

4.0 DESIGN EVOLUTION

4.1 OPPORTUNITIES AND CONSTRAINTS

4.2.1 OPPORTUNITIES + CONSTRAINTS

The design evolution of the scheme in respect of use, layout, scale, appearance and access has been directly influenced by existing opportunities and constraints placed on the site and the surrounding area.

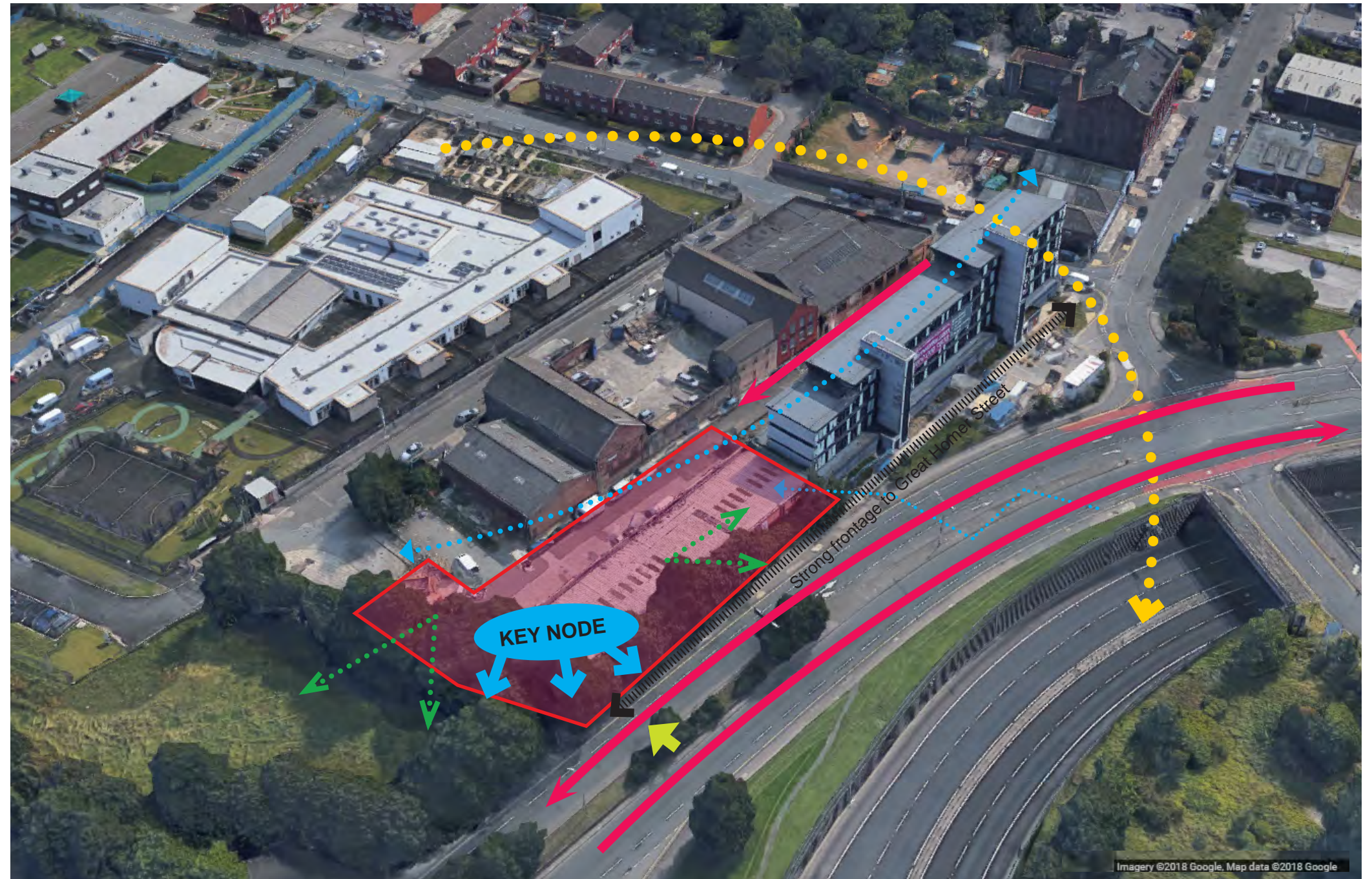
This section of the Design and Access Statement reviews existing site conditions and sets out the opportunities and constraints this imposes on site development proposals. Later sections of the Design and Access Statement will include consideration of how these issues have been addressed within the design proposals.

