

# 'flashpads and crashpads'

a seasonal story

old haymarket - act I

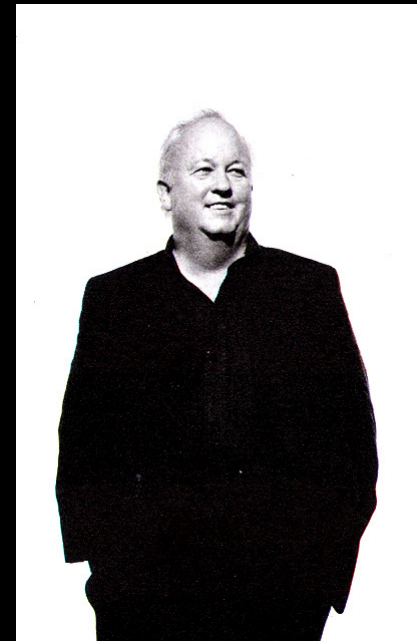
# 1996

in the beginning there was ....

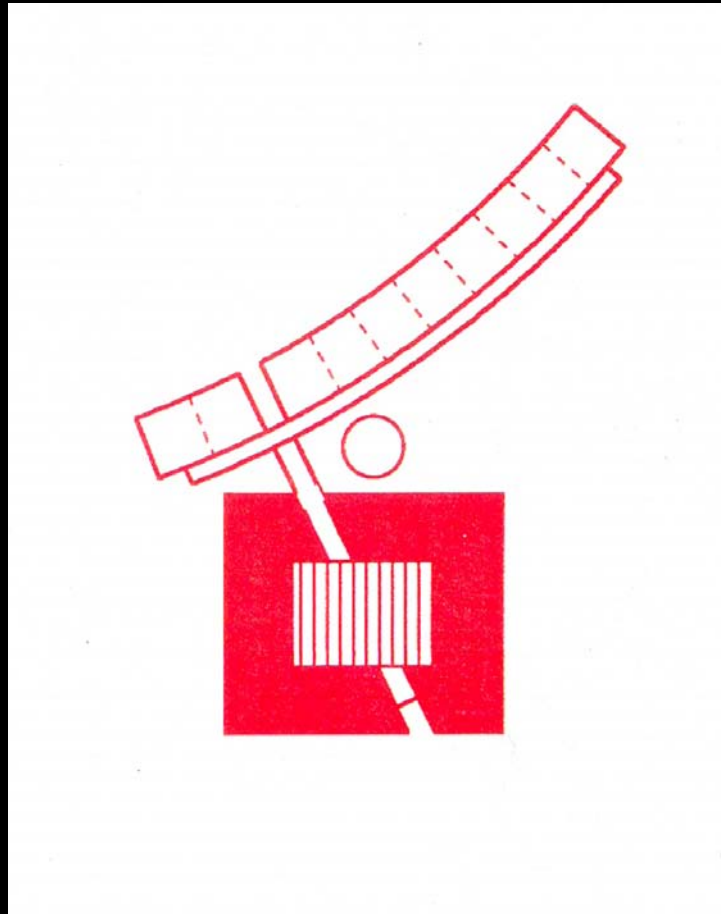




one of liverpool's very best sites...

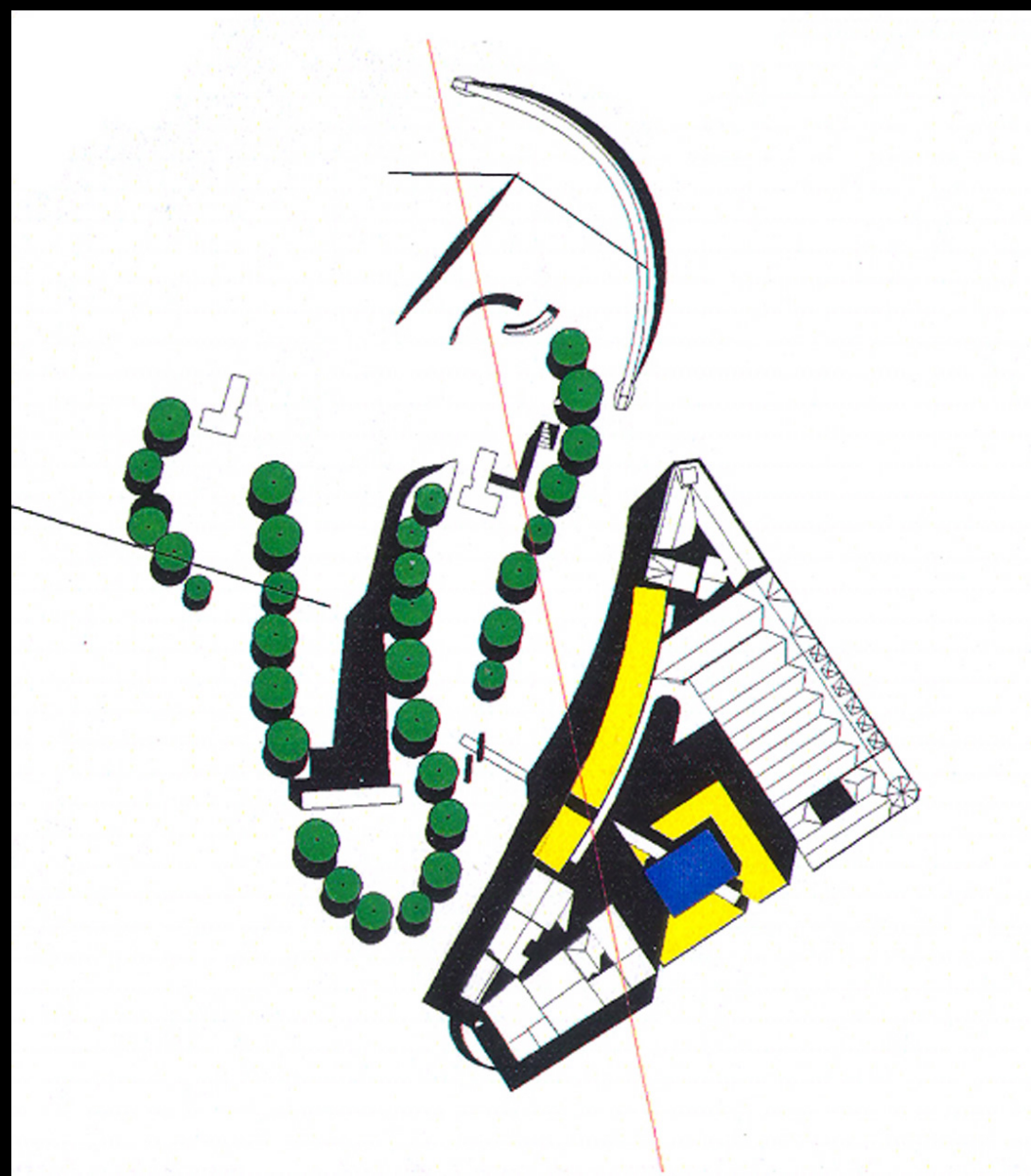


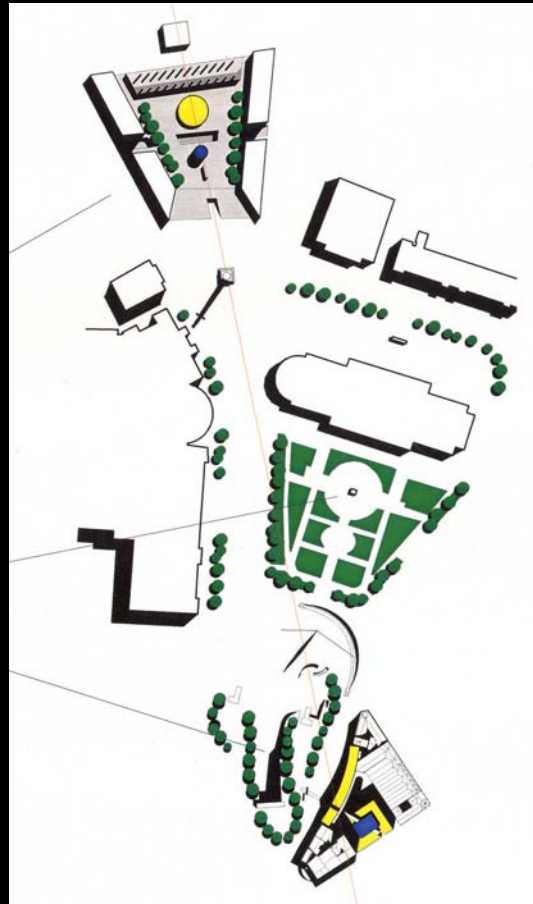
a 'preferred developer' competition



and a winner !

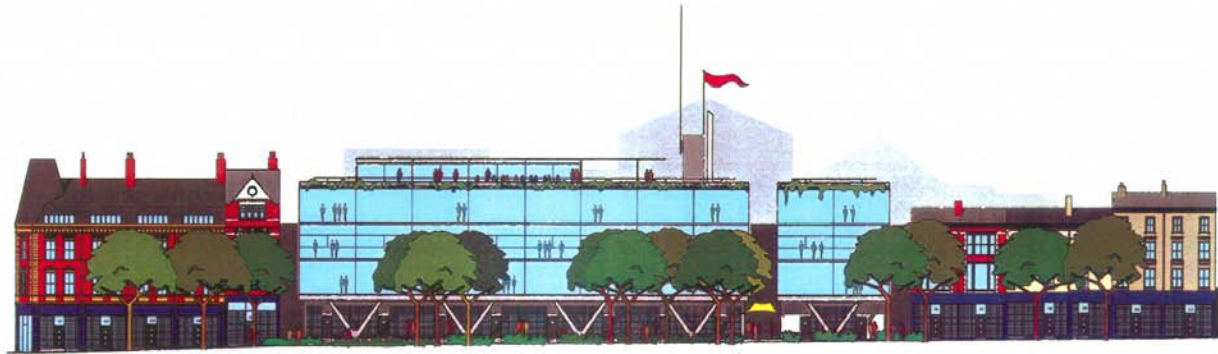
urban splash with a little help from km





'wonderful position - great views...'

bill maynard - urban splash



and a great new building too...

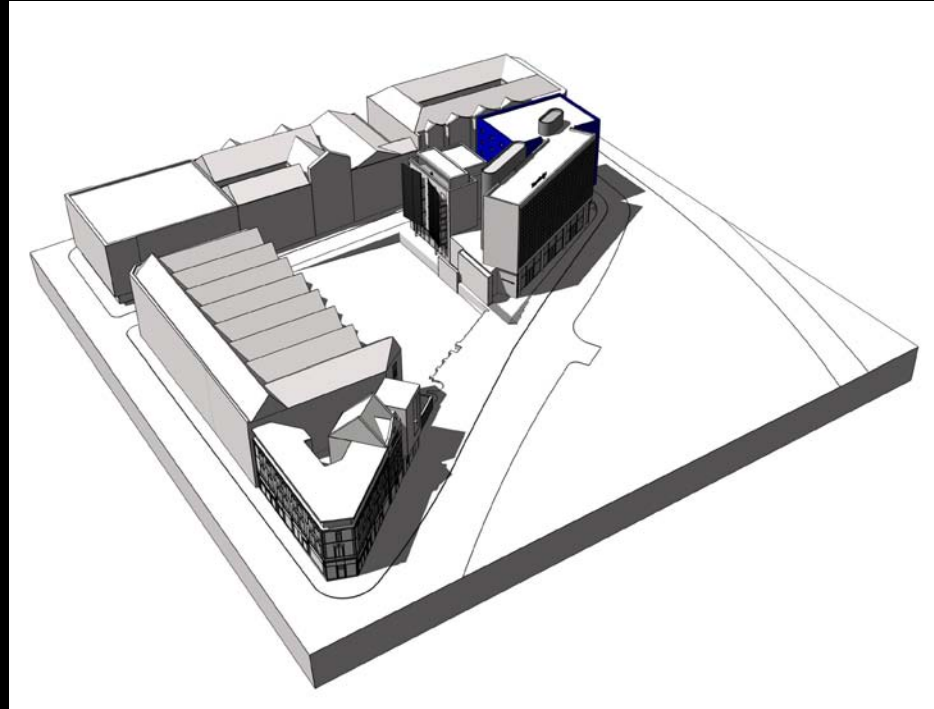
lee bennett - bass guitarist/KM architect





preston point & the 'blue hotel' appear

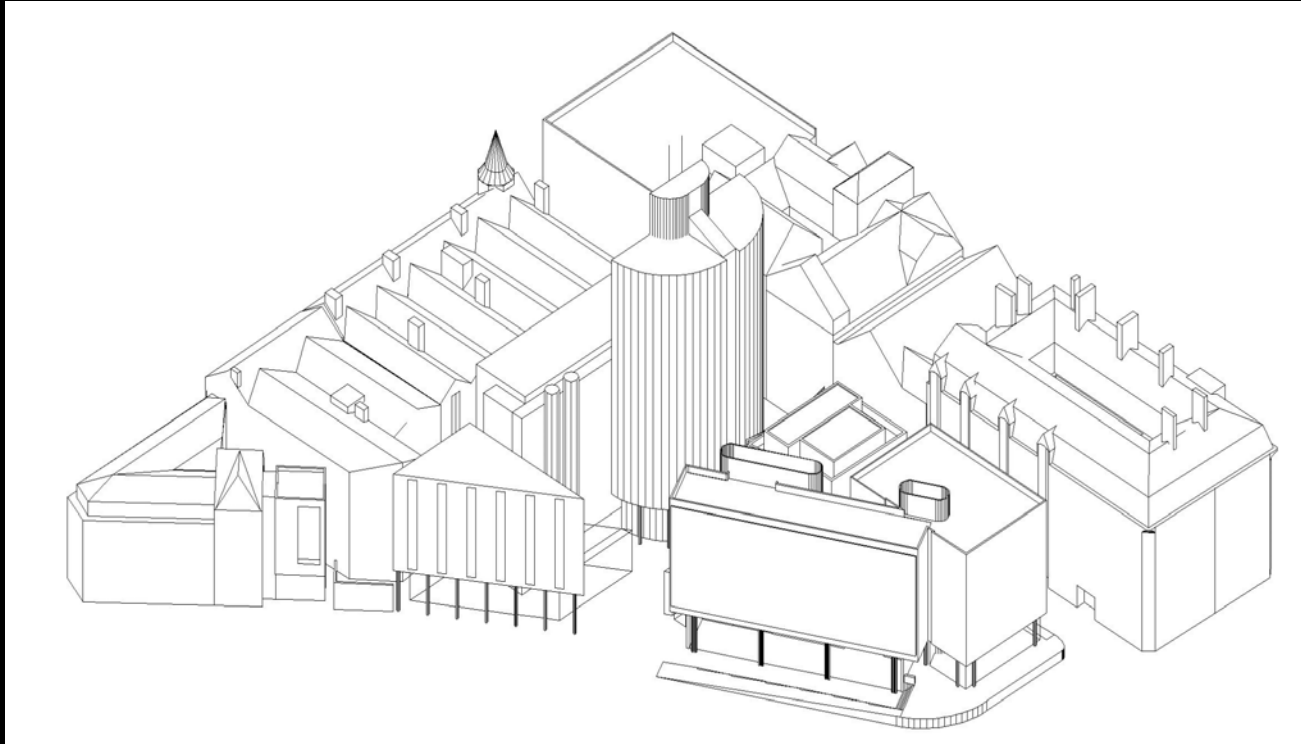
designed by 'shedkm' (KM + shed)



leaving a vacant plot - but in the meantime...

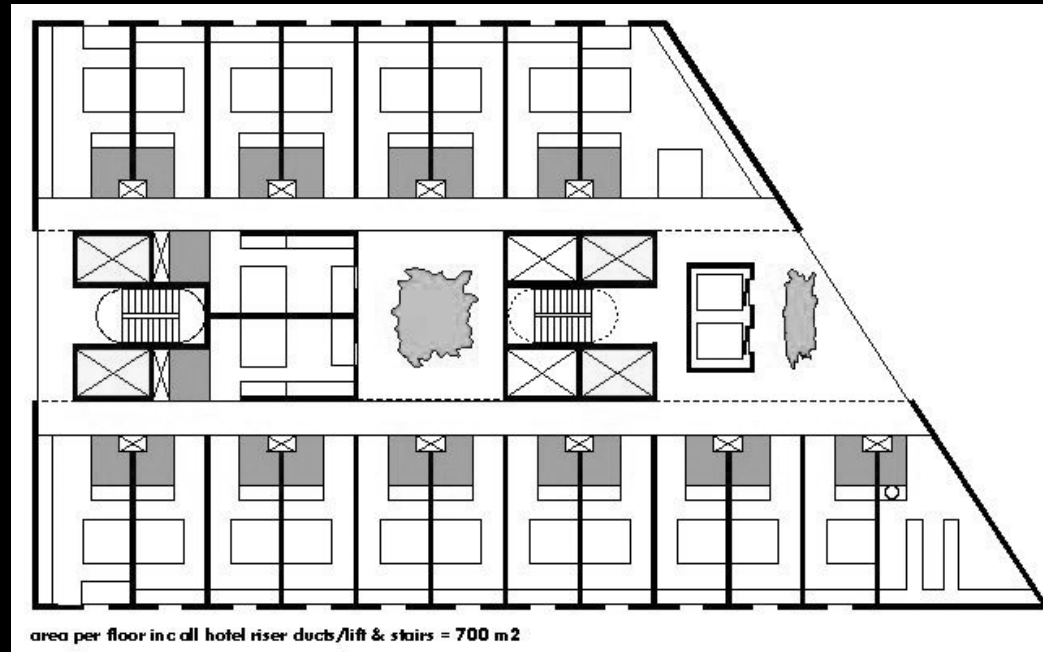


act II



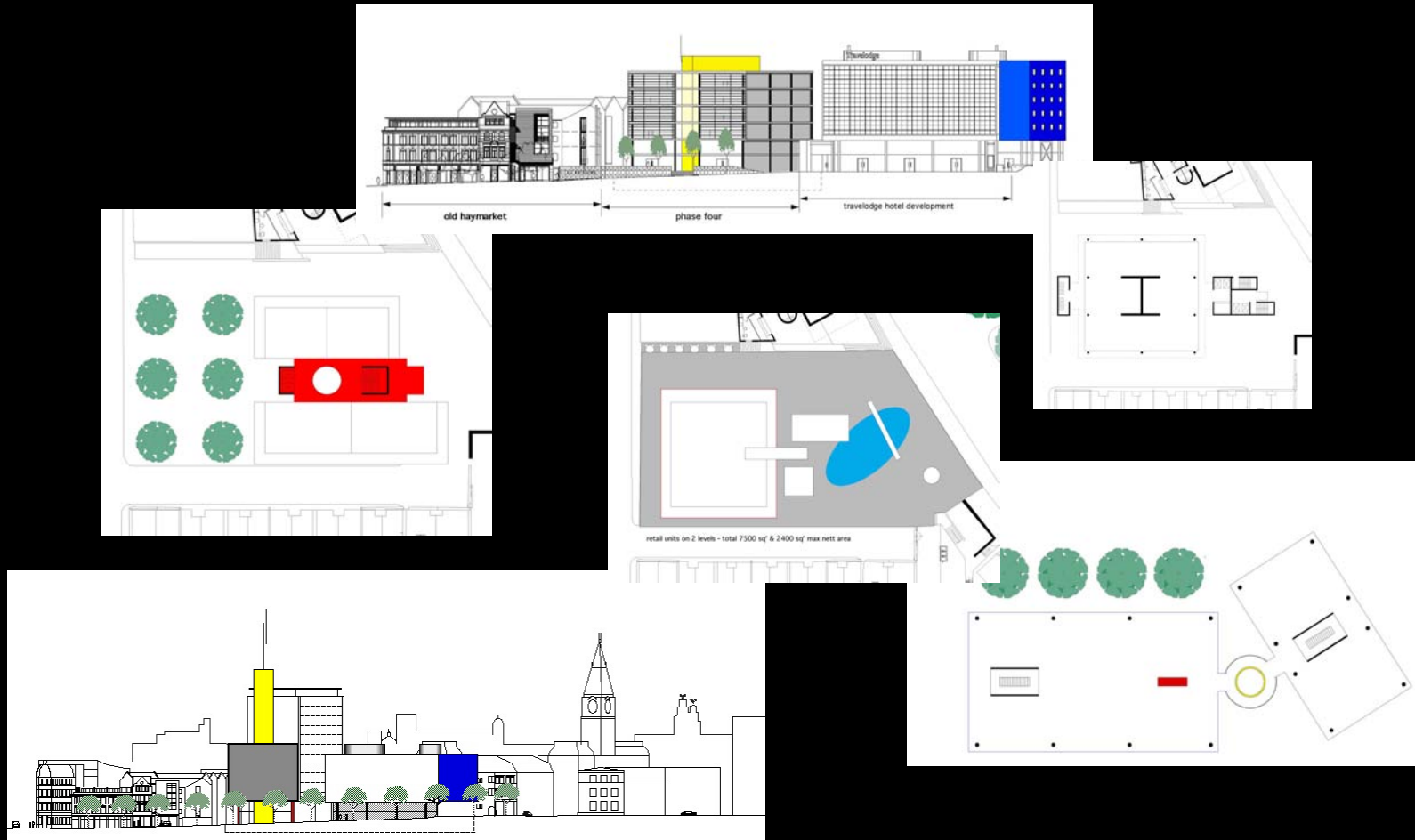
...could it be a hotel for crowne plaza...?

several different solutions were floated



or an extension to the travelodge...

80 bedrooms on 4 storeys



ideas, ideas, ideas....

a tower, a hybrid, flats - whatever



Certificate issued to:-  
Shed KM Ltd  
Miles Pearson  
61a Bold Street  
Liverpool  
L1 4EZ

Application No: 02F/1184  
Case No: 05498  
Date Issued: 20th June 2002

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)**  
**ORDER 1995**

Location: Phase 3 Old Haymarket Development, Old Haymarket, Liverpool, L1

Proposal: To erect a mixed use development comprising ground floor and mezzanine for retail/leisure use involving use for purposes within class A3 (food and drink) of the Town and Country Planning (use classes) Order 1987; together with dual consent for the upper floors :- option 1 being for office space use, and option 2 being for a residential scheme

Applicant: Urban Splash  
56 Wood Street  
Liverpool  
L1 4AQ

Date Received: 24th April 2002

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **20th June 2002** GRANTED planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

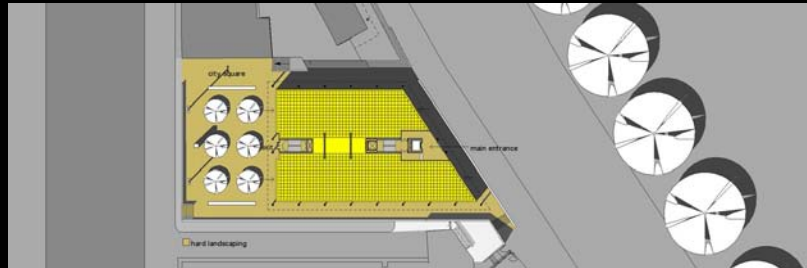
Planning & Building Control Manager



dc1001mm.doc  
Liverpool City Council  
Regeneration, 2nd Floor, Millennium House, 60 Victoria Street, Liverpool L1 6JF.  
web: [www.liverpool.gov.uk](http://www.liverpool.gov.uk)

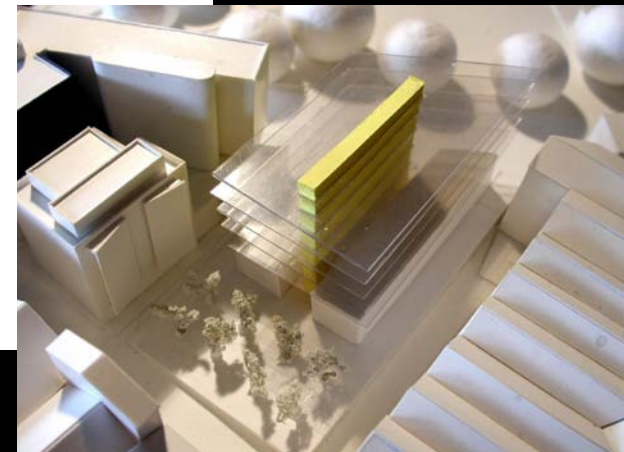
planning permission came in june 2002

but a grant was needed to make the scheme viable



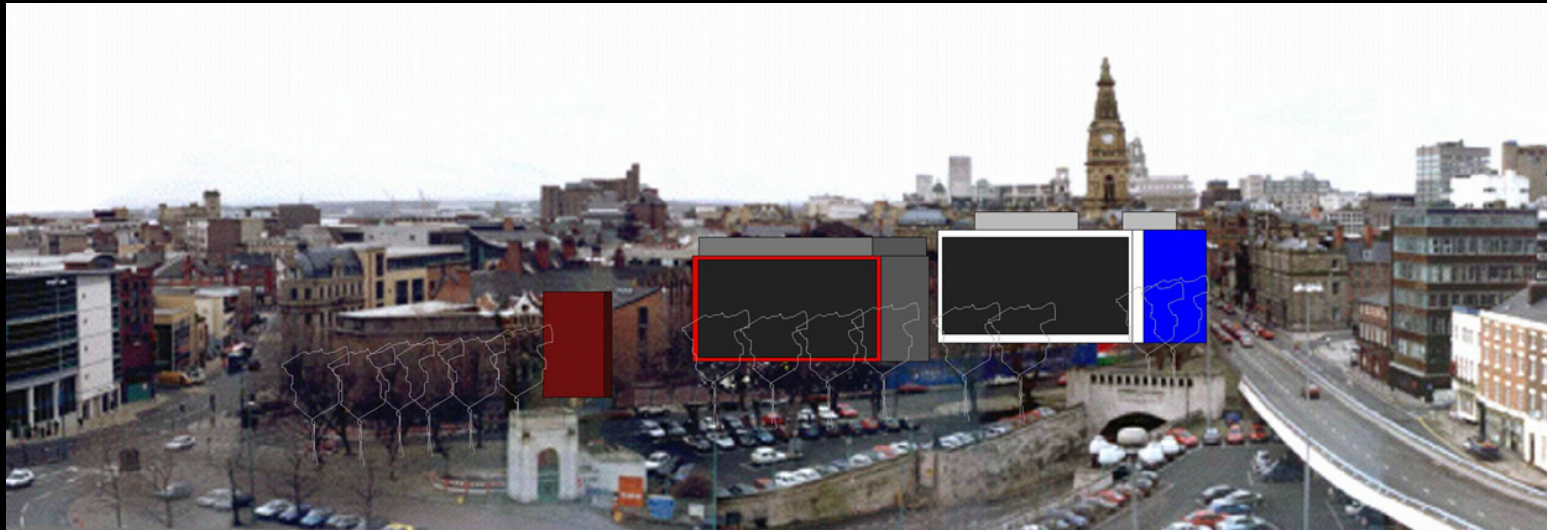
- 18.09.03 BREEAM DMI tax
- 23.09.03 BREEAM wrk station lay
- 24.09.03 BREEAM wrk station lay
- breeam aerial view
- breeam Appendix 1
- breeam appendix 2
- breeam appendix 3
- breeam appendix 6
- breeam elevations
- breeam issue dec 03**
- breeam site photos
- breeam transport map a
- breeam transport map b
- breeam- old haymarket
- old haymarket u value calc's
- ray hughes 24.09.03
- ray hughes 25.09.03
- ray hughes 26.09.03
- ray Hughes 27.11.03
- sarah waterhouse 26.11.03
- sarah waterhouse 29.07.03

- 301-311•d•floor plans
- 501 section aa v10
- 502 short section v10
- 503 section bb v10
- northeast elevation v10
- northwest elevation v10
- southeast elevation v10
- southwest elevation v10

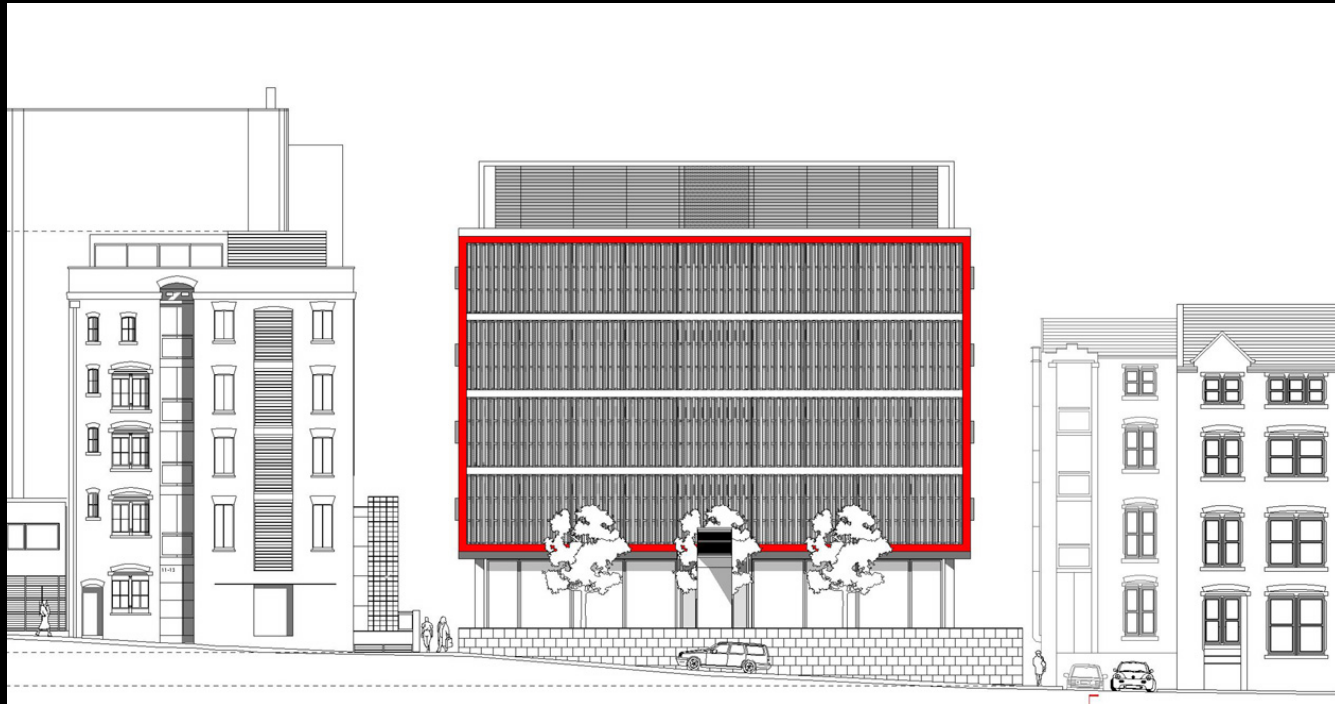


then there was BREEAM, grant applications...

a highly specialised process resulting in an 'excellent' BREEAM classification



....the 'red square' was born



this was a different kind of treatment plus a penthouse





The City of Liverpool

RECEIVED 18 AUG 2004

Enquiries to: **John Benbow**  
Direct line: 0151 233 5633  
Your ref:  
Our ref: DC/CC/JB

**SHED KM Architects**  
61A Bold Street  
Liverpool  
L1 4EZ

14 August 2004

For the attention of **Dave King**

Dear Sirs

**RE: OLD HAYMARKET – PHASE 3 PLANNING PERMISSION 02F/1184**

Further to your recent letter and drawings concerning the proposed glass penthouse, I would advise that in principle, the additional structure is acceptable. I would also confirm that, should you wish to proceed with this revision, then the submission of a full planning application to vary the above stated planning permission this will require.

Yours faithfully

John Benbow  
Development Control Division

which was agreed in principle by the planners...

this move helped the nett to gross equation - but a grant was still needed

## act III

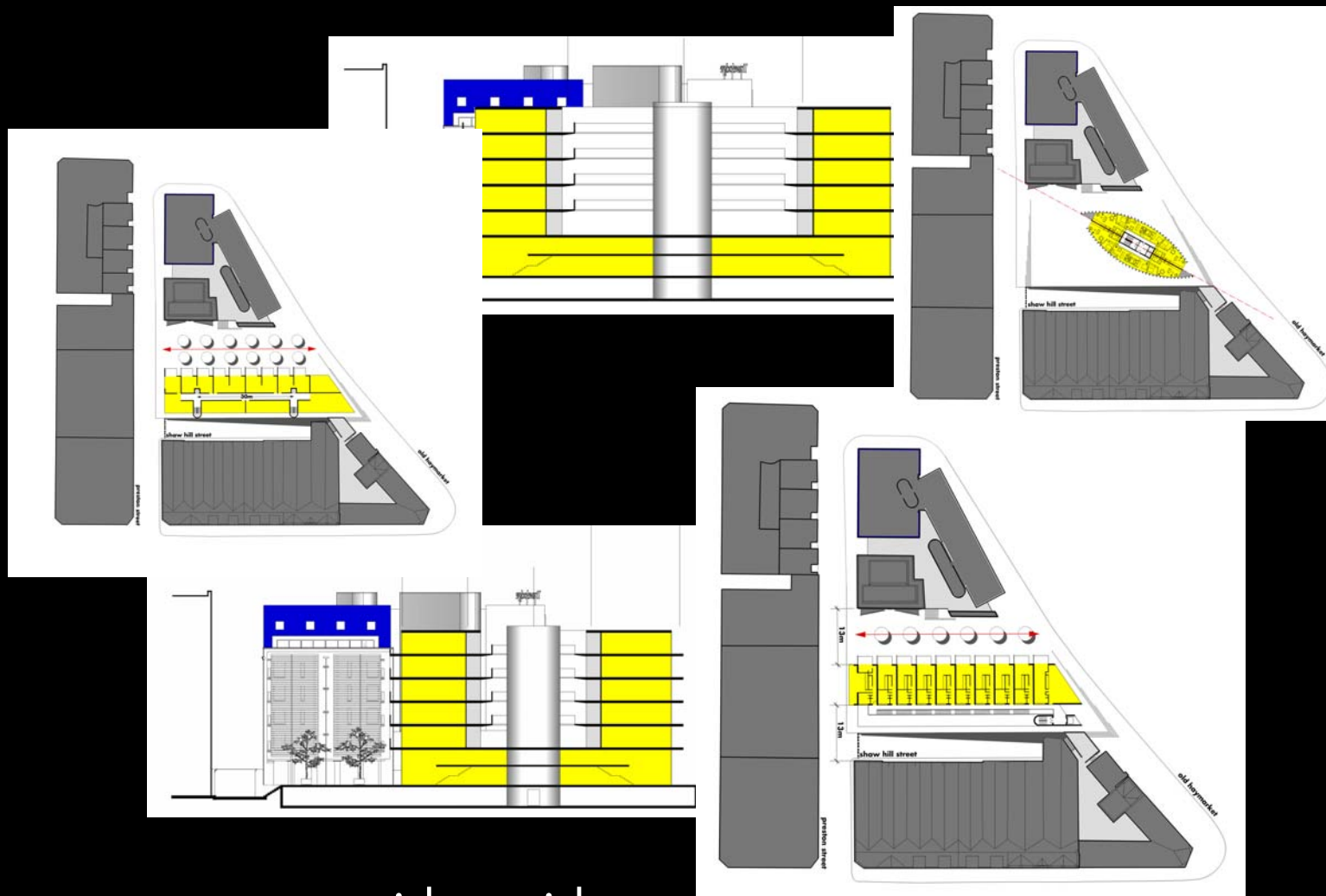
the project goes into hibernation

after months of work the grant was not forthcoming...

# 2005

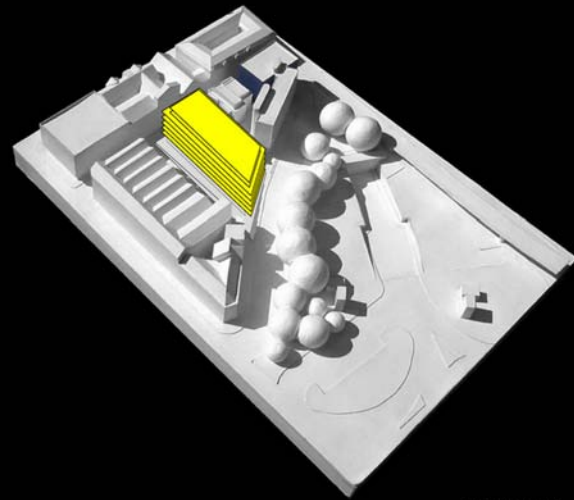
then re-emerges as an apartment block !

excitement indeed (but only if there can be a massive increase in nett area...)

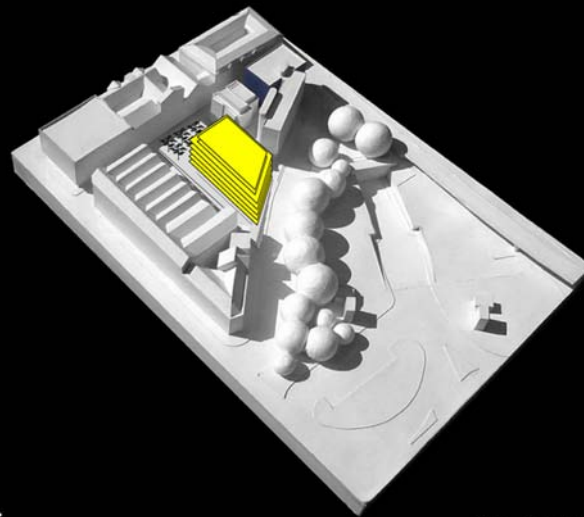


so - ideas, ideas... even more ideas

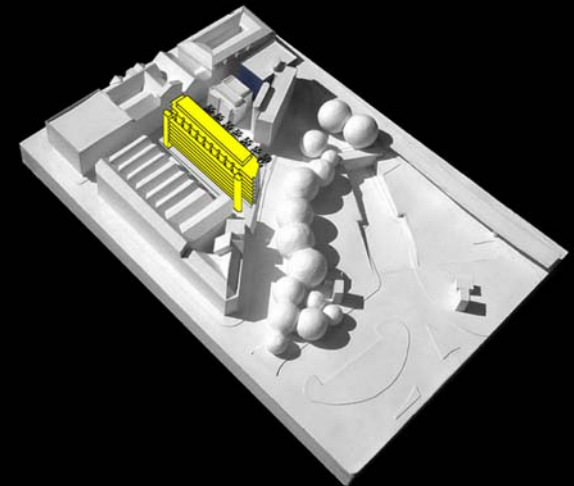
meetings galore - planners, EH (presentations...)



**77,354** sq/ft



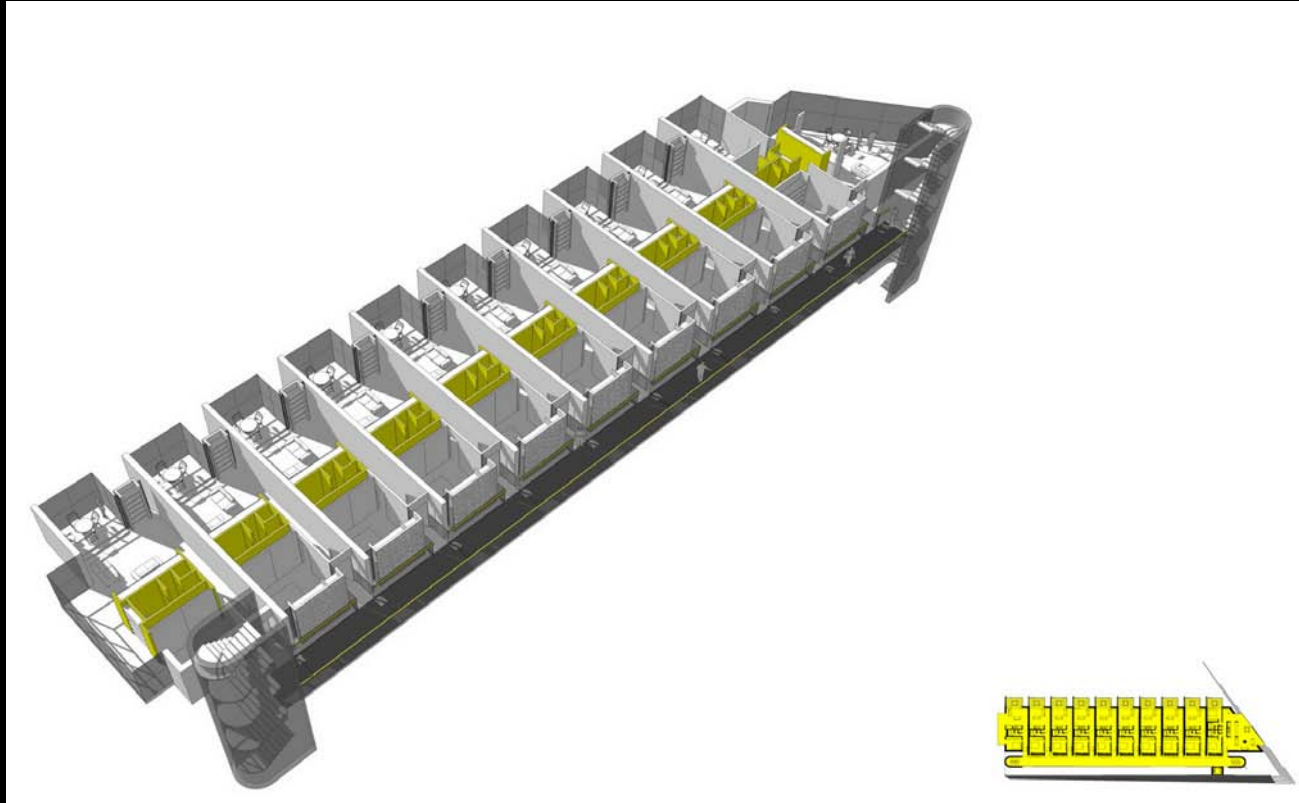
**61,475** sq/ft



**84,990** sq/ft

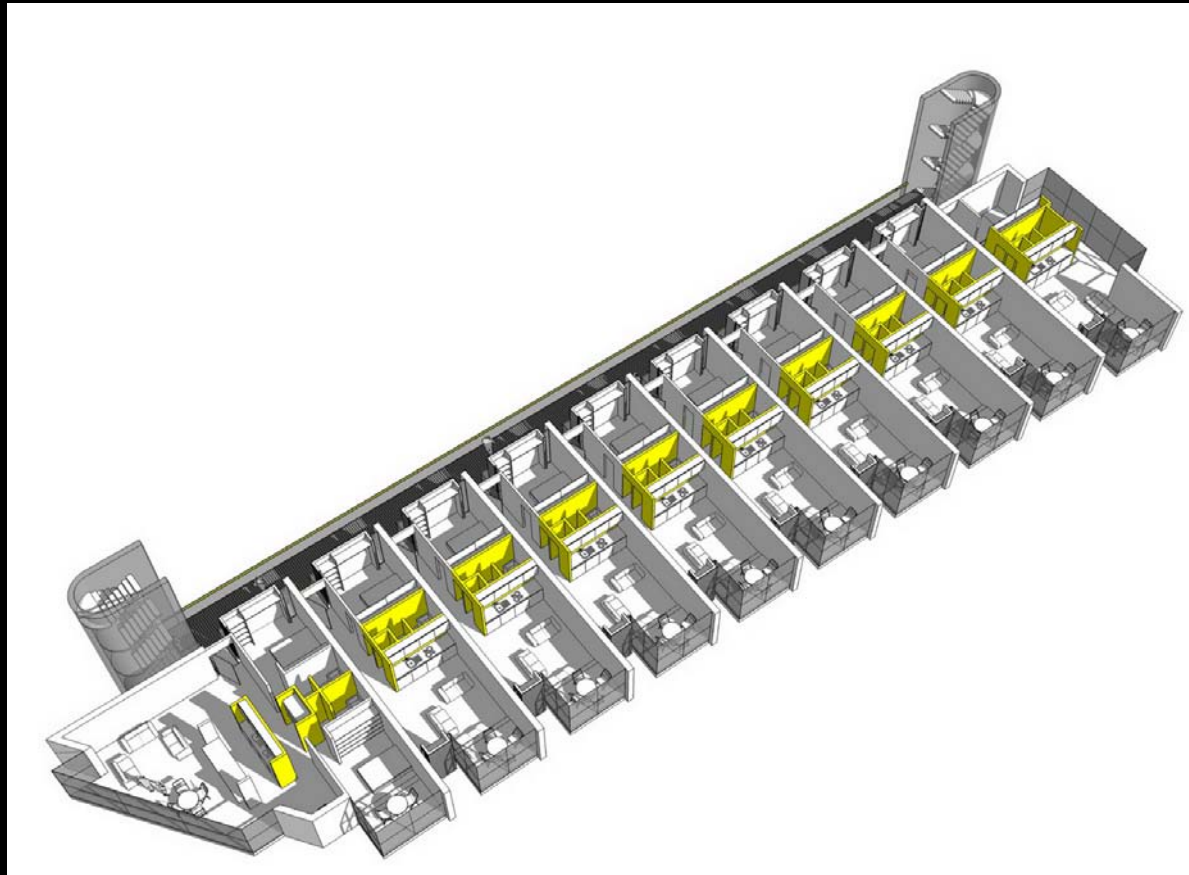
massing, position & area were studied...

but how is the city square maintained? - distances between buildings?



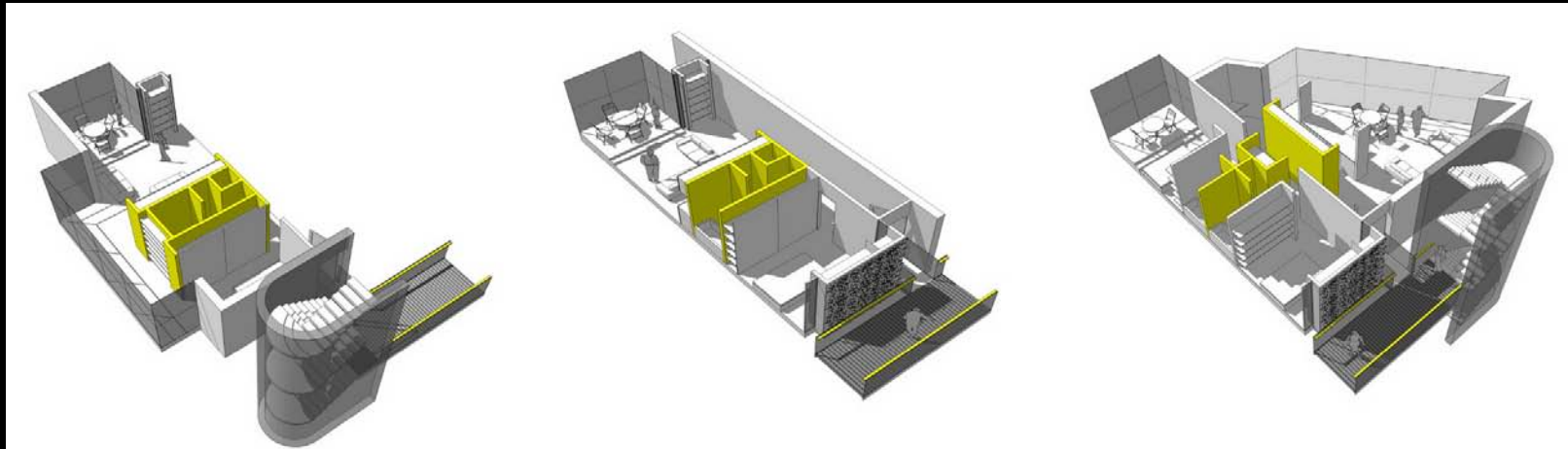
floor plans - access, escape dimensions too...

a scheme with south facing balcony access was our favourite at this time



the idea of a 'studio flat' format was tested

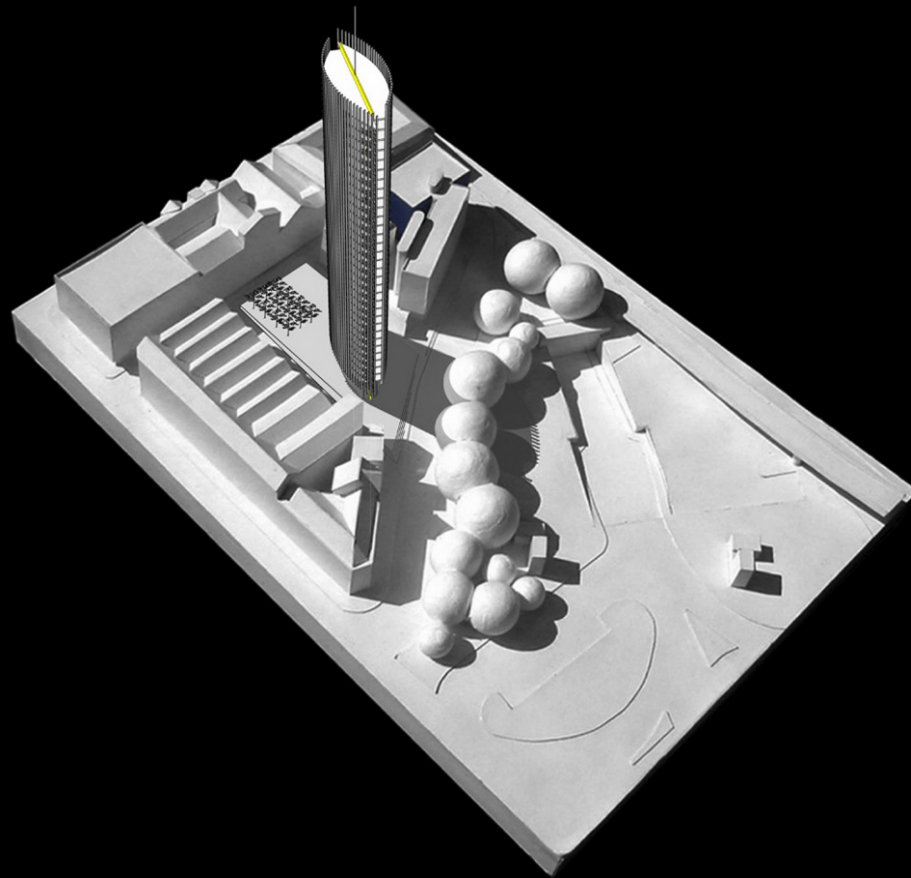
a garden wall with bedroom windows... little entrance bridges for defensible identity



## flat layouts - 3D realisations...

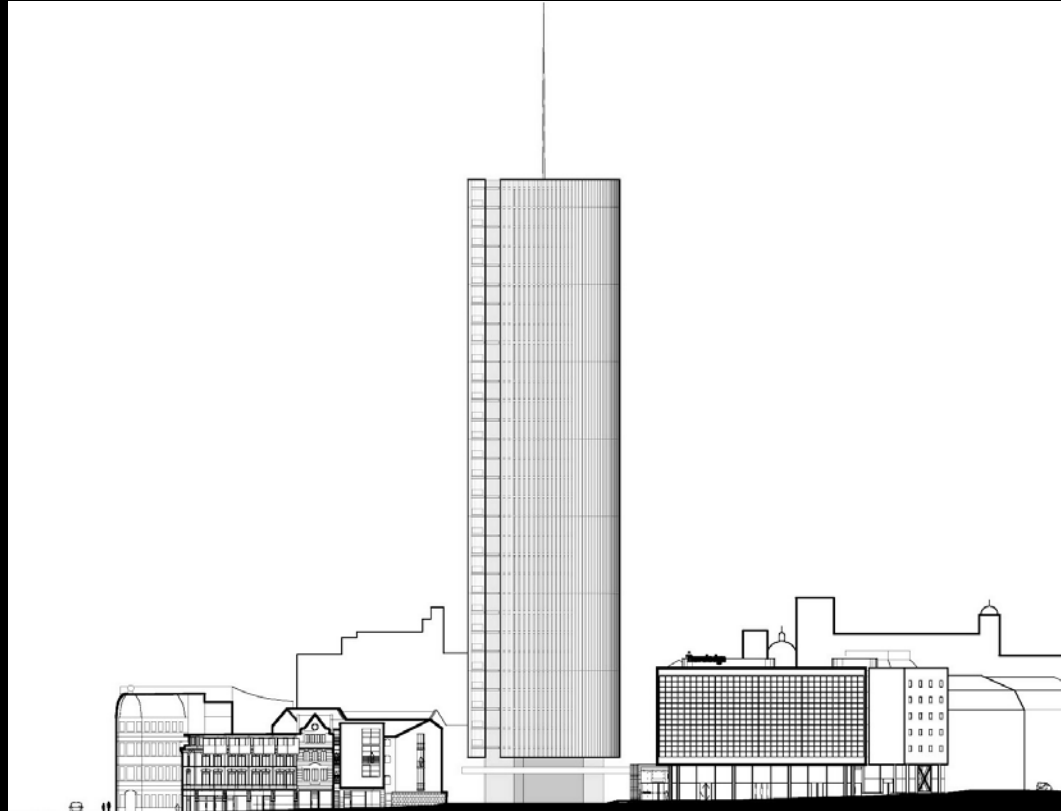
living with afternoon light - sleeping, then waking to the morning sun





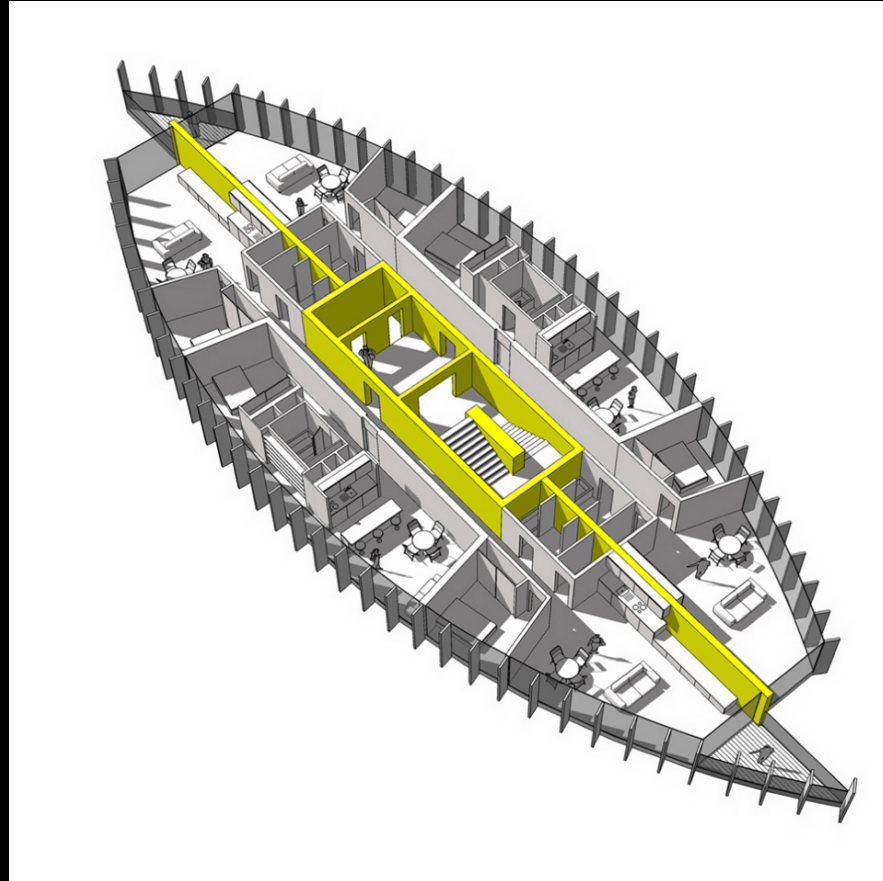
but this had to be the ultimate solution...

a 'tower' with PR potential was a very exciting prospect!



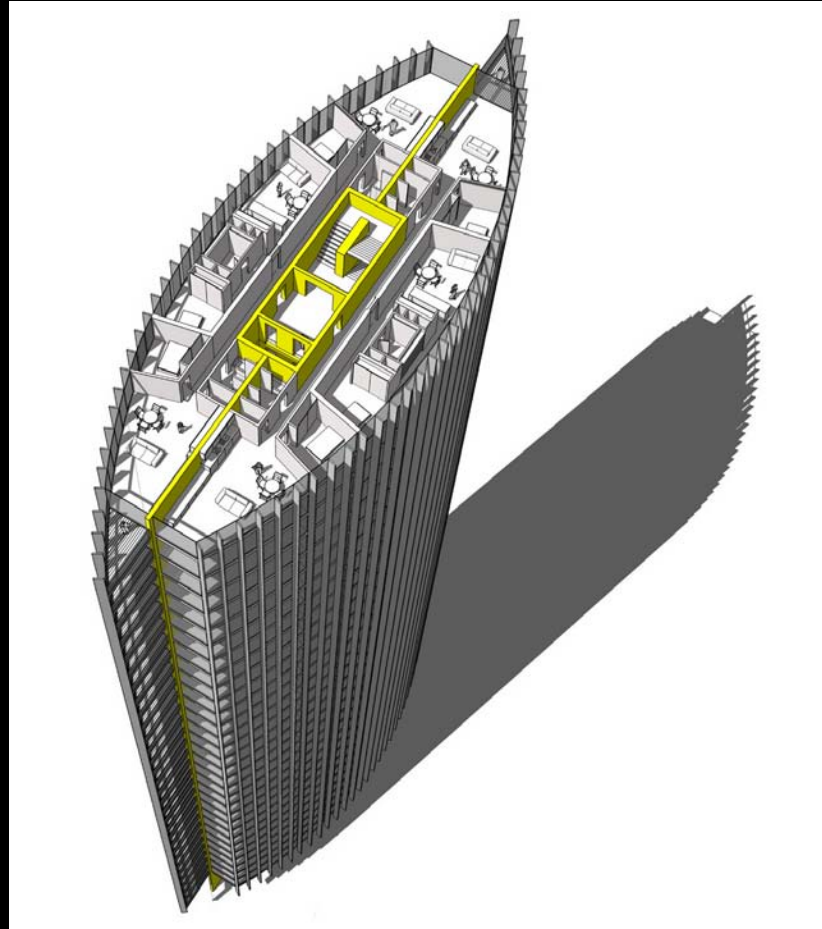
this elegant tower placed to catch the sun and views...

a great position next the tunnel entrance - also at a boundary point to the civic plaza



giving the the greatest area (100K sq') - the best views...

6 or 8 flats per floor - better by far than beetham or conran...



...its mass lessened by an aerodynamic profile

good for the neighbours views, as it shows them only a narrow curved face



contextual studies were produced - from the river...

good for the city, as it would enhance the new river skyline



also from the air - an iconic city centre pivot...

or so we all thought...





...but the planners & EH were very nervous

they didn't say 'no' (but neither did they say yes...)



and suggested a 'city block' contextual format...

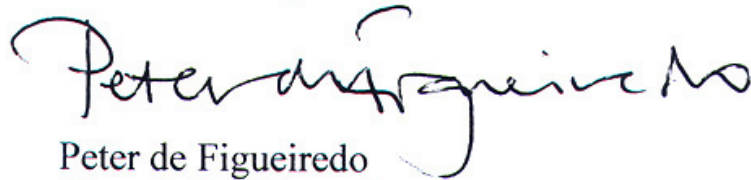
the frontage to harmonise with the line of the street ?



My advice therefore is that some height reduction is necessary. I accept that simply removing the upper floors would not be the right solution, since the design and proportions would suffer. One option would be to look again at developing more of the site; another may be a building of less pure geometric form.

I am sorry that we cannot fully support your current scheme for this sensitive site, which in other circumstances I would welcome wholeheartedly. But I am happy to discuss any of these points with you further if that would be helpful.

Yours sincerely

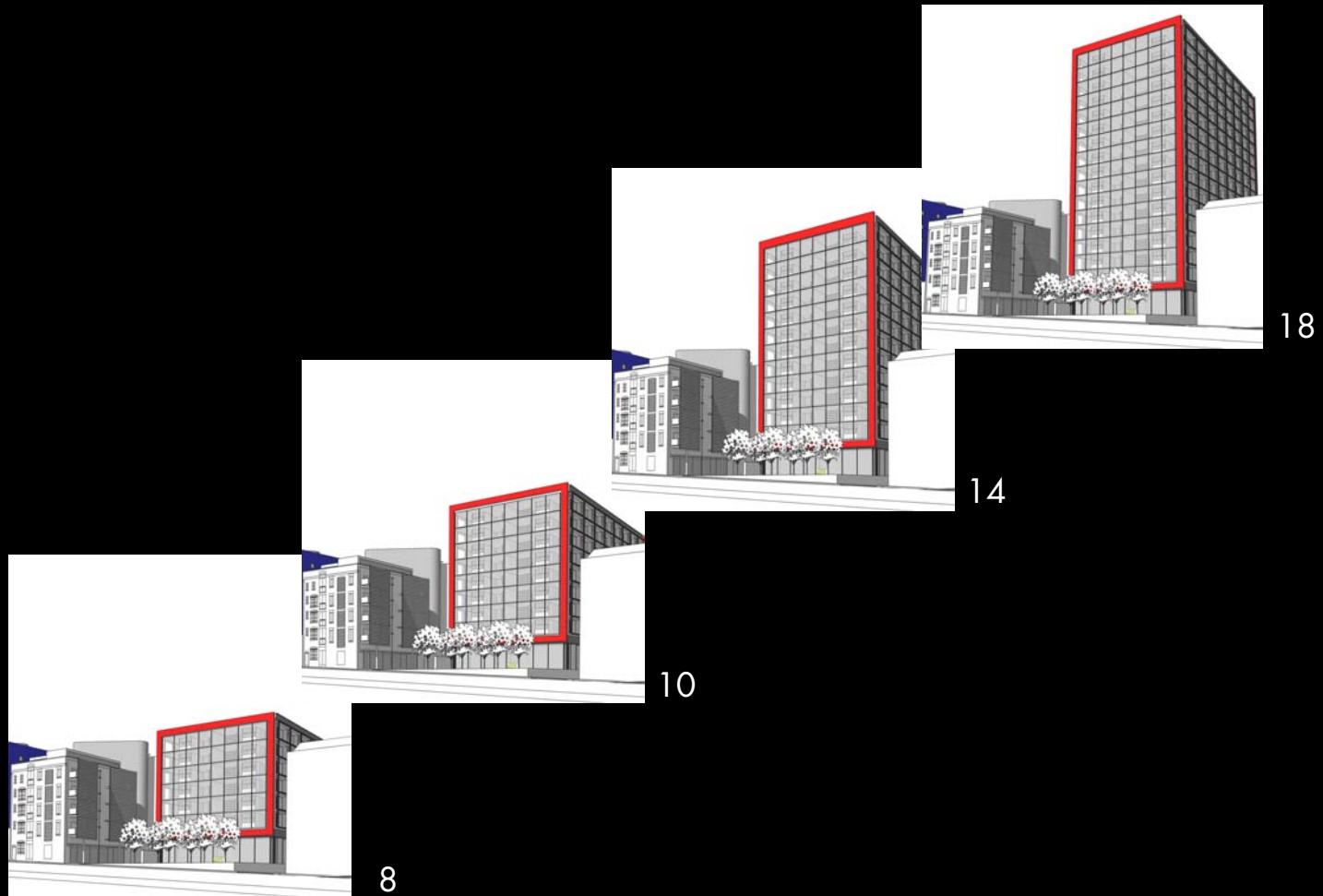
A handwritten signature in dark ink, appearing to read 'Peter de Figueiredo', written in a cursive style.

Peter de Figueiredo  
Historic Buildings Inspector

Copy: John Benbow, Liverpool City Council

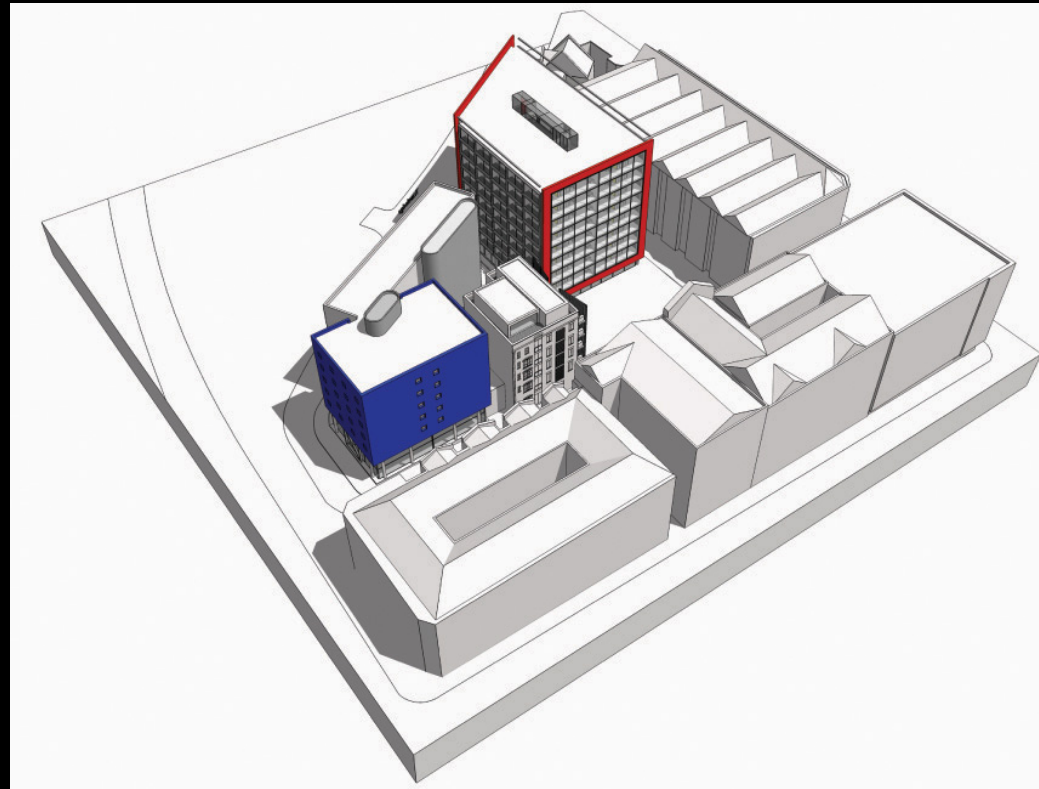
but this had its difficulties too - 'a question of height'

again this nervousness - 'world heritage site' was mentioned quite often



...so the question was investigated

our preference was the tallest - as it had the better proportion



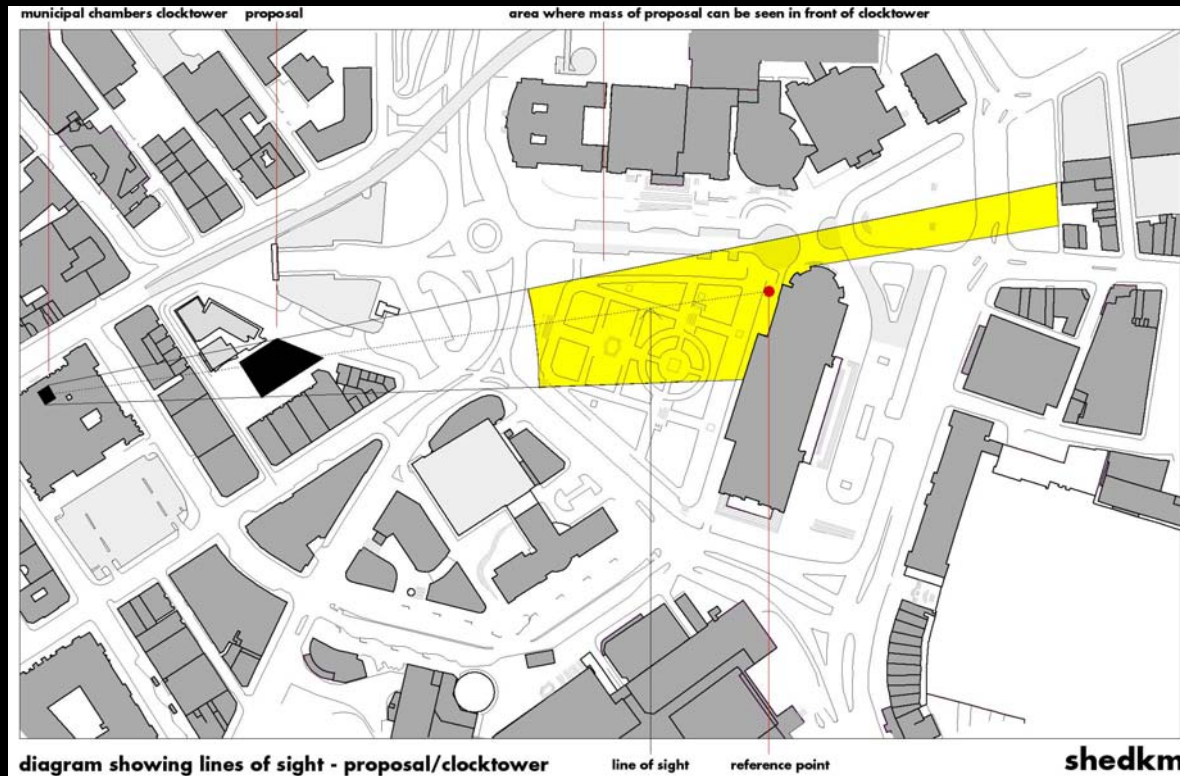
however, at least the site footprint found agreement...

planners agreed with this - but again the conservation area issue surfaced over height



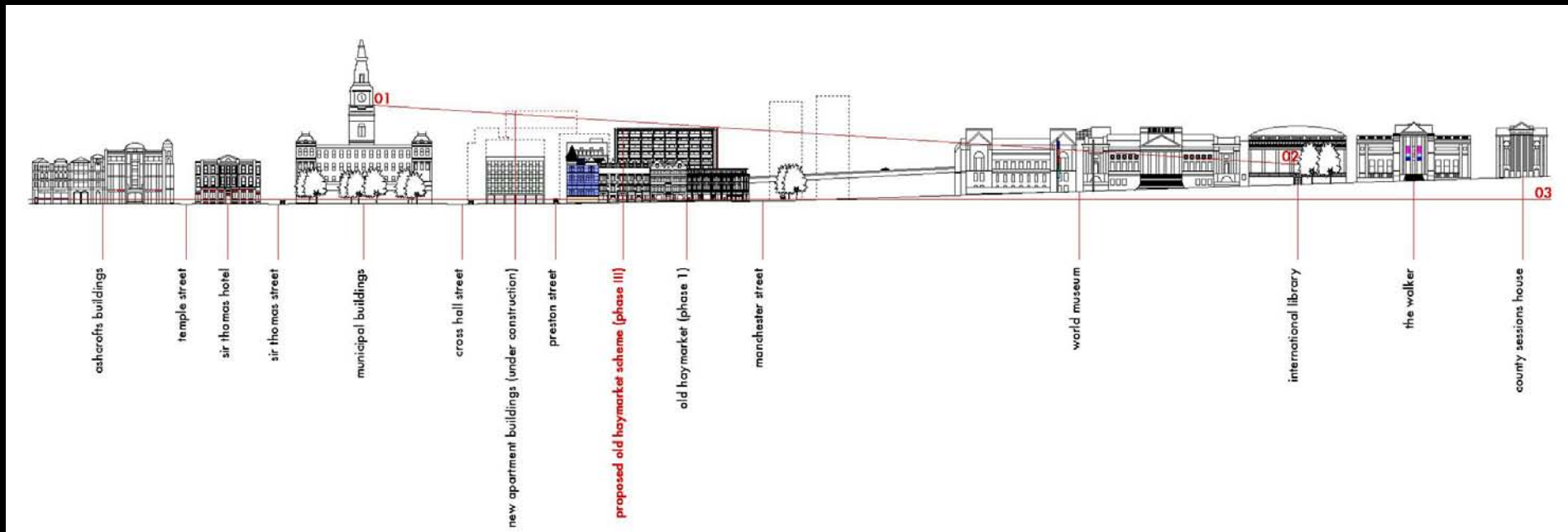
the famous clocktower then came into the picture...

from certain viewpoints anything above around 10 storeys would obscure the clock



the clock must be visible from st george's hall...!

on site with john benbow & rob burns from the planning office, we had the strong impression though that, provided the building did not obstruct this clock - then there would be support...



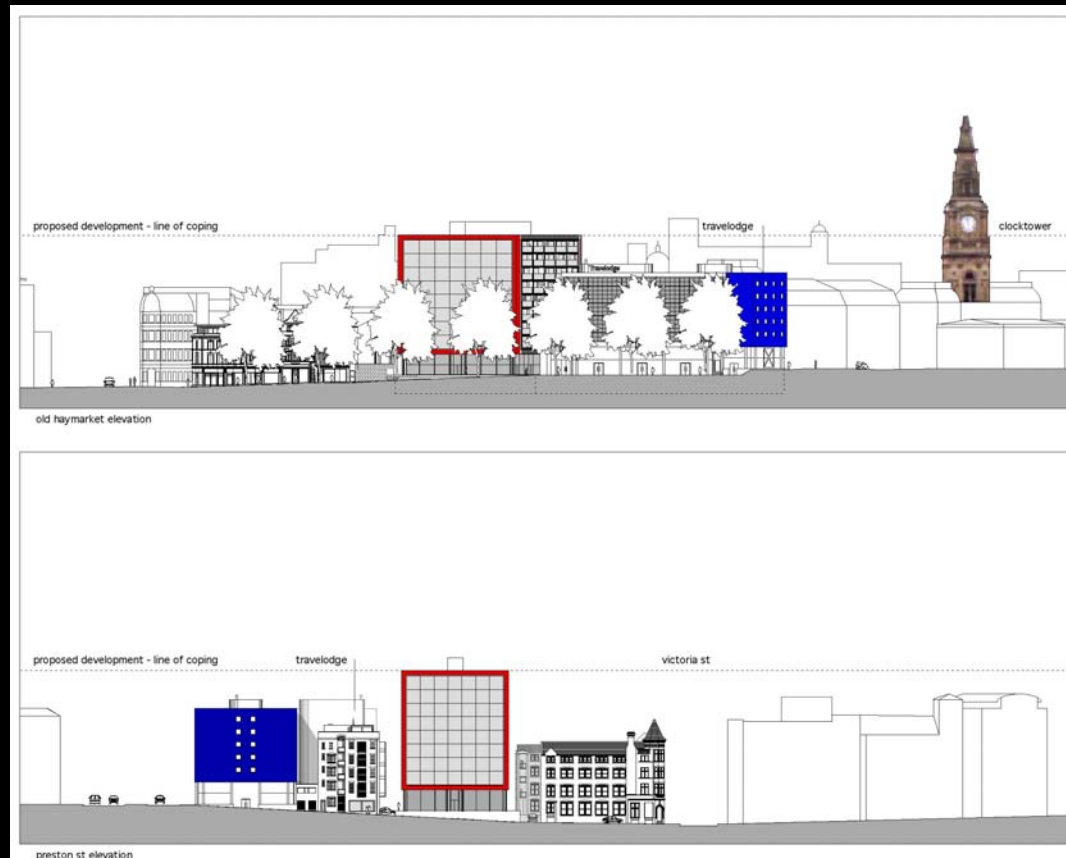
10 storeys is therefore becomes the maximum...

after careful survey and drawings it is proved (on paper at least), that a 10 storey building will not obscure the clock....





still looks quite big though !



but now, at least, there is verbal go-ahead from planners

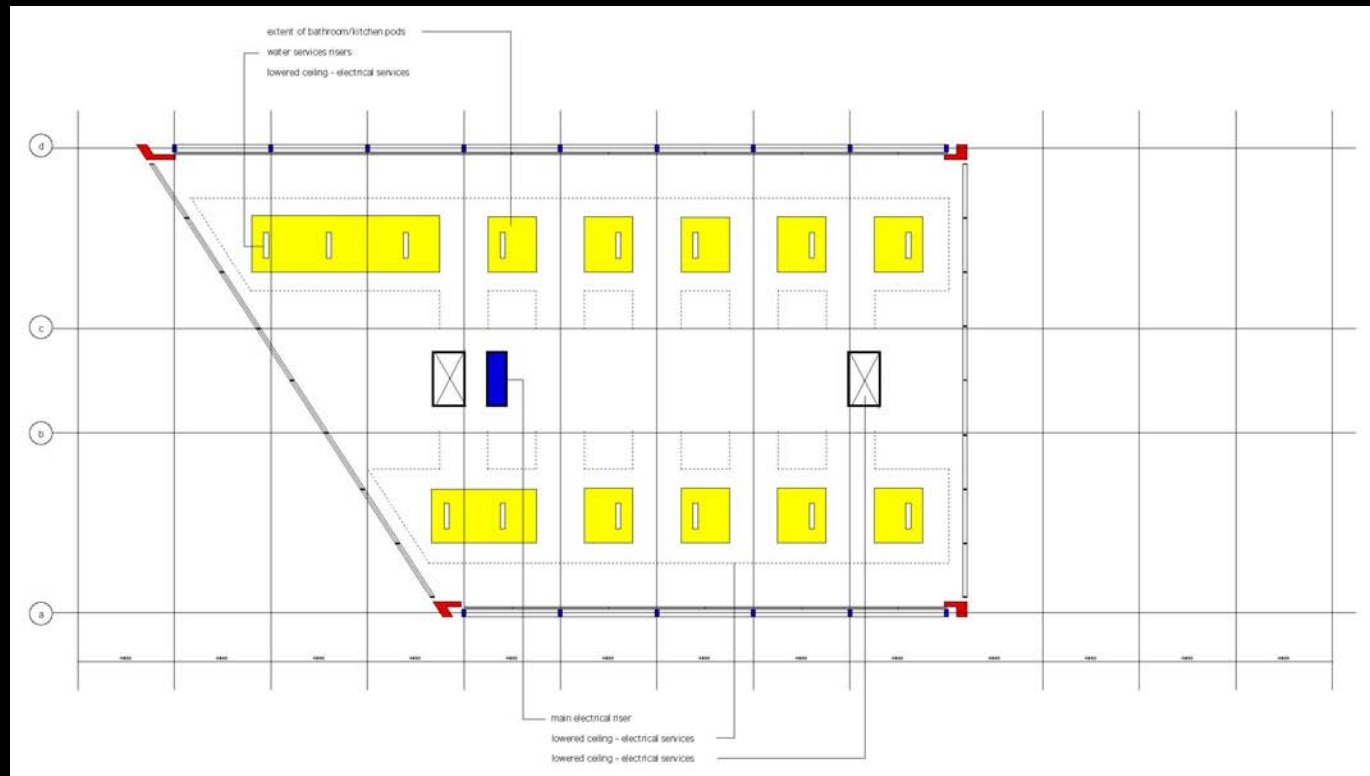
although written confirmation (as in 2002), is not forthcoming...





to prove dimensions - preparatory detail design is now needed...

with such a tight site, it is impossible to design without knowledge of structure and services



so a services distribution strategy is confirmed

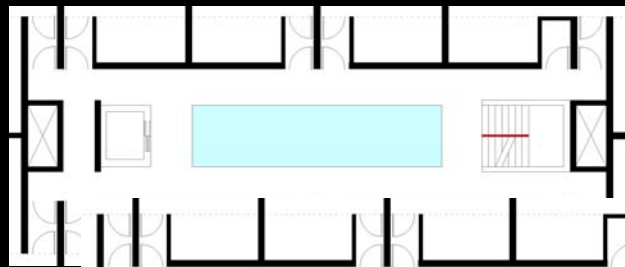
based on a logical distribution of elements keeping vertical risers under control

adding 4 storeys to the original approved design now means that a 'protected means of escape' with firefighting shafts must be included (with massive free ventilation.) the building regulations are absolutely specific on this issue.... 18m is the limit (6 storeys)

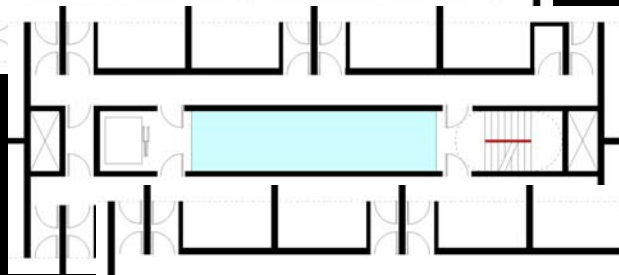
therefore an open 'atrium' is no longer possible - this will have a knockon effect on both circulation and in some cases - apartment amenity... the central core of the design will need to be handled in a different way to that which was originally intended...

a means of escape strategy must also be designed & approved

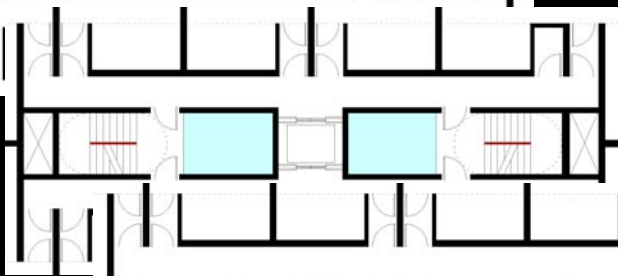
the design pivots on this - if it does not work - the building won't fit the site at this size



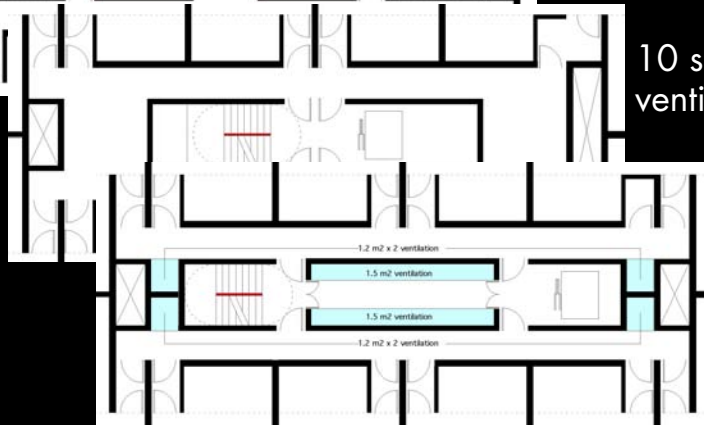
6 storey building with open atrium - free circulation & ventilation allow a narrow full height space to service flats & provide escape



10 storeys with protected ventilated lobby creates corridor access, but escape distances (9m) are not possible for all units



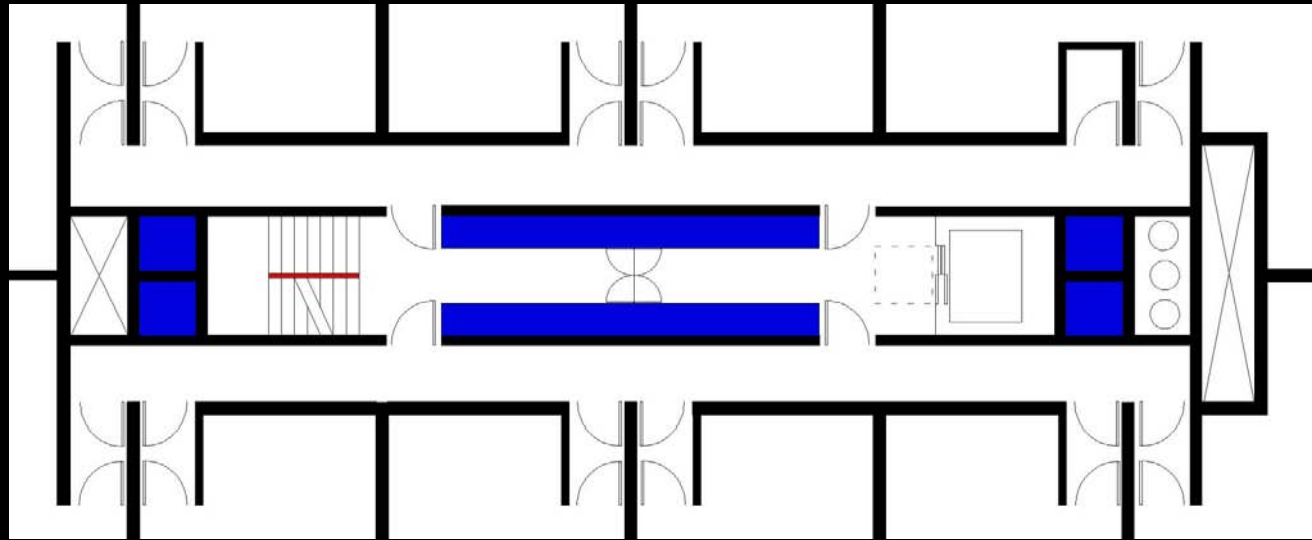
10 storeys with 2 staircases (both ventilated) places single lift in an unprotected position - there is also a cost implication



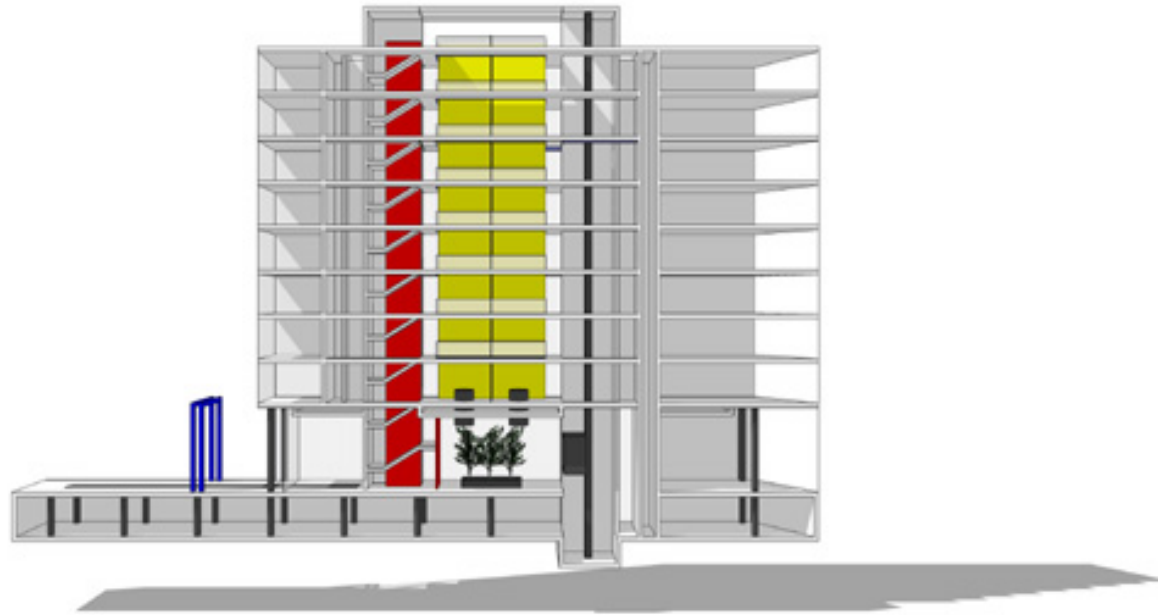
10 storeys with a central dual lobby does not allow the ventilation shafts to be adjacent to the circulation

10 storeys using the ventilation shaft to link the lift & stair with bridges - is an innovative solution...

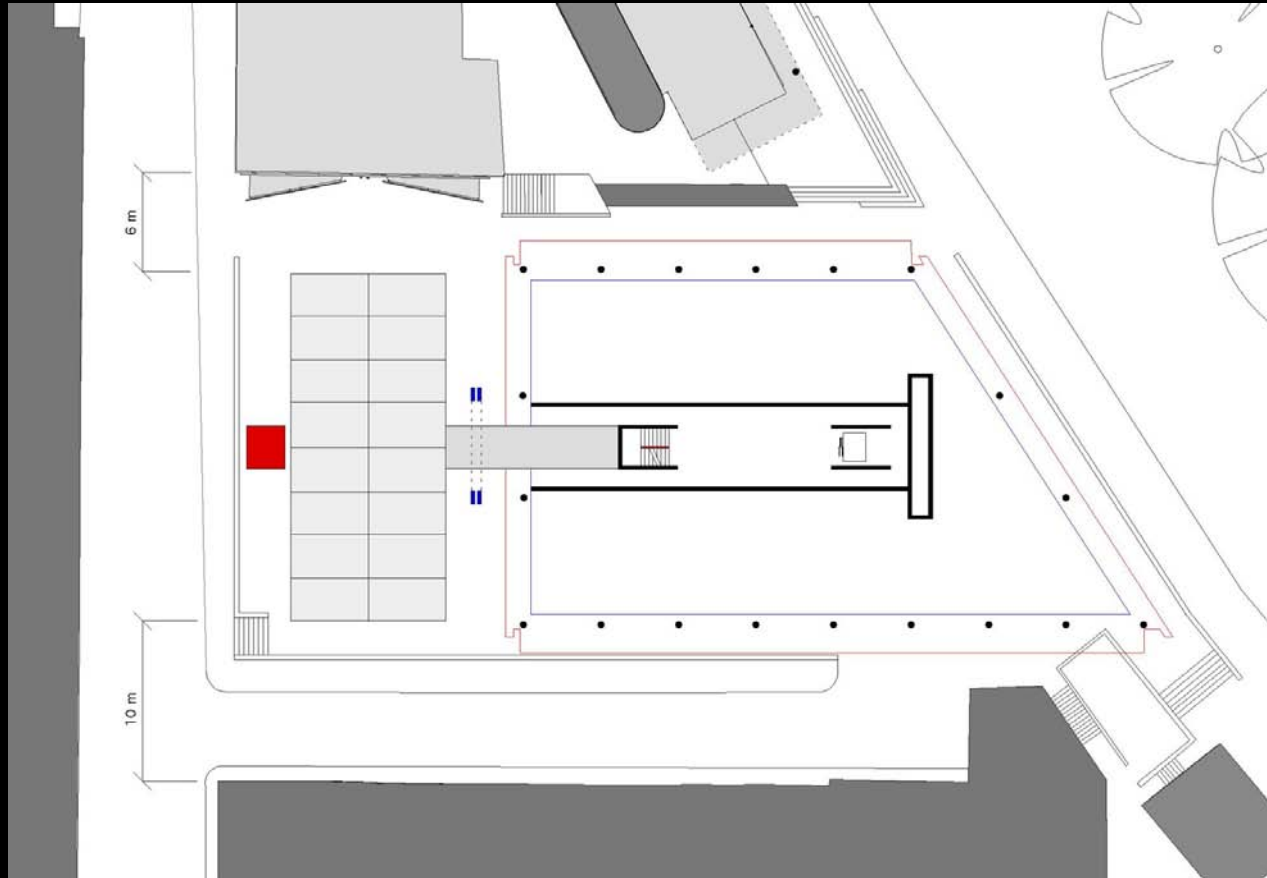
a series of alternatives are therefore investigated



this solution gains verbal approval from building control...

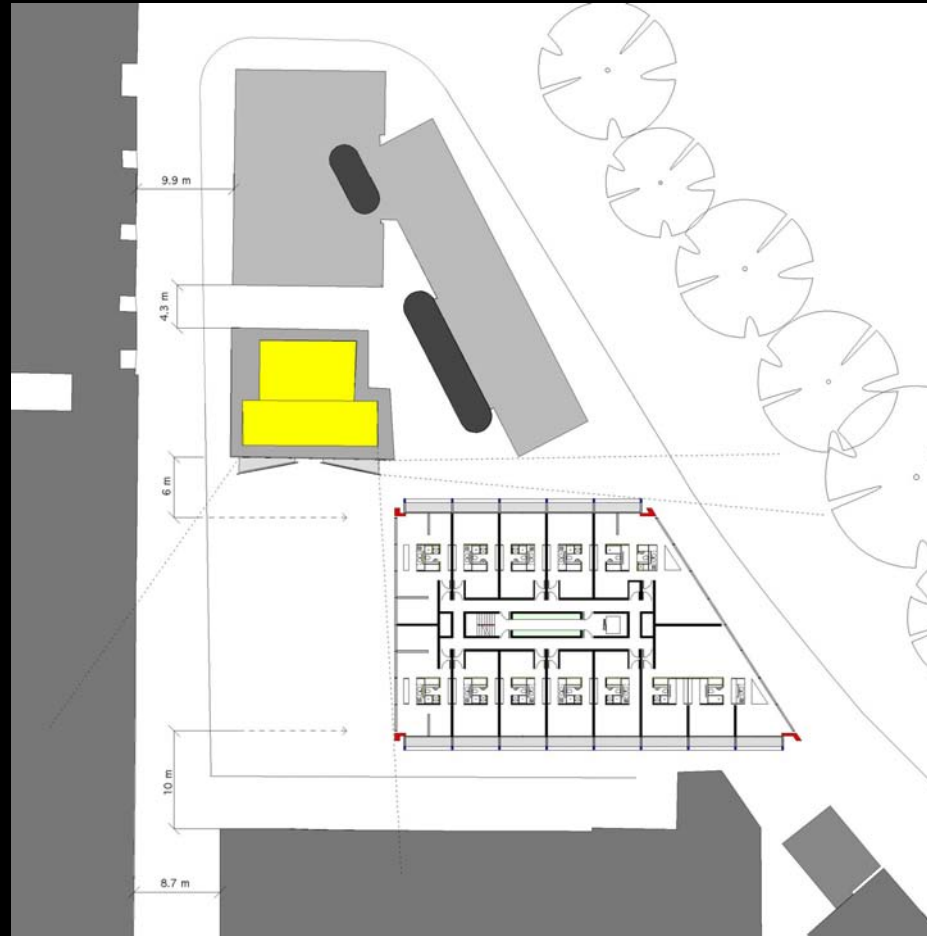


and promises a dramatic 'heart' to the design



but the site remains constrained dimensionally

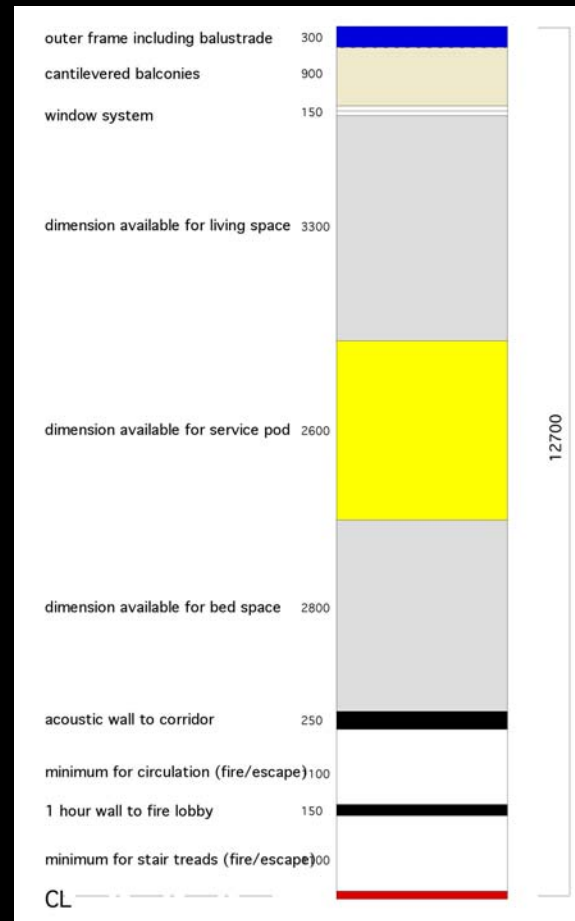
the previously agreed 6m from preston point & travelodge to the glazed wall of the commercial units is maintained but the residential above is pushed out to the absolute limits... (with balconies extending even further....)



the lateral width of the building is finite

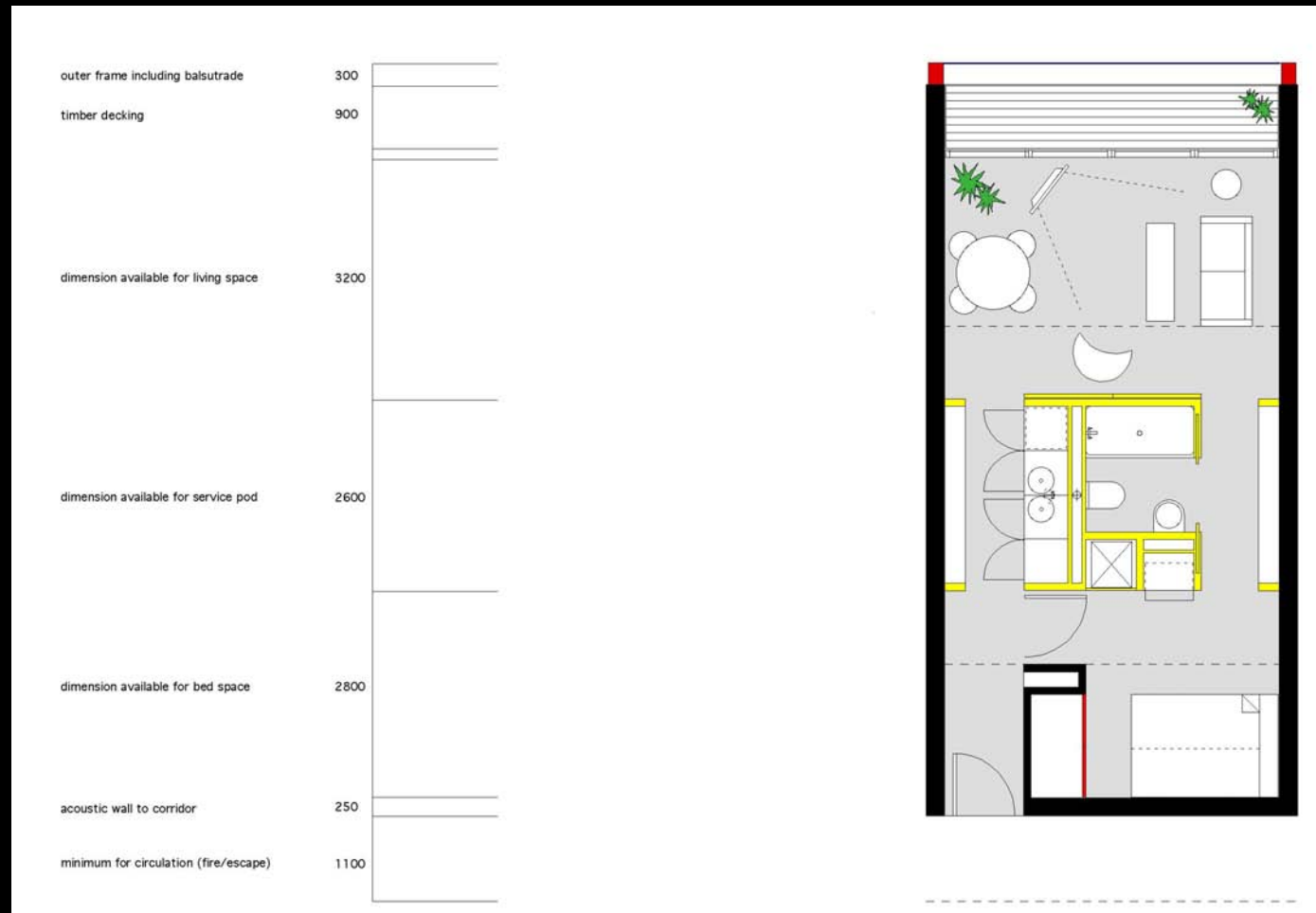
so this affects the internal planning of units, the space available for escape, circulation, ventilation, services etc - this is a very very tight plan !





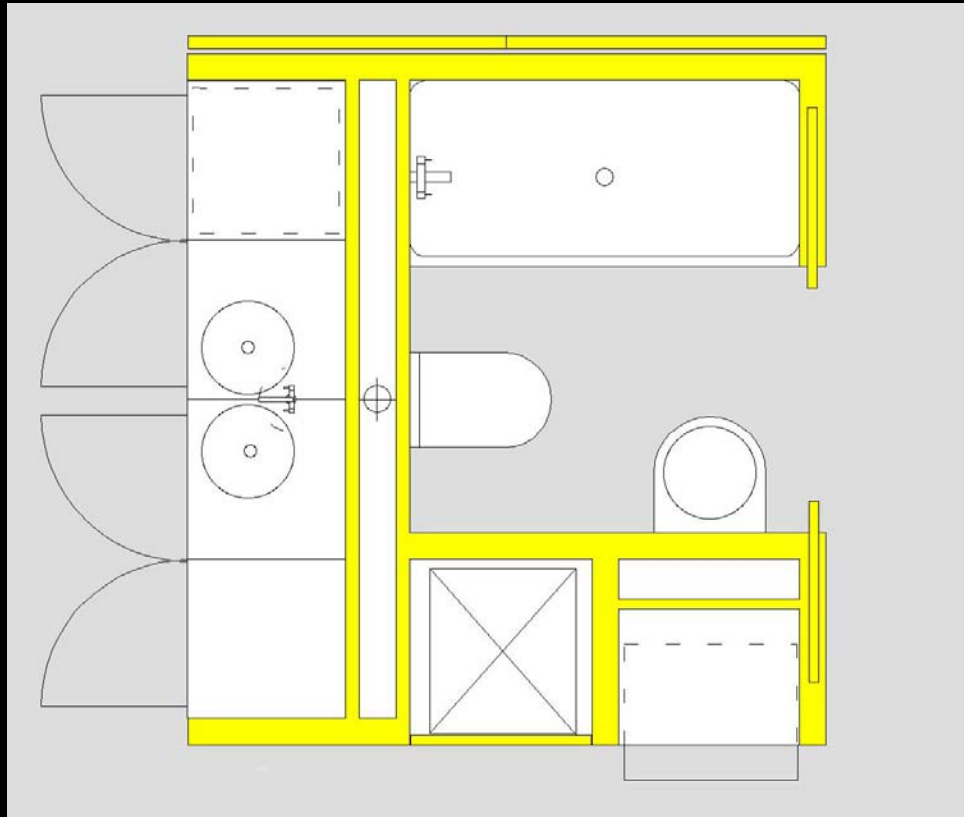
the brief calls for basic 40m sq 'studio' apartments...

but they must be planned within the overall lateral dimension - there is no alternative



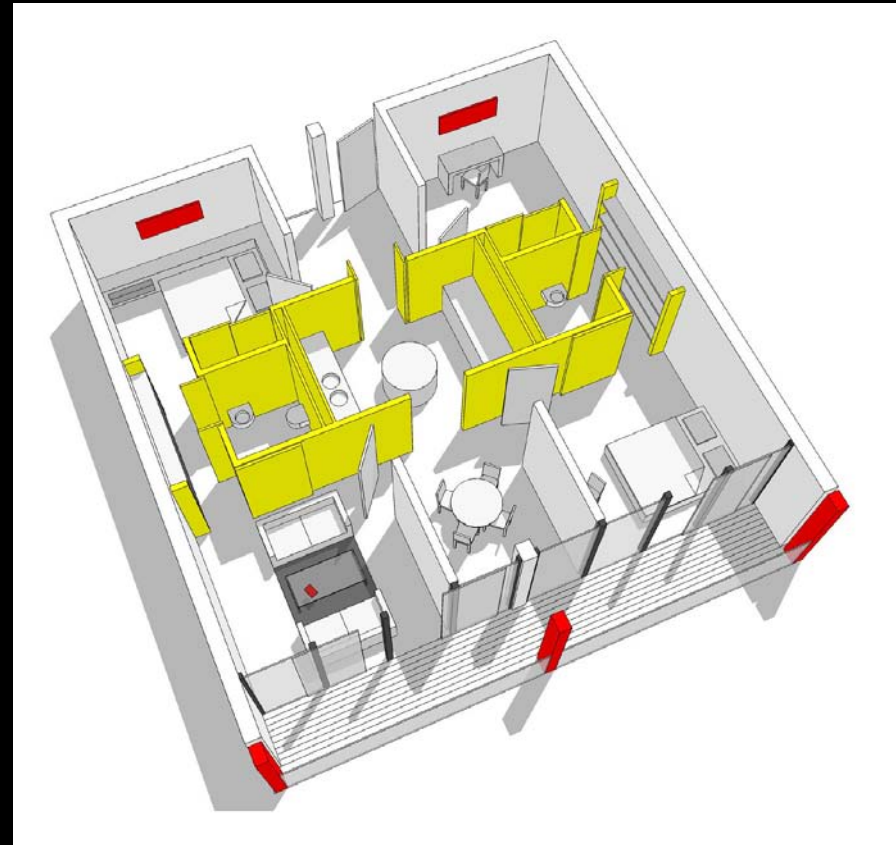
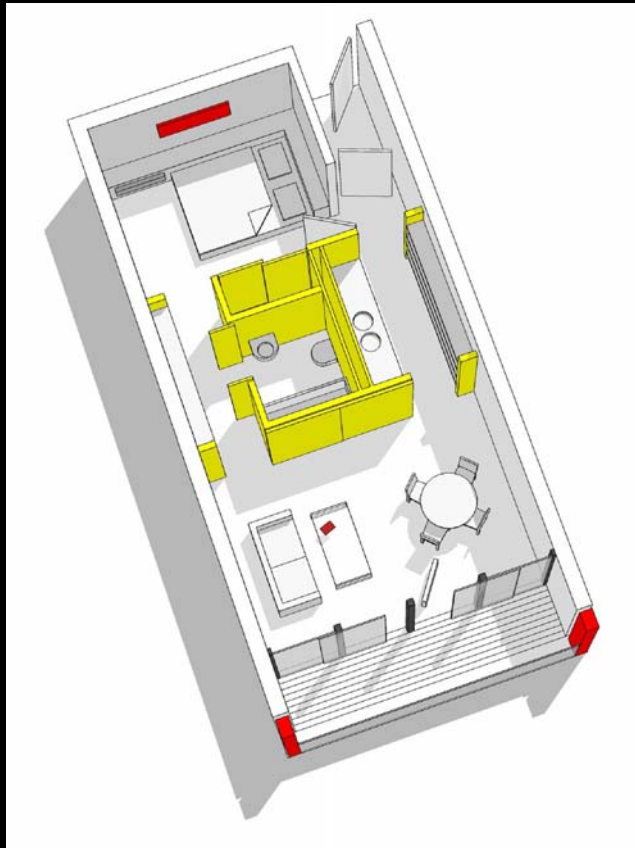
the basic unit is designed very accurately - (access dim 800mm min)

the 'balcony' is hopefully possible - balconies are not within the dimensions of the design that already has been approved - they are an addition but there is a good case for them as they are not actually 'living' space



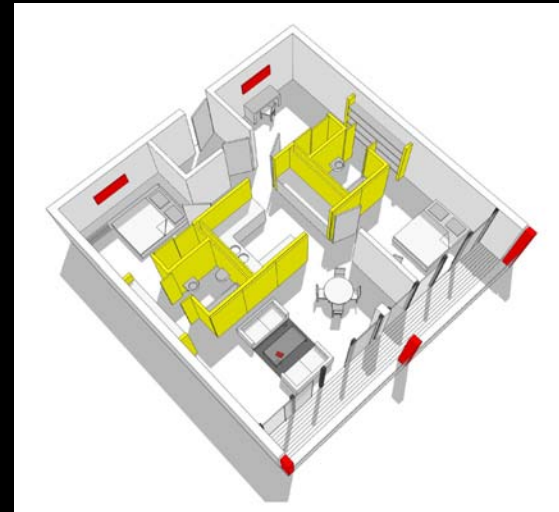
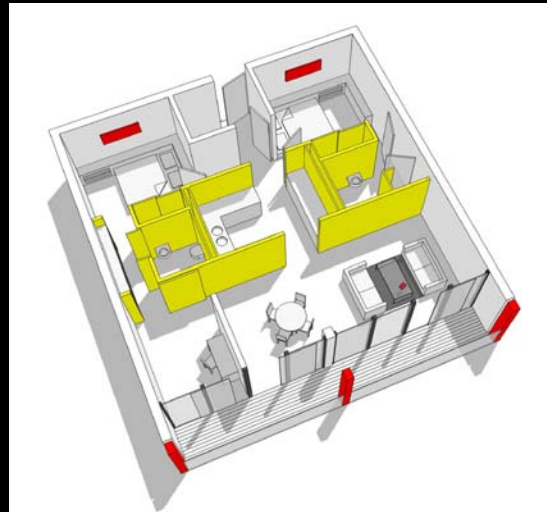
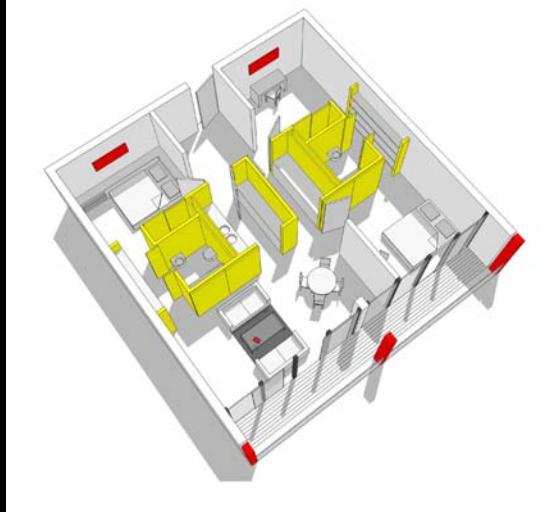
the kitchen/bathroom 'pod' will be made offsite

this unit will be highly sophisticated - as good as a zaha hadid bedroom in the 'puertas  
americas' madrid... it forms a core to larger units in the bigger flats,



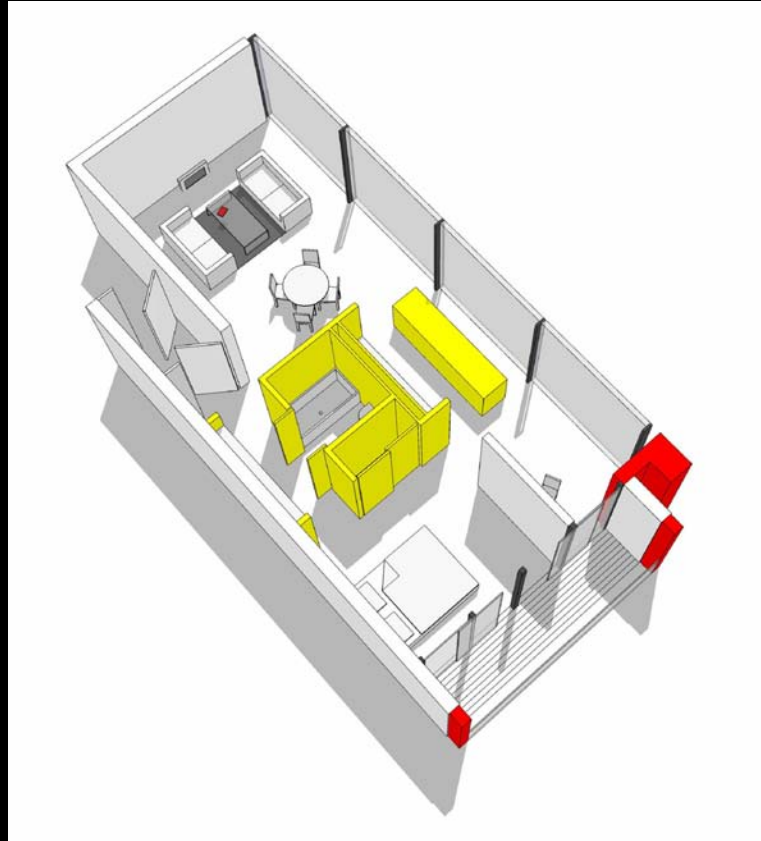
'crashpad' or 'flashpad' - the design caters for both...

the basic studio at 40m sq is an 'all one space' unit - a bedsitter really, but with the bed area screened by the kitchen/bathroom 'pod'... a double unit at 80m sq allows a number of different layouts with larger kitchens, bathrooms, utility rooms etc



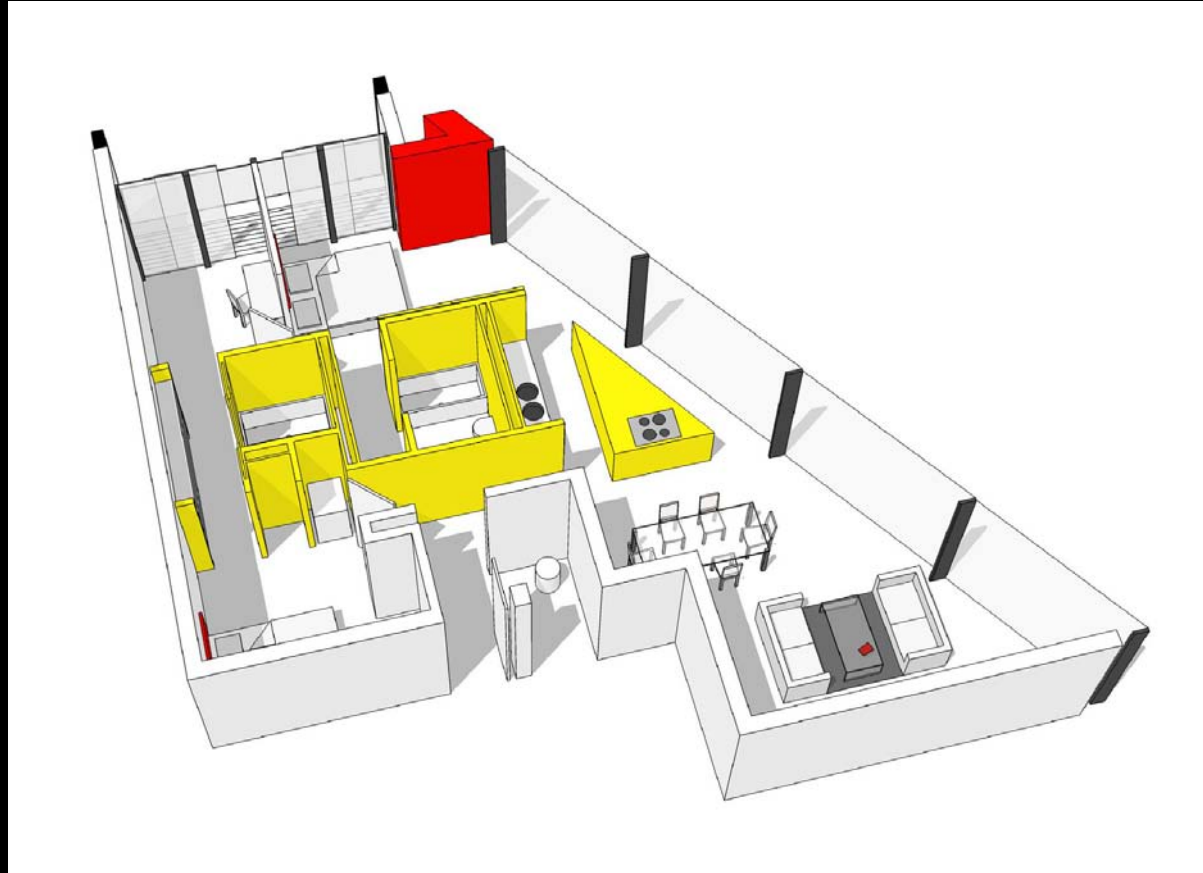
the larger unit allows for variations

all plans have had to be checked by building control - it is essential that escape distances within the units, are not more than 9m & not via a kitchen



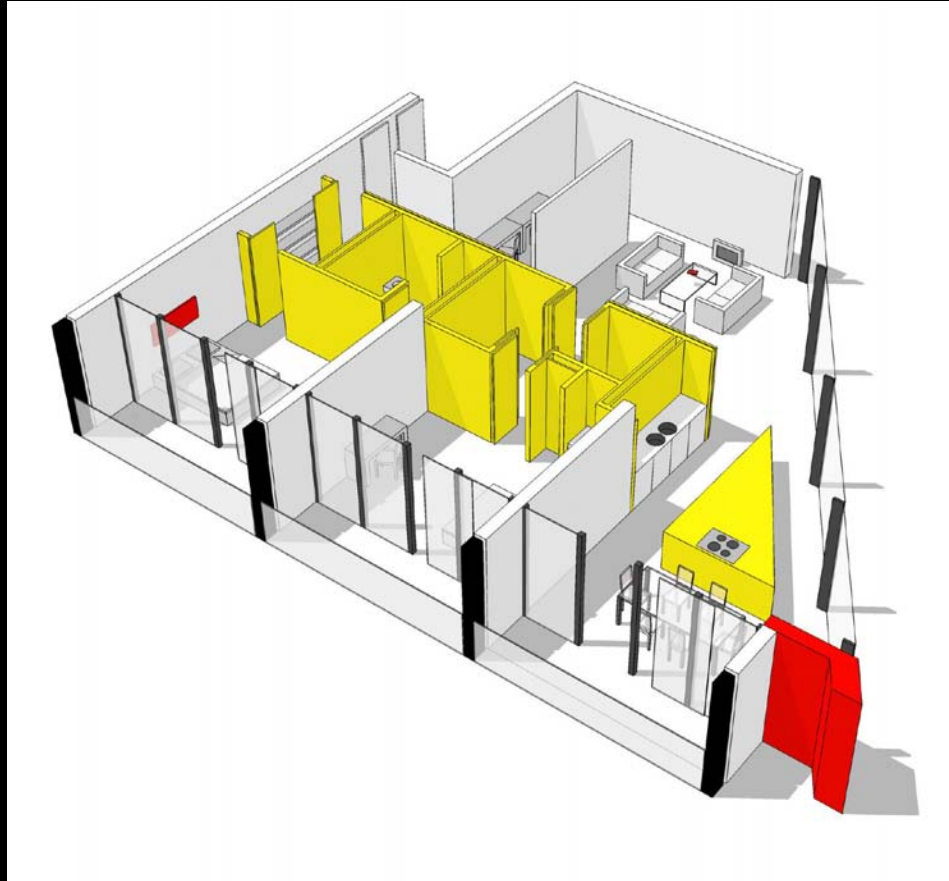
there are 1 to 2 bedroom units overlooking the square...

they have the benefit of glazing on two sides



some real 'flashpads' overlooking st john's gardens

there are different layout options available for these exciting apartments



and over st george's hall and william brown st (museums)

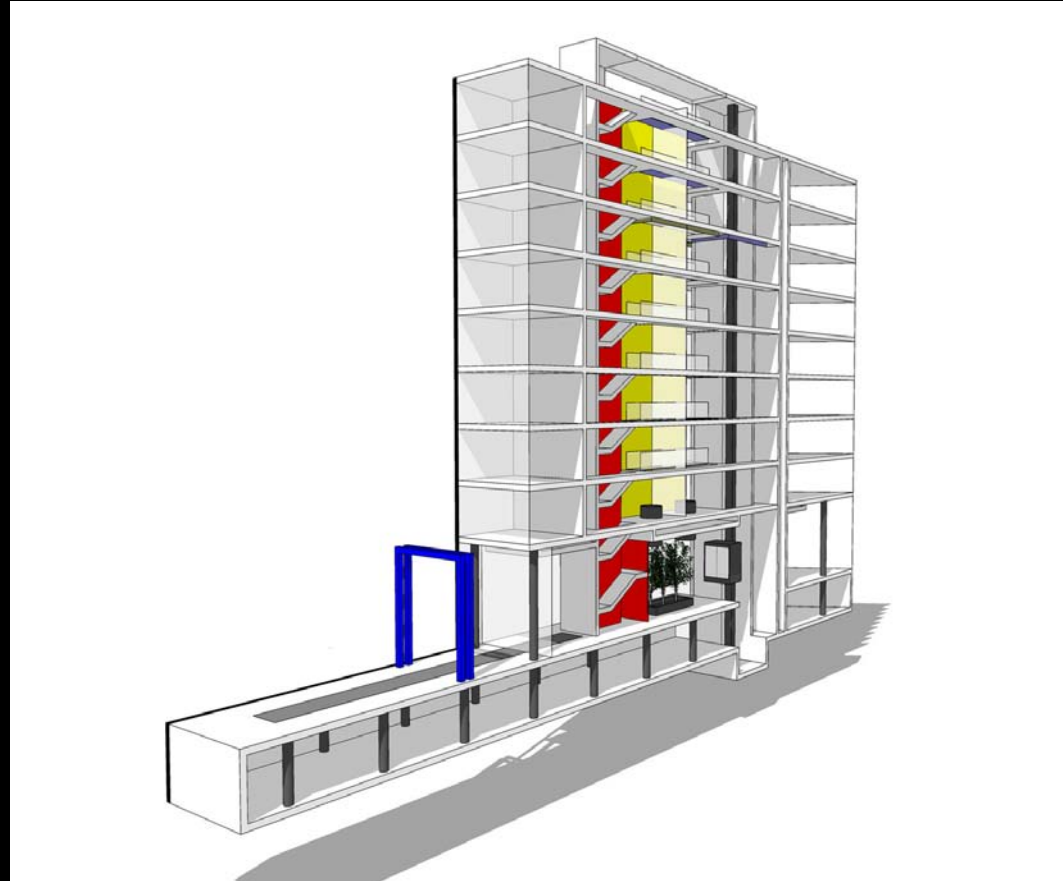
the massive kitchen unit provides great views when cooking...





the entrance is through a lovely new piazza facing SW

this in the heart of a new residential quarter - spanish or italian style



and a fantastic foyer leads to dramatic exits to each floor

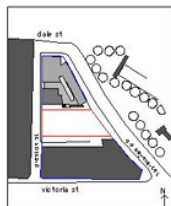
imagine leaving the lift or stair with a high lightshaft in view... glass bridges, murals

act III - a state of readiness...

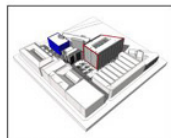
# 2006

the design is now ready to be submitted for planning approval

the planners are expecting it - only the forms need completing



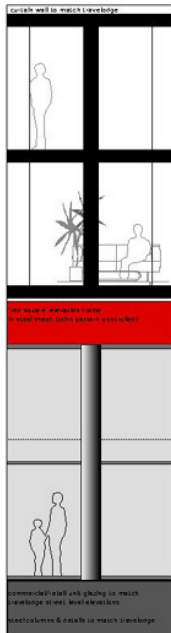
location plan - 1:2000



overhead view 1



from old haymarket



context section detail - 1:50



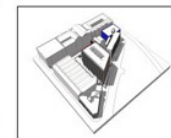
elevation from old haymarket (manchester st) - 1:1000



elevation from preston st - 1:1000



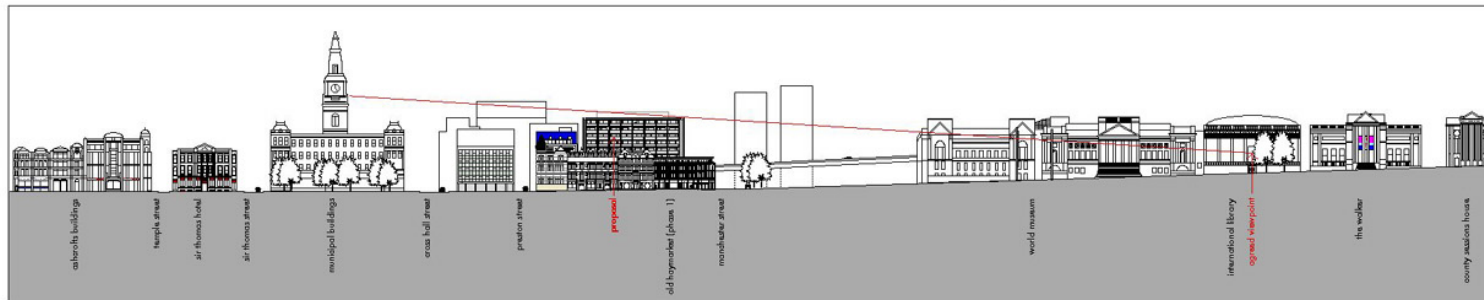
view from street showing proposed building and surrounding context



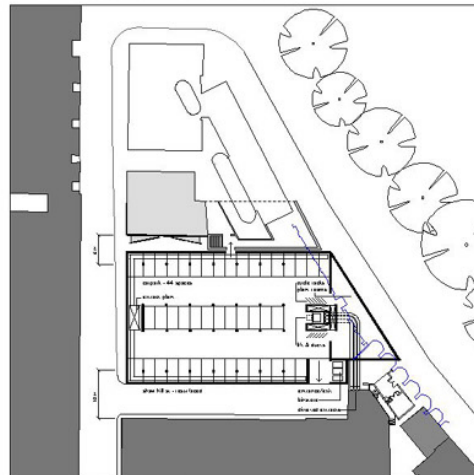
overhead view 2



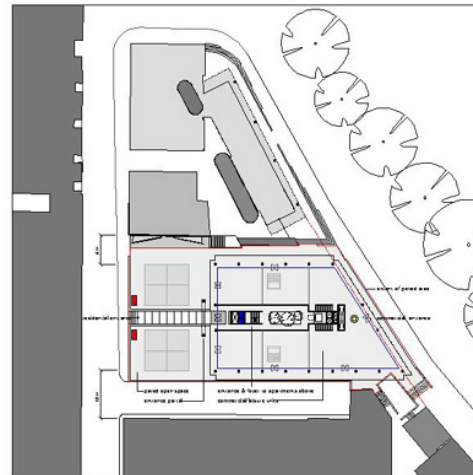
from preston st



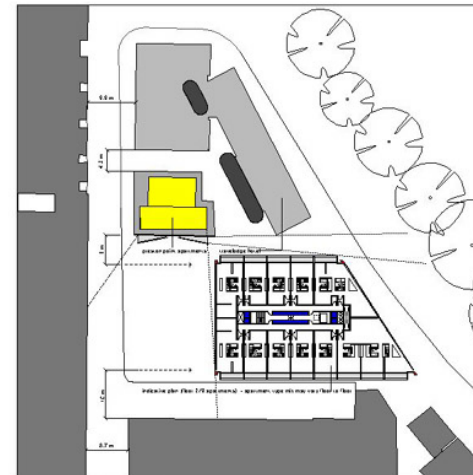
proposed city context - skyline shown from viewpoint adjacent to george's hall



site plan at basement car parking level - 1:500



site plan at podium level - 1:500



site plan at typical residential floor level - 1:500

**context**

the revised design, which is for a mainly residential building, sits within the site to an almost exactly similar footprint as shown on the original approved plan, the main difference being in height, where an extra 3 storeys have been added, bringing the accommodation to approx. 100 apartments of mixed size, with retail & commercial at podium level. In terms of mass & proportion, the building addresses a public square on the preston st elevation which is an integral part of the development, and the tunnel entrance and william brown st on the old haymarket (manchester st) side. Care has been taken to ensure that the overall height of the development does not obstruct views of the municipal chambers clock, from critical viewpoints - in particular at the base of st george's hall.

**design**

the design of the development, in particular its external appearance, takes the simple cubist proportion of the travelodge (the 'blue hotel') as a precedent with substantial steel columns springing from a paved podium to support the upper residential floors. The detail is sharply simple - exposed steel frame on the side elevations with single sheet glass balustrades to the balconies, and curtain walling similar to the travelodge on the preston st and old haymarket facades. Both of these endstop faces are framed by red steel 'red squares'... however, use of colour is deliberately careful in that it is not overplayed, but used to enforce the abstract sculptural quality which will link it visually to the hotel. The shedim style is re-inforced with this latest addition to their city centre portfolio.

**energy**

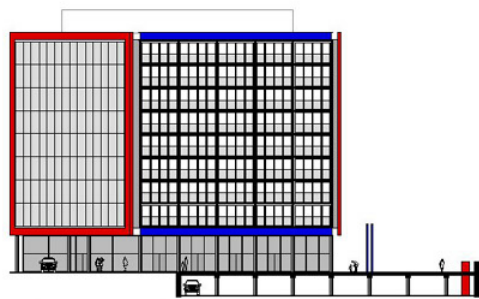
old haymarket phase III will draw from the latest available techniques to enable an energy efficient building to also be a pleasant place to live. Maximum daylight will be allowed to infuse the living spaces made possible by heating and ventilation systems which make full use of heat recovery devices which, allied with the mass of an in situ concrete floor slab construction, make the building thermally as well as acoustically efficient. The apartments (which vary in size from 40 to over 100 square metres) will be fitted with highly finished integrated 'boke' factory built units, and the rationale which integrates services and structure will mean that excessive use of pipe and ductwork will be minimised. Structure/services/architectural integration will be a driving force in the design.



side elevation detail - 1:50

old haymarket phase III. planning application - re-submission of permission 02F/1184 to change the height and modify the exterior

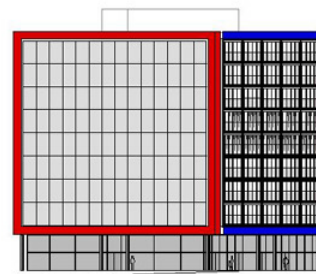
old haymarket - phase III - residential & commercial  
planning application - august 2006  
composite drawing  
client - urban splash ltd  
architect - shedim



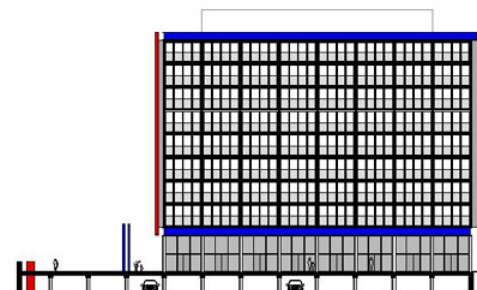
elevation to knowledge and Preston point - 1.300



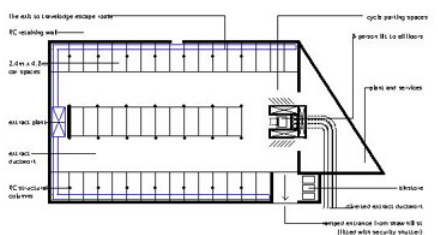
preston street elevation - 1.300



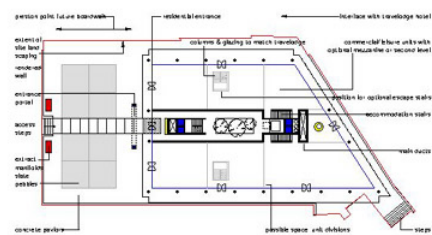
manchester street elevation - 1.300



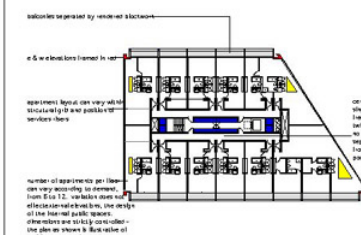
elevation to show hill street - 1.300



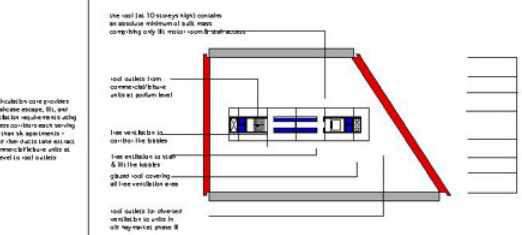
plan at basement carpark level - 1.400



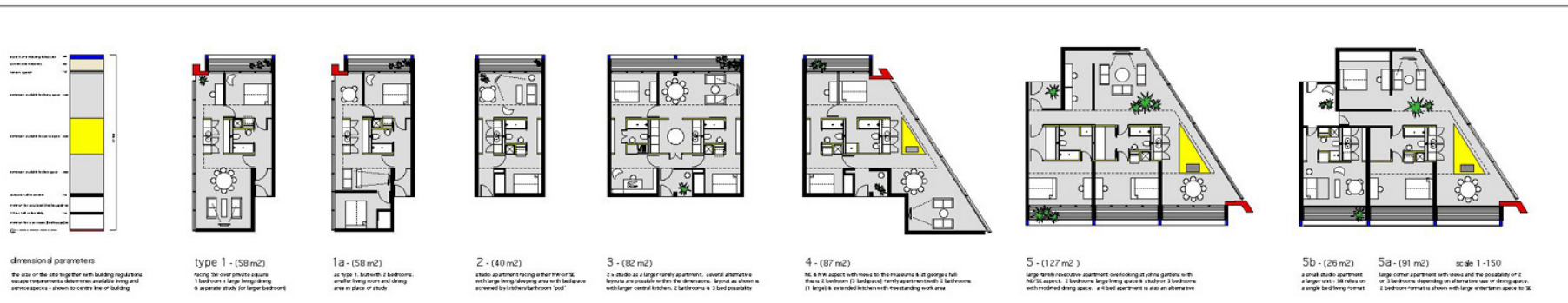
plan at podium (commercial/room use) - 1.400



plan of typical residential floor level - 1.400



plan of roof and air-extract level - 1.400



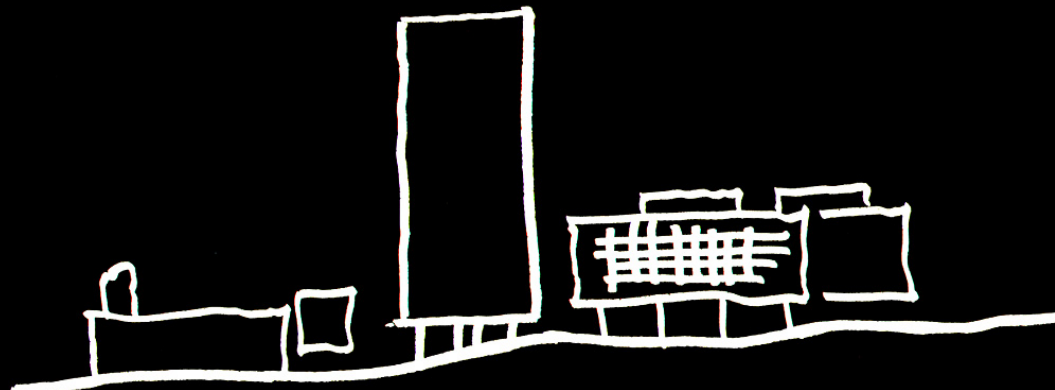
old haymarket phase III. planning application - re-submission of permission 02F/1184 to change the height and modify the exterior

old haymarket - phase III residential & commercial  
planning application august 2006  
composite drawing  
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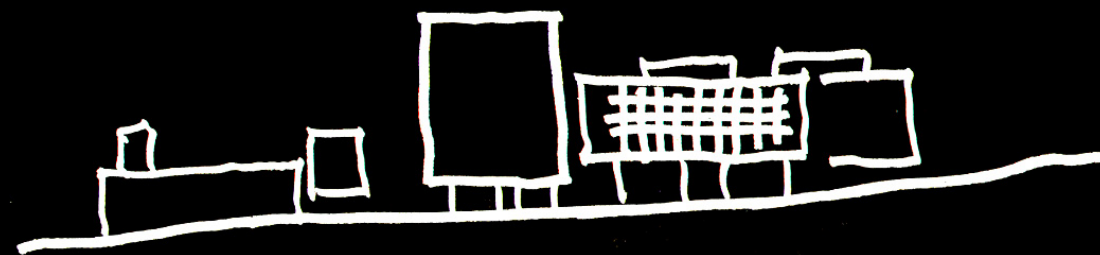




2002



2006



2007

act IV

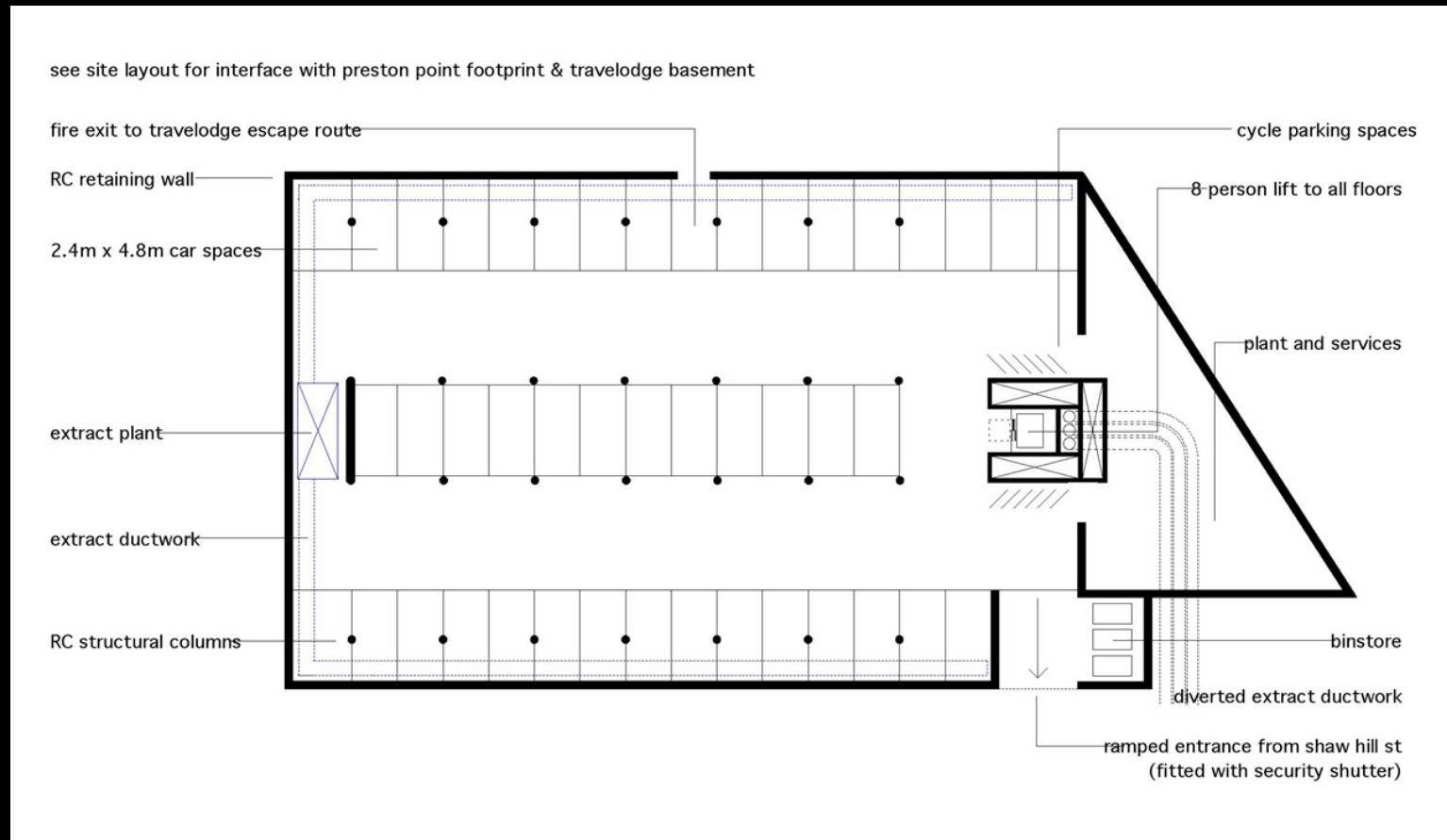




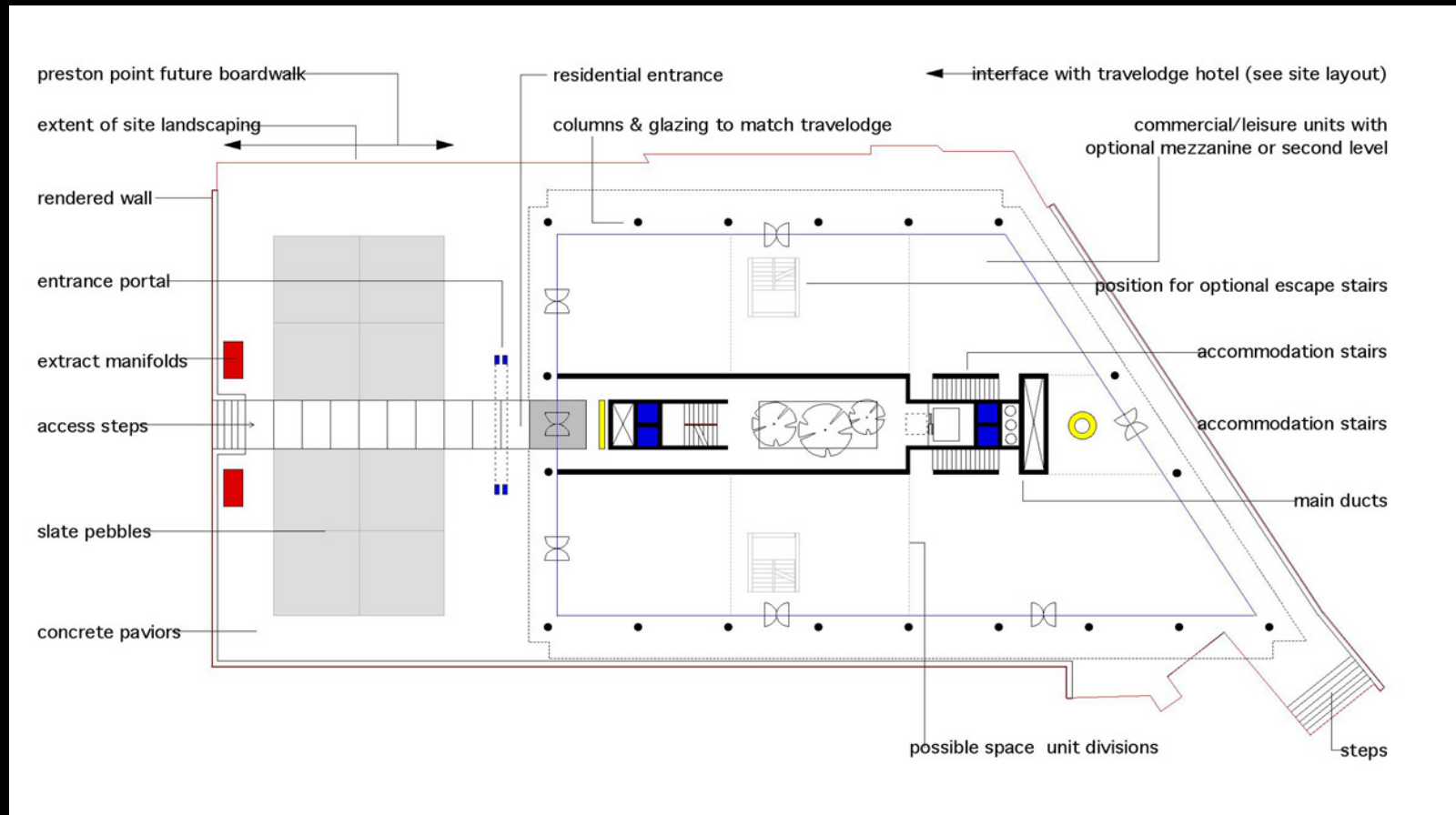
liverpool '08 !

intermission - then...

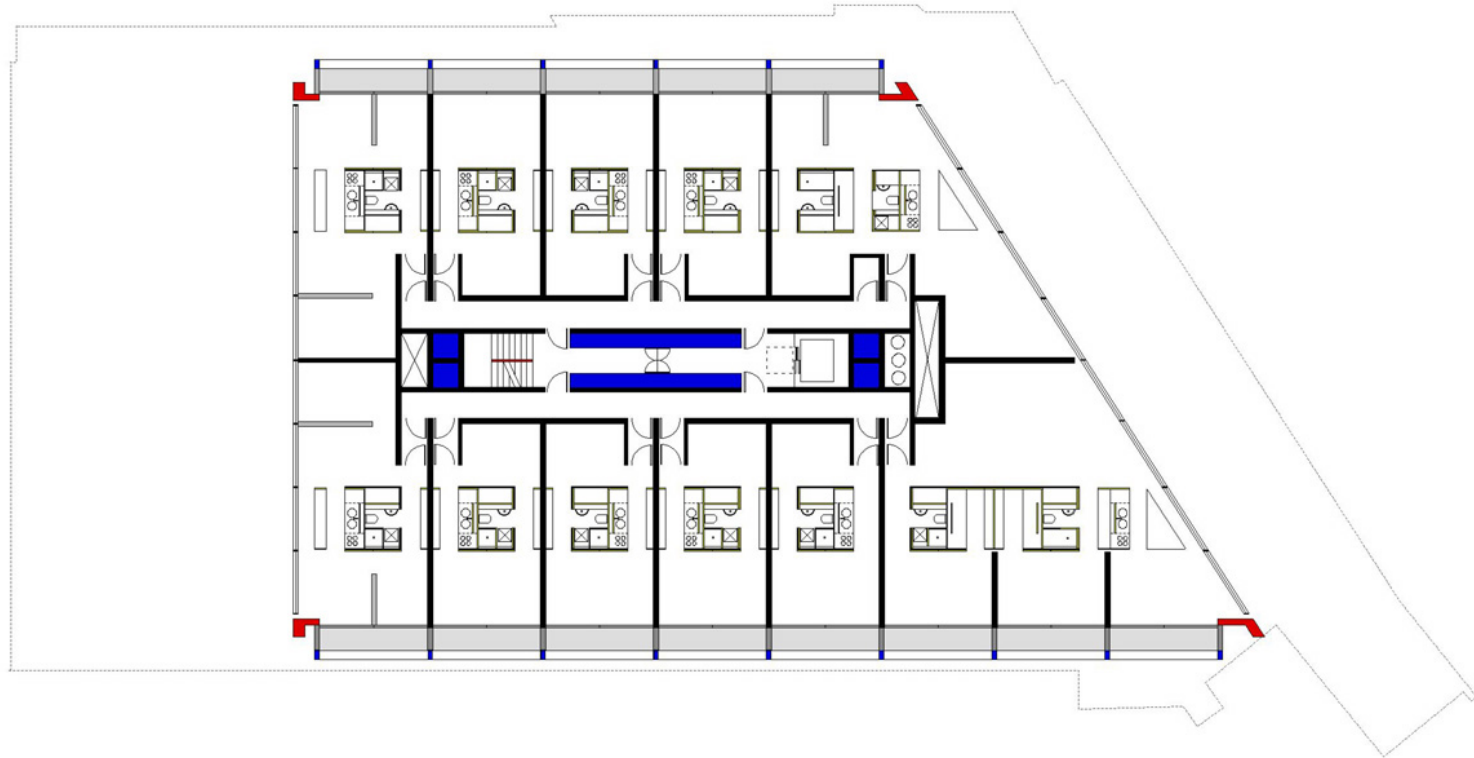
plans and areas



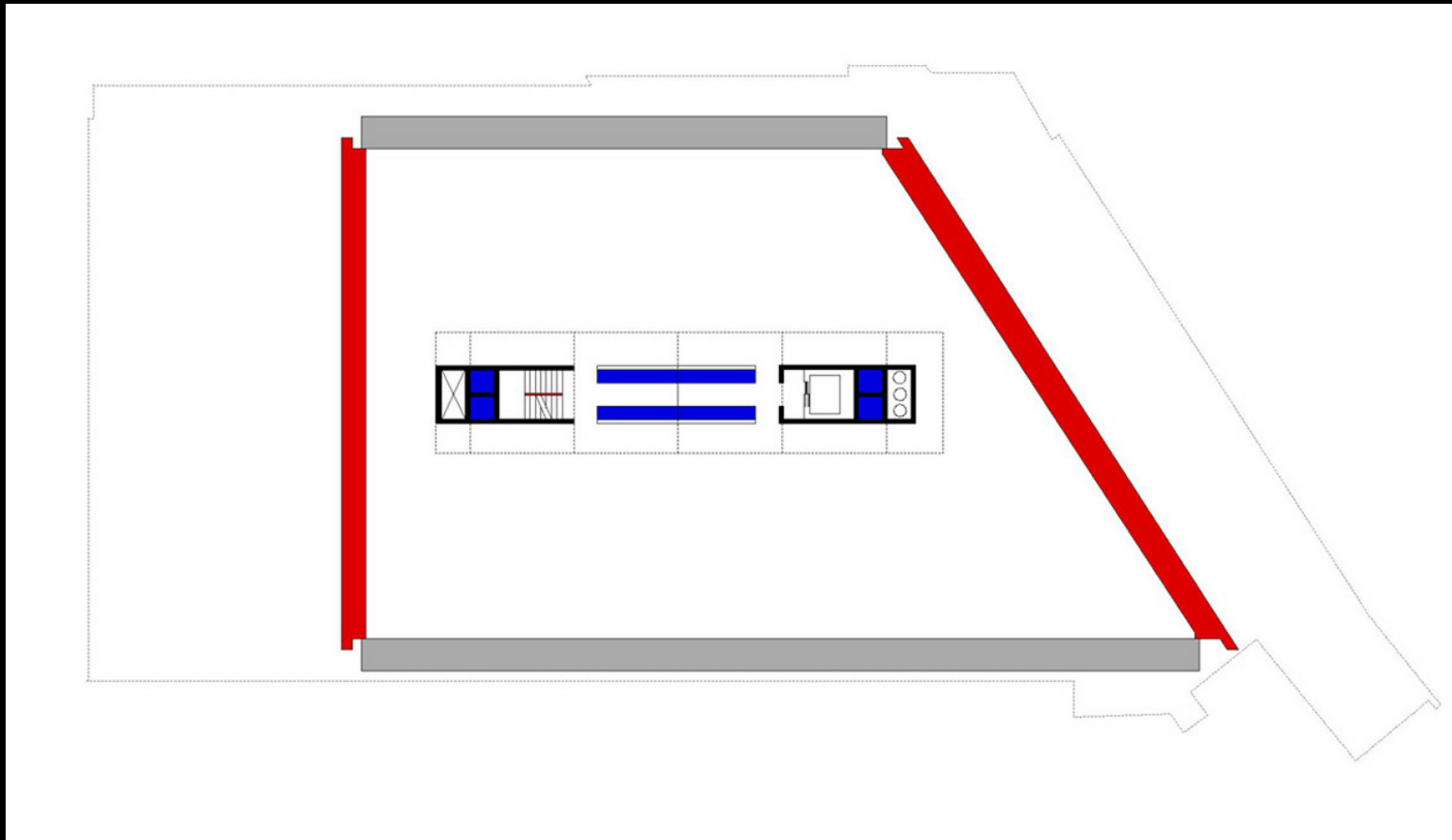
the basement with 44 parking spaces, plantrooms & binstore



the ground level with entrance piazza, foyer and commercial units



a typical residential floor - 7 studios, 2 flashpads, 2 other



the roof with lift motor room, free ventilation ducts & glass canopy

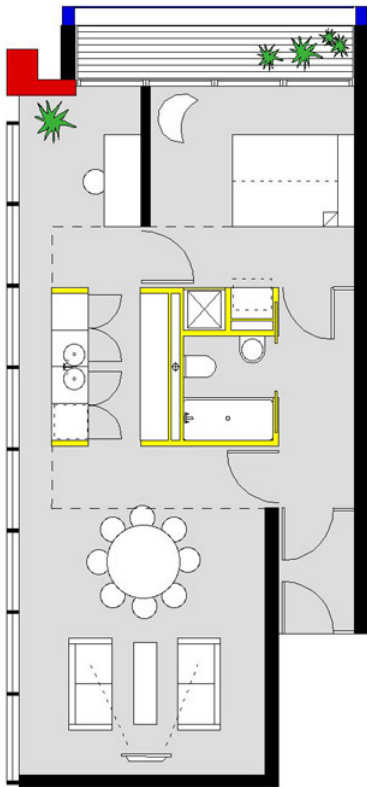
# area studies - 1

complete development gross	96,050 sq' = 5735 m <sup>2</sup>
complete development nett	73,758 sq' = 6837 m <sup>2</sup>
per floor - apartments	7,703 sq' = 714 m <sup>2</sup>
commercial/retail/leisure (in 50% mezz)	9,101 sq' = 843 m <sup>2</sup>
car parking for 44 inc cycle spaces	11,1178 = 1036 m <sup>2</sup>
hard landscaping & paving	8,444 sq' = 782 m <sup>2</sup>

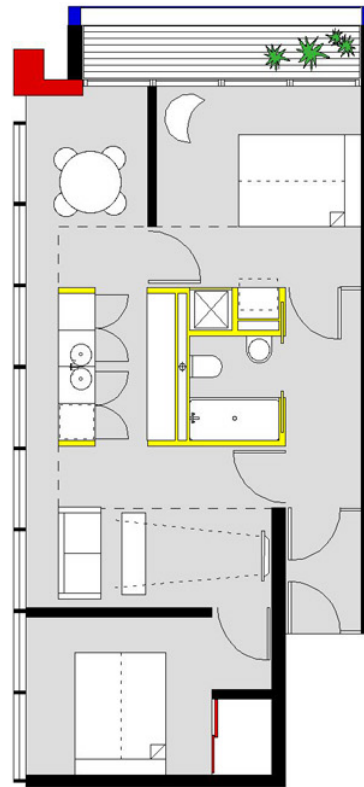
# area studies - 2

apartment type 1 & 1b (16 x 1 or 2 bed - preston st)	58 m2
apartment type 2 (56 x 1 bed studio - side elevations)	40 m2
apartment type 3 (alternative to type 2 - side elevations)	82 m2
apartment type 4 (facing st john's gardens & museums)	87 m2
apartment type 5 (facing st john's gardens & st george's hall)	127 m2
apartments type 5a & 5b (division of type 5 to inc small studio)	26 m2 +

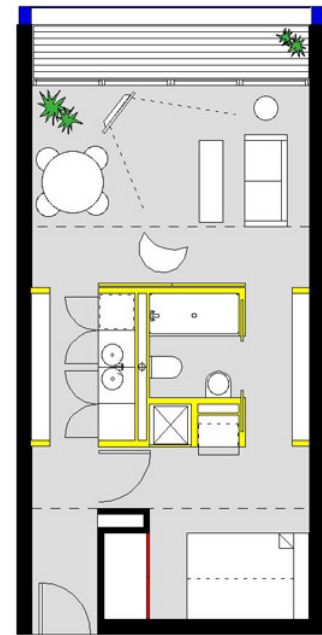




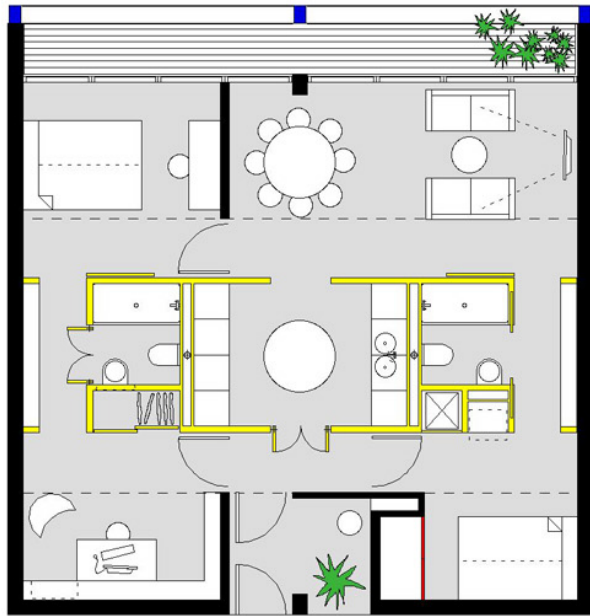
type 1



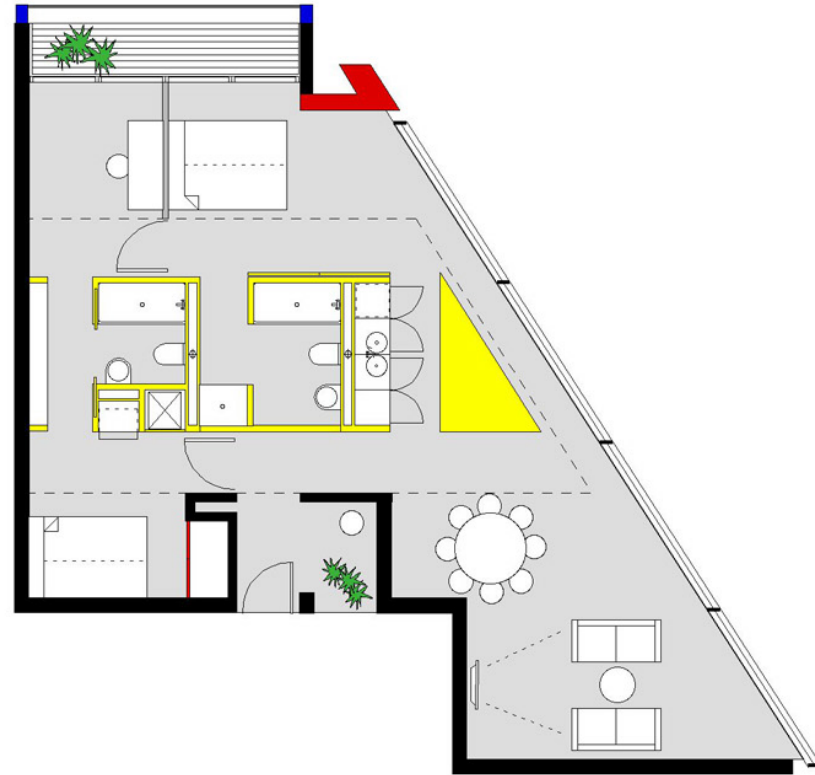
type 1 (2 bed)



type 2



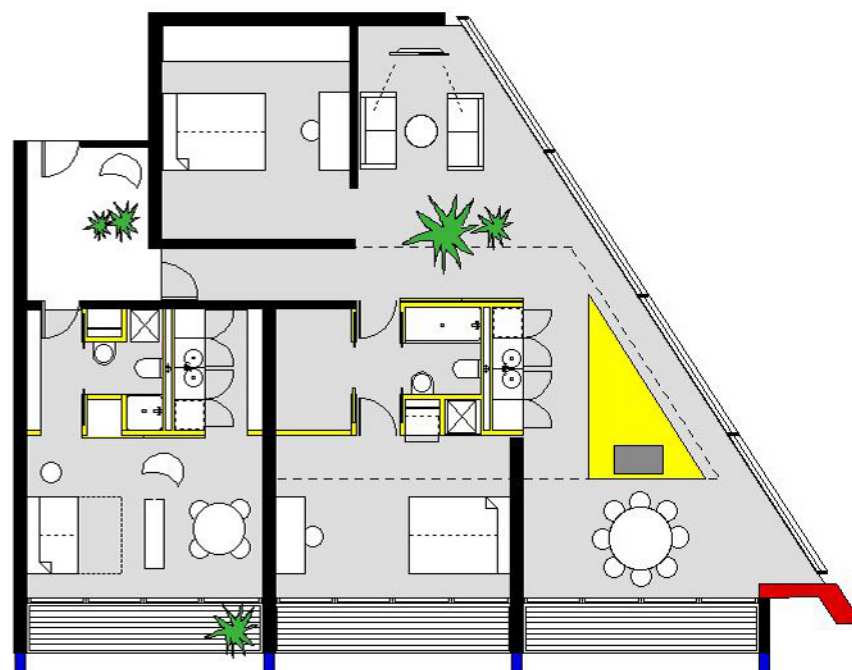
type 3



type 4



type 5



type 5b

type 5a

not the epilogue...

(further acts to follow - we hope)

act V

there's a lull - we think the scheme's  
gotten a bit boring so.....



we want to go 'international' - get in  
DOMUS & ABITARE

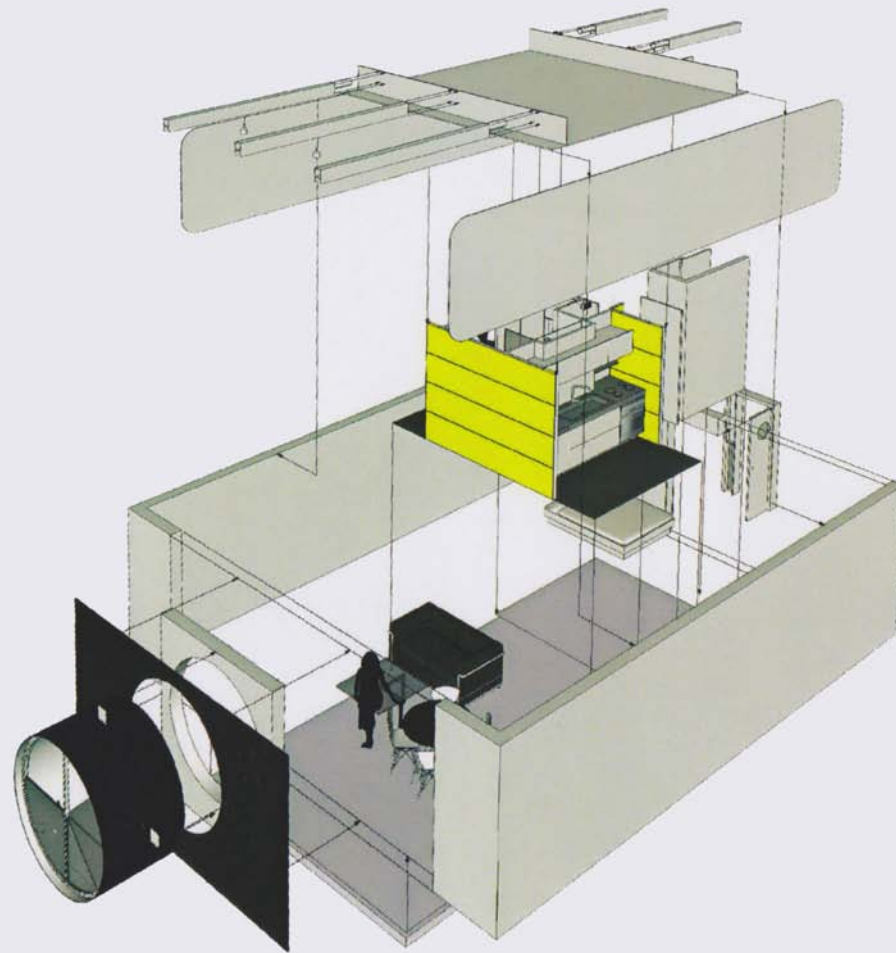




it's the 'black box' now

BLACK & BLUE

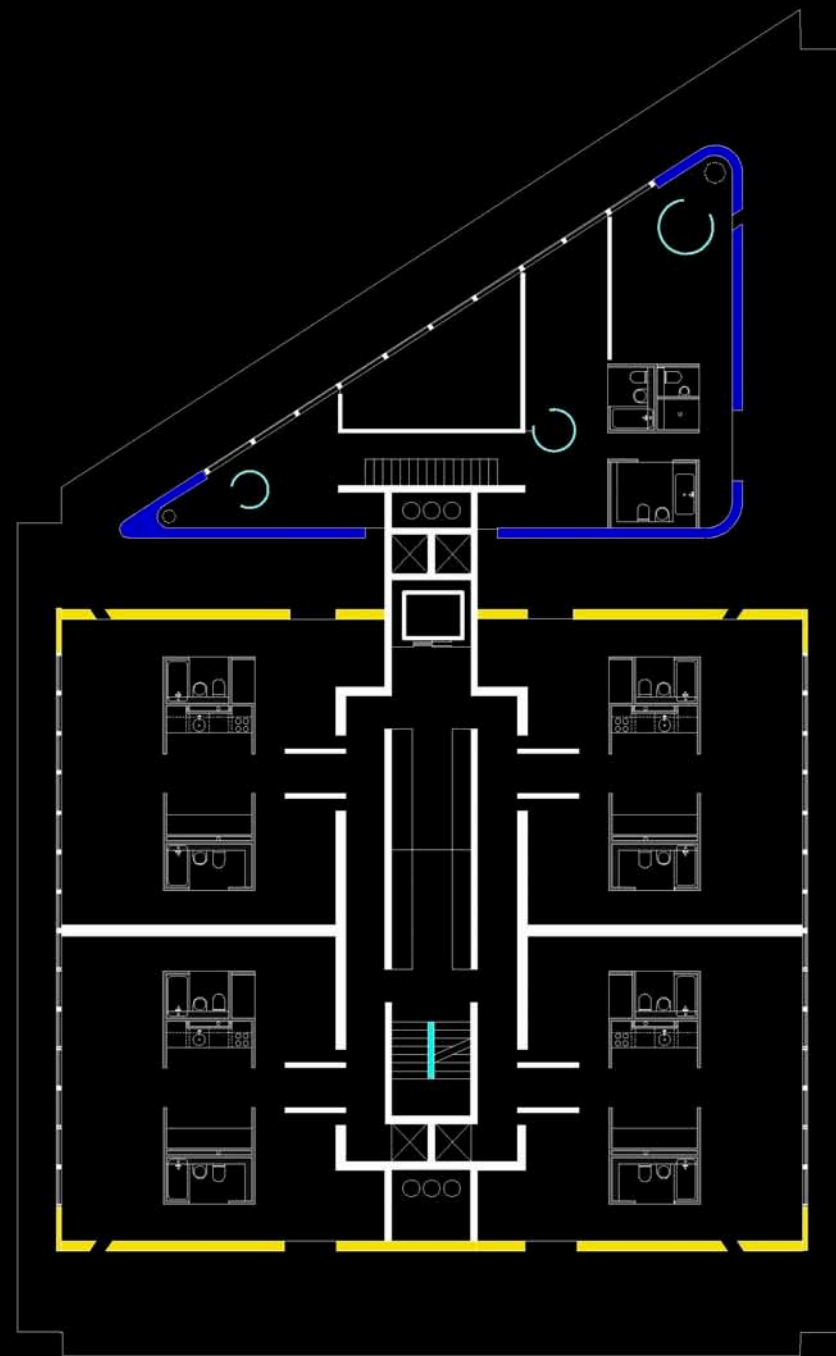
