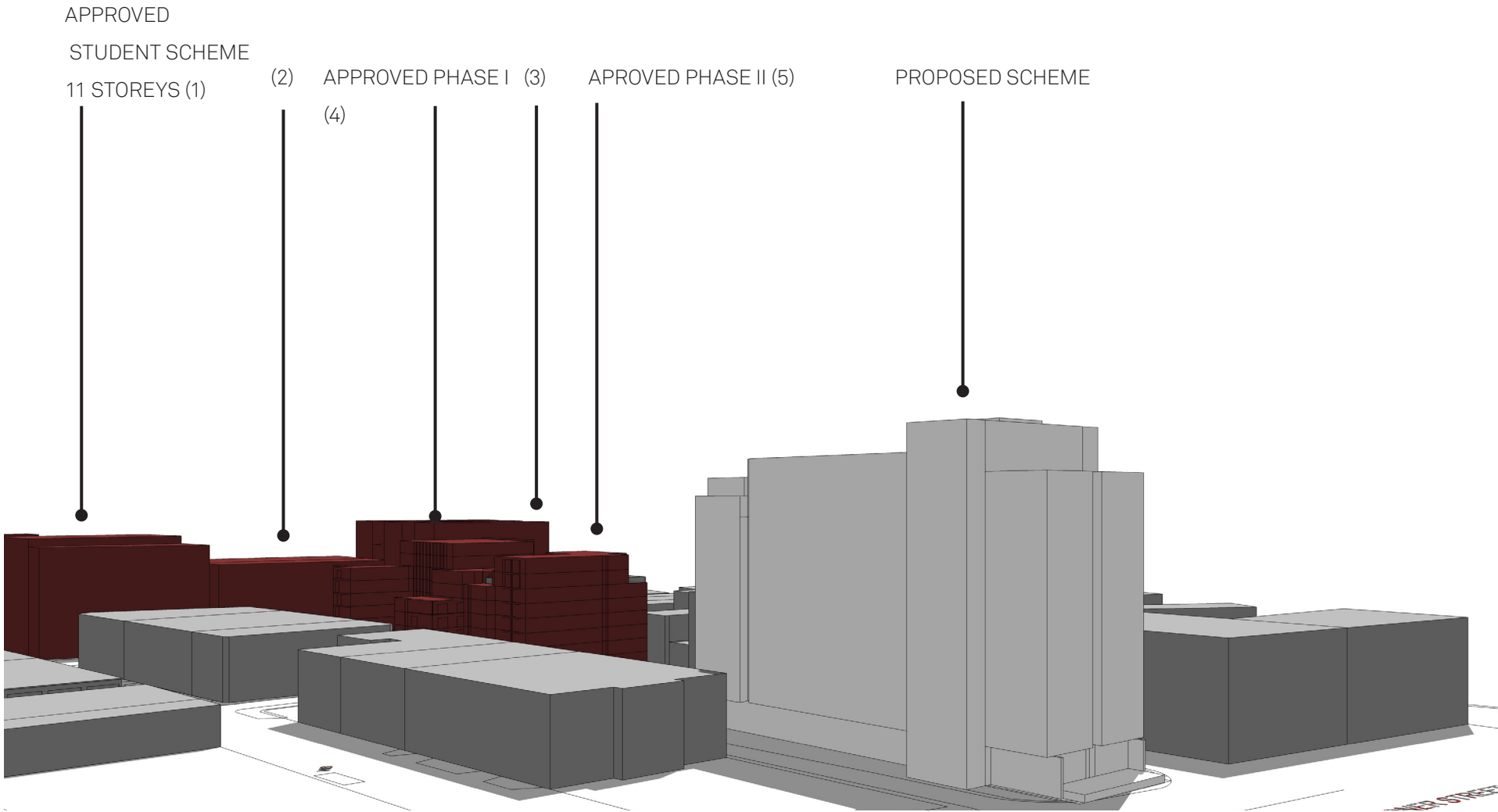


# 7.0 FACADE DESIGN DEVELOPMENT

## 7.3 MASSING STUDY

The adjacent images shows the future development of the Baltic Triangle area from Chaloner Street.

