

# FALCONER CHESTER HALL



Design intelligence, commercial flair.

## NEW BIRD STREET, LIVERPOOL

—  
DESIGN AND ACCESS STATEMENT  
PLANNING AMENDMENTS

—  
MIAMI LTD

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P17-148-02-001D

—  
MAY 2018

FALCONER  
CHESTER  
HALL

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## NEW BIRD STREET, LIVERPOOL

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# 1.0 INTRODUCTION

## 1.1 NEW BIRD STREET, LIVERPOOL

This Design & Access Statement Planning Amendments is to be read in conjunction with: All plans, sections, elevations and computer generated images prepared by Falconer Chester Hall.

### Legislative Context

This document is an additional Document to the Design and Access Statement produced as part of the original planning application 16F/2922 approved with the conditions on 28th of March 2017.

This document is intended as a positive and helpful tool for the Council and interested third parties, and demonstrates how the design proposals have evolved, having regard to detailed consideration of the site opportunities and constraints, and to previous planning applications awarded consent.

In preparing the proposals, regard has also been given to national, regional and local planning guidance, including the City Centre Strategic Regeneration Framework.

This Design and Access Statement Planning Amendments Document has been prepared by Falconer Chester Hall Architects on behalf of Miami Ltd. The document is intended to promote the proposal to develop a residential accommodation on the land bound by Jordan Street to the North, St James's Street to the East, New Bird Street to the South and Newhall Street to the West.

The purpose of the document is to highlight and explain the design changes to the original planning application drawings to create more efficient and viable development. Considerations of the surrounding site, context, design concept and development are still valid and form part of the original Design and Access Statement submitted as part of the planning application 16F/2922.

The client's brief was to modify the design of the buildings that received planning approval on this site on 28th of March 2017 (16F/2922) to provide more efficient and feasible development. The client's objective is to retain the principles of the approved design while at the same time to promote good quality, practical and affordable residential accommodation in Liverpool. The proposed design reflects the client's new aspirations for the scheme that is modern, contemporary and meets market needs.

### 1.1 Site Description

The site at New Bird Street is located in the 'Baltic Triangle' and is bounded by Jordan Street to the North, St James's Street to the East, New Bird Street to the South and Newhall Street to the West. The site is currently occupied by warehouses that are vacant.

The site is surrounded by a number of uses including residential, commercial, industrial, leisure and creative industries. This diverse mix of uses surrounding is typical of this regenerating area and highlights the scope for further mixed use development containing residential and commercial use to compliment the Baltic Triangle.

### 1.2 Approved and Proposed Development

The approved proposal aims to clear the site, currently housing a mix of single and two storey warehouses with various roof types. The new site will be developed with a distinctive 9 storey building.

The approved development on the site provides a residential scheme comprising:

- 156 residential units, made up of: 44 no. 1 bed apartments, 98 no. 2 bed apartments, 8 no. 3 bed apartments and 6 no. duplexes with associated 104 parking spaces and landscaping

The changes to the design highlighted on the following pages of this document will maintain the single residential block approach with a distinctive 10 storey building. However due to the re-design the proposed scheme is more efficient, has reduced gross floor area and a number of apartments has been increased to accommodate

- 202 residential units, made up of: 109 no. 1 bed apartments, 90 no. 2 bed apartments and 3 no. 3 bed duplex apartments with associated 49 car parking spaces and landscaping
- The elevations of the proposed design have been slightly modified to accommodate changes to the layout.



1.0 INTRODUCTION

1.2 DOCUMENT STRUCTURE

This document is divided into 9 sections. Each section will focus on key considerations within the design process.

- 1.0

Introduction
- 2.0

Design Proposal

Here we will present the proposed scheme and changes between approved and proposed design.
- 3.0

Building Access Strategy

The access strategy will identify and explain the various uses housed within each block, in terms of layout, servicing, and vehicular and pedestrian access.
- 4.0

Accessibility

The accessibility strategy will be explained, indicating key access routes.
- 5.0

Access Strategy

The maintance strategy will be explained, and safer places statment will indicate the key design features to create a safer environment for all.
- 6.0

Schedules

A summary outlining the rooms within the proposal will be tabled in this section.
- 7.0

CGI's

Renders of the proposal will be shown in this section.

- 8.0

Report Summary

A summary outlining the rooms within the proposal will be tabled in this section.
- 9.0

Appendix

A list of the submitted drawings and additional reports will be presented.



# 1.0 INTRODUCTION

## 1.3 CREDITS

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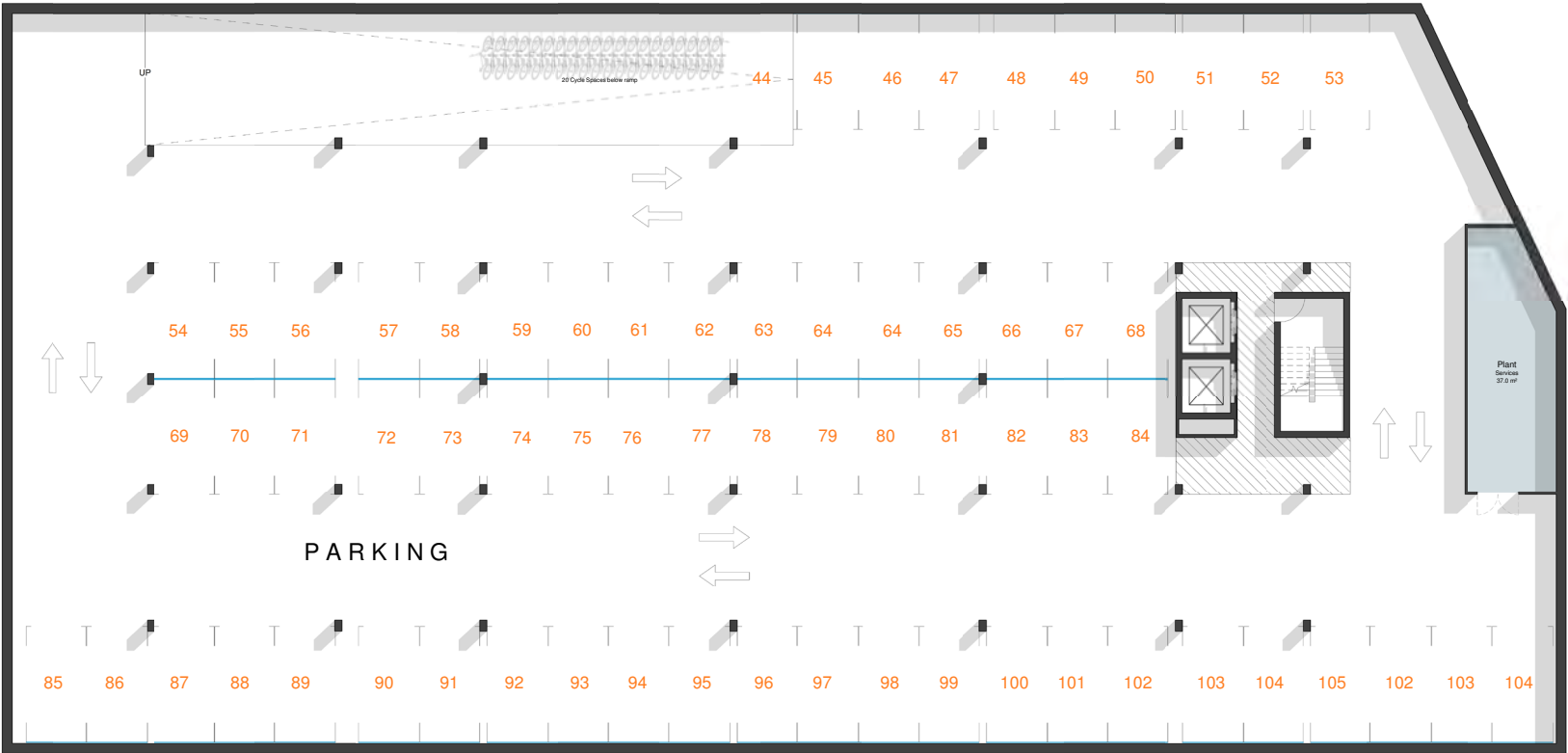
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Tel: +44 (0) 161 449 5900



