

# FALCONER CHESTER HALL



Design intelligence, commercial flair.

## ERSKINE STREET, LIVERPOOL

—  
DESIGN AND ACCESS STATEMENT

—  
ELLIOT GROUP

—  
NOVEMBER 2016

—  
P16-045-02-003B

# FALCONER CHESTER HALL

---

Erskine Street  
LIVERPOOL

PROPOSED STUDENT AND RESIDENTIAL ACCOMMODATION

DESIGN AND ACCESS STATEMENT

November 2016



# CONTENTS

## ERSKINE STREET, LIVERPOOL

<b>1.0 Introduction</b> <ul style="list-style-type: none"><li>- 1.1 - Erskine Street, Liverpool</li><li>- 1.2 - Document Structure</li><li>- 1.3 - Design Team</li><li>- 1.4 - Location</li></ul>	<b>7.0 Student Accomodation Design Proposal</b> <ul style="list-style-type: none"><li>- 7.1 - Proposed Lower Ground Floor Plan</li><li>- 7.2 - Proposed Ground Floor Plan</li><li>- 7.3 - Proposed Level 01 Floor Plan</li><li>- 7.4 - Proposed Level 02 Floor Plan</li><li>- 7.5 - Proposed Level 11 Floor Plan</li><li>- 7.6 - Proposed Level 12 Floor Plan</li><li>- 7.7 - Proposed Level 13 Floor Plan</li><li>- 7.8 - Proposed Elevation 01</li><li>- 7.9 - Proposed Elevation 02</li><li>- 7.10 - Proposed Elevation 03</li><li>- 7.11 - Proposed Elevation 04</li><li>- 7.12 - Proposed Elevation 05</li><li>- 7.13 - Proposed Elevation 06</li><li>- 7.14 - Proposed Elevation 07</li><li>- 7.15 - Proposed Elevation 08</li></ul>	<b>11.0 Residential Apartments Design Proposal</b> <ul style="list-style-type: none"><li>- 11.1 - Proposed Ground Floor Plan</li><li>- 11.2 - Proposed First Floor Plan</li><li>- 11.3 - Proposed Second Floor Plan</li><li>- 11.4 - Proposed Typical Upper Floor Plan</li><li>- 11.5 - Proposed Tenth Floor Plan</li><li>- 11.6 - Proposed Elevation 01</li><li>- 11.7 - Proposed Elevation 02</li><li>- 11.8 - Proposed Elevation 03</li><li>- 11.9 - Proposed Elevation 04</li><li>- 11.10 - Proposed Elevation 05</li></ul>
<b>2.0 Strategic Context</b> <ul style="list-style-type: none"><li>- 2.1 - Location - City Zoning</li><li>- 2.2 - City Landmarks</li><li>- 2.3 - Local Universities</li><li>- 2.4 - City Design Quality</li></ul>		
<b>3.0 Site Context</b> <ul style="list-style-type: none"><li>- 3.1 - Movement and Connections<ul style="list-style-type: none"><li>- 2.5.1 - Vehicular routes</li><li>- 2.5.2 - Public Transport</li></ul></li><li>- 3.2 - Local Building Uses</li><li>- 3.3 - Building Scale</li><li>- 3.4 - Key Views to the Site</li><li>- 3.5 - Scale and Materiality</li><li>- 3.6 - Existing Slte Plan</li></ul>	<b>8.0 Student Accomodation Materiality</b> <ul style="list-style-type: none"><li>- 8.1 - Detailed Elevation 01</li><li>- 8.2 - Detailed Elevation 02</li><li>- 8.3 - Detailed Elevation 03</li><li>- 8.4 - Detailed Elevation 04</li><li>- 8.5 - Detailed Elevation 05</li><li>- 8.6 - Fin Materiality</li><li>- 8.7 - Terracotta Materiality</li></ul>	<b>12.0 Residential Apartments Materiality</b> <ul style="list-style-type: none"><li>- 12.1 - Detailed Elevation 01</li><li>- 12.2 - Detailed Elevation 02</li></ul>
<b>4.0 Masterplan Design Principles</b> <ul style="list-style-type: none"><li>- 4.1 - Design Opportunities and Constraints</li><li>- 4.2 - Key Design Principles</li><li>- 4.3 - Design Aspirations</li><li>- 4.4 - Design Process</li></ul>	<b>9.0 Building Access Strategy</b> <ul style="list-style-type: none"><li>- 9.1 - Access Overview</li><li>- 9.2 - Cycle Provisions</li><li>- 9.3 - Delivery Strategy</li><li>- 9.4 - Refuse Strategy</li><li>- 9.5 - Emergency Provisions and Means of Escape</li><li>- 9.6 - Active Frontage and Security</li></ul>	<b>13.0 Building Access Strategy</b> <ul style="list-style-type: none"><li>- 13.1 - Access Overview</li><li>- 13.2 - Cycle Provisions</li><li>- 13.3 - Delivery Strategy</li><li>- 13.4 - Refuse Strategy</li><li>- 13.5 - Emergency Provisions and Means of Escape</li><li>- 13.6 - Active Frontage and Security</li></ul>
<b>5.0 Masterplan Design Proposal</b> <ul style="list-style-type: none"><li>- 5.1 - Proposed Ground Floor Plan</li></ul>		<b>14.0 Summary of Accomodation</b> <ul style="list-style-type: none"><li>- 14.1 - Schedule of Accomodation</li></ul>
<b>6.0 Student Accomodation Design Principles</b> <ul style="list-style-type: none"><li>- 6.1 - Design Considerations</li><li>- 6.2 - Scale and Massing</li><li>- 6.3 - Form and Proportions</li><li>- 6.4 - Sscale of Design</li></ul>	<b>10.0 Residential Apartments Design Principles</b> <ul style="list-style-type: none"><li>- 10.1 - Scale and Massing</li><li>- 10.2 - Form and Proportions</li><li>- 10.3 - Scale of Design</li></ul>	<b>15.0 Appendices</b> <ul style="list-style-type: none"><li>- 15.1 - Proposed Drawings</li></ul>



# 1.0 INTRODUCTION

## 1.1 ERSKINE 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 9 of the Town and Country Planning (Development Management Procedure) Order 2015.

The approach adopted to produce this Design and Access Statement is in accordance with Paragraph 29 of the 'National Information Requirements' of the National Planning Policy Guidance (NPPG). 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.

This Design and Access Statement has been prepared by Falconer Chester Hall Architects on behalf of Elliot Group to accompany the Planning Application. The document will help to identify the strategic design for comprehensive development at the west extent of Islington. The document will highlight the design considerations of the surrounding site, context and local city developments.

The document highlights the importance of the location within the City of Liverpool and the positive impact that residential accommodation will have on the surrounding areas.

### 1.1 Site Description

There are two adjoining sites that make up the masterplan. The first is occupied by a somewhat functional collection of light industrial buildings. The second is informal open space which has been grassed over. The site includes a number of mature trees and is challenging due to notable level changes.

### 1.2 Proposed Development

The proposal is for the demolition of the existing light industrial buildings which are replaced by student accommodation stepping from 10 to 14 storeys at the corner of Low Hill and Erskine Street. This marries together with an apartment building aimed at the key worker market, which rises from 3 to 10 storeys. While the two schemes are submitted as separate entities they are presented together throughout, being designed to work harmoniously bringing comprehensive development to the area.

The development of the site provides a mix-use scheme comprising:

Student Accommodation:

- 1007no. student units of accommodation comprised of 702 cluster units (inc 74no. accessible and 305 studios (inc. 37no. accessible).
- c.263 sqm of commercial use,
- 268 cycle parking spaces at ground floor (c.68 internal/ c.200 external).

Residential Apartments:

- 142no apartments inc. 125no. 1 bed apartments and 17no. 2 bed apartments.
- 68 cycle parking spaces.





# 1.0 INTRODUCTION

## 1.2 DOCUMENT STRUCTURE

This document is divided into 15 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 Site Context

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

### 4.0 Masterplan Design Principles

Here we will illustrate and explain step by step how the masterplan design evolved, focusing on massing and the scale of the development.

### 5.0 Masterplan Design Proposal

Here we will present both phases of the proposed scheme.

### 6.0 Student Accommodation Design Principles

Here we will illustrate and explain step by step how the design of the student accommodation block evolved, focusing on massing and the scale of the development.

### 7.0 Student Accommodation Design Proposal

Here we will present the proposed student accommodation scheme.

### 8.0 Student Accommodation Materiality

This section will describe the materiality of the student accommodation block.

### 9.0 Building Access Strategy

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

### 10.0 Residential Apartments Design Principles

Here we will illustrate and explain step by step how the design of the residential apartments evolved, focusing on massing and the scale of the development.

### 11.0 Residential Apartments Design Proposal

Here we will present the proposed residential apartment portion of the scheme.

### 12.0 Residential Apartments Materiality

This section will describe the materiality of the residential apartments.

### 13.0 Building Access Strategy

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

### 14.0 Summary of Accommodation

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

### 15.0 Appendices

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



# 1.0 INTRODUCTION

## 1.3 DESIGN TEAM

---

### Architect

Falconer Chester Hall,  
12 Temple Street,  
Liverpool,  
L2 5RH  
Tel: +44 (0) 151 243 5800  
Fax: +44 (0) 151 243 5801

### Planning Consultant

Zerum Consult Limited  
4 Jordan Street  
Manchester, M15 4PY  
Tel: +44 (0) 161 667 0990

### Heritage Consultant

Historic Building Consultancy  
Garry Miller  
Tel: +44 (0) 174 473 9675

### Landscape Consultant

Landscape Projects Ltd  
31 Blackfriars Road Salford  
Manchester  
M3 7AQ  
Tel: +44 (0) 161 839 8336

### Amenity Tree Care

Willow Hill Cottage  
School Lane  
Burwardsley  
Chester, CH3 9NX  
Tel: +44 (0) 182 977 0141

### Transport Consultant

Development Transport Planning Consultancy Ltd  
The Studio  
3 Philips Road, Weir,  
Bacup,  
Lancashire, OL13 8RH  
Tel: +44 (0) 1706 872323

### Structural Engineer

Clancy Consulting LTD  
Old Hall Chambers  
31 Old Hall Street  
Liverpool  
L3 9SY  
Tel: +44 (0) 151 227 5300





# 1.0 INTRODUCTION

## 1.4 LOCATION

The site is situated at the junction of Erskine Street and Low Hill which is a busy thoroughfare into the city centre. The site is currently occupied by light industrial units which offer little in the way of vitality.

Key:  
 Site Boundary.