The following physical considerations associated with the site are considered key in assessing the development potential of the site:

- Street elevations and strong frontage
- Node/arrival points.
- Green spaces and external amenities
- Sun Paths
- Spatial zoning
- Key Vistas
- Existing infrastructure

Key:

- ← Primary vehicular route
- ← Primary entrances
- ↔ Building line
- ◊ Sun path
- Key Views
- Site Boundary



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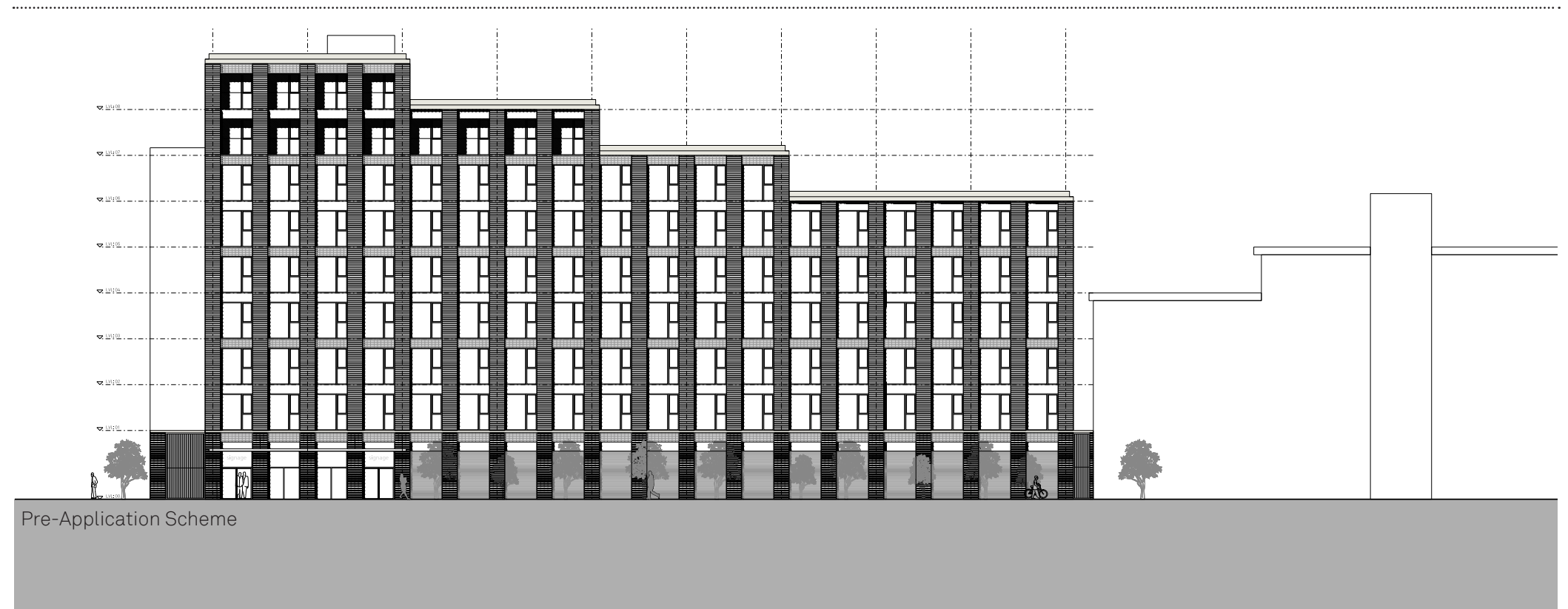
4.2 PRE-APPLICATION DESIGN

4.2.1 PRE-APPLICATION WEST ELEVATION

On the 11th August 2017, the design team met with the planners to discuss the use, layout, massing and overall design of the pre-application scheme.

Following this meeting, there has been many design iterations and to reflect on the comments recieved from the planning team, the massing has been reduced, from 9 storeys to 8 storeys with a lightweight material chosen for the top level which is now set back from the perimeter of building. The mass of the building has been further broken with introduction of different external cladding materials.

