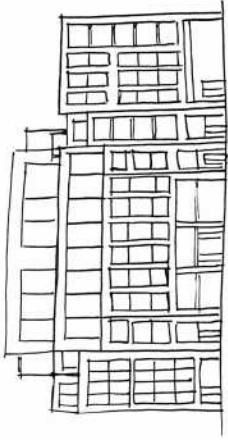


THE PROPOSAL

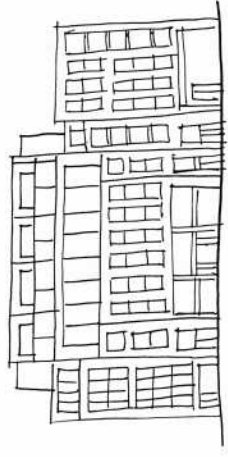
APART HOTEL SCHEME



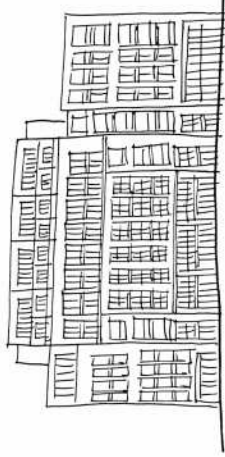
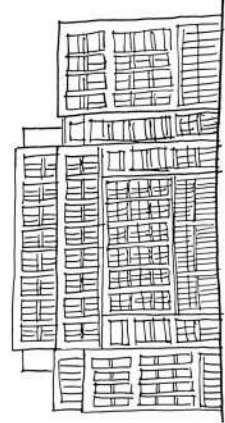
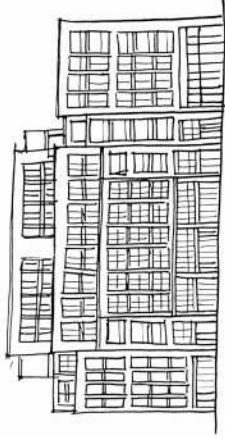
Option 1
Roof extension with split window

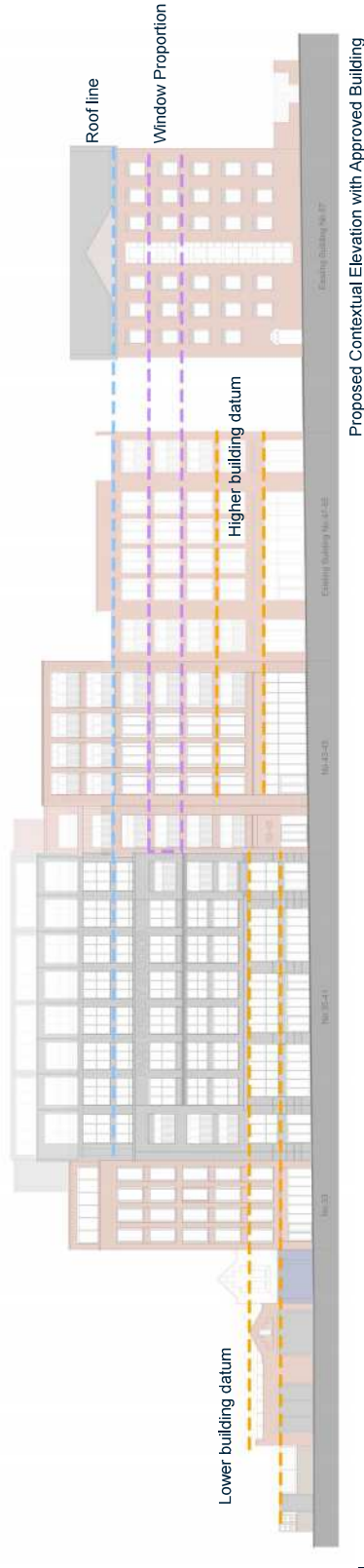
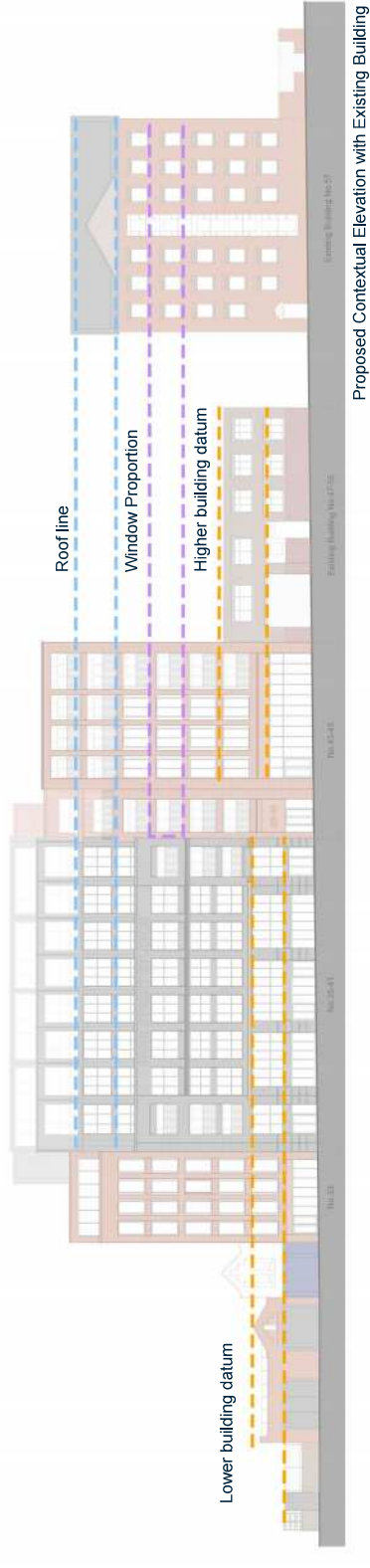
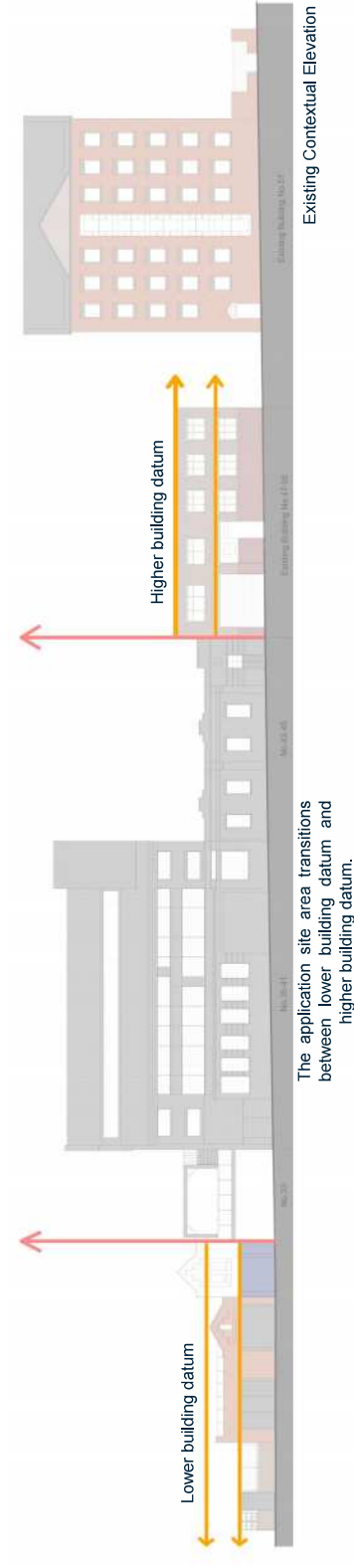


Option 2
Roof extension with full height window



Option 3
Roof extension with separate balcony





THE PROPOSAL. CONTEXTUAL ELEVATION

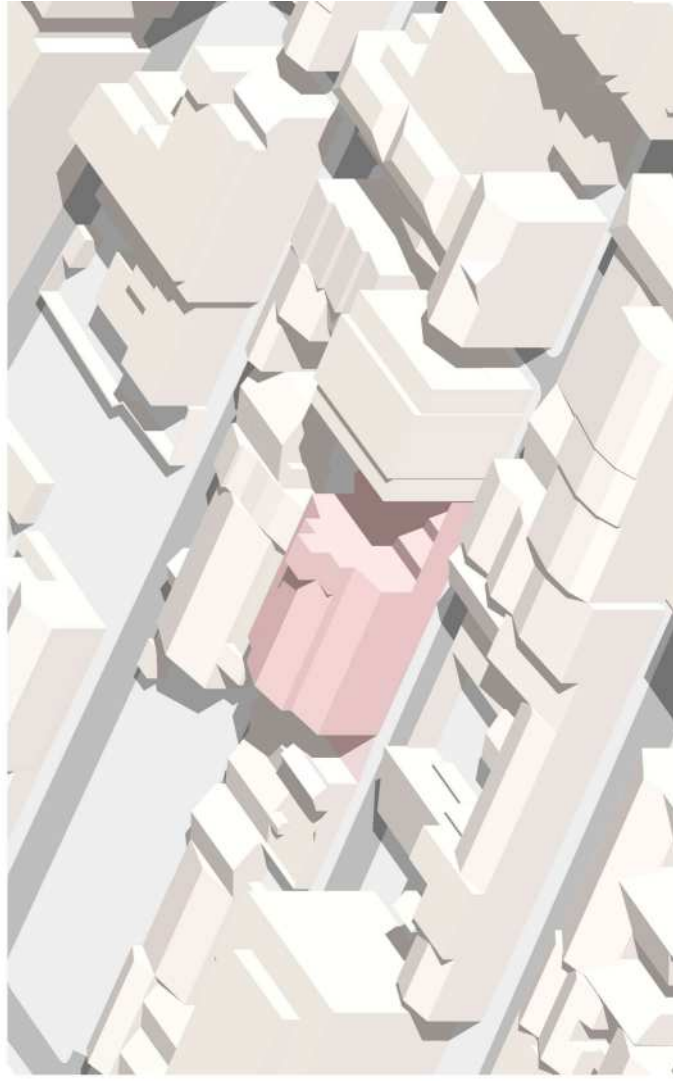


THE PROPOSAL.
APPROVED SCHEME

THE PROPOSAL. MASSING DIAGRAM



Proposed building
with existing
building

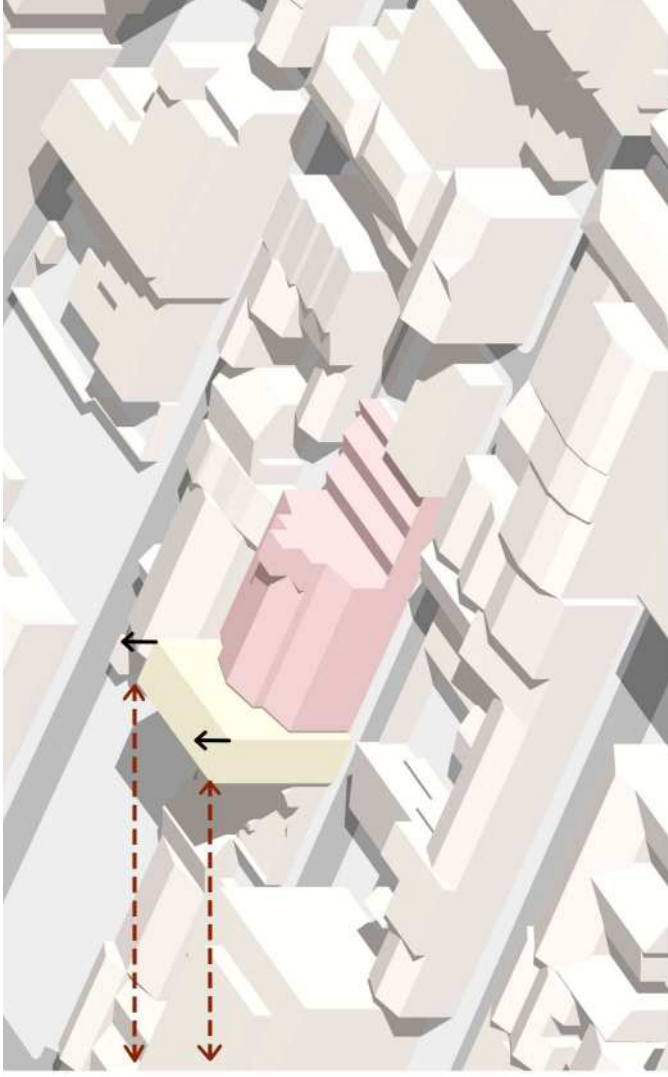


Proposed building
with approved
scheme

To follow policy UD5, there is a clear rationale for continuity or contrast, and how the building 'fits' with the architectural structure of the area, including the ratio of built form to space.

