

3.0 DESIGN DEVELOPMENT

3.5 VISUAL IMPACT


3.5.16 Massing View 15

View of Liverpool City Centre from Anglican Cathedral.



Existing

Proposed

 Proposed 18-24 Seel Street Phase II



Design intelligence, commercial flair.

3.0 DESIGN DEVELOPMENT

3.5 VISUAL IMPACT

3.5.17 Massing View 16


View of Liverpool City Centre from Top of Holt Hill.



Existing



Proposed

 Proposed 18-24 Seel Street Phase II



Design intelligence, commercial flair.

3.0 DESIGN DEVELOPMENT

3.5 VISUAL IMPACT

3.5.18 Massing View 17


View of Liver Building from Duke Street/Slater Street down Duke Street.



Existing



Proposed

 Proposed 18-24 Seel Street Phase II



Design intelligence, commercial flair.

4.0 PROPOSED DESIGN

4.1 CONTEXTUAL RESPONSE

4.1.1 Responding to Context

There is a mixture of typologies within the Ropewalks area; from low rise terraces to mid-rise warehouses and new residential developments. The proposed scale of the development means it is more appropriate to respond and make reference to similar scale buildings in the area.

We have therefore examined the larger scale buildings within the Ropewalks area to discover their key defining features. Our study has shown that there is no set vernacular or typology produced by the organic development of the area but there are a number of key repeating features that help to define the character of the Ropewalks. These were found to be:

- ① Vertical brick piers
- ② Horizontal banding /
- ③ Expressed storey heights
- ④ Various bricks found within the Ropewalks
- ⑤ Windows set within recessed brick bays
- ⑥ Varying roof heights

A contemporary response to these key features within the area will produce a timeless building which sits harmoniously alongside its context and contributes positively to the setting of the WHS and the Duke Street Conservation area.

