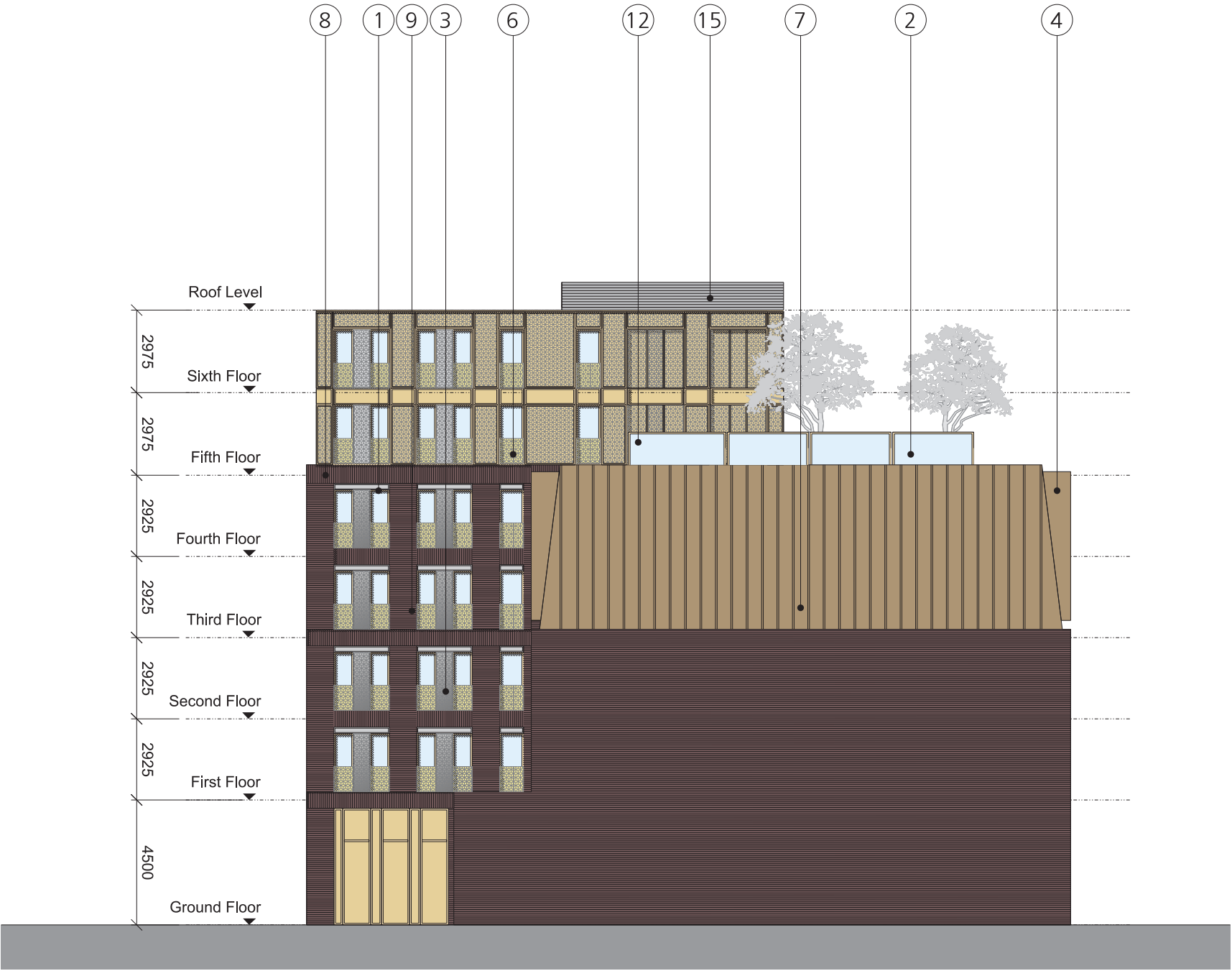


# 10.0 DESIGN PROPOSAL

## 10.2 PROPOSED ELEVATION

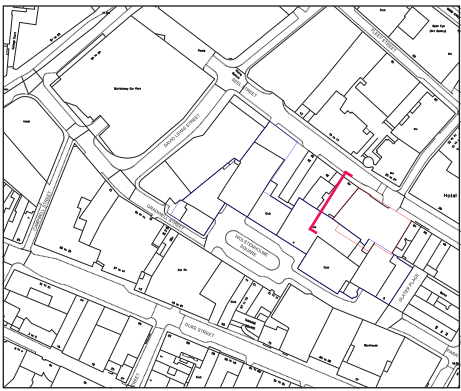
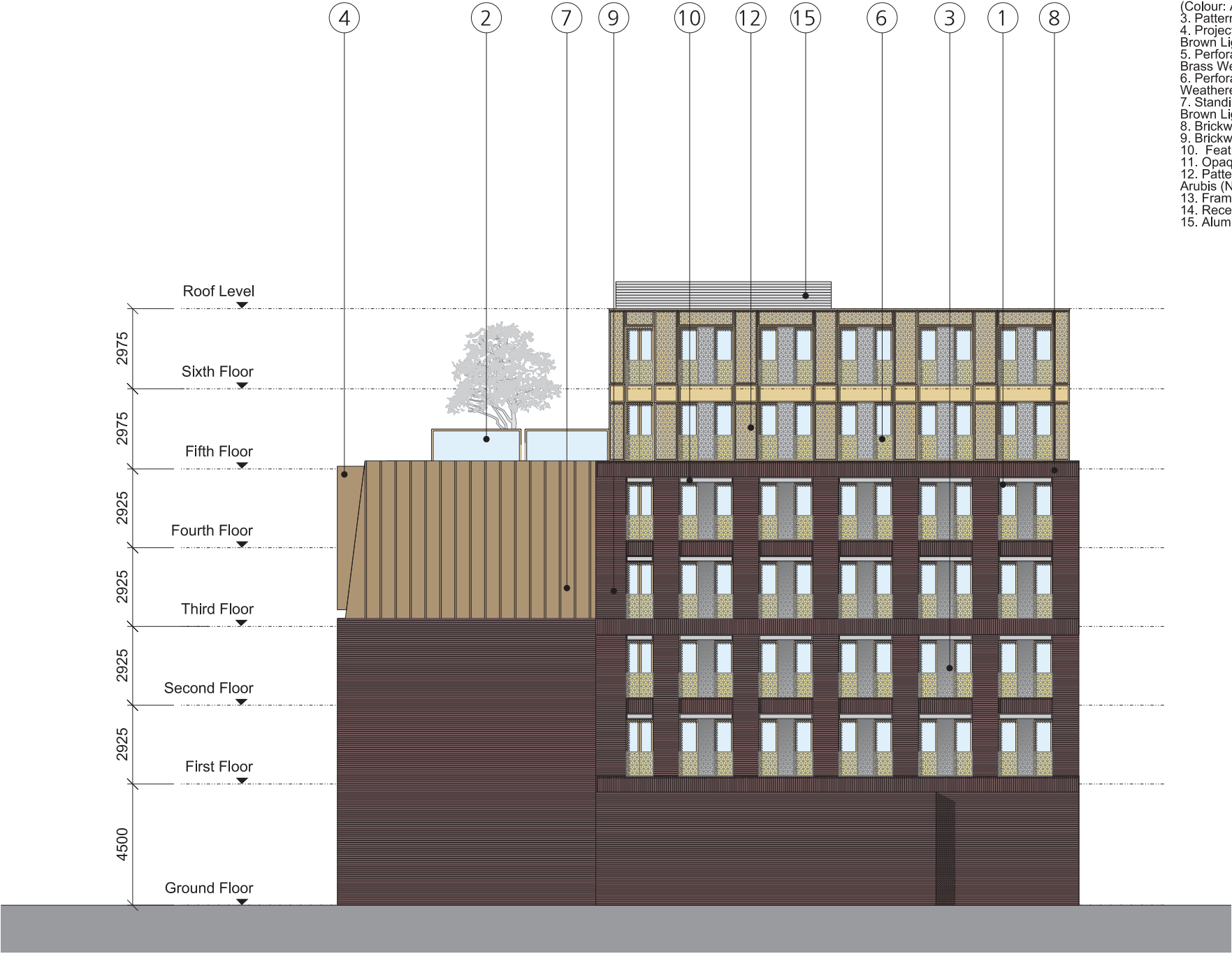
- MATERIALS KEY
- 1. Anodised aluminium windows: (Colour: Anolok 543)
  - 2. Glass balustrade with anodised aluminium frame (Colour: Anolok 453)
  - 3. Patternated concrete column
  - 4. Projecting dormer - Copper cladding by Arubis (Nordic Brown Light) or similar approved
  - 5. Perforated panel - Brass cladding by Arubis (Nordic Brass Weathered) or similar approved
  - 6. Perforated balcony - Brass cladding by Arubis (Nordic Weathered) or similar approved
  - 7. Standing seam copper cladding by Arubis (Nordic Brown Light) or similar approved
  - 8. Brickwork soldier course
  - 9. Brickwork
  - 10. Feature concrete lintel
  - 11. Opaque glass
  - 12. Patternated and perforated panel - Brass cladding by Arubis (Nordic Brass Weather) or similar approved
  - 13. Frameless glass balustrade
  - 14. Recess brickwork to plinth
  - 15. Aluminium louvers



