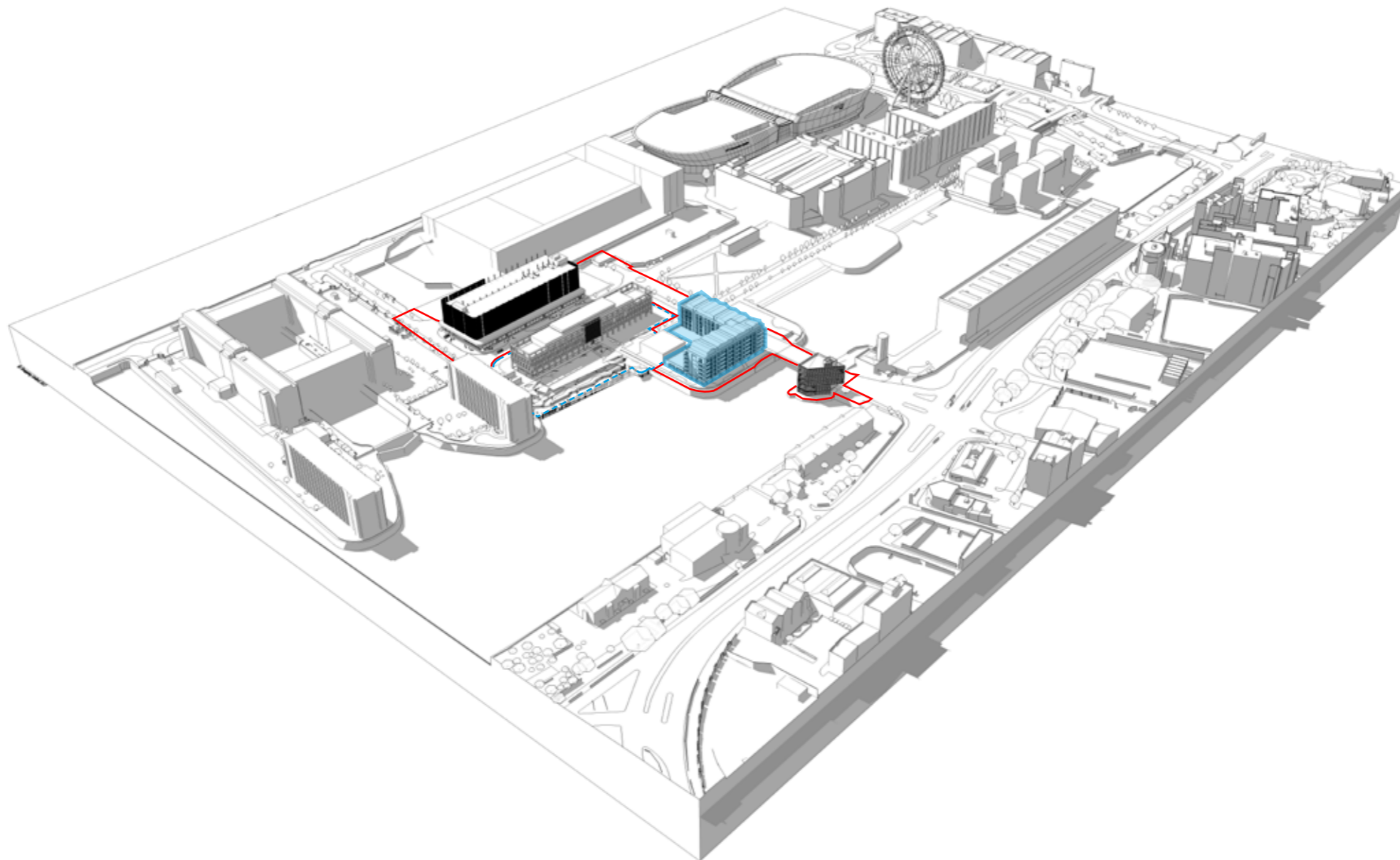


7.0 RESIDENTIAL PROPOSAL.



7.0 RESIDENTIAL PROPOSAL.





7.1 DESIGN DEVELOPMENT.

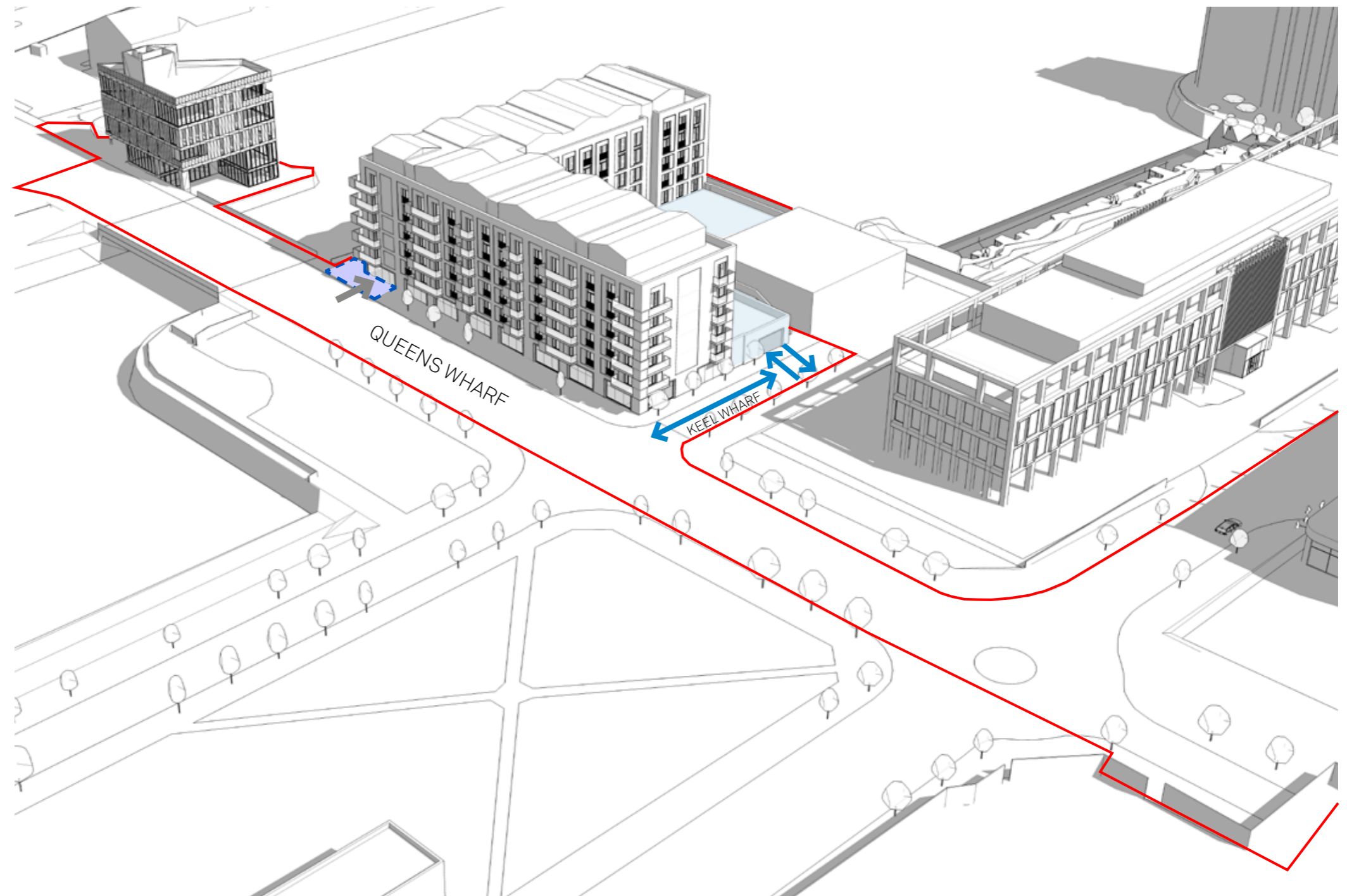
7.1.1 Arriving at the Site.

