

8.0 BUILDING ACCESS STRATEGY

8.2 SERVICING AND REFUSE STRATEGY

Plant areas are noted with brown colour on the adjacent plans, while the substation is noted with red dashed lines.

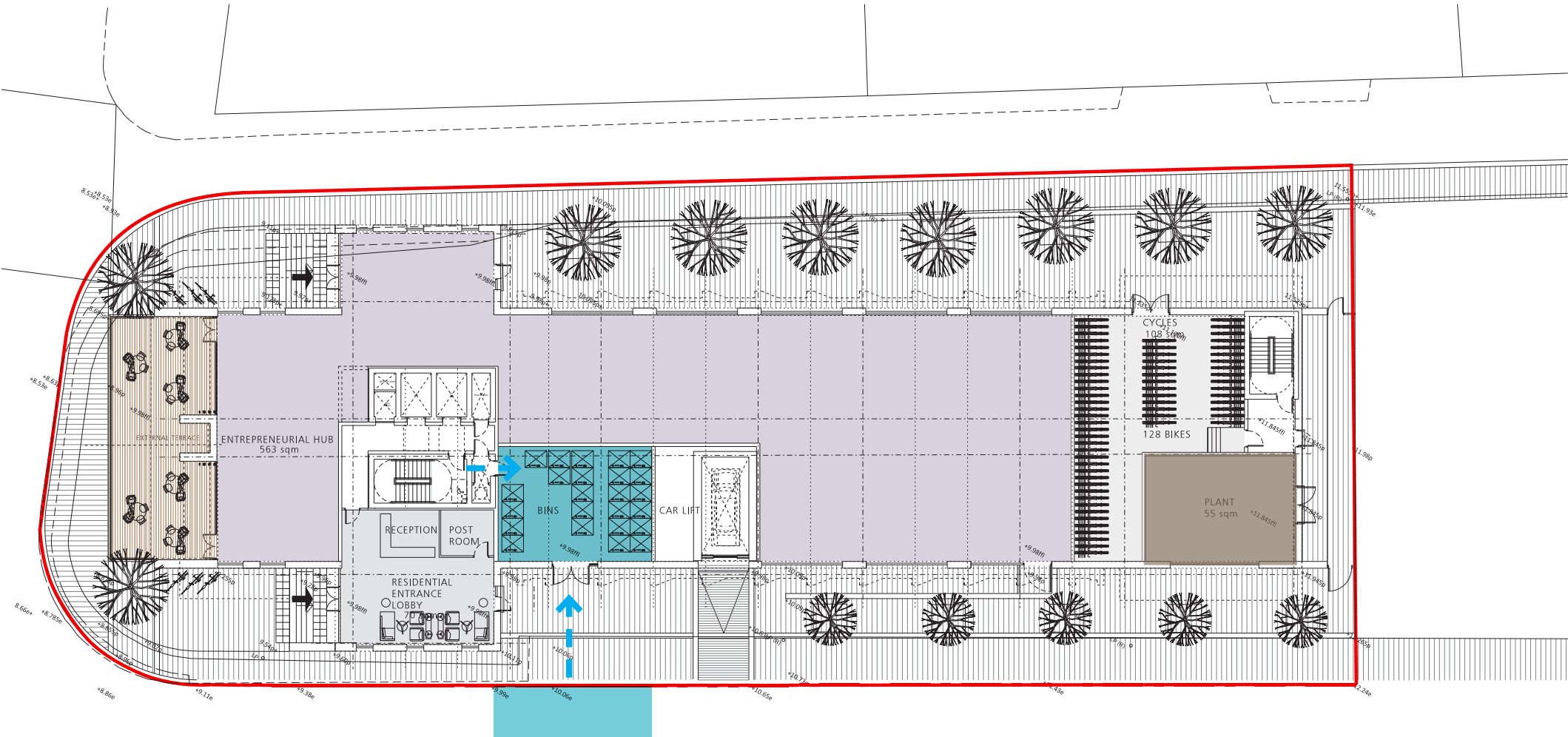
The refuse store is located within the ground floor level next to the fire escape stair core, with the collection point off Norfolk Street.

