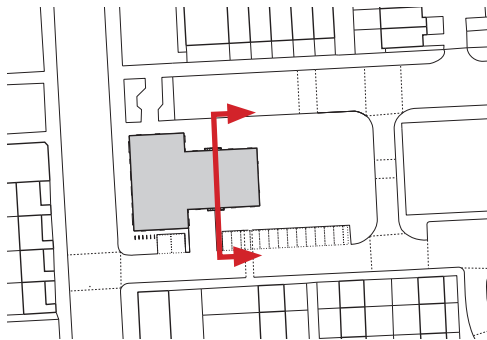


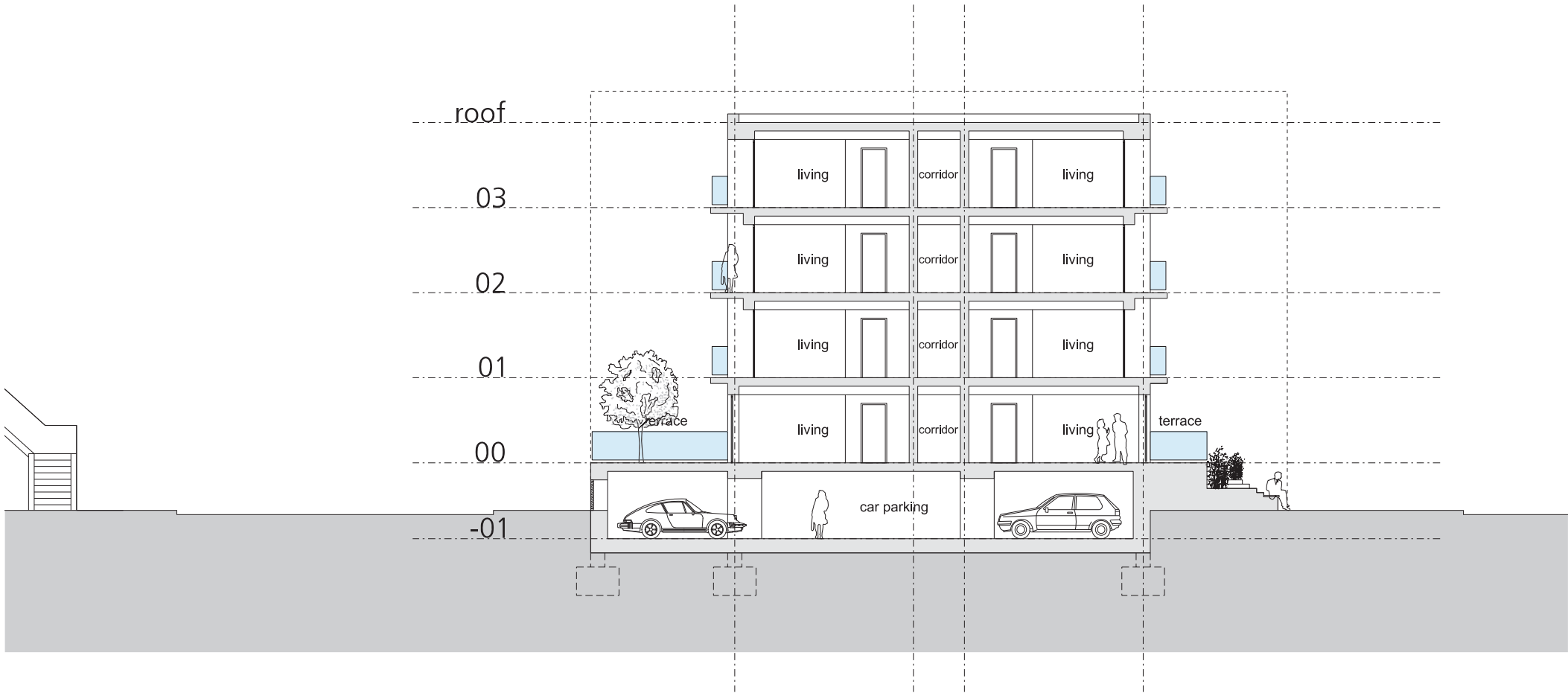
# 5.0 DESIGN PROPOSAL

## 5.4 PROPOSED SECTIONS



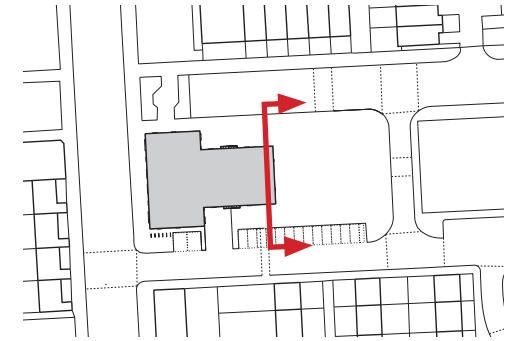
### 5.4.2 Section 02

Terraces sit above the semi-basement car-parking, providing ground floor apartments with privacy.

