

6.0 DESIGN PRINCIPLES

6.1 DESIGN OPPORTUNITIES AND CONSTRAINTS

The site borders the western edge of the Ropewalks Planning Framework area, and sits on a key pedestrian approach from the City Centre. It is currently unoccupied and utilised as a car park.

With regard to the above, it is considered that the site provides the opportunity to:

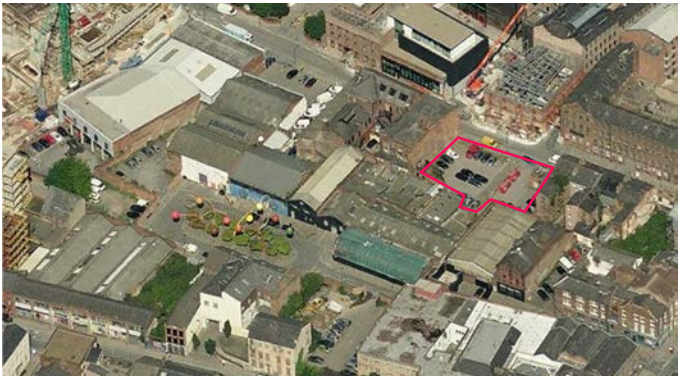
- Provide a key interface with the City Centre, as stipulated in the Ropewalks Planning Framework
- Bring people into the Ropewalks area, supporting local businesses and encouraging further redevelopment of the area
- Provide new, high quality accommodation within close proximity of Liverpool City Centre
- Provide a safe environment for the building user
- Act as a catalyst for regeneration and future developments in the area



Map taken from bing.com

Key:

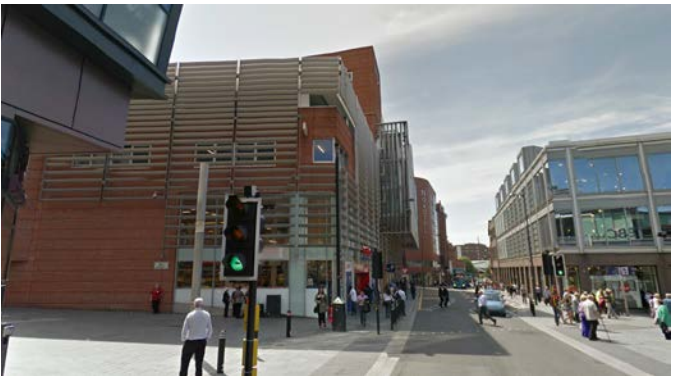
- Site Boundary
- Extent of area for which the Ropewalks Planning Framework applies



Aerial view of existing site



View down Hanover Street towards Liverpool Central Railway Station



View showing a high concentration of taller buildings along the Ropewalks western edge (Hanover Street)



6.0 DESIGN PRINCIPLES

6.2 KEY DESIGN PRINCIPLES

Our aim is to provide a high quality development in the Ropewalks area of Liverpool

The design intention is to provide commercial facilities and residential accommodation that will add to the vitality and viability of future developments

The proposal aims to provide a scale of development appropriate to the local area which will act as a catalyst for further regeneration

The existing nightclubs will be incorporated within the site wide strategy, and the 3-storey warehouse structure will be renovated to a high standard

The appearance of the overall development will be refreshing and modern, designed to be thermally efficient, taking advantage of pioneering techniques to deliver a high quality finished product

Security will be increased on and around the site, by providing passive surveillance and avoiding the creation of concealed or hidden recesses within the building

New hard and soft landscaped areas will be designed and incorporated into the scheme's design, thereby vastly improving the area's public realm

7.0 DESIGN DEVELOPMENT

7.1 DESIGN CONSIDERATIONS

7.1.1 Context: Constraints in Tension

The location of this site, at the interface between the Liverpool Ropewalks City World Heritage Site (WHS), the commercial centre of the city and an extensive residential zone, introduces pressures and constraints that call for careful judgement in shaping a new development. The success of the Liverpool One development sets an economic benchmark that spills onto adjoining land in terms of land value and the sort of development that can be made to stack up financially. The wider Ropewalks zone might therefore be expected to generate a high density of development, with high values consistent with the edge of city core. Large and potentially tall buildings are commensurate with this economic setting. Set against this are stringent and moderating heritage considerations relating to the World Heritage Site (WHS) and other heritage assets that figure prominently in the Liverpool skyline.