Key:

Residential Plant room

Refuse access route

Refuse collection point



Proposed Ground Floor Plan



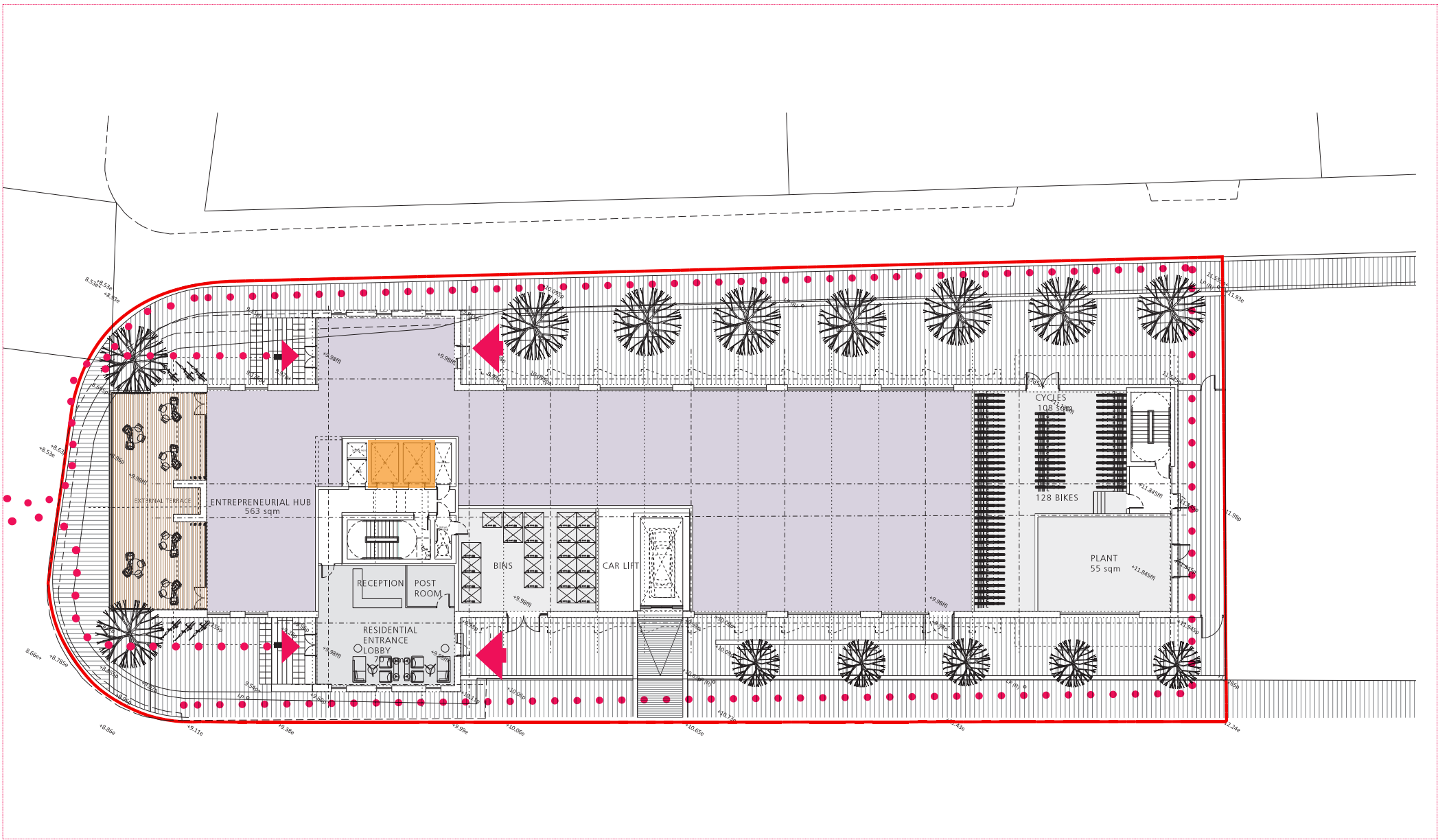
9.0 ACCESSIBILITY

9.1 LEVEL ACCESS INTO BUILDING

An access strategy has been developed in accordance with Liverpool City Council - Design for Access for All, Supplementary Planning Document.

Key:

- • • • • Accessible pathways, clear from obstructions with path edges defined.
- ➡ Level access into Residential Accommodation
- Lift access into Residential Unit with 1500 x 1500mm unobstructed manoeuvring space.