Erskine Street aerial view.



City Centre



Maps taken from google.com



Design intelligence, commercial flair.



## 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

Erskine Street, is considered to be within the Knowledge Quarter of Liverpool, due to its proximity to the large academic institutions and world-renowned research organisations.



Image taken from Liverpool City Centre - Strategic Investment Framework 2012





## 2.0 STRATEGIC CONTEXT

### 2.2 CITY LANDMARKS

The site lies within a mile radius of many City Centre attractions, including some historically significant features and major landmarks.

 Site Boundary

 10 minute walking radius

 20 minute walking radius

 Railway stations

 1 The Royal Liverpool University Hospital

 2 Everton Park

 3 University of Liverpool

 4 Liverpool Metropolitan Cathedral

 5 Liverpool One





# 2.0 STRATEGIC CONTEXT


## 2.3 LOCAL UNIVERSITIES


Liverpool has a large student population, encompassing around 52,000 students based at three universities: The University of Liverpool, John Moores University and Liverpool Hope Street University. The most profound impact that these students have on the economy comes from the time they spend 'living' in the city. Although some out of area students make Liverpool their primary home for the time that they are studying, the majority only stay during term time. They are effectively, long stay visitors.

Due to the proximity to the city's Universities, academic districts and world-renowned research organisations, this site offers a perfect location for those wishing to be close to their place of study. It also enables them to live the 'student life' through the local attractions. New student accommodation will create vibrant and viable student living and increase footfall in the surrounding area.

Key:

 Site Boundary

 10 minute walking radius

 20 minute walking radius

-  1 Liverpool John Moores University
-  2 Liverpool Hope University
-  3 The Royal Liverpool University Hospital
-  4 Liverpool School of Art and Design
-  5 University District
-  6 University of Liverpool Institute of Psychology, Health and Society
-  7 Liverpool School of Tropical Medicine.



Design intelligence, commercial flair.





## 2.0 STRATEGIC CONTEXT

### 2.4 CITY DESIGN QUALITY

The diagram to the right shows the diversity of architectural styles within Liverpool City Centre. The buildings have been divided into historic and modern architecture.

The range of styles is diverse and quality variable. Historic buildings lend character, but are in a mixed state of repair. Ultimately they would benefit from investment in the wider area.

Modern architecture is of a higher quality, and is used to house many high quality teaching and research facilities within the city.

Liverpool John Moores University



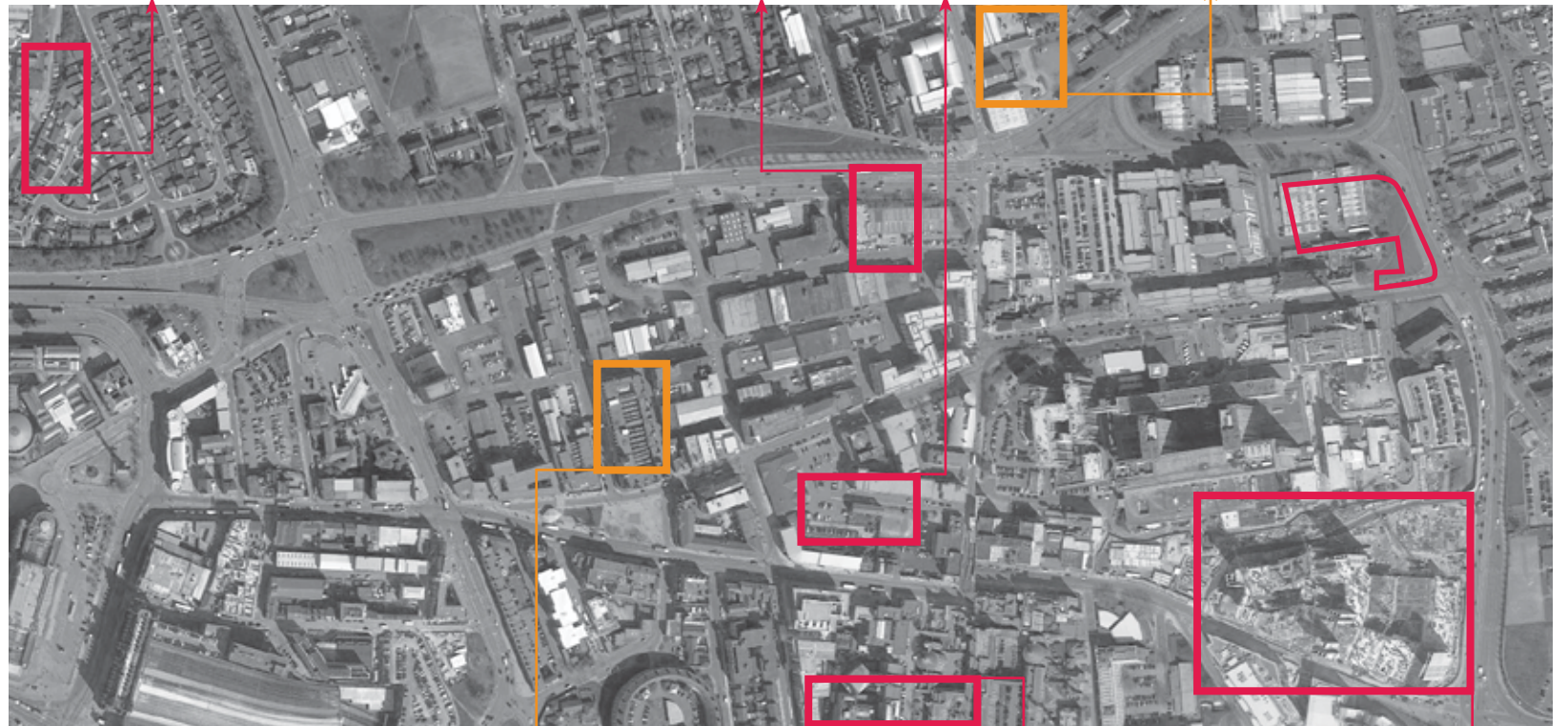
Local Student Accommodation



School of Tropical Medicine



Collegiate institute



TJ Hughes



Liverpool University, Engineering



Liverpool Royal Hospital



# 3.0 SITE CONTEXT

## 3.1 MOVEMENT AND CONNECTIONS

### 3.1.1 Vehicular Routes

Erskine Street and the surrounding roads offer excellent connectivity and accessibility to the city and beyond through their transport links.

The primary access to the site is from Erskine Street via Manfred Street which provides access from the north. This route also connects the site to Liverpool City Centre.

Another primary vehicular and pedestrian route to the site is along Prescott Street, which provides access from the hospital, universities and city centre.

Key:

- Primary Vehicular Route
- Secondary Vehicular Route
- Lime Street Station
- Site Boundary

City Centre

City Centre





# 3.0 SITE CONTEXT

## 3.1 MOVEMENT AND CONNECTIONS

### 3.1.2 Public Transport

Pedestrian facilities and services are in place along all local roads. The site lies within a five minute walking distance of Lime St. Station. There are numerous public transport links within close proximity of the site. The primary bus routes surround the site providing access to the city centre and around Liverpool.

Existing car parks are also located within close proximity of the site.

Key:

- Existing Site Boundary
- Pedestrian routes
- Local Bus Stops
- P Car Parks
- Lime Street Station





# 3.0 SITE CONTEXT

## 3.2 LOCAL BUILDING USES

The site sits among existing pockets of residential property, in varying forms, alongside warehousing and retail sheds in the immediate vicinity.

There are a number of historic buildings relatively close to the site, including the Bridewell Art Studios and Gallery which is directly adjacent.

### Key:

- Residential
- Residential with ground floor retail
- Retail
- Leisure/ Culture
- Industrial
- Education
- Transport
- Hospital
- Site boundary





## 3.0 SITE CONTEXT

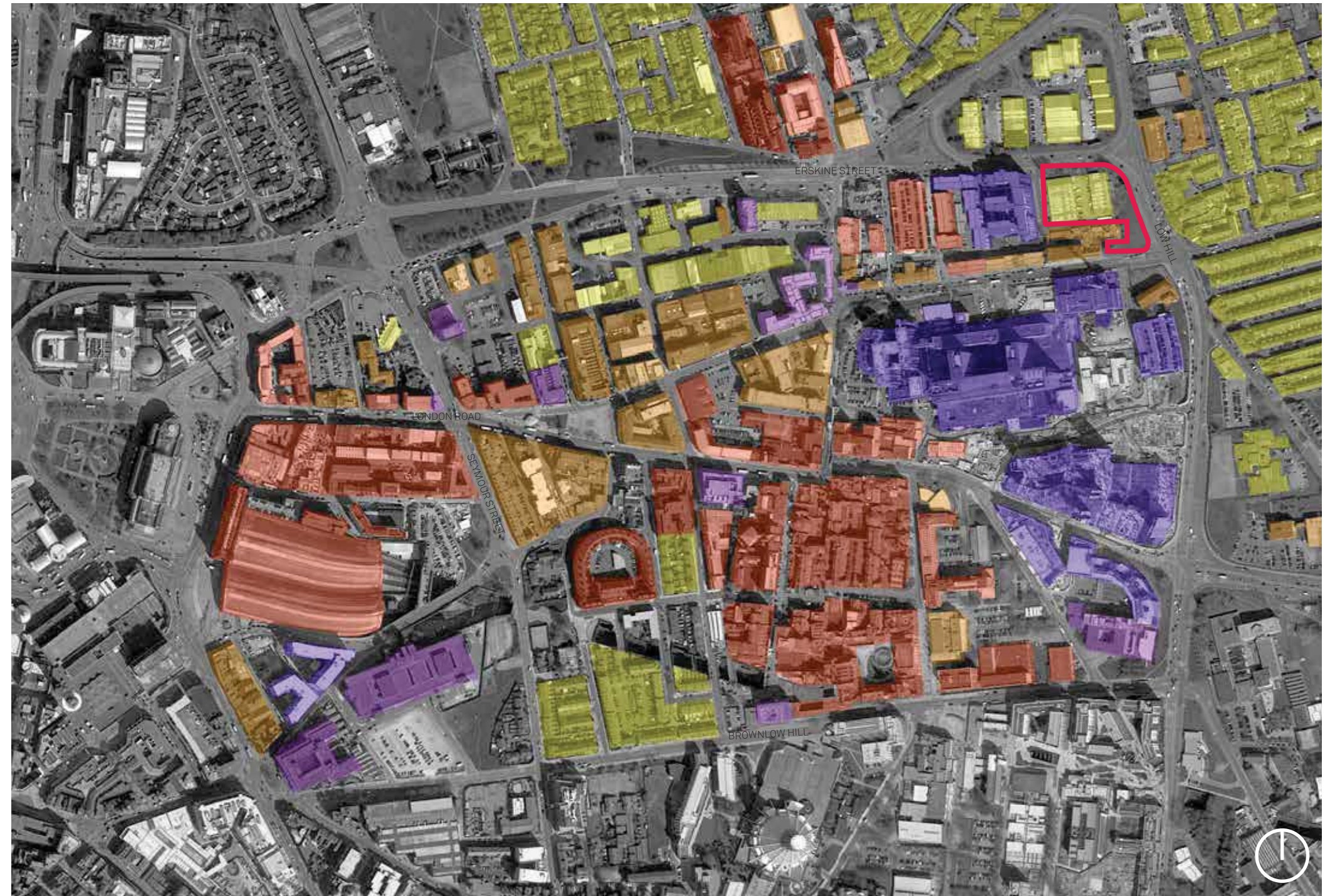
### 3.3 BUILDING SCALE

There are a range of building heights located within close proximity to the site. The scale varies from single storey industrial sheds, to ten storey residential apartment blocks. The area encompasses a large percentage of medium scaled (5-6 storey) residential and commercial buildings, which surround the site.

