







# 3.0 KEY CONSIDERATIONS

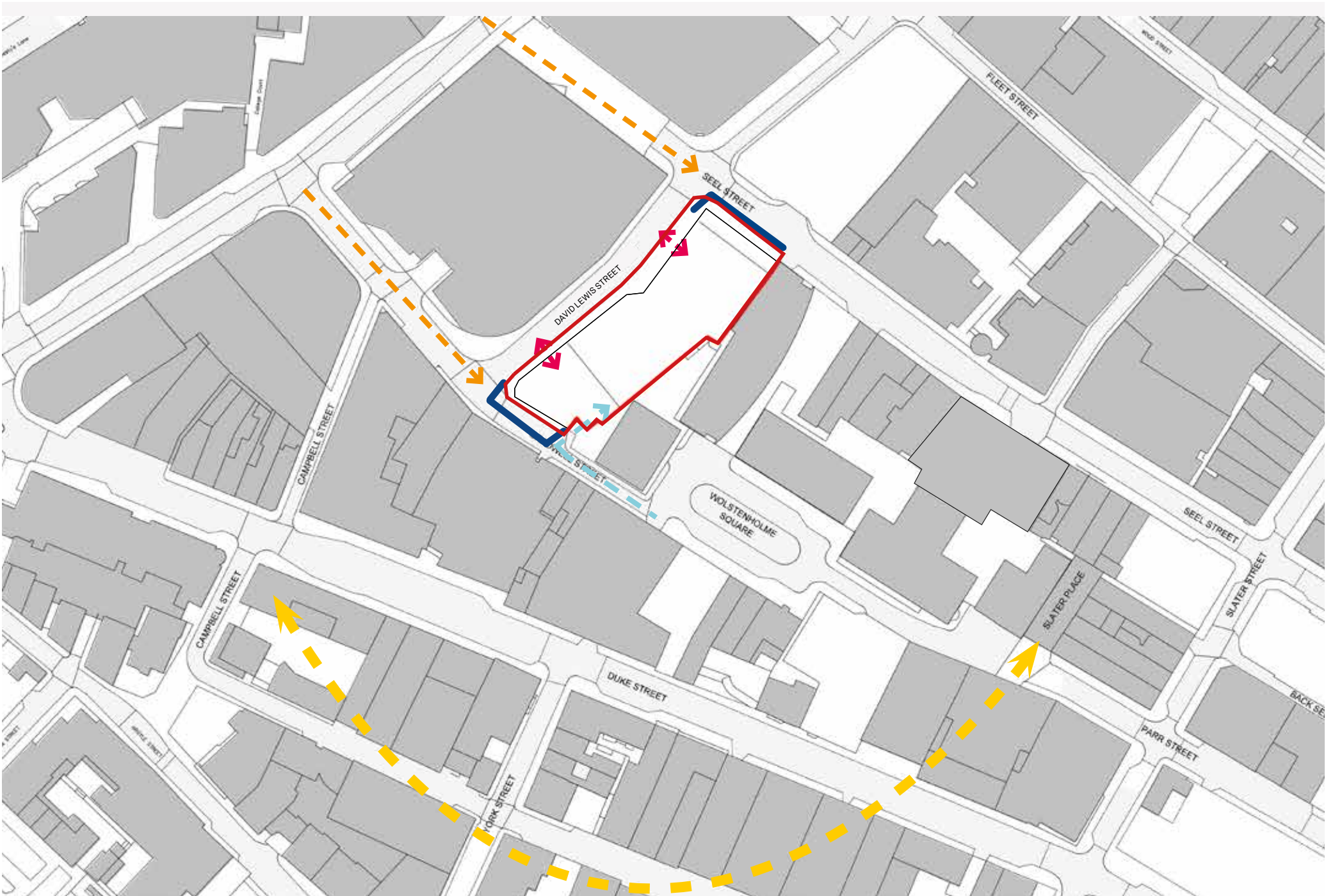
## 3.2 OPPORTUNITIES AND CONSTRAINTS

### 3.2.1 Site Constraints

- Special consideration must be given to the sensitive adjacent buildings on the site
- Existing surrounding structures create a limited space in terms of solar gain, form and layout.

### 3.2.2 Site Opportunities

-  The site provides opportunity to create a development of note, with links to the Ropewalks past history and the city centre. There is the opportunity to create buildings of architectural merit
-  Commercial Frontage
-  The site has easy access from the city centre
-  The site has easy access for deliveries and waste removal at the front, whilst visitor and resident access remains uninterrupted.
-  Sun Path
-  Main entrance



Sun path





# 3.0 KEY CONSIDERATIONS

## 3.3 DESIGN CONSIDERATIONS

### 3.3.1 Design Considerations

The diagram to the right indicates the range of building uses in and around the area of the defined site. As can be interpreted from the aerial plan, the area is diversifying with a real mixture of uses including a variety of residential developments along side hotels, retail and leisure outlets.