Proposed Ground Floor Plan



9.0 ACCESSIBILITY

9.2 APARTMENT ACCESSIBILITY

The scheme is aimed at the private rental sector, with exemplar levels of service, communal facilities and on site management team.

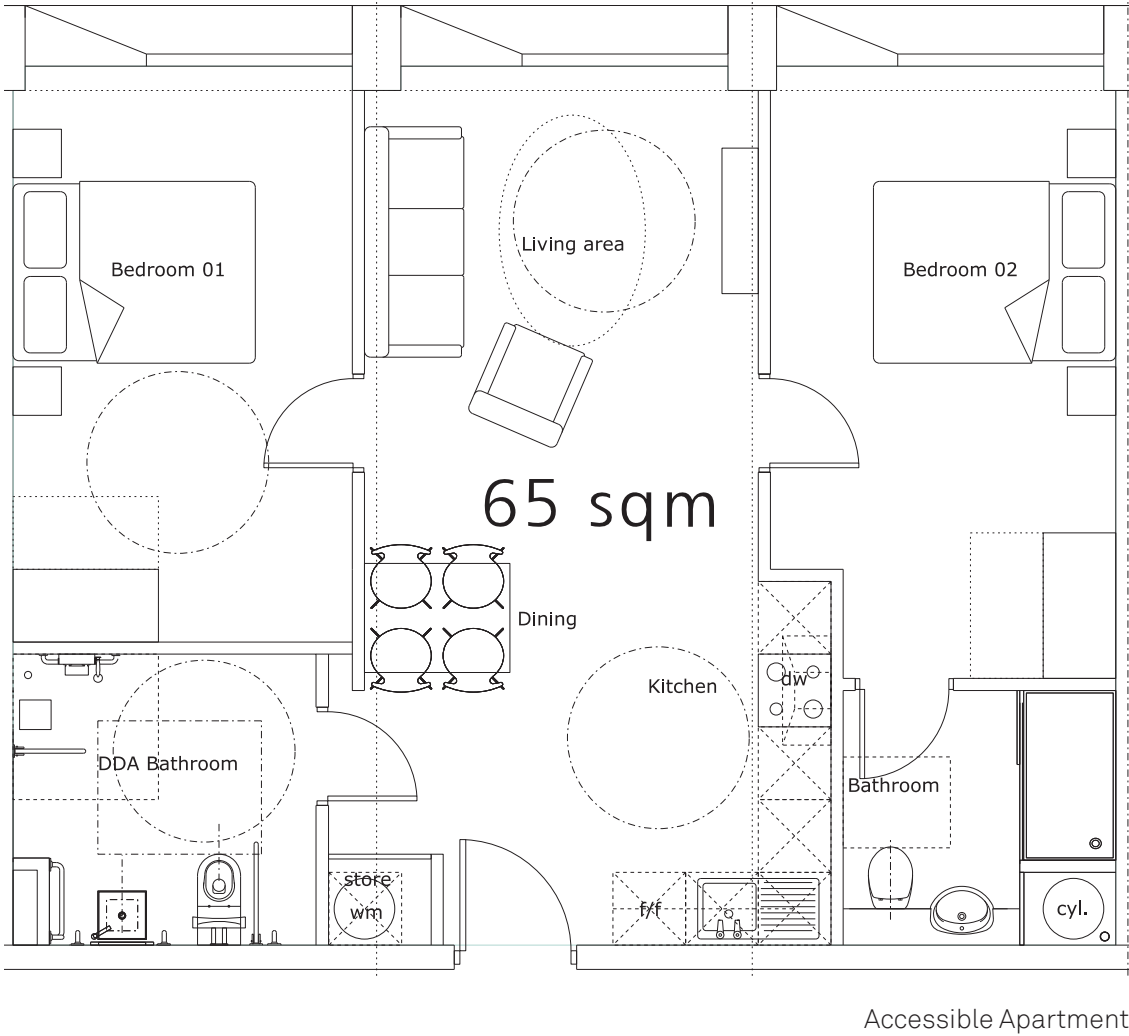
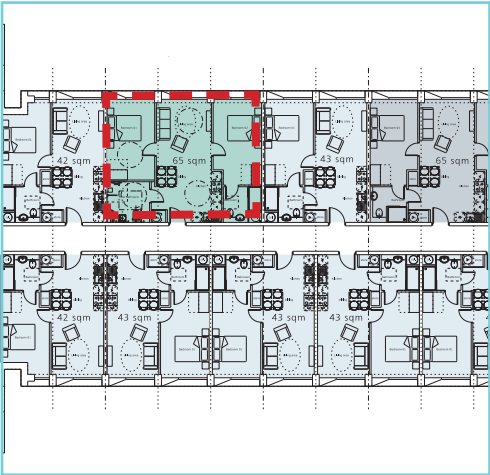
As previously discussed, all of the units can achieve lifetime homes status. The construction of the scheme strives to lend flexibility, with party walls, ceiling and floor defining the apartment which can be laid out with lightweight internal partitions to suit the needs of an end user.