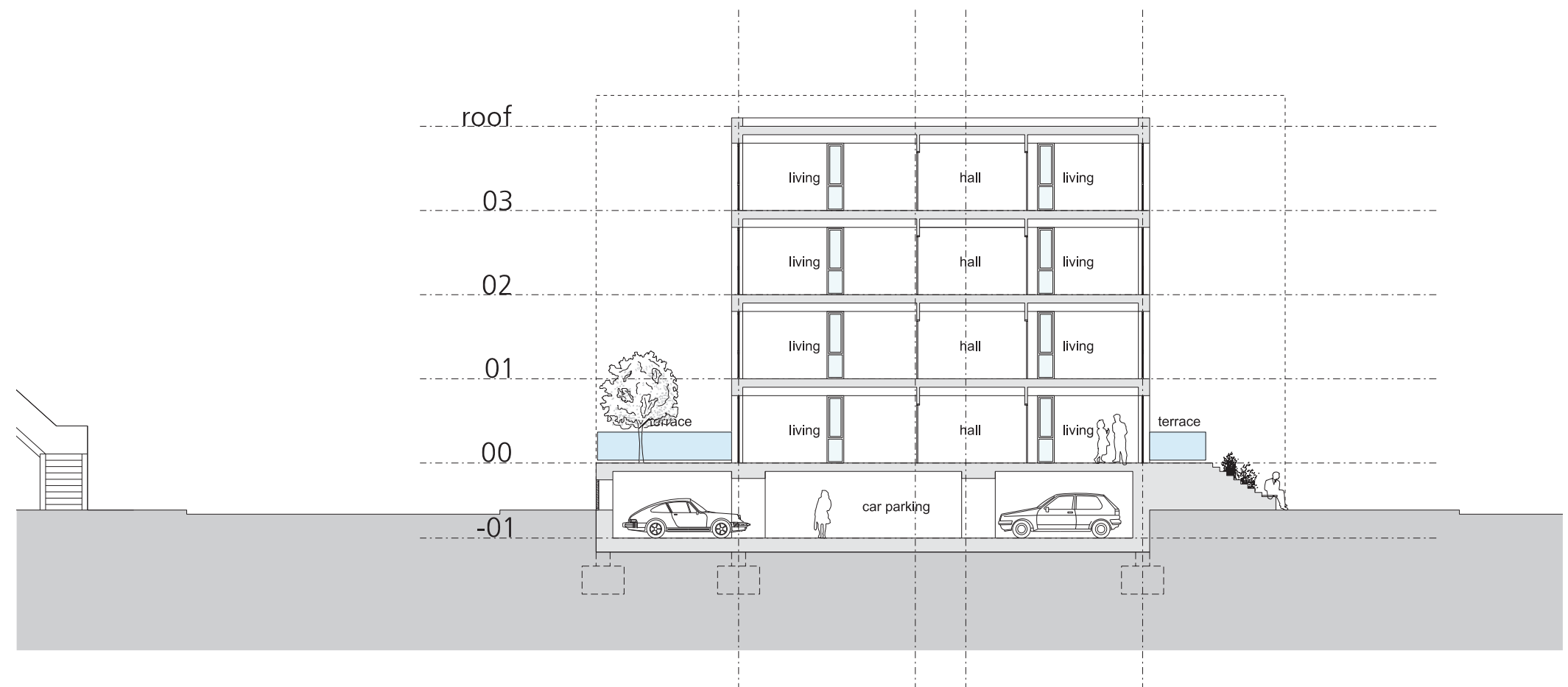


# 5.0 DESIGN PROPOSAL

## 5.4 PROPOSED SECTIONS



### 5.4.3 Section 03



# 6.0 FACADE DESIGN

## 6.1 ELEVATIONAL RHYTHM

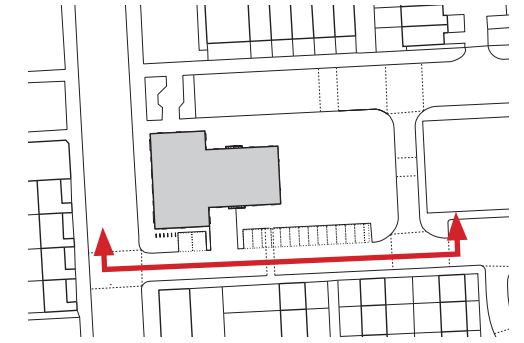
The proposal seeks to sit comfortably in its context by taking a number of formal design cues from its immediate neighbours.

The elevated ground floor and fenestration proportions of the Georgian terraces are echoed in the new proposal.



# 6.0 FACADE DESIGN

## 6.2 CONTEXTUAL ELEVATIONS



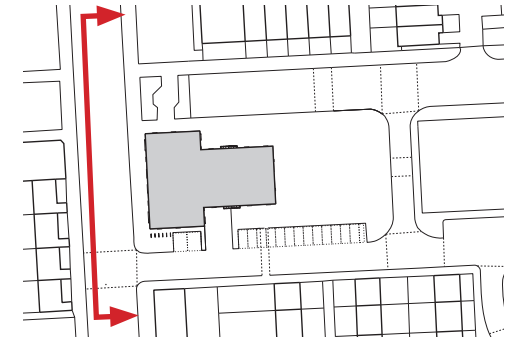
### 6.2.1 Contextual Elevation 01

Balconies provide depth and layering, helping to provide visual interest to the new building.