# 10.0 DESIGN PROPOSAL

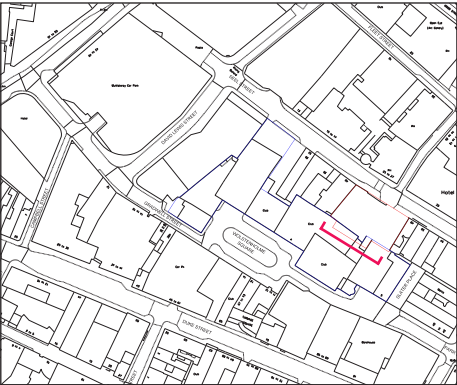
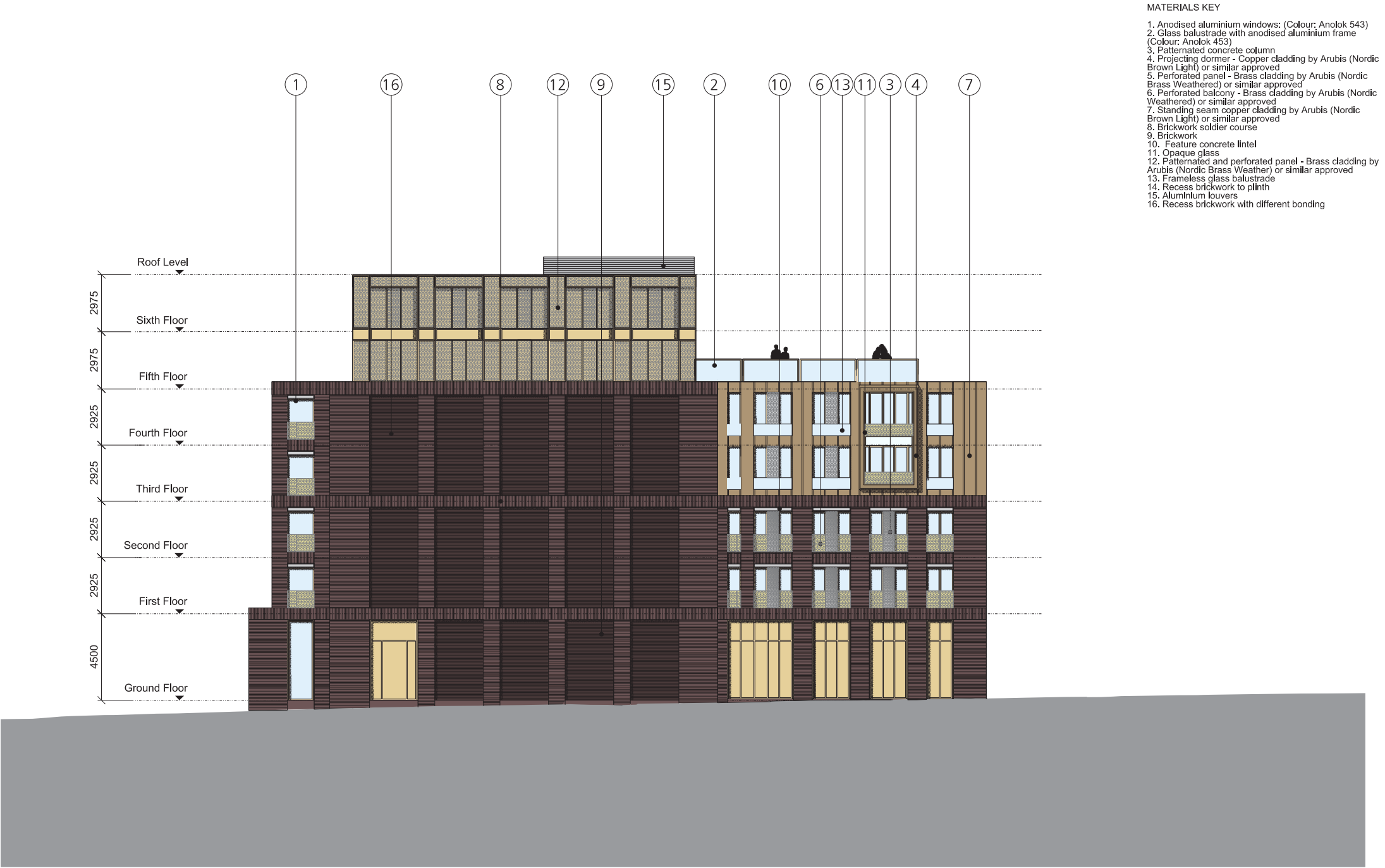
## 10.3 PROPOSED ELEVATION

- MATERIALS KEY
- 1. Anodised aluminium windows: (Colour: Anolok 543)
  - 2. Glass balustrade with anodised aluminium frame (Colour: Anolok 453)
  - 3. Patternated concrete column
  - 4. Projecting dormer - Copper cladding by Arubis (Nordic Brown Light) or similar approved
  - 5. Perforated panel - Brass cladding by Arubis (Nordic Brass Weathered) or similar approved
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  - 11. Opaque glass
  - 12. Patternated and perforated panel - Brass cladding by Arubis (Nordic Brass Weather) or similar approved
  - 13. Frameless glass balustrade
  - 14. Recess brickwork to plinth
  - 15. Aluminium louvers