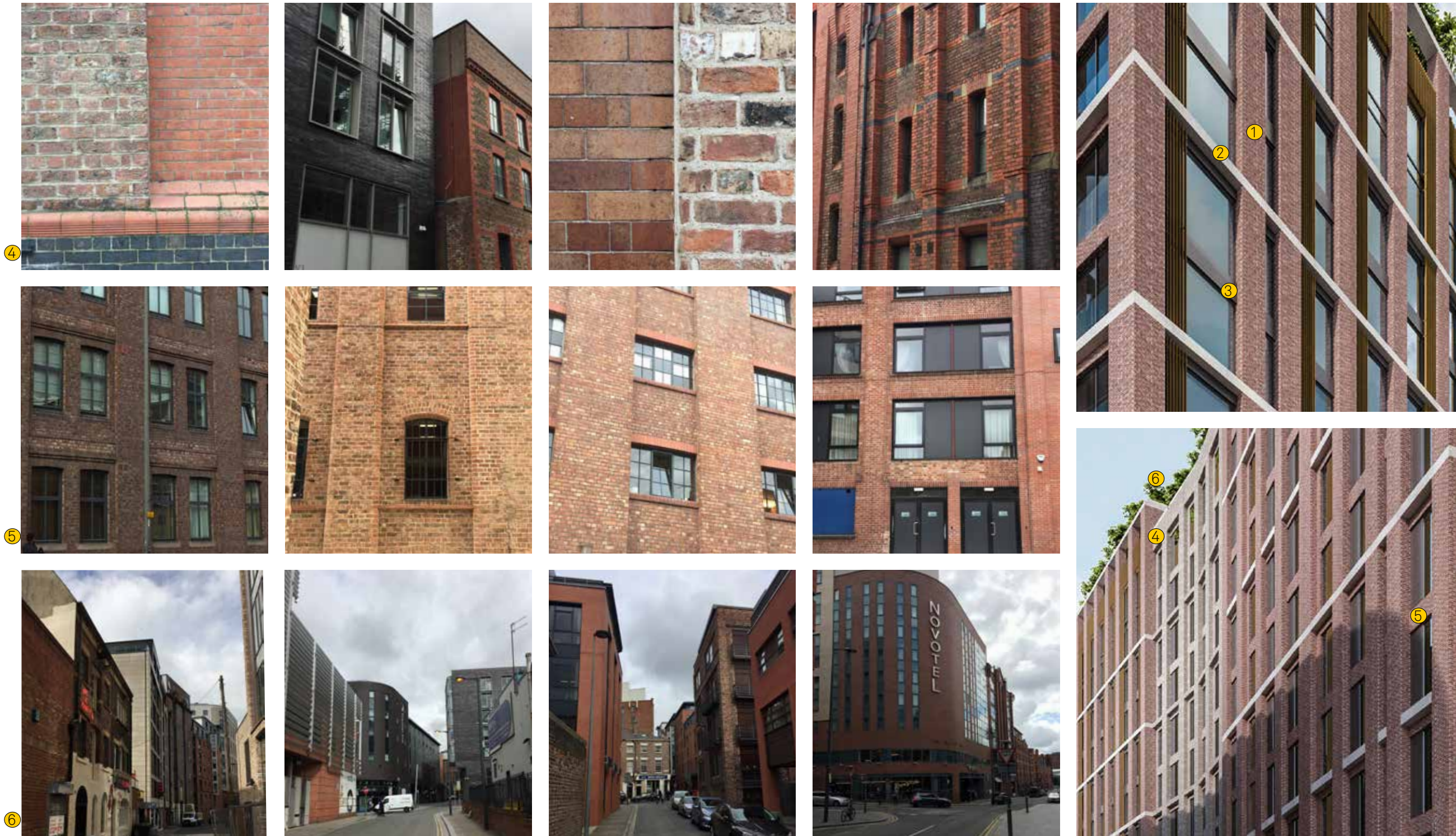


Contextual Precedents

FCH

4.0 PROPOSED DESIGN

4.1 CONTEXTUAL RESPONSE



Contextual Precedents