The scale of the surrounding buildings increases to the south towards the hospital, universities and the city centre.

#### Key:

- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- 7-8 storeys
- 9 + storeys
- Site Boundary






# 3.0 SITE CONTEXT

## 3.4 KEY VIEWS TO THE SITE

The site currently houses two existing buildings that are subdivided into smaller industrial premises. Car parking on the site is restricted to business permit holders.

The following images indicate the existing views taken from both primary and secondary access routes towards the existing light industrial buildings.

Key:

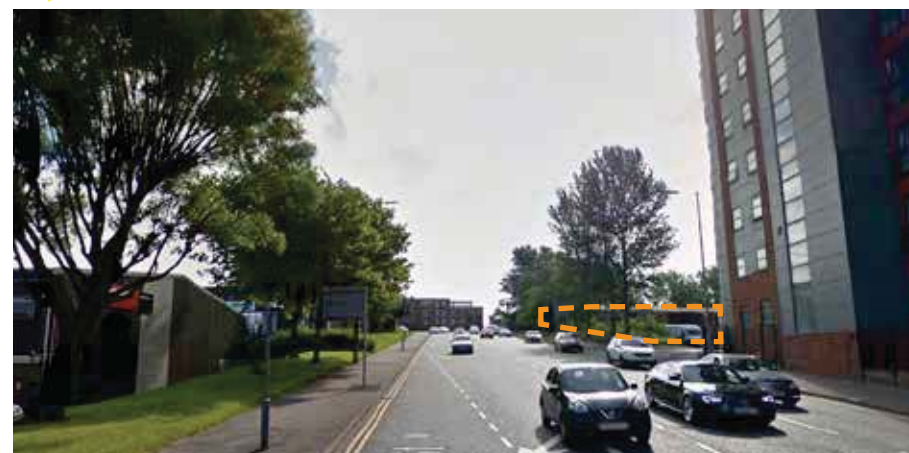
 Existing buildings within site boundary



→ View from Low Hill.



→ View from Low Hill.



→ View from Erskine Street.



→ View from Manfred Street.



→ View from Mount Vernon Street.



→ View from Prospect Street.



# 3.0 SITE CONTEXT

## 3.5 SCALE AND MATERIALITY

There is a mix of architectural styles and massing within the immediate context of the site. The materiality of the buildings varies in colour from brown/red brick and render combinations, alongside metal clad industrial units. Brighter colours have been used in more recent developments.

Key Plan:



1 Student accommodation built using a combination of red brick, white render and metal cladding. The height of blocks increases to the east along Erskine Street from 5 to 10 storeys.



2 Student accommodation with ground floor retail units. The palette of materials includes red brick and white render with metal panels used to clad the top storey of accommodation which is set back.



3 Grade II listed Catholic church constructed at the end of the 19th century.



4 Residential housing constructed using red brick and timber panels. The block ranges in height from three to five storeys.



5 Grade II listed art studio constructed circa 1920 using red brick with sandstone dressings. The main building faces Prescott Street and has two storeys plus a basement. A secondary three storey building addresses Prospect Street.



6 Three storeys of student accommodation sit above a ground floor retail unit. The materials used include white render, red brick and timber cladding.

FCH

Design intelligence, commercial flair.

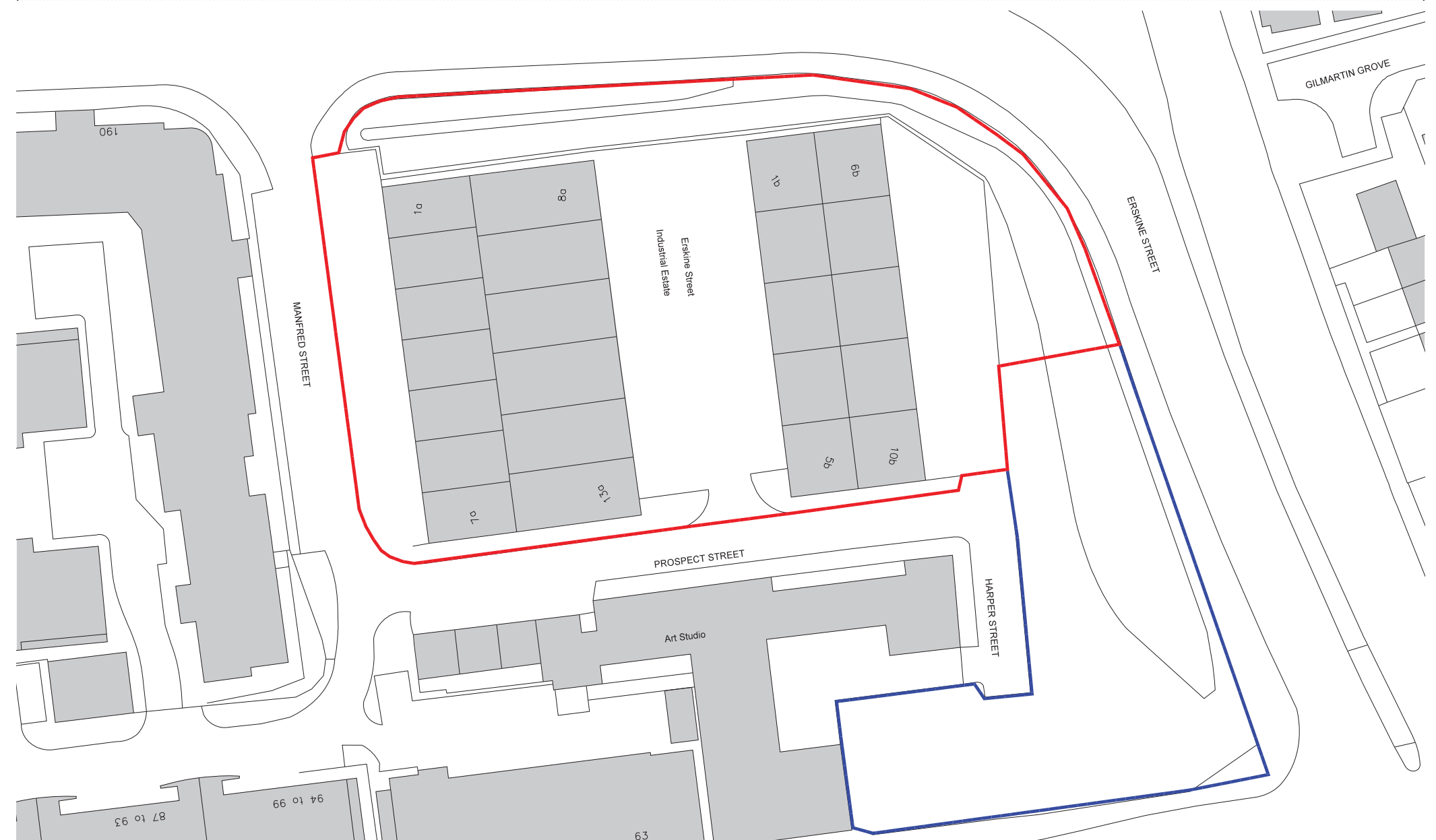
# 3.0 SITE CONTEXT

## 3.6 EXISTING SITE PLAN

### 3.6.1 - Student Accomodation Application Site

Key:

- Boundary of Industrial estate land
- Boundary of open space land.





