, specifically in regard to the commercial elements, which will be subject to more stringent legislation.

The scheme proposes the creation of an inclusive environment which caters for diverse users, including the disabled and visually impaired. The proposal is informed by a belief in inclusive design – the design approach believes that access should take into account a wide range of needs and not be limited to specific types of disability. In adopting this broad approach the scheme aims to promote the provision of an environment that is safe, convenient and enjoyable for use by everyone.

The environment for pedestrians will be improved along the site perimeter. Wayfinding and signage to assist pedestrians and disabled people will be installed where necessary and appropriate in consultation with the relevant local authorities.

The development will provide 55 car park spaces including 6 accessible

A total of 202 cycle spaces are located within all blocks. These spaces will be available for the residents.

A Travel Plan will be implemented on site to ensure that the development is sustainable and to minimise the impact of the development on the highway network and the local environment.

A servicing assessment will be carried out in the Transport Statement that will be submitted with the planning application. A Delivery and Servicing Management Plan will be implemented on the site which will ensure the impact of delivery and service vehicles associated with the development is minimised. The majority of delivery and servicing movements are likely to take place between 10am and 4pm to avoid peak traffic periods.

The design response when considering all aspects of accessibility has been carried out to the standards set out in:

The Building Regulations Approved Document M

Design for Access for All, Supplementary Planning Document - Liverpool City Council

Designing for Accessibility – published by the CAE/RIBA Publishing

BS 8300:2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People – Code of Practice

The Disability Discrimination Act 1995, Parts 2 and 3

Access within and around the building

All entrances are level with the external hard surfaces by gently uplifting the surrounding areas to a slope of around 1 in 30. There will be no need for ramps at any of the entrances.

Obstructions such as steps, kerbs, street lighting columns and signposts along approach routes will be suitably highlighted with either bands of contrasting colour or tactile hazard warnings to the surrounding ground, to direct those with visual impairments around the obstruction.

Signage will be installed to further highlight the parking arrangements and procedures for visitors.

Suitable lighting levels will be provided for safety and security.

Circulation through the external spaces and how the spaces connect to the building is an important consideration in the overall design of the site. The whole of the grounds are to be designed to allow for fluid transition between different character spaces and to form a cohesive external environment.

The main entrance doors are to have automatic doors to provide a minimum of 1000mm clear opening.



9.0 BUILDING ACCESS STRATEGY

9.2 ACCESS OVERVIEW

As this report has discussed previously, the site benefits from a highly accessible location.

The proposal for the central courtyard space takes into account the existing levels adjacent to the site, in order that the scheme fits into its immediate context and provides level access onto and across the site wherever possible.

9.2.1 Entry Point Location

All entrances are accessed via the central courtyard, away from the busy car-dominated streets of Gardner's Row and Edgar Street. This also creates a more animated courtyard area with frequent footfall, encouraging both public and private use.

The angular form of Building C creates a visual gateway to the courtyard area off Gardner's Row, signalling the primary entry point. Two secondary entrances to the courtyard can be accessed off Edgar Street to the south of the site, and through the Gym unit from the east.

KEY

Site Boundary

Entry points to residential zones

Entry points to service & refuse areas

Lift & Stair Cores



Ground Floor Plan