Contemporary Response



4.0 PROPOSED DESIGN

4.2 CGI



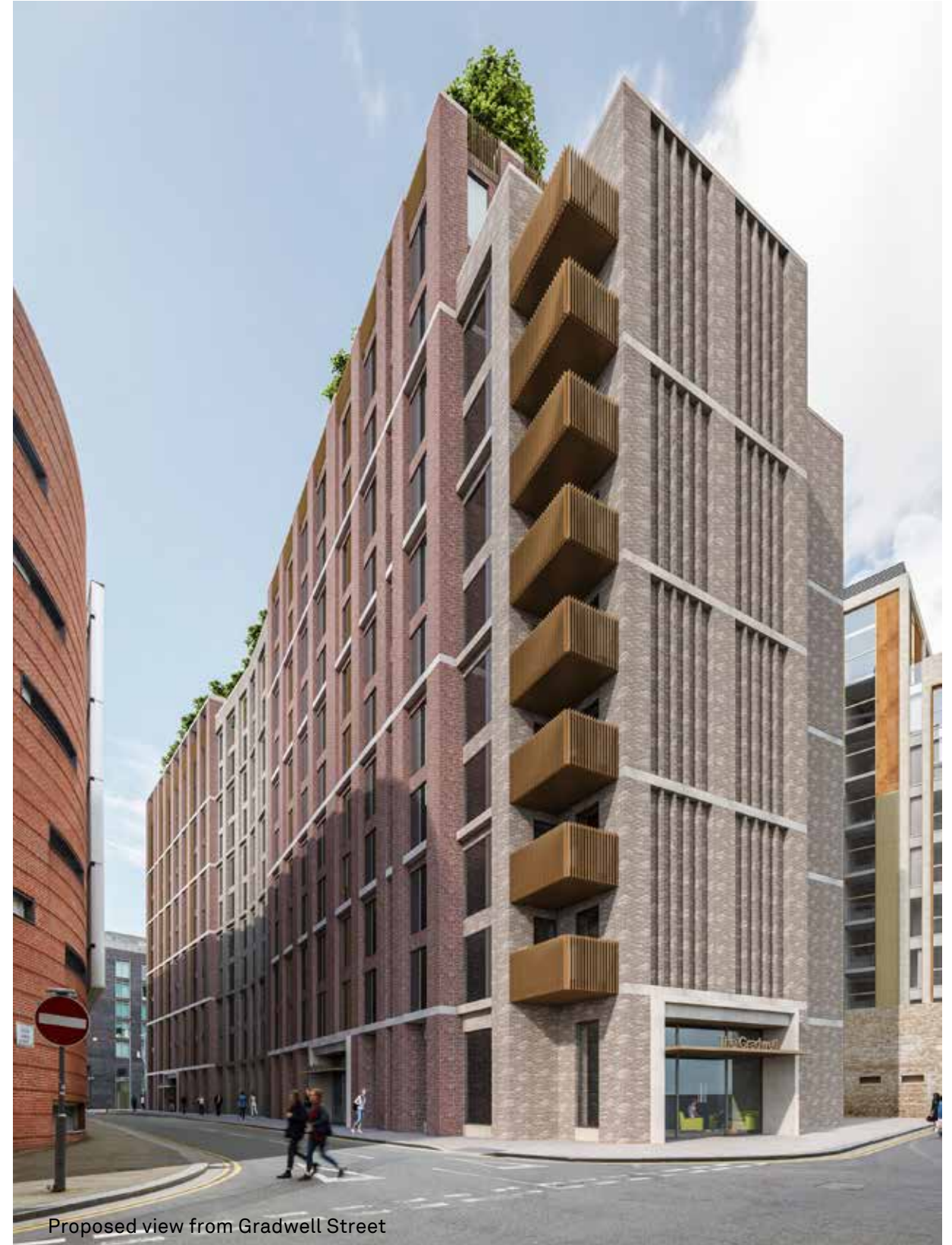
Proposed view from Seel Street/David Lewis Street corner.