10.0 DESIGN PROPOSAL

10.4 PROPOSED ELEVATION



# 10.0 DESIGN PROPOSAL

## 10.5 PROPOSED APARTMENT LAYOUTS

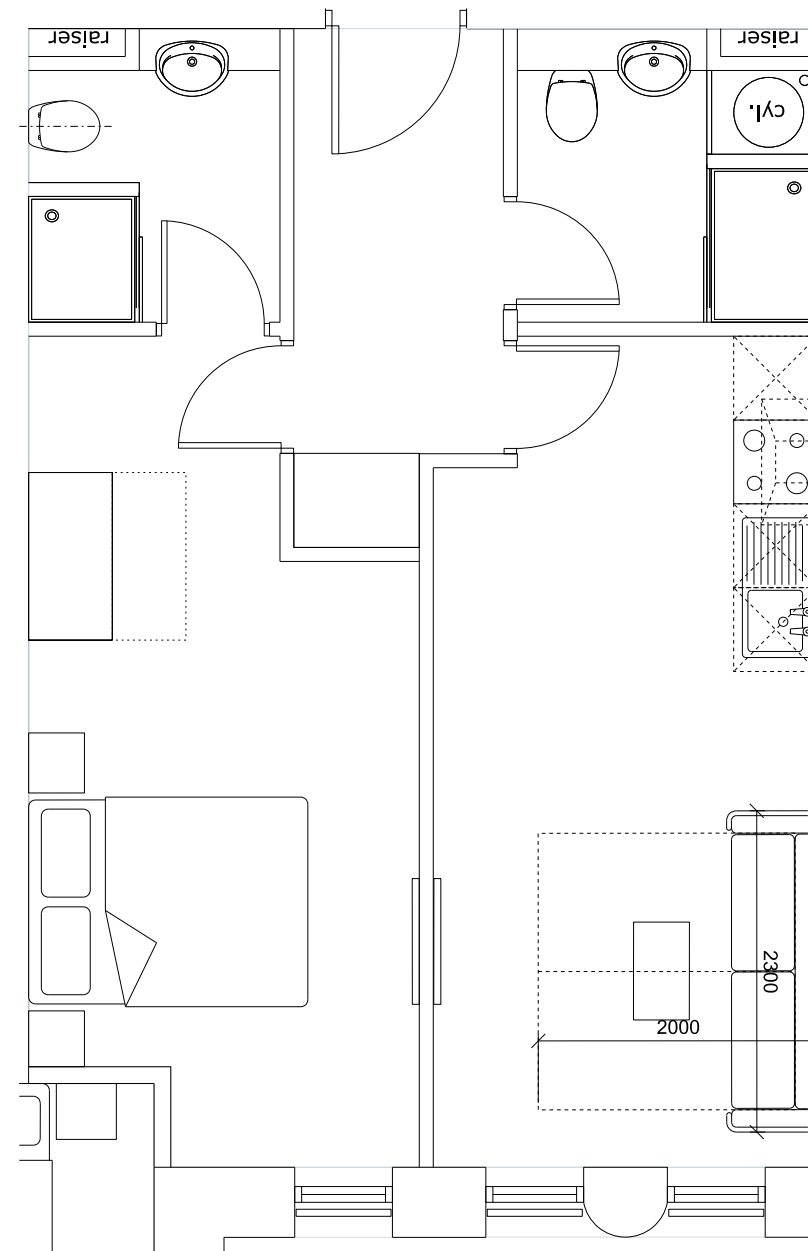
### 10.5.1 Typical Apartment Layout:

#### 1 Bedroom Apartment

This Proposed 1 bedroom Apartment layout measures 45 sq.m and contains the following:

- Entrance Hall
- 2 x Bathroom
- Built-in Storage
- Kitchen & Dining Area
- Living Area/Lounge (can lock off as bedroom)
- 1 double bedroom

The apartment layout has been designed to maximise the space. Centrally positioned core - Living Area, Dining Area and Kitchen creates a dynamic well-lit space. Seperate bathrooms allow for each room to be rented out seperately