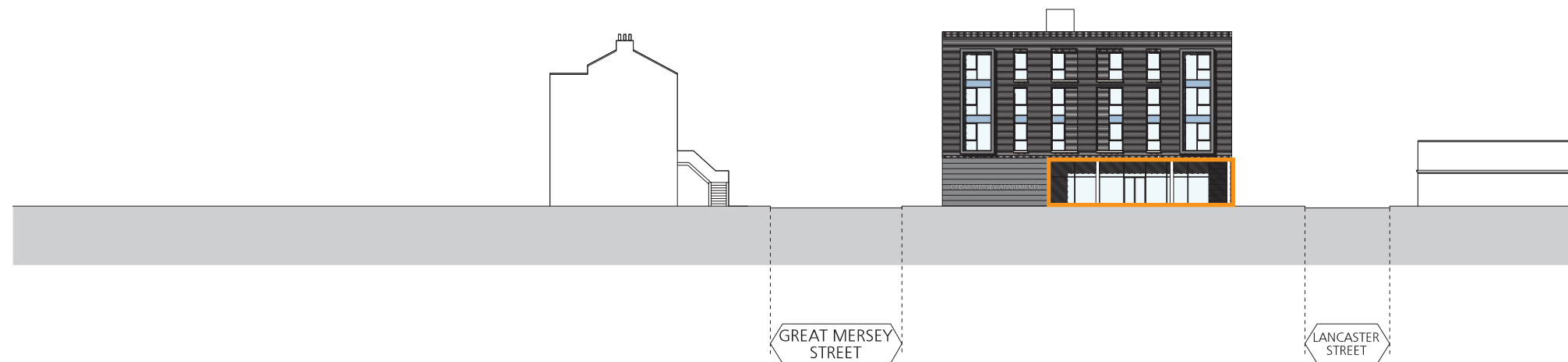
# 6.0 FACADE DESIGN

## 6.2 CONTEXTUAL ELEVATIONS



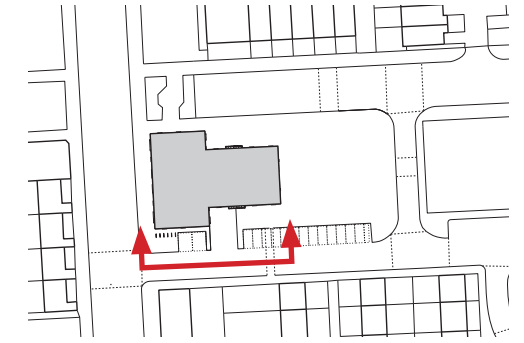
### 6.2.2 Contextual Elevation 02

A recessed lobby breaks up the mass of the building.



# 6.0 FACADE DESIGN

## 6.3 PROPOSED ELEVATIONS



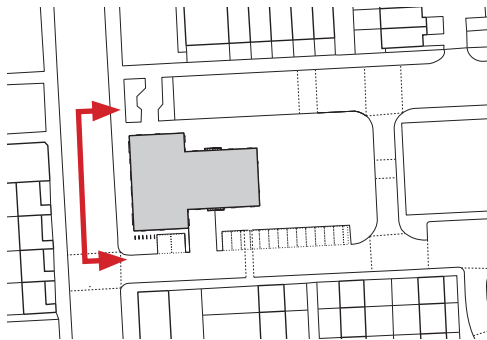
### 6.3.1 Proposed Elevation 01

Stepped terraces at the rear of this elevation echo the steps found in the Georgian terraces along Great Mersey Street. A slightly raised ground floor also helps to provide privacy for ground floor apartments.



# 6.0 FACADE DESIGN

## 6.3 PROPOSED ELEVATIONS



### 6.3.2 Proposed Elevation 02

Dark stone cladding around the base accentuates the fact that the building is slightly raised in line with the adjacent Gerogian terraces.

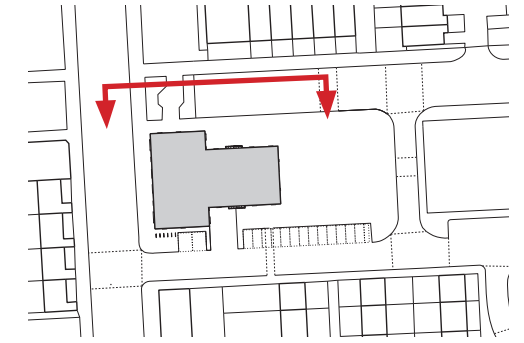


KEY PLAN:



# 6.0 FACADE DESIGN

## 6.3 PROPOSED ELEVATIONS



### 6.3.3 Proposed Elevation 03

Ground floor apartments along this elevation benefit from private terraced gardens, helping to green the street.

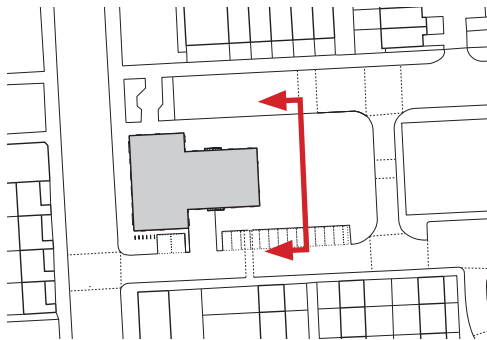
The gable is articulated with pronounced brickwork, which creates patterns and visual interest.