4.0 PROPOSED DESIGN

4.2 CGI



Design intelligence, commercial flair.

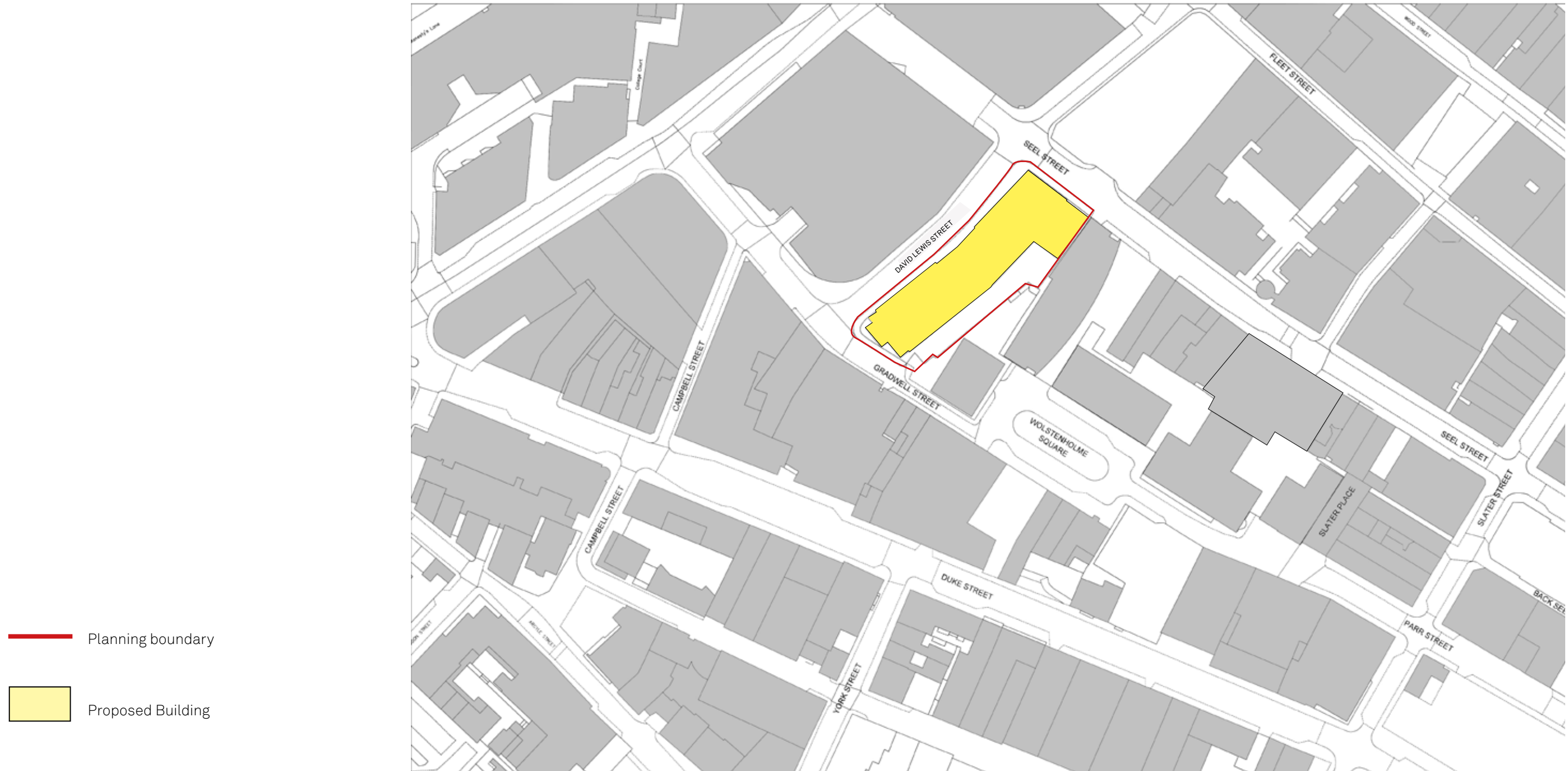


Proposed view from Gradwell Street

4.0 PROPOSED DESIGN

4.3 PROPOSED PLANS

4.3.1 Proposed Site Plan



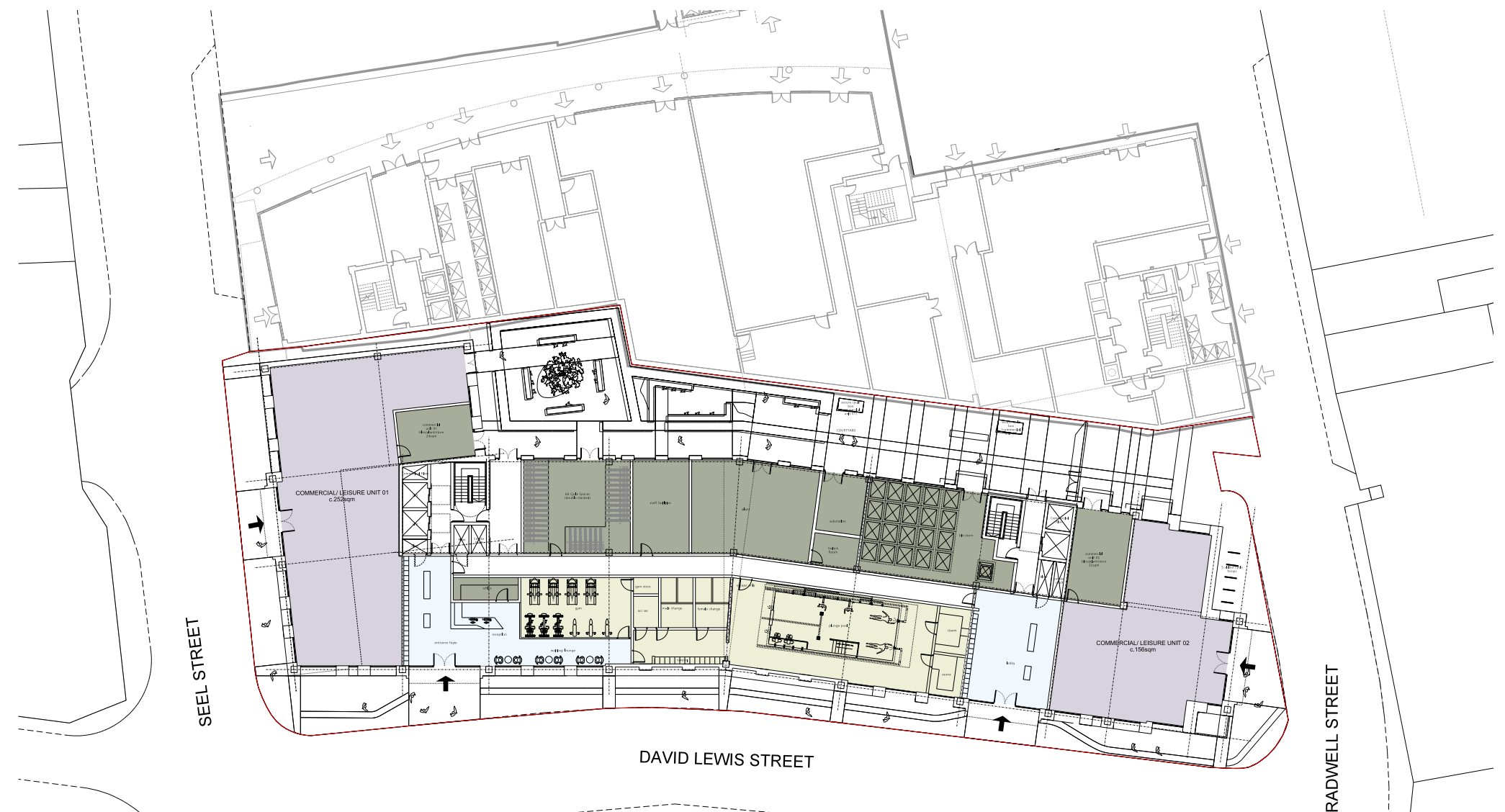
4.0 PROPOSED DESIGN

4.3 PROPOSED PLANS

4.3.2 Proposed Ground Floor Plan

The ground floor includes the lobby/reception, commercial and leisure units with auxiliary facilities, plant room, bikes and refuse store.

The main entrance to the proposed development is located on Seel Street. The internal cycle store, plant room and refuse store are located to the rear.



4.0 PROPOSED DESIGN

4.3 PROPOSED PLANS

4.3.3 Proposed First & Eighth Floor Plan

The proposed development offers a mixture of studios, 1 Bed and 2 bed apartments. The rooms are orientated to maximise views out of the site. There are in total 168 rooms provided on these floors.



Key:

Yellow square	Studio
Light blue square	1 Bed
Dark blue square	2 Bed



4.0 PROPOSED DESIGN

4.3 PROPOSED PLANS

4.3.4 Proposed Ninth & Tenth Floor Plan

The proposed development offers a mixture of studios, 1 Bed and 2 bed apartments. The rooms are orientated to maximise views out of the site. There are in total 32 rooms provided on these floors.



Key:

- 1 Bed
- 2 Bed

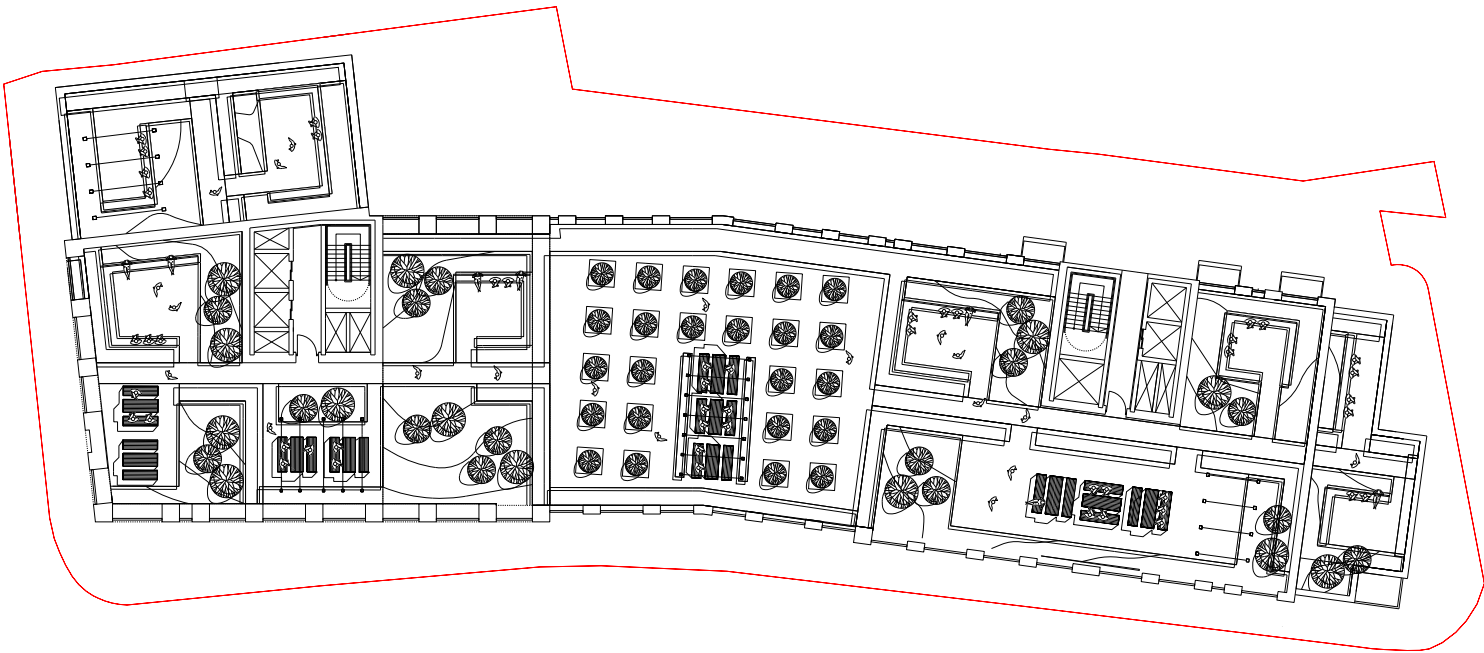


4.0 PROPOSED DESIGN

4.3 PROPOSED PLANS

4.3.5 Proposed Roof Plan

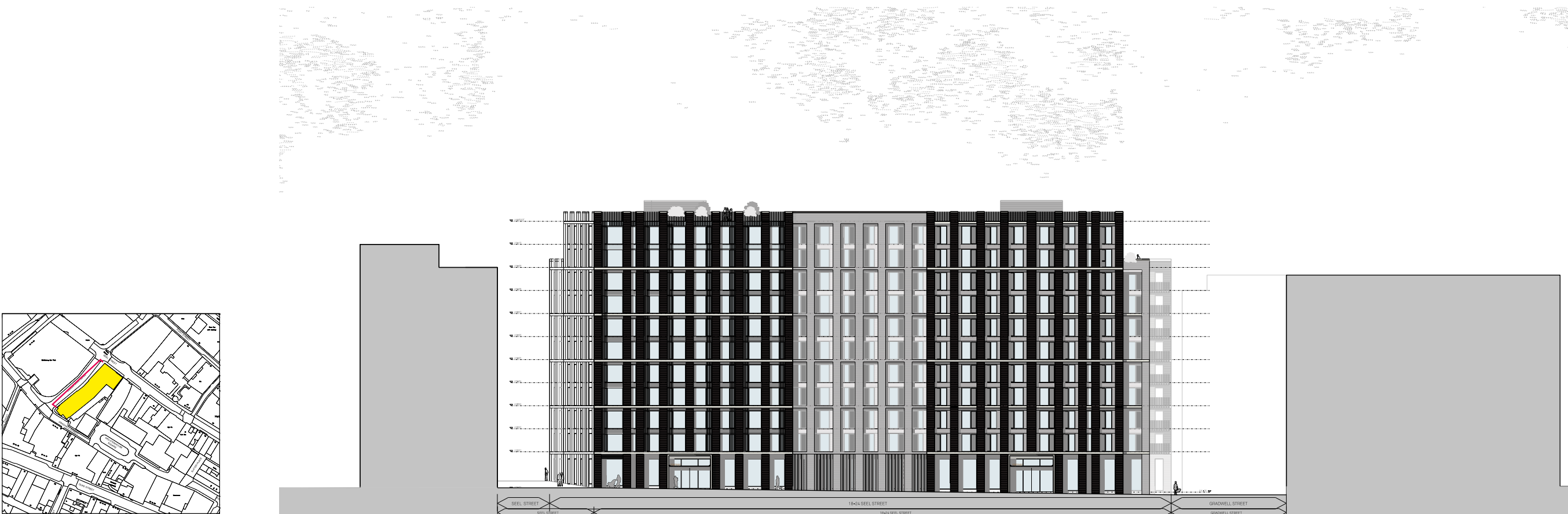
The roof will be accessed from the stair cores and will provide outdoor amenity space for the residents.



4.0 PROPOSED DESIGN

4.4 PROPOSED ELEVATIONS

4.4.1 David Lewis Street Context Elevation

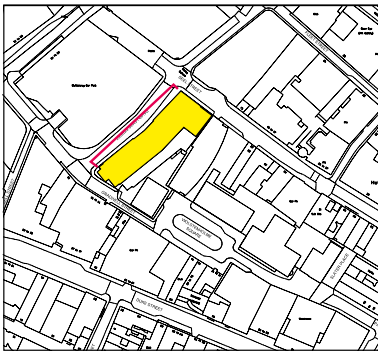


4.0 PROPOSED DESIGN

4.4 PROPOSED ELEVATIONS

4.4.2 David Lewis Street Elevation

- ① Variegated grey/red brick
- ② Light grey/white cast stone banding
- ③ Opaque glazing
- ④ Bronze metal vertical ribbed perforated cladding
- ⑤ Clear glazing
- ⑥ Dark grey metal panel
- ⑦ Aluminium capping
- ⑧ Light grey brick
- ⑨ Bronze flat plate metal balustrade to balcony