All proposed vehicular arrival point will be via Keel Wharf from Queens Wharf which will provide direct access to the covered car park.

Visitors will arrive on foot via Queen's Wharf and use the newly defined landscape to access the building. The residential entrance has been designed on the corner of Queens Wharf for accessibility and to take advantage of the waters edge at Queens Dock.

Key

-  Car park/ Drop-off bays
-  Arrival space
-  Vehicular entrance / exit
-  Pedestrian entrance



Access to the proposed residential development..



7.0 RESIDENTIAL PROPOSAL.

7.1 DESIGN DEVELOPMENT.

7.1.2 Activating the Perimeter.

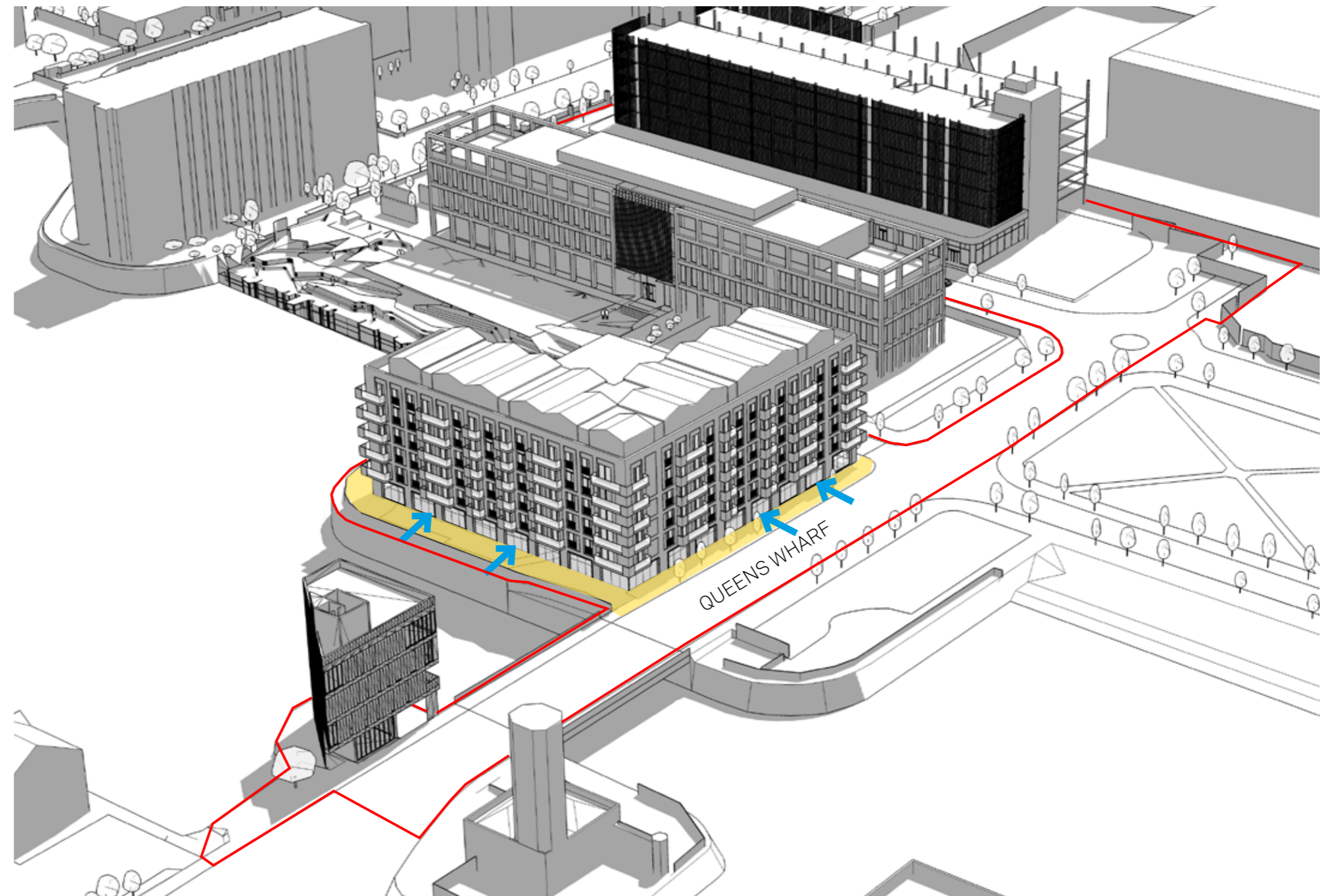
In its current state the site only promotes little pedestrian activity. The design for residential building wants to change this and improve footfall along the waters edge.

Along Queens Wharf and Keel Wharf the pedestrian and vehicular access will promote activity along the perimeter. commercial/retail uses along Queens Wharf will help increase footfall along the street.

At the waters edge commercial/retail uses will open up to the water and help bring activity along the Queens Dock. The proposed landscaping will promote movement around the building and link into the landscaping proposal at TCC3.

Key

- Site boundary
- Active frontages
- ➔ Commercial/retail access



The design is such that all four elevations of the building will promote activity around the whole perimeter of the development.