It is proposed that 2 no. apartments are fitted out to accommodate wheelchair users, as illustrated in the adjacent diagram. Space standards allow a generous lobby, movement around the bed, walk in wetrooms/wc, space around furniture and suitable kitchen facilities.

The apartment blueprint allows that as the demand for accessible dwellings presents itself, more apartments can be converted easily and quickly to achieve recommended 5% if required.

This proposal avoids an over provision which would be unnecessary for the vast majority of non wheelchair user residents, and instead offers flexibility for the future.

Key plan:

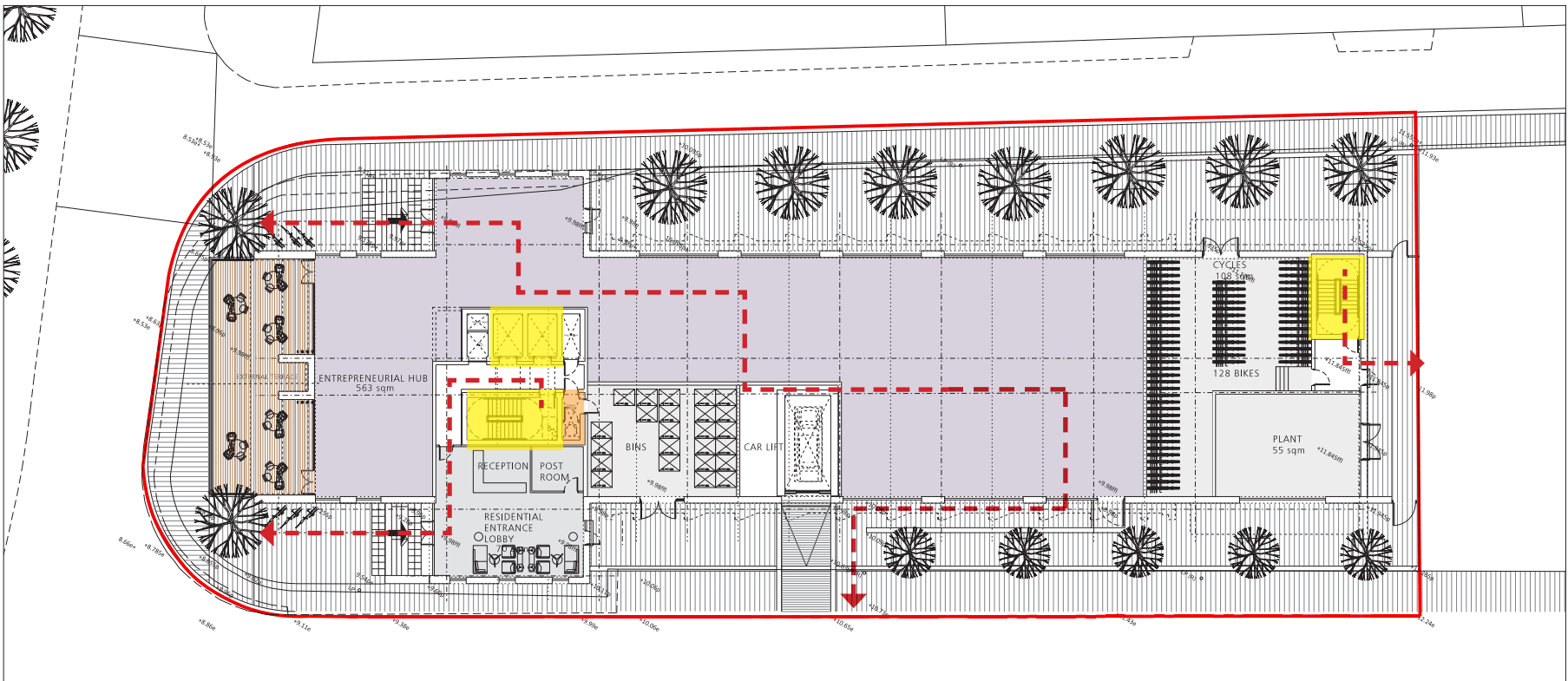


10.0 FIRE STRATEGY

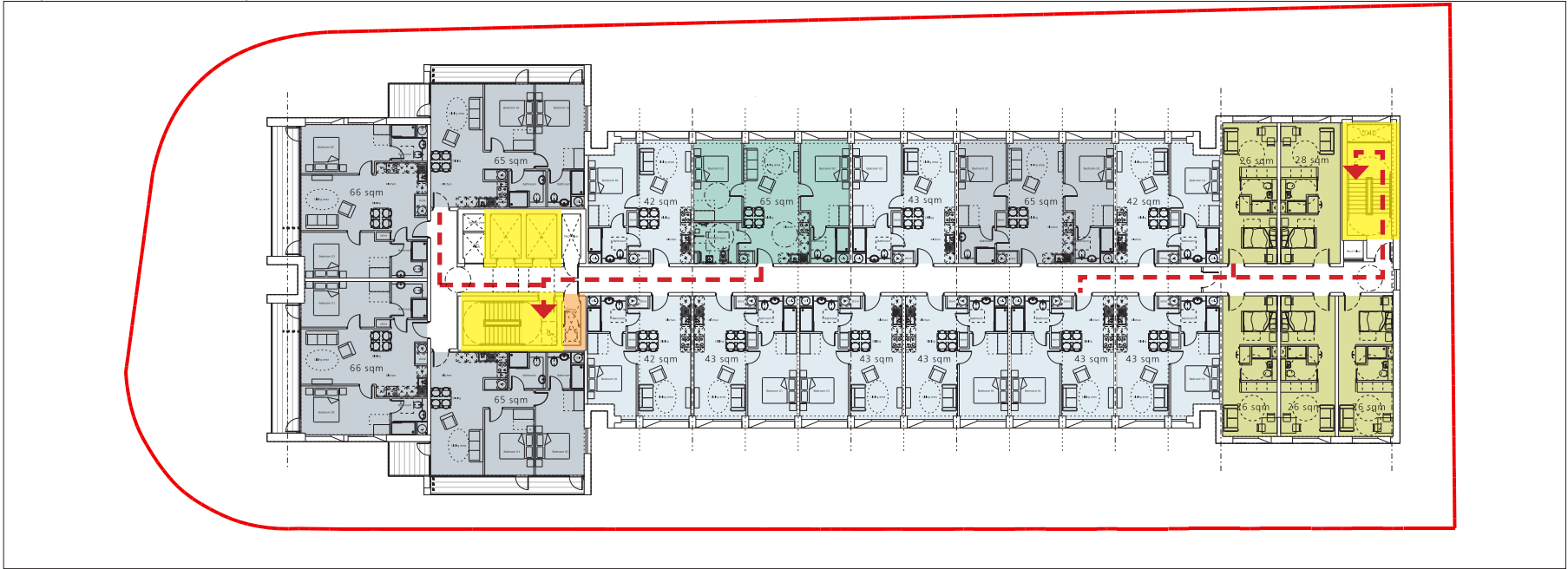
10.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

- Key:
- Refuge Areas
- Stair and Lift Cores
- >

Fire Escape Routes



Proposed Ground floor plan



Proposed Typical Upper Floor plan

11.0 SECURITY

11.1 DESIGN PRINCIPLES

Design Principles

The principles of Secured by Design have been applied to the scheme, split into the following categories.

Site Layout

The proposed building will allow natural surveillance on all sides and onto the adjacent streets. There is a clear delineation between public and private spaces.

External Communal Areas

These are overlooked to discourage anti-social behaviour and will be lit with even light, avoiding shadowing which could hide people.

Layout and Orientation

A mix of dwelling sizes are proposed increasing the likelihood that apartments are occupied during the day.