Along the Park edge the height of the building has been significantly reduced again from 7-9 storeys to 5 storeys.



Design intelligence, commercial flair.

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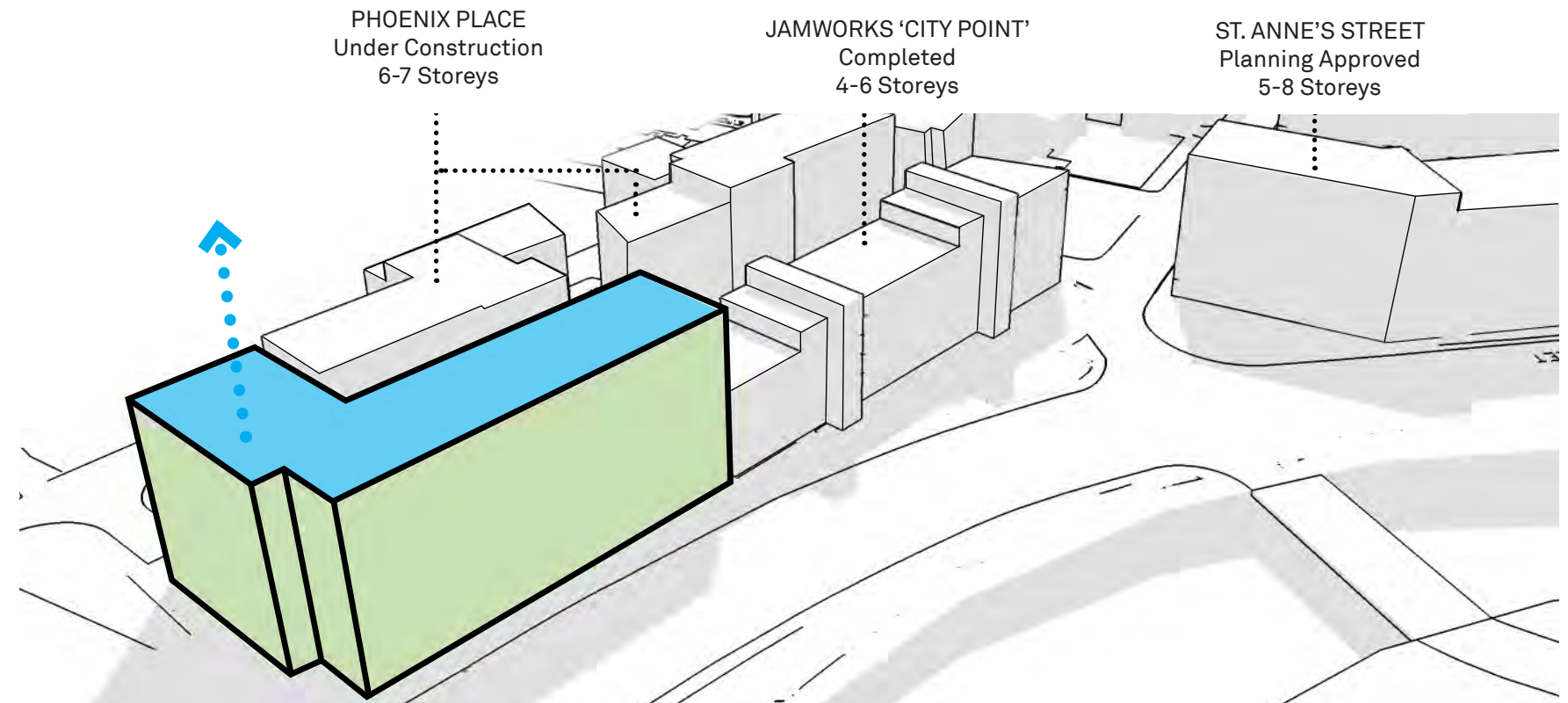
4.3 DESIGN DEVELOPMENT

EXTRUSION

The L-shape, informed by the form of the site and requirement to provide a termination to Clegg Street, is extruded upwards.

The building height is determined by the scale of nearby developments, such as the recently completed Jamworks 'City Point' scheme on the adjacent site to the south and Phoenix Place (under construction) to the east.