10.0 DESIGN PROPOSAL

10.5 PROPOSED APARTMENT LAYOUTS

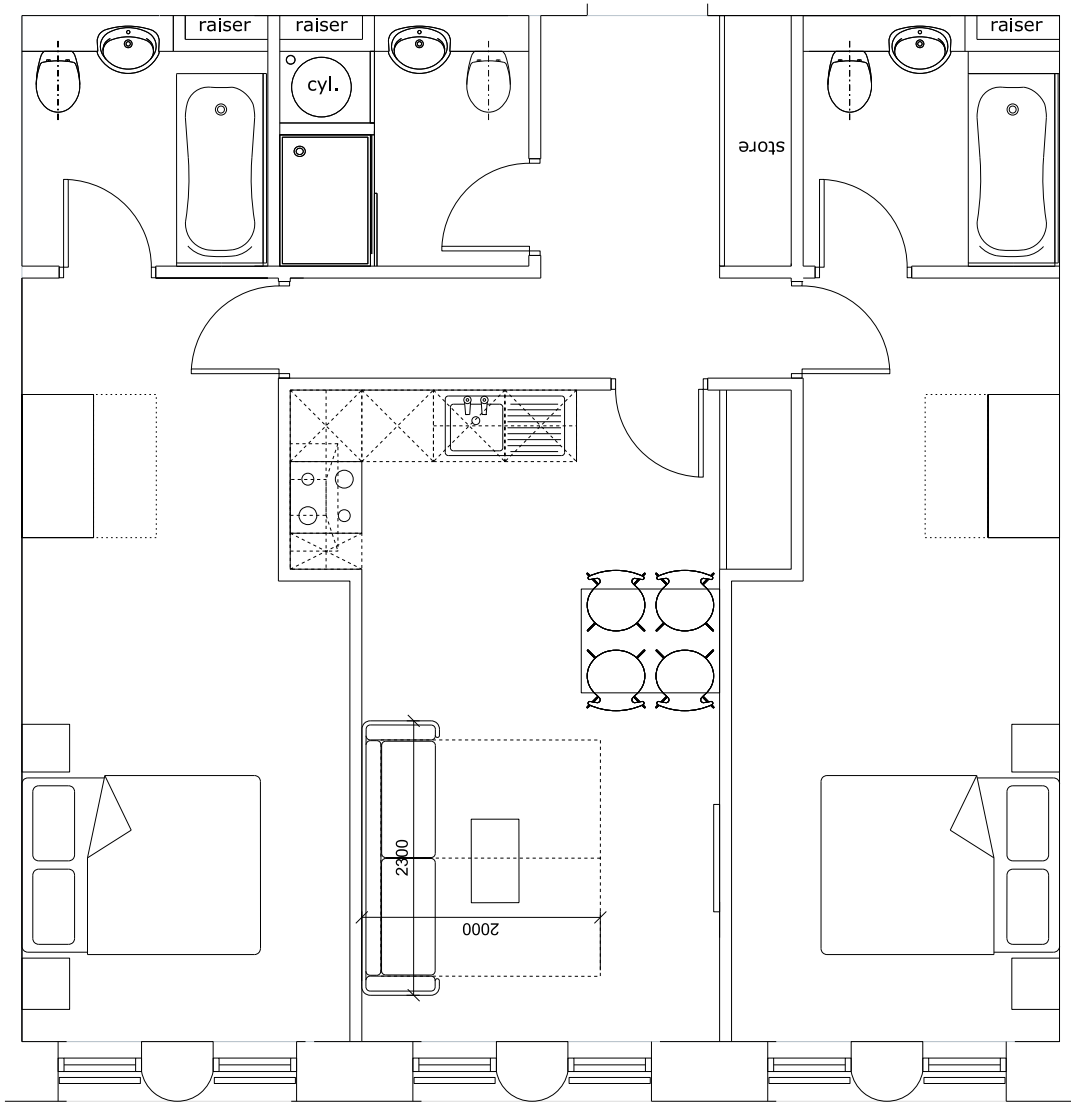
10.5.2 Typical Apartment Layout:

2 Bedroom Apartment

This Proposed 2 bedroom Apartment layout measures 75 sq.m and contains the following:

- Entrance Hall
- 3 x Bathroom
- Built-in Storage
- Kitchen & Dining Area
- Living Room/Lounge (can lock off as bedroom)
- 2 x Double Bedrooms

The apartment layout has been designed to maximise the space. Centrally positioned core - Living Area, Dining Area and Kitchen creates a dynamic well-lit space. Seperate bathrooms allow for each room to be rented out seperately.



# 10.0 DESIGN PROPOSAL

## 10.5 PROPOSED APARTMENT LAYOUTS

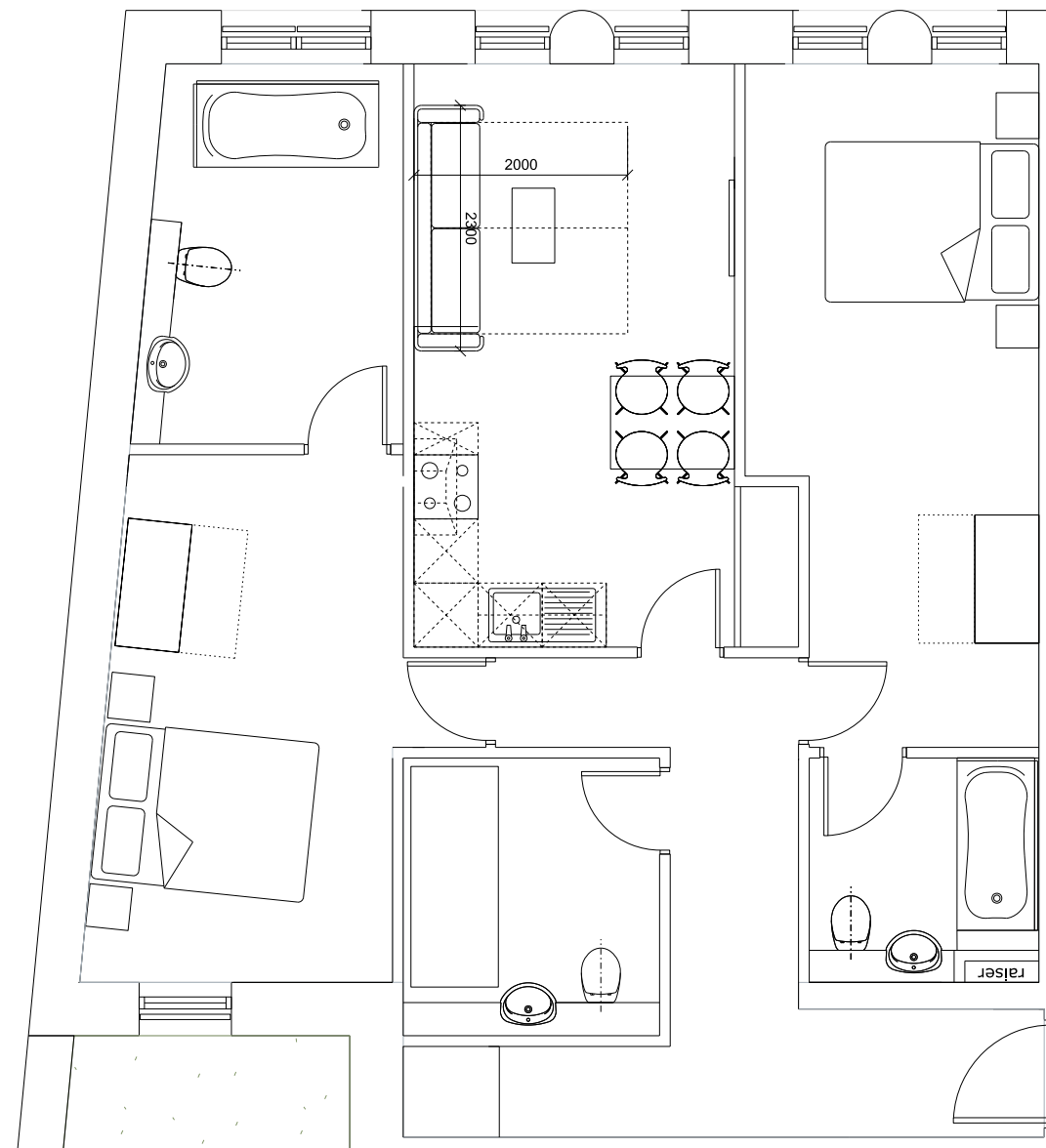
### 10.5.3 Typical Apartment Layout:

#### 2 Bedroom Apartment (DDA)

This Proposed 2 bedroom Apartment layout measures 75 sq.m and contains the following:

- Entrance Hall
- 3 x Bathroom (1 DDA compliant)
- Built-in Storage
- Kitchen & Dining Area
- Living Room/Lounge (can lock off as bedroom)
- 2 x Double Bedrooms

The apartment layout has been designed to maximise the space. Centrally positioned core - Living Area, Dining Area and Kitchen creates a dynamic well-lit space. Seperate bathrooms allow for each room to be rented out seperately.





10.0 DESIGN PROPOSAL

10.5 PROPOSED APARTMENT LAYOUTS

10.5.4 Lifetime Homes guidance

10.5.4.1 Lifetime Homes Criteria & Specifications

- Disabled parking spaces of minimum dimensions 3300mm x 4800mm are clustered around the lift core in the basement. The distance to the dwelling entrance is level and kept to a minimum.
  - Paths from car parking to the dwelling entrance is smooth, slip free and at least 1200mm wide.
  - All entrances are illuminated, have a level threshold, and have effective clear opening width of at least 1200mm.
  - All entrances an effective leading edge to door handle side.
  - Adequate weather protection is provided at all main entrances.
  - All entrances have a level external landing.
  - Easy Access is provided to all principal stairs, and have a maximum rise of 170mm and a maximum going of 250mm. All stairs within all blocks are provided with handrails at a height of 900mm above stair nosings which extend a minimum of 300mm beyond the top and bottom steps. Stairs have a non-slip contrast nosing strip, with no open risers.
  - All lifts to homes are fully accessible, and have clear landings of at least 1500mm x 1500mm.
  - Lift cars have a minimum dimension of 1100mm 1400mm.
  - Clear widths of at least 1400mm are provided to all communal hallways and landings.
  - All accessible living rooms and dining rooms are
- provided with clear turning circles of 1500mm.
  - Kitchens have a clear entrance width of 1200mm between fixed walls and appliances.
  - A minimum of 750mm clear space is provided around all sides of beds.
  - All dwellings have a living room/space provided at entrance level.
  - All WC compartments are provided with a WC with a centre line between 400mm-500mm from an adjacent wall, a flush control located on the side of the cistern furthest away from the adjacent wall.
  - All WC compartments have an approach of at least 350mm from the WC's centre line towards the adjacent wall, 1000mm from the WC's centre-line on the other side, 1100mm forward from the front rim of the WC and 500mm back from the front rim of the WC for a width of 1000mm from the WC's centre line.
  - Basins on the wall adjacent to the WC do not project into the approach zone by more than 200mm, and have a clear approach zone of 1100mm.
  - Floor drainage in accessible rooms with floor level showers are located as far from the entrance doorway as practical, and the floors have a shallow fall towards the drain.
  - All accessible WCs have an outwards opening door, and are capable of firm fixing and support of handrails and other adaptations at any point within 300mm and 1800mm from the floor
  - All dwellings are single level, therefore internal stair lifts are not necessary.
- The ceiling construction is adequate for the installation of ceiling hoists to all main bedrooms and bathrooms. All bedrooms where this conditions exists have a clear, level route through the main bathroom.
  - Accessible bathrooms are provided on the same level as the main bedroom, and are at entrance level.
  - Accessible bathrooms are provided with an accessible floor shower with minimum 1500mm turning circle, and a shallow fall for drainage.
  - Living spaces are provided with windows which allow a view out when seated, and at least one openable window is provided to all habitable spaces, operable by a range of people including those with restricted movement and reach.
  - All glazing to living areas begins at a maximum of 300mm from the floor, and transoms within a 1700mm range of the floor are at least 400mm apart.
  - All habitable rooms have a clear approach route to the window, with a potential 750mm wide route for wheelchair users, and handles are no higher than 1200mm from the floor.
  - All service controls are within a band of 450mm to 1200mm form the floor, and are at least 300mm from any internal room corner.