- KEY
- 1 9 Bridgewater Street - 10 Storeys
  - 2 56 Norfolk Street - 7 Storeys
  - 3 Norfolk Street - 11 Storeys
  - 4 70 - 78 Norfolk Street - 9 Storeys
  - 5 Norfolk & Watkinson Street - 9 Storeys
- KEY PLAN



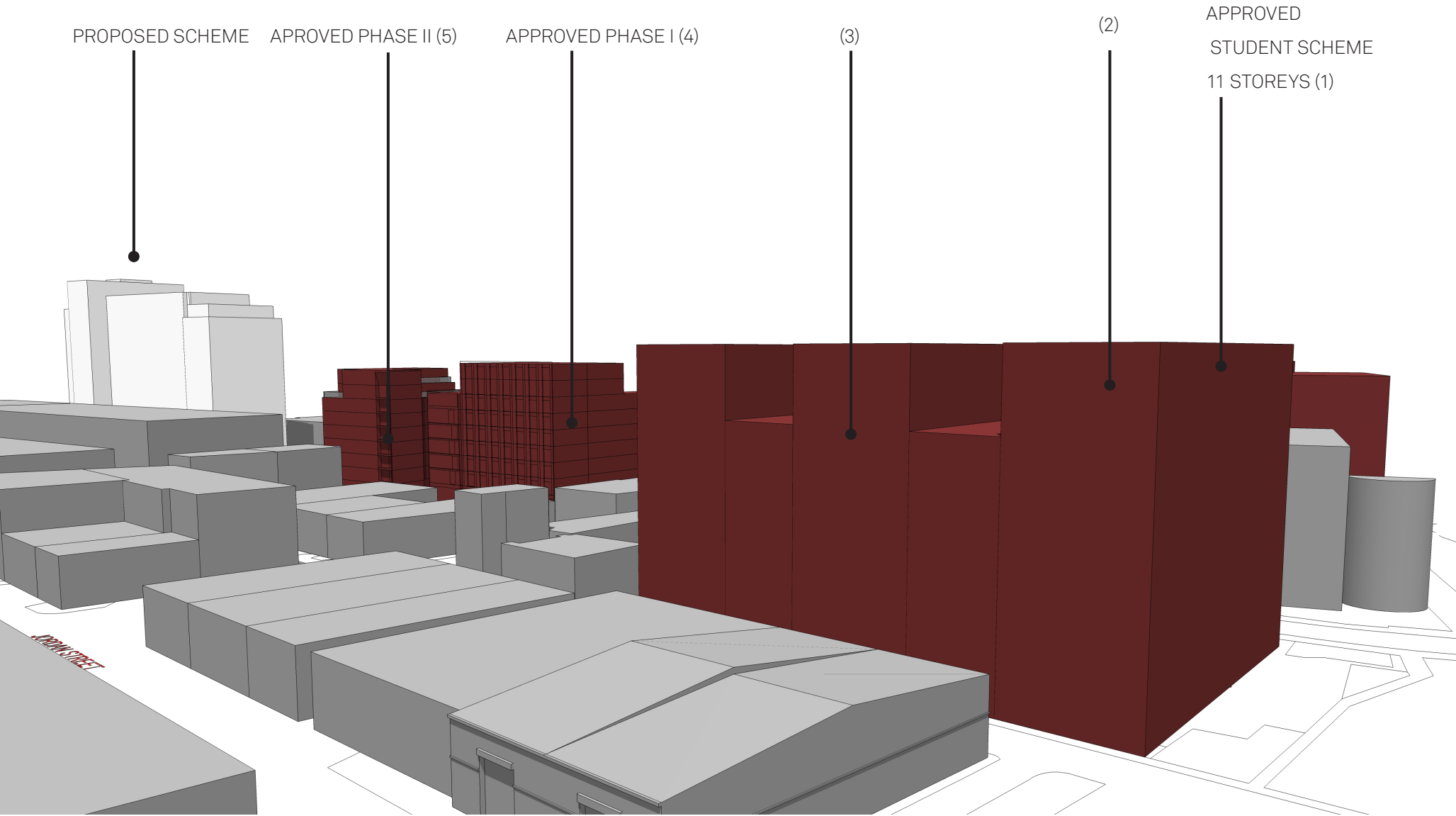
# 7.0 FACADE DESIGN DEVELOPMENT

## 7.3 MASSING STUDY

The adjacent images shows the future development of the Baltic Triangle area from Jordan Street.

