

3.0 KEY CONSIDERATIONS

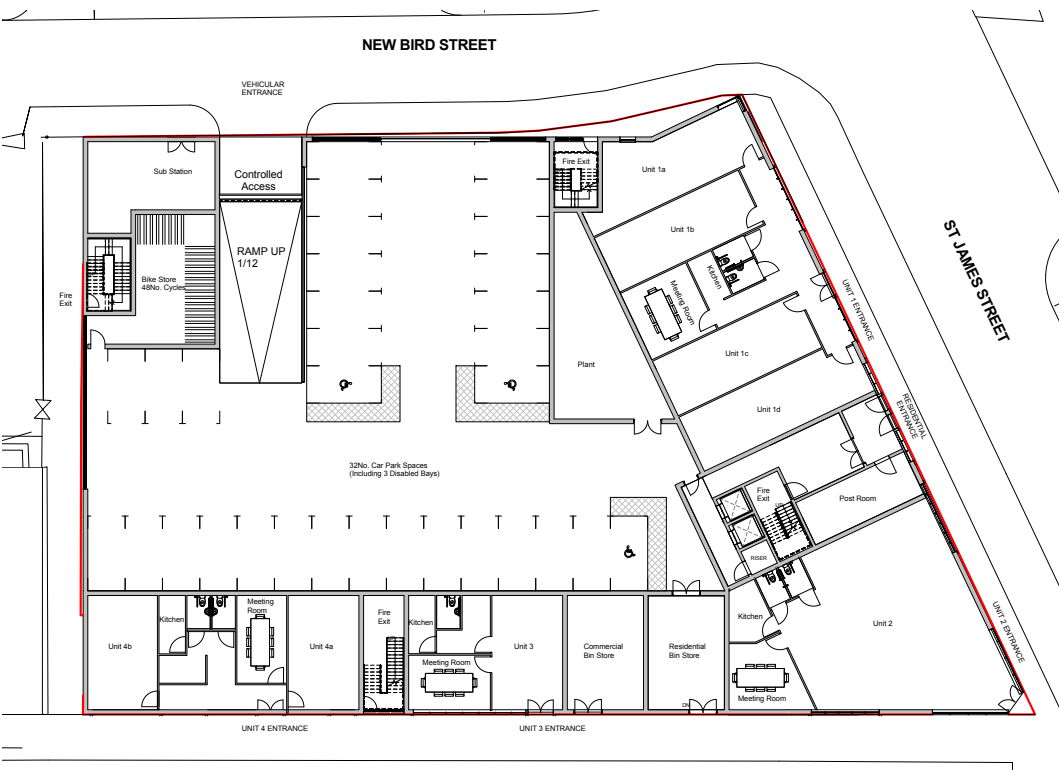
3.1 RELEVANT SITE PLANNING HISTORY

3.1.1 Previously Approved Development.

A previous scheme has been approved for the site proposing a mixed use building with commercial/retail on the ground floor along with 32 car park spaces and 48 secure cycle spaces. On the upper levels the building contains 157 residential apartments. The approved development is 11 storeys in height.

Planning Reference: 15F/2835

Approved: 06.05.2016



Ground Floor Plan.



Eighth Floor Plan.

3.0 KEY CONSIDERATIONS

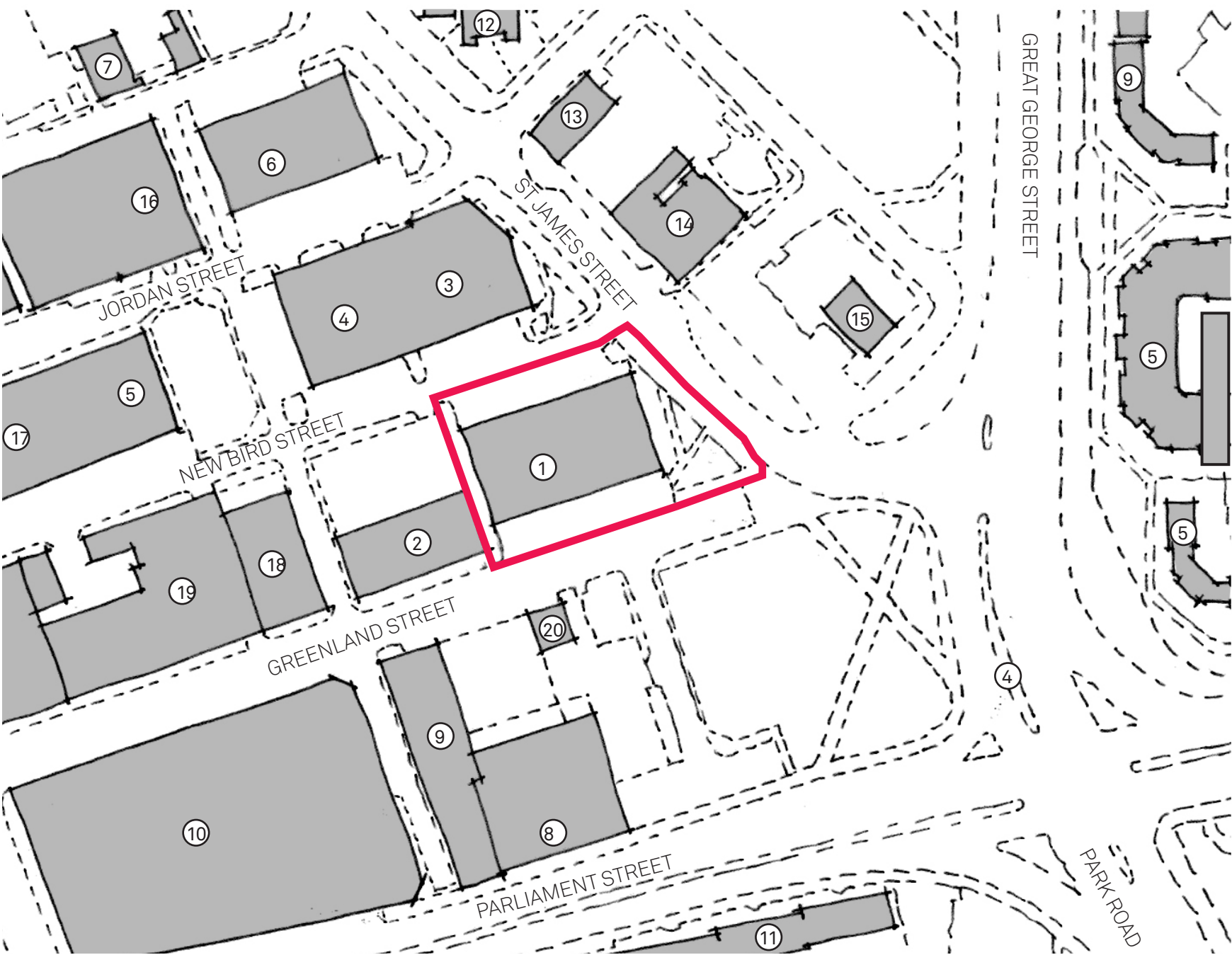
3.2 OPPORTUNITIES & CONSTRAINTS

3.2.1 Existing Neighbouring Uses

Surrounding the application site there is a number of existing uses. There is a number of commercial and industrial uses, some retail and some residential.