2.0 DESIGN PROPOSAL

2.1 FLOOR PLANS

2.1.1 Approved Basement Level -2



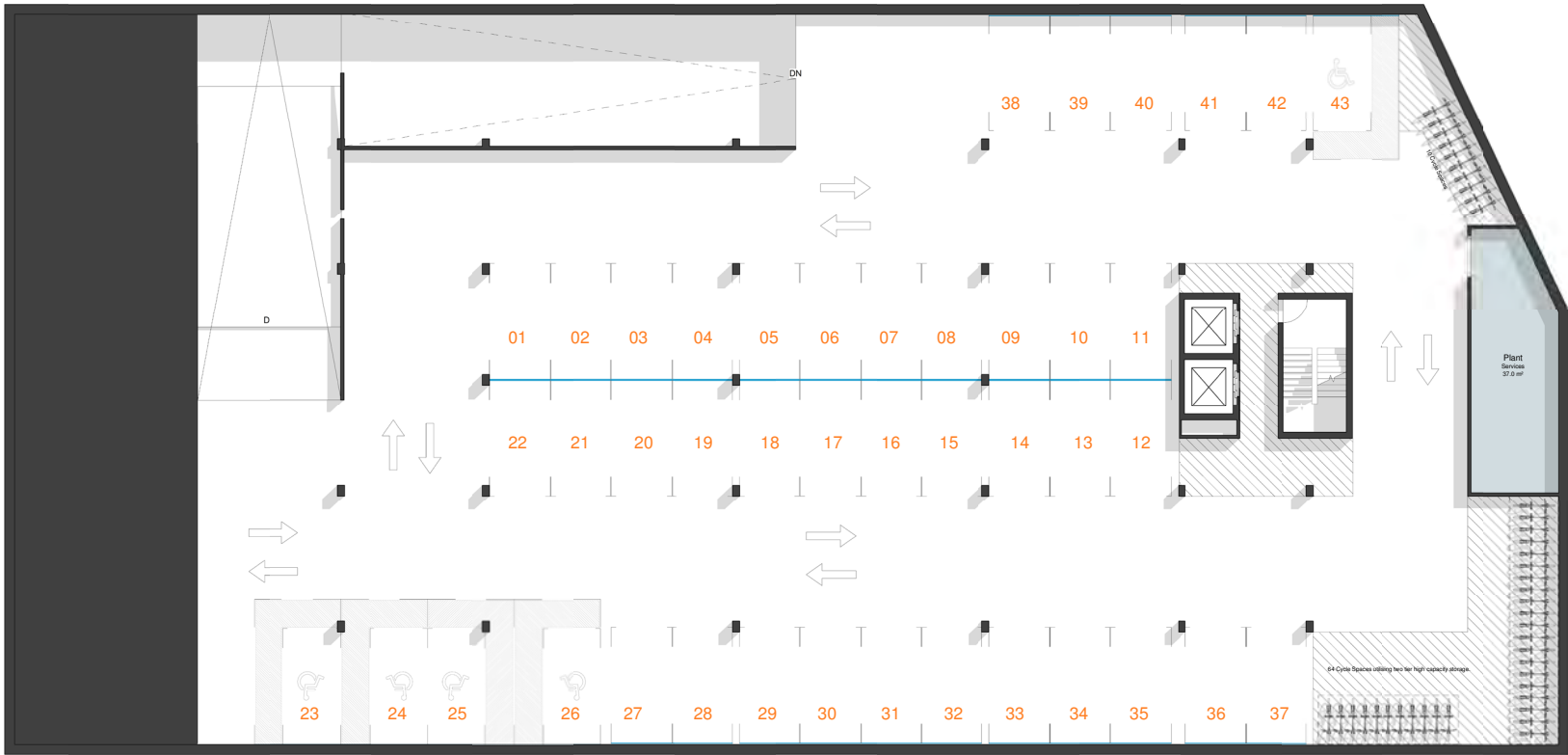
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# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

### 2.1.2 Approved Basement Level -1



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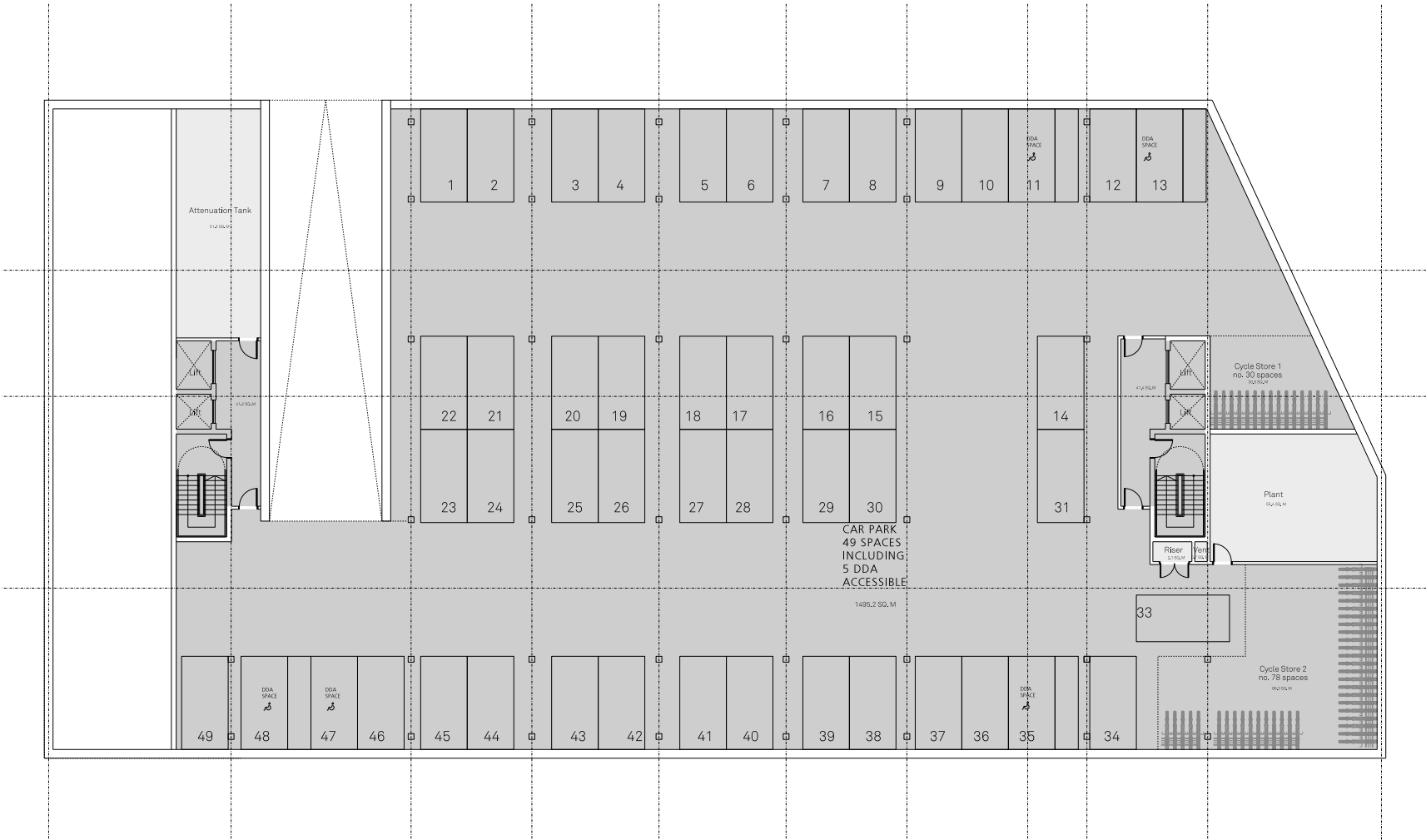




# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

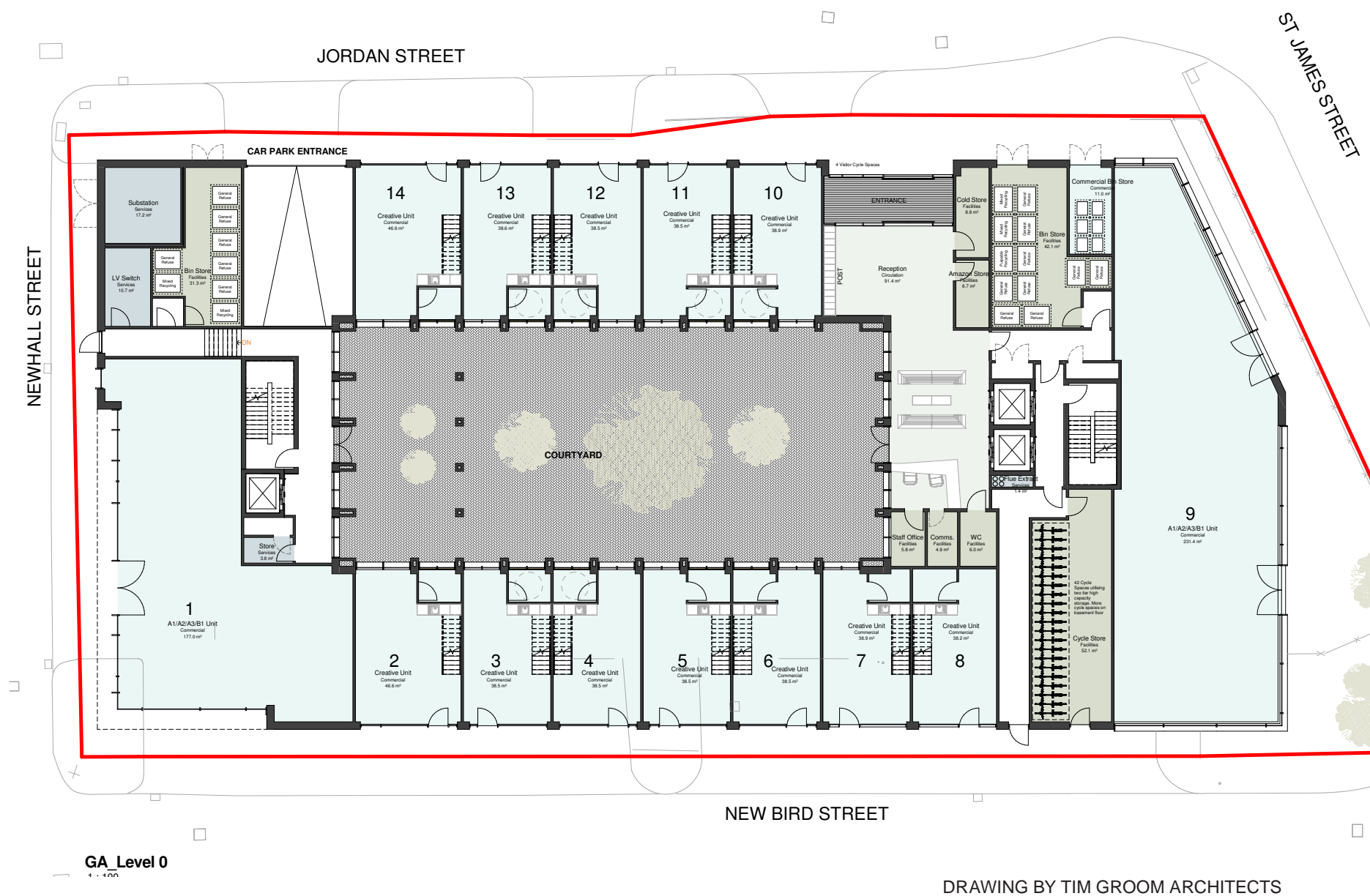
### 2.1.3 Proposed Basement Floor Plan



2.0 DESIGN PROPOSAL

2.1 FLOOR PLANS

2.1.4 Approved Level 0



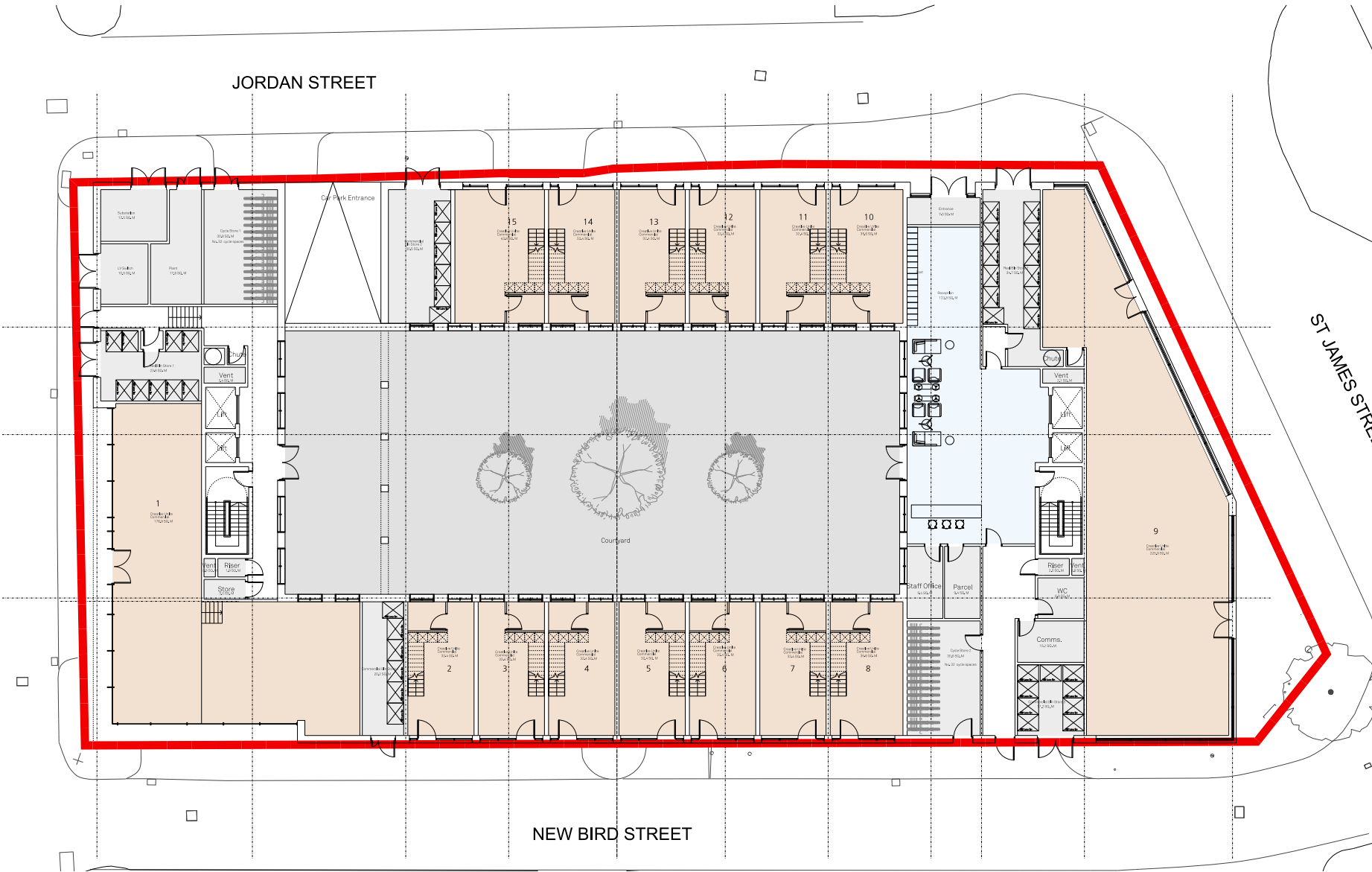
DRAWING BY TIM GROOM ARCHITECTS



2.0 DESIGN PROPOSAL

2.1 FLOOR PLANS

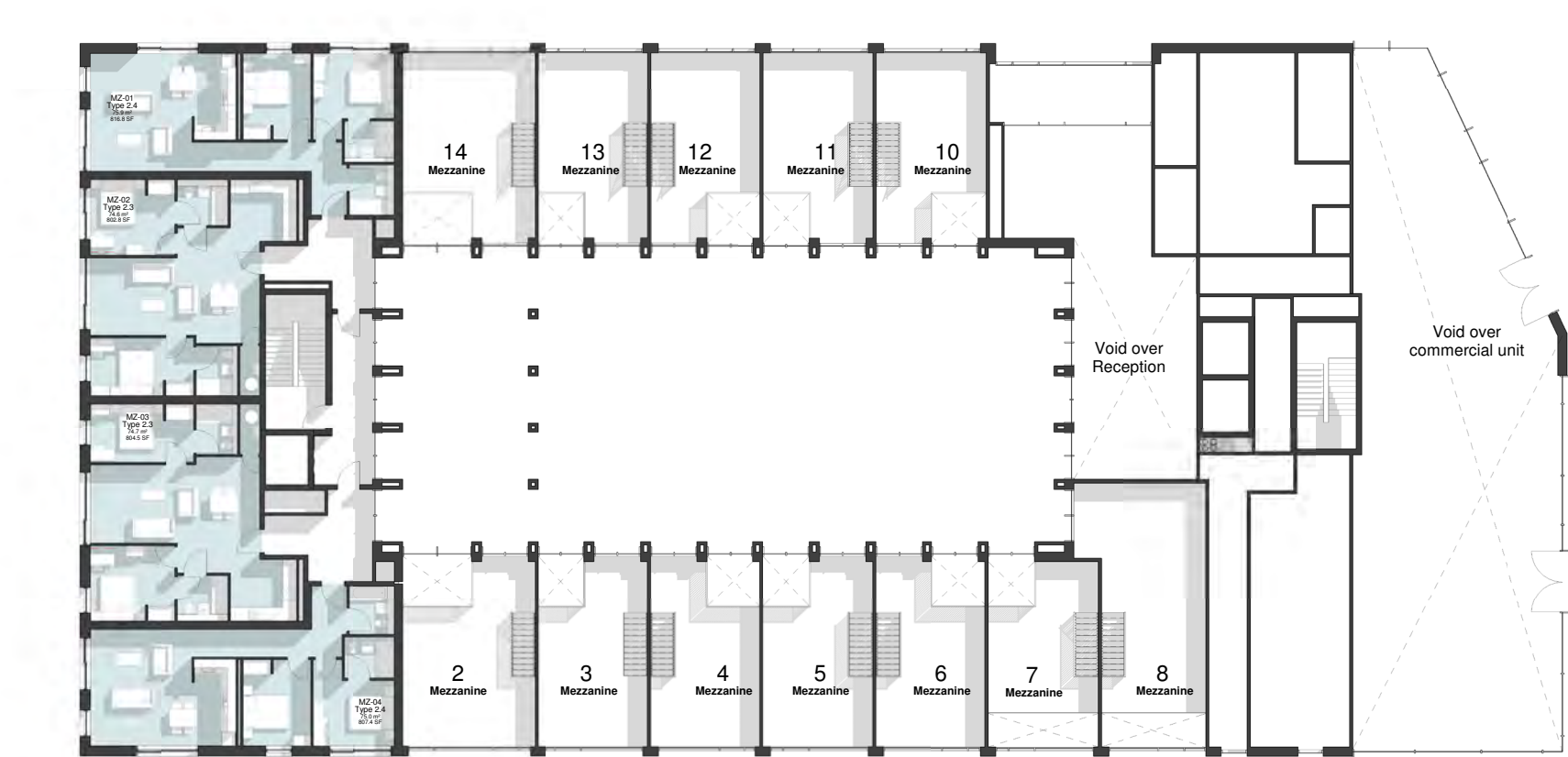
2.1.5 Proposed Ground Floor



2.0 DESIGN PROPOSAL