- KEY
- 1 9 Bridgewater Street - 10 Storeys
  - 2 56 Norfolk Street - 7 Storeys
  - 3 Norfolk Street - 11 Storeys
  - 4 70 - 78 Norfolk Street - 9 Storeys
  - 5 Norfolk & Watkinson Street - 9 Storeys

KEY PLAN



# 8.0 BUILDING ACCESS STRATEGY

## 8.1 ACCESS OVERVIEW

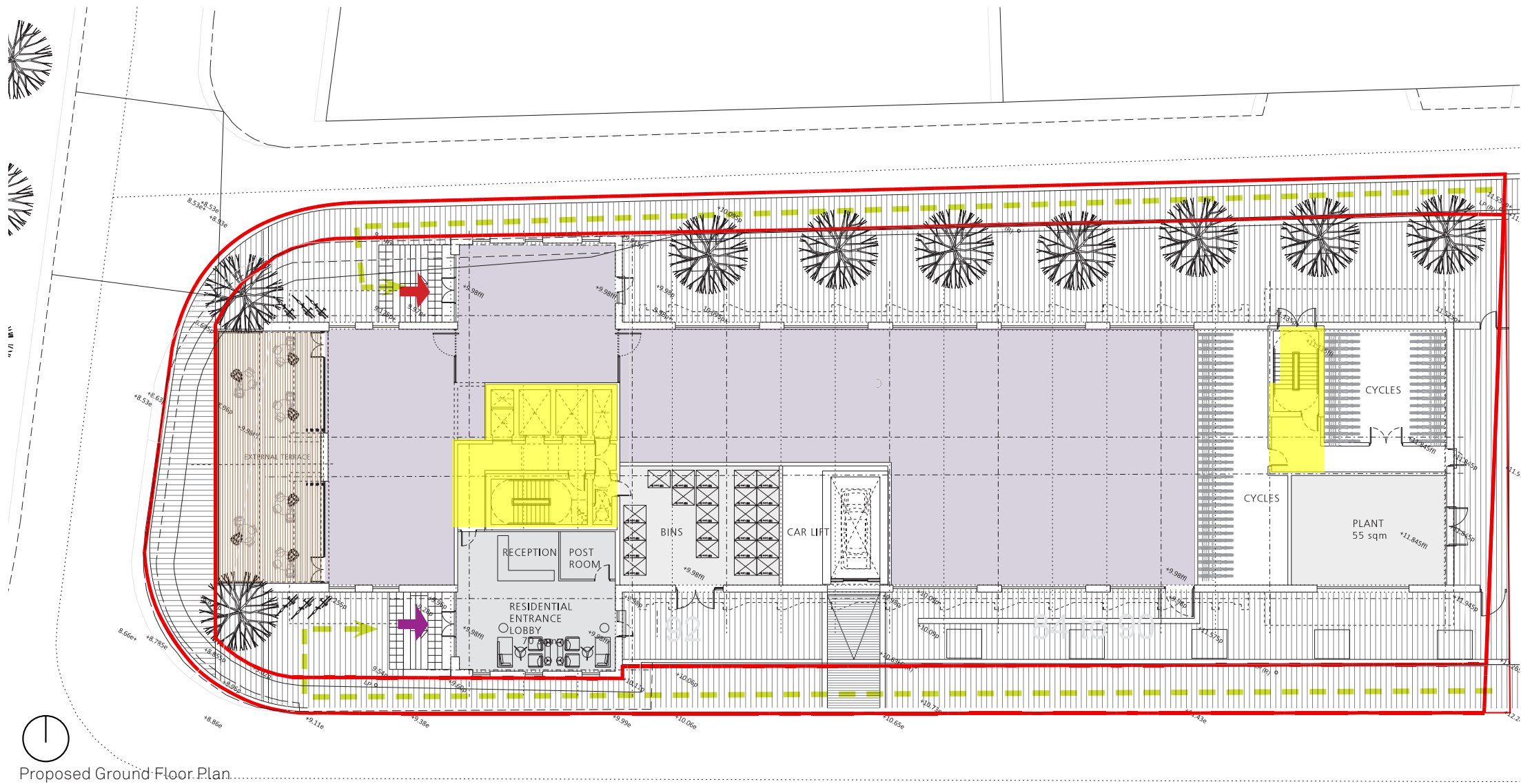
As this report has discussed previously, the site benefits from a highly accessible location, in close proximity to Liverpool City Centre, and a comprehensive local and national public transport network of buses and trains.