3.0 SITE CONTEXT

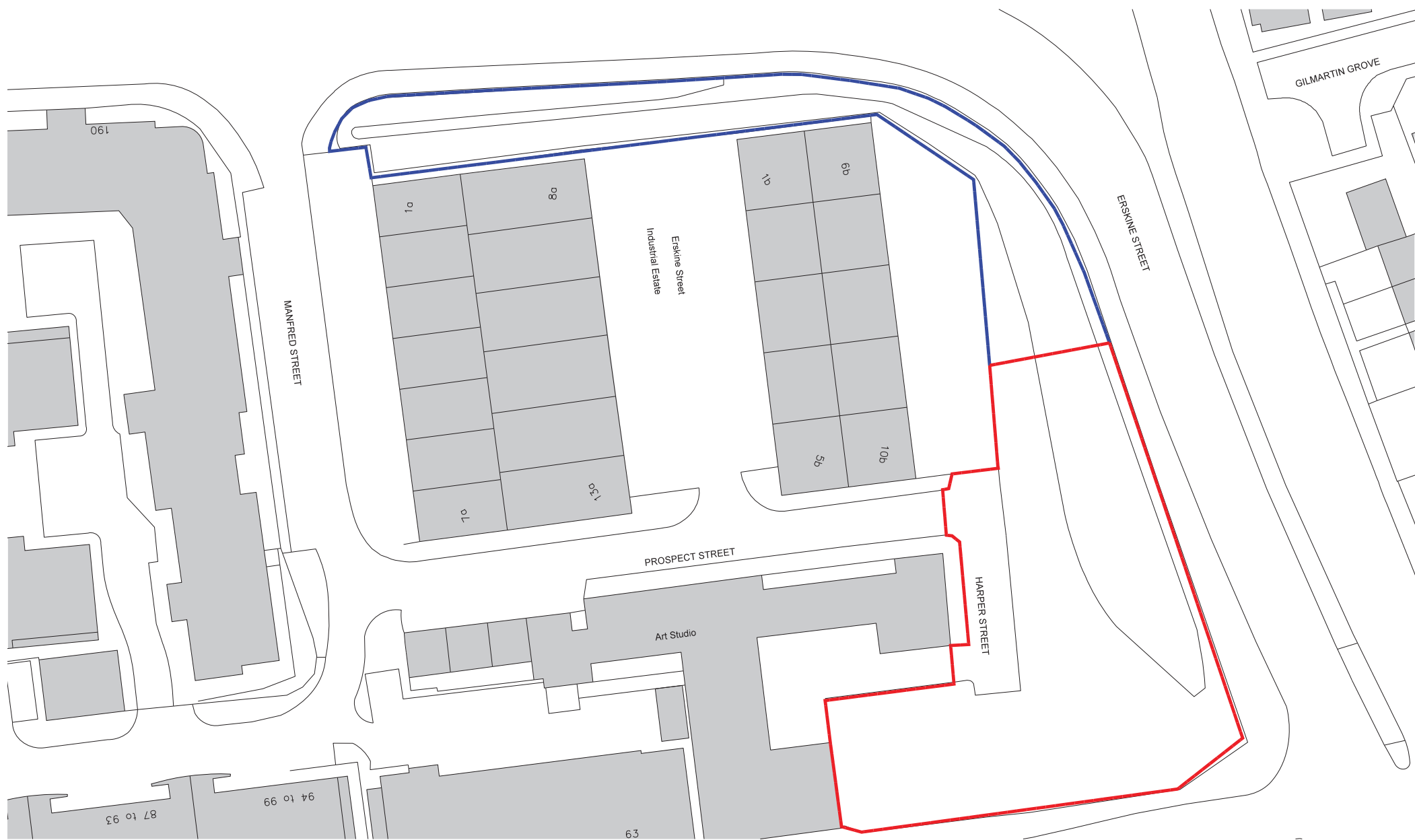
3.6 EXISTING SITE PLAN

3.6.2 - Residential Apartments Application Site

Key:

Boundary of open space land.

Boundary of Industrial estate land





# 4.0 MASTERPLAN DESIGN PRINCIPLES

## 4.1 DESIGN OPPORTUNITIES AND CONSTRAINTS

The site is in a prominent location on a key arterial gateway into the City Centre. The buildings currently occupying the site are used for industrial purpose.

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

- Maximise the use of a brownfield site, which is currently not achieving its full potential.
- Provide new high quality living accommodation within close proximity of a number of large academic institutions and world-renowned research organisations to the north east of the City Centre.
- Provide quality residential accommodation for the rapidly expanding student accommodation sector, catering for both home and overseas students.
- Provide a safe environment for building user.
- Act as a catalyst for regeneration and future developments.

Key:

 Site Boundary



Aerial view of existing site.



Existing view towards the site.



Prominent location at a key route into the City Centre.



Design intelligence, commercial flair.



# 4.0 MASTERPLAN DESIGN PRINCIPLES

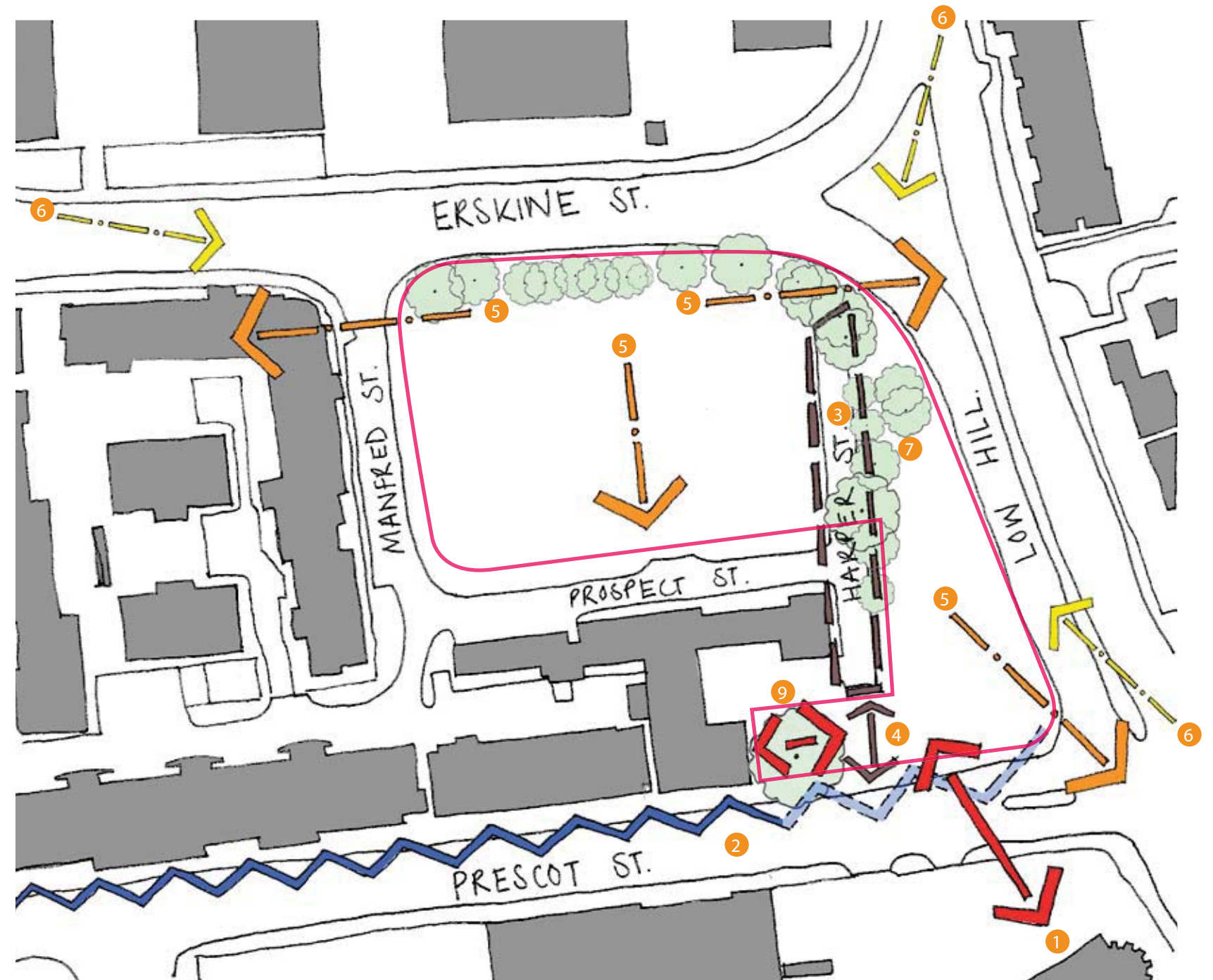
## 4.2 KEY DESIGN PRINCIPLES

The design evolution of the scheme in respect of use, layout, scale, appearance and access has been directly influenced by existing opportunities and constraints placed on the site and the surrounding area.

- 1 Acknowledge the significance of the Grade II listed church at the corner of Low Hill and Prescott Street.
- 2 Continue the active frontage along Prescott Street.
- 3 Preserve the character of Harper Street.
- 4 Establish a new pedestrian link from Harper Street to Prescott Street.
- 5 Create views from within the site.
- 6 Create vistas into the site.
- 7 Retain as many existing trees on the site as reasonably practicable.
- 8 Acknowledge the adjacency of the Grade II listed Bridewell Art Gallery and Studios.

Key:

 Site Boundary



## 4.0 MASTERPLAN DESIGN PRINCIPLES

### 4.3 DESIGN ASPIRATIONS

---

Our aim is to provide high quality development in an underdeveloped area of Liverpool.

The design intention is to provide student accommodation as well as residential apartments that will add to the vitality and viability of future development.

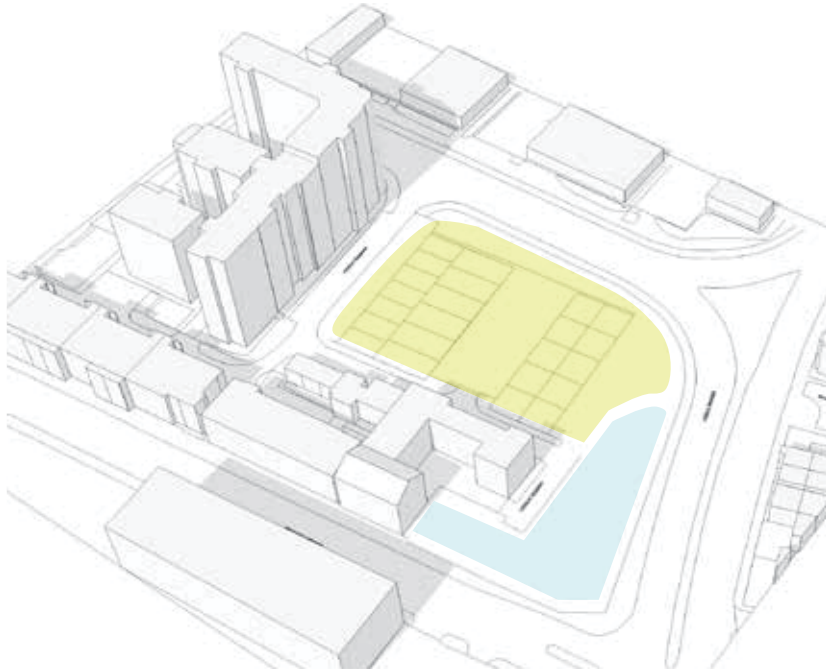
The proposals aim to provide a scale of development appropriate to the local area which will act as a catalyst for further regeneration.

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

It will also increase security on and around the site, by providing passive surveillance and avoiding the creation of concealed or hidden recesses within the buildings.

# 4.0 MASTERPLAN DESIGN PRINCIPLES

## 4.4 DESIGN PROCESS



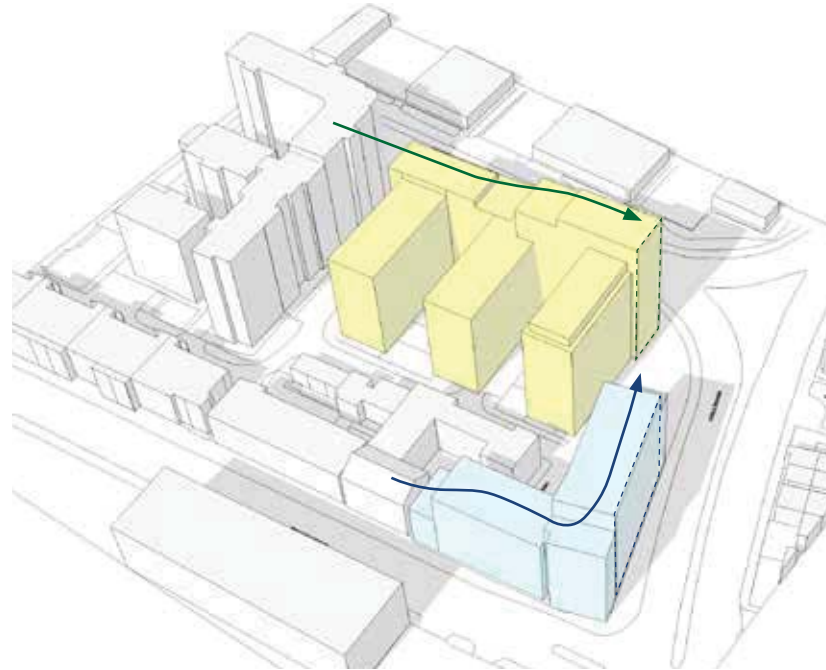
### Zoning

The proposed student accommodation is situated on the current industrial estate site where a larger block can be accommodated.

The smaller block comprising residential apartments is positioned adjacent to the Bridewell Studios and Gallery, wrapping around the corner and defining an edge along Low Hill.

### Key

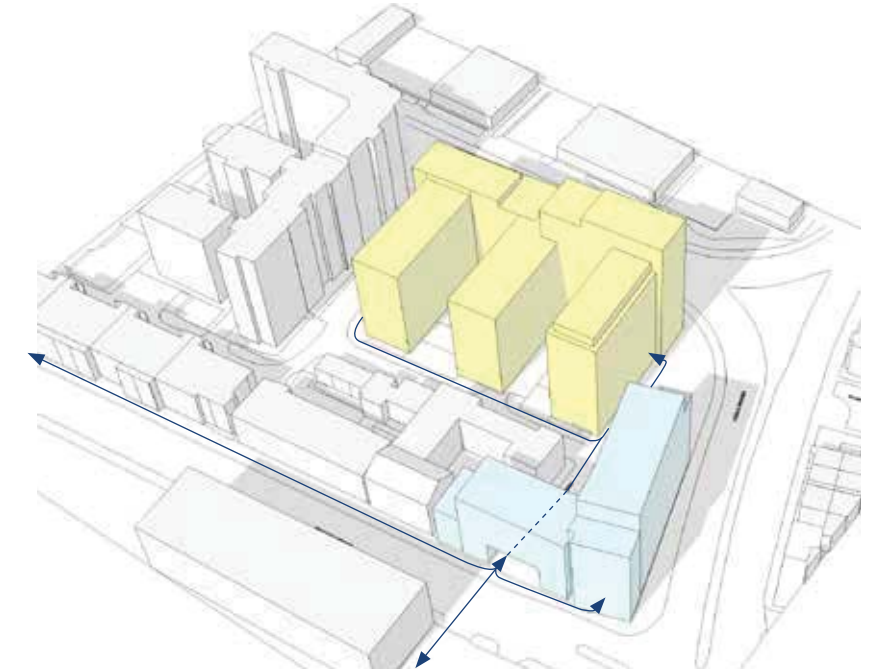
- Student Accommodation
- Residential Apartments



### Massing

The scale of the student residential block builds towards the Erskine Street / Low Hill junction as a way of tying into the rhythm of existing apartment blocks along Erskine Street which build from five to nine storeys towards this junction. The prominence of the site also presents an opportunity to create a visual landmark that acts as a book-end on a key arterial route into the city centre.

Smaller mass is assigned to the residential block as a way of introducing a sympathetic and appropriate dialogue between the proposal and the existing buildings leading up Prescott Street. This residential block builds in scale along Prescott Street where it turns corner onto Low Hill in order to mediate the height difference between the existing buildings along Prescott Street and the proposed student accommodation.



### Routes and Connectivity

Creating an opening in the residential block at ground level increases the permeability of the site and allows the student accommodation to be accessed from Prescott Street.

The newly established route through the site creates an axis around which a new public realm will be formed. This route will be further activated by the proximity of communal ground floor uses.



# 5.0 MASTERPLAN DESIGN PROPOSAL

## 5.1 PROPOSED GROUND FLOOR PLAN

A comprehensive landscape scheme is included within this application, tying together the public realm for both phases. Existing trees wind their way between the proposed buildings.



Rev C - 10/01/21



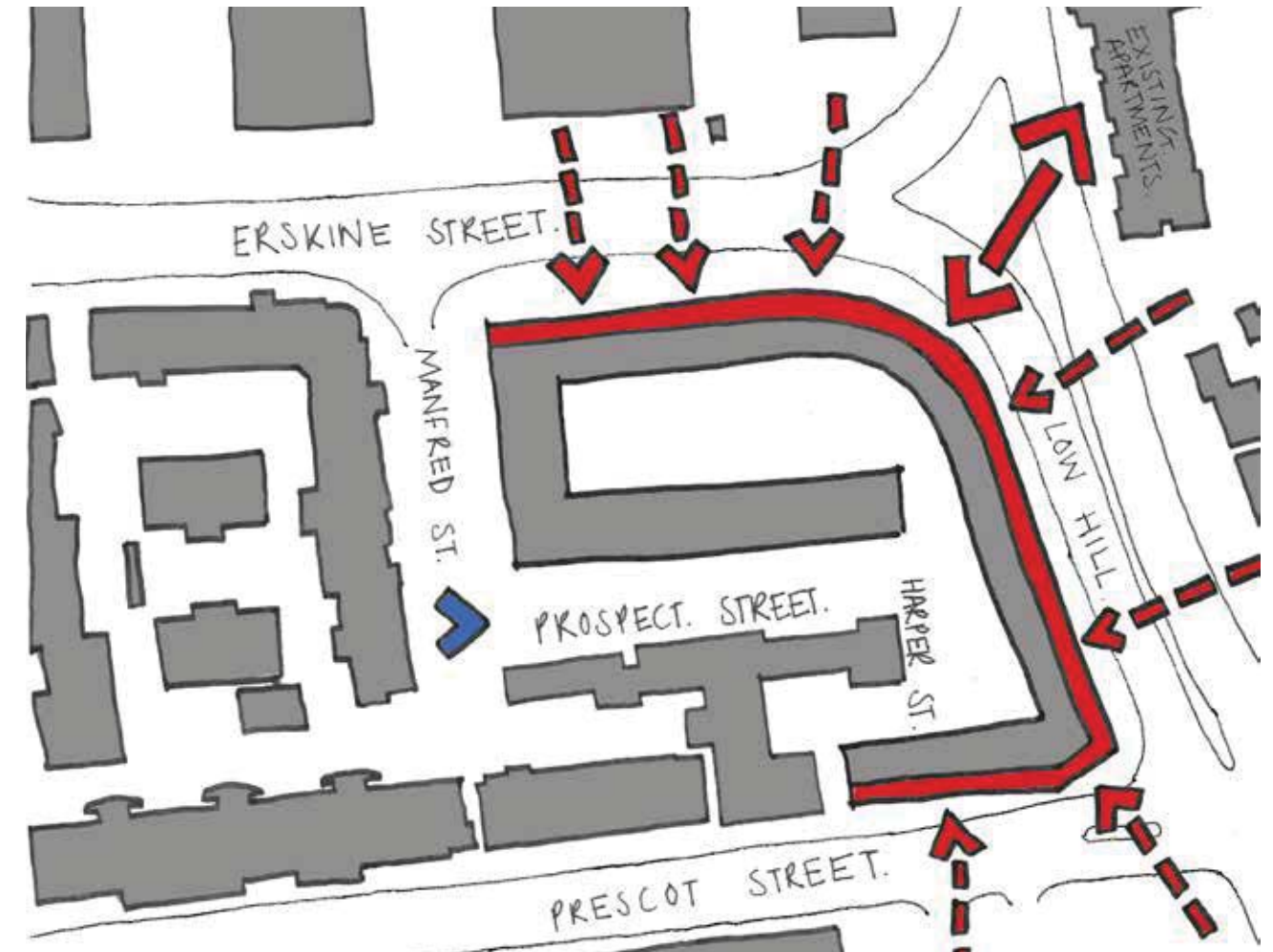
## 6.0 STUDENT ACCOMODATION DESIGN PRINCIPLES

### 6.1 DESIGN CONSIDERATIONS



Existing Site

The site covers an extent of 0.73 hectares, and is situated on the Erskine Street Industrial Estate and adjacent council land. The site is positioned on the junction of Erskine Street and Low Hill which is a prominent gateway to a key arterial route into the City Centre.



Early Feasibility Study

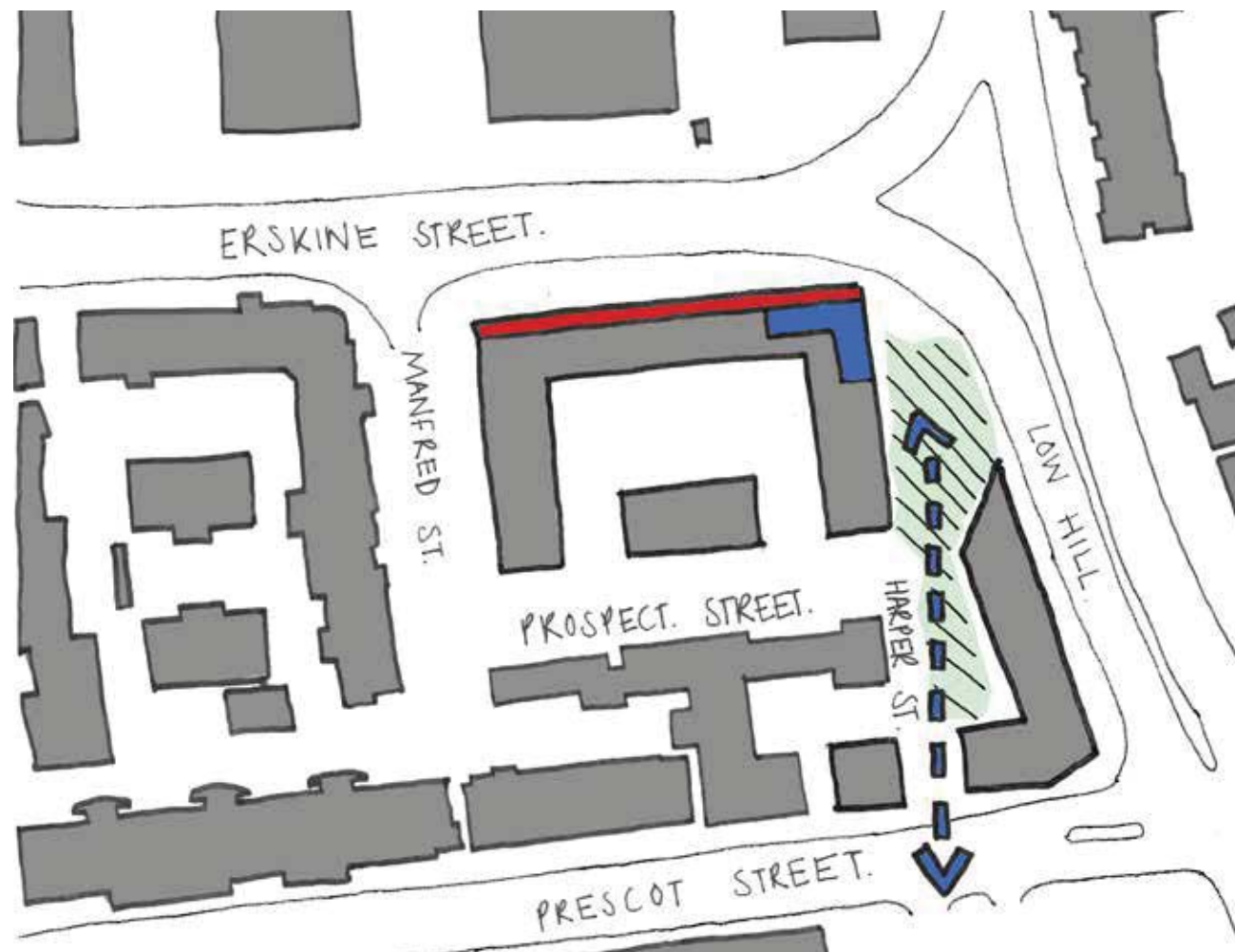
Placing initial mass to the site identified the following issues:

- Oblique entrance.
- Hard and impermeable outer edge.
- Inward facing block.
- Difficult to phase.
- Interface with existing apartments could be problematic.
- Listed building hidden.
- Complicated legal agreements.



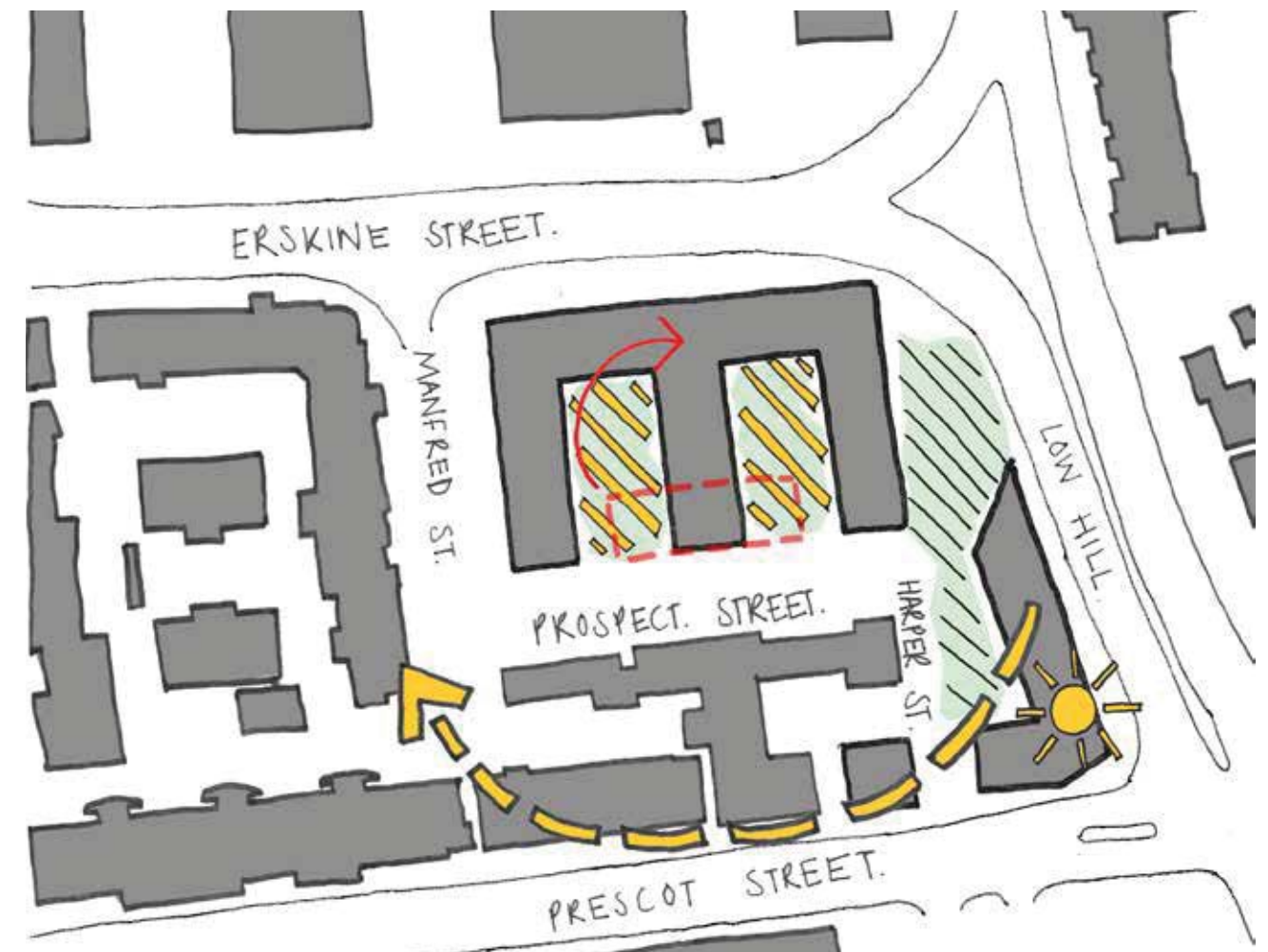
## 6.0 STUDENT ACCOMODATION DESIGN PRINCIPLES

### 6.1 DESIGN CONSIDERATIONS



#### Permeability

- Dividing mass makes the development phaseable.
- Creation of public realm between buildings.
- Entrances address public realm.
- Route established into the site.
- Continuation of public realm through to Prescott Street
- Grade II listed Bridewell Studios and Gallery sit in the newly created public realm.



#### Sun Path

#### Student Accommodation

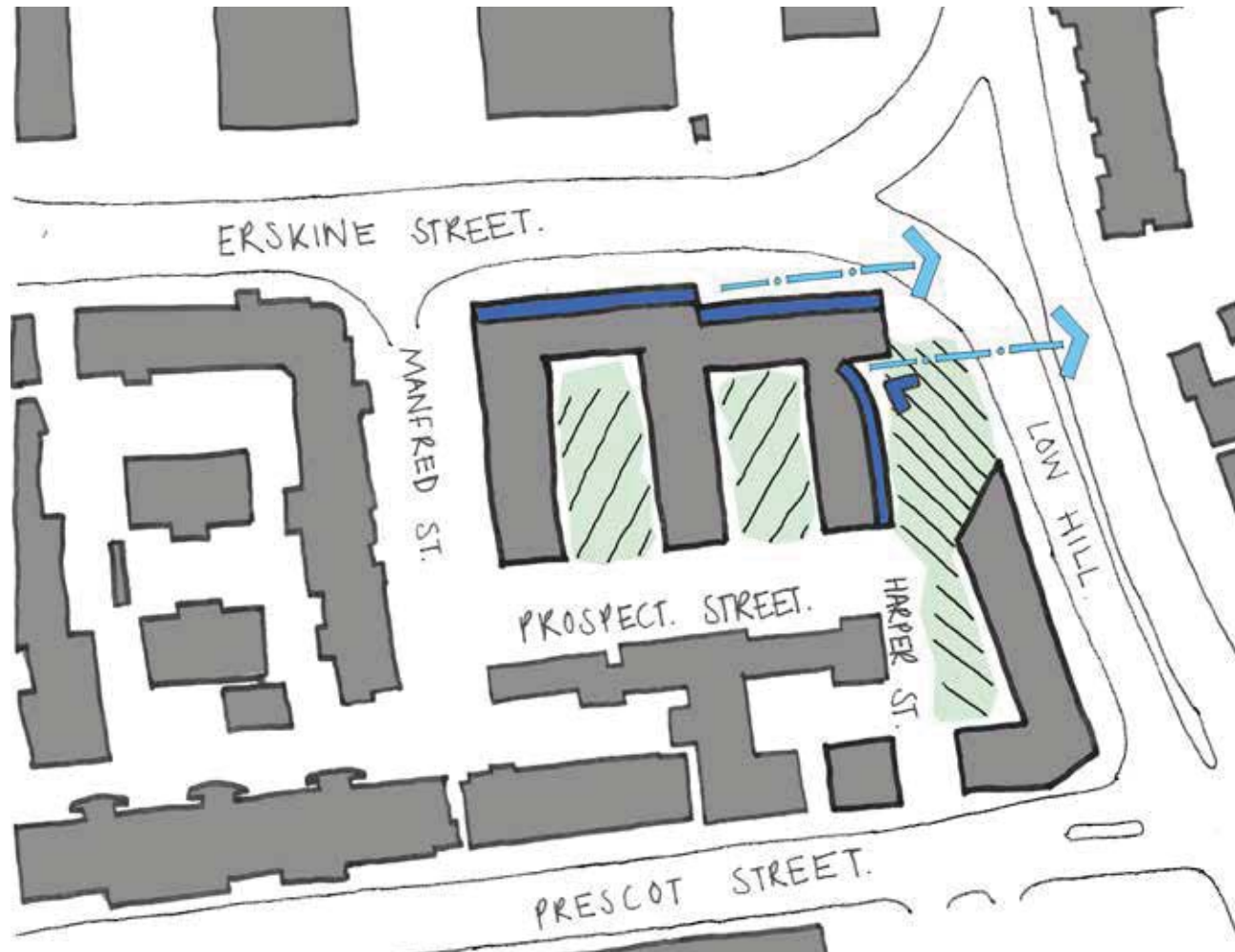
- Reorientation of the south facing block maximises daylighting into rooms.
- Two south facing courtyards are created which provide external communal spaces for the students.
- Rooms adjacent to the courtyards also receive natural daylight.

FCH

Design intelligence, commercial flair.

## 6.0 STUDENT ACCOMODATION DESIGN PRINCIPLES

### 6.1 DESIGN CONSIDERATIONS



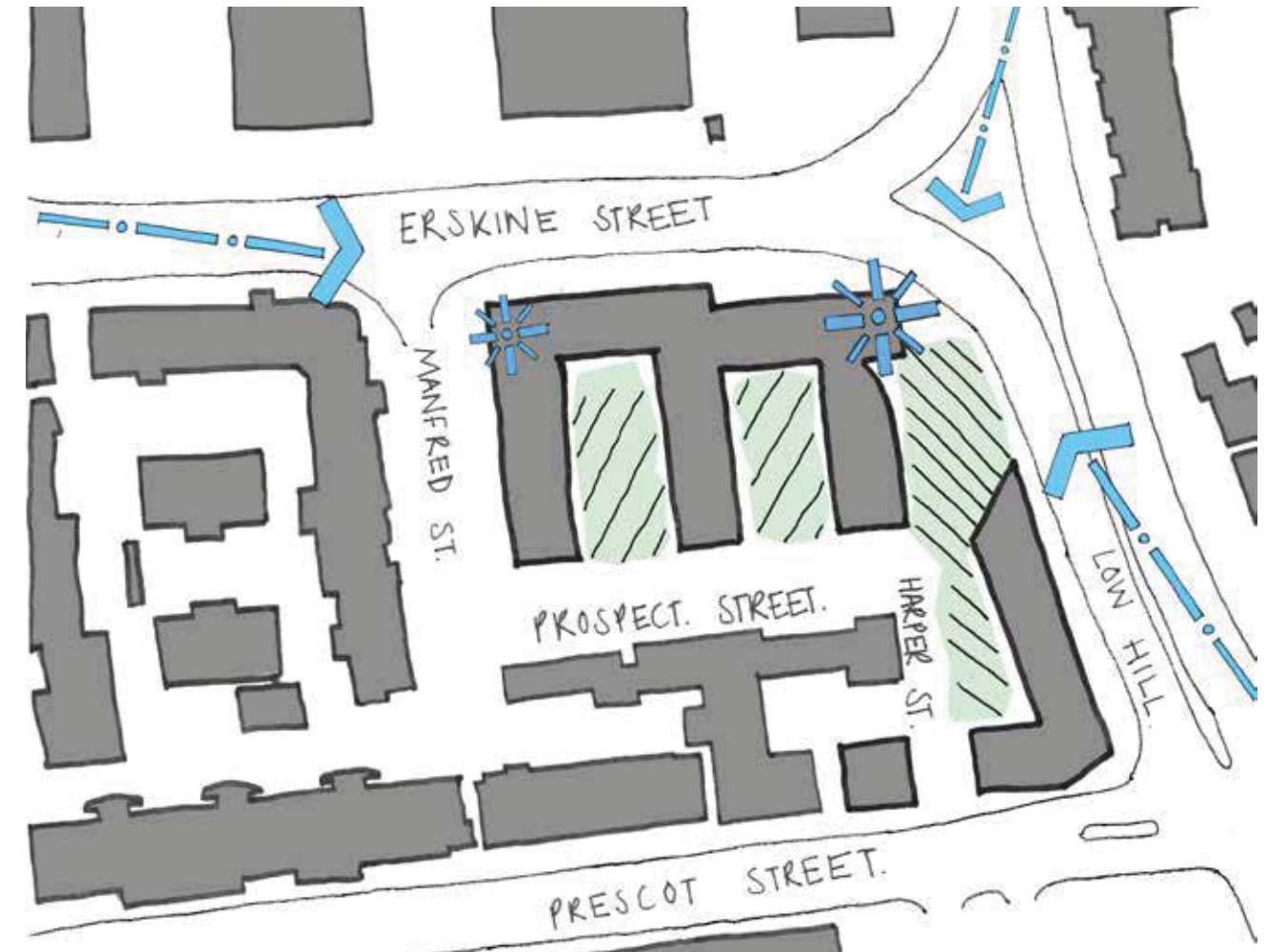
Edges and views

#### Student Accomodation

Recesses and curves are introduced to break-up the building's hard outer edge and activate the facade.

Stepping the building's form creates framed views from within the building.

Curved edge helps define entrance.



Focal points and vistas

#### Student Accomodation

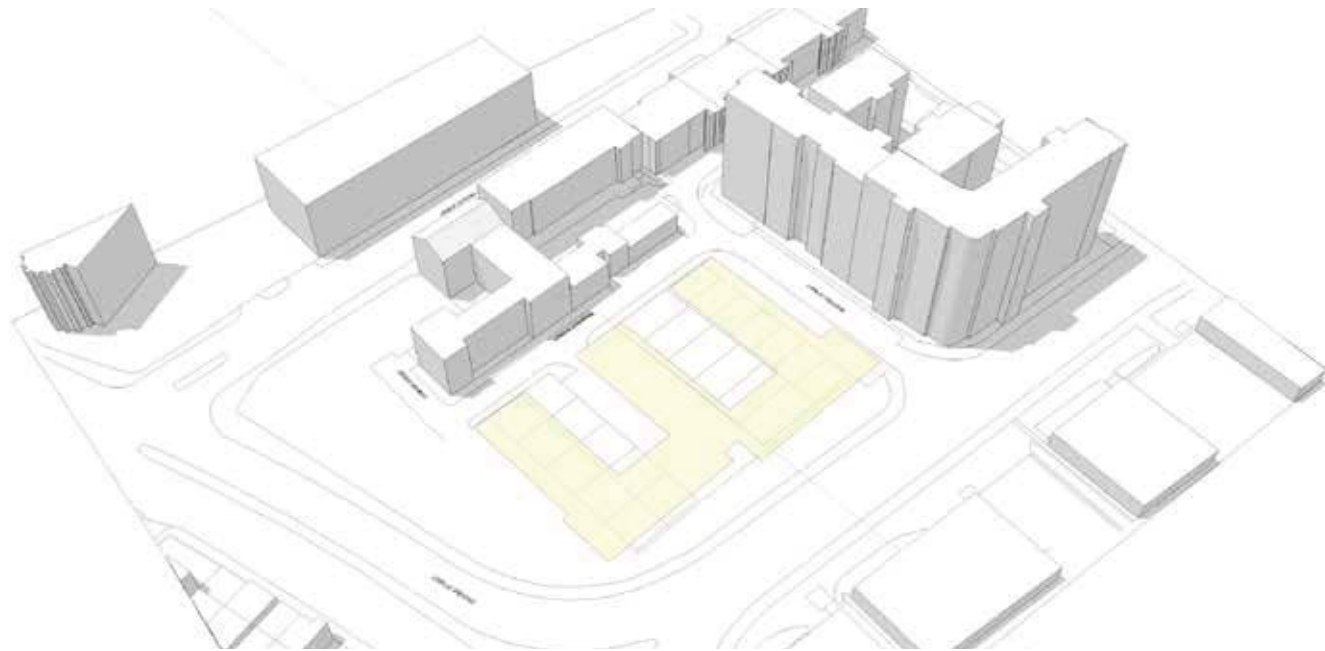
Elevating the the corner creates a focal point and further defines the entrance.

Secondary focal point created at opposite corner.



# 6.0 STUDENT ACCOMODATION DESIGN PRINCIPLES

## 6.2 SCALE AND MASSING



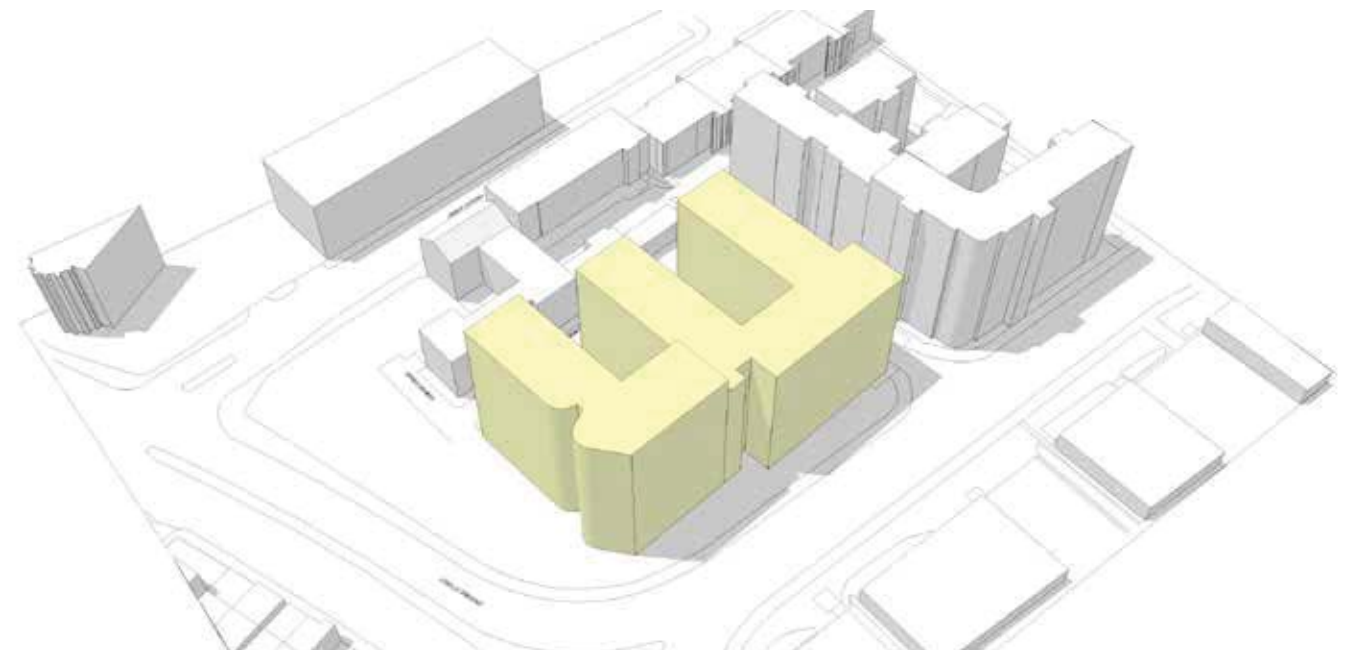
1. Proposed footprint placed on existing site