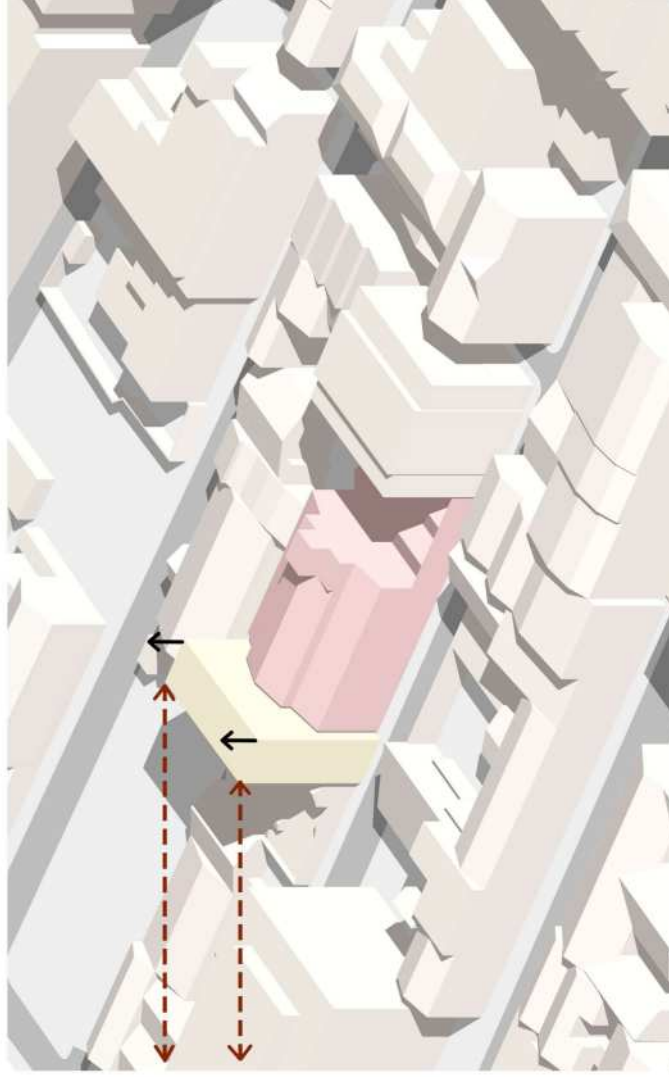
The previous application proposed a development mass on the western end of the site that stitched the large 7 storey block at the middle of Parr Street.

**Proposed building
with existing
building**



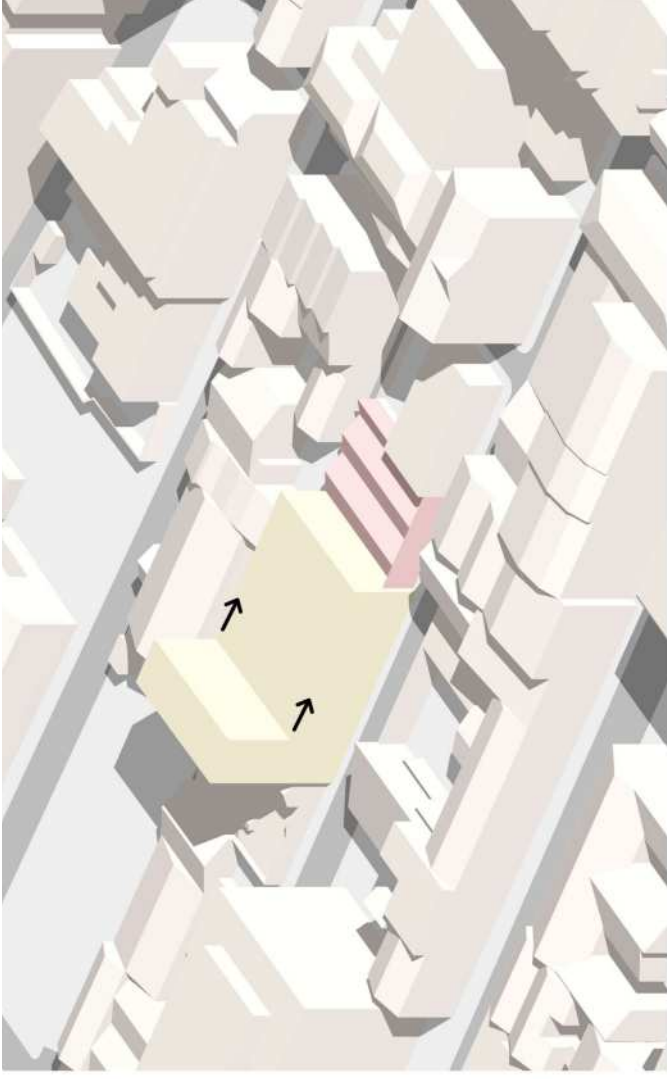
THE PROPOSAL.
MASSING DIAGRAM

**Proposed building
with approved
scheme**



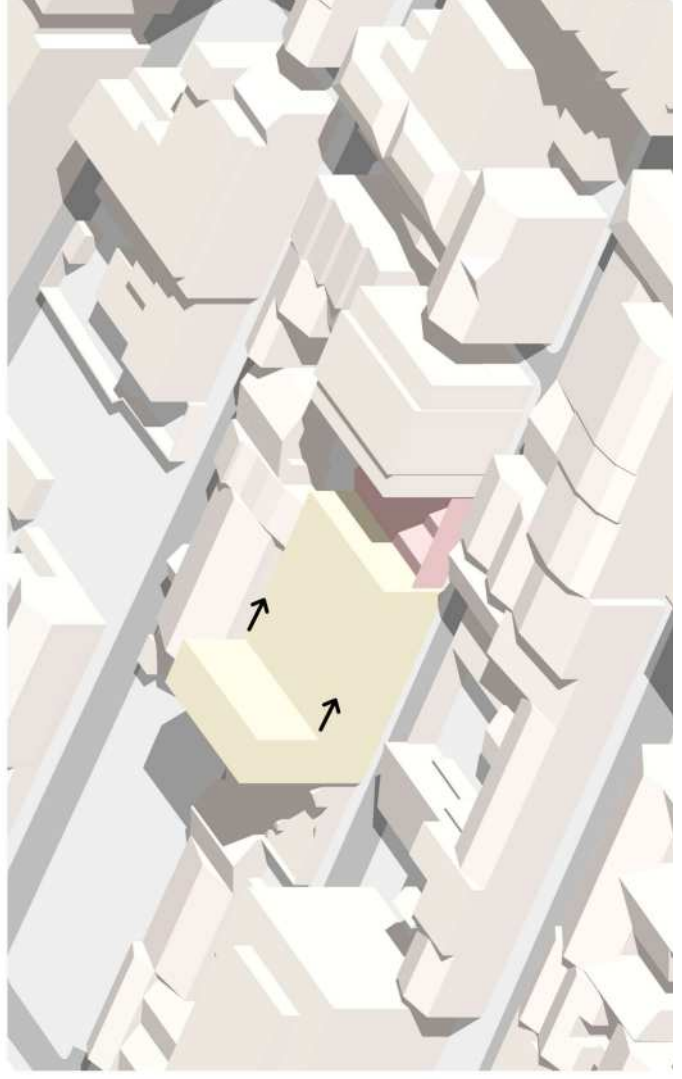
To follow policy UD1, the proposed development are design to provide relationship and response to topography, and natural and built landscapes, including the underlying morphology of the area. Massing block extend to the right to create coherent development block.

**Proposed building
with existing
building**



THE PROPOSAL.
MASSING DIAGRAM

**Proposed building
with approved
scheme**



Massing block extend to the right to create coherent development block.



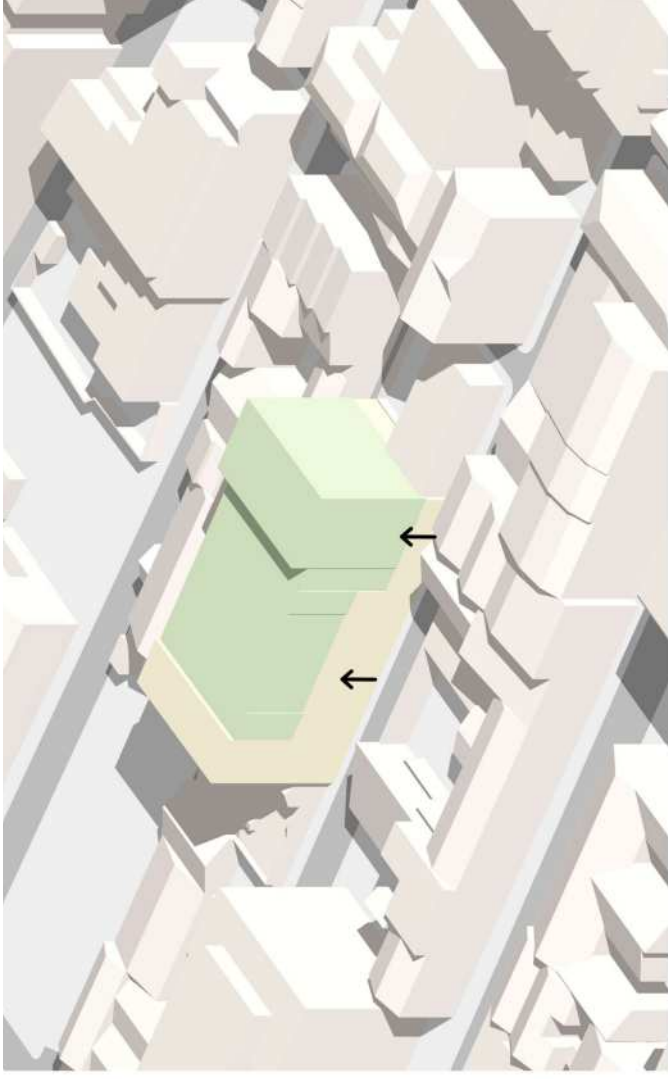
**Proposed building
with existing
building**



**Proposed building
with approved
scheme**

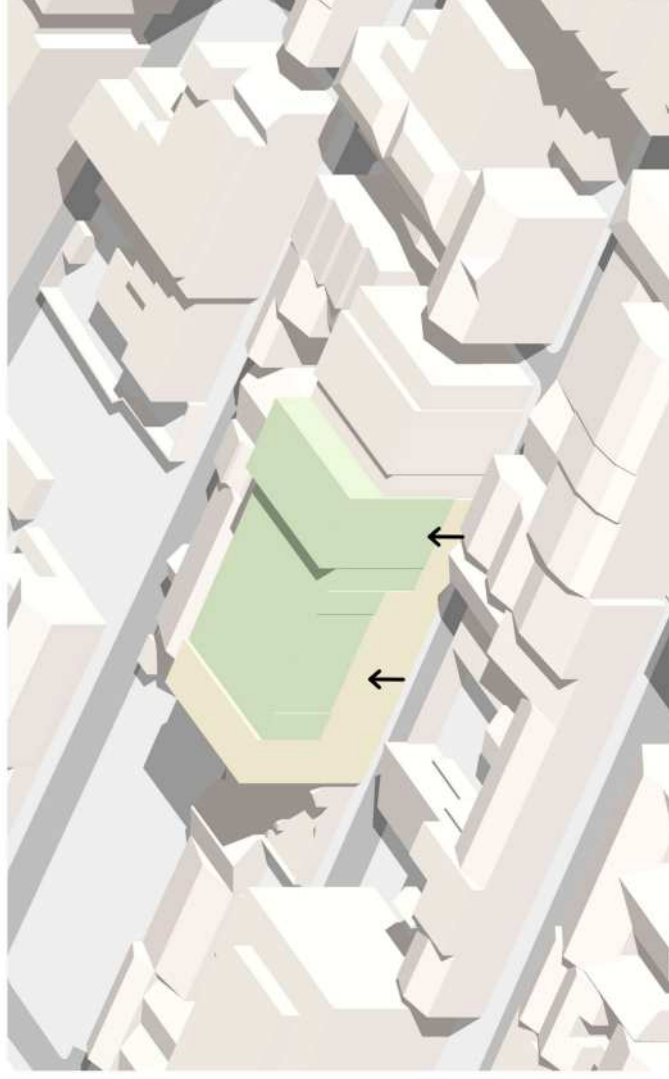
THE PROPOSAL.
MASSING DIAGRAM

Previous application
proposed massing block
extends vertically to the
6th floor.