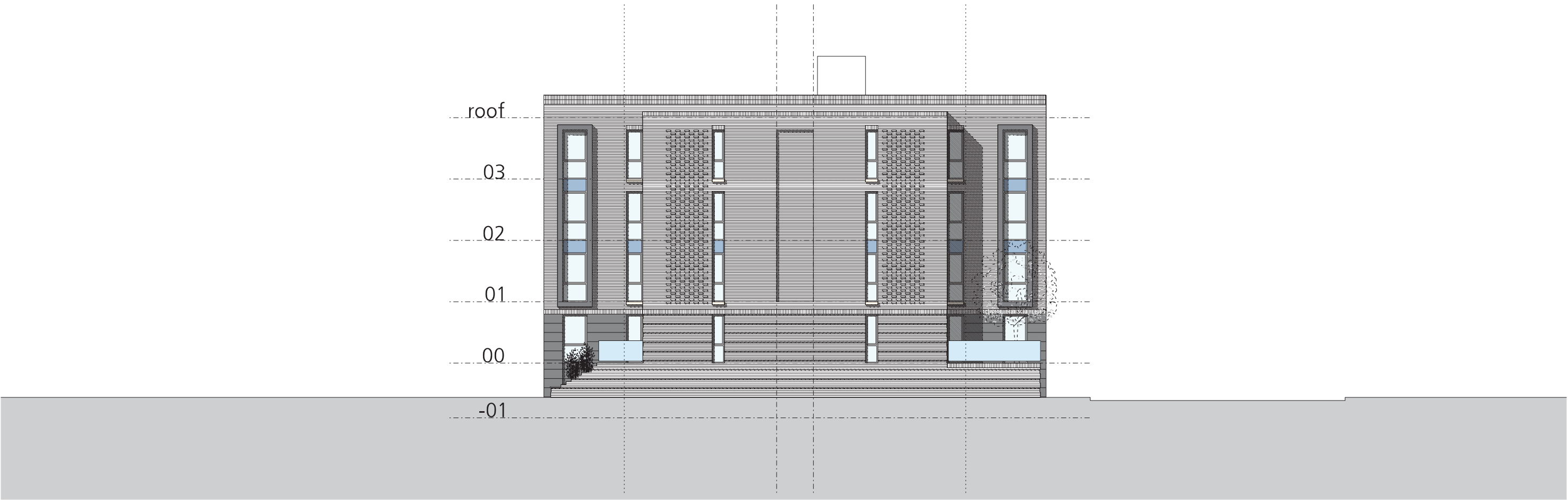
# 6.0 FACADE DESIGN

## 6.3 PROPOSED ELEVATIONS



### 6.3.4 Proposed Elevation 04

Subtle changes in brickwork bring a richness to this facade.

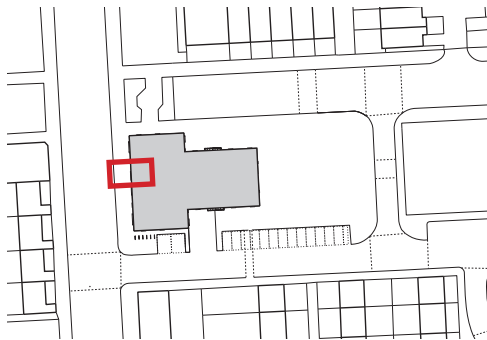


KEY PLAN:



# 6.0 FACADE DESIGN

## 6.4 DETAILED ELEVATIONS & MATERIALITY

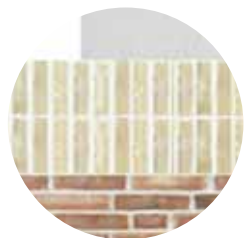


### 6.4.1 Detailed Elevation 01

The proposal seeks to sit comfortably within its context by employing materials found in neighbouring buildings. It draws from the language of both the adjacent Georgian terraces, and the smaller red brick residential dwellings surrounding the site.



Red brick



Light-colour brick detailing



Reconstituted stone cills



Curtain walling



Dark stone cladding



Design intelligence, commercial flair.



Precedent images:



Eaves



Window head / cill



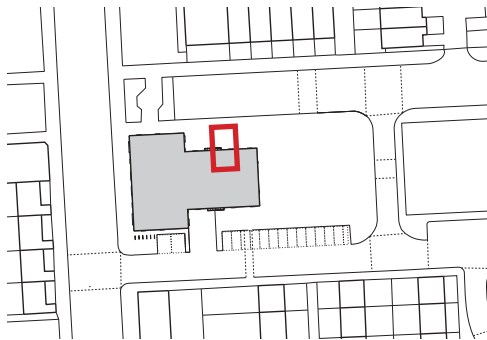
Horizontal banding



Plinth

# 6.0 FACADE DESIGN

## 6.4 DETAILED ELEVATIONS & MATERIALITY

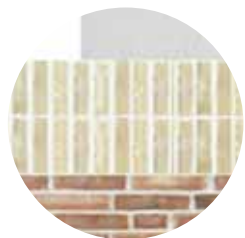


### 6.4.2 Detailed Elevation 02

The proposal seeks to sit comfortably within its context by employing materials found in neighbouring buildings. It draws from the language of both the adjacent Georgian terraces, and the smaller red brick residential dwellings surrounding the site.



Red brick



Light-colour brick detailing



Reconstituted stone cills



Curtain walling



Precedent images:



Eaves



Window head / cill



Horizontal banding



Plinth





## 6.0 FACADE DESIGN

### 6.5 FACADE & LANDSCAPE PRECEDENTS





## 7.0 DESIGN CRITERIA

### 7.1 BUILDING REGULATIONS PART M: CATEGORY 2 ACCESSIBLE DWELLINGS

#### 2-Bed Apartments

A proportion of the apartments in the scheme meet accessibility criteria as set out in building regulations Part M.