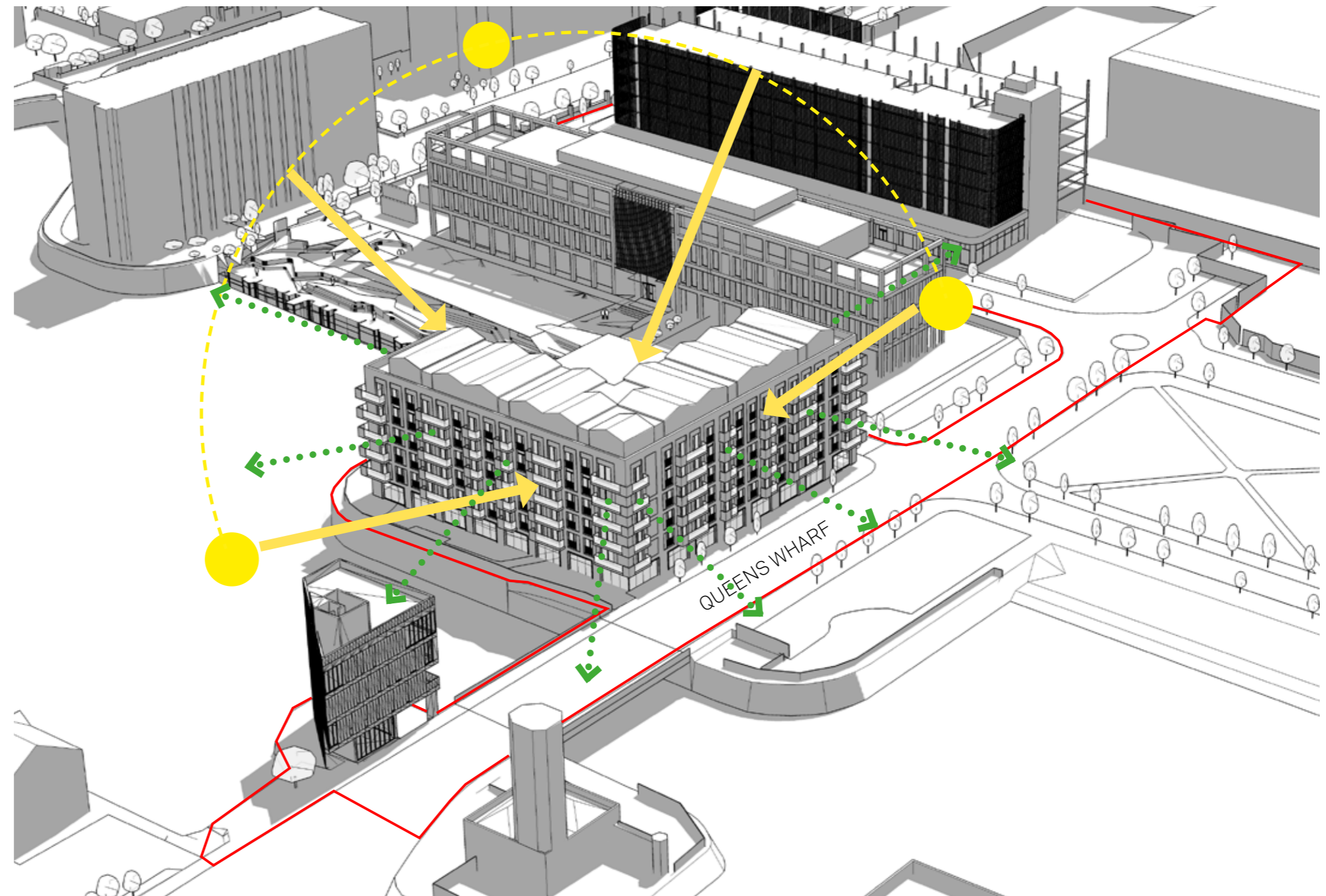
7.0 RESIDENTIAL PROPOSAL. 7.1 DESIGN DEVELOPMENT.

7.1.3 Orientation.

When developing the massing of the building it was important that the building took advantage of the waterfront and city views. The scheme has been placed on the North - South orientation to allow maximum sun penetration. The first floor garden terrace ensures great views of the city and will take advantage of the sun throughout the day

Key

- Site boundary
- — Sunlight path
- ➔ Sunlight to gardens and apartments
- ⋯➔ Good views out of the site



The scheme has been orientated to make the most of the site location and the wonderful views across the waterfront.





7.0 RESIDENTIAL PROPOSAL.

7.1 DESIGN DEVELOPMENT.

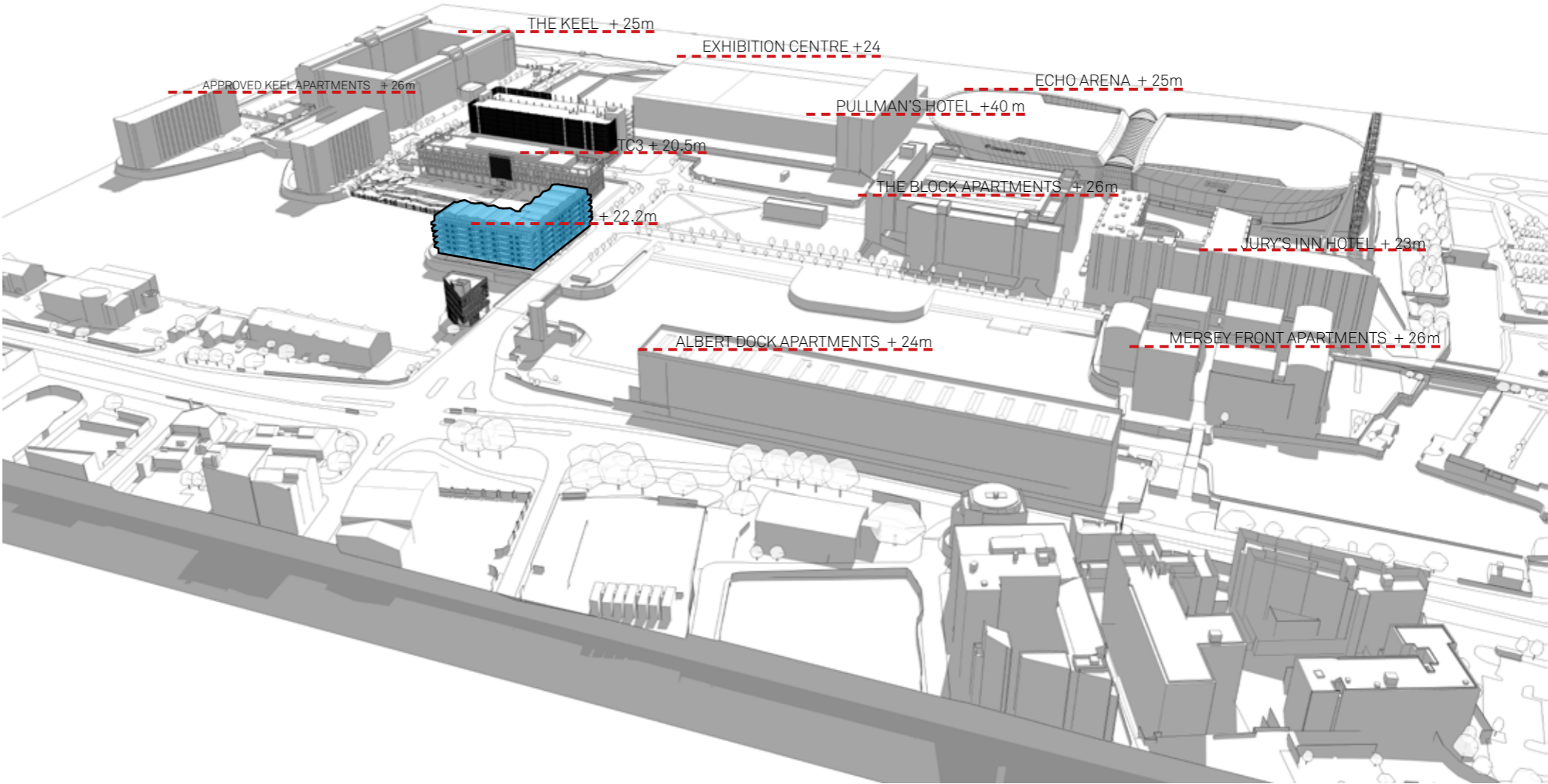
7.1.4 Existing Building Heights

The proposed development will be 22.20m in height. The surrounding buildings nearest to the development range from 24m to 40m in height.