The City Council and the internet afford access to an excellent set of documents that assert a framework for how developers might respond to this context. Principal amongst these documents are the WHS Supplementary Planning Document (SPD) and accompanying Evidential Report (ER). The overriding duty imposed on developers is to safeguard and preserve the Outstanding Universal Value (OUV) of the WHS but this does not mean that development has to be timid: the ER quotes the 2005 Declaration on the Conservation of Historic Urban Landscapes as acknowledging that the resulting “structural interventions are part of the city’s tradition and require a vision of the city as a whole with forward-looking action ...”

The General Assembly Declaration goes on to encourage multiple agencies “to work together to preserve the urban heritage, while considering the modernisation and development of society in a culturally and historically sensitive manner, strengthening identity and social cohesion.”

Para 1.2.3 of the SPD also recognises the potential for development to have positive effects on townscape, especially by repairing damage and decay, in addition to providing investment activity.

Much of the guidance thus concentrates on describing an attitude of mind, to be shared in dialogue between contributors, rather than laying down explicit rules with precise dimensions and/or specifications of materials etc. This section of the DAS therefore sets out the factors and influences that have informed the decisions of this design team in how to ‘respond’ to the site’s unique setting.



7.0 DESIGN DEVELOPMENT

7.1 DESIGN CONSIDERATIONS

7.1.2 Defining the Edge

The development site is bounded by the WHS site to the south, whilst Seel Street (leading to Concert Square) marks the northern edge of the scheme.

The physical and visual relationship between the existing infrastructure on Seel Street and Concert Square is complimentary, with a similar palette of materiality being employed to provide a sense of continuity to the area (B).

To assess that aspect a site walk and photographic survey was undertaken, concentrating on viewpoints within the close vicinity of the site.



A - Aerial view of Liverpool City Centre, with the Ropewalks boundary highlighted



B - Continuity of materiality and building form between structures in Concert Square and Seel Street



D - Examples of the poor state of surrounding buildings to the site and lack of architectural continuity along Seel Street

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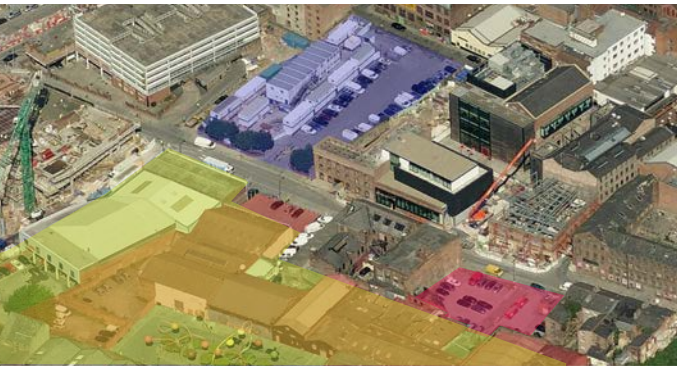
7.1.2 Defining the Edge

The aerial view below illustrates where the new X1 Liverpool One Development is situated in relation to the proposal's site. This scheme, which is currently well into the construction phase, is designed to reach 10-11 storeys high, with ground floor commercial and leisure units.

To the rear of the site, planning approval has also been granted for the re-development of Wolstenholme Square. The proposed new buildings will vary in height from 7-10 storeys.