**Proposed building
with existing
building**

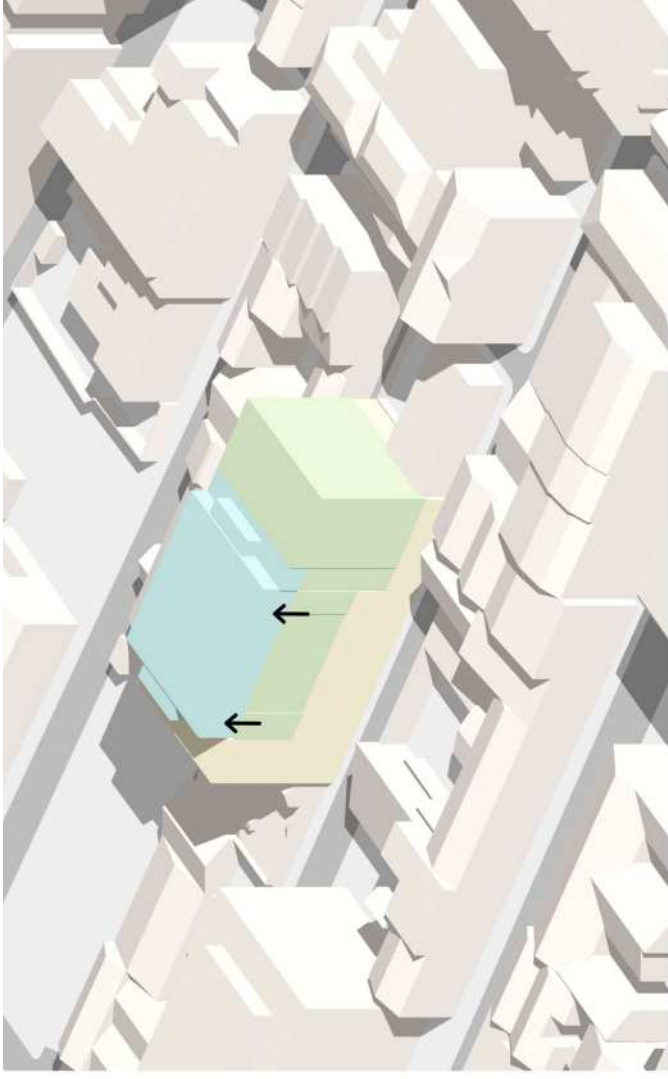
THE PROPOSAL.
MASSING DIAGRAM



**Proposed building
with approved
scheme**

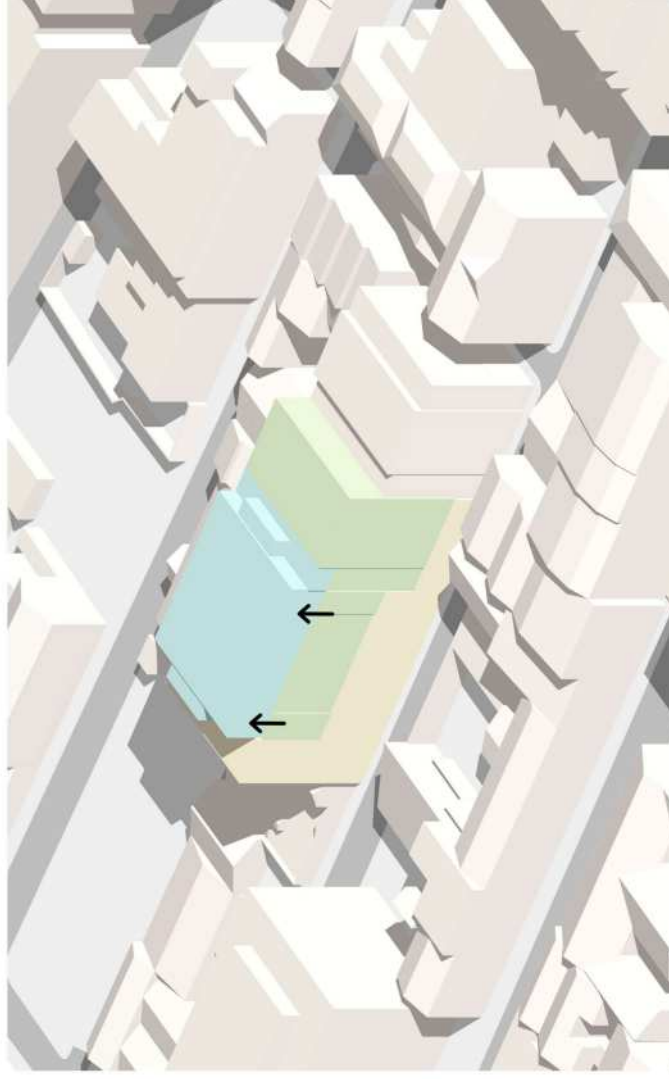
Current application proposes massing block adding two additional storeys to the 8th floor.

**Proposed building
with existing
building**



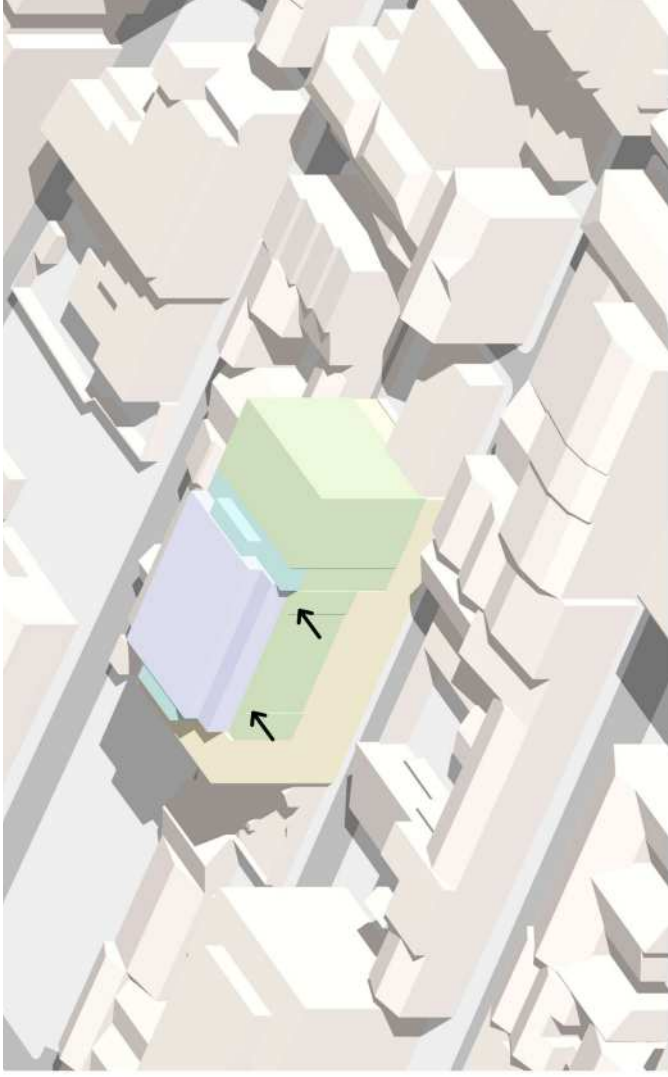
THE PROPOSAL.
MASSING DIAGRAM

**Proposed building
with approved
scheme**



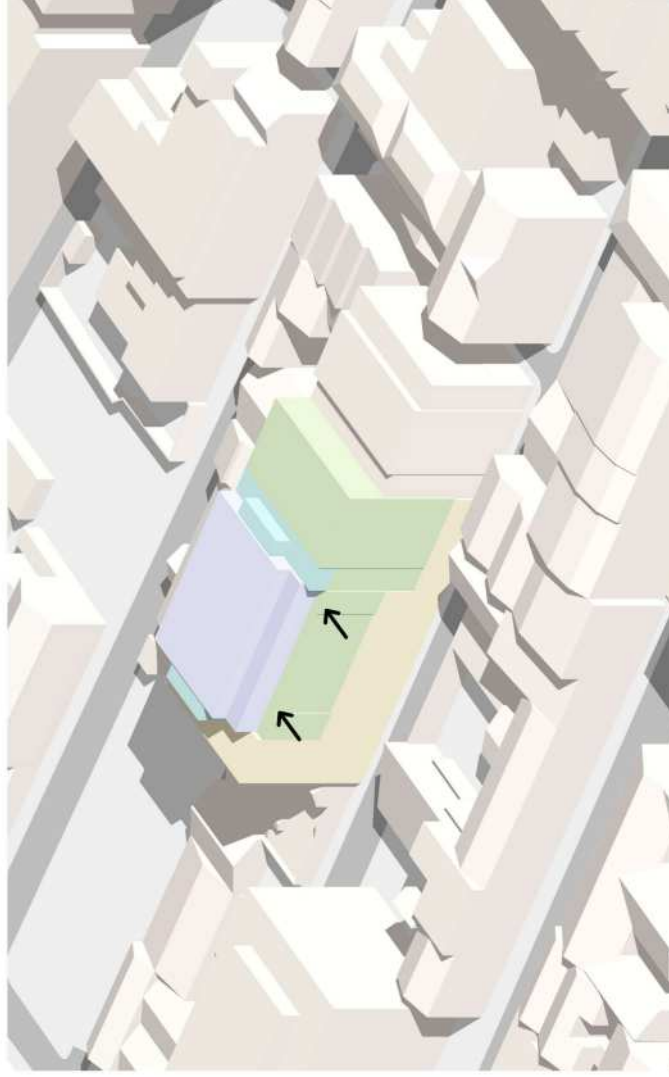
Current application proposes a set in on the 7th and 8th floors to create an open air balcony.

**Proposed building
with existing
building**



THE PROPOSAL.
MASSING DIAGRAM

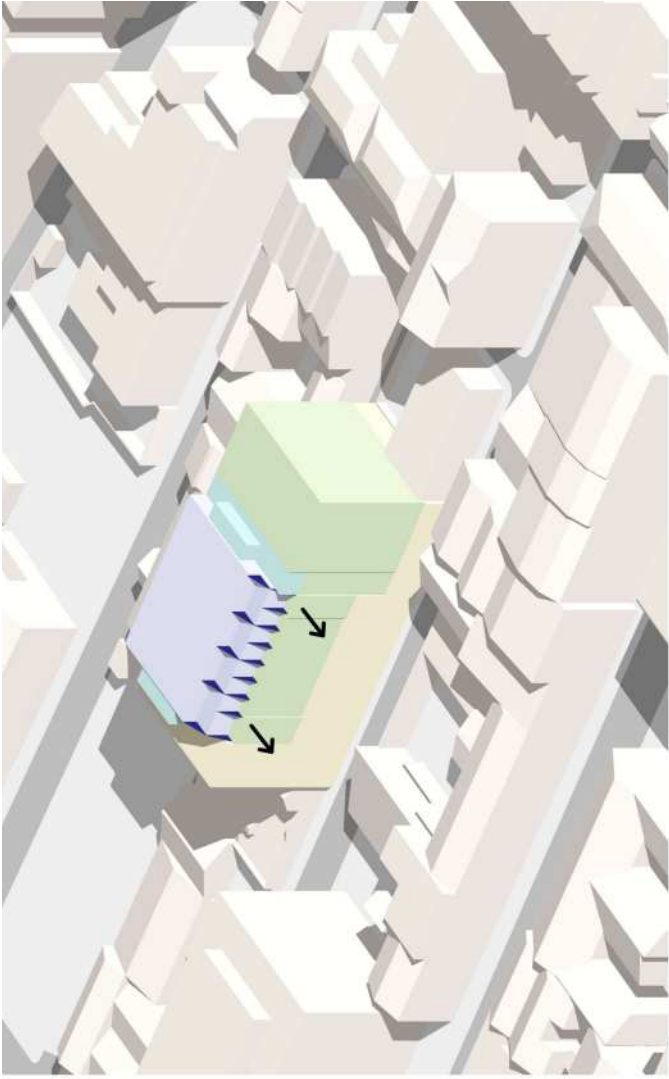
**Proposed building
with approved
scheme**



To follow policy UD1, the form, scale, proportion, building line, frontages, plot sizes, storey and absolute heights, rooflines, skyline, roofscape and ratios of solid to void within buildings.