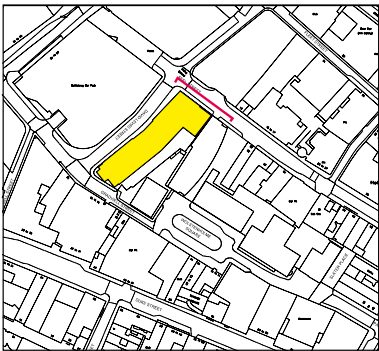


4.0 PROPOSED DESIGN

4.3 PROPOSED ELEVATIONS

4.3.3 Seel Street Elevation

- ① Variegated grey/red brick
- ② Light grey/white cast stone banding
- ③ Opaque glazing
- ④ Bronze metal vertical ribbed perforated cladding
- ⑤ Clear glazing
- ⑥ Dark grey metal panel
- ⑦ Aluminium capping
- ⑧ Light grey brick
- ⑨ Bronze flat plate metal balustrade to balcony



4.0 PROPOSED DESIGN

4.3 PROPOSED ELEVATIONS

4.3.4 Gradwell Street Elevation

- ① Variegated grey/red brick
- ② Light grey/white cast stone banding
- ③ Opaque glazing
- ④ Bronze metal vertical ribbed perforated cladding
- ⑤ Clear glazing
- ⑥ Dark grey metal panel
- ⑦ Aluminium capping
- ⑧ Light grey brick
- ⑨ Bronze flat plate metal balustrade to balcony