2.1 FLOOR PLANS

2.1.6 Approved Mezzanine Level



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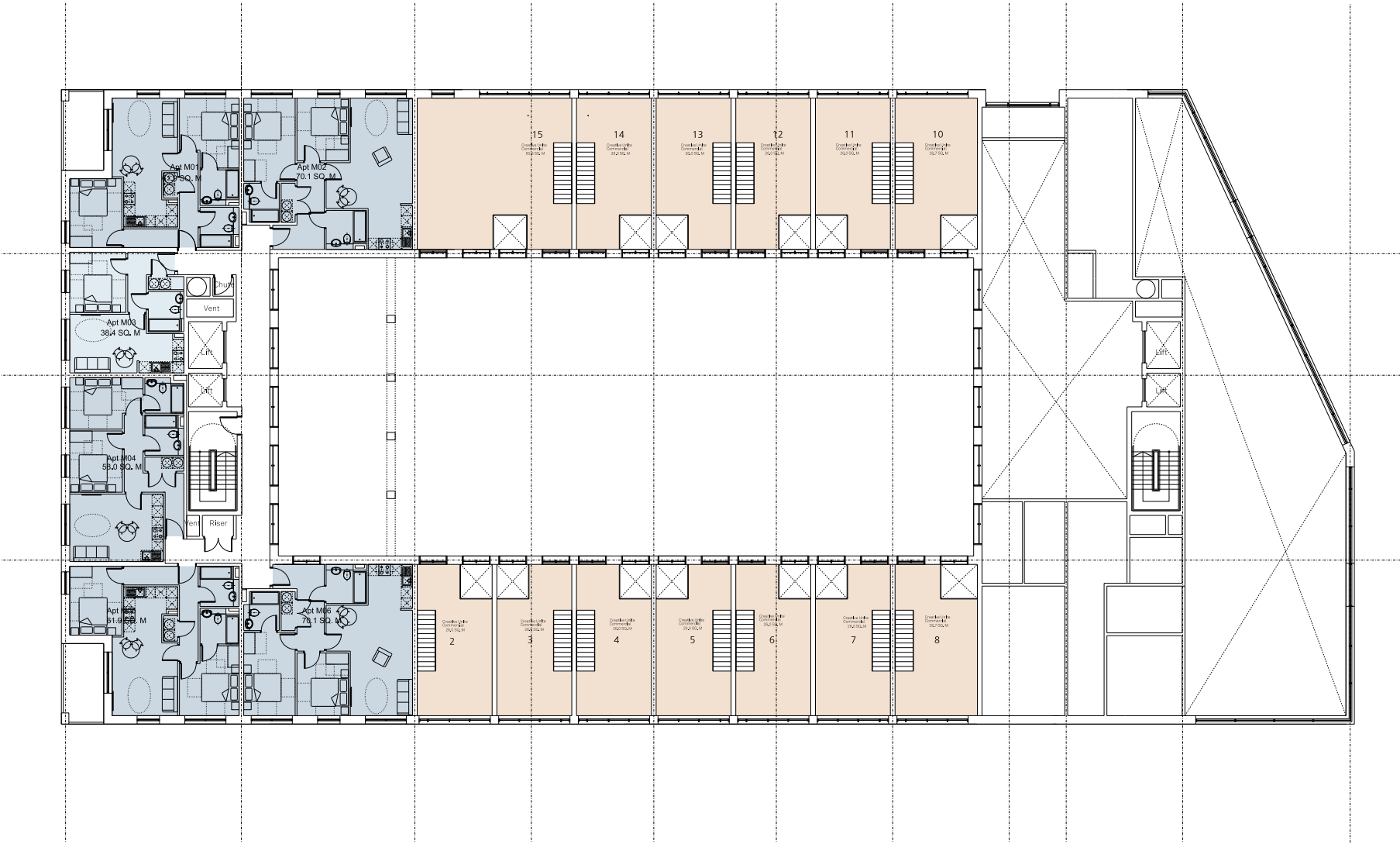
# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

### 2.1.7 Proposed Mezzanine Level

The apartment layouts have been made more efficient.

The mezzanine level floor includes 6 apartments in total. There are 1 x one bedroom apartment and 5 x two bedroom apartments.