M4(2) covers the spatial and technical standards of:

##### Section 2A: Approach to the Dwelling

- Level approach route
- Car parking
- Communal lifts, ramps and steps
- Communal entrances
- Communal lifts and stairs

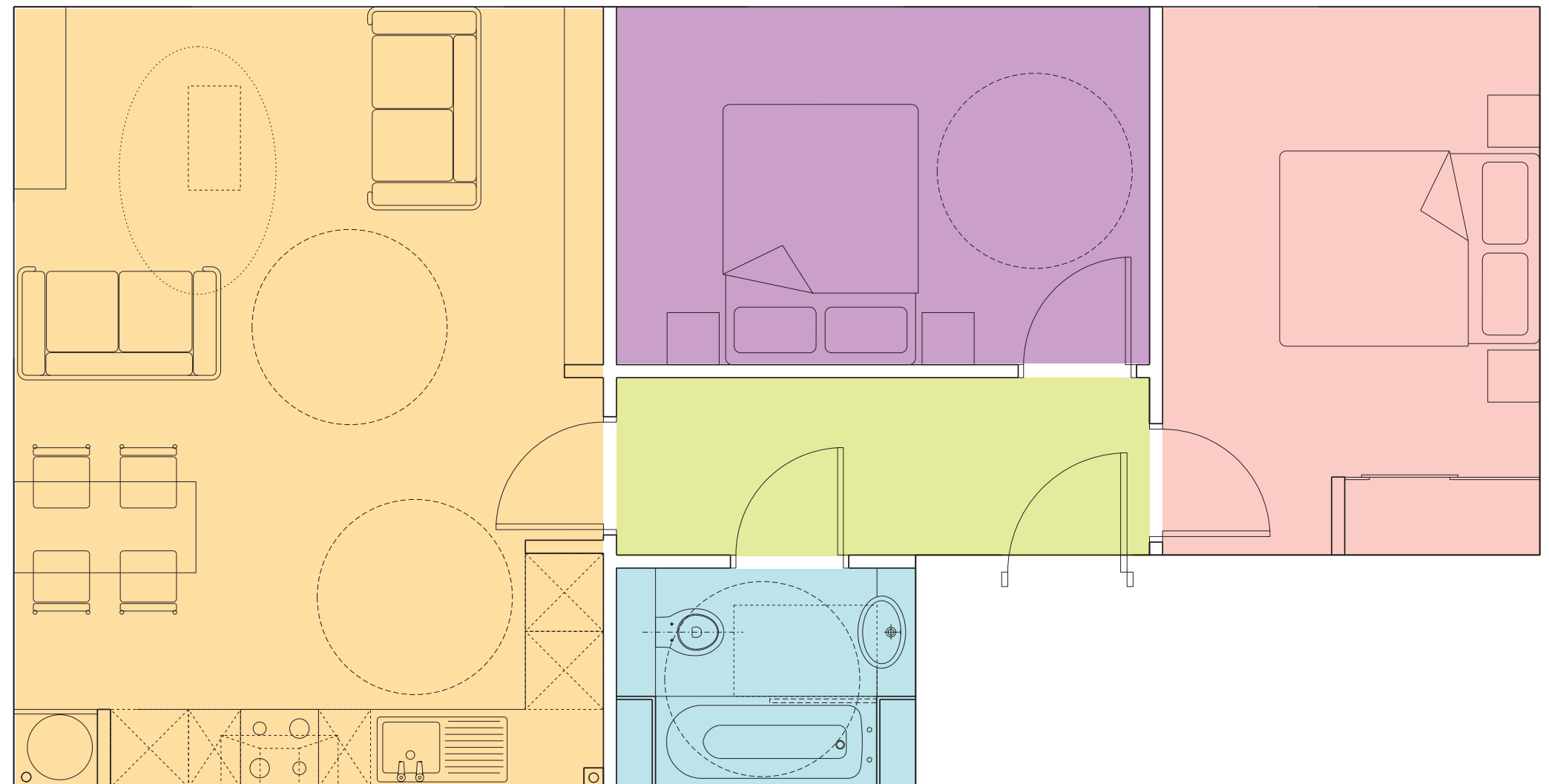
##### Section 2B: Private Entrances and Spaces within the Dwelling

- Private entrances and circulation areas
- Habitable rooms, spatial standards and minimum furniture sizes.
- Sanitary facilities
- Services and controls

The standards of M4(1) also apply.