Communal Doorways

These will be well lit, overlooked by other apartments or communal spaces and will not be small recessed spaces. Doors are controlled by fob access.

Windows

All ground floor glazing, including glazed doors, will be safety glazing to reduce the opportunities for damage and crime.

All windows on upper floors will be aluminium framed with double glazing.



12.0 SCHEDULES

SCHEDULE OF ACCOMODATION

LEVEL 001 - Basement Level	Car Park x 30 car spaces including 4 disable x 3 motorcycle spaces
LEVEL 002 - Ground Level	Entrepreneurial Hub: Main Space (563 sqm) Total Entrepreneurial Hub (563 sqm) Residential Entrance Lobby (70 sqm) Cycles (108sqm) Plant / Bins (55 sqm)
LEVELS 003 - 013	6 x 2 Bed Apartments (65-66 sqm) 9 x 1 Bed Apartments (42-43 sqm) 5 x Studio Apartments (26-28 sqm) ----- 20 Apartments / flr
LEVELS 014	6 x 2 Bed Apartments (65-66 sqm) 9 x 1 Bed Apartments (42-43sqm) ----- 15 Apartments / flr
LEVEL 015	Residential Gym (115sqm) Outdoor Spa (479sqm)

LEVELS 015 - 019	4 x 2 Bed Apartments (65-66 sqm) ----- 4 Apartments / flr
LEVEL 020 / 021	2 x 3 Bed Duplex Apartments (70 sqm / flr) ----- 2 Duplex Apartments
TOTAL ACCOMMODATION	2 x 3 Bed Duplex Apartments (70 sqm / flr) 92 x 2 Bed Apartments (65-66 sqm) 108 x 1 Bed Apartments (42-43 sqm) 55 x Studio Apartments (26-28 sqm) ----- 257 Apartments APARTMENT PERCENTAGES: 3 Bed Apartments = 1% 2 Bed Apartments = 37% 1 Bed Apartments = 43% Studio Apartments = 19%

13.0 APPENDICES

13.1 DRAWING SCHEDULE

Schedule of Submitted Drawings

EXISTING SITE LOCATION PLAN 1:1250	P15-024-02-02-001
EXISTING SITE LOCATION PLAN 1:500	P15-024-02-02-001
PLANS:	
PROPOSED BASEMENT FLOOR PLAN	P15-024-02-03-001
PROPOSED GROUND FLOOR PLAN	P15-024-02-03-002
PROPOSED FLOOR PLAN: LEVELS 03-013	P15-024-02-03-003
PROPOSED FLOOR PLAN: LEVELS 014	P15-024-02-03-014
PROPOSED FLOOR PLAN: LEVELS 015-019	P15-024-02-03-015
PROPOSED FLOOR PLAN: LEVELS 020	P15-024-02-03-020
PROPOSED FLOOR PLAN: LEVELS 021	P15-024-02-03-021
PROPOSED ROOF PLAN: LEVELS 022	P15-024-02-03-022
ELEVATIONS:	
PROPOSED ELEVATION 01	P15-024-02-05-001
PROPOSED ELEVATION 02	P15-024-02-05-002
PROPOSED ELEVATION 03	P15-024-02-05-003
PROPOSED ELEVATION 04	P15-024-02-05-004
CONTEXTUAL ELEVATION	P15-024-02-05-005
CONTEXTUAL ELEVATION	P15-024-02-05-006
SURVEY:	
UTILITY SURVEY OF LAND (S11294-U)	P15-024-01-91-S11294-U
TOPOGRAPHICAL SURVEY OF LAND	P15-024-01-91-S11294-T



13.0 APPENDICES

13.2 LANDSCAPE STATEMENT



Norfolk Street, Chaloner Street.
Liverpool
Landscape Statement

October 2015

Landscape Architecture & Design



31 Blackfriars Road Salford Manchester M3 7AQ
PHONE: 0161 839 8336 FAX: 0161 839 7155
EMAIL: post@landscapeprojects.co.uk

document	Landscape Statement	Landscape Statement			
date	15.10.01	15.11.02			
by	OB	OB			
purpose	discussion - DRAFT	Rev A			

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2.3 Level 15 Gym Terrace

2.4 Level 20 Private Terraces

3.0 Design Analysis | Microclimate

3.1 Design Analysis | Routes

3.2 Design Analysis | Adoption

3.3 Design Analysis | Access To Car Park

3.4 Design Analysis | Refuse Collection

1.0 Site | **Context**

Landscape Architectural Design

This document is the Landscape Statement, which describes the landscape and place-making related aspects of the proposals to redevelop land between Norfolk Street and Brick Street. The Landscape Statement supports the planning application documentation, and should be read in conjunction with the Design and Access Statement produced by FCH Architects.