Ensuring the building is accessible to all has influenced the design, both in consideration of the public and also for staff and ease of servicing.

The proposal for the public 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.

### 9.1.1 Pedestrian Access

- Key:
- ➡ Entrepreneurial Hub Entrance
  - ➡ Residential Entrance
  - Stair and Lift core.
  - ➡ Main pedestrian access routes.

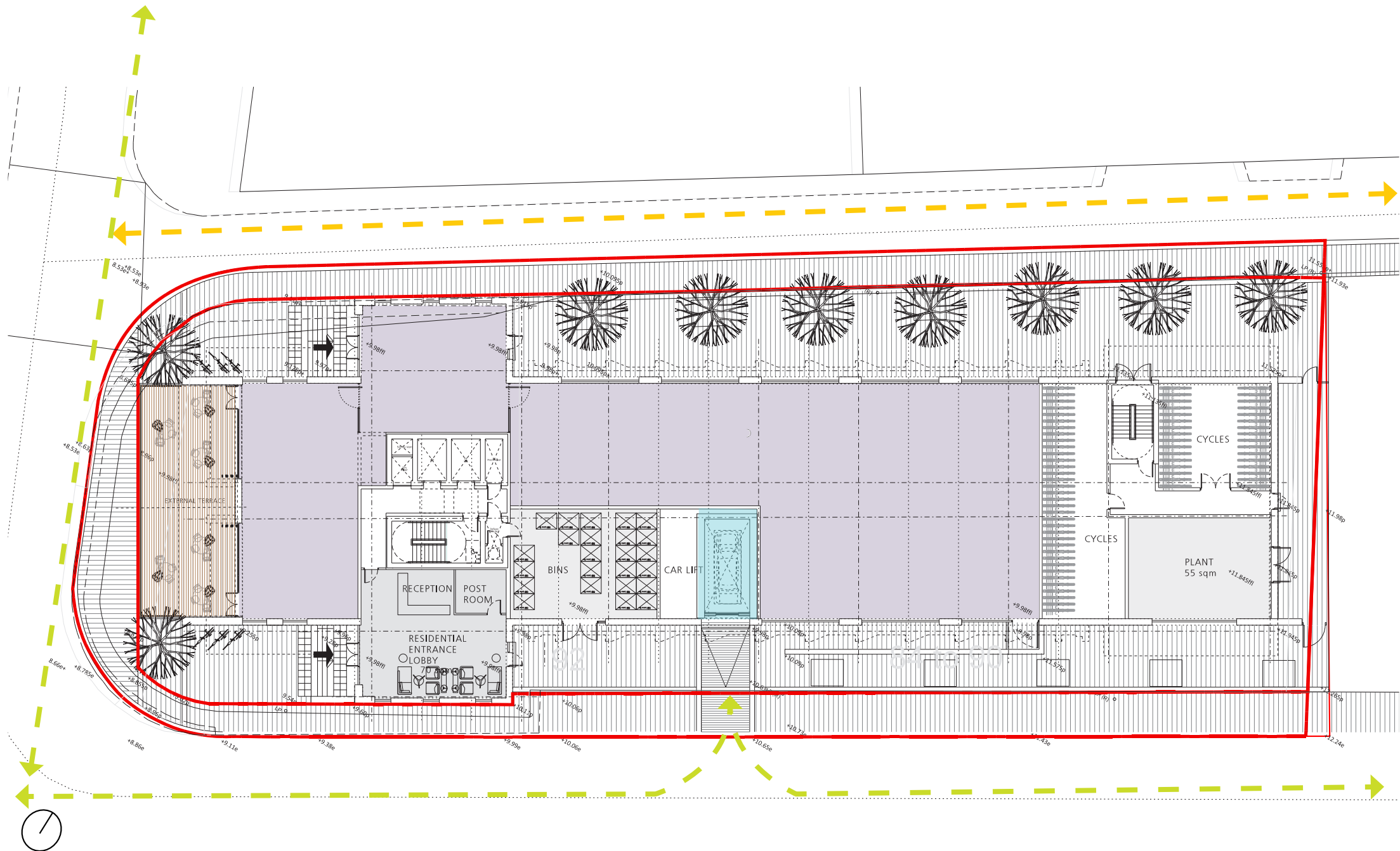


# 8.0 BUILDING ACCESS STRATEGY

## 8.1 ACCESS OVERVIEW

### 9.1.2 Vehicular Access

- Key:
- Primary vehicular route to the site
  - Secondary vehicular route
  - Car Lift - to Basement Car Park