The proposed development is somewhat smaller in height compared to its neighbors, as shown opposite.

Key

Proposal



The development height compared to the existing urban fabric at the site.





7.0 RESIDENTIAL PROPOSAL. 7.1 DESIGN DEVELOPMENT.

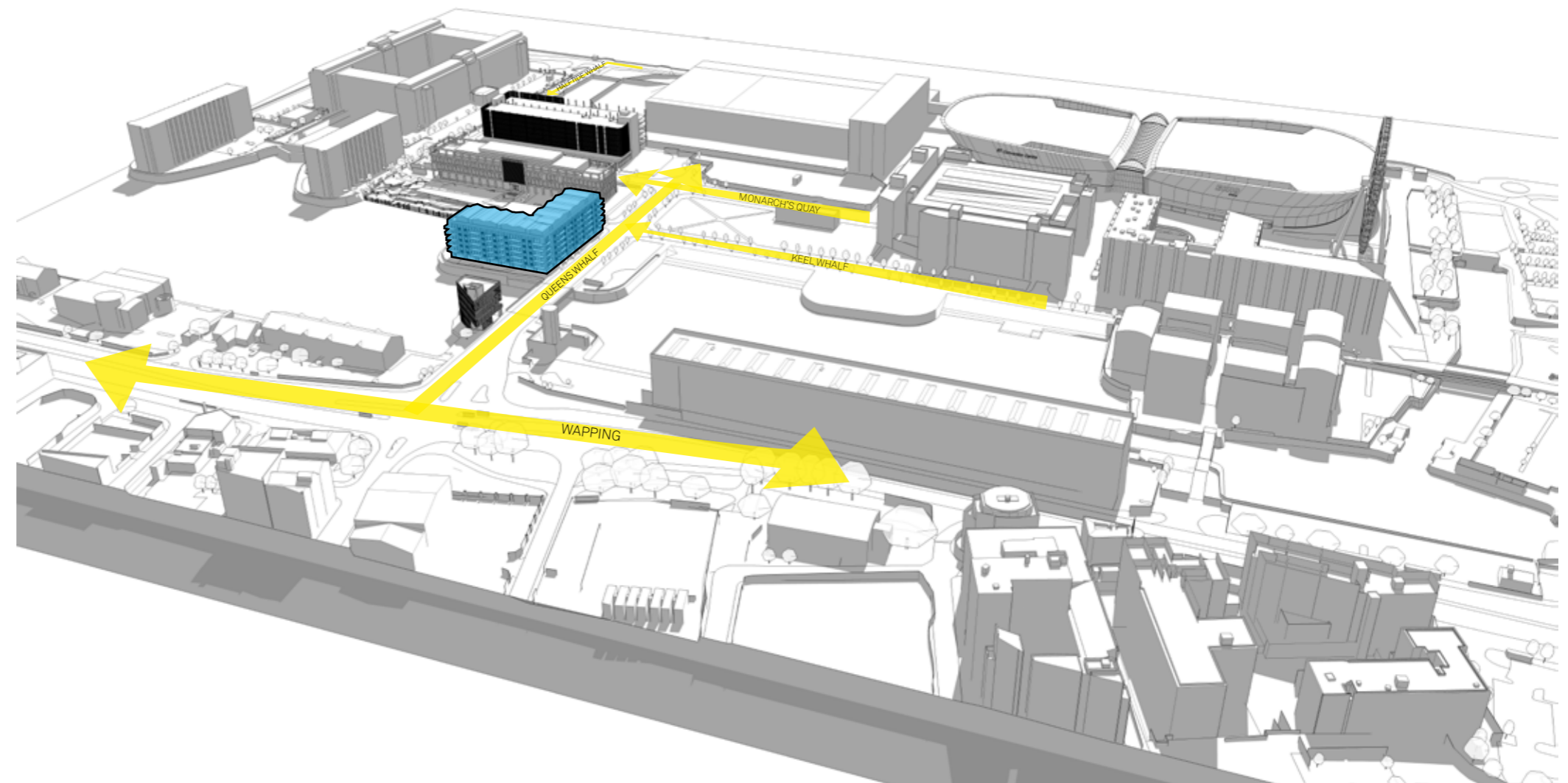
7.1.5 King's Dock Gateway Building.

The location of the site provides an opportunity to create a landmark gateway building on a key junction onto the waterfront.

The proposed development will be visible when approaching from the South via Wapping, the North via Keel Quay and when approaching from ECHO Arena. The proposal will be visible from the opposite side of Queens Dock and out to Mariners Wharf.

Key

-  Proposal
-  Key routes in / out of the city centre



The site location provides an opportunity to create a gateway building at key intersection in the city.

7.0 RESIDENTIAL PROPOSAL. 7.1 DESIGN DEVELOPMENT.

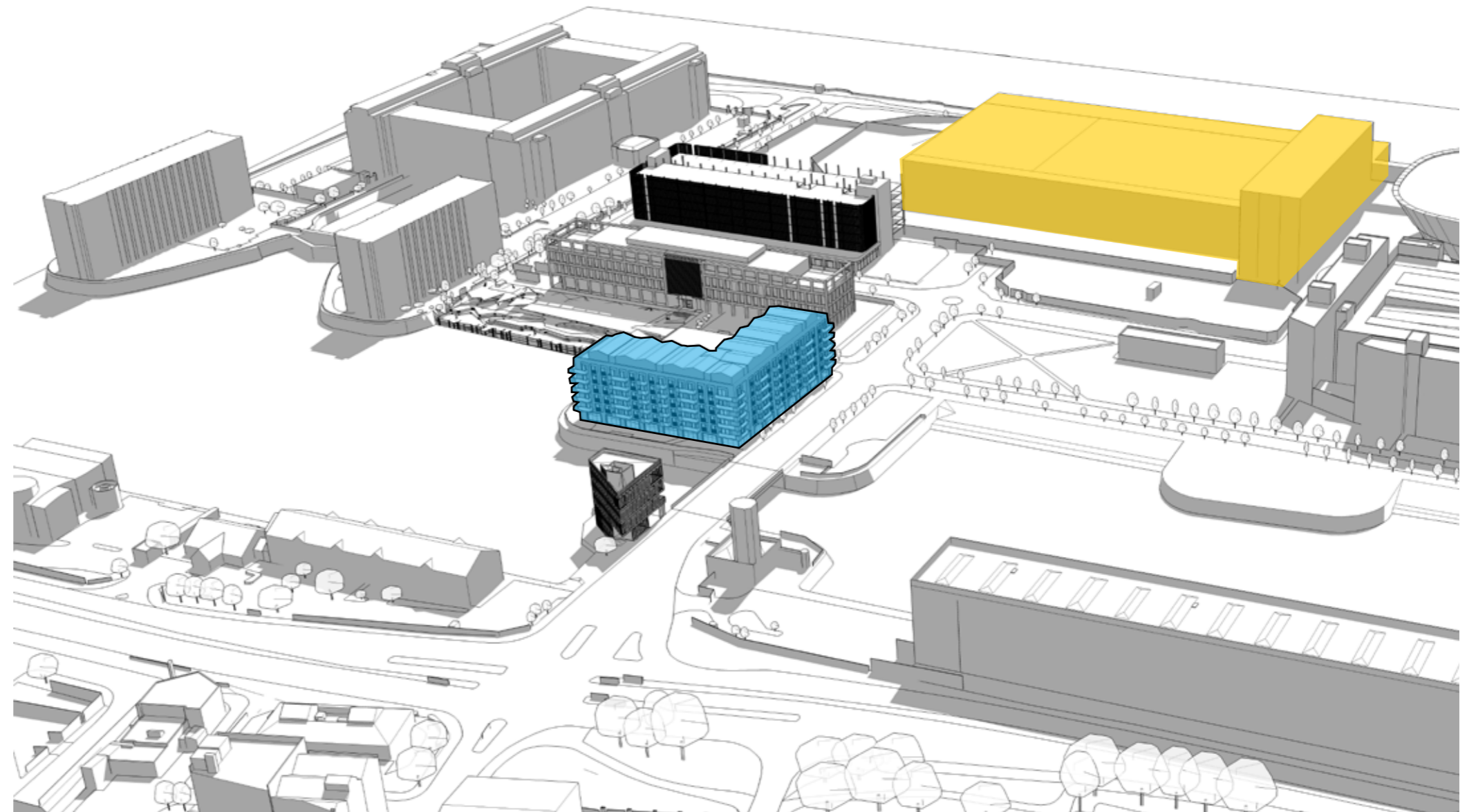
7.1.6 Recently Completed Developments - Exhibition Centre, Liverpool.