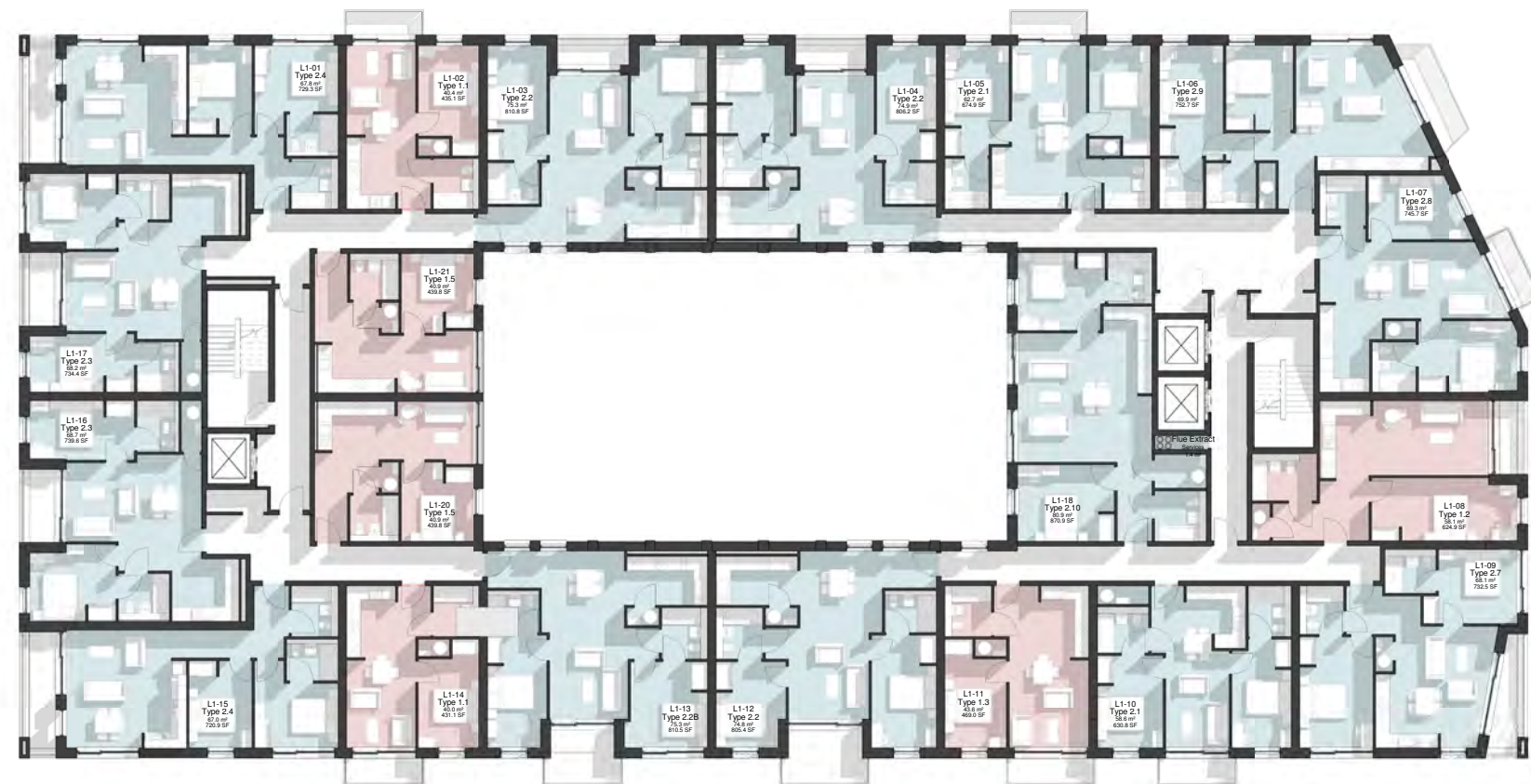




## 2.0 DESIGN PROPOSAL

### 2.1 FLOOR PLANS

### 2.1.8 Approved First to Fourth Floor Plan



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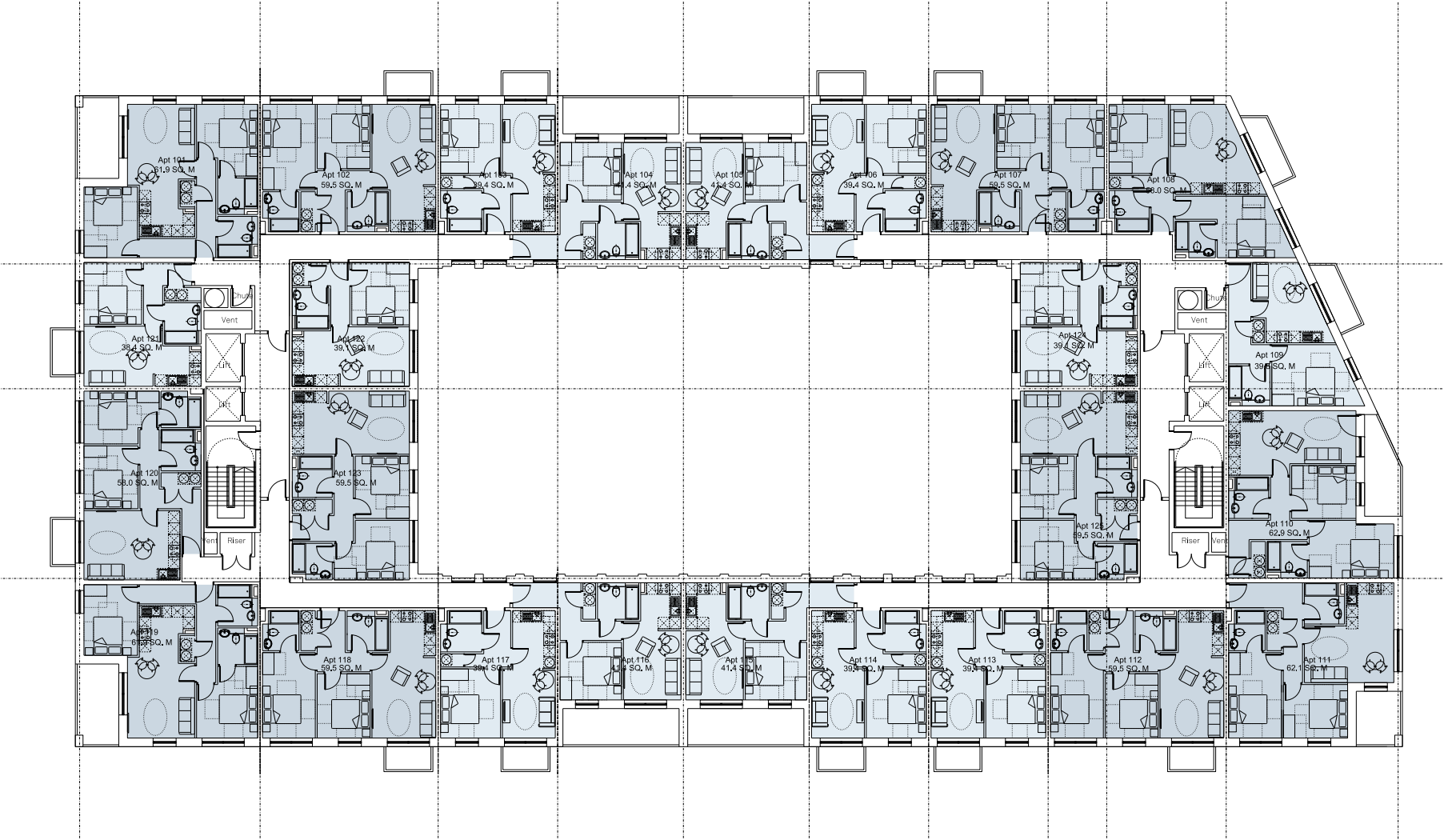
# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

### 2.1.9 Proposed First to Fourth Floor Plan

The circulation cores and apartments have been made more efficient and we have therefore included an additional 5 apartments into these floors.