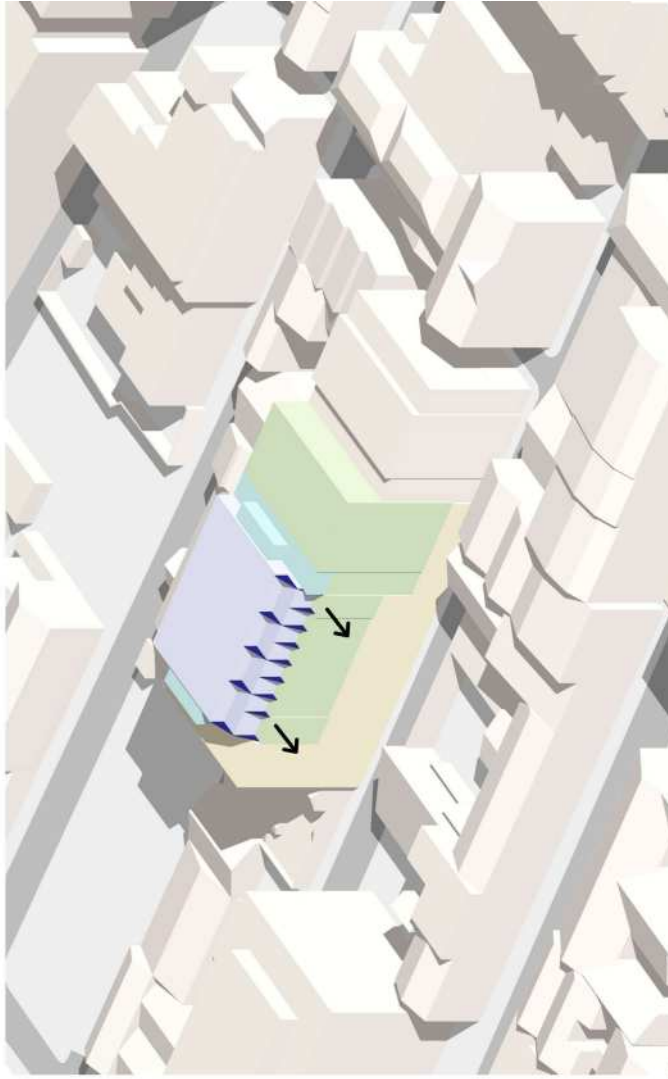
Current application proposes the erection of separating screens on the terraces between each units to provide privacy space.

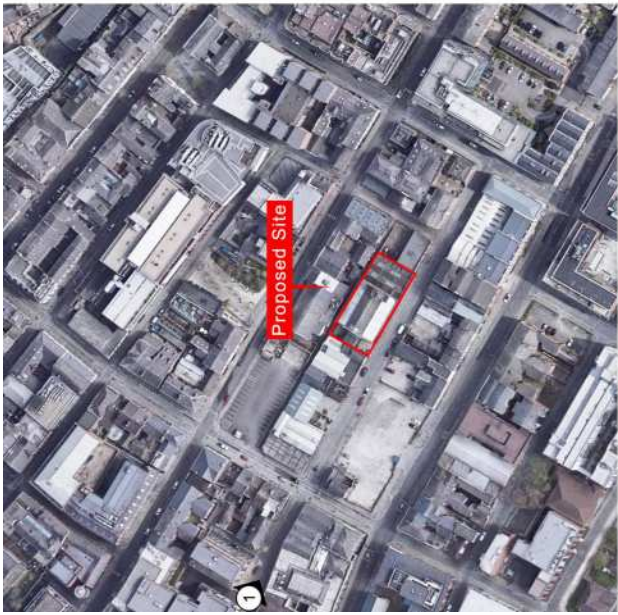
**Proposed building
with existing
building**



THE PROPOSAL.
MASSING DIAGRAM

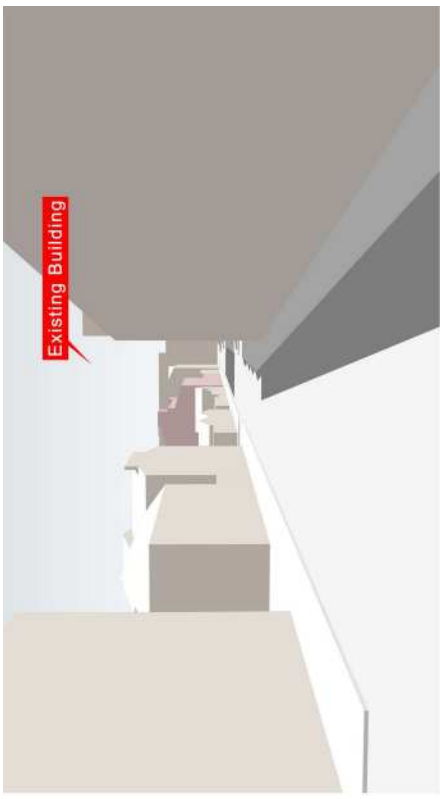
**Proposed building
with approved
scheme**





THE PROPOSAL.
VISUAL IMPACT IMAGES

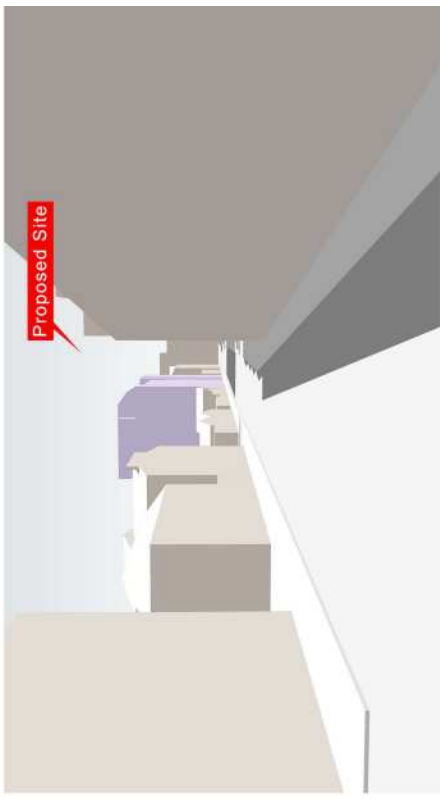
Current View

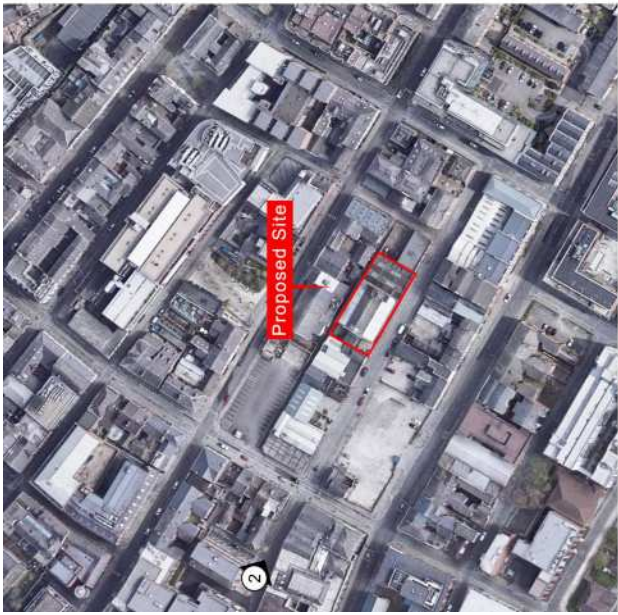


**Proposed building
with current
approved adjacent**



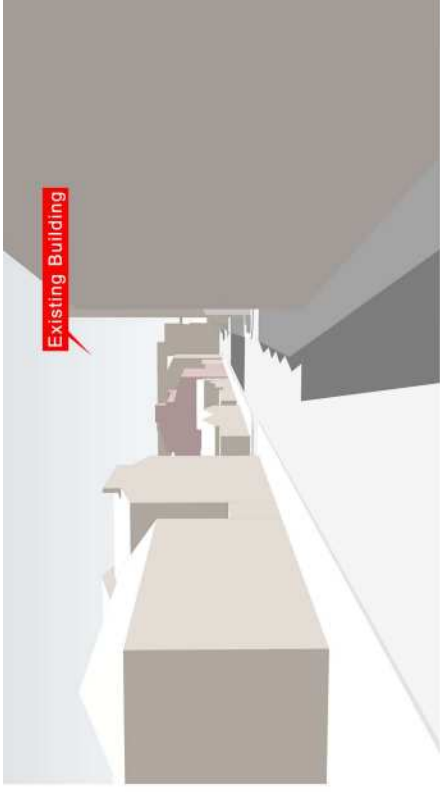
**Proposed building
without current
approved adjacent**





THE PROPOSAL.
VISUAL IMPACT IMAGES

Current View

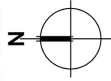
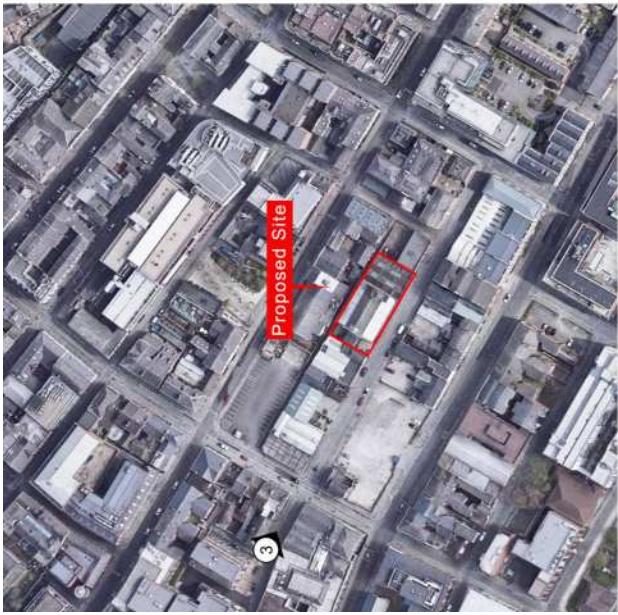


**Proposed building
with current
approved adjacent**



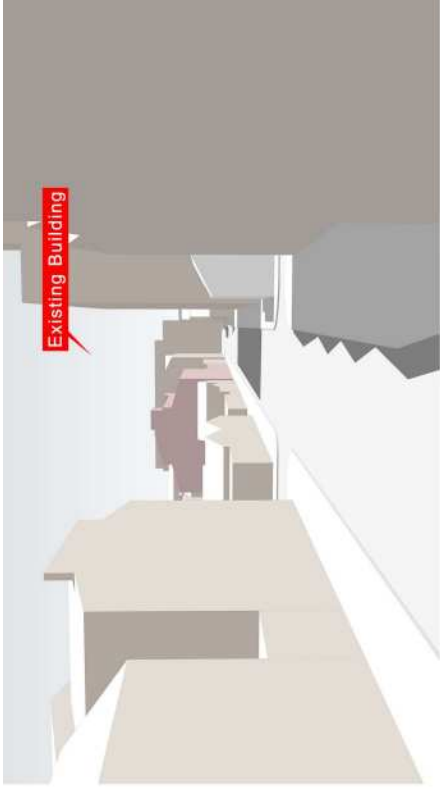
**Proposed building
without current
approved adjacent**