Located on King's Parade, ECL is a exhibition facility, with 8,100 square metres of in-hall space plus support, circulation and servicing areas. ECL is adjacent to the BT Convention Centre and Echo Arena (ACC Liverpool).

Approved in 2013, and completed in 2015, the scheme also incorporates a 200 room Hotel and Bridge Link connecting the ACC,

Key

- Proposed Building
- Exhibition Centre (ECL)



Adjacent to the site is the Exhibition Centre constructed in 2015

7.0 RESIDENTIAL PROPOSAL. 7.1 DESIGN DEVELOPMENT.




7.1.7 Approved Developments - The Keel

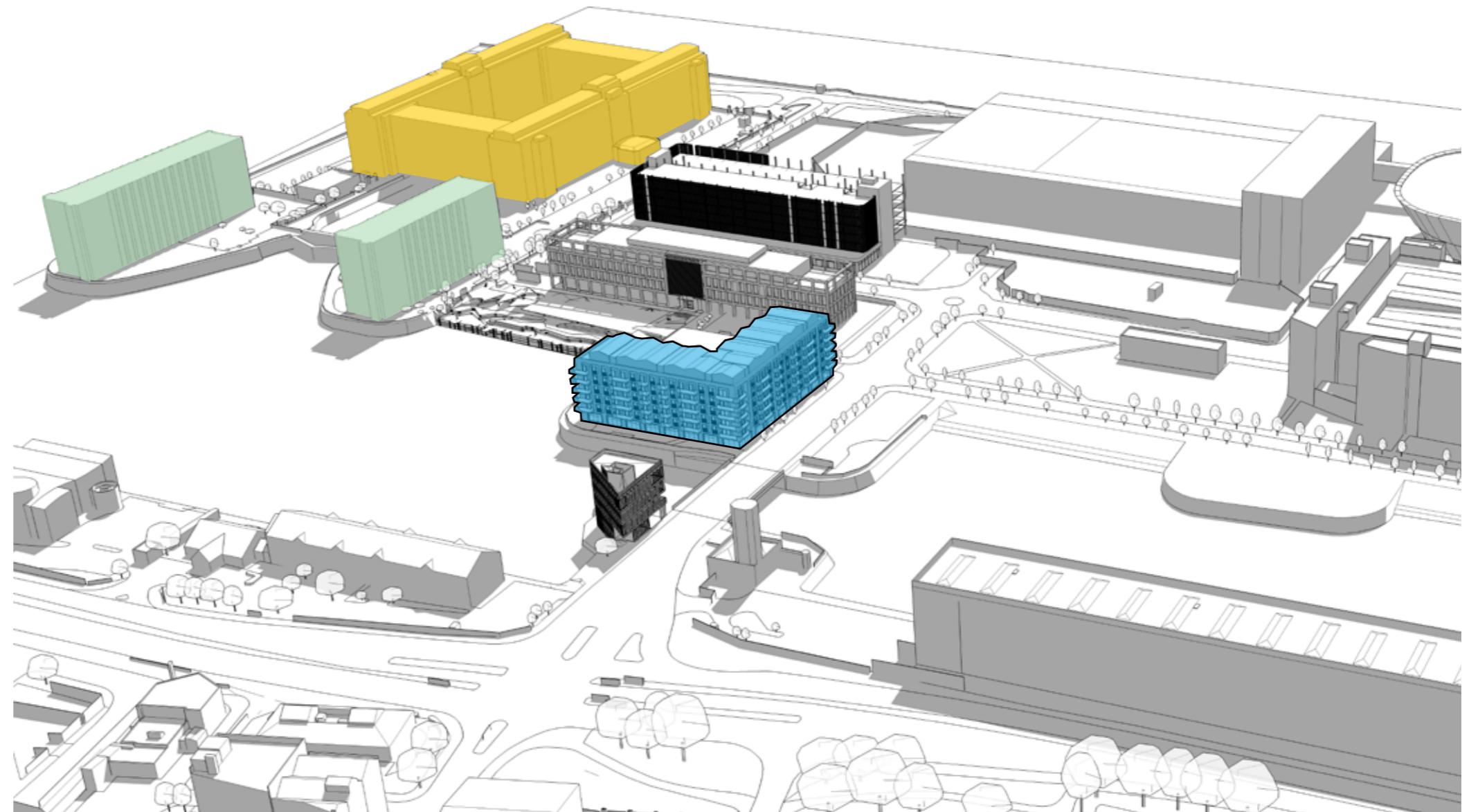
The Keel Apartments constructed in 2014, is a residential scheme compromising of 4 quadrants enclosing an existing dock.

7.1.8 Approved Developments - Keel Phase II.

In expansion to the existing Keel Development constructed in 2014, Keel Phase II is a residential scheme adjacent to the site on the corner of Keel Wharf and Halftide Wharf and was approved recently.

Key

-  Proposed Building
-  The Keel Development
-  Approved Keel Phase II Development





Adjacent to the site is the Keel Development & Approved Keel Phase II Development.