Other buildings that populate the north and western fringes of the scheme's site include:

- Gosting Building (6-8 storeys)
- Premier Inn (7-8 storeys)
- Tesco Superstore (6 storeys)
- Multi-storey car park (4-6 storeys)
- Hotel Novotel (12 storeys)



Aerial view from Bing Maps
Blue shading - X1 Development's site
Red shading - Site location
Green shading - Wolstenholme Square development

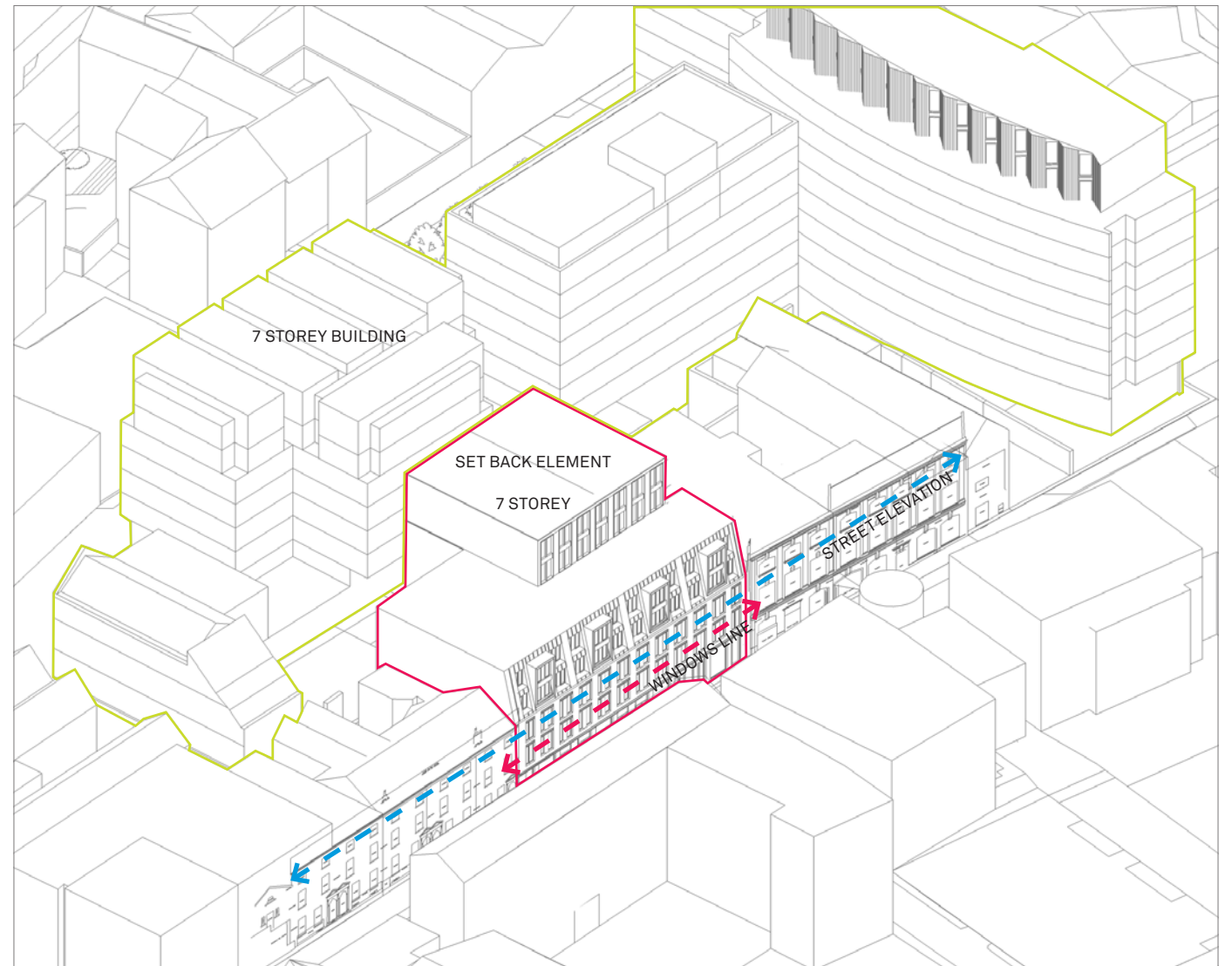
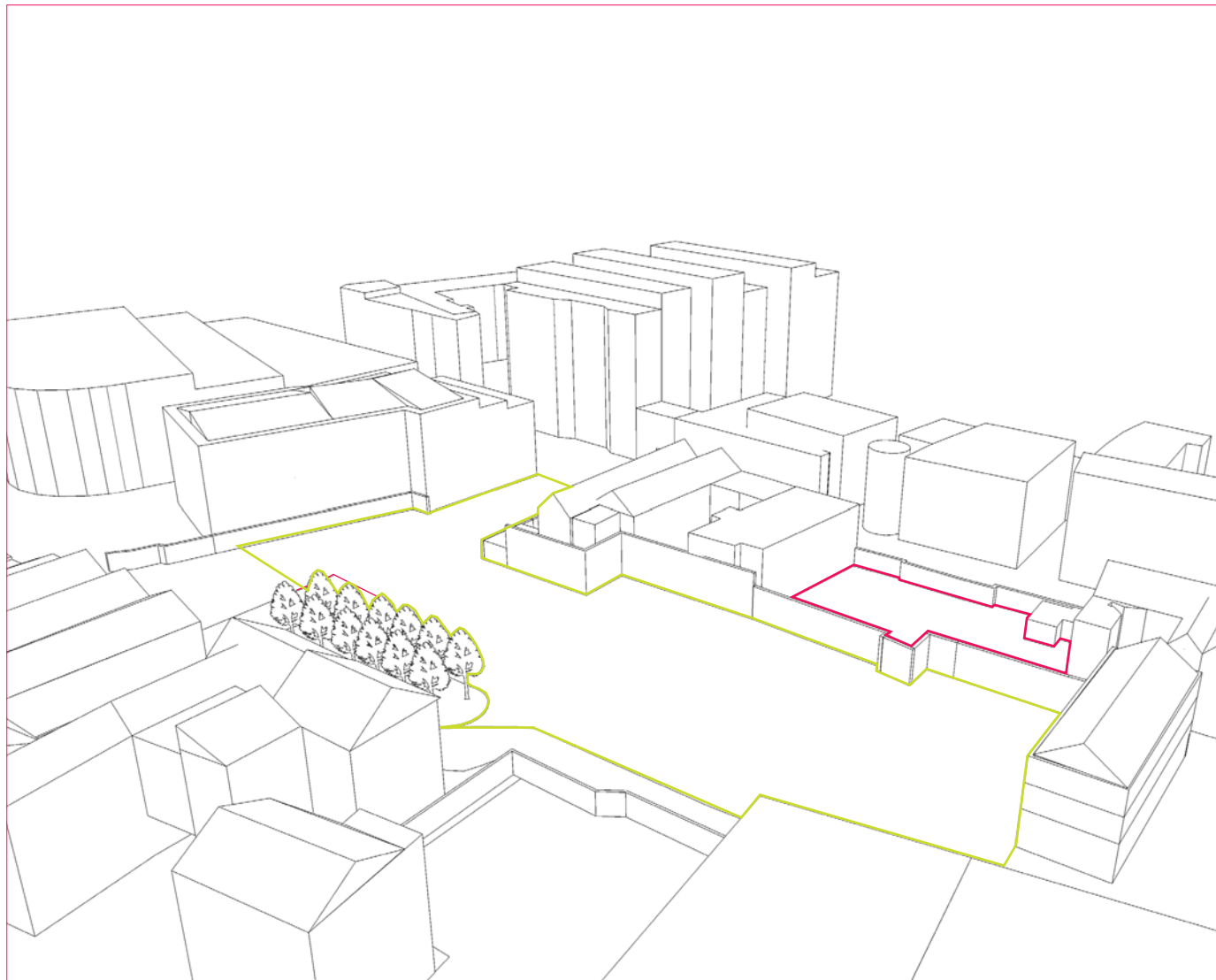


- 1&2 - Wolstenholme Square
- 3 - Gostins Building
- 4 - Premier Inn & Tesco Superstore
- 5 - Hotel Novotel



7.0 DESIGN DEVELOPMENT

7.2 DESIGN CONCEPT AND FORM EXPLORATION



Existing Site

The site covers an area of 0.1 hectares.