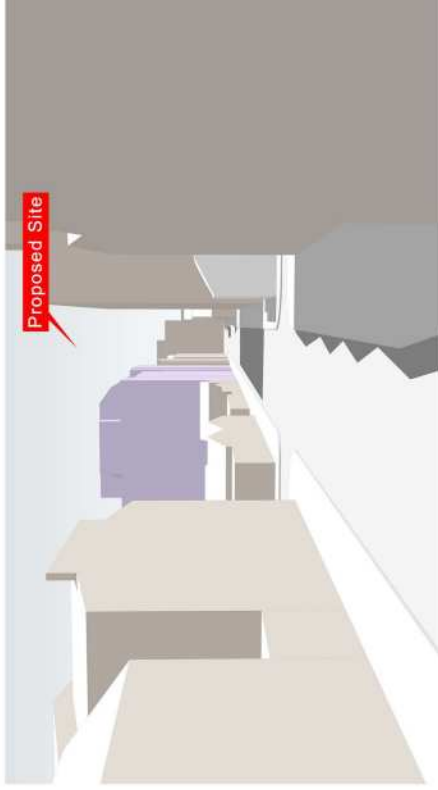


THE PROPOSAL.
VISUAL IMPACT IMAGES

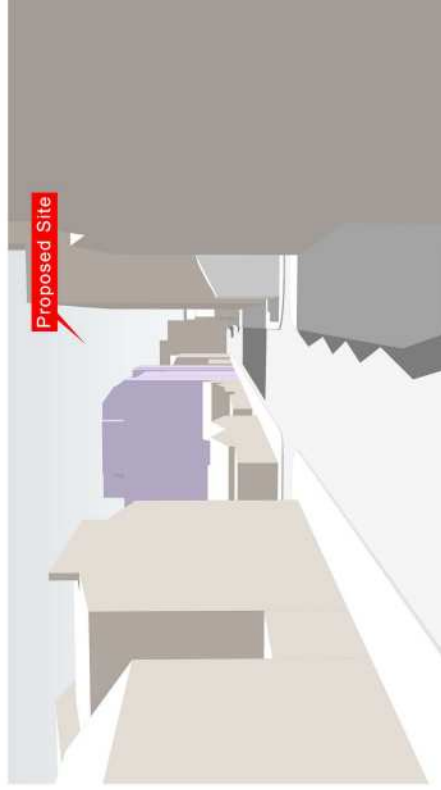
Current View

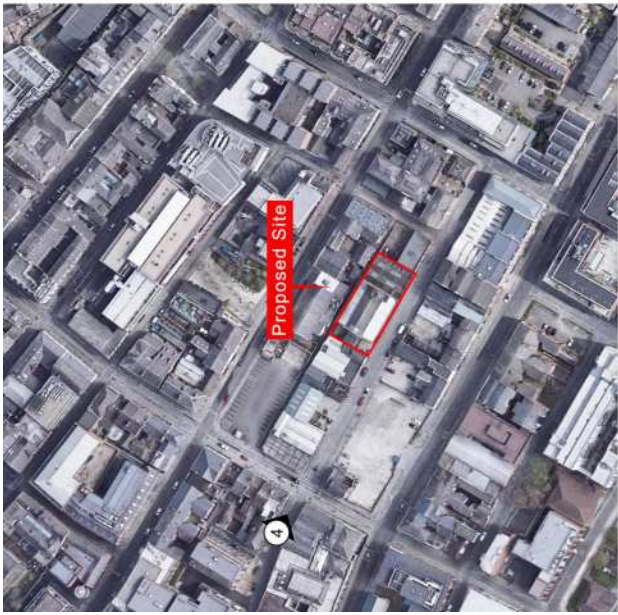


**Proposed building
with current
approved adjacent**



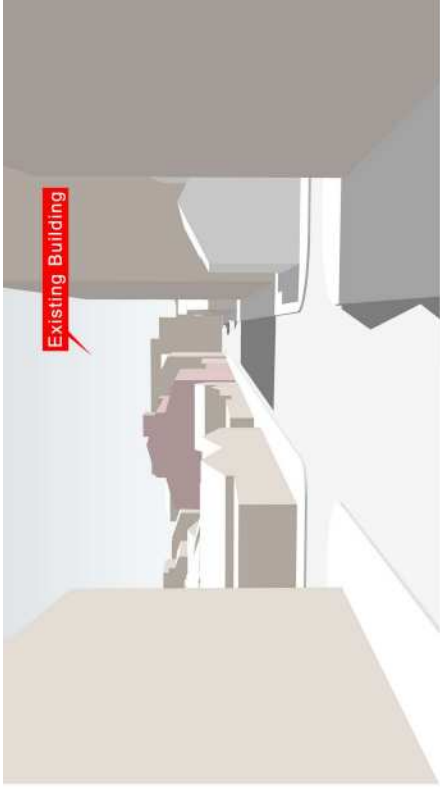
**Proposed building
without current
approved adjacent**



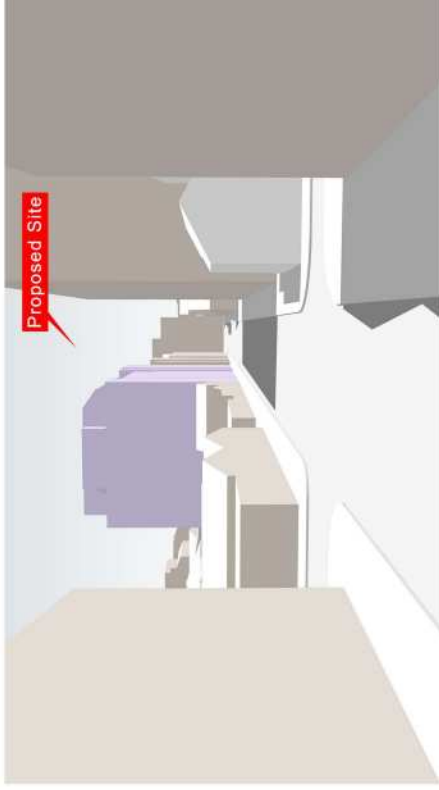


THE PROPOSAL.
VISUAL IMPACT IMAGES

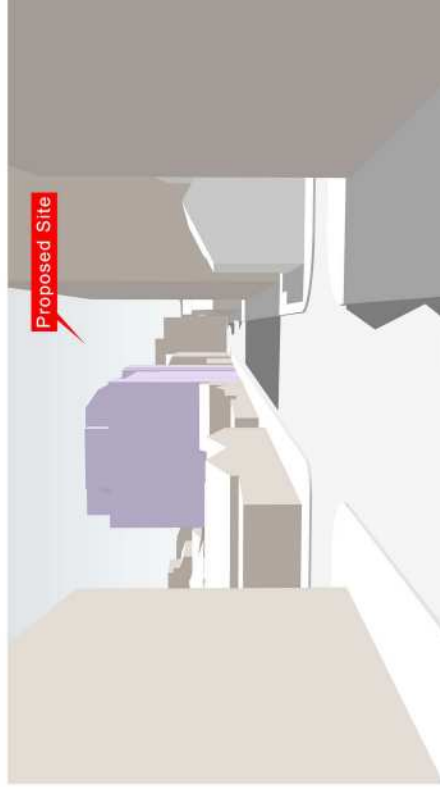
Current View

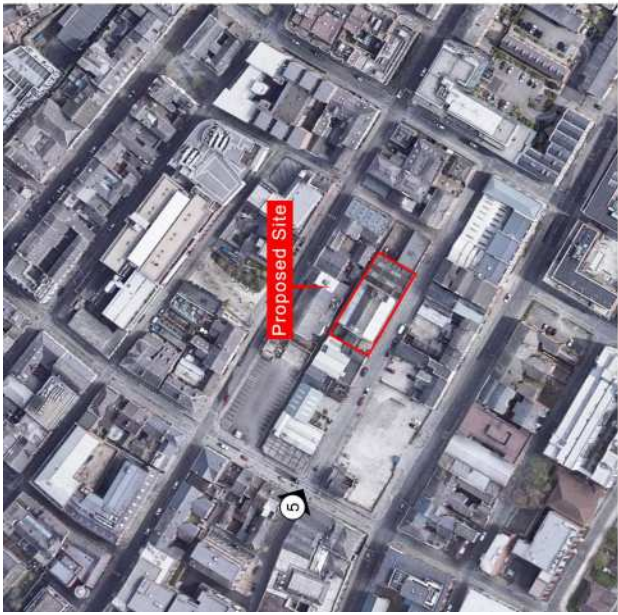


**Proposed building
with current
approved adjacent**



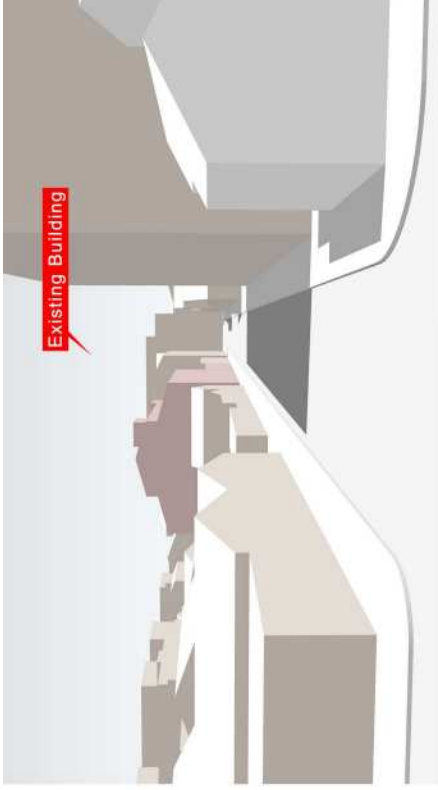
**Proposed building
without current
approved adjacent**



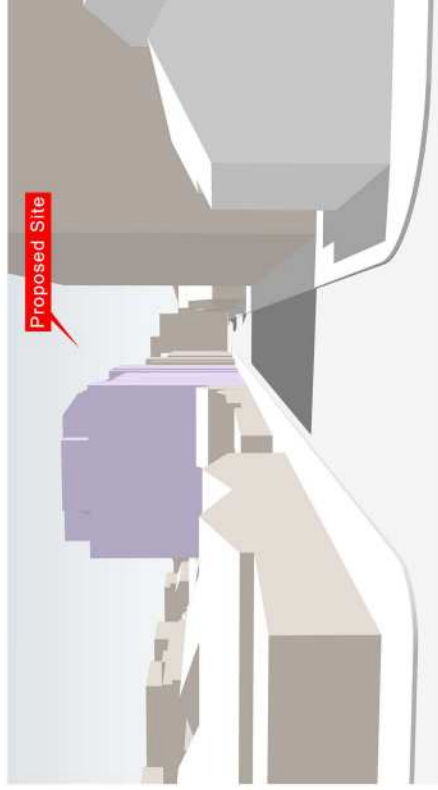


THE PROPOSAL.
VISUAL IMPACT IMAGES

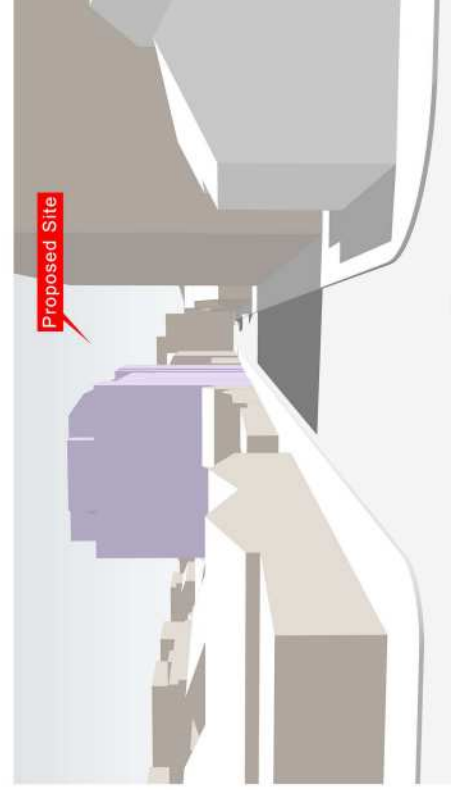
Current View

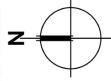
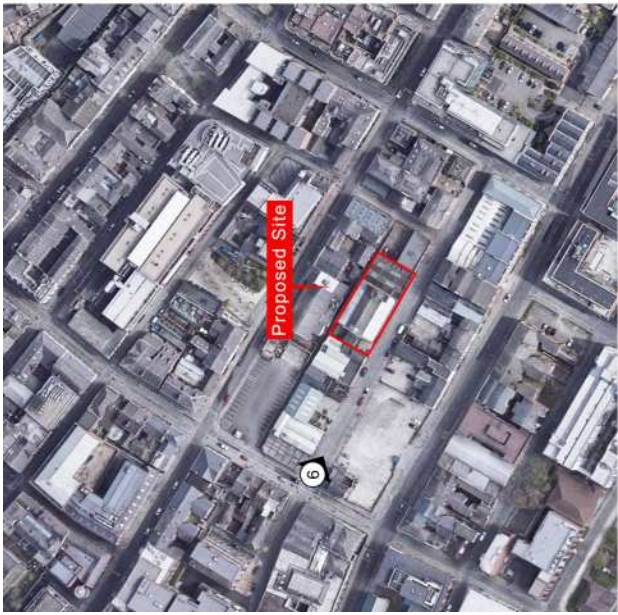