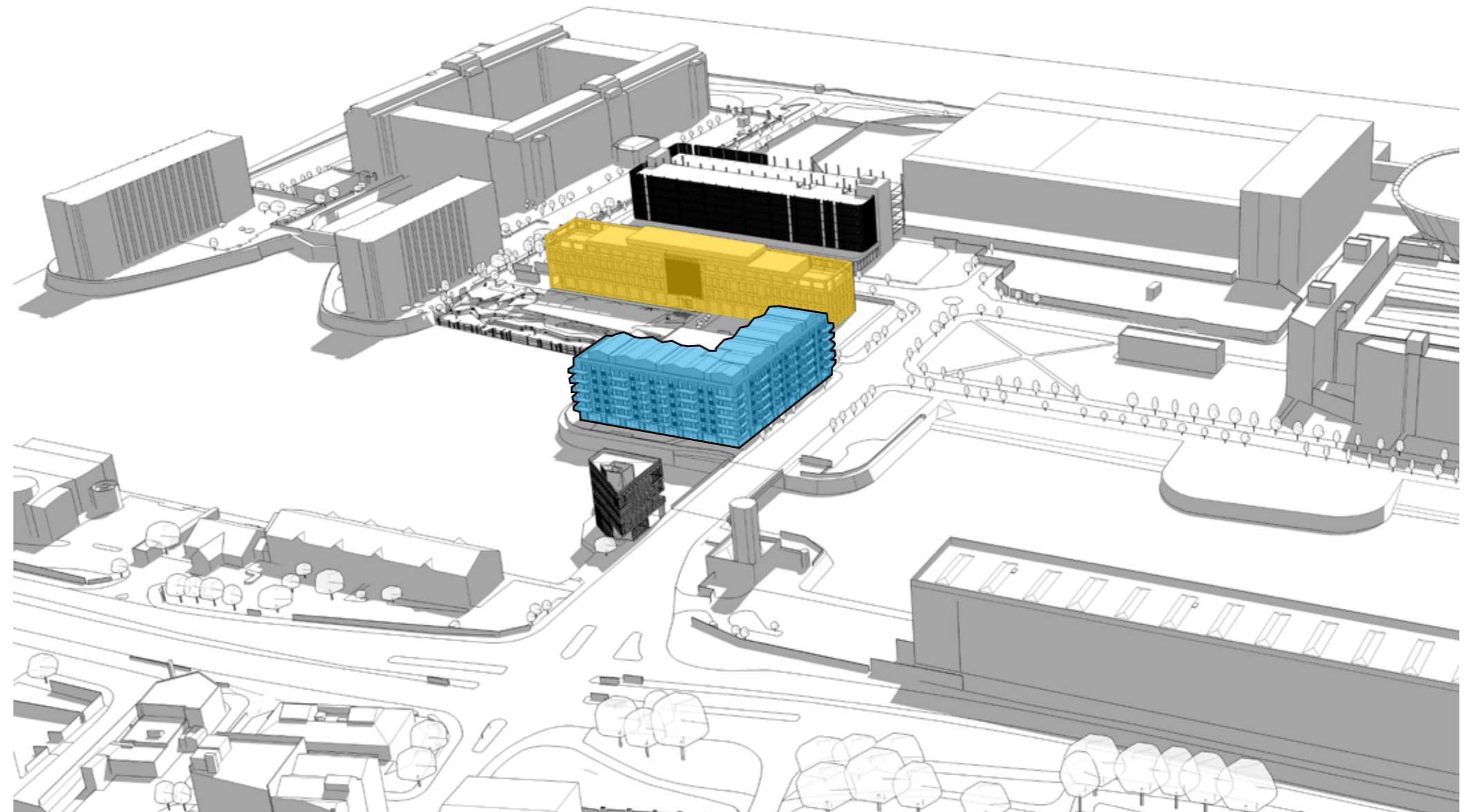
7.0 RESIDENTIAL PROPOSAL. 7.1 DESIGN DEVELOPMENT.

7.1.9 Submitted Development - TCC3

The TCC3 was recently submitted as the first phase of the Monarchs Quay masterplan and will provide a mix of uses including commercial.

Key

-  Proposed Building
-  Recently Submitted TCC3 Building



Adjacent to the site is the recently submitted TTC3 Development, the first phases of the Monarchs Quay masterplan.

7.0 RESIDENTIAL PROPOSAL.

7.2 PROPOSED FLOOR PLANS.

7.2.1 Ground Floor Plan.

At the ground floor level the residential entrance is located on the north corner of the building at a key junction creating interaction with the water. Either side of the building there is a commercial unit, one opening out onto Queens Wharf and the other onto Queens Dock.

Two fire stairs are located at the end of each leg of the building, enabling immediate external access.

Vehicular access is provided off Keel Wharf to a covered car park that provides 33 spaces, 10 of these are DDA.

Refuse stores and Plant will also be at ground floor level. Refuse storage is provided for the residents and one for each commercial unit.

