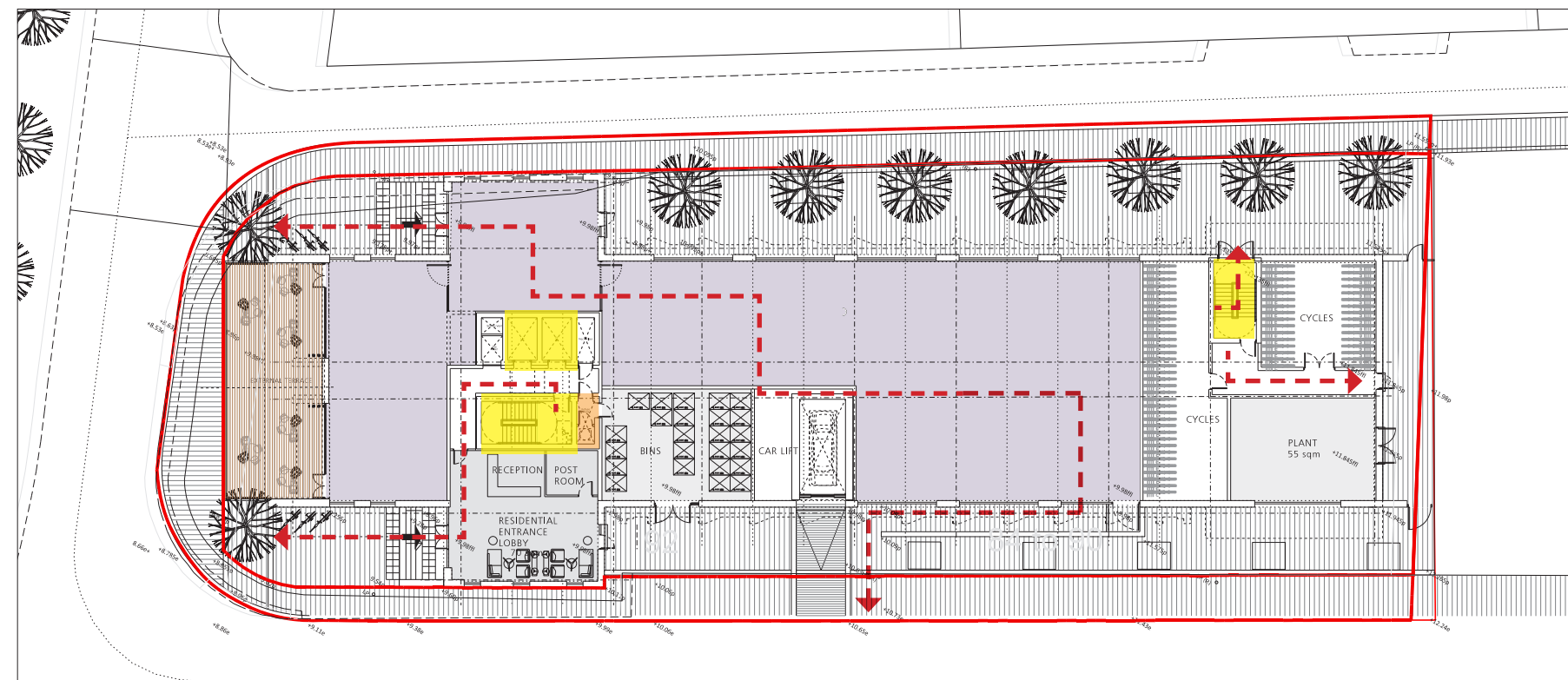


10.0 FIRE STRATEGY

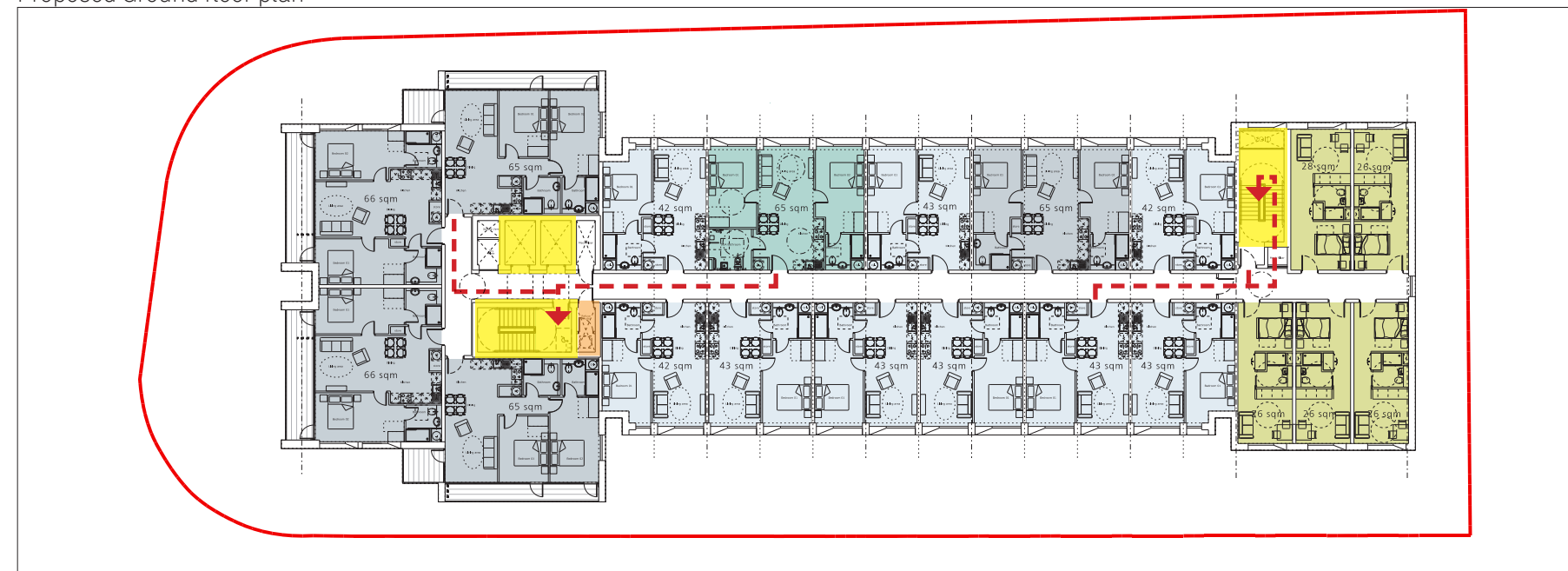
10.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

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 inculding 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

4 x 2 Bed Apartments (65-66 sqm)
11 x 1 Bed Apartments (42-43 sqm)
3 x Studio Apartments (26-28 sqm)

18 Apartments / flr

LEVELS 015

12 x 2 Bed Apartments (65-66 sqm)
2 x Duplex

14 Apartments / flr

TOTAL ACCOMMODATION

2 x 3 Bed Duplex Apartments (70 sqm / flr)

70 x 2 Bed Apartments (65-66 sqm)

123 x 1 Bed Apartments (42-43 sqm)

58 x Studio Apartments (26-28 sqm)

253 Apartments

APARTMENT PERCENTAGES:

3 Bed Apartments = 1%
2 Bed Apartments = 28%
1 Bed Apartments = 48%
Studio Apartments = 23%



13.0 APPENDICES

13.1 DRAWING SCHEDULE

Schedule of Submitted Drawings

EXISTING SITE LOCATION PLAN 1:1250	P15-024-02-02-001
EXISITING 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 021	P15-024-02-03-021

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



CONTACT

Falconer Chester Hall

Nº12 Temple Street
Liverpool L2 5RH

Telephone +44 (0)151 243 5800

Facsimile +44 (0)151 243 5801

www.fcharchitects.com



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