**Proposed building
with current
approved adjacent**



**Proposed building
without current
approved adjacent**

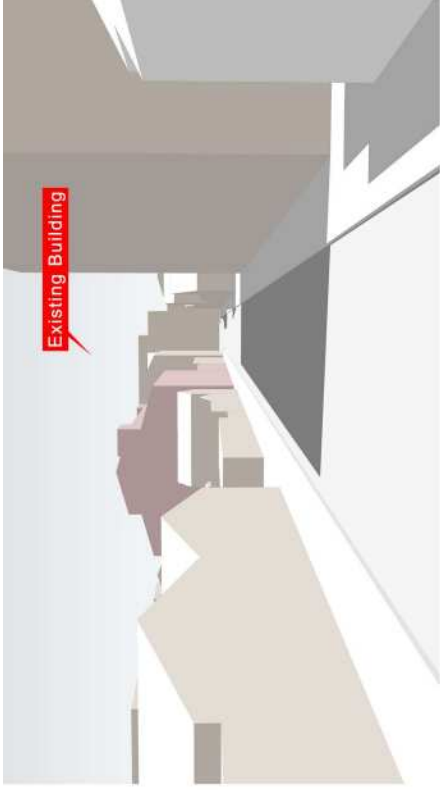




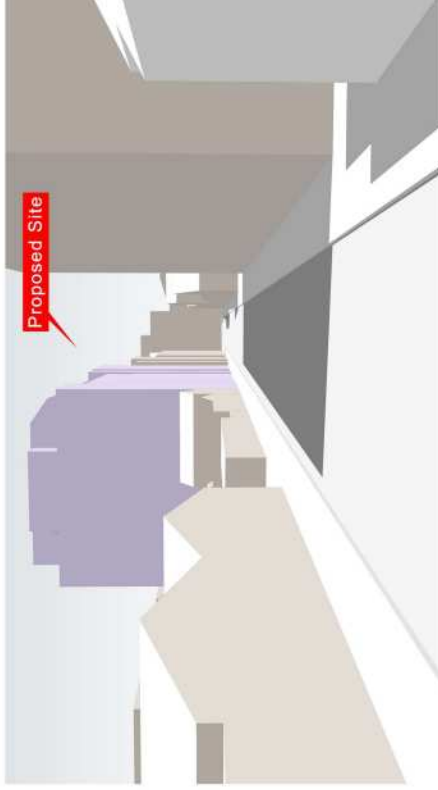
THE PROPOSAL.

VISUAL IMPACT IMAGES

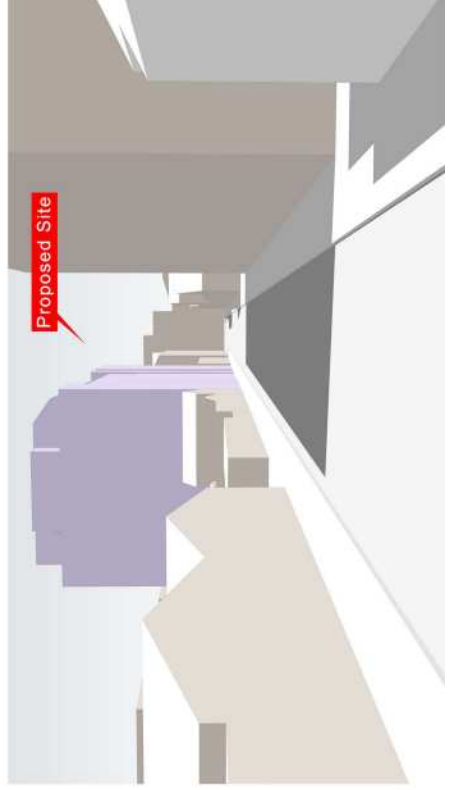
Current View

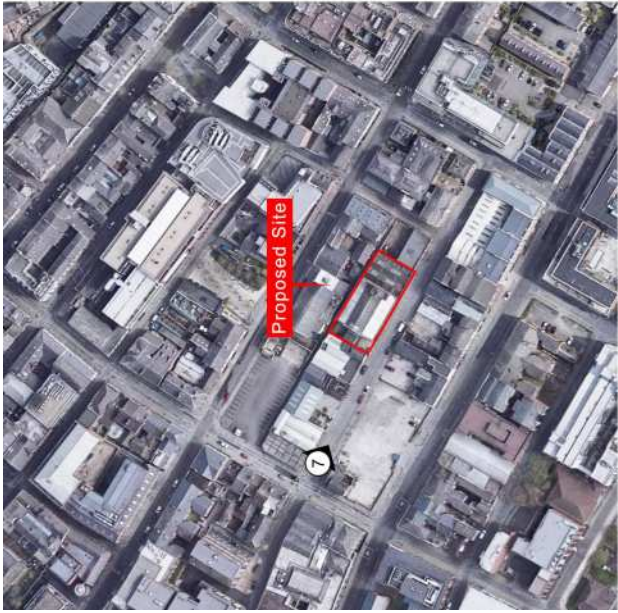


**Proposed building
with current
approved adjacent**



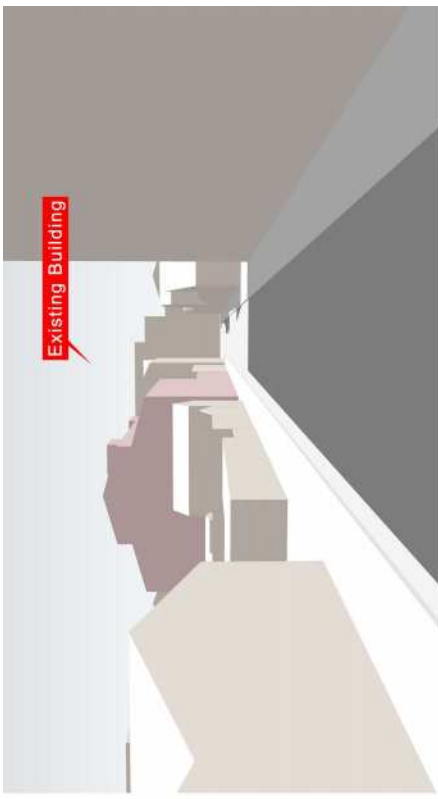
**Proposed building
without current
approved adjacent**



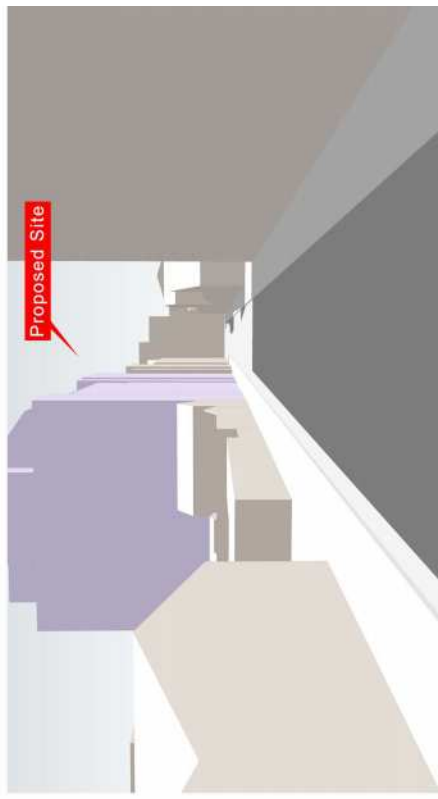


THE PROPOSAL.
VISUAL IMPACT IMAGES

Current View

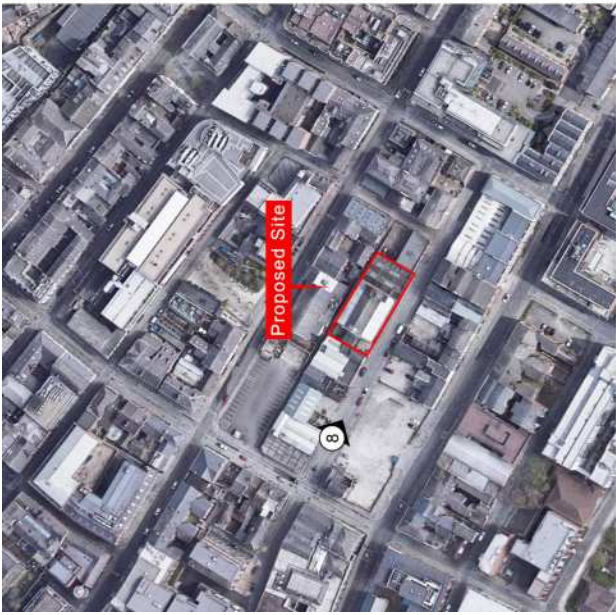


**Proposed building
with current
approved adjacent**



**Proposed building
without current
approved adjacent**



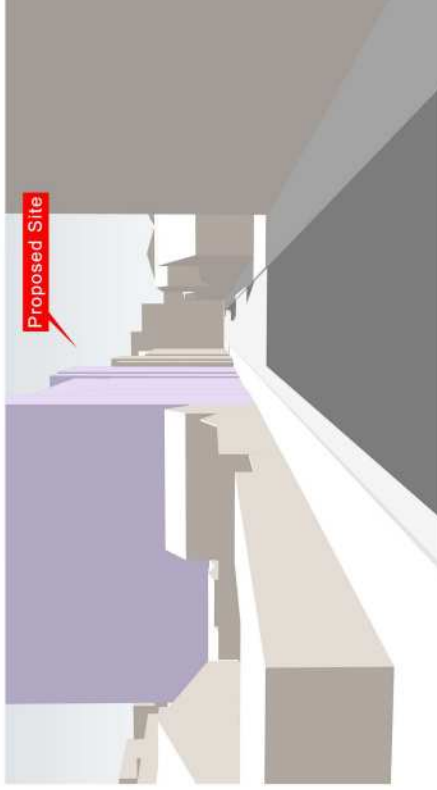


THE PROPOSAL.
VISUAL IMPACT IMAGES

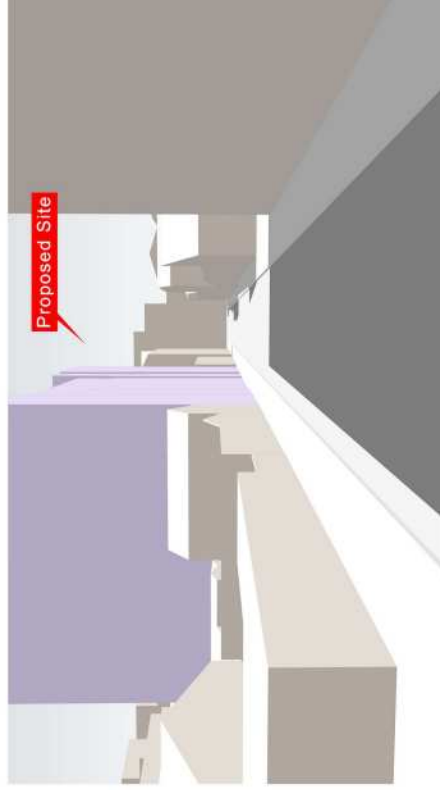
Current View

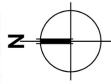
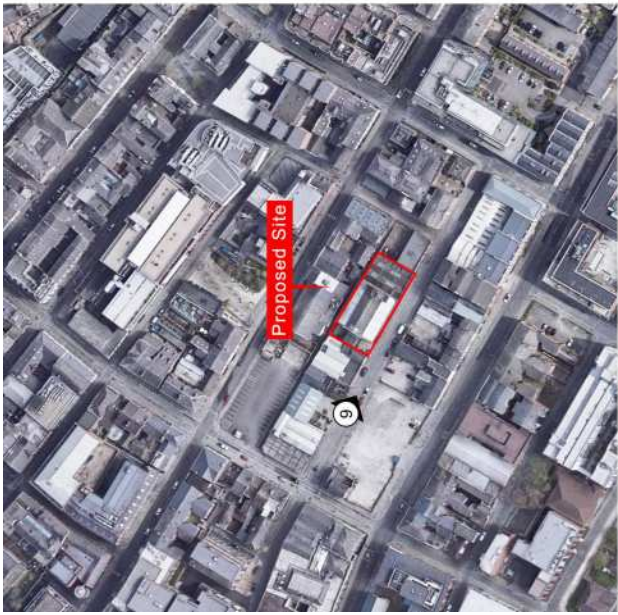