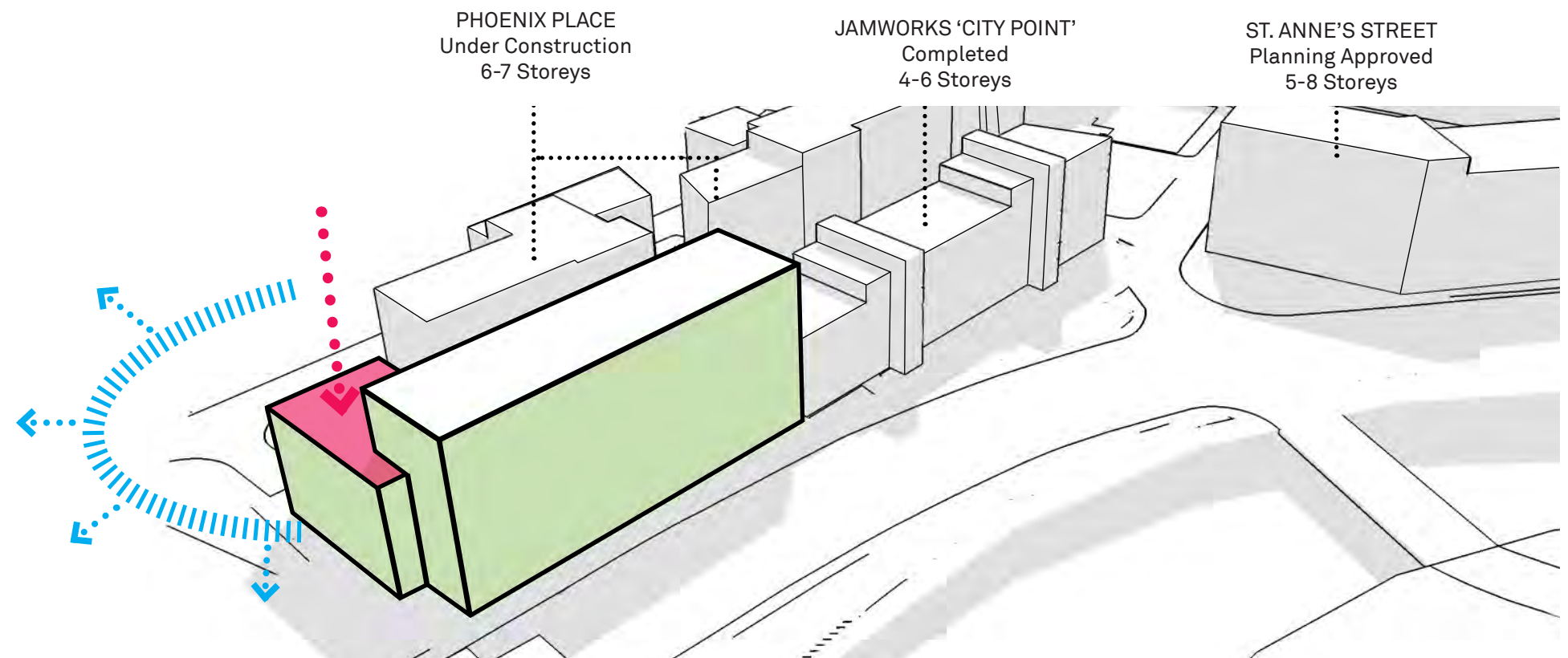
This location is ideal for the siting of a building on such a scale due to its prominence when entering Liverpool from the Kingsway Tunnel and north Liverpool.



DIVISION OF THE MASS

In response to the presence of a green space and low-rise residential area to the north of the site part of the building has been dropped.

This serves to break up the massing of the building (creating a less monolithic structure), improve the relationship with the park and provides better views towards Everton Park for residents on the upper floors of the larger block.