Proposed Ground Floor Plan



# 8.0 BUILDING ACCESS STRATEGY





## 8.1 ACCESS OVERVIEW

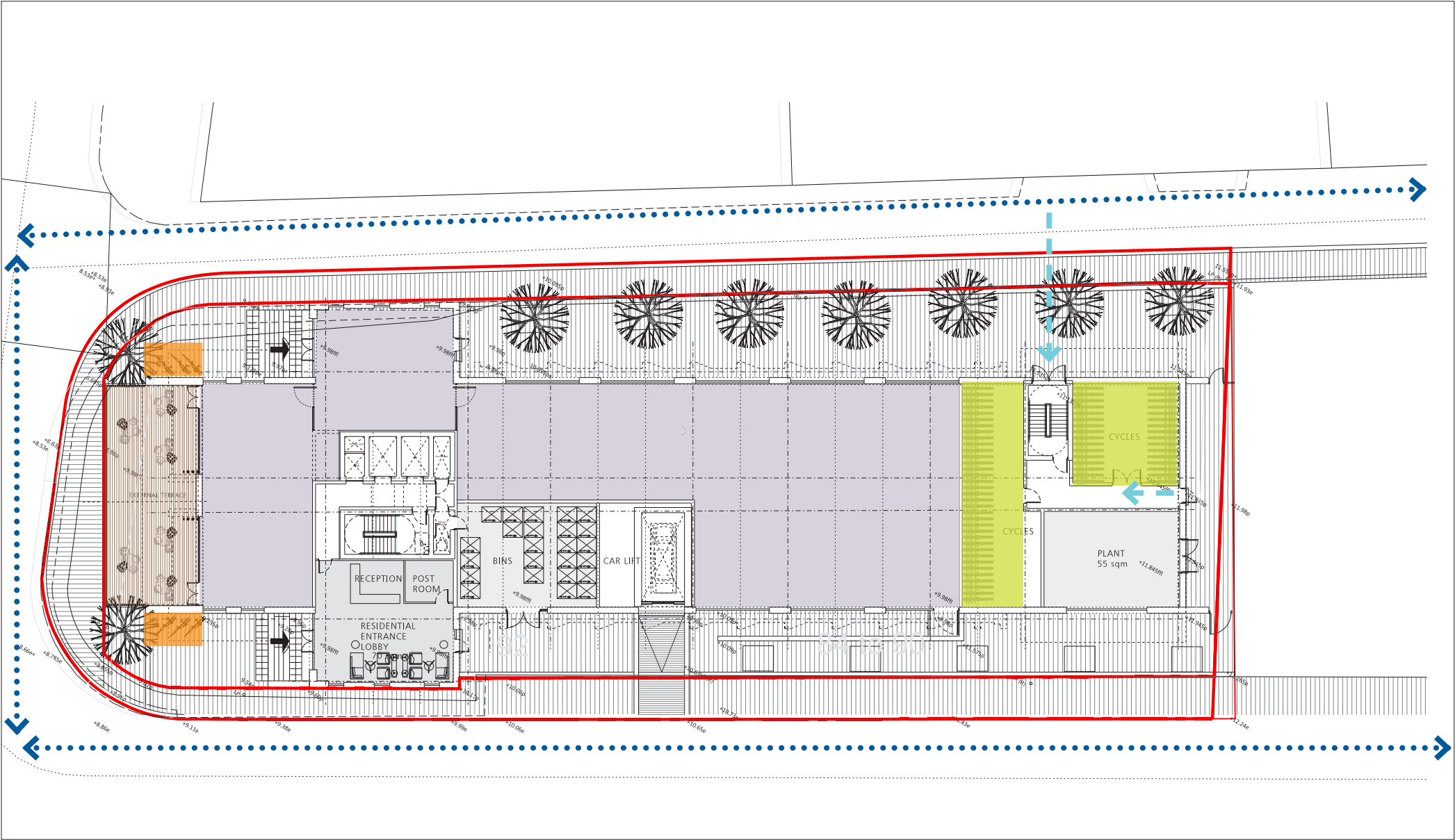
### 91.3 Cycle Spaces


The diagram adjacent highlights the location of cycle stands:

- 128 no. internal cycle spaces for residents (38 no. double stack cycle stands).
- 3 no. visitor cycle stands for 6 bicycles in front of the residential entrance.
- 3 no. visitor cycle stands for 6 bicycles adjacent to cycle store entrance.
- 10 “pool bikes” for residential hire
- Scheme holds friendly links with local bike store, offering preferential rates for residents

Key:

-  Suggested local cycle route
-  Main cycle storage
-  Residential route to cycle store
-  External visitor cycle stands



 Proposed Ground Floor Plan





# 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.

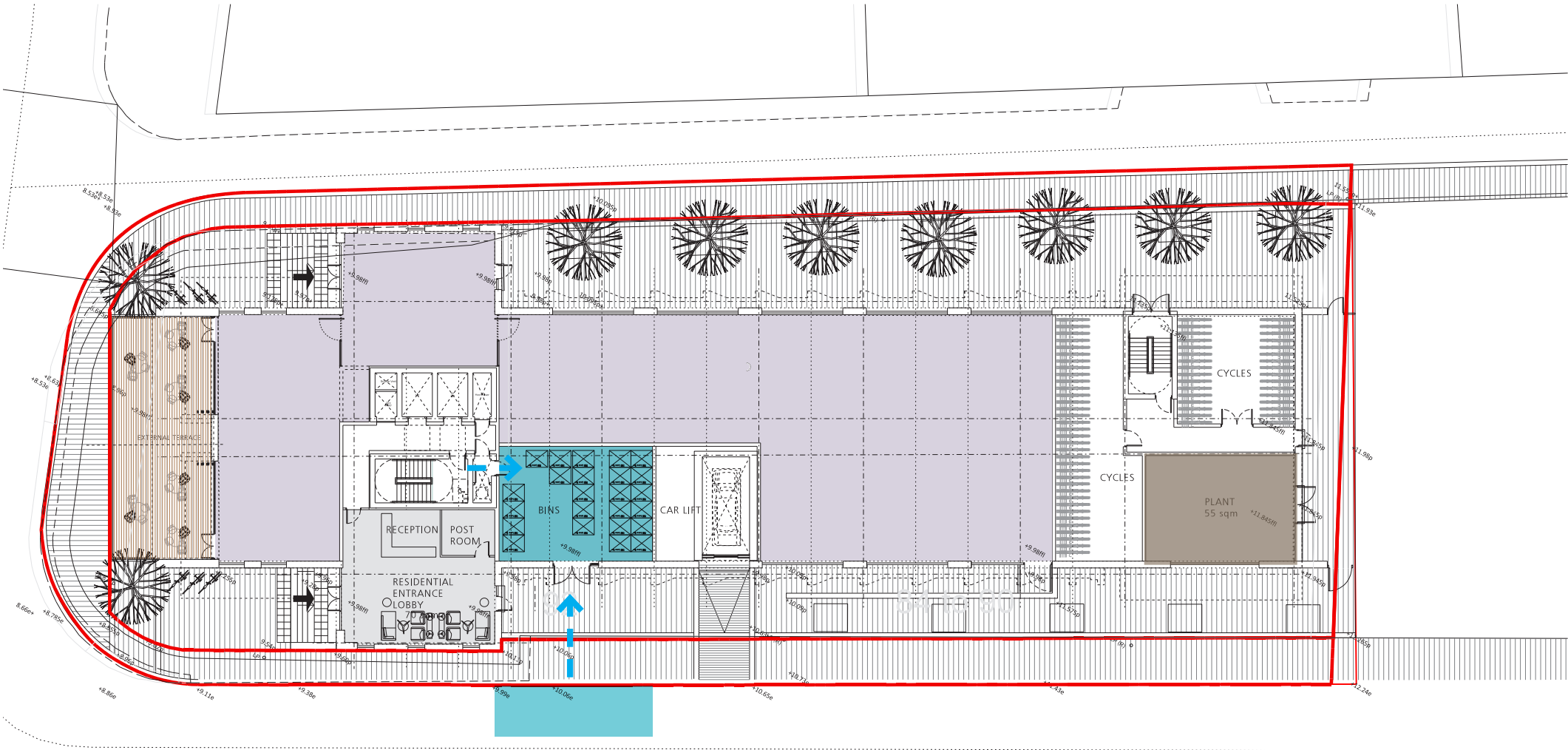
The refuse store is located within the ground floor level next to the fire escape stair core, with the collection point off Norfolk Street.

