

2.0 STRATEGIC CONTEXT

2.3 SURROUNDING AREA USES

Existing Site Boundary

- KEY
- OFFICE / COMMERCIAL
- RESIDENTIAL
- RETAIL
- EDUCATION
- INDUSTRIAL
- RELIGIOUS
- LEISURE



2.0 STRATEGIC CONTEXT

2.4 BUILDING SCALE

The diagram to the right indicates the range of building scales located within close proximity to the site. The site is dominated by 1-2 storey low rise residential buildings. This suggests the development should be in the range of 5-8 storeys due to the prominent location of the site at a key junction.

While modern residential development is generally of a low scale there are few buildings that address the main thoroughfares. There is therefore the opportunity to provide some additional height to the area; subject to satisfactory interface distances.

KEY

- 7+ Storeys
- 5-6 Storeys
- 3-4 Storeys
- 1-2 Storeys
- Site



2.0 STRATEGIC CONTEXT

2.5 NEW DEVELOPMENTS NEAR THE SITE

KEY:

SITE

A number of schemes look set to transform the area north of the city centre, highlighting the potential for further regeneration.



1 PROJECT JENNIFER



2 GREAT HOMER STREET



3 MARWOOD TOWER

2.0 STRATEGIC CONTEXT

2.6 SITE CHARACTER

KEY:



SITE

Since the site has been cleared it has remained as an informal open space with a number of self planted trees occupying the site.