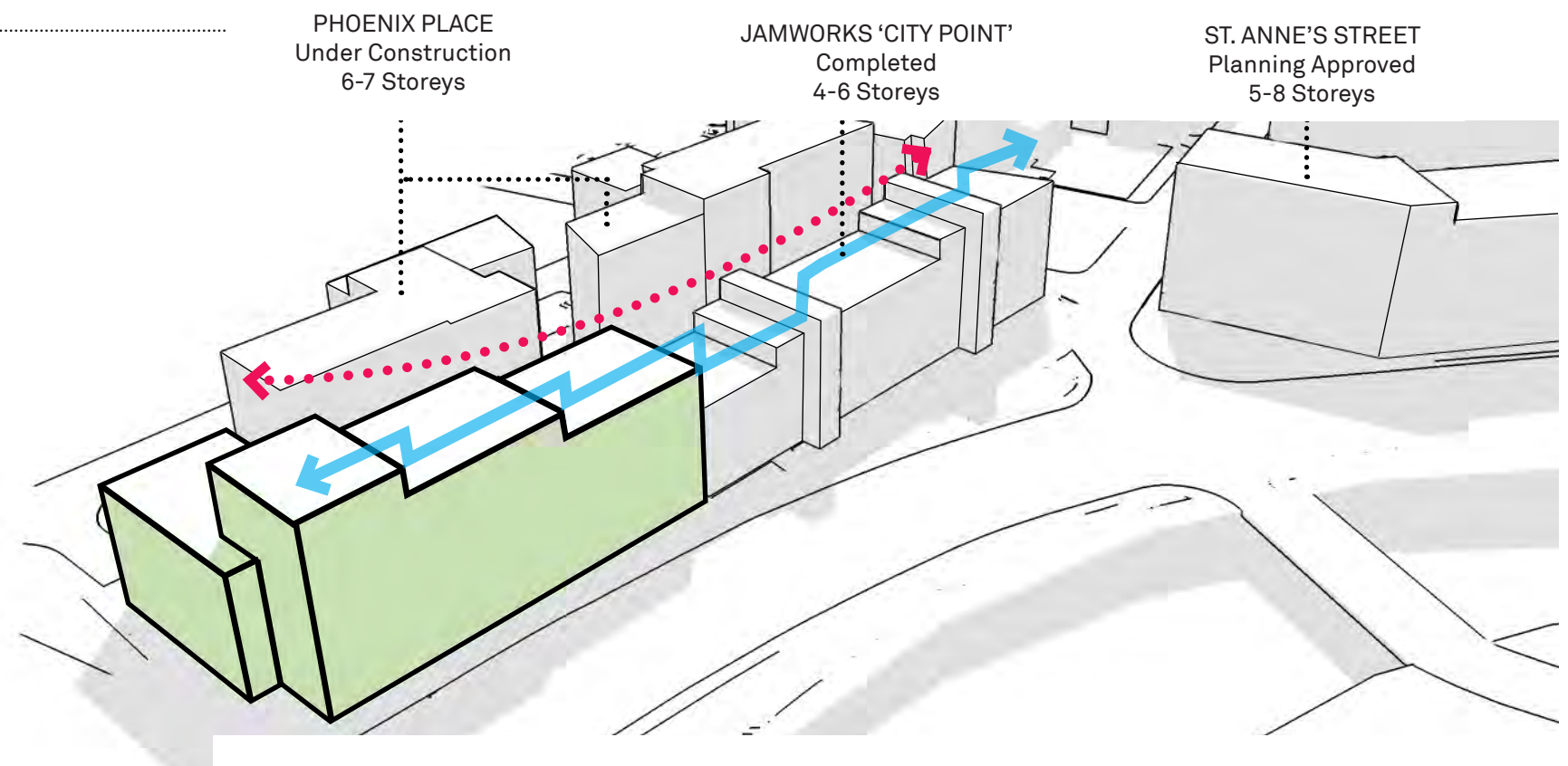
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4.3 DESIGN DEVELOPMENT

HARMONY OF FORMS

Taking visual cues from the already completed Jamworks 'City Point' scheme we have incorporated a series of 'steps' into the Great Homer Street facade.