The first to fifth floors each includes 25 apartments in total. There are 13 x one bedroom apartments and 12 x two bedroom apartments.



# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

2.1.10 Approved Fifth to Seventh Floor Plan



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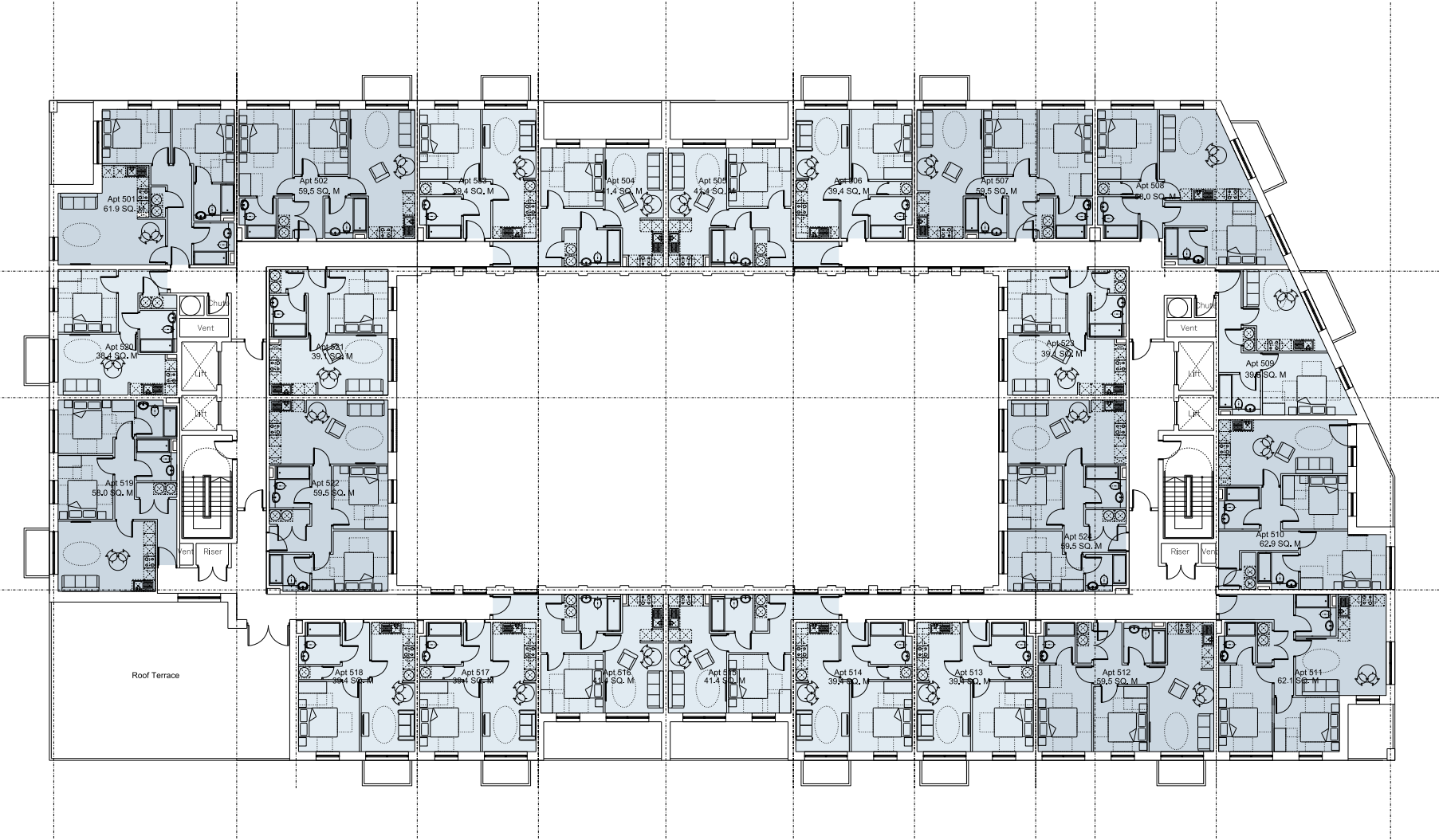
# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

### 2.1.11 Proposed Fifth to Seventh Floor Plan

The circulation cores and apartments have been made more efficient and we have therefore included an additional 6 apartments into these floors.

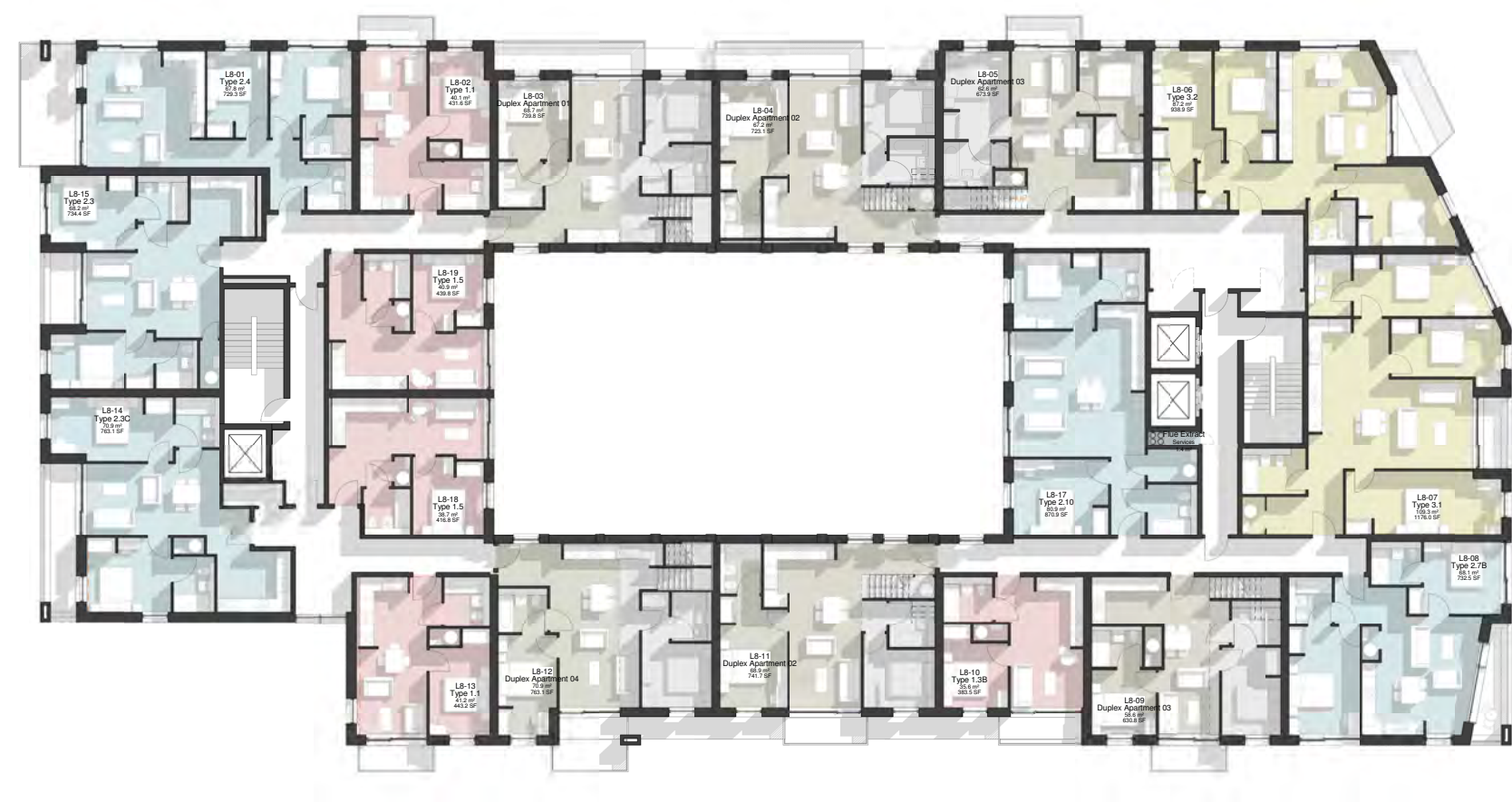
The fifth to seventh floors each includes 24 apartments in total. There are 14 x one bedroom apartments and 10 x two bedroom apartments.



# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

2.1.12 Approved Eighth Floor Plan



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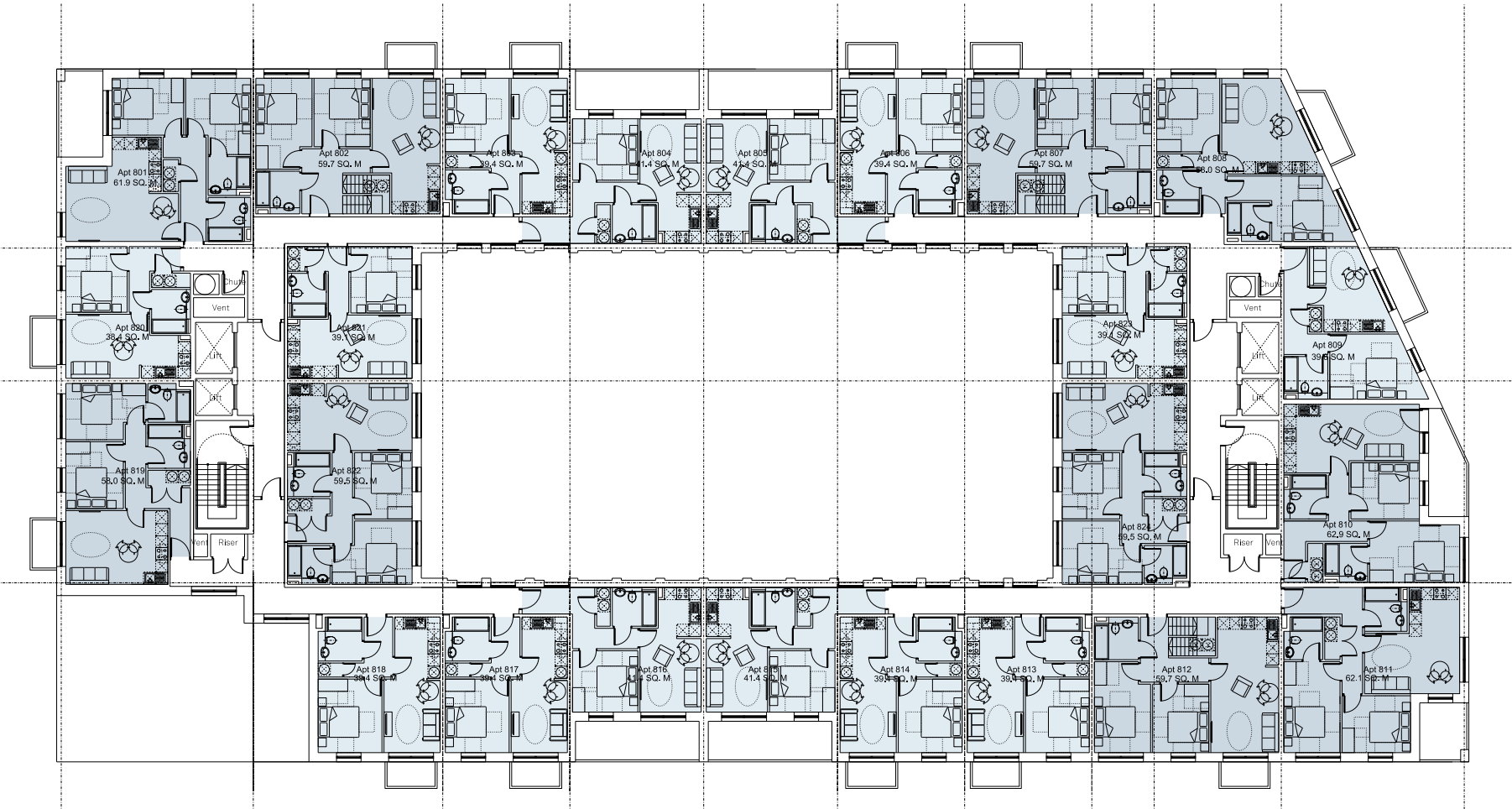
# 2.0 DESIGN PROPOSAL

## 2.1 FLOOR PLANS

### 2.1.13 Proposed Eighth Floor Plan

The circulation cores and apartments have been made more efficient and we have therefore included an additional 6 apartments into these floors.

The eighth floor includes 24 apartments in total. There are 14 x one bedroom apartments, 7 x two bedroom apartments and 3 x three bedroom duplexes.



2.0 DESIGN PROPOSAL

2.1 FLOOR PLANS

2.1.14 Approved Duplx Mezzanine Level Plan



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2.0 DESIGN PROPOSAL

2.1 FLOOR PLANS

2.1.15 Proposed Duplex Mezzanine Level Plan





# 2.0 DESIGN PROPOSAL

## 2.2 ELEVATIONS

### 2.2.1 Approved New Bird Street Elevation

- Elevation Key
1. Aluminium Cap profile with 40mm drip offset from the building facade. RAL colour to match windows and doors.
  2. Facing Brick (1) (Upper) - Pale Brown 65mm brick with natural mortar with bucket handle joints to provide a slight colour contrast with the brick. Sample to be constructed for sign off by LPA, Client and Architect.
  3. Feature panels of brickwork below windows and balconies to be recessed by min 20mm.
  4. Aluminium window frame (or curtain wall window). Frame to have thin 50mm profile to all mullion and transom sections. Opening windows to have thin 50mm profile frames or bonded glazing. All frames to be powder coated or anodised with light bronze metallic finish. Sample required for sign off by LPA, Client and Architect.
  5. Aluminium oil powder coated to match windows.
  6. Aluminium Capped Curtain walling. All to line in with windows above with infill panel at door head to hide door equipment. All frames to be powder coated or anodised light bronze metallic finish. Sample to be provided for sign off by LPA, Client and Architect.
  7. External Steel Doors colour to match windows (Some with Vent Louvers in door and above door).
  8. Feature aluminium cladding between parapet and window head. Aluminium Insulated Panel (AIM) with powder coated or anodised bronze metallic finish to match windows. 20mm Shadow gap to panel (Width and depth). Panels within brickwork to have a min. recess of 20mm to match the recessed brickwork panels. Sample panel to be constructed for sign off by LPA, Client and Architect.
  9. External Galvanised Steel Balustrade with powder coated or anodised light bronze metallic finish to match windows. Sample to be approved by LPA, Client and Architect.
  10. Glass door with Aluminium Frame with colour to match window and curtain walling system.
  11. Brick Banding - Two course stack bonded feature soldier course banding. Light grey/buff 65mm facing brick with 5mm Bucket Handle joints with natural mortar to slightly contrast with brick to match facing brick.
  12. Aluminium Balcony fascia powder coated or anodised to match windows.
  13. Aluminium louvre within window frame (or curtain wall window) concealed services terminated at rear of louvre panel with insulated blanking panel elsewhere. Powder coated or anodised light bronze metallic finish to match windows.
  14. Aluminium fascia band and soffit with light bronze powder coated or anodised finish to match windows.
  15. Facing Brick (2) (Lower) - Brown 65mm brick with natural mortar with bucket handle joints to provide a slight colour contrast with the brick. Sample panel to be constructed for sign off by LPA, Client and Architect.
  16. Stone steps to entrance with integrated ramp for access, buff in colour.
  17. Courtyard Facing Brick (3) (courtyard elevations) - Light grey/white 65mm brick with natural mortar with bucket handle joints to provide slight colour contrast with brick. Sample panel to be constructed for sign off by LPA, Client and Architect.
  18. Steel electronic vehicle gate. Powder coated or anodised light bronze metallic finish to match windows.
  19. Full height aluminium balcony screen powder coated or anodised light bronze to match windows.
  20. Aluminium spandrel panel with light bronze powder coated or anodised finish to match windows. Sample panel required for LPA, Client and Architect sign off.
  21. Aluminium spandrel panel with light bronze powder coated or anodised finish to match windows. Sample panel required for LPA, Client and Architect sign off.
- \*ALL RAL (COLOURS) & MATERIALS TBC BY CLIENT AND APPROVED BY PLANNING



DRAWING BY TIM GROOM ARCHITECTS

