

FALCONER CHESTER HALL



Design intelligence, commercial flair.

NORFOLK STREET & CHALONER STREET, LIVERPOOL

PROPOSED MIXED-USE DEVELOPMENT

DESIGN & ACCESS STATEMENT
P15-024-02-002D

BALTIC 1014 LTD.

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SEPTEMBER 2015



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1.0 INTRODUCTION

1.1 NORFOLK STREET & CHALONER STREET, LIVERPOOL

This Design & Access Statement is to be read in conjunction with:

All plans, sections, elevations and computer generated images prepared by Falconer Chester Hall.

Legislative Context

This document is a Design and Access Statement produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995.

The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABI entitled 'Design and Access Statements - How to write, read and use them' which was also published in 2006.

This document is intended as a positive and helpful tool for the Council and interested third parties, and demonstrates how the design proposals have evolved, having regard to detailed consideration of the site opportunities and constraints, and to previous planning applications awarded consent.

In preparing the proposals, regard has also been given to national, regional and local planning guidance, including the City Centre Strategic Regeneration Framework. The proposals also take on board the guidance within the non-statutory document 'Baltic Triangle Planning Framework 2008', which sets out the principles of urban regeneration and design in the Baltic Triangle area of Liverpool.

This Design and Access Statement has been prepared by Falconer Chester Hall Architects on behalf of Baltic 1014 to accompany the Planning Application. The document is intended to promote to the proposal to develop a mixed-use scheme on the land bound by Norfolk Street, Bridgewater Street and Watkinson Street within the Baltic Triangle area of Liverpool City Centre. The document will highlight the design considerations of the surrounding site, context and local city developments.

1.1 Site Description

The site is made up entirely of a vacant brownfield site, completely overgrown and unused. There is very little public activity in the immediate vicinity. It is situated in the heart of the up-and-coming Baltic Triangle area of Central Liverpool. This document highlights the importance of the location of the Baltic Triangle within the City of Liverpool and the positive impact that a mixed use development will have on the surrounding area.

1.2 Proposed Development

The application seeks full approval for a residential development comprising of high quality affordable apartments for young professionals. Each of these elements operate separately to one another.

The breakdown is as follows:

- 257 no of affordable apartments (inc. 2 no. of accessible apartments with potential to achieve 5% as recommended),
- 30 no. basement level car parking spaces,
- 3 no. basement level motorcycle spaces,
- 128 no. internal cycle stands for 128 no. bicycles.



1.0 INTRODUCTION

1.2 DOCUMENT STRUCTURE

This document is divided into 13 further sections. Each section will focus on key considerations within the design process.

1.0 Introduction

2.0 Strategic Context

This section will focus on the site location within Liverpool City Centre and the benefits this development will bring to the immediate area.

3.0 History of the Site

This section will look at the history of the site, and will analyse the architectural and urban development of the site over the past century.

4.0 Site Context

Here we will consider the localised area, and the impact that the local context will have on scheme design.

5.0 Design Principles

This section will address design opportunities and constraints, identifying key design principles throughout the scheme.

6.0 Design Development

Here we will illustrate and explain step by step the proposed design of the scheme.

7.0 Facade Design Development

This section will describe the external appearance of the buildings, and will explain the importance of texture and colour in context to site history.

8.0 Building Access Strategy

The access strategy will identify and explain the various uses housed within each block, in terms of layout, servicing, and vehicular and pedestrian access.

9.0 Accessibility

This section will explain how we have considered equality of access and inclusive design.

10.0 Fire Strategy

The fire strategy will be explained, indicating emergency escape routes.

11.0 Security

Our approach to security on site will be described.

12.0 Schedule of Accommodation

A summary outlining the rooms within the proposal will be tabled in this section.

13.0 Computer Generated Images

Here there is selection of Computer Generated Images illustrating the scheme.

14.0 Appendices

Any additional drawings/ documentation will be provided in this section.



1.0 INTRODUCTION

1.3 LOCATION

The site is located off Norfolk Street, in the heart of the up-and-coming Baltic Triangle area of Liverpool City Centre. It is a short walk from Liverpool's primary bus interchange and boasts a range of local shops, services and facilities. Baltic Triangle is bounded by Rope Walks to the north east, Liverpool One to the north and the Kings Dock waterfront to the west.

The site is made up entirely of a vacant brownfield site, currently overgrown and unused. There is very little public activity in the immediate vicinity. This gives no sense of identity to the area, and without this the area will not be able to flourish.

- THE SITE
- 01 Metropolitan Cathedral
- 02 Liverpool One
- 03 The Albert Dock
- 04 Echo Arena
- 05 China Town
- 06 Anglican Cathedral

Norfolk Street/Watkinson Street Site



Maps taken from bing.com



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Maps taken from google.com

2.0 STRATEGIC CONTEXT

2.1 LOCATION - CITY ZONING

Liverpool City Centre can be divided into various zones that distinguish the typology of the area. These areas include:

- Historic Downtown
- Business Area
- Main Retail Area
- Waterfront
- Knowledge Quarter
- Cultural Quarter
- Creative Quarter

The site is located to the South of Liverpool City Centre and is considered to be within the City Centre boundary.

It lies within the Creative Quarter of the Liverpool Districts, this is supported by the sites close proximity to the Baltic Triangle development area which provides support for independent and creative businesses and is becoming a popular destination for both visitors and locals.



Image taken from Liverpool City Centre - Strategic Investment Framework 2012