Key

- Industrial/Commercial.
- 1. Vacant Warehouse
 - 2. Lee Woodstock Flooring
 - 3. No Limits Gymnasium
 - 4. F1 Flooring
 - 5. Agent Marketing
 - 6. Garage
 - 7. Liver Grease and Industrial Oil
 - 8. Pine Precision Engineering
 - 9. Liverpool Life Sciences
 - 10. Contemporary Urban Centre
- Residential.
- 11. Terrace Housing
 - 12. Housing Estate
- Retail.
- 13. Express Signs
 - 14. The Lighting Centre
 - 15. The Wedding Store
- Food & Entertainment.
- 16. Coffe and Fandisha
 - 17. Unit 51
 - 18. Hanger 34
 - 19. Botanical Gardens
 - 20. Constellations



3.0 KEY CONSIDERATIONS

3.2 OPPORTUNITIES & CONSTRAINTS

3.2.2 Views and Landmarks.

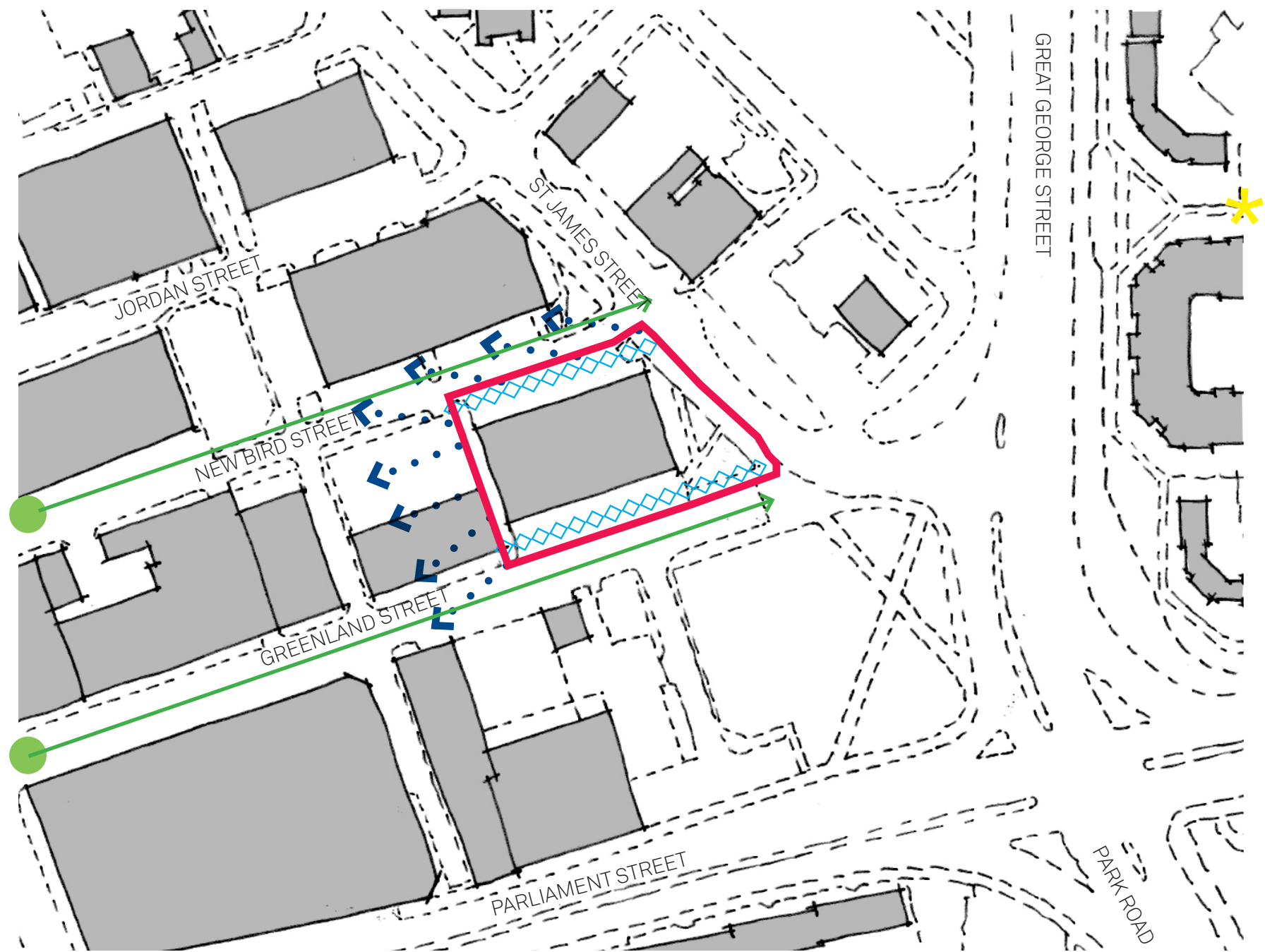
The sites proximity to the waterfront provides a great opportunity for the development to utilise the wonderful views of the city and the River Mersey. The apartments along Greenland Street and New Bird Street will get long distance views out towards the river Mersey and across the city.

The apartments fronting St James Street will have a wonderful view of the Anglican Cathedral.

Enclosed views will play a strong role in the way in which the surrounding landmarks will be viewed and revealed when using the site. Vistas of the Anglican Cathedral are key views from the site and the proposal will seek to retain these view.

Key

- ➡ Maintain visual link to Anglican Cathedral
- Enclosed views
- ✱ Anglican Cathedral
- ◊ Potential for long distance views
- ...➡ Views to the water



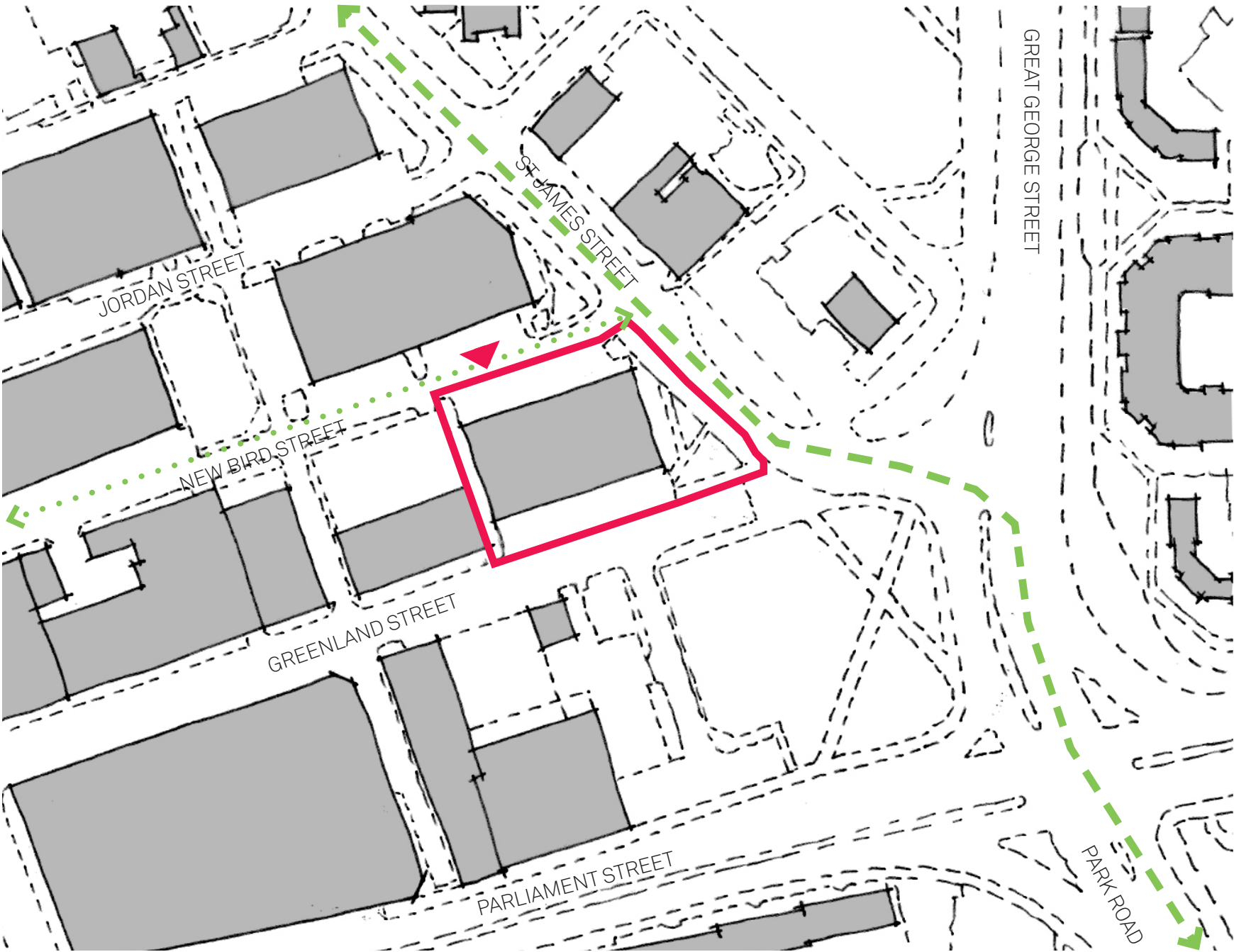
3.0 KEY CONSIDERATIONS

3.2 OPPORTUNITIES & CONSTRAINTS

3.2.3 Vehicular - Access and Movement.

The site has a number of existing vehicular access points that the proposed building can plug in to. The main vehicular access is from St James Street, from here you can access New Bird Street, this has been identified as the potential location of the covered car park.

- Key
- Primary Vehicular Movement
 - Secondary Vehicular Movement
 - Potential Vehicular Access Point



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3.2 OPPORTUNITIES & CONSTRAINTS

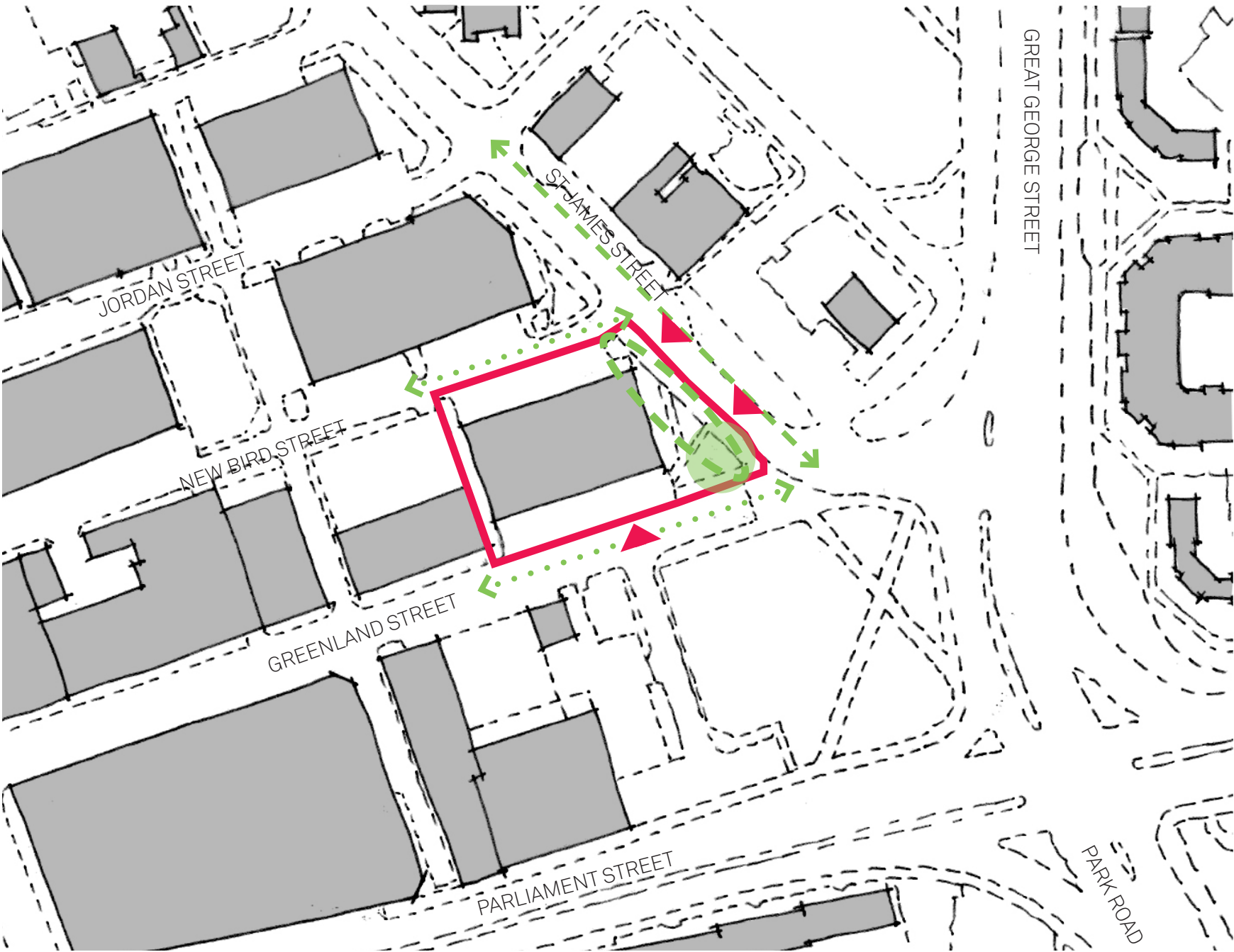
3.2.4 Pedestrian - Access and Movement.

The site has some pedestrian infrastructure around the existing building that will be utilised by the proposed building. Pedestrian footfall along St James Street has been identified as the primary pedestrian route and provides an opportunity for some landscaping and a gathering point located at commercial units.

The secondary more quiet pedestrian routes are along New Bird Street and Greenland Street. Greenland Street with its reduced vehicular access would be ideal for the residential entrance.

Key

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Potential Pedestrian Access Point
- Potential Gathering Point
- Potential Public Realm



DESIGN PROPOSAL

DEVELOPMENT STAGES AND FINAL PROPOSAL

4.0 DESIGN PROPOSAL





4.1 DESIGN DEVELOPMENT

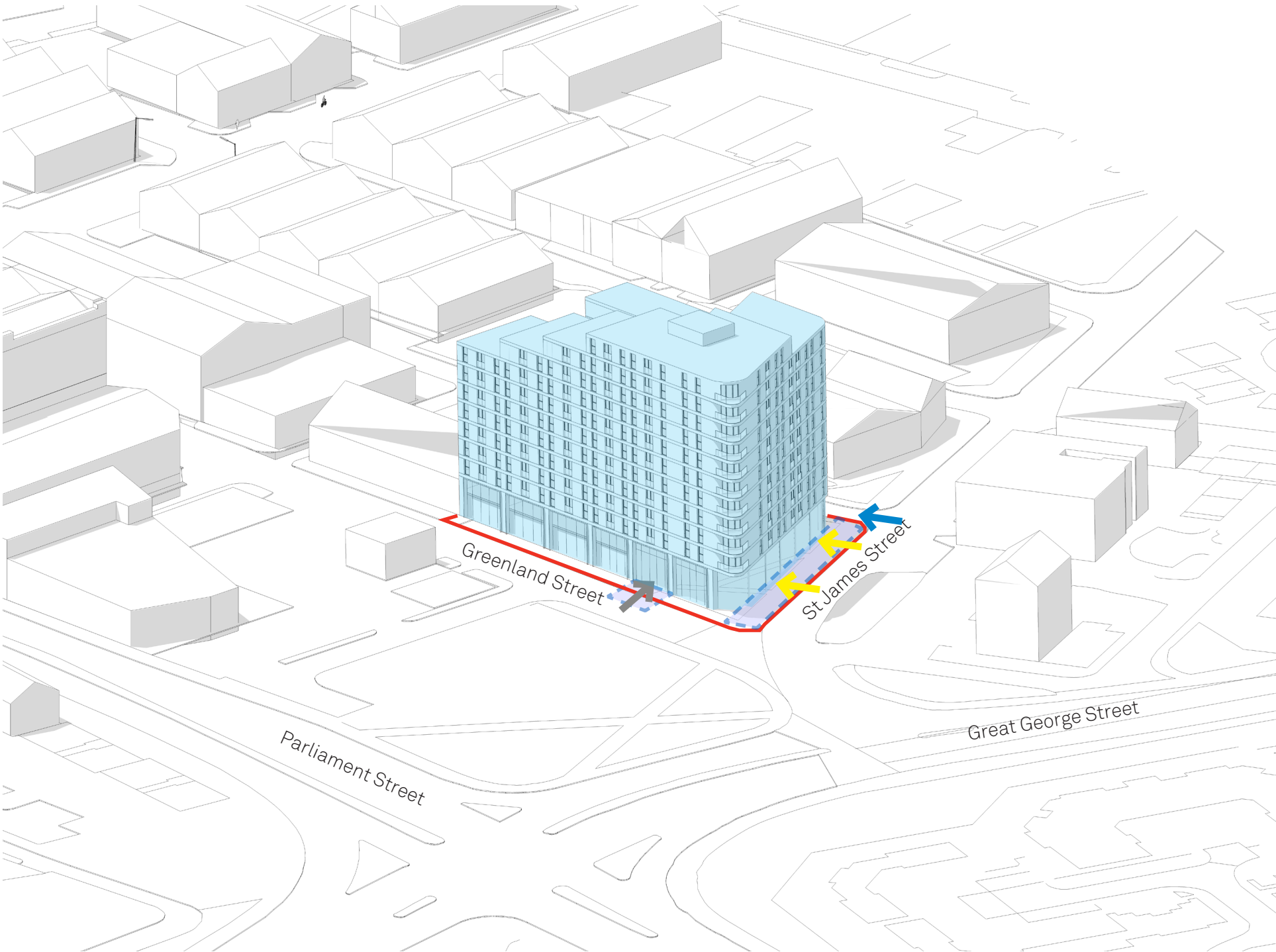
4.1.1 Arriving at the Site.

The proposed development has been designed to bring footfall along the three streets surrounding the site. The residents entrance is on Greenland Street and will bring activity to the frontage. Along St James Street the two commercial units are accessed and the vehicular access is along New Bird Street bringing with it further activity.

Visitors will arriving to the site via vehicle will use New Bird Street if they wish to use the covered car park. For visitors to the building wishing to drop off residents vehicles can use Greenland Street.

Key

-  Car park/ Drop-off bays
-  Vehicular access to entrance / exit
-  Residential entrance
-  Commercial/retail entrance



Access to the building is from three sides to bring animation to all facades.

4.0 DESIGN PROPOSAL

4.1 DESIGN DEVELOPMENT

4.1.2 Activating the Perimeter.

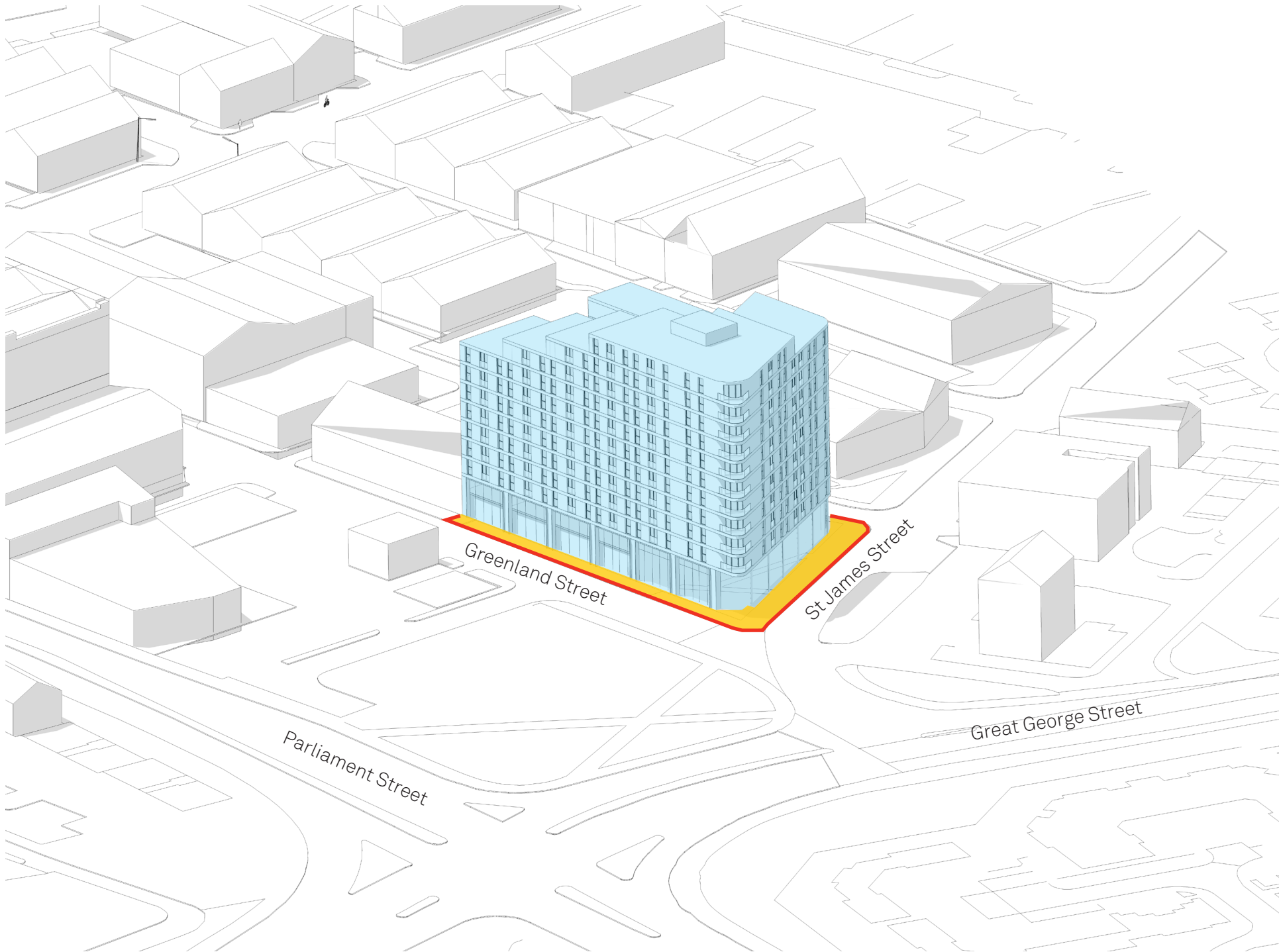
In its current state the site only promotes little pedestrian activity . St James Court is designed to activate the whole perimeter of the site.

Along Greenland Street the activity will be provided by residents accessing the development via the main entrance. On St James Street the entrances to the two commercial units can be accessed by visitors to the building promoting activity along this busy street.

On New Bird Street the activity will come from residents using the covered car park.

Key

- Site boundary
- Active frontages



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

4.0 DESIGN PROPOSAL

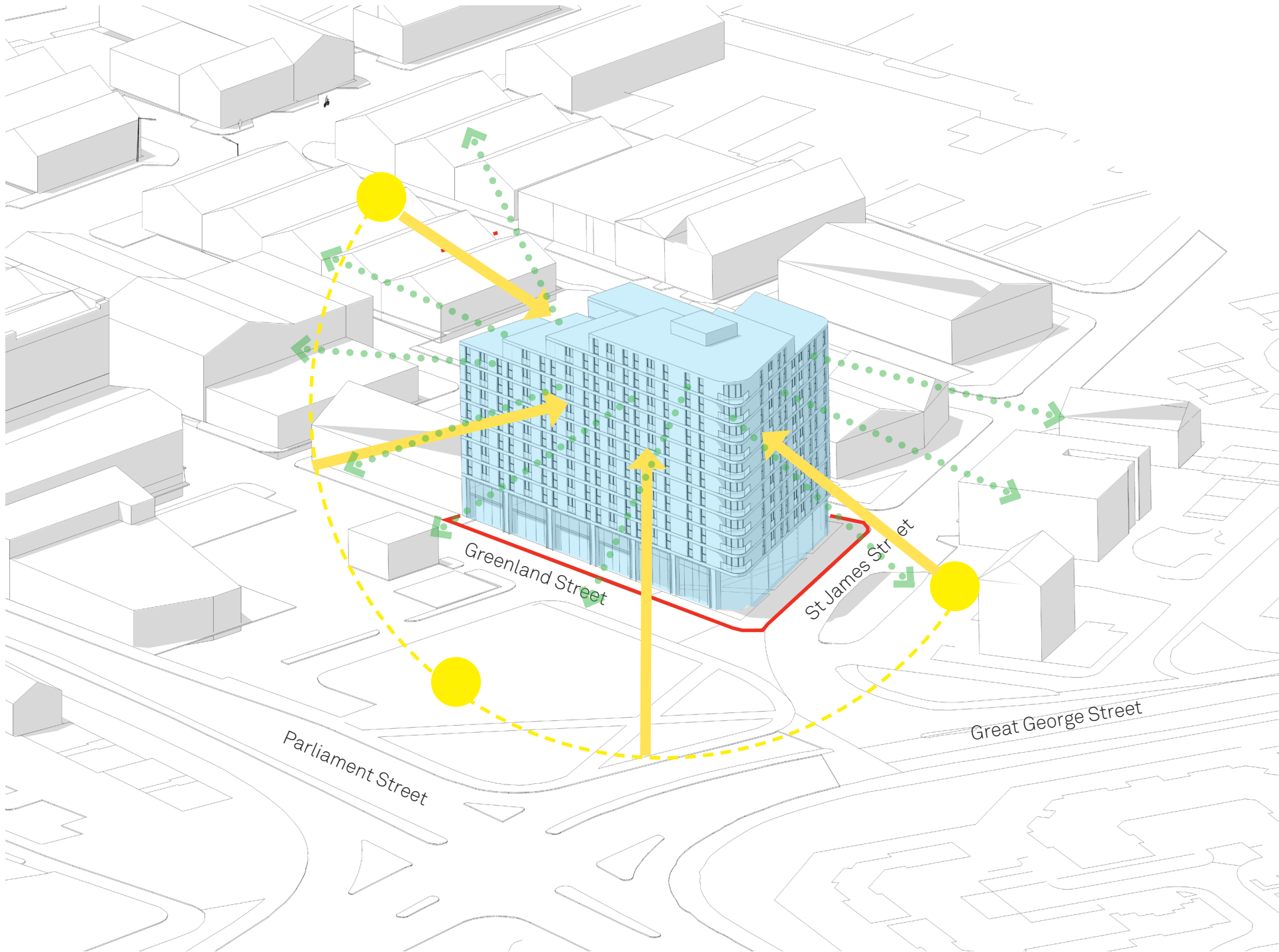
4.1 DESIGN DEVELOPMENT

4.1.3 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 roof terraces will enjoy views down to the waterfront.

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 towards the waterfront.



4.0 DESIGN PROPOSAL

4.1 DESIGN DEVELOPMENT

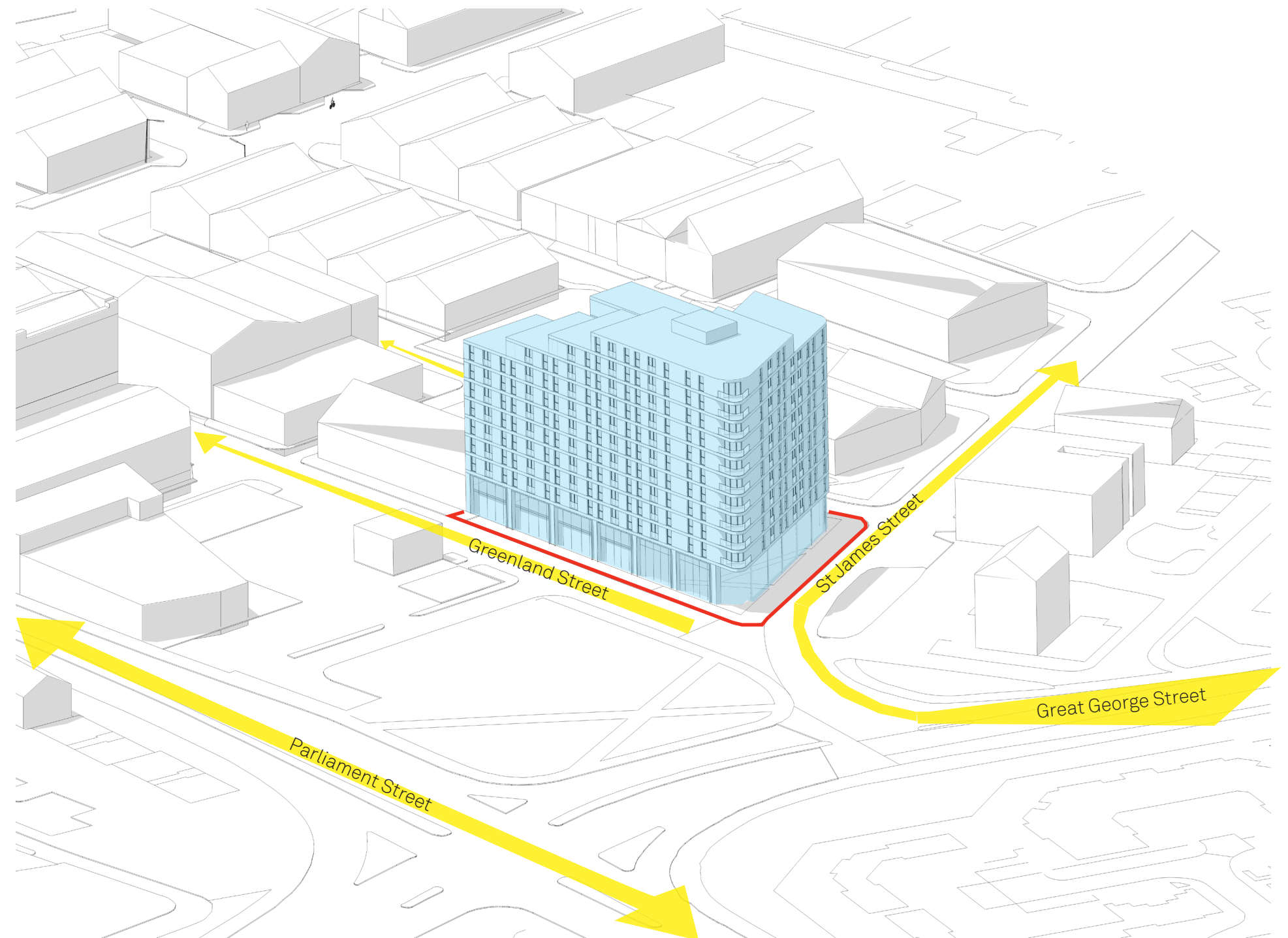
4.1.4 St James Street Gateway Building.

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 Park Road, the North via St James Street and from the West and East via Parliament Street.

Key

➔ 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.



4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

4.2.1 Lower Ground Floor Plan.

The lower ground floor level will feature one residential entrance point which is located on Greenland Street. The residential reception will be double height and will contain concierge facilities to accommodate the 24 hour concierge.

The lower ground floor footprint is set back along St James Street to create an arcade around the front of the building. Commercial/retail units will face on to St James Street providing activity along the principle frontage.

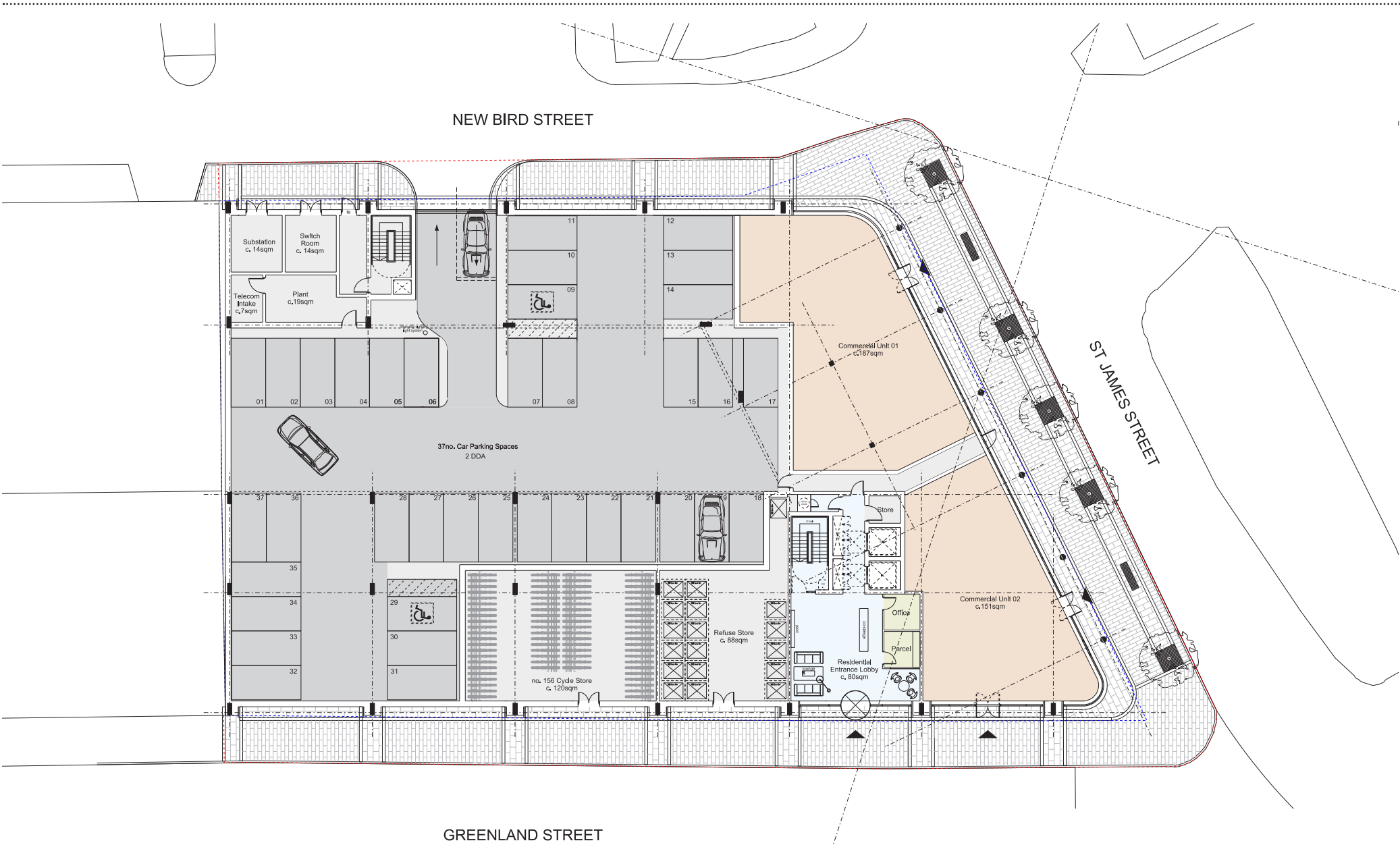
One fire stair is located on New Bird Street and will create a secondary fire escape enabling immediate external access.

On New Bird Street the entrance to the internal car park is accessed.

Refuse store, cycle store and Plant will also be at ground floor level.

Key

- Site application boundary
- Site ownership boundary
- Commercial Offices
- Lobby/ Circulation
- Plant/ Bin Store



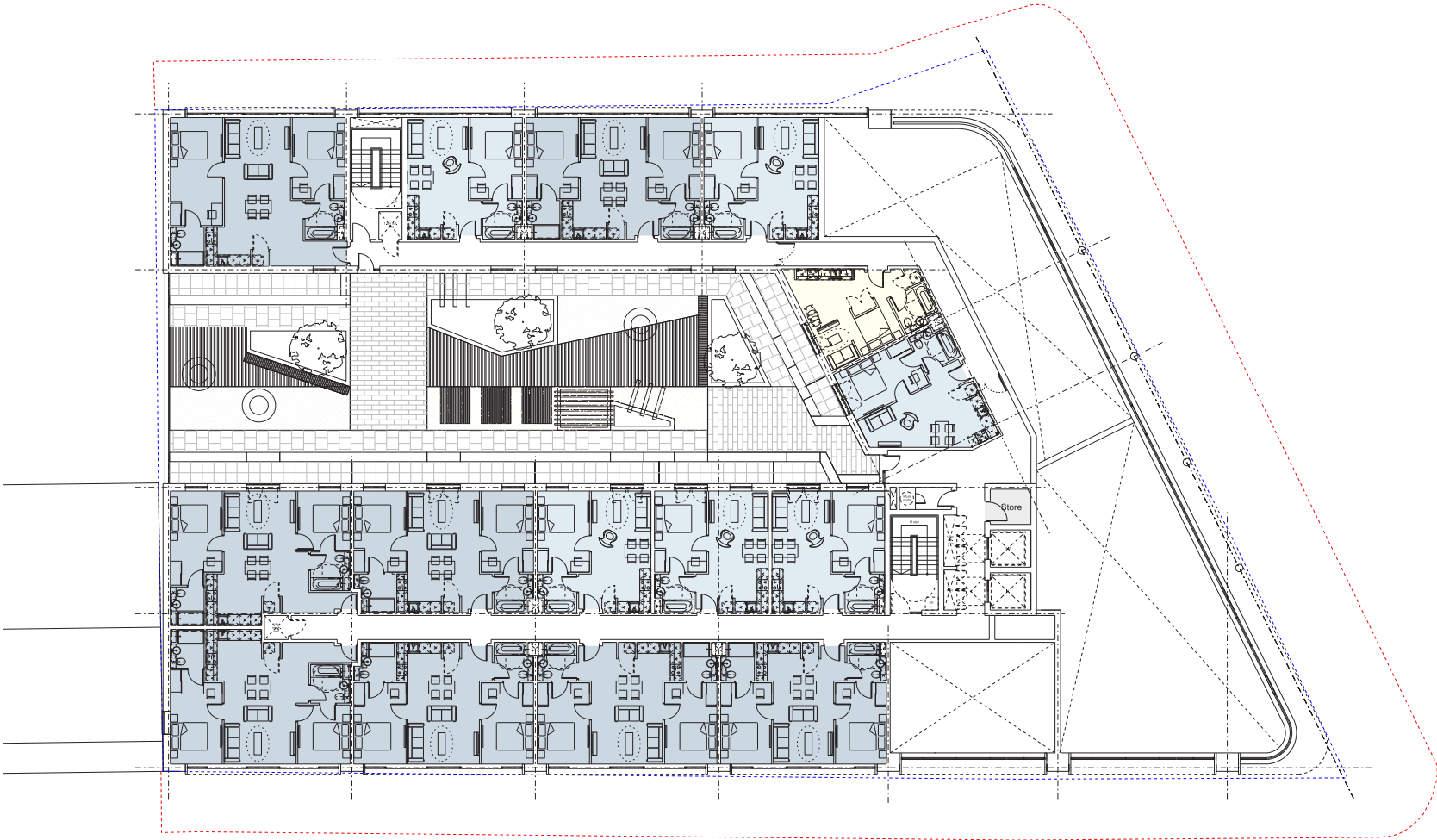
4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

4.2.2 Upper Ground Floor Plan.

The upper ground floor plan has a total of 15 apartments on this level. Two points have been created to allow residents of the building access to the communal deck. Each apartment overlooking the communal deck has a private space to permit overlooking.

The communal deck has been designed by DEP, more on their proposal can be found on pages 48-50.



Key

- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment



4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

4.2.3 First - Seventh Floor Plan.

The typical floor plan for levels 1-7 has a total of 23 apartments on this level. The main core will serve the floor with the refuse chute located here. A secondary escape stair is provided to allow quick egress from the building in the event of an emergency.



Key

- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment



4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

4.2.4 Eighth Floor Plan.

At the eighth floor the building form steps down to the rear of the building on Greenland Street and on the New Bird Street elevation. This step in the building form allows for two private roof terraces offering views to the waterfront.

The 8th level has a total of 17 apartments. The main core will serve the floor with the refuse chute located here.

The roof terraces have been designed by DEP, more on their proposal can be found on pages 48-50.