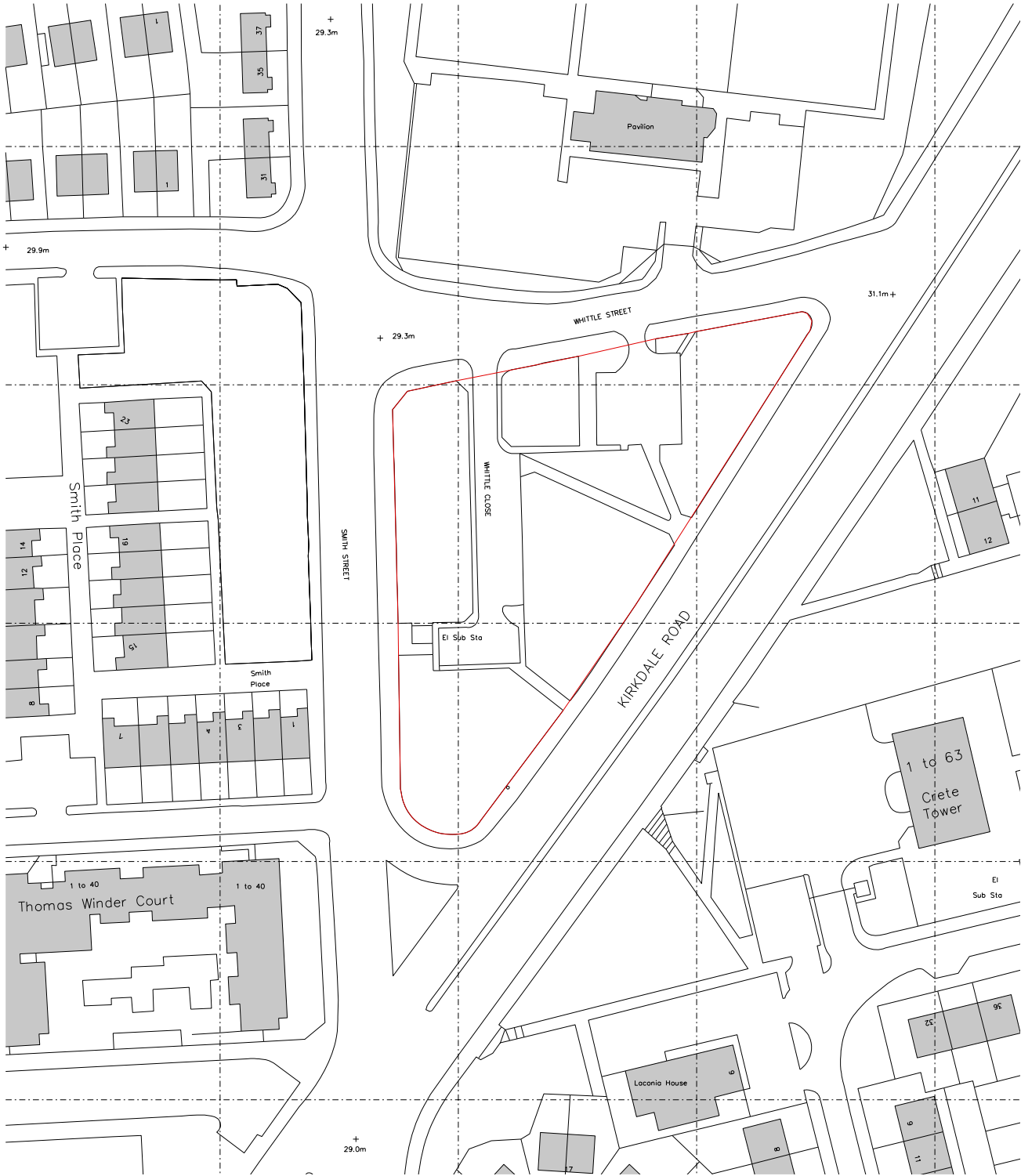


2.0 STRATEGIC CONTEXT

2.7 EXISTING SITE PLAN







KEY:

SITE

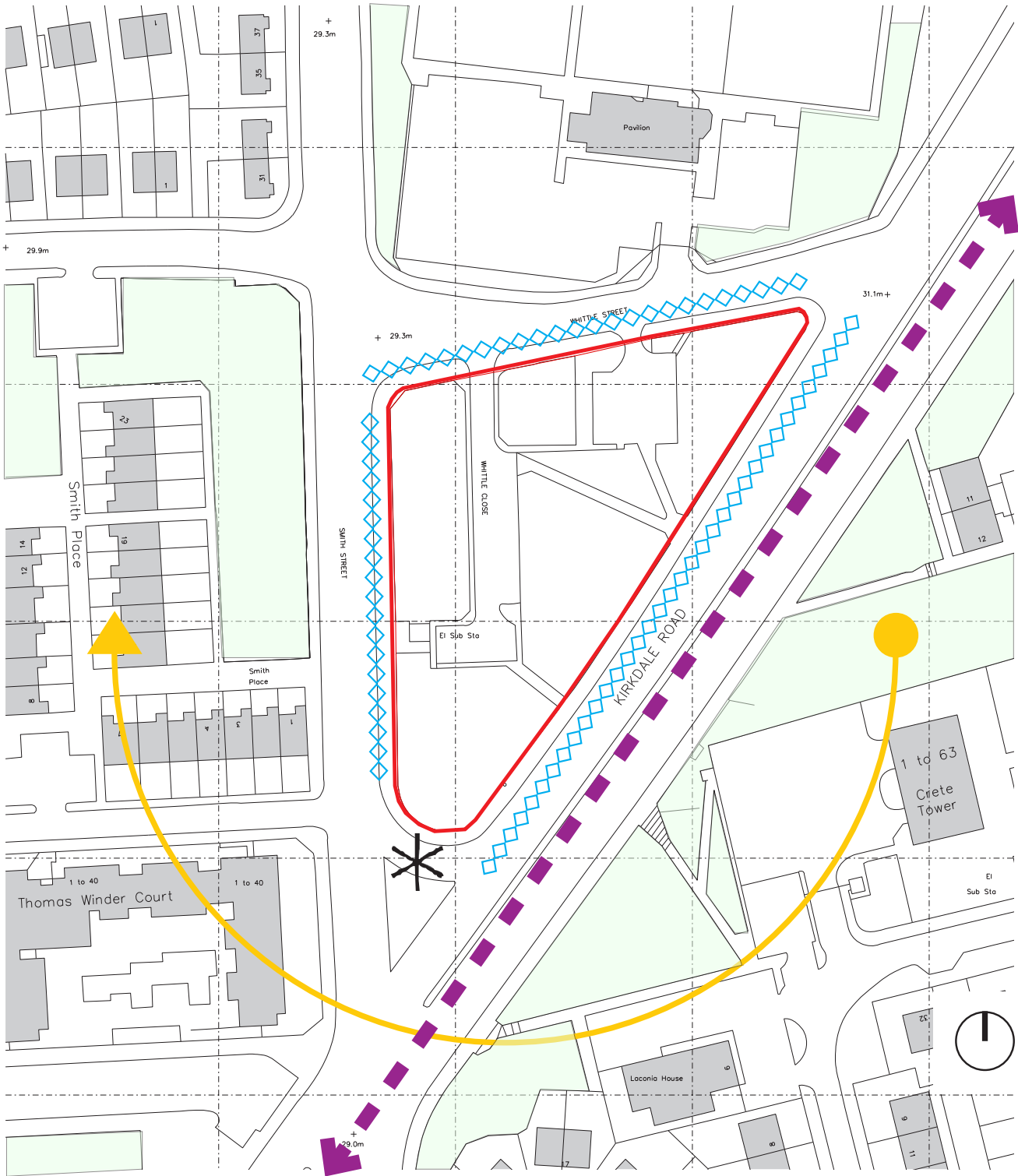


3.0 SITE CONTEXT

3.1 SITE ANALYSIS

- KEY:
-  SITE BOUNDARY
 -  SUNPATH
 -  GREEN SPACE
 -  LACK OF ACTIVE FRONTAGE
 -  KEY JUNCTION
 -  PRIMARY ROUTE TO CITY CENTRE FROM NORTH LIVERPOOL

SITE AREA = 5124 M²



3.0 SITE CONTEXT

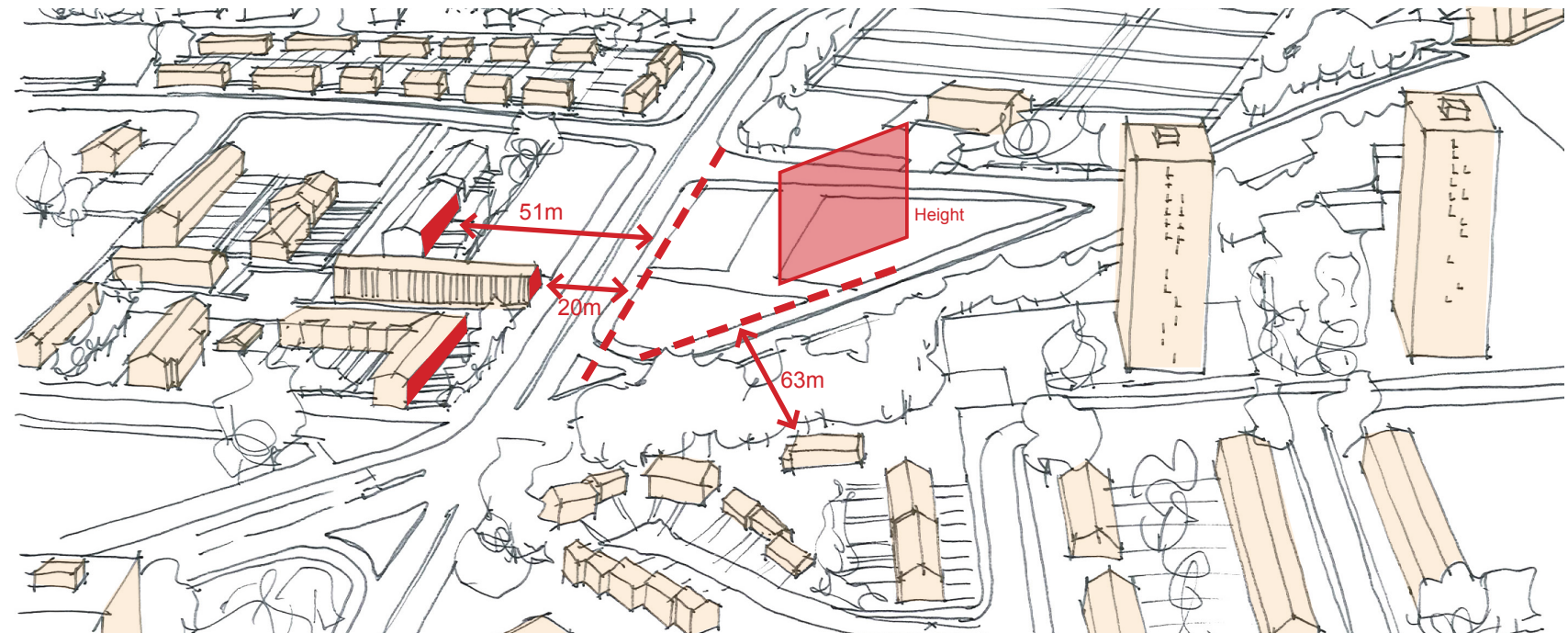
3.2 DESIGN CONSIDERATIONS

The diagram shows generous interface distances around the perimeter of the site, the minimum being 20m to a blank gable elevation, well in excess of council interface distances.