Site Context

The site lies within the Baltic triangle. The Baltic triangle is bounded by Park Lane, Parliaments Street, Liver Street and Chalaner street / Wapping. The area is predominantly of light industrial and warehousing. Significant regeneration is being undertaken, with residential and leisure actively encouraged to create a vibrant mixed use area.

The site is bounded by Watkinson Street to the north and Norfolk Street to the south and west. These streets are classified a 'Pedestrian Lanes' in the *Baltic Triangle Planning Framework (2008)*. These are small-scale streets used to access local buildings and public spaces, provide pedestrian permeability through the area. Both of these streets are proposed as being improved within the Framework to form part of the public realm with in addition to facilitating local access. To the west across a wide footway runs Chaloner Street, classified as a 'Strategic Street', part of the strategic road network as described in the Local Transport Plan.



Site boundary



Streetscape

The proposed streetscape surrounding the development site is extended towards Simpson Street to the boundaries of the nearby development site by others on the Modern and Classic Body and Paintwork Unit.

A formal 2m wide footway is provided to Watkinson Street where none currently exists. On Norfolk Street footways exist on the upper and lower corners and the kerbline is extended to provide a 2.7m wide footway narrowing to 2m in the vicinity of the Residential Entrance.

Where possible the streets have been greened with street trees offering an improvement to the public realm of the site where little space exists. There is potential for street trees to be planted along Chaloner Street as part of wider streetscape improvements by the Council.





Street trees: Clear stem Betula ssp.

Soft landscape

A range of street trees will mirror the linearity of the existing roads.

Along Watkinson Street Betula ‘Edinburgh’ are proposed, a narrower form of birch. To Norfolk Street where the footway is much narrower standard Magnolias are proposed. Both rows will terminate at the most western points with a large Pinus Nigra along the westernmost boundary of the site, framing the elevated terrace.

There is potential for street trees along the footway to Chaloner Street providing shelter to the seating terrace and greening the route of this strategic road into Liverpool.



Planting: Pinus Nigra

Hard landscape materials

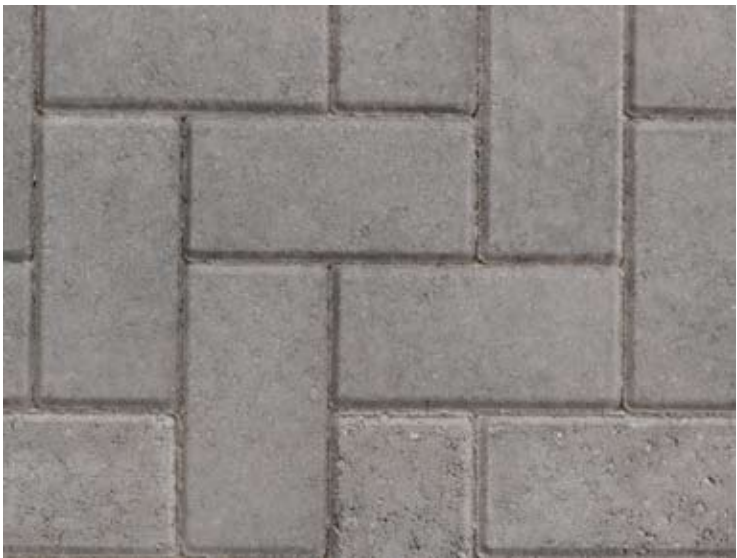
The materials proposed for the streetscape follow the precedent set along Jamaica Street to the north east of the site.

High quality and robust granite kerbs are proposed combined with a cost-effective standard concrete paving slab. Granite channels are used to delineate the adoption boundary on the streets to the north and south of the site.

Vehicular entrances to the buildings are clearly marked with a combination of a drop granite 300mm kerb and small unit concrete pavers.



Paving: concrete slab paving



Paving: Marshall's standard concrete block paving



Paving: Marshall's granite 300mm width kerb or similar