5.0 ACCESS STRATEGY
5.1 OUTLINE MAINTENANCE STRATEGY

The brief from the outset has been to use materials, detailing and services solutions that will require minimum maintenance. In developing the design of the proposal with respect to servicing and maintenance, regard has been made to:

•Refuse collection strategies for the residential uses are accessed off Jordan Street and Newhall Street.

•Service/utility metering is properly controlled at ground floor level

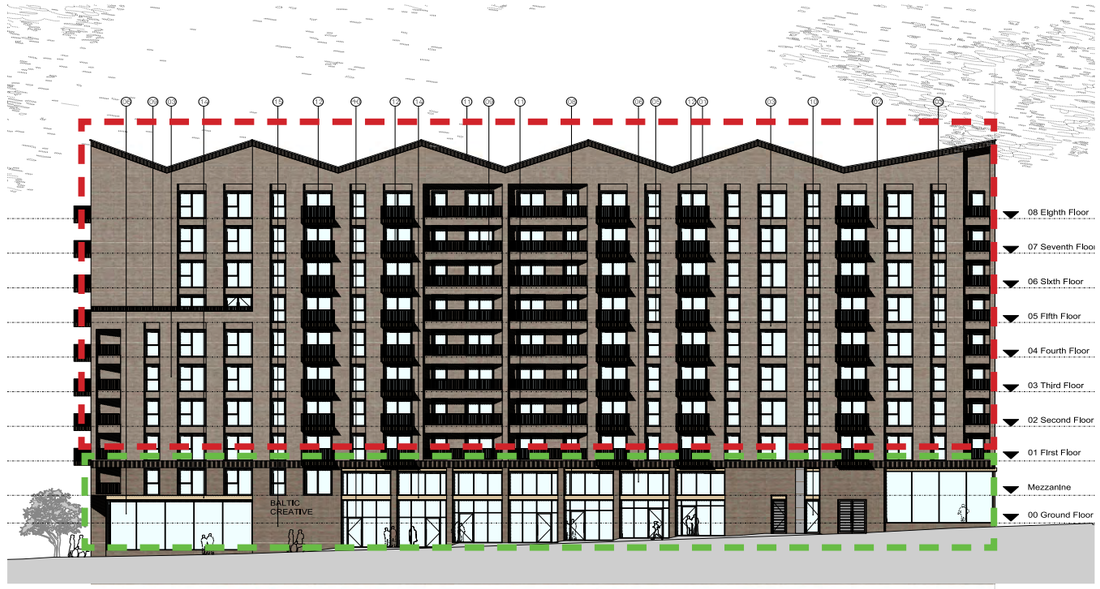
•Plant is easily accessible for maintenance.

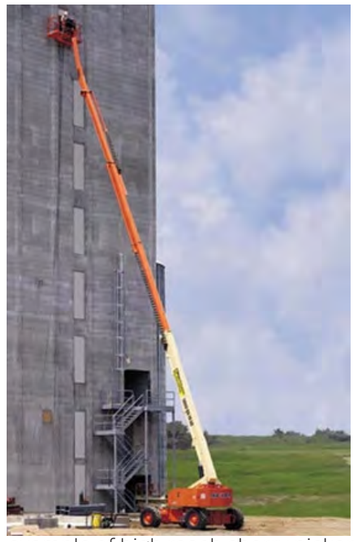
•Public realm - materials, planting and detailing carefully selected to ensure the new space is easily maintained.

•Window and facade cleaning, inspection, repair, and replacement: Low-level elements can be maintained regularly through arm reach or aluminum platforms and steps (up to 9.5m). Low level windows or reveals (to 10m) can be cleaned by reach-and-wash extendable poles and zip-up/scaffolding platforms.

•High level facade elements cleaning, inspection, repair, and replacement (first floor and above): the building facade has a maximum working height of maximum 31m (from ground), and will be reached with a cherry picker. Cleaning of the windows will occur several times a year.

• For roof access there will be defined walkways and a mansafe system (details to be confirmed and approved at detail design stage).




example of high reach cherry picker

high level

low level

FCH

Design intelligence, commercial flair.

Scale: NTS

5.0 ACCESS STRATEGY
5.2 SAFER PLACES

The core principles set out by Secured by Design and Safer Places will be adopted in order to reduce and prevent crime within the proposed development and immediate context.

Measures include:
1. Integral Approach
2. Environment quality and sense of ownership
3. Natural surveillance
4. Access and footpaths
5. Open space provision and management
6. Lighting
7. Environmental quality and sense of ownership

Integral Approach
In order to achieve a scheme that provides a safe and secure environment an integral approach to design has been adopted by considering the layout and arrangement of the block in this application.

Natural Surveillance
The building has been designed in such a way to encourage natural surveillance and active frontages. The public realm will be overlooked by residents up to 24 hours a day, improving the extent of surveillance of the public spaces. The scheme will provide a high level of visual security to all surrounding street as well as to the internal courtyard area and the public realm.