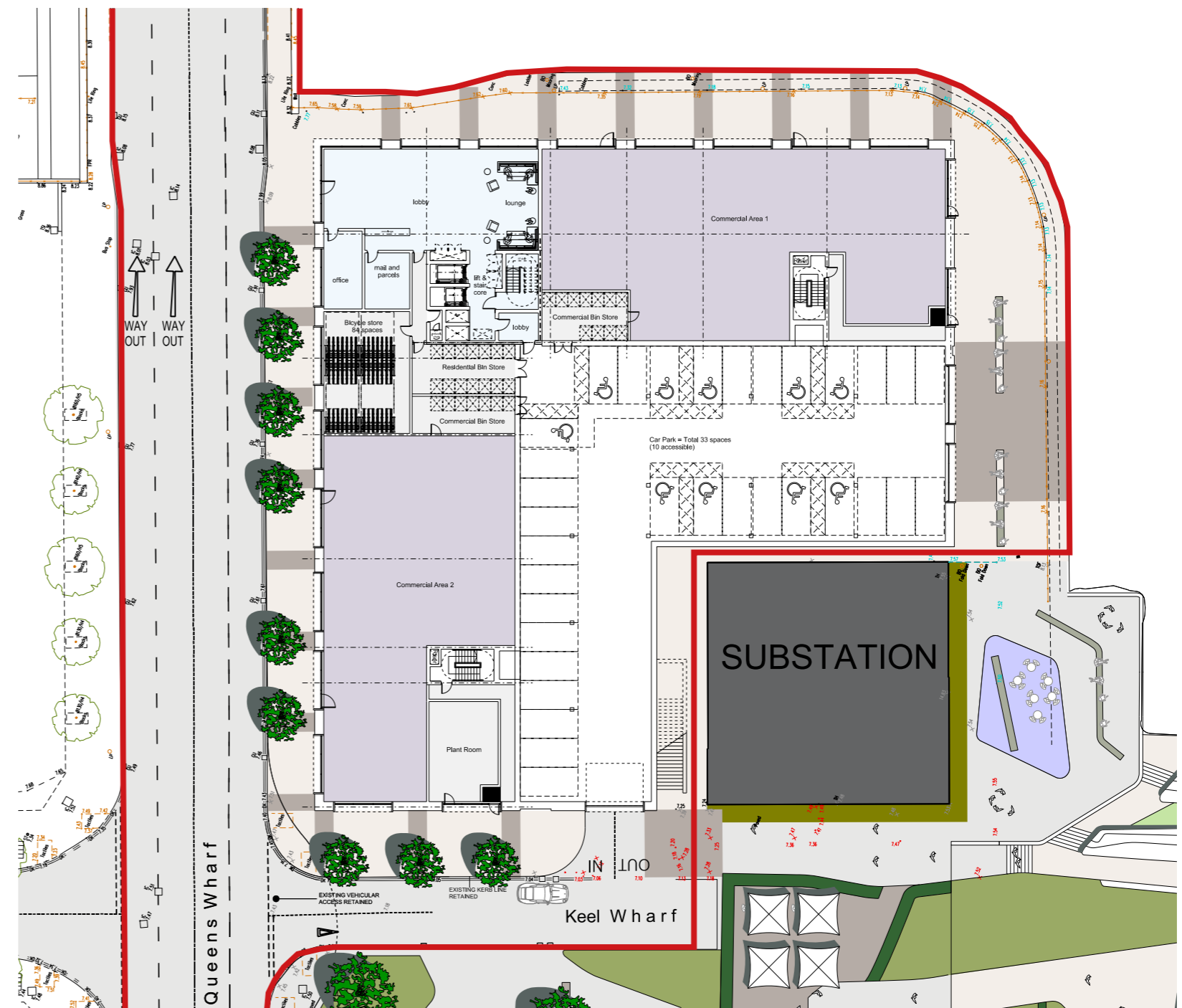
Key

— Site application boundary

Residential

Refuse / Plant / Car Parking

Retail / Commercial Unit



7.0 RESIDENTIAL PROPOSAL.

7.2 PROPOSED FLOOR PLANS.

7.2.2 First Floor Plan.

At the first floor there is a total of 18 apartments, with a mix of 1 bedroom, 2 bedroom and 3 bedroom apartments.

Escape stairs are located at the end of each corridor with the central lift/stair lobby located at the centre of the building.

At the first floor level access is provided to the communal residents garden.

Key

— Site application boundary

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment



7.0 RESIDENTIAL PROPOSAL.

7.2 PROPOSED FLOOR PLANS.


7.2.3 Second - Fifth Floor Plan.


At the second-fifth floors each level has a total of 18 apartments, with a mix of 1 bedroom, 2 bedroom and 3 bedroom apartments.


Escape stairs are located at the end of each corridor with the central lift/stair lobby located at the centre of the building.

Key

 Site application boundary

 1 Bedroom Apartment

 2 Bedroom Apartment

 3 Bedroom Apartment



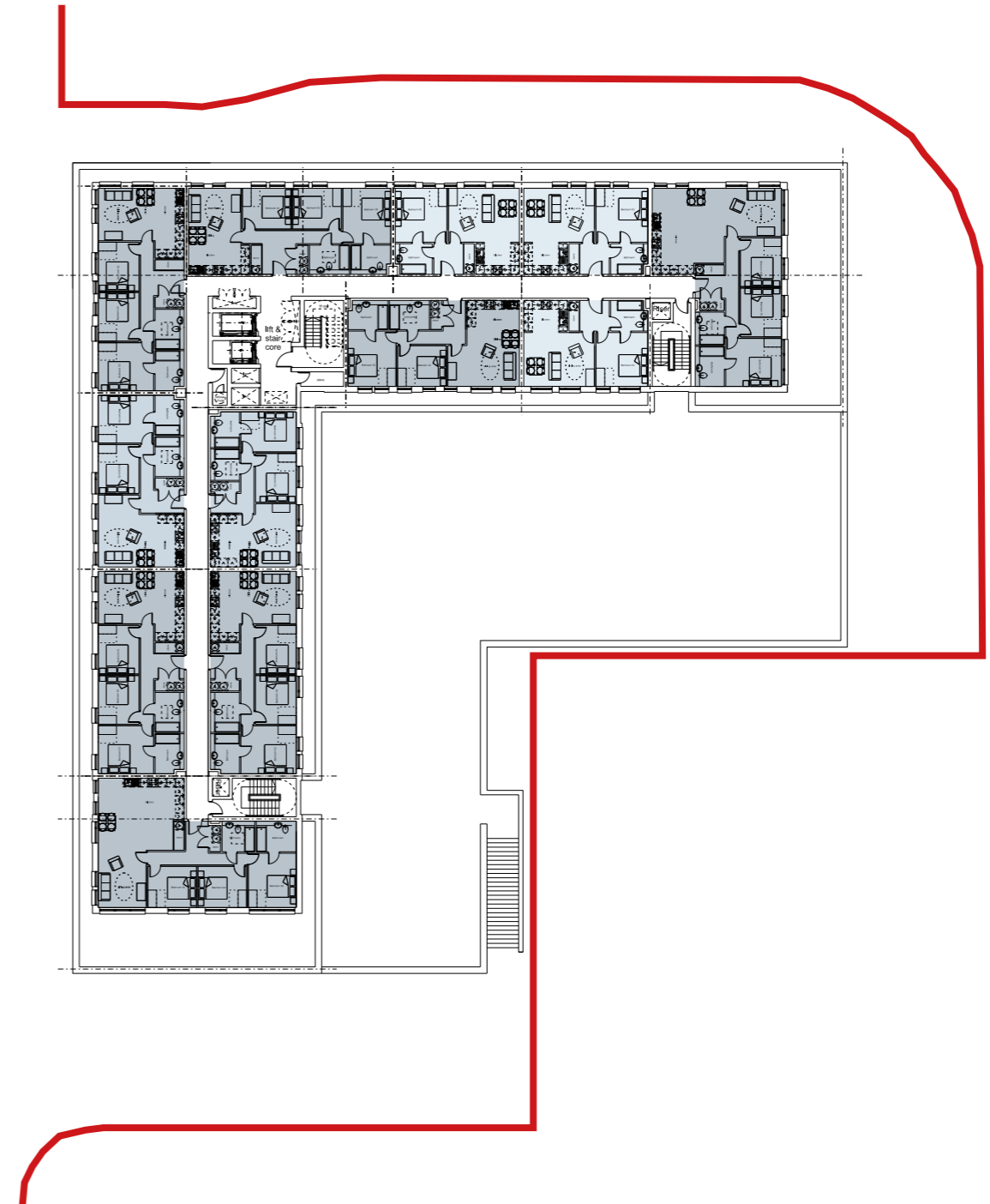
7.0 RESIDENTIAL PROPOSAL. 7.2 PROPOSED FLOOR PLANS.

7.2.4 Sixth Floor Plan.

At the sixth floor level the building has been set back with the facade treatment changing. The sixth floor has a total of 12 apartments, with a mix of 1 bedroom, 2 bedroom and 3 bedroom apartments.