10.0 DESIGN PROPOSAL

10.5 PROPOSED APARTMENT LAYOUTS

10.5.4 Lifetime Homes guidance

10.5.4.2 Typical Apartment Layout

Apartments within the proposal have been designed in order to comply with the ‘Lifetime Homes Guidance’, which outlines a set of design principles encouraging inclusivity, accessibility, adaptability, sustainability and good value.

The diagram adjacent outlines the basic principles adopted within each apartment layout, which include:

1. The minimum clear opening at the entrance to the dwelling should be a minimum of 800mm.
2. The minimum width to any internal corridor or hallway is 900mm, although 1200mm shall be maintained where possible.
3. The minimum clear opening width of any doorway within a dwelling is 750mm. Where the approach is at a right angle and the corridor is between 1050- 1200mm at minimum clear opening of 775mm is maintained. Where the approach is at a right angle and the corridor is less than 1050mm a minimum clear opening of 900mm is maintained.
4. There will be a minimum of one bathroom within each apartment that is capable of being converted into an accessible bath or shower room.
5. A clear width of 750mm shall be maintained to the sides and foot of the bed within the master bedroom. Within any secondary bedrooms a clear width of 750mm is maintained to a minimum of one side, and the foot of the bed where access to a window is required.
6. Within the kitchen, unit layouts shall be standardised in line with lifetime homes guidance, in either a straight, ‘L’ shaped or ‘U’ shaped configuration. A clear 1500mm diameter circle, or 1400 x 1700mm ellipse, shall be maintained for maneuverability in both the kitchen and lounge/ dining areas.
7. Where movement between furniture is necessary for circulation, a clear width of 750mm between items shall be maintained.





# 11.0 BUILDING ACCESS STRATEGY

## 11.1 ACCESS STATEMENT

This section of the statement has been compiled to illustrate that designers have taken care to ensure that the scheme as a whole does not discriminate against disabled people within the context of the constraints of the existing site and buildings within the framework of the Building Regulations. It is not intended to be a detailed assessment of the detailed design of the scheme in relation to surfaces, lighting etc but instead to clarify the approach taken towards movement around the site and the general guidelines adhered to in providing a non-discriminating environment. When submitted for Building Regulations in due course, the scheme will be designed to meet the regulations where applicable, specifically in regard to the commercial elements, which will be subject to more stringent legislation.

The scheme proposes the creation of an inclusive environment which caters for diverse users, including the disabled and visually impaired. The proposal is informed by a belief in inclusive design – the design approach believes that access should take into account a wide range of needs and not be limited to specific types of disability. In adopting this broad approach the scheme aims to promote the provision of an environment that is safe, convenient and enjoyable for use by everyone.

The environment for pedestrians will be improved along the site perimeter. Wayfinding and signage to assist pedestrians and disabled people will be installed where necessary and appropriate in consultation with the relevant local authorities.

A total of 14 cycle spaces are located within the scheme. These spaces will be available for the residents and staff.

A Travel Plan will be implemented on site to ensure that the development is sustainable and to minimise the impact of the development on the highway network and the local environment.

A servicing assessment will be carried out in the Transport Statement that will be submitted with the planning application. A Delivery and Servicing Management Plan will be implemented on the site which will ensure the impact of delivery and service vehicles associated with the development is minimised. The majority of delivery and servicing movements are likely to take place between 10am and 4pm to avoid peak traffic periods.

The design response when considering all aspects of accessibility has been carried out to the standards set out in:

The Building Regulations Approved Document M

Design for Access for All, Supplementary Planning Document - Liverpool City Council

Designing for Accessibility – published by the CAE/RIBA Publishing

BS 8300:2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People – Code of Practice

The Disability Discrimination Act 1995, Parts 2 and 3

Access within and around the building

All entrances are level with the external hard surfaces by gently uplifting the surrounding areas to a slope of around 1 in 30. There will be no need for ramps at any of the entrances.

Obstructions such as steps, kerbs, street lighting columns and signposts along approach routes will be suitably highlighted with either bands of contrasting colour or tactile hazard warnings to the surrounding ground, to direct those with visual impairments around the obstruction.

Signage will be installed to further highlight the parking arrangements and procedures for visitors.

Suitable lighting levels will be provided for safety and security.