#### KEY

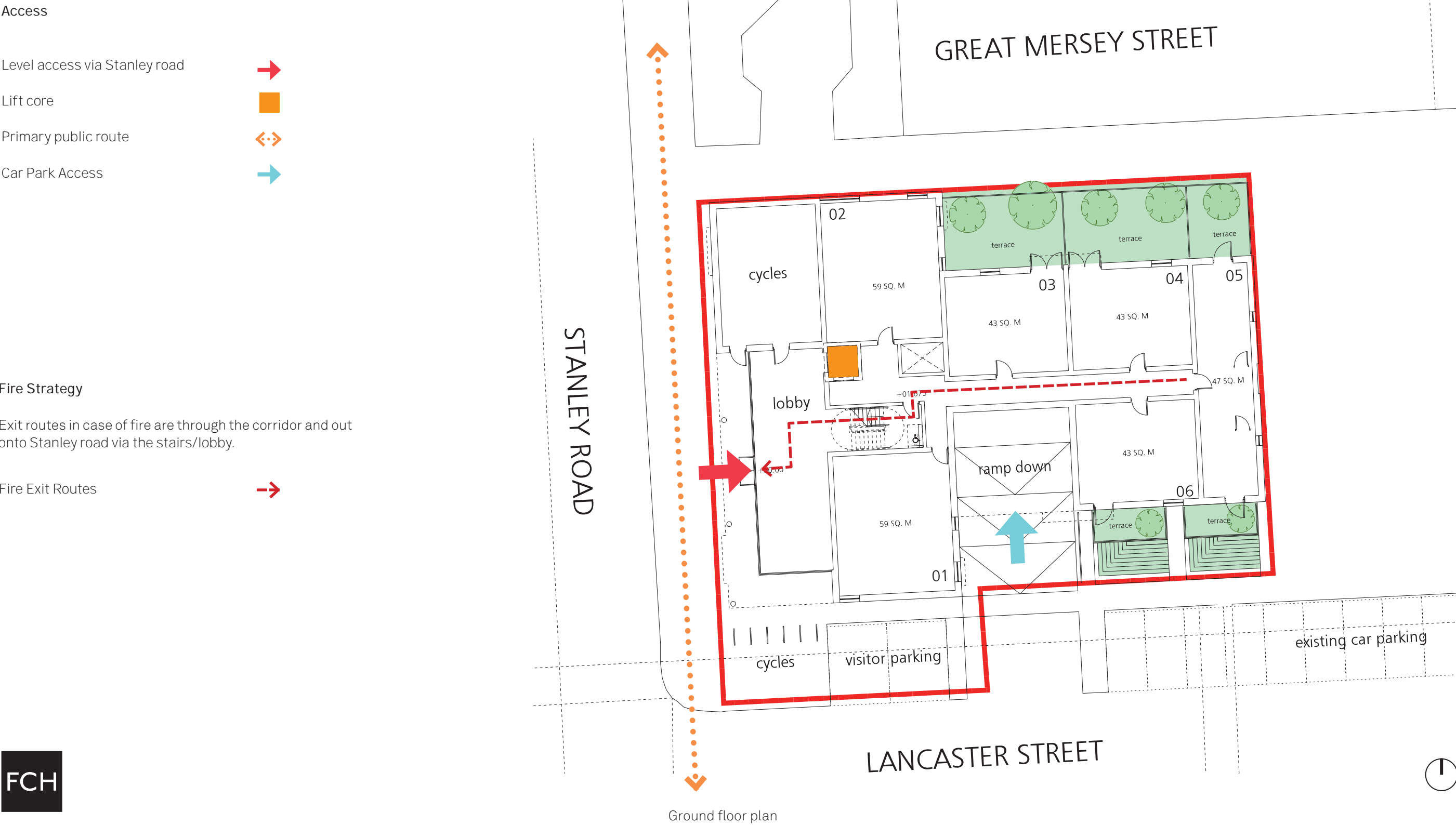
-  Kitchen/ Lounge/ Dining Area
-  Master Bedroom
-  Secondary Bedroom
-  Bathroom
-  Corridor



2 - bed apartment

# 8.0 BUILDING ACCESS STRATEGY

## 8.1 PROPOSED ACCESS & FIRE STRATEGY



# 8.0 BUILDING ACCESS STRATEGY

## 8.2 PROPOSED REFUSE & CYCLE STORE

### Refuse Collection

A large refuse store has been provided in the car-parking level, adjacent to the core. Servicing is via the car parking access ramp.