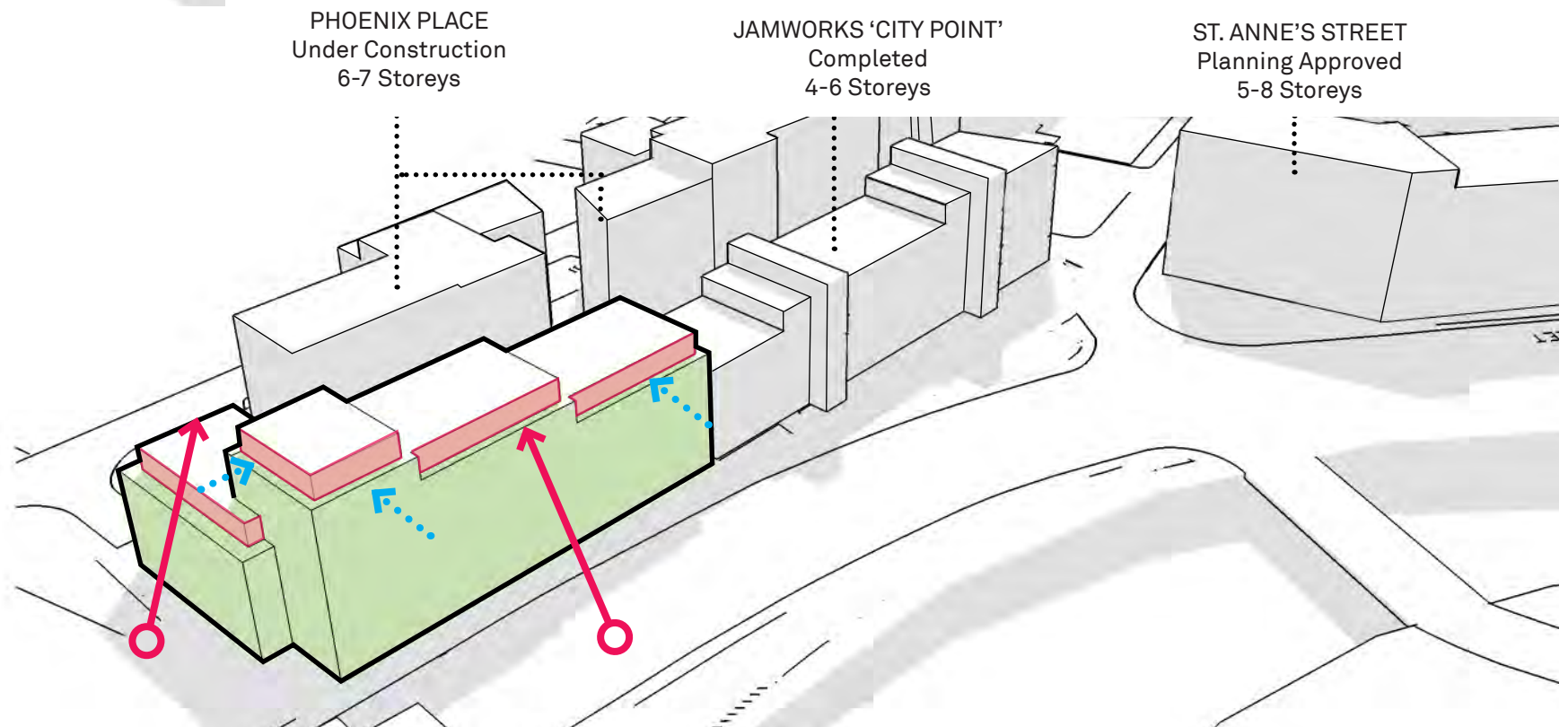
The resulting contrasting and harmonious composition creates two nodes at either end of Clegg Street.



STEPPING BACK

Recessing the top floor of each block further serves to soften the visual impact of the structure. This further reduces the potential for overshadowing on the park and residential area to the north of the site.

These recessions enhance the already created formal harmony with the Jamworks scheme.