Circulation through the external spaces and how the spaces connect to the building is an important consideration in the overall design of the site. The whole of the grounds are to be designed to allow for fluid transition between different character spaces and to form a cohesive external environment.

The main entrance doors are to have automatic doors to provide a minimum of 1000mm clear opening.



# 11.0 BUILDING ACCESS STRATEGY

## 11.2 ACCESS OVERVIEW

### 11.2.1 Pedestrian Access

As this report has discussed previously, the site benefits from a highly accessible location.

All main entrances are accessed via Seel Street together with access for maintenance and services.

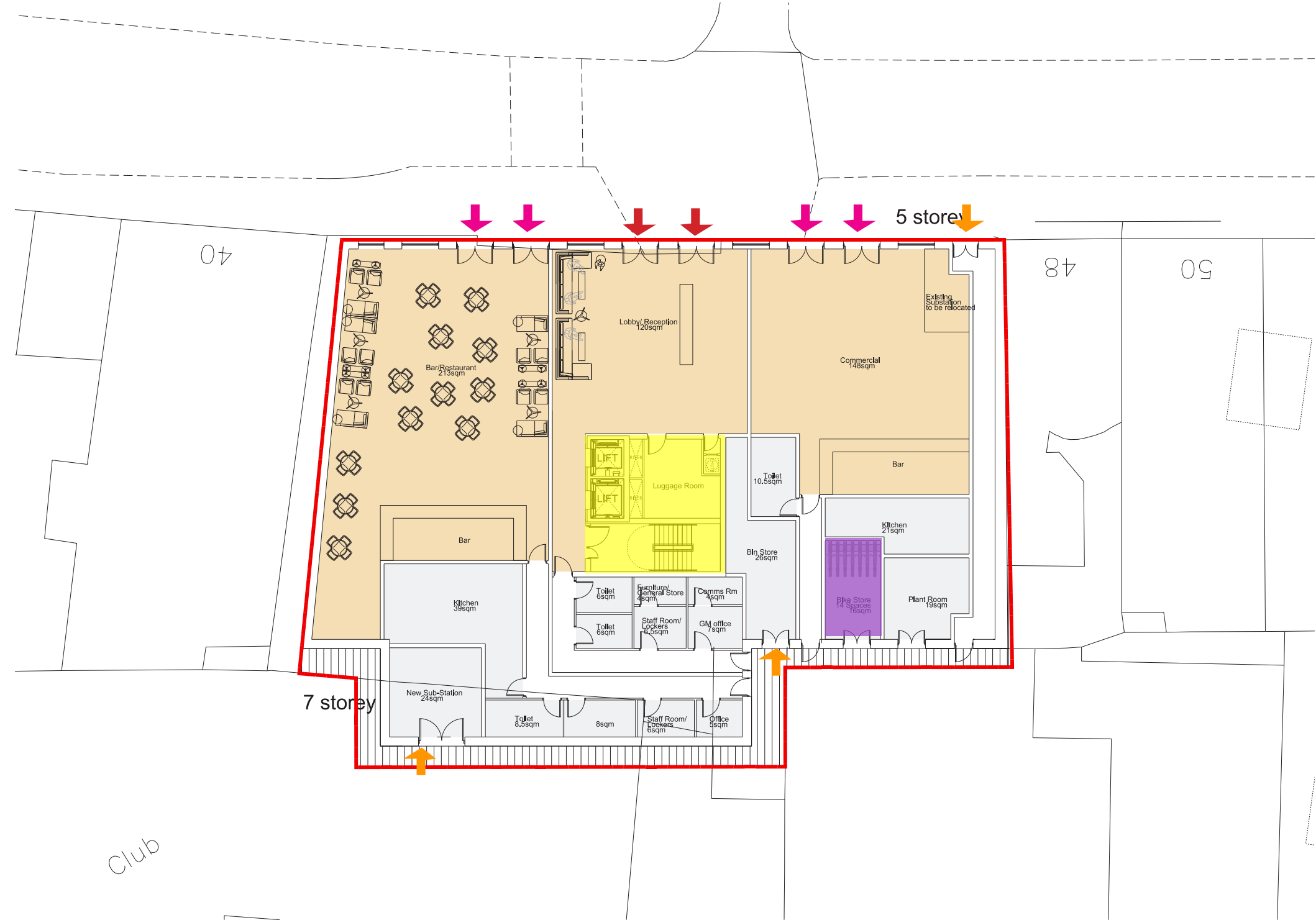


The site has the potential for double-stacking cycle stands

- KEY
- Site Boundary
  - Entry points to residential zones
  - Entry points to commercial units
  - Entry points to service & refuse areas
  - Lift & Stair Cores
  - Cycle Store



Design intelligence, commercial flair.






# 11.0 BUILDING ACCESS STRATEGY

## 11.2 ACCESS OVERVIEW

### 11.2.2 Bicycle Spaces

The diagram adjacent highlights the location of cycle stands.

The total number of internal secured stands is 14.

- Key:
-  Suggested local cycle route
  -  Main cycle storage
  -  Route to cycle store



## 11.2 SERVICING AND REFUSE STRATEGY