Key:

Residential Plant room

Refuse access route

Refuse collection point



Proposed Ground Floor Plan

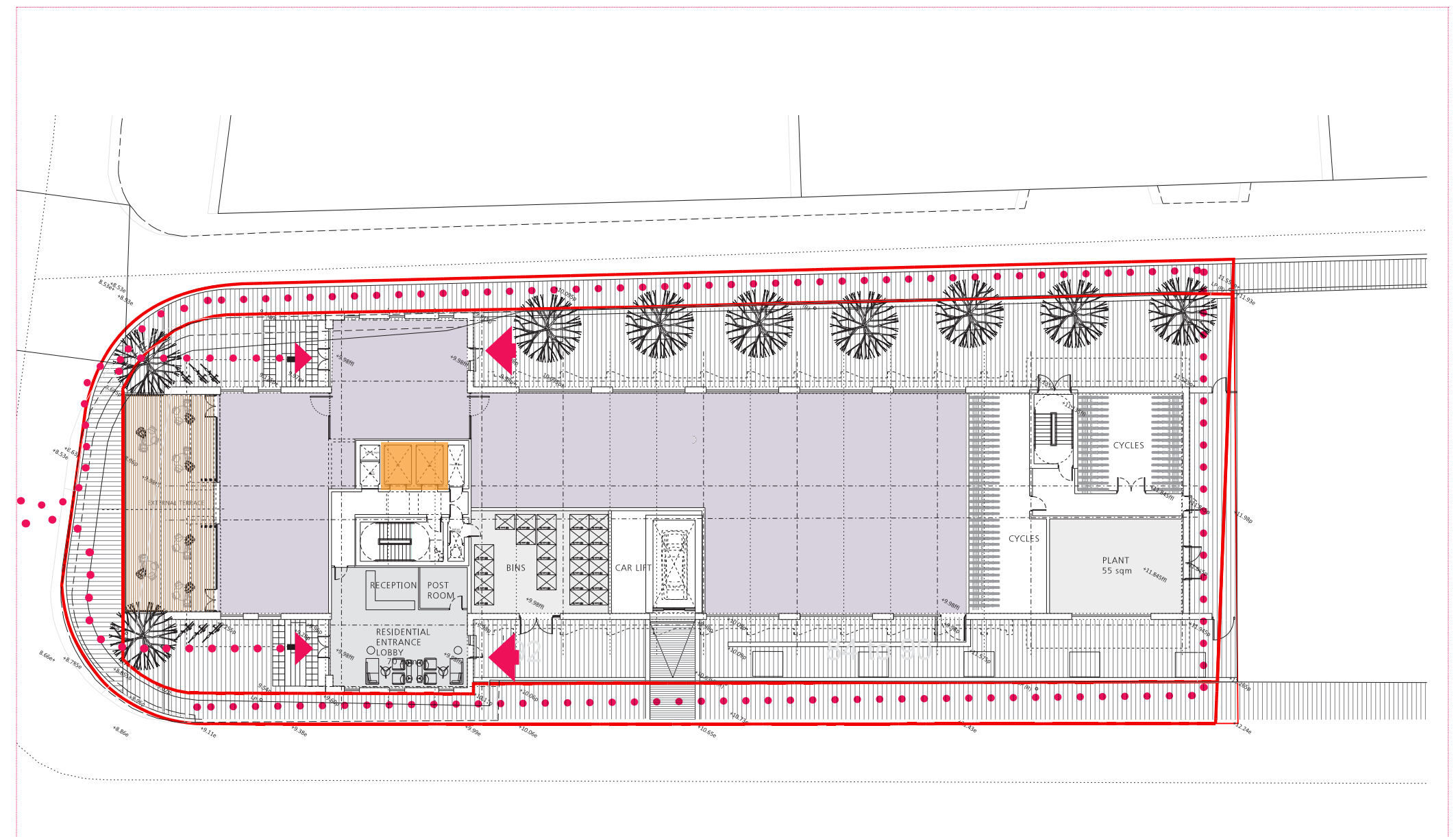


## 9.1 LEVEL ACCESS INTO BUILDING

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:

