

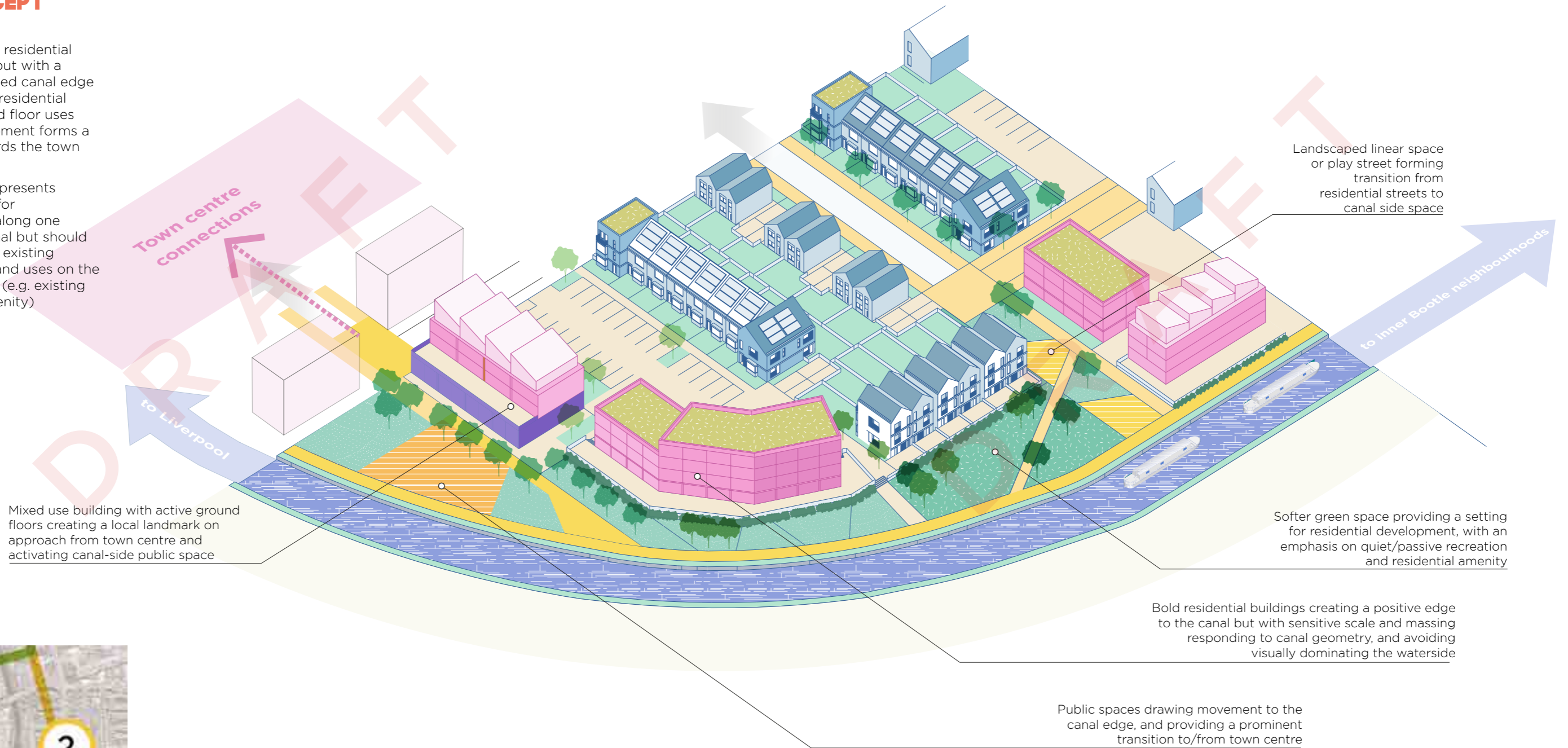
# KEY DESIGN CONCEPTS

## AREA 2

-  Apartments to canal edge
-  Active ground floor uses
-  2-3 storey homes
-  Canal and tow path

### BASE CONCEPT

- Predominantly residential development but with a mixed and varied canal edge including non-residential / active ground floor uses where development forms a gateway towards the town centre
- Area 2 largely presents opportunities for development along one side of the canal but should be sensitive to existing development and uses on the opposite bank (e.g. existing residential amenity)



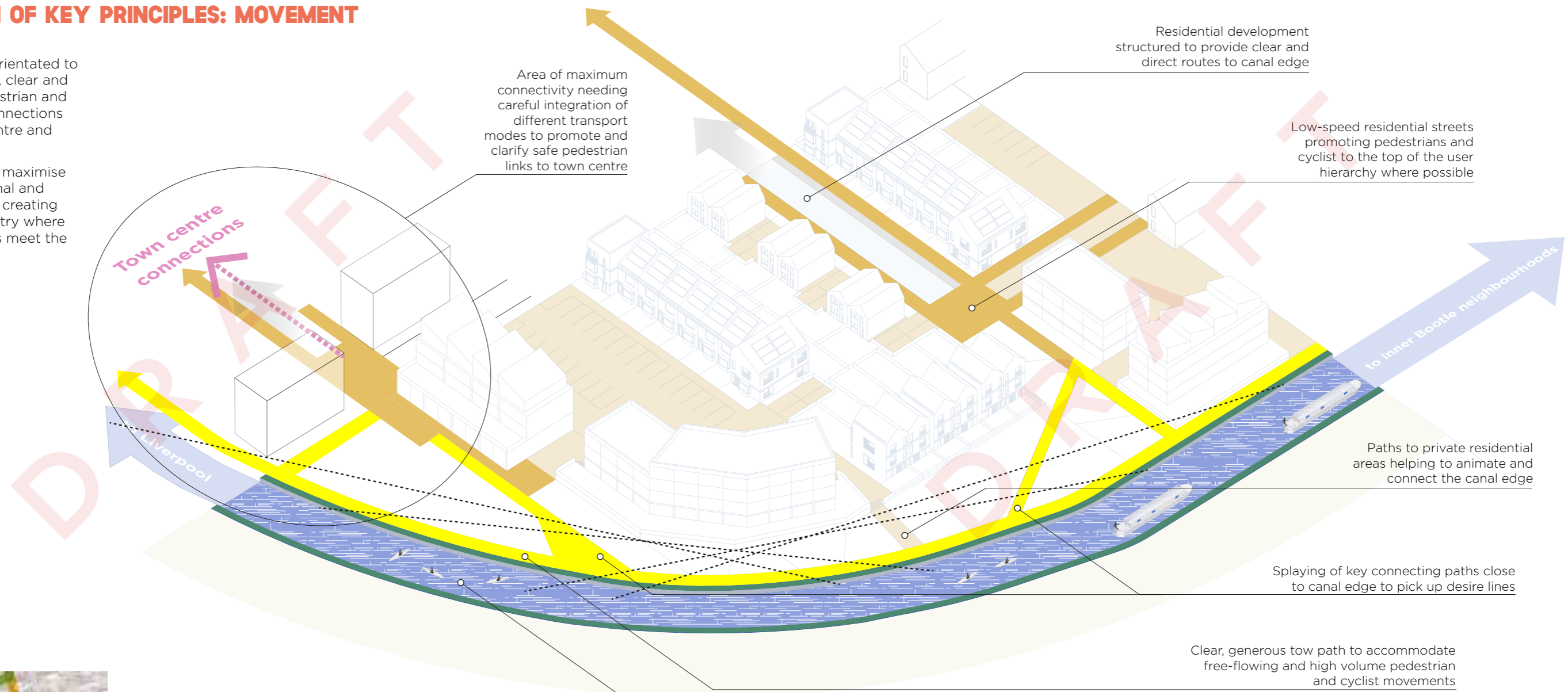
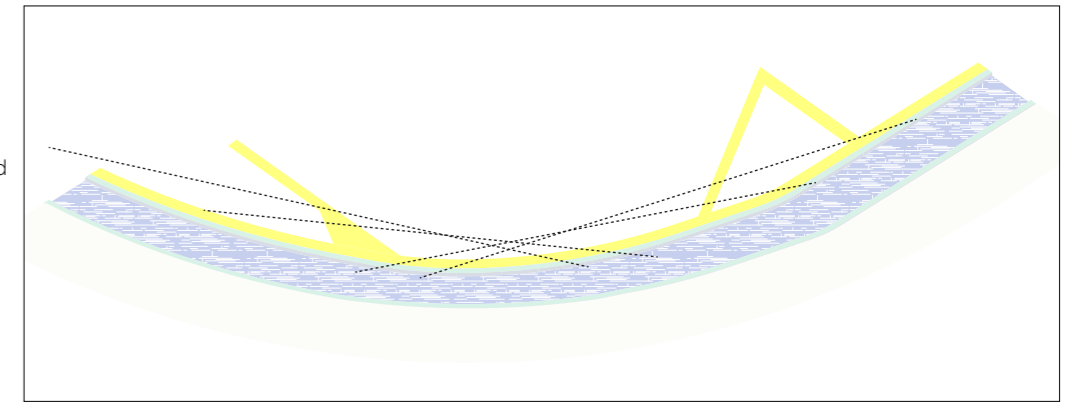
# KEY DESIGN CONCEPTS

## AREA 2

### APPLICATION OF KEY PRINCIPLES: MOVEMENT

- Urban structure orientated to emphasise strong, clear and safe onward pedestrian and cyclist friendly connections between town centre and canal
- Routes aligned to maximise views towards canal and waterside spaces, creating a dynamic geometry where linear connections meet the curving canal.

Inset: Design of buildings and paths coordinated to allow clear forward visibility through curved canal section, maximising the sense of a safe and overlooked route








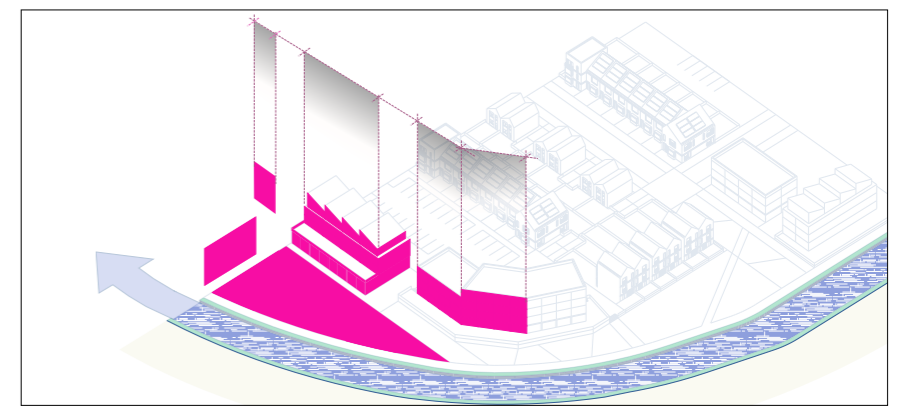
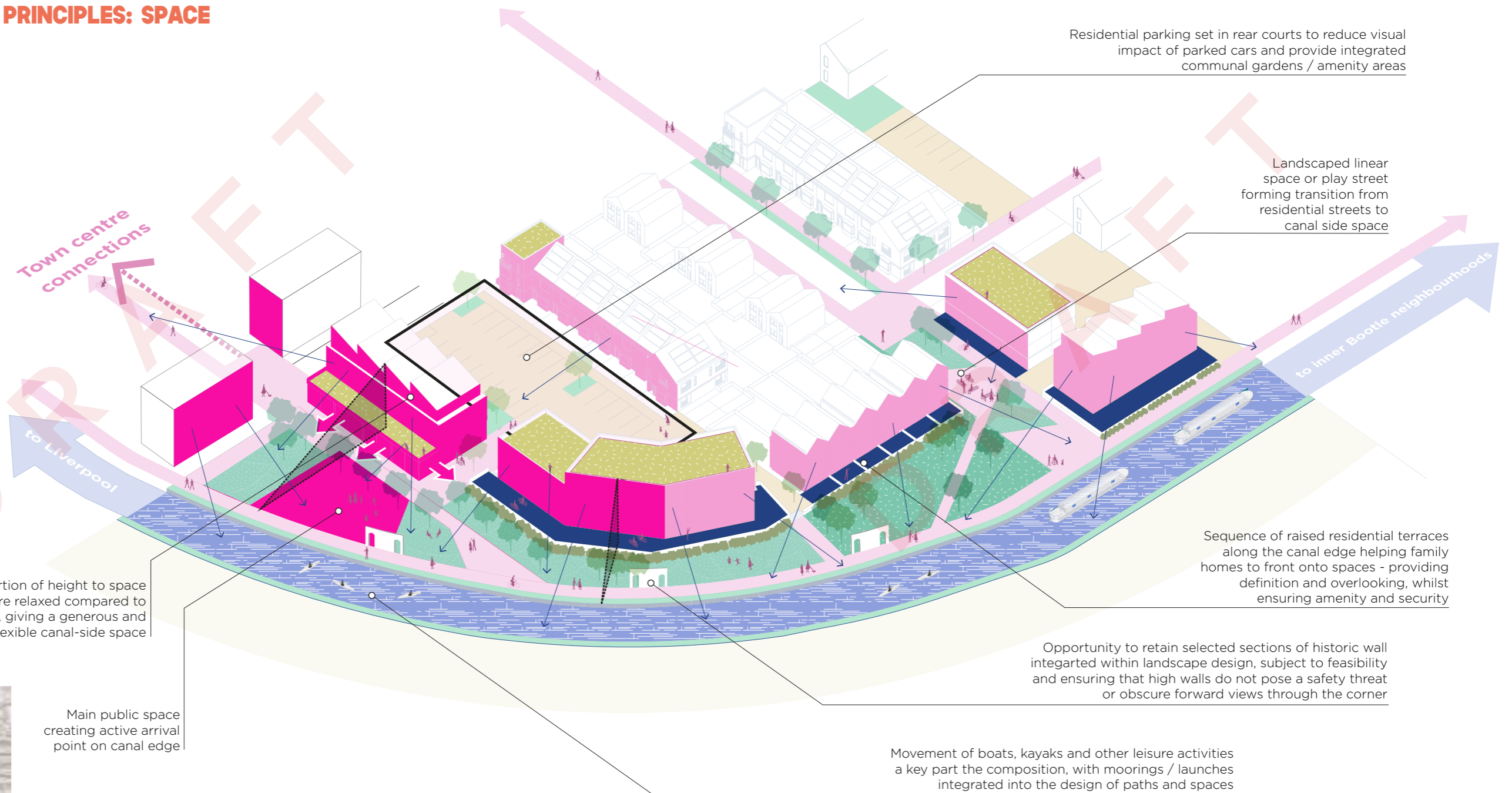
- Active canal tow path and connecting paths
- Key pedestrian and cyclist-friendly connections
- Parking intercepting vehicular traffic, away from the canal edge
- 'Visibility splays' through the curved canal section enabling forward view

# KEY DESIGN CONCEPTS

## AREA 2



### APPLICATION OF KEY PRINCIPLES: SPACE

-  Arrangement of larger built form clustered to create gateway / arrival space on key axis from town centre
-  Active ground floor uses combining with building design to create positive interface with main public space and connecting routes
-  Considered frontage height providing spatial definition and enclosure to adjacent space, but giving a more open and loose space
-  Principal elevations and terraces designed to maximise opportunities for natural surveillance over all public spaces and canal, including balconies etc.
-  Roof terraces and active green roof providing additional amenity, outdoor space and overlooking



# KEY DESIGN CONCEPTS

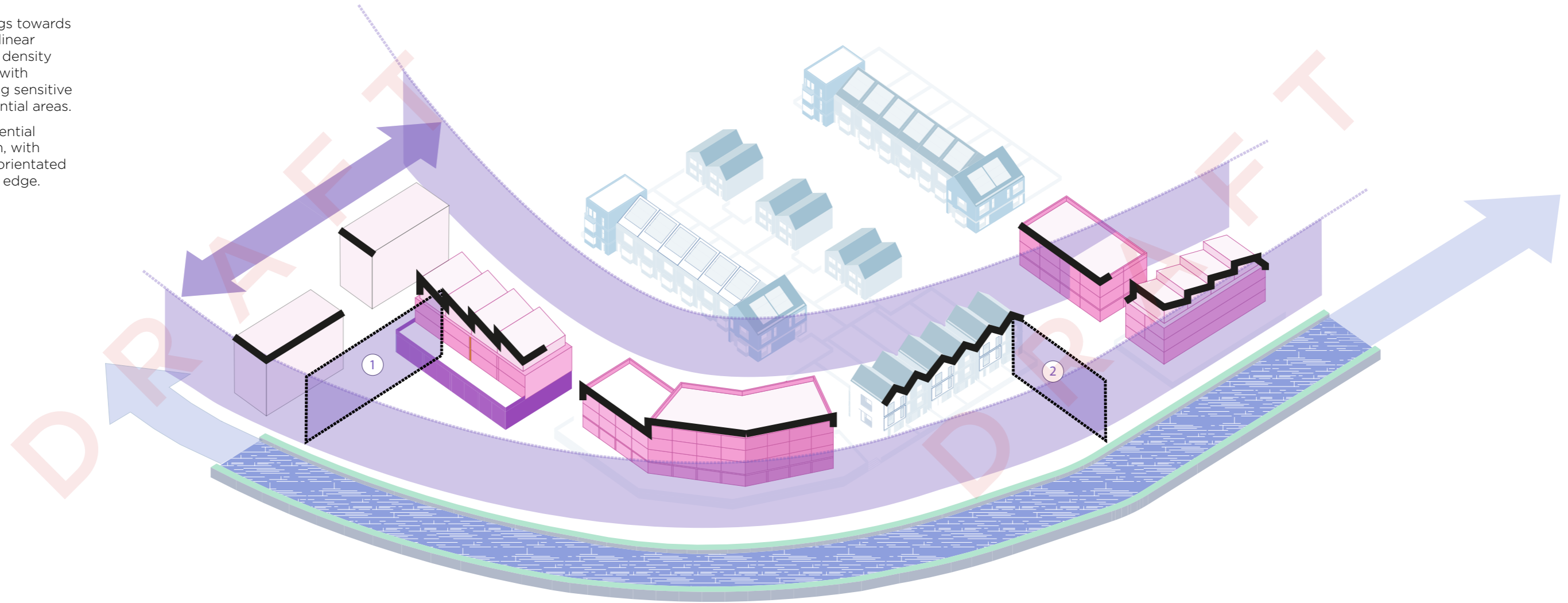
## AREA 2

-  Buildings of greater height and more robust massing clustered to canal edge
-  Domestic residential formats with a higher density urban character based on a linear perimeter block

- 1 Taller buildings creating definition and backdrop to principal space, and scaled to recognise transition towards town centre
- 2 Step down to a more domestic scale, but buildings maintaining an urban character, stepping forward towards, fronting and defining a linear canal space

### APPLICATION OF KEY PRINCIPLES: FORM (1 OF 2)

- Clustering buildings towards the canal edge: a linear corridor of higher density development but with composed massing sensitive to adjacent residential areas.
- Potential for residential density of c60dph, with highest densities orientated towards the canal edge.



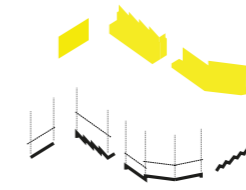
Linear canal edge corridor creating a dynamic, varied sequence of buildings and spaces gradually lowering in height and density

# KEY DESIGN CONCEPTS

## AREA 2

### APPLICATION OF KEY PRINCIPLES: FORM (2 OF 2)

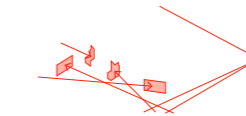
- Urban design composition creating a coordinated placemaking sequence following the sweeping canal edge



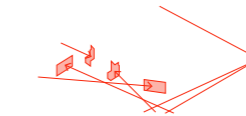
Coordinated principal frontage combining vertical and horizontal projections, defining a sense of arrival and animating the canal edge



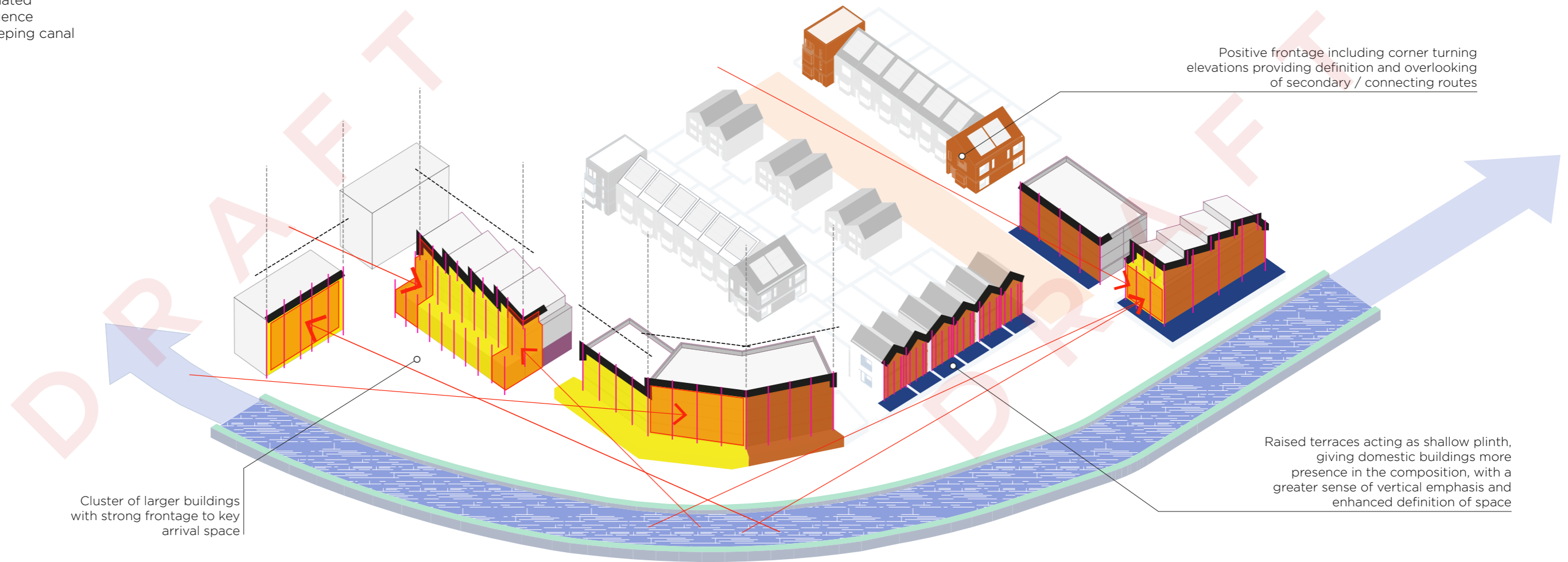
Subtle variation in roofline and height profile helping to accentuate key buildings but remaining composed and with an overarching residential character. Pitched and flat angles give vertical emphasis, and integrate industrial aesthetic references.



Fined grained vertical emphasis to be integrated within elevational composition, giving rhythm and depth to the street / long elevation



Key elevations and corners flowing with the curve, emphasised with distinctive design features in response to forward views



Cluster of larger buildings with strong frontage to key arrival space

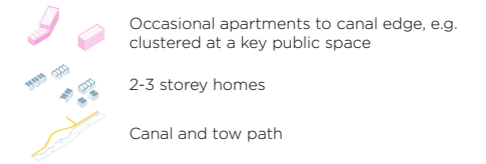
Positive frontage including corner turning elevations providing definition and overlooking of secondary / connecting routes

Raised terraces acting as shallow plinth, giving domestic buildings more presence in the composition, with a greater sense of vertical emphasis and enhanced definition of space



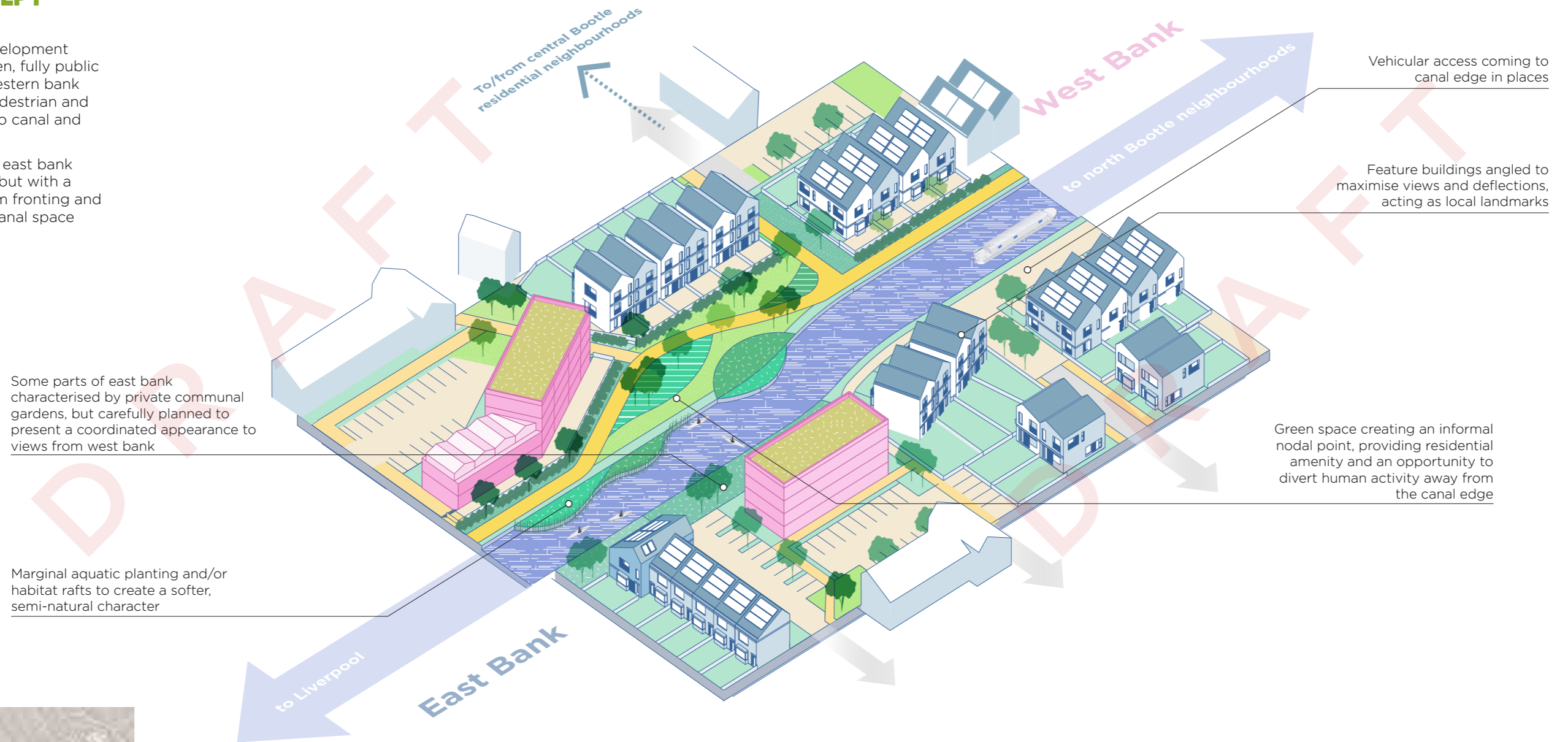
# KEY DESIGN CONCEPTS

## AREA 3



### BASE CONCEPT

- Residential development creating an open, fully public character to western bank allowing full pedestrian and cyclist access to canal and tow path.
- A more private east bank (no tow path), but with a bold urban form fronting and defining the canal space



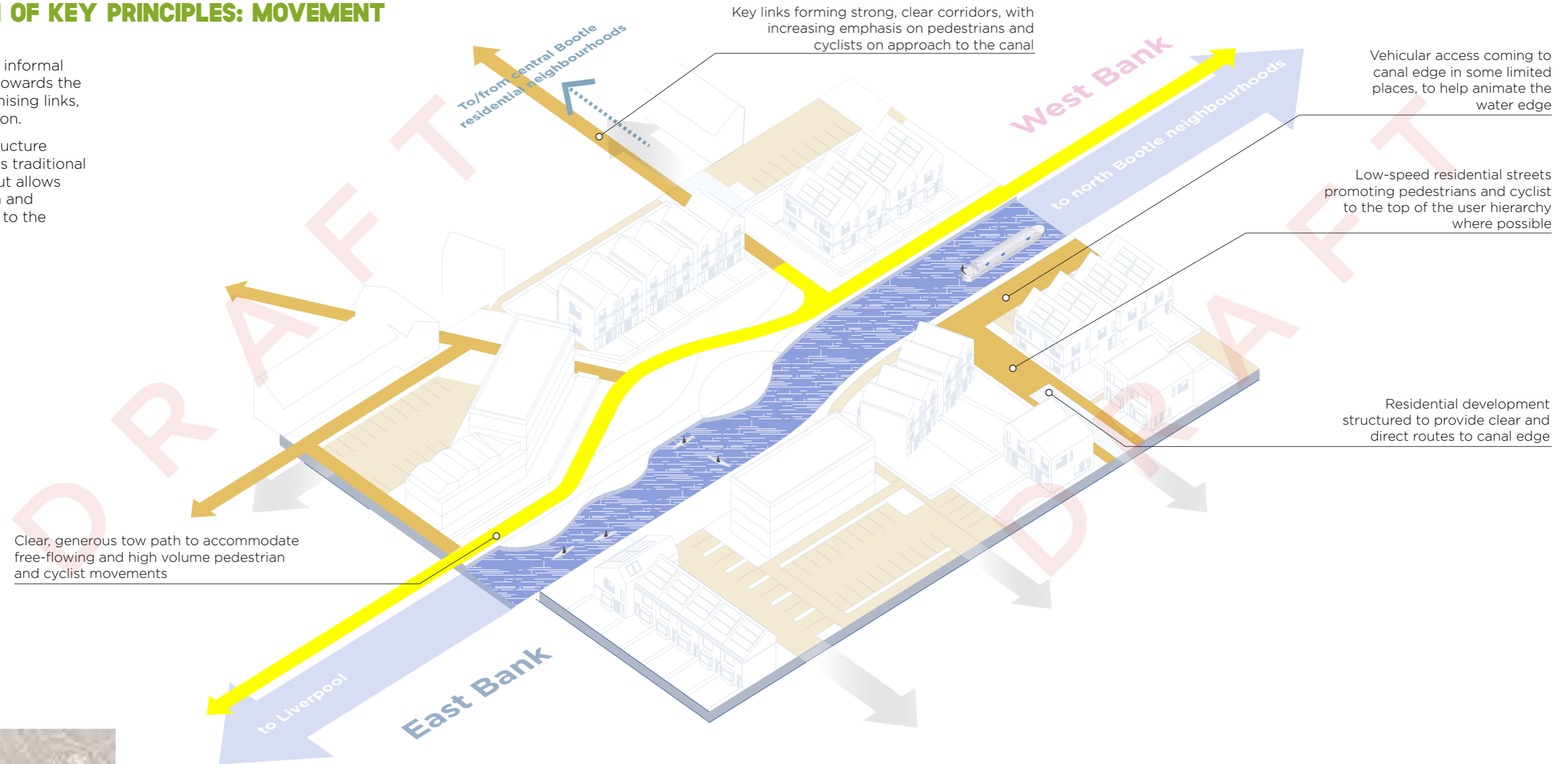
# KEY DESIGN CONCEPTS

## AREA 3

- Active canal tow path and connecting paths
- Key pedestrian and cyclist-friendly connections
- Parking intercepting vehicular traffic, away from the canal edge





### APPLICATION OF KEY PRINCIPLES: MOVEMENT

- Varied formal and informal routes gathering towards the canal edge, maximising links, views and animation.
- Deformed grid structure references Bootle's traditional urban structure but allows for some variation and informality nearer to the canal edge.

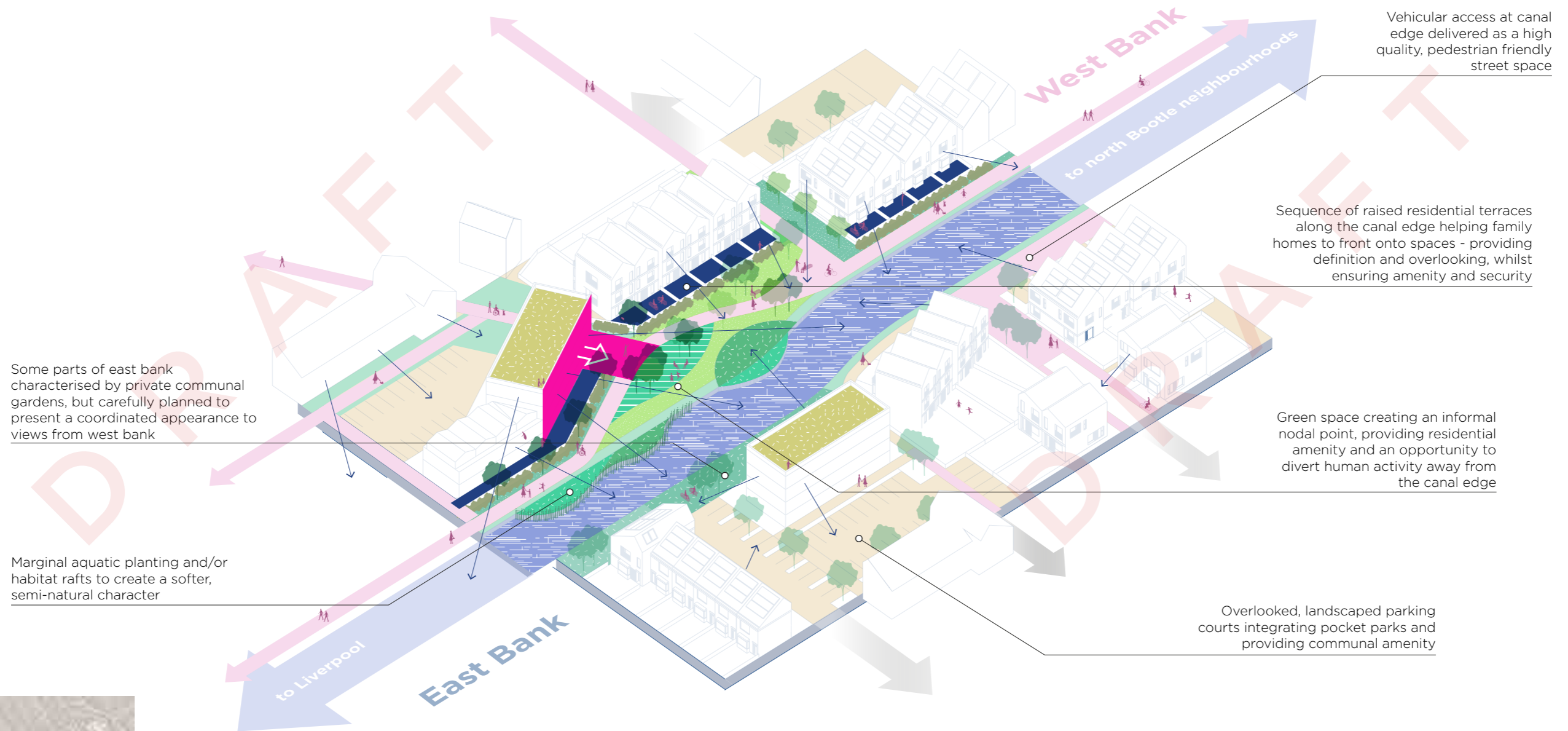


# KEY DESIGN CONCEPTS

## AREA 3

-  Selective use of larger built forms, e.g. located to provide definition and enclosure of green space adjacent to canal
-  Potential for occasional active ground floor use to enhance interface with main public spaces / routes
-  Principal elevations and terraces designed to maximise opportunities for natural surveillance over all public spaces and canal, including balconies etc.
-  Roof terraces and active green roof providing additional amenity, outdoor space and overlooking

### APPLICATION OF KEY PRINCIPLES: SPACE

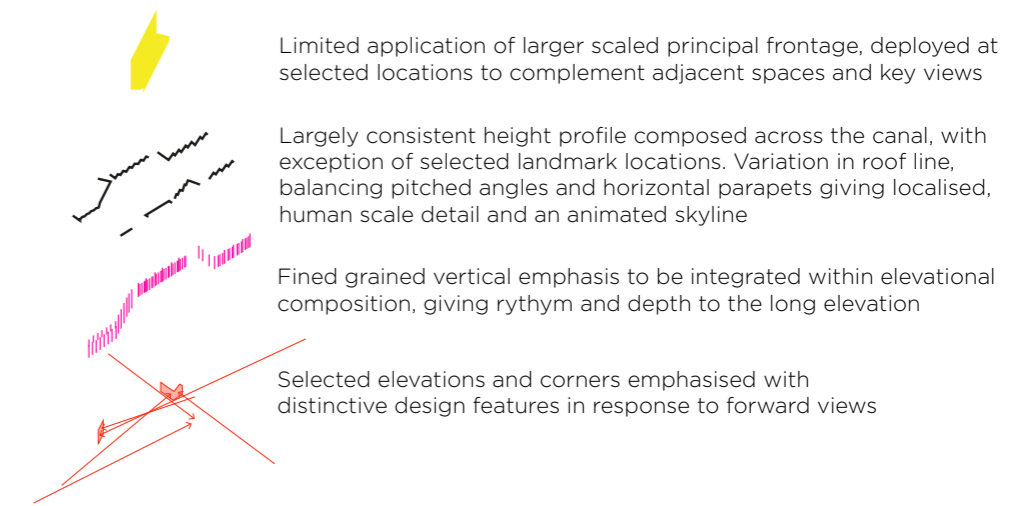




# KEY DESIGN CONCEPTS

## AREA 3

### APPLICATION OF KEY PRINCIPLES: FORM



Bold frontage, proportionate to space, giving definition and enclosure, but maintaining an overall human scale and family-orientated domestic character

Intimate, human scaled street spaces presenting positive frontage, including corner turning elevations, to define and overlook secondary / connecting routes

Raised terraces acting as shallow plinth, giving domestic buildings more presence in the composition, with a greater sense of vertical emphasis and enhanced definition of space