The site's materiality is a variety of brick structures, partially rendered, with pitched and flat roofs.

Green line - Proposed Wolstenholme Square development

Red line - Proposed site/development



Design intelligence, commercial flair.

7.0 DESIGN DEVELOPMENT

7.3 VISUAL IMPACT IMAGES



Seel Street massing without Wolstenholme Square



Seel Street massing with Wolstenholme Square

- Proposed development
- Wolstenholme Square development



Design intelligence, commercial flair.



Location of Viewpoint on Site

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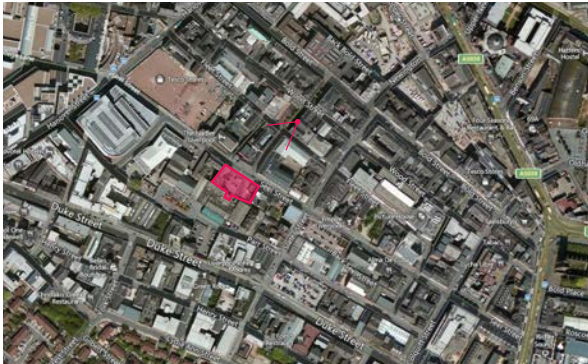


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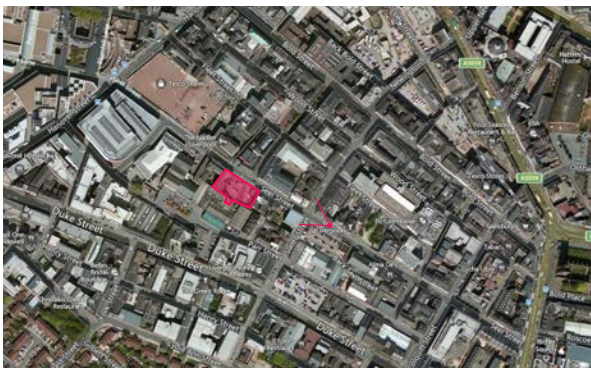


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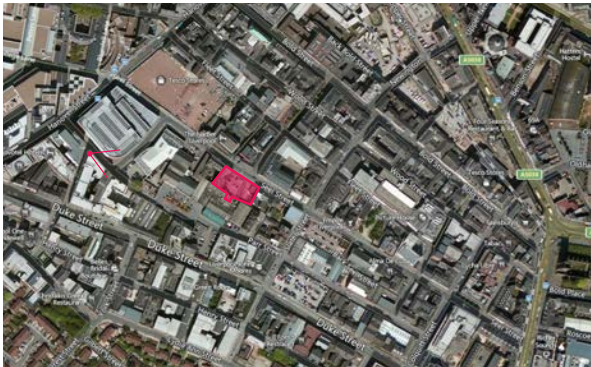


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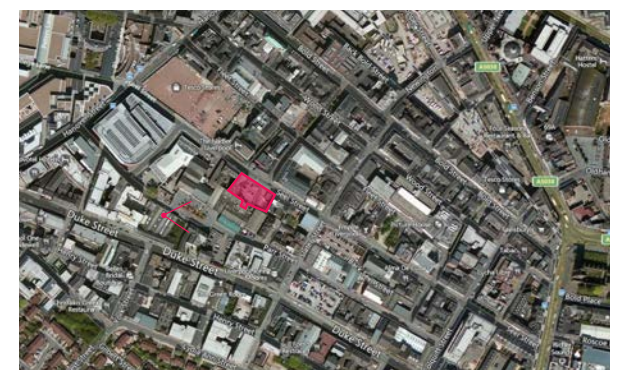


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