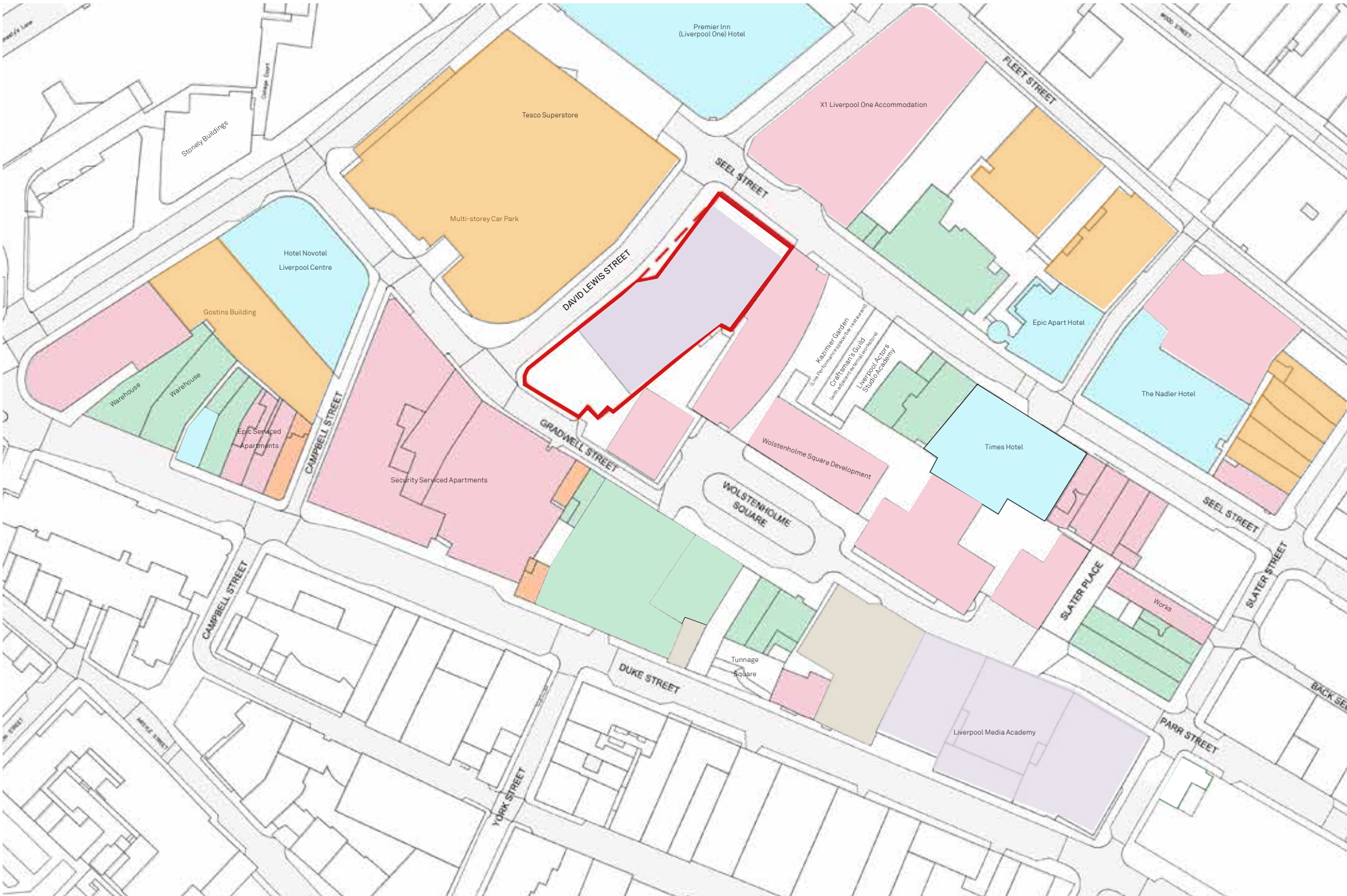
There still remains a number of low rise and vacant structures which are no longer suitable for the area. These new sharply contrast with the new developing landscape of 8-10 storey apartment blocks which are building a new character for the area.