Key

- Site application boundary
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



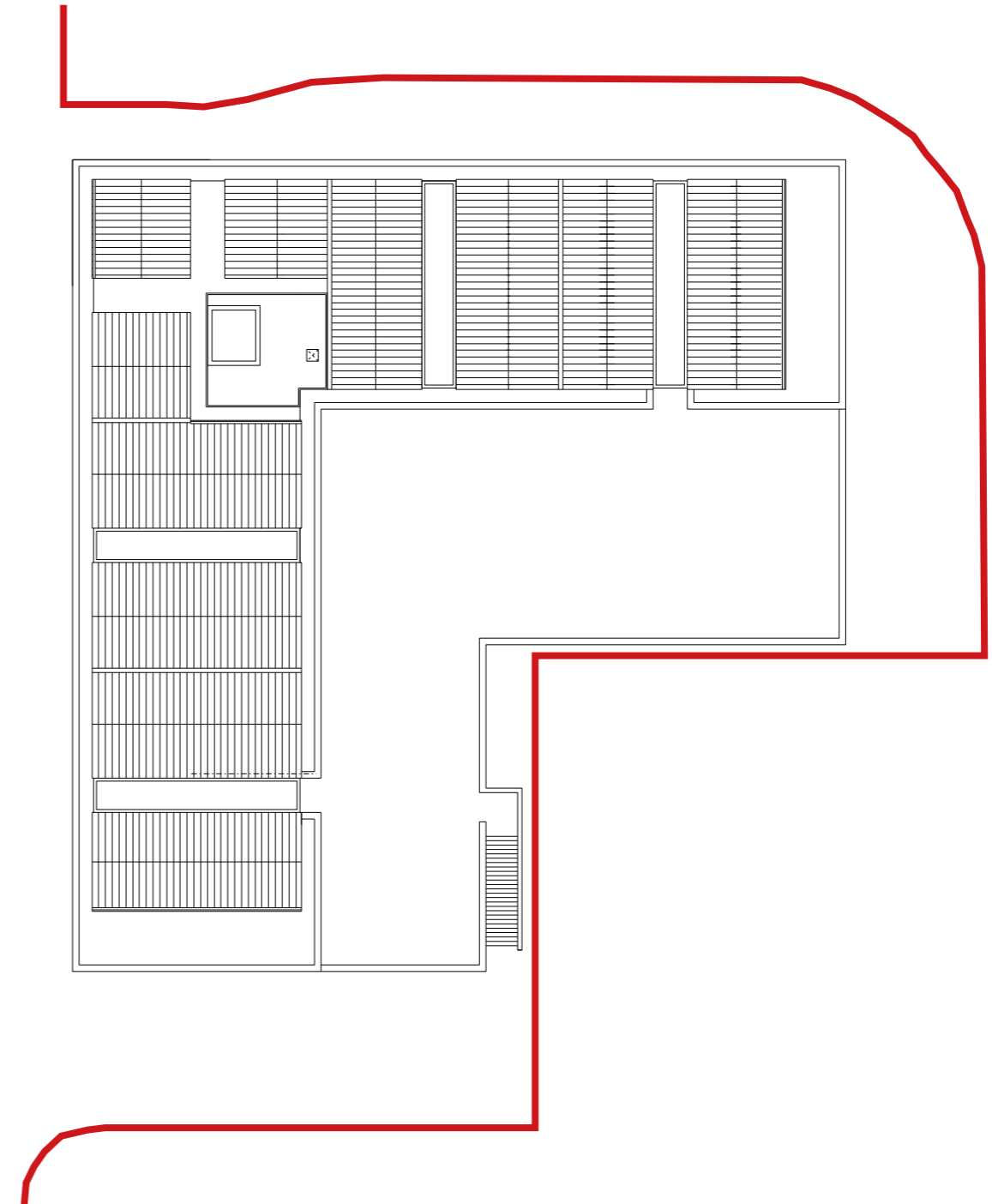
7.0 RESIDENTIAL PROPOSAL. 7.2 PROPOSED FLOOR PLANS.

7.2.5 Roof Plan.

The roof plan will house the plant and lift overruns

Key

 Site application boundary



7.0 RESIDENTIAL PROPOSAL.

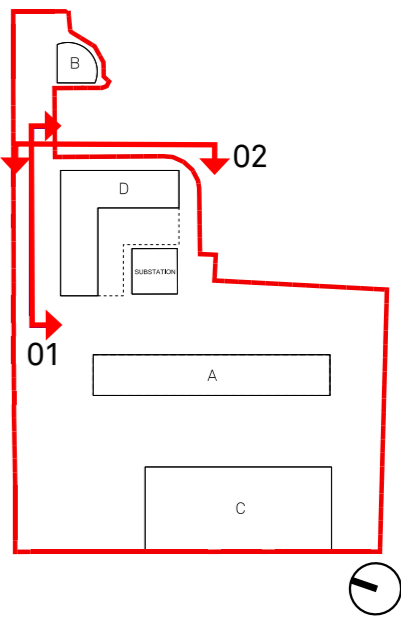
7.3 PROPOSED ELEVATIONS.

7.3.1 Elevation 01.



- Key**
1. Brick - Autumn Multi by BEA
Colour Dark Red-Multi or similar approved
Stretcher Bond
 2. Brick - Autumn Multi by BEA
Colour Dark Red-Multi or similar approved
Stretcher Bond with projecting courses
 3. Corten Steel rainscreen cladding cassette system secret fixed
with and without perforations or similar approved
 4. Corten Steel louvers or similar approved
 5. Corten steel folded panel rainscreen cladding system
or similar approved
 6. Corten Steel window/door reveal or similar approved
 7. Corten Steel projecting fins or similar approved
 8. Concrete or stone surrounds colour to be confirmed
 9. Aluminium and frameless glass balconies colour to be confirmed
 10. PPC Aluminium Windows
Colour to be confirmed
 11. PPC Capless Aluminium Curtain Walling with silicon joints
and aluminium doors. Colour to be confirmed
 12. U-profiled glazing system by Reglit finish to be confirmed
 13. Opaque Glazing colour to be confirmed
 14. Stainless steel balustrade.
 15. PPC Aluminium Louvers colour to be confirmed

7.3.2 Elevation 02.



7.0 RESIDENTIAL PROPOSAL.

7.3 PROPOSED ELEVATIONS.

7.3.3 Elevation 03.



Key

1. Brick - Autumn Multi by BEA
Colour Dark Red-Multi or similar approved
Stretcher Bond
2. Brick - Autumn Multi by BEA
Colour Dark Red-Multi or similar approved
Stretcher Bond with projecting courses
3. Corten Steel rainscreen cladding cassette system secret fixed
with and without perforations or similar approved
4. Corten Steel louvers or similar approved
5. Corten steel folded panel rainscreen cladding system
or similar approved
6. Corten Steel window/door reveal or similar approved
7. Corten Steel projecting fins or similar approved
8. Concrete or stone surrounds colour to be confirmed
9. Aluminium and frameless glass balconies colour to be confirmed
10. PPC Aluminium Windows
Colour to be confirmed
11. PPC Capless Aluminium Curtain Walling with silicon joints
and aluminium doors. Colour to be confirmed
12. U-profiled glazing system by Reglit finish to be confirmed
13. Opaque Glazing colour to be confirmed
14. Stainless steel balustrade.
15. PPC Aluminium Louvers colour to be confirmed

7.3.4 Elevation 04.