### Shared refuse Store



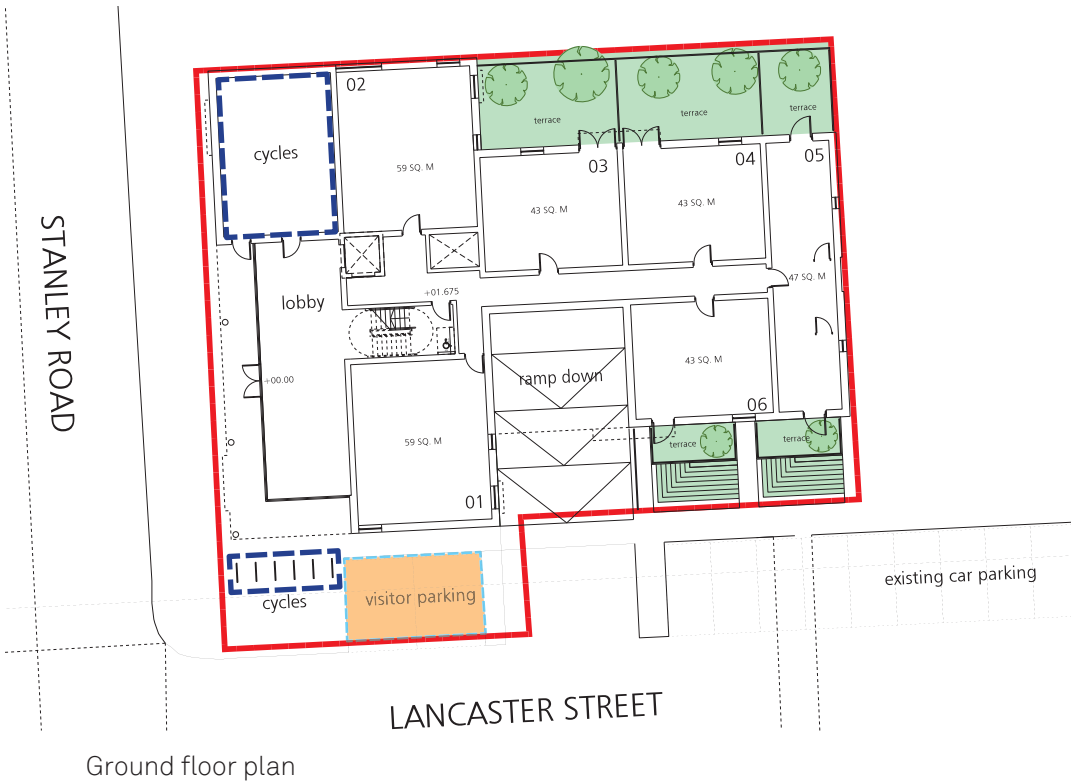
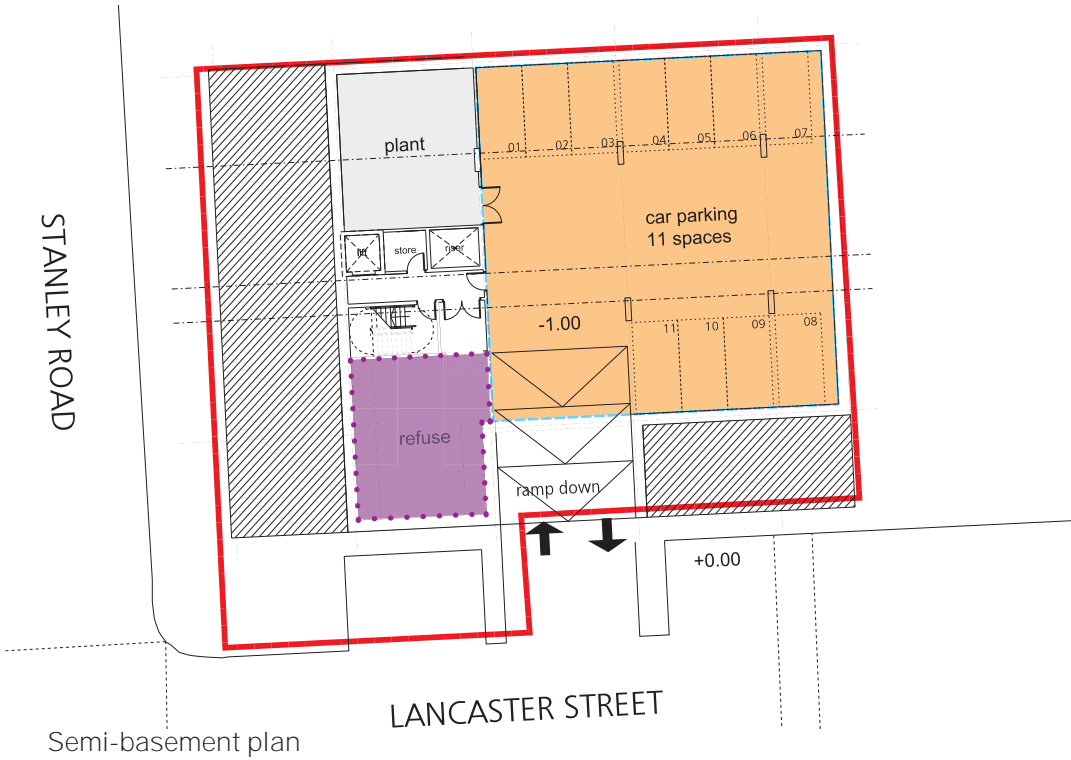
### Vehicle and Cycle Access/Storage

Due to its inner city location, on site parking is required. 11no. spaces have been provided in a semi-basement car park, with an additional 2no. accessible visitor spaces provided on-street. A secure cycle store with level access is provided. 6no. sheffield cycle stands are also provided along Lancaster street