The proposal has focused on maximising the potential of the site, whilst supporting the economic development and leisure opportunities within Liverpool City Centre.

An mixed use residential scheme is proposed which responds to the demand and need for good quality accommodation in central Liverpool. Ground floor uses will help complement the emerging community in the wider Ropewalks area. The proposed scheme will provide jobs and investment for the area.

Key:

- Residential
- Hotels
- Retail & Food Outlets
- Vacant Buildings/Warehouses
- Educational/Social Aid Services
- Empty/ Brownfield Sites
- Site boundary





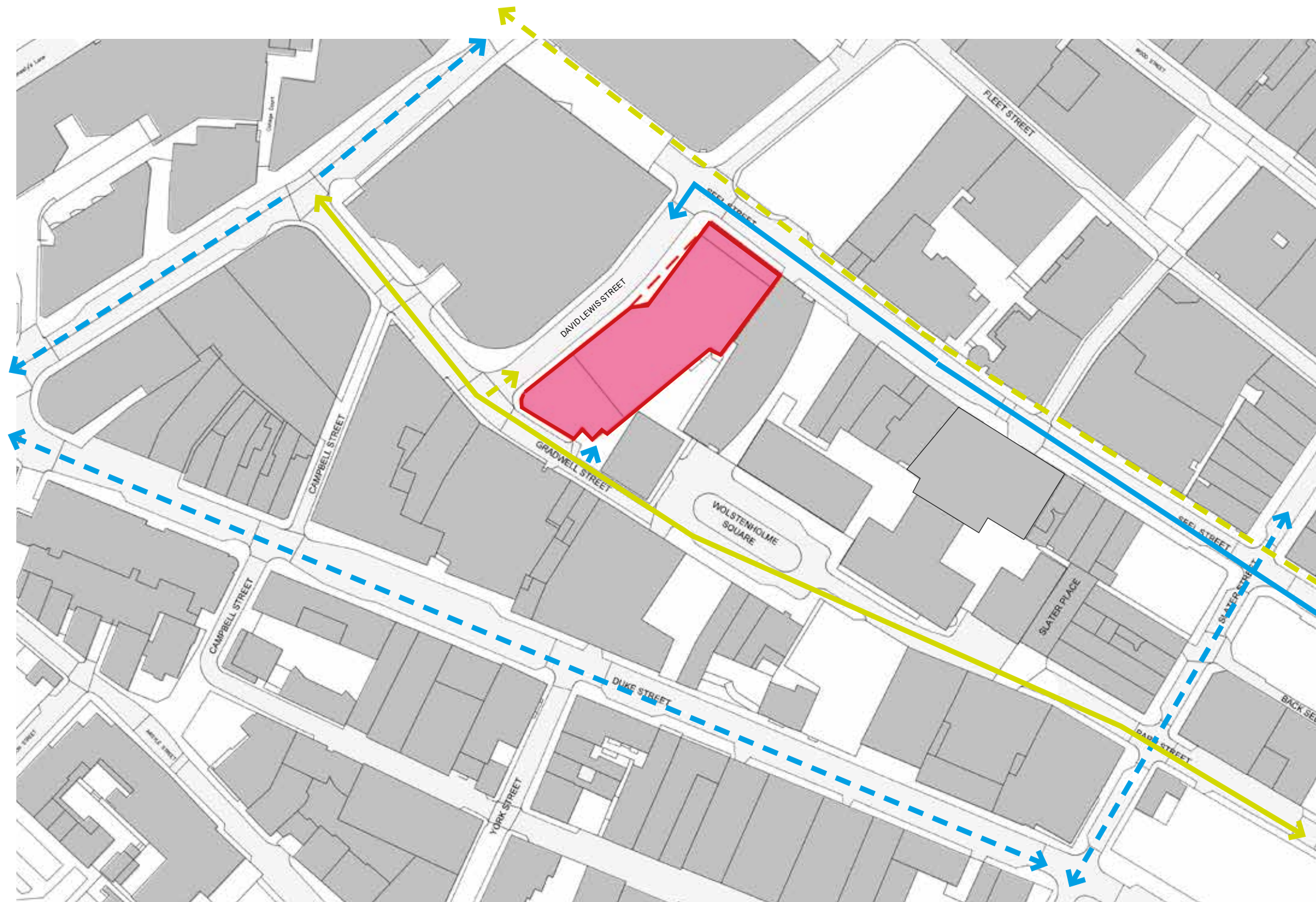
# 3.0 KEY CONSIDERATIONS

## 3.3 DESIGN CONSIDERATIONS

### 3.3.2 Design Considerations

Key:

- Existing pedestrian routes onto site
- Existing vehicular routes onto site
- Main pedestrian thoroughfare
- Main vehicular thoroughfare
- Site

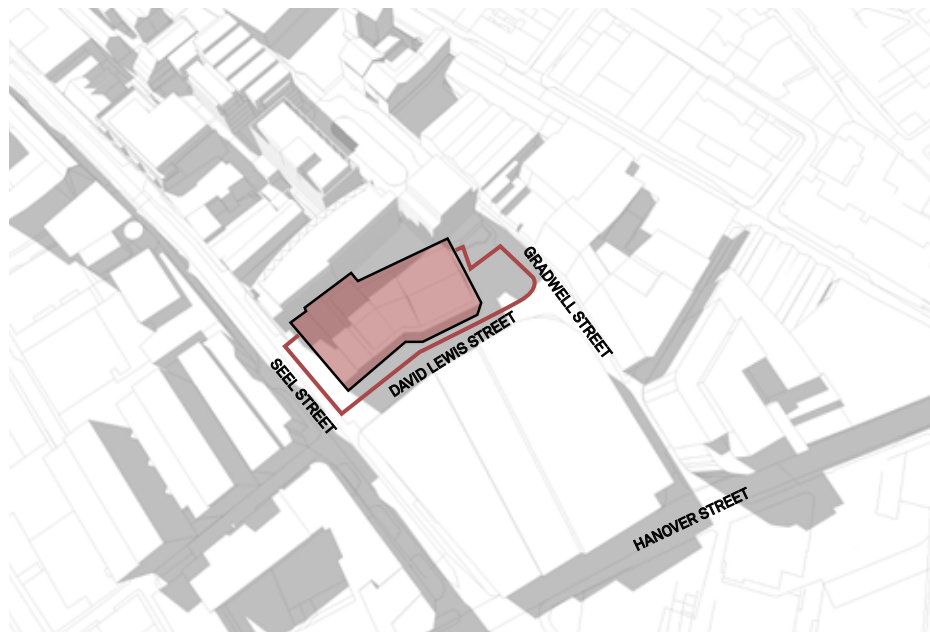


# 3.0 DESIGN DEVELOPMENT

## 3.4 DESIGN DEVELOPMENT AND PRINCIPLES

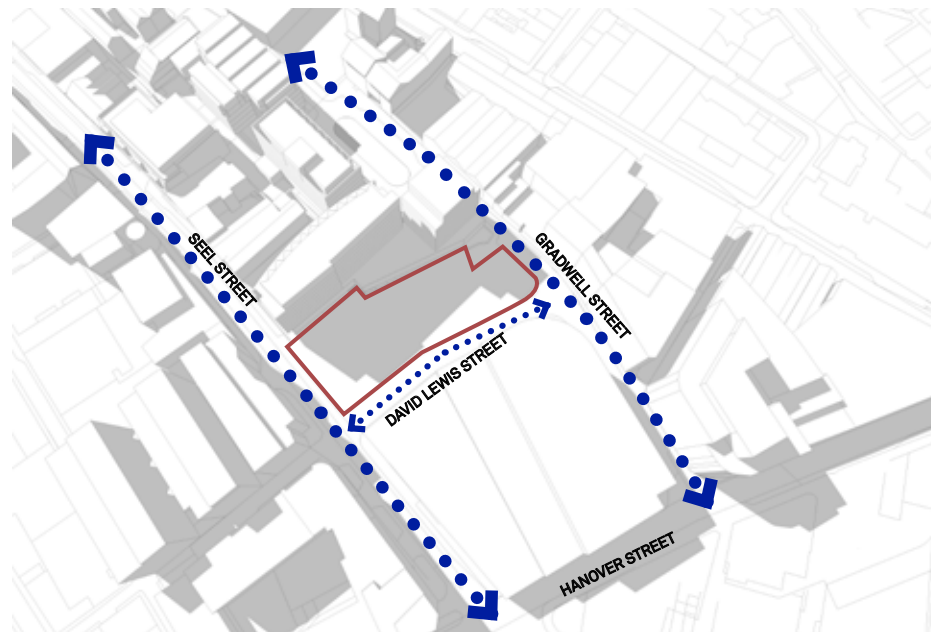
### 3.4.1 Diagram 01 - existing

Existing site use no longer appropriate for area of the city centre.



### 3.4.2 Diagram 02 - linkages

Key linkages from Paradise Street and Hanover Street towards Berry Street.



### 3.4.3 Diagram 03 - frontage

Provide strong frontage to all streets and define a new city block.