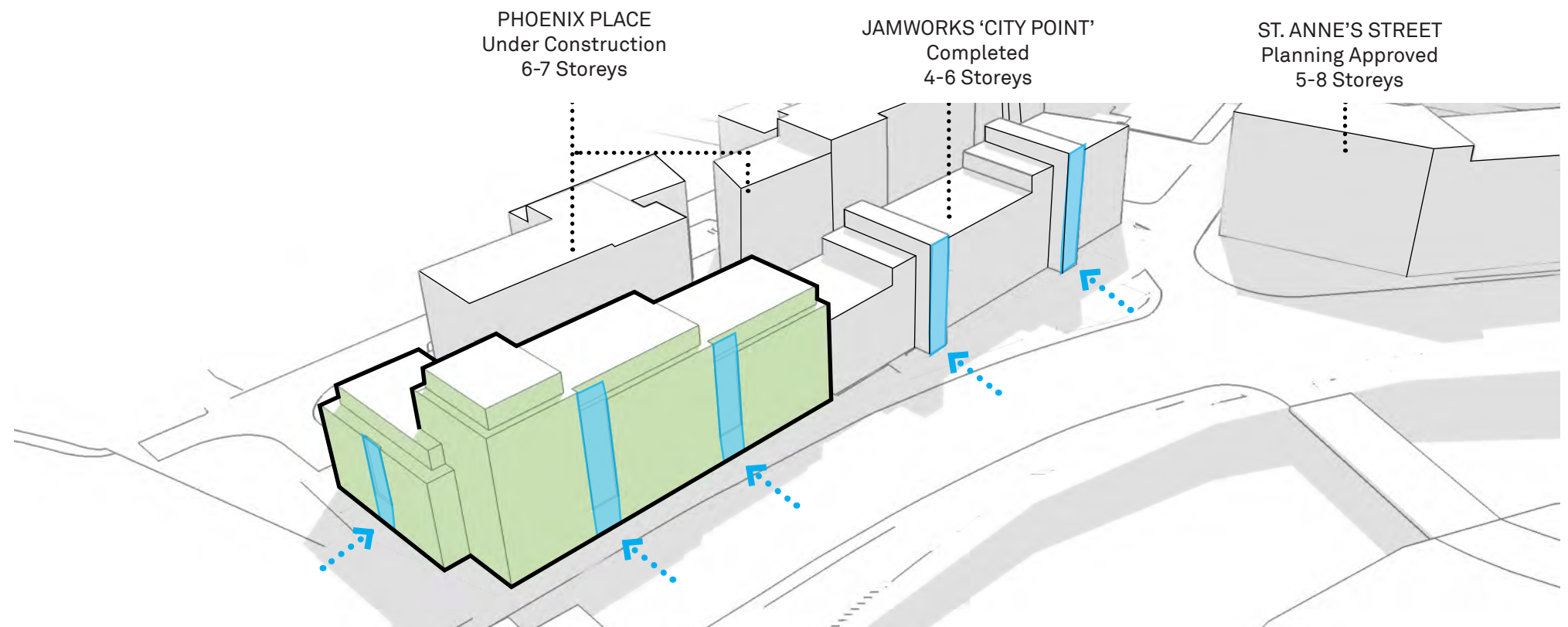


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4.3 DESIGN DEVELOPMENTS

BREAKING DOWN THE FORM

Through the use of a varied material palette and vertical recessions the building is further subdivided into smaller blocks, reducing the overall visual impact of the form and avoiding the creation of a 'wall' of structure.



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4.4 KEY DESIGN PRINCIPLES

Our aim is to provide a high quality residential-led development which will enhance the route into the city centre providing a more appropriate gateway building.

The design intention is to provide residential accommodation that will add to the vitality and viability of future developments and will grow the local community in the area

The proposal aims to provide a scale of development appropriate to the local area which will act as a catalyst for further regeneration

The appearance of the overall development will be refreshing and modern, designed to be thermally efficient, taking advantage of pioneering techniques to deliver a high quality finished product

Security will be increased on and around the site, by providing passive surveillance and avoiding the creation of concealed or hidden recesses within the building

New hard and soft landscaped areas will be designed and incorporated into the scheme's design, thereby vastly improving the area's public realm

5.0 DESIGN PROPOSAL

5.1 LAYOUT

5.1.1 GROUND FLOOR PLAN VIEWS

- 1

Corner articulated to bring legibility to area.
Ground floor extensively glazed.
- 2

Links to Everton Park beneficial for future residents.
- 3

The sun passes accross the site in this direction,
going from east to west.