**Proposed building
with current
approved adjacent**



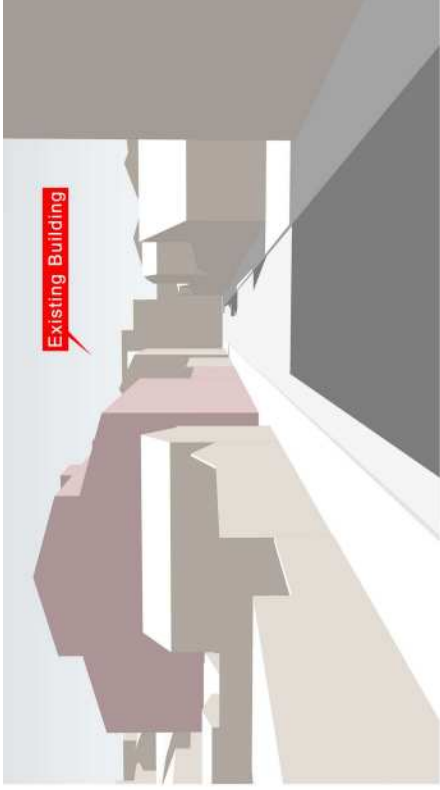
**Proposed building
without current
approved adjacent**



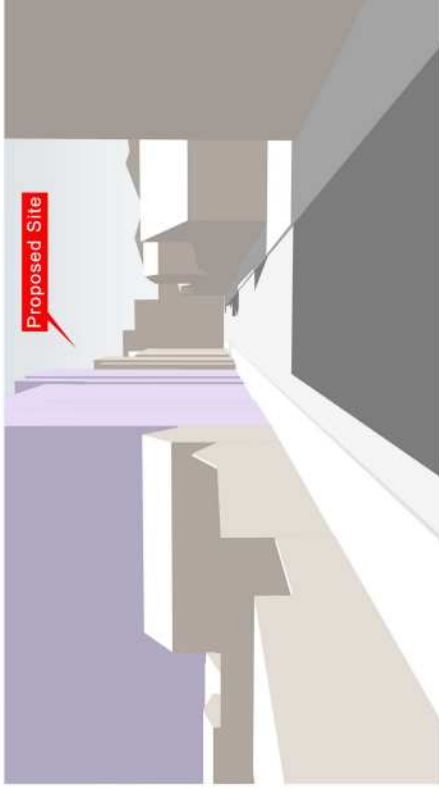


THE PROPOSAL.
VISUAL IMPACT IMAGES

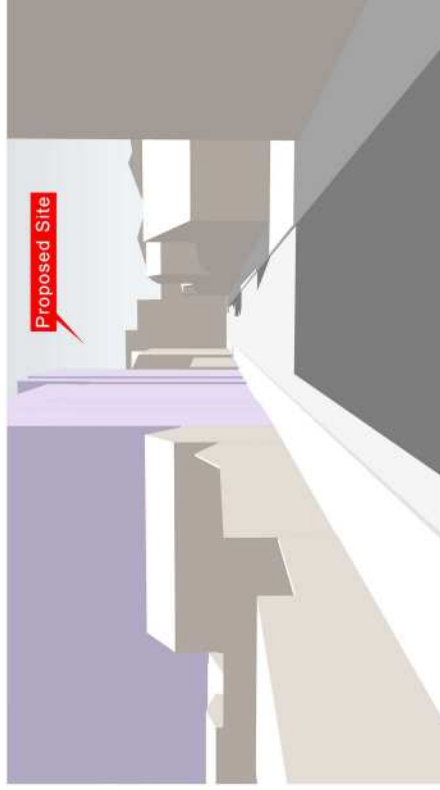
Current View

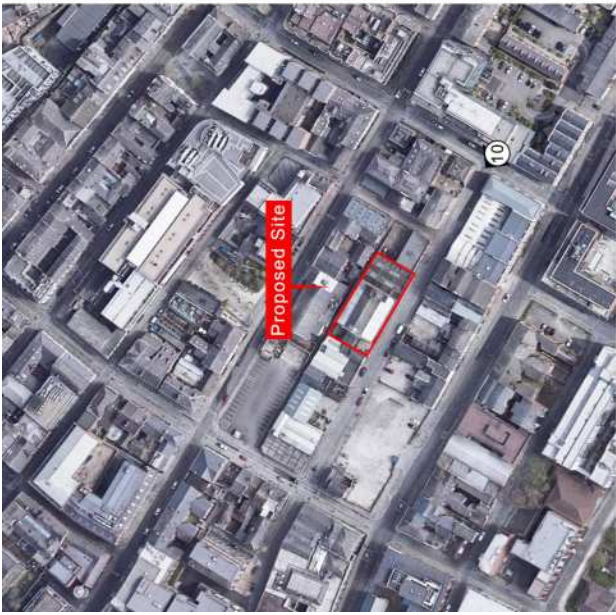


**Proposed building
with current
approved adjacent**



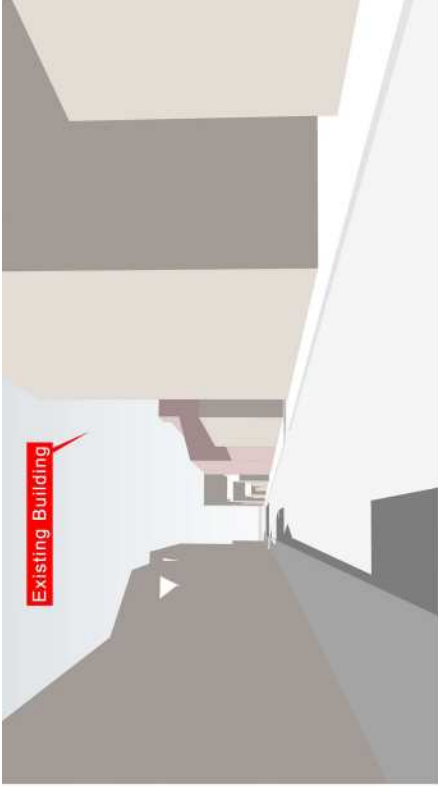
**Proposed building
without current
approved adjacent**



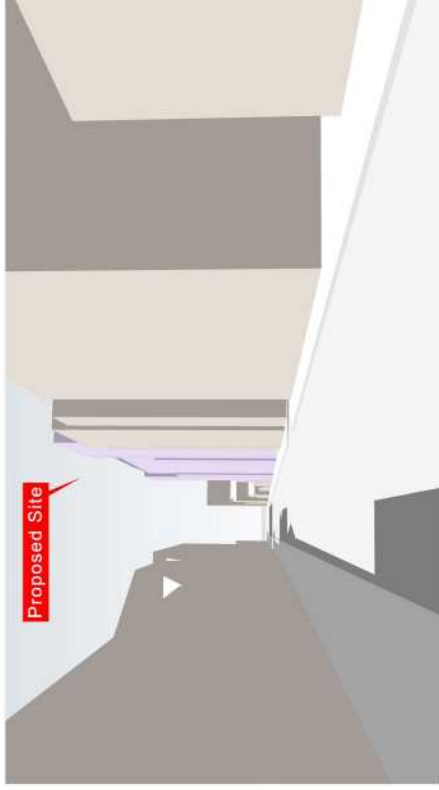


THE PROPOSAL.
VISUAL IMPACT IMAGES

Current View

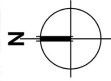
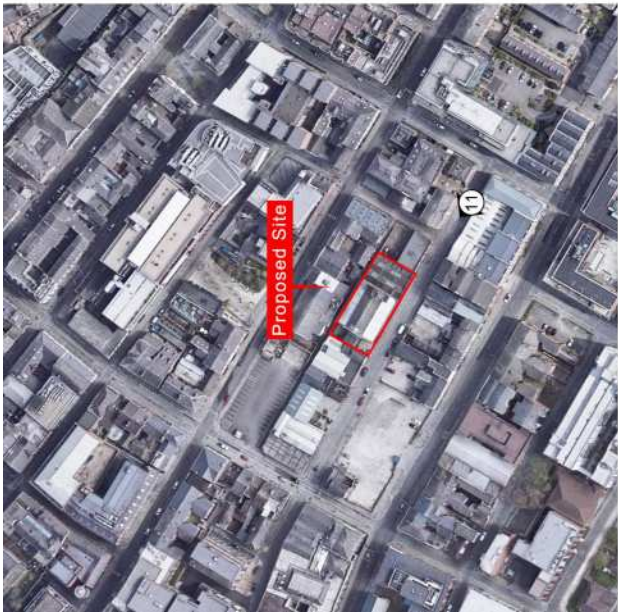


**Proposed building
with current
approved adjacent**



**Proposed building
without current
approved adjacent**





THE PROPOSAL.