The scheme incorporates residential apartments from first floor level and above. This use will bring with it a variety of people at different times of the day and, along with pedestrian movement through the site, will create natural surveillance. In addition extra precaution will be adopted in areas where higher security is needed. CCTV cameras will be provided at all entrance/ exit points for both vehicular and pedestrian access and also at strategic locations around the site.

Access and footpaths
Access points and footpaths are both convenient and accessible but at the same time, it has been considered not to over-provide such easy access and means of escape for intruders and burglars.

The number of access points has been limited as a crime prevention measure. The external doors will operate on individual key/fob systems to control the access.

The residential lift and stair core, as well as the corridors, will be well lit to ensure security to the residents. There are a number of residential units off each corridor, this will encourage a sense of ownership by the homeowners and therefore create defensible spaces which will help to deter crime.

Lighting
To help reduce the fear of crime and increase security, lighting will be provided along pedestrian routes. Increased lighting levels mark the main pedestrian and vehicle entrances to the site. The public space will be well-lit to prevent danger zones.

Security and CCTV
As previously stated the access points will be CCTV monitored.

Environmental quality and sense of ownership
The overall high quality of the landscape proposals will help to create a sense of space and will strengthen community interaction and ownership.

In summary the nature of the site ensures a degree of natural surveillance at all times of the day. Security has been further enhanced by introducing the appropriate lighting along pedestrian and vehicular routes. Finally, CCTV surveillance is proposed to key locations.

6.0 SCHEDULES
6.1 ACCOMMODATION SCHEDULE

APPROVED

Mezzanine:

2 x Bed - 4

Total: 4 apartments

First - Fourth Floor:

1 x Bed - 24
2 x Bed - 56

Total: 80 apartments

Fifth - Seventh Floor:

1 x Bed - 15
2 x Bed - 39

Total: 54 apartments

Eighth Floor:

1 x Bed - 5
2 x Bed - 5
3 x Bed - 8

Total: 18 apartments

Total number of Apts = 156

Total car parks: 104

Total Area of Apartments 11,515.7 sqm
Total Gross Area 14,385.9sqm
(incl. retail)

Net to Gross 80.0 %

PROPOSED

Mezzanine:

1 x Bed - 1
2 x Bed - 5

Total: 6 apartments

First - Fourth Floor:

1 x Bed - 52
2 x Bed - 48

Total: 100 apartments

Fifth - Seventh Floor:

1 x Bed - 42
2 x Bed - 30

Total: 60 apartments

Eighth Floor:

1 x Bed - 14
2 x Bed - 7
3 x Bed (duplex) - 3

Total: 24 apartments

Summary:

1 x Bed - 109
2 x Bed - 90
3 x Bed - 3

Total number of Apts = 202 (46 additional)

Total Area of Apartments 11,242 sqm
Total Gross Area 14,373sqm
(incl.Grd Fl. and Mezzanine, excl. car park)

Net to Gross 78.2 %

Total Area of Apartments 9,662 sqm
Total Gross Area 12,062sqm
(excl. Grd Fl., Mezzanine and car park)

Net to Gross 80.1 %

Total car parks: 49

Note , all figures are:
- Approximate
- Subject to detailed site survey
- Subject to detailed planning consent
- Subject easement negotiation with Mersey Rail
- Subject to building regulations approval
- Based on preliminary feasibility plans

8.0 REPORT SUMMARY

In summary, the quality of the architecture, materials and the cohesive approach to the design of the new residential development in ‘Baltic Triangle’ represents significant investment that will act as a catalyst for further future investments in the area.

The proposed development will provide a high quality residential scheme in a sustainable location and deliver a variety of much needed high quality, well designed housing for young professionals and families.

9.0 APPENDIX
9.1 DRAWING SCHEDULE

Schedule of Submitted Drawings

PROPOSED PLANS:

P17-148-02-02-001C	Location Plan
P17-148-02-02-002B	Proposed Block Plan
P17-148-02-03-000E	Proposed Basement Plan
P17-148-02-03-001G	Proposed Ground Floor
P17-148-02-03-002F	Proposed Mezzanine Floor
P17-148-02-03-003E	Proposed 1st- 4th Floor Plan
P17-148-02-03-004E	Proposed 5th- 7th Floor Plan
P17-148-02-03-005E	Proposed 8th Floor Plan
P17-148-02-03-006D	Proposed Duplex Mezzanine

PROPOSED ELEVATIONS:

P17-148-02-05-001B	Proposed New Bird Street Elevation
P17-148-02-05-002C	Proposed Jordan Street Elevation
P17-148-02-05-003B	Proposed Newhall Street Elevation
P17-148-02-05-004B	Proposed St James Street Elevation
P17-148-02-05-005B	Proposed Courtyard Elevation 1
P17-148-02-05-006C	Proposed Courtyard Elevation 3
P17-148-02-05-007B	Proposed Courtyard Elevation 2
P17-148-02-05-008B	Proposed Courtyard Elevation 4

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