KEY:

SITE BOUNDARY

SUNPATH

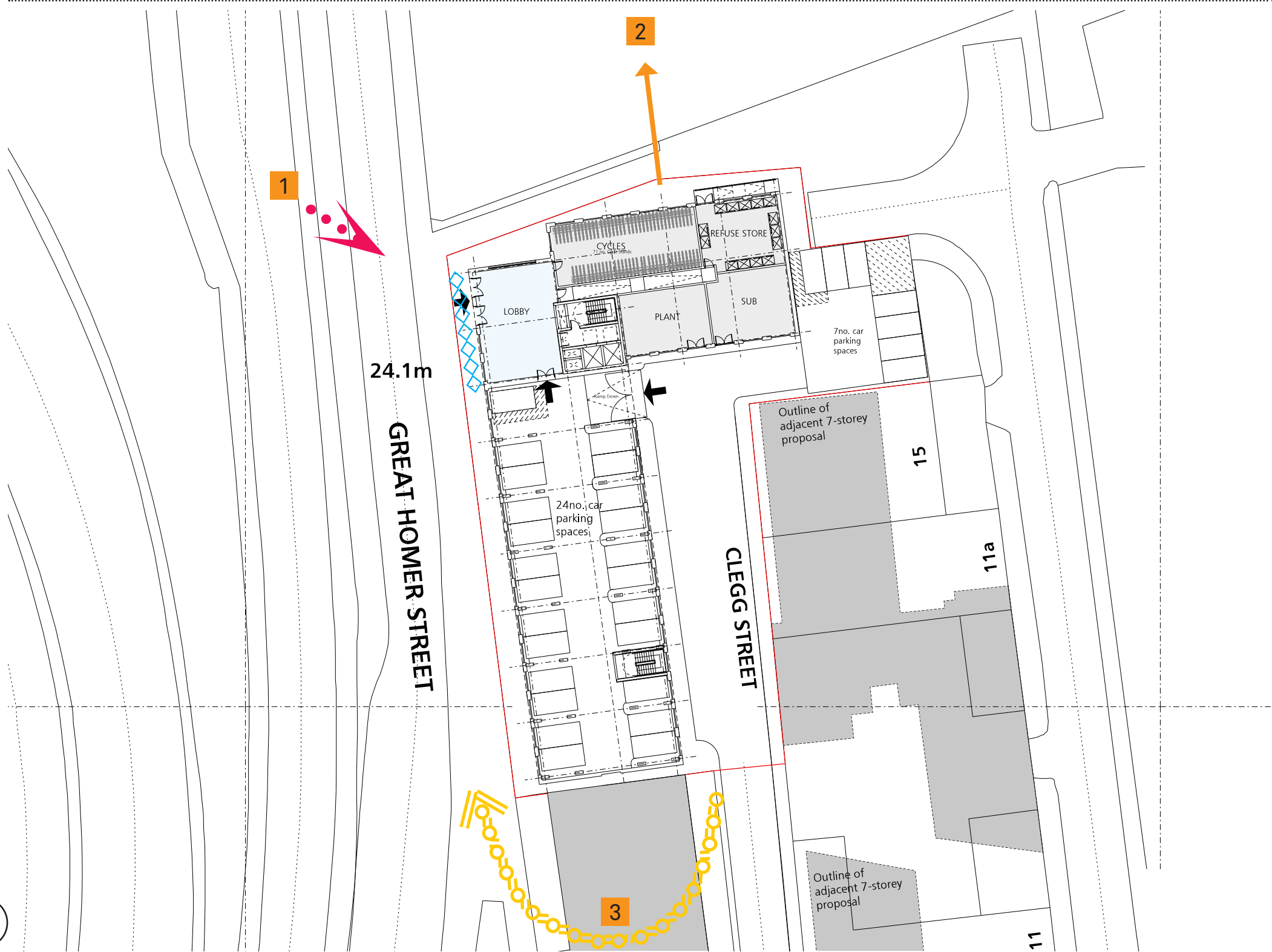
GREENERY

PROVISION OF ACTIVE FRONTAGE

VIEW TO GREEN SPACE

VIEW TO BUILDING FOCAL POINTS

SITE AREA = 2282 M2



5.0 DESIGN PROPOSAL

5.2 PROPOSED GROUND FLOOR PLAN

5.2.1 PROPOSED GROUND FLOOR

The corner is animated by the main entrance to the block, featuring a lobby, which acts as a access point to the internal car park, cycle store, refuse point and circulation core.

The internal carpark entrance is off Clegg Street, away from the busier Great Homer Street. The external carpark can also be entered from Iliad Street.

Residential Entrance/ Services c. 100sqm
Plant/ Refuse/ Cycle Store c. 300sqm
31no. Car Parking Spaces

FCH



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