VISUAL IMPACT IMAGES

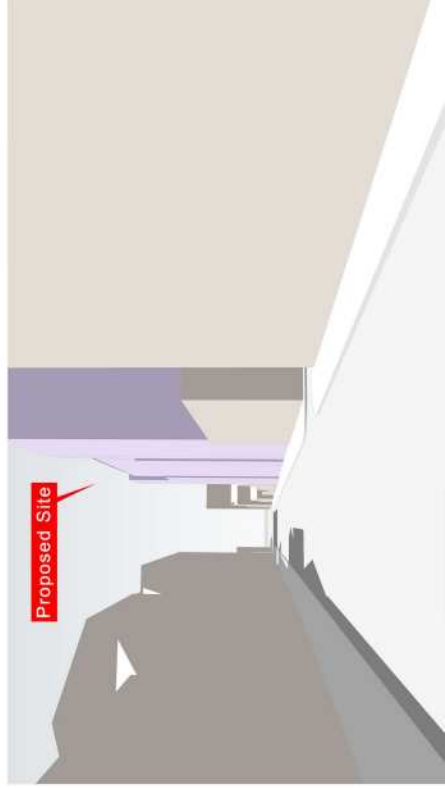
Current View

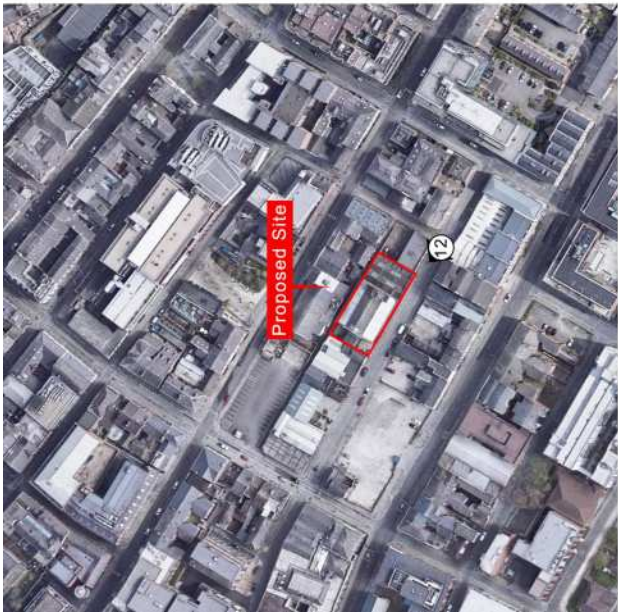


Proposed building with current approved adjacent



Proposed building without current approved adjacent





THE PROPOSAL.
VISUAL IMPACT IMAGES

Current View



**Proposed building
with current
approved adjacent**



**Proposed building
without current
approved adjacent**



THE PROPOSAL.
FRONT ELEVATION
MATERIAL PROPOSAL

1 Proposed Worsley weathered + flavenhead smooth red

2 Proposed pigmento grey vertical standing seam zinc cladding

3 Proposed pigmento blue vertical standing seam zinc cladding

4 Proposed grey painted brick

5 Proposed red brick finishes

6 Proposed dark grey aluminium double placed window to assembly

7 Proposed black aluminium double placed window to assembly

8 Proposed grey parapet wall

9 Proposed black steel balustrade to assembly

Proposed grey parapet wall

Proposed pigmento grey vertical standing seam zinc cladding

Proposed pigmento blue vertical standing seam zinc cladding

Proposed red brick finishes

Proposed grey painted brick

Proposed dark grey aluminium double placed window to assembly

Proposed black steel balustrade to assembly

Proposed Development No. 47-55
Application Reference No. 20F/1125

No. 33

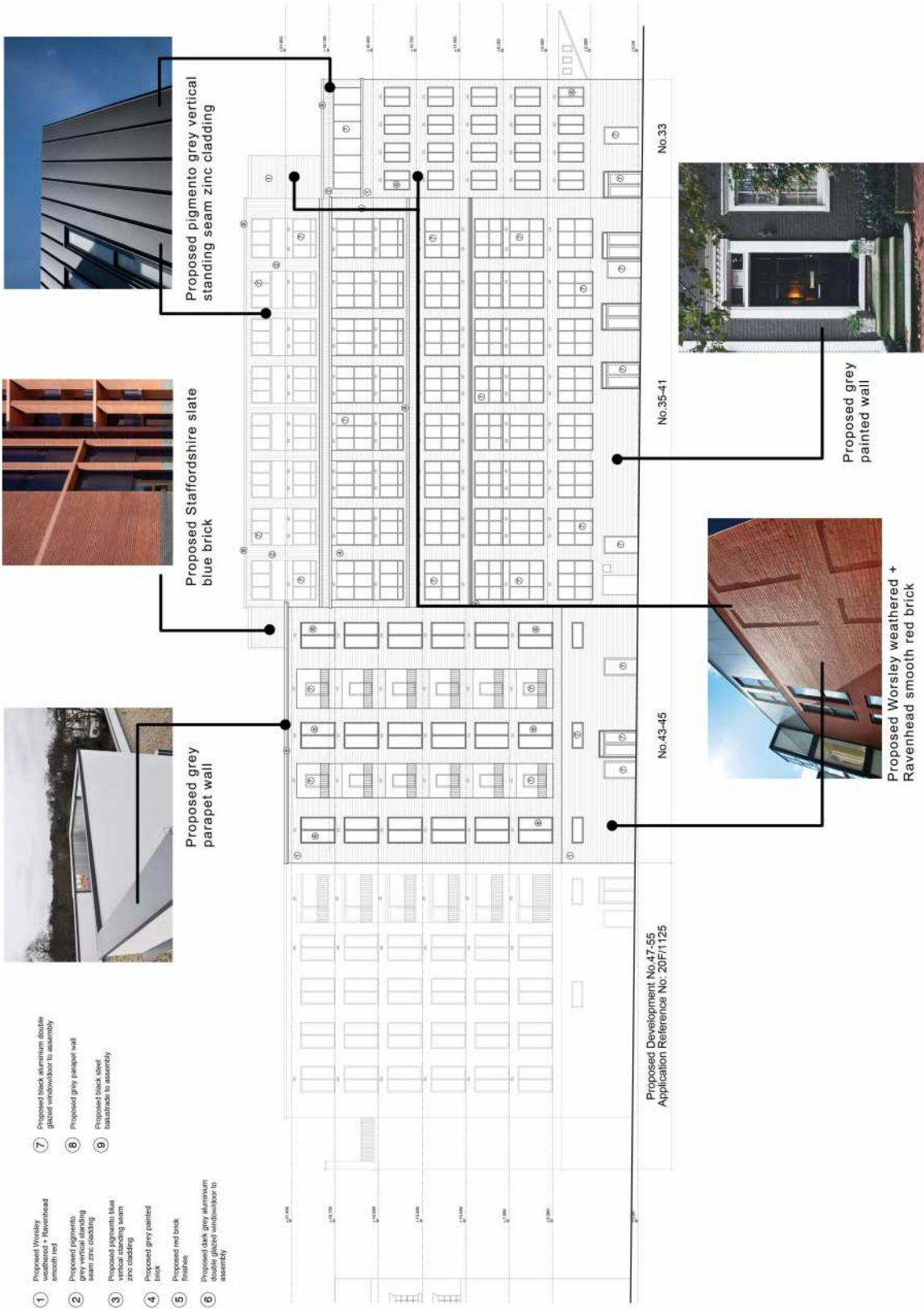
No. 35-41

No. 43-45

Proposed grey painted wall

Proposed Worsley weathered + Ravenhead smooth red brick

Proposed red brick finishes



THE PROPOSAL-
REAR ELEVATION
MATERIAL PROPOSAL

Proposed apartment entrance



Proposed LED signage



Proposed high canopy



Proposed full height front display window



THE PROPOSAL. STREET ACTIVATION

To follow policy UD1, the proposed development need to preserve, improve and create views into and out of development and also across it. To follow policy UD5, the building has appropriate active frontages onto the public realm which offer natural surveillance over external spaces and present a clearly defined front entrance.

The main entrances to the residential and retail units are from Parr Street and each have separate front entrances. The design of the ground floor commercial units area with full-height windows that create a sleek modern street scene. High quality lighting is proposed to enhanced the environment and the provision of a safe attractive street.



Proposed window proportion



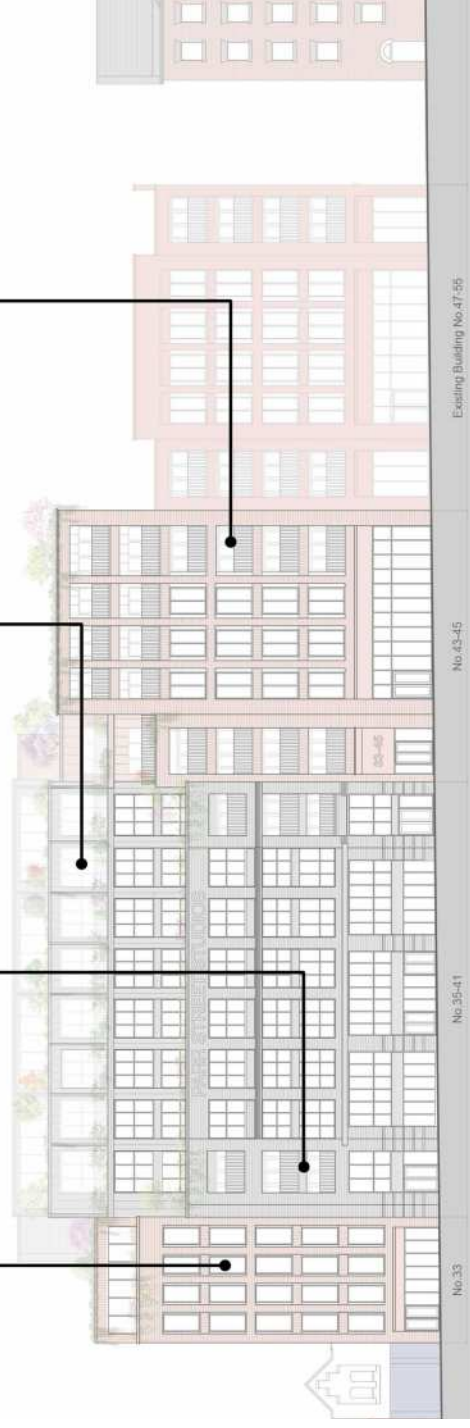
Proposed balcony



Proposed roof top balcony



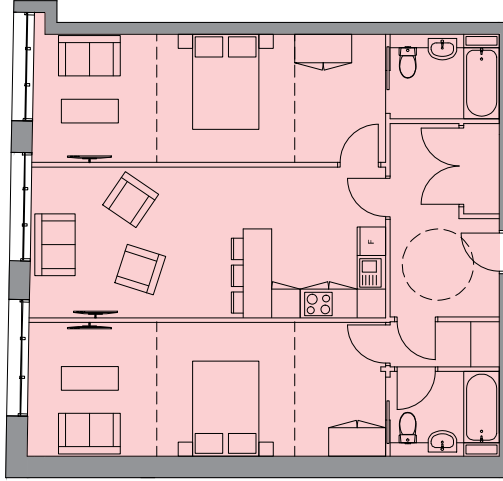
Proposed balcony design



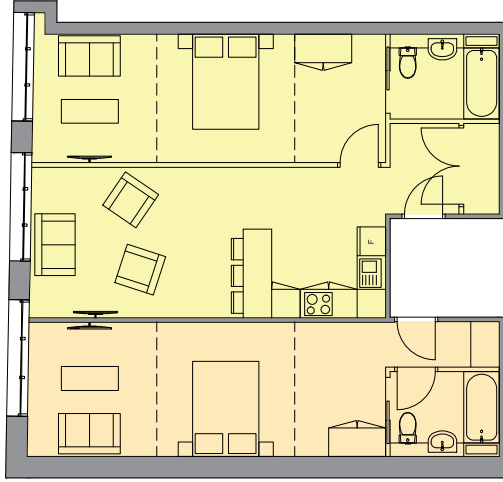
THE PROPOSAL. WINDOW PROPORTION



THE PROPOSAL- SCALE & DESIGN



2 BEDROOM



1 BEDROOM+1 STUDIO



3 STUDIOS

THE PROPOSAL.
LAYOUT OPTIONS

THE PROPOSAL.

TYPICAL APART-HOTEL TYPE

This statement is to be read as an appendix to the currently submitted Design & Access Statement. The design response when considering all aspects of accessibility has been carried out to the standards set out in:

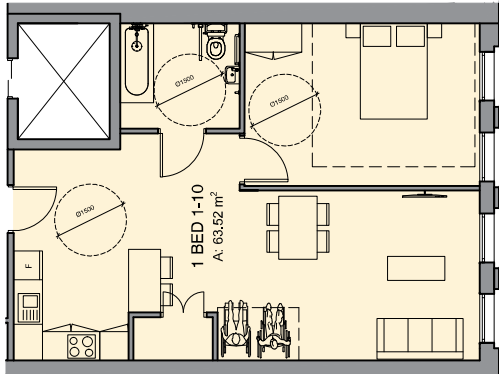
- 1.The Building Regulations Approved Document M.
- 2.Design for Access for All: Supplementary Planning Document - Liverpool City Council Designing forAccessibility – published by the CAE/RIBA Publishing.
- 3.BS 8300:2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People – Code of Practice.

The Disability Discrimination Act 1995, Parts 2 and 3.

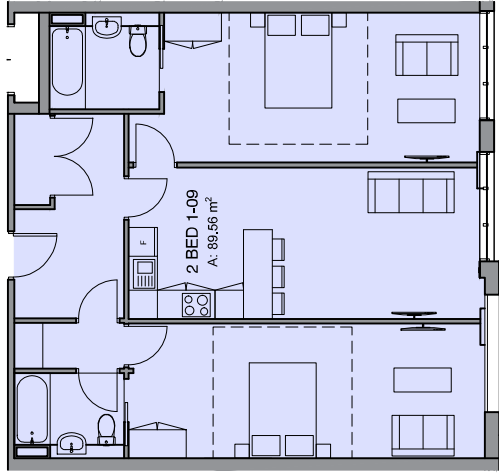
Access within and around the building.

This scheme is for the private residential sector, and ensures the development (including external areas) are accessible, including; level access thresholds throughout, 300mm to all leading edges to communal doors, passenger lifts and compliant circulation stairs. It was proposed that all of the apart-hotel were to be designed to M4(2) standard, with 10% of the apart-hotel units compliant to M4(3) wheelchair adaptability.

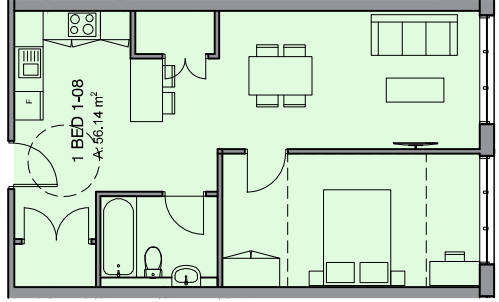
The proposed accessibility breakdown is as follows;
90% of the apartments are designed to be M4(2) standard.
10% of the apartments are designed to be M4(3) standard.



**TYPICAL ONE BED
WHEELCHAIR ACCESSIBLE**
APPROX 964sqft



TYPICAL TWO BED
APPROX 964sqft



TYPICAL ONE BED
APPROX 604sqft

TYPICAL PROPOSED APARTMENT PLANS



TYPICAL ONE BED-WHEELCHAIR ACCESSIBLE

ONLINE VERSION



The Building Regulations 2010



Volume 1: Dwellings

- M4(1) Category 1: Variable dwellings
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments –
for use in England*

ONLINE VERSION