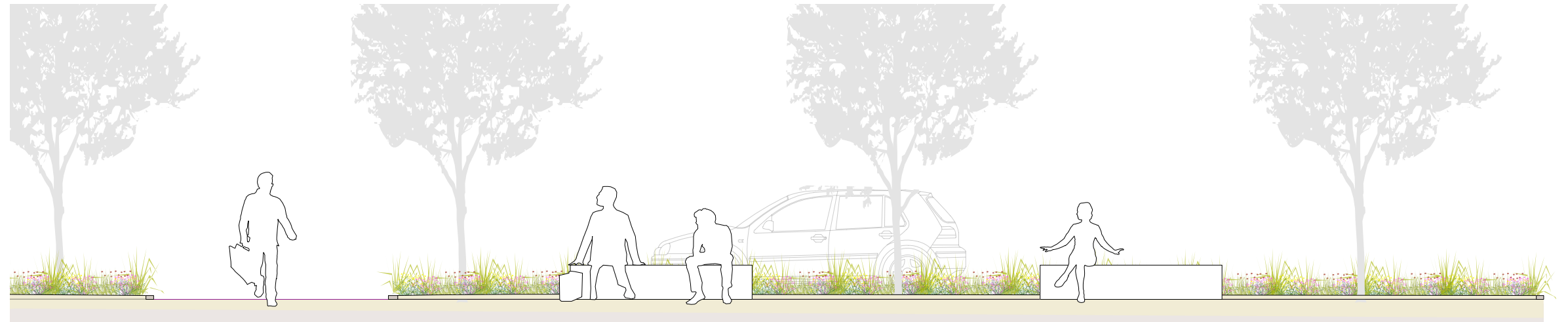


12.0 LANDSCAPING

12.2 LANDSCAPE PLAN

12.2.1 LANDSCAPE SECTIONS



13.0 SECURITY

13.1 DESIGN PRINCIPLES

13.1.1 DESIGN PRINCIPLES

Site Layout

The proposed building will allow passive surveillance on all sides, onto the adjacent streets and into the external landscaped areas.

External Communal Areas

These are overlooked to discourage anti-social behavior and will be lit with even light, avoiding shadowing which could hide people.

Layout and Orientation

Blank gables are avoided, with windows/balconies at corner positions ensuring all areas benefit from passive surveillance.

Landscaping

The height of planting will be low enough to prevent people hiding, or to prevent passive surveillance from habitable spaces.

Communal Doorways

These will be well lit, overlooked by other apartments or communal spaces and will not be small recessed spaces. Doors are controlled by fob access.

Windows

All ground floor glazing, including glazed doors, will be safety glazing to reduce the opportunities for damage and crime.

All windows on upper floors will be aluminium framed with double glazing.

Cycle Parking

All cycle stores are located internally, residential cycle stores are located on the ground floor, in close proximity to the lift and stair cores for ease of access.

Cycle parking will be covered by CCTV.

Car Parking

All car parking is located internally and externally on the ground floor level. There is direct access to the stair cores from the parking levels for ease of access. The car parks will be covered by CCTV.



14.0 SUMMARY OF ACCOMMODATION

14.1 DETAILED SUMMARY

Note: All figures/ areas are approximate and subject to detailed survey, planning approval and detailed design.

SCHEDULE OF ACCOMMODATION: 103 UNITS

LEVEL 001	-	ENTRANCE/LOBBY CYCLE STORE REFUSE CAR PARK ENTRANCE PLANT SUBSTATION	TOTAL	-	103 APARTMENTS (36X2B / 67X1B)
			GROSS AREA:		26351.7 M2
LEVEL 002	-	19 APARTMENTS (7X2B / 12X1B)	CAR PARKING SPACES		
LEVEL 003	-	19 APARTMENTS (7X2B / 12X1B)	GROUND LEVEL	-	32
LEVEL 004	-	19 APARTMENTS (7X2B / 12X1B)	TOTAL	-	32 SPACES
LEVEL 005	-	19 APARTMENTS (7X2B / 12X1B)	CYCLE SPACES		
LEVEL 006	-	18 APARTMENTS (4X2B / 14X1B)	TOTAL	-	71 SPACES
LEVEL 007	-	9 APARTMENTS (4X2B / 5X1B)			



14.0 SUMMARY OF ACCOMMODATION

14.2 SCHEDULE OF ACCOMMODATION

Note: All figures/ areas are approximate and subject to detailed survey, planning approval and detailed design.

SCHEDULE OF ACCOMMODATION:

PROPOSED DEVELOPMENT TOTAL

1 BEDROOM APARTMENTS- 67

2 BEDROOM APARTMENTS- 36

CYCLE SPACES TOTAL- 71

CAR PARKING SPACES TOTAL- 32

APARTMENTS TOTAL- 103



15.0 APPENDIX

15.1 DRAWING SCHEDULE

15.1.1 SCHEDULE OF SUBMITTED DRAWINGS

LOCATION PLAN:

P17-030-01-91-001

Location Plan 1:1500

PLANS:

P17-030-02-03-001

Proposed Ground Floor Plan

P17-030-02-03-002

Proposed Upper Floor Plan

P17-030-02-03-006

Proposed Fifth Floor Plan

P17-030-02-03-007

Proposed Sixth Floor Plan

SECTIONS:

P17-030-02-04-003

Proposed Great Homer Street Section

P17-030-02-04-004

Proposed Clegg Street Section

ELEVATIONS:

P17-030-02-05-001

Proposed Elevation 01

P17-030-02-05-002

Proposed Elevation 02

P17-030-02-05-003

Proposed Elevation 03

P17-030-02-05-004

Proposed Elevation 04

P17-030-02-05-005

Proposed Contextual Elevation 01

P17-030-02-05-006

Proposed Contextual Elevation 02

P17-030-02-05-007

Proposed Contextual Elevation 03

P17-030-02-05-008

Proposed Contextual Elevation 04

SPACE PLANNING:

P17-030-02-70-002

Proposed Apartment Layouts



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