### Cycle Storage



### Car parking



# 9.0 SECURITY

## 9.1 ACTIVE FRONTAGE AND PASSIVE SURVEILLANCE

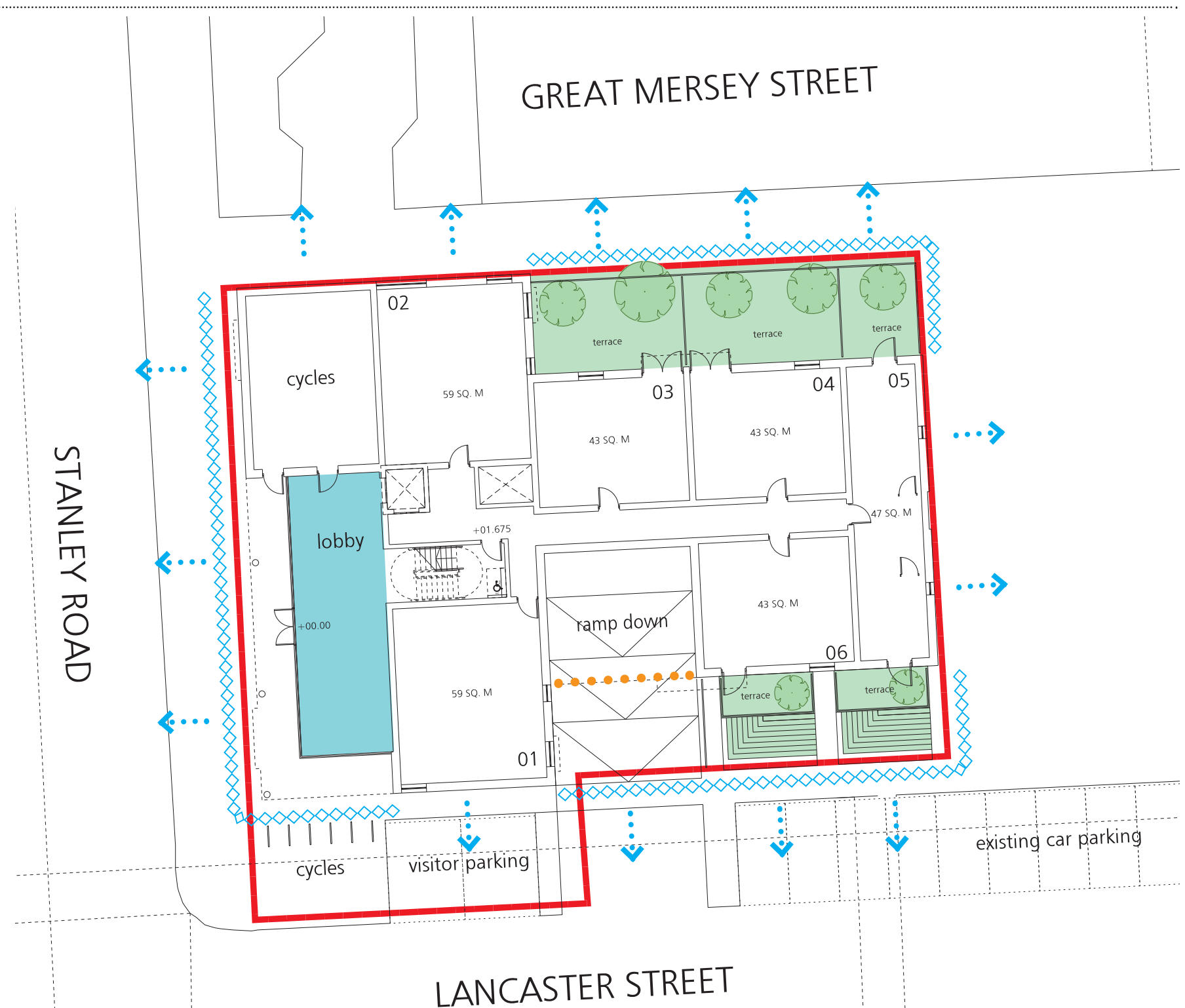
The annotated ground floor site plan (adjacent) highlights how the scheme has been designed to increase passive surveillance across the site thus improving security across the development.

The lobby provides active frontage to Stanley Road. The lobby wrapping round the corner combined with the entrance ramp to the car park increases footfall around Lancaster Road. Ground floor terraces address Lancaster and Great Mersey Street and passive surveillance from apartment/townhouse windows increases security around the entire perimeter.

The landscaped terraces create a strong relationship between the buildings and the external spaces. Passive surveillance from these properties improves the safety of the outdoor spaces.

Key:

- Active Frontage
- Passive Surveillance
- Secure Car Park Gate
- Residential Lobby





# 9.0 SECURITY

## 9.1 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 buildings will allow passive surveillance on all sides, onto the adjacent streets and into the external landscaped areas.

#### Layout and Orientation

Blank gables are avoided, ensuring all areas benefit from passive surveillance.

#### Landscaping

The height of planting will be low enough to prevent people hiding, or to prevent passive surveillance from habitable spaces.

#### 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.

#### Secure Mail Delivery

Residents mail is located on the ground floor within a secured lobby area. Both this proximity and passive surveillance will ensure security of resident's mail.

#### Cycle Parking

Cycle parking is contained internally, in a secure cycle store, located on the ground floor in close proximity to the lift and stair cores for ease of access. Externally, the cycle parking is overlooked by residential windows to provide surveillance security.

Cycle parking will be covered by CCTV.

#### Car Parking

Externally, visitor car parking is overlooked by residential apartments.

Internally, the gates to the car parking will be electronically operated and regularly maintained. The residential lobby can be accessed directly from the internal car park using fob access. The car park in will be covered by CCTV.



# 10.0 SCHEDULES

## 10.1 AREA SCHEDULE OF ACCOMMODATION

GROUND FLOOR

4no. 1-bed units  
2no. 2-bed units  
  
Total: 6no. units

FIRST FLOOR

5no. 1-bed units  
4no. 2-bed units  
  
Total: 9no. units

SECOND FLOOR

5no. 1-bed units  
4no. 2-bed units  
  
Total: 9no. units

THIRD FLOOR

5no. 1-bed units  
4no. 2-bed units  
  
Total: 9no. units

TOTAL		
19no. 1-bed units	(58%)	
14no. 2-bed units	(42%)	
Total: 33no. units		

Average 1-bed: 42m²  
Average 2-bed: 60m²



# 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](http://www.fcharchitects.com)



Design intelligence, commercial flair.

---