2. Cores positioned to provide access to each wing.



3. Footprint extruded to 12 storeys - stepped to account for the site's topography.



4. Curves introduced at the corner of Erskine St and Low Hill junction add dynamism to the form.





# 6.0 STUDENT ACCOMODATION DESIGN PRINCIPLES

## 6.2 SCALE AND MASSING



5. Top storeys are recessed to articulate form and create visual interest.



6. Extrusions to the ground floor frames the entrance and animates the facade.



7. Glazed and solid volumes layered to further frame entrance and build height at Low Hill / Erskine Street junction.



8. Ground floor uses animate communal courtyards.

# 6.0 STUDENT ACCOMODATION DESIGN PRINCIPLES

## 6.3 FORM AND PROPORTIONS

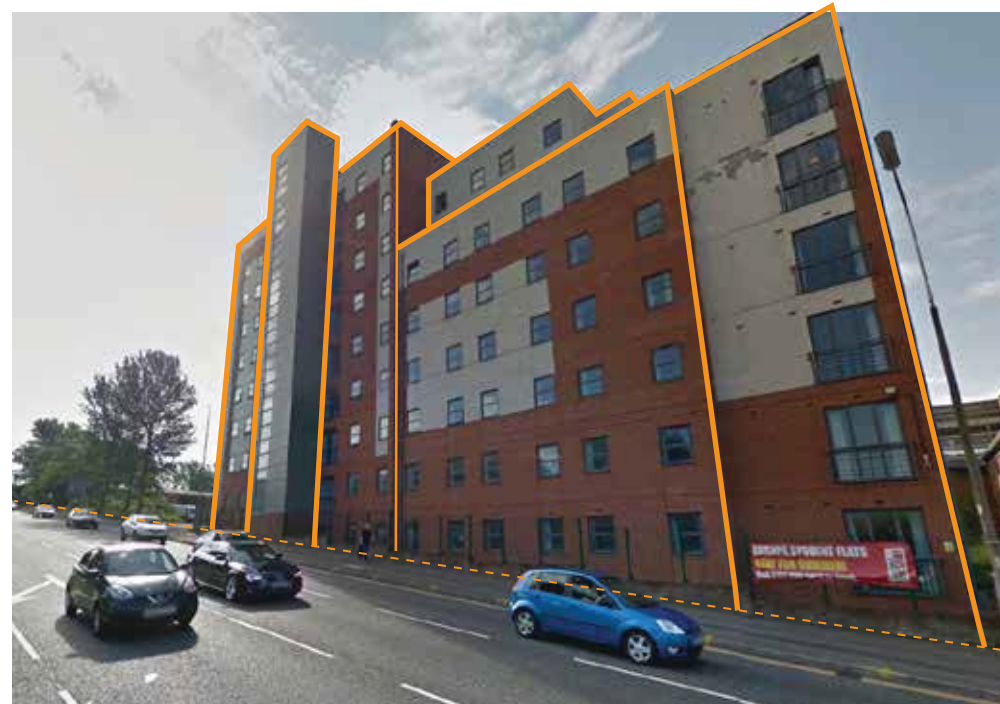
An interesting mix of proportions are found in notable buildings close to the site.



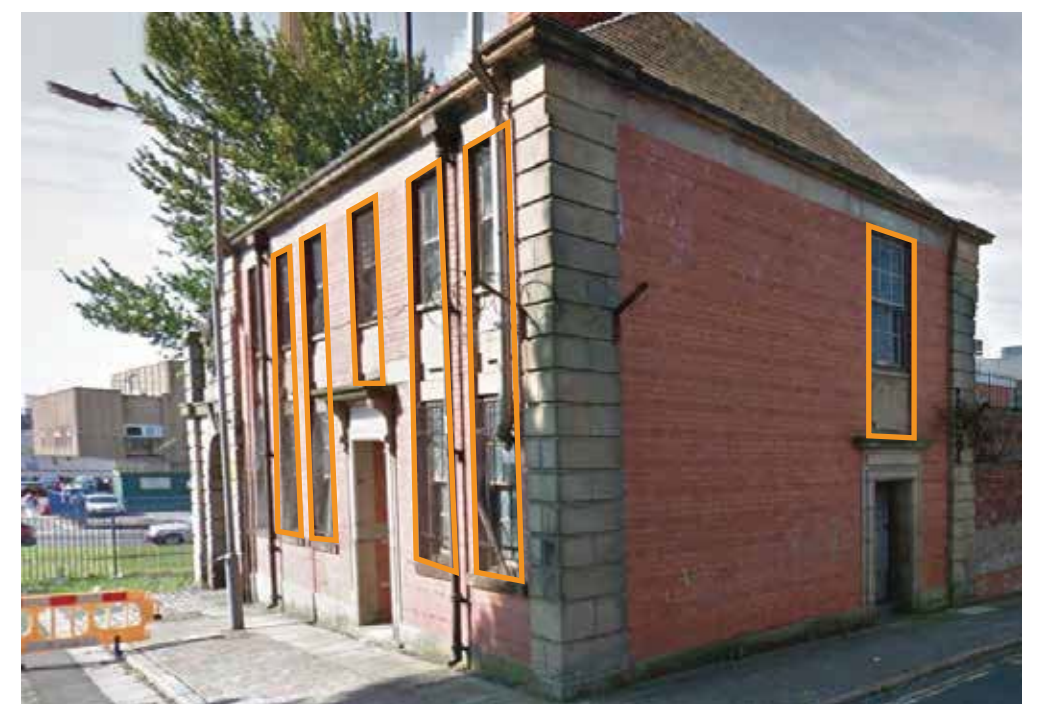
1 Curved form at the junction of Low Hill and Prescott Street.



2 Linear elements used alongside curve



3 Layering of volumes along Erskine Street.



4 Vertical alignment of windows with recessed reveals.

# 6.0 STUDENT ACCOMODATION DESIGN DEVELOPMENT


## 6.4 SCALE OF DESIGN

The height of the proposed development is commensurate with existing neighbouring buildings along Erskine Street. Additional height at the junction of Erskine Street and Low Hill creates a book-end to the road and responds to the significance of this area as a node.



Key:

 Proposed heights

 Existing buildings along Islington and Erskine Street



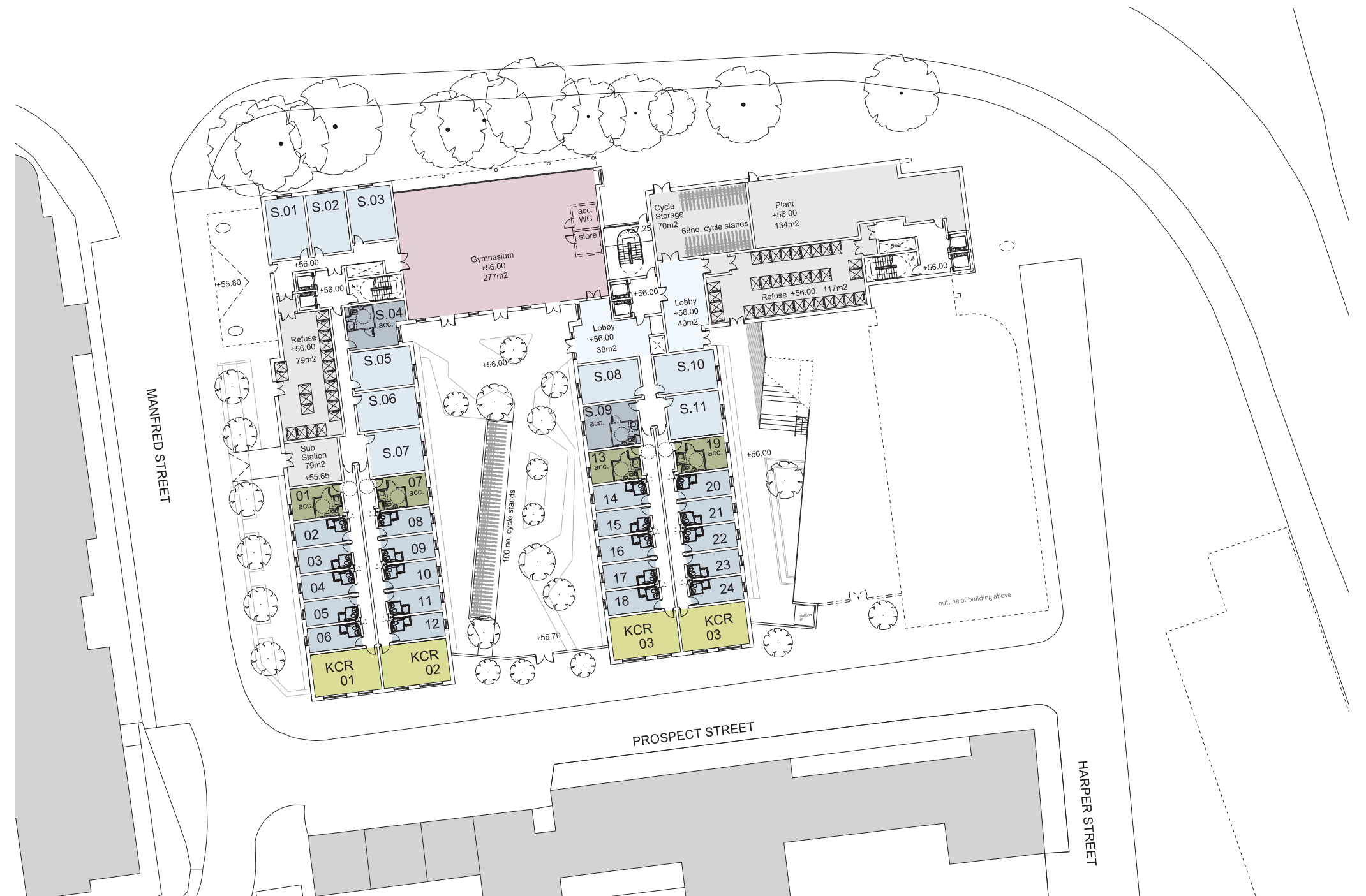
# 7.0 STUDENT ACCOMODATION DESIGN PROPOSAL

## 7.1 PROPOSED LOWER GROUND FLOOR PLAN

Key:

- cluster bedroom
- accessible cluster bedroom
- cluster kitchen
- studio
- accessible studio
- gym
- refuse, store, plant and laundry

As far as possible, active frontage is provided to all sides of the scheme. Some servicing is inevitable and is away from the public highway. A landscaped buffer is provided to Erskine Street.



# 7.0 STUDENT ACCOMODATION DESIGN PROPOSAL

## 7.2 PROPOSED GROUND FLOOR PLAN

Key:

- cluster bedroom
- accessible cluster bedroom
- cluster kitchen
- studio
- accessible studio
- lounge / study area
- entrance lobby
- management suite
- lounge / games room

Generous communal areas are provided on the bend of Erskine Street, which is visually prominent.