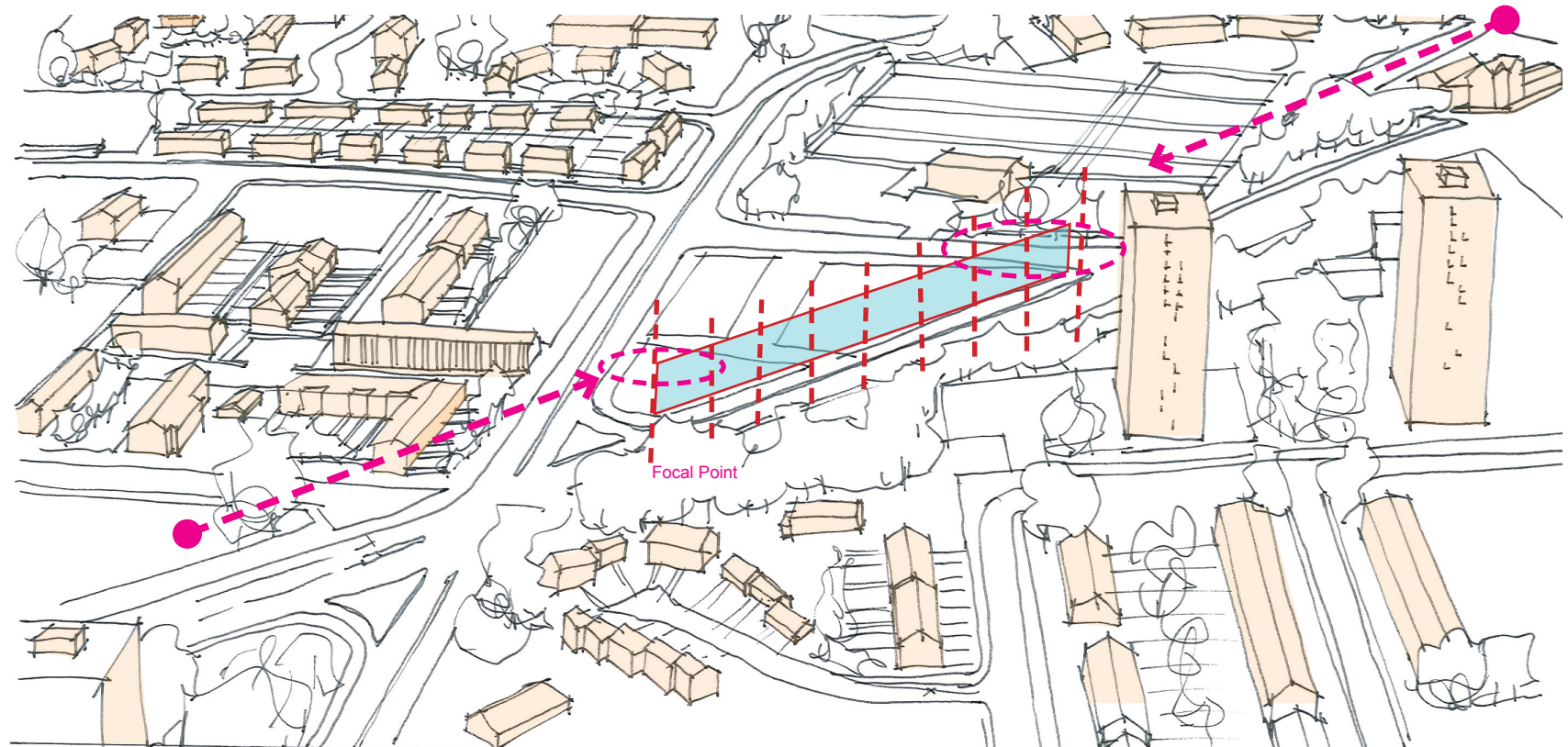
The nearest habitable room from the site is 51m.

There is potential for the building form to step up onto Kirkdale Road.

The southern corner of the site is visible from some distance and sits at a key cross roads.



Interface



Edges