Key

- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment



4.0 DESIGN PROPOSAL

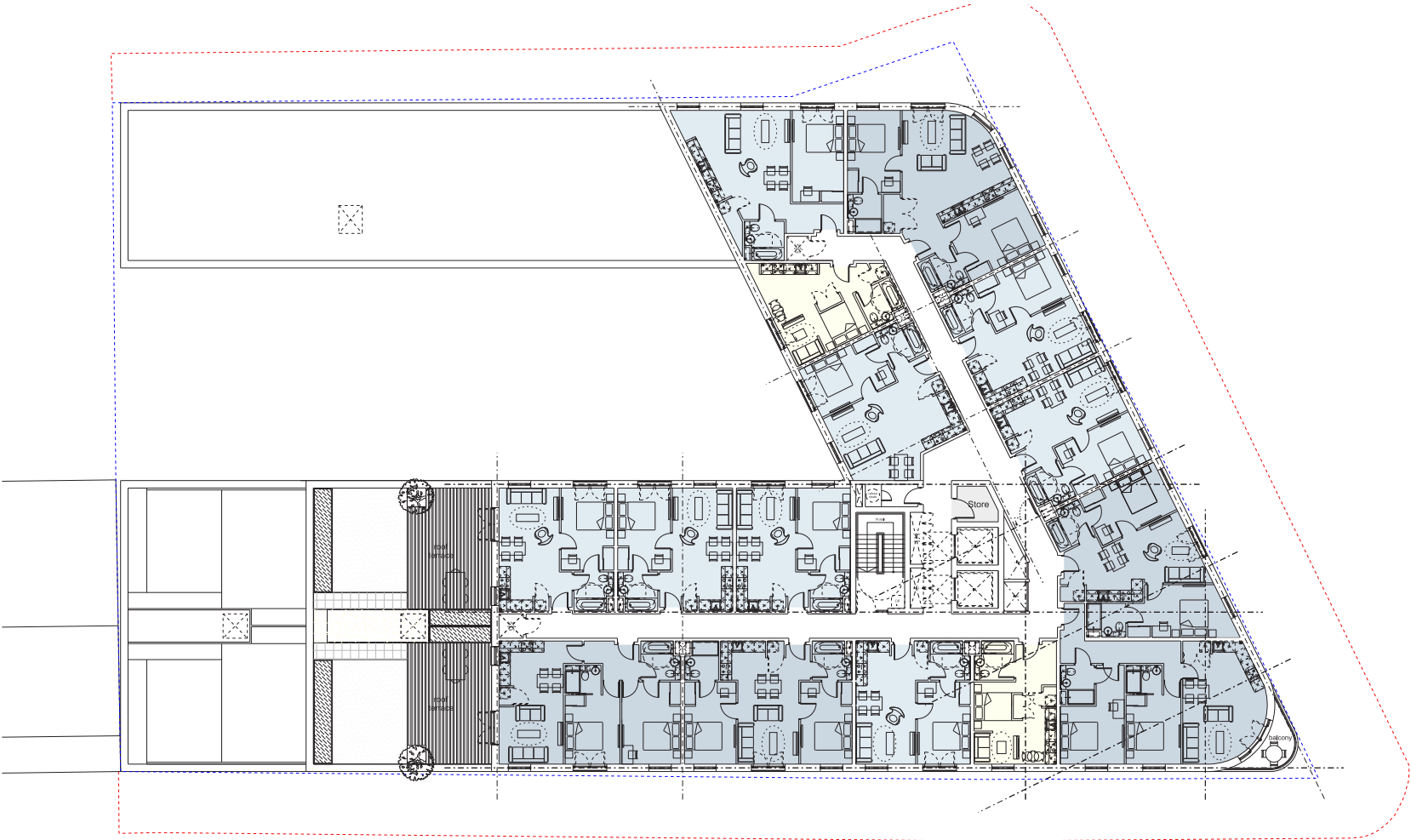
4.2 PROPOSED PLANS

4.2.5 Ninth Floor Plan.

At the ninth floor the building form steps away again along Greenland Street. This step in the building form allows for two private roof terraces offering views to the waterfront.

The 9th level has a total of 15 apartments. The main core will serve the floor with the refuse chute located here.

The roof terraces have been designed by DEP, more on their proposal can be found on pages 48-50.



Key

- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment



4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

4.2.6 Tenth Floor Plan.

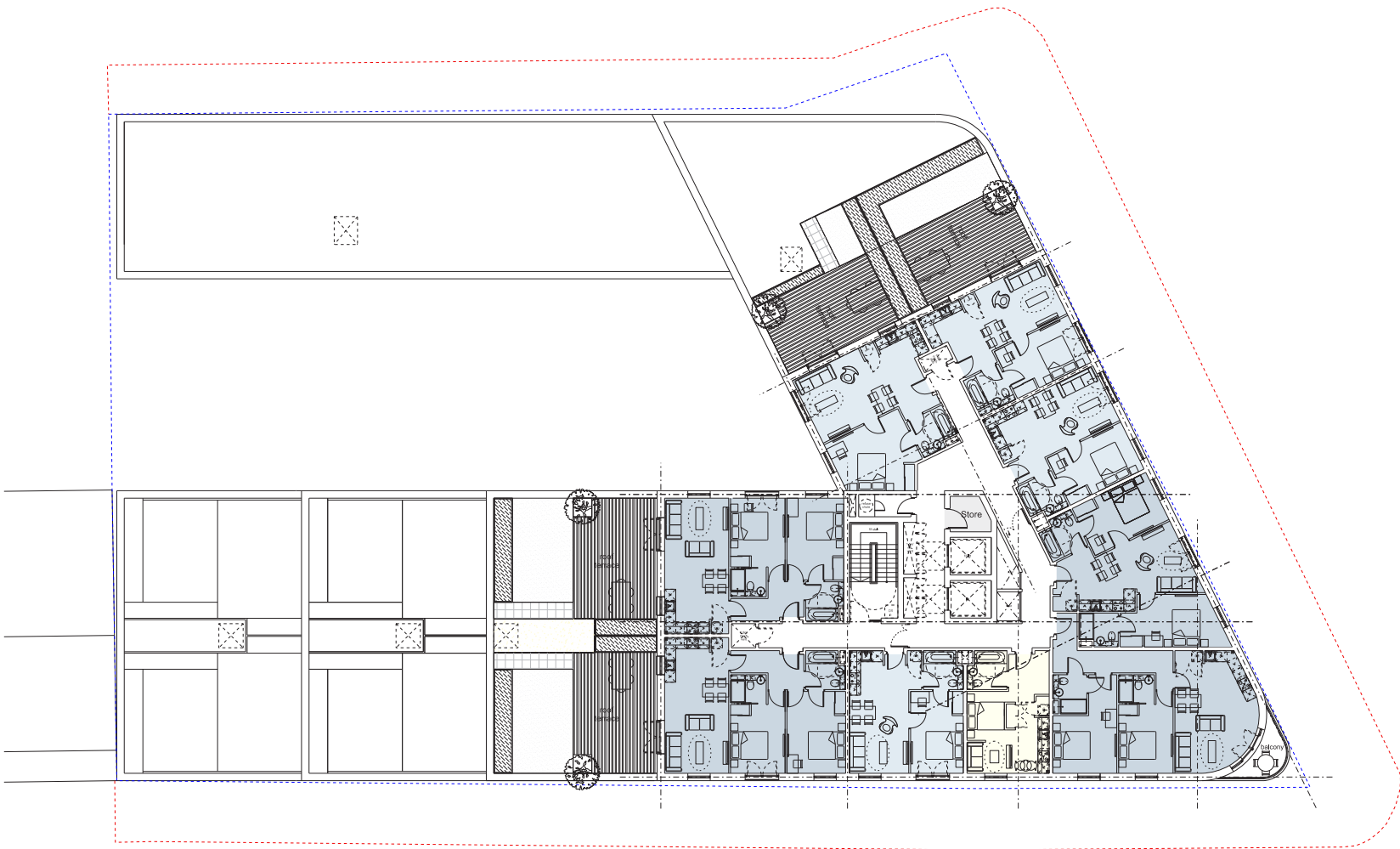
At the tenth floor the building form steps up along the Greenland Street and elevation and on the New Bird Street/St James Court elevation the building form is cut away. This step in the building form allows for two private roof terraces on the Greenland Street side and two on the St James Street side all offering views to the waterfront.

The 10th level has a total of 9 apartments. The main core will serve the floor with the refuse chute located here.

The roof terraces have been designed by DEP, more on their proposal can be found on pages 48-50.

Key

- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment



4.0 DESIGN PROPOSAL

4.2 PROPOSED PLANS

4.2.7 Roof Plan.

At roof level the lift overruns and plant will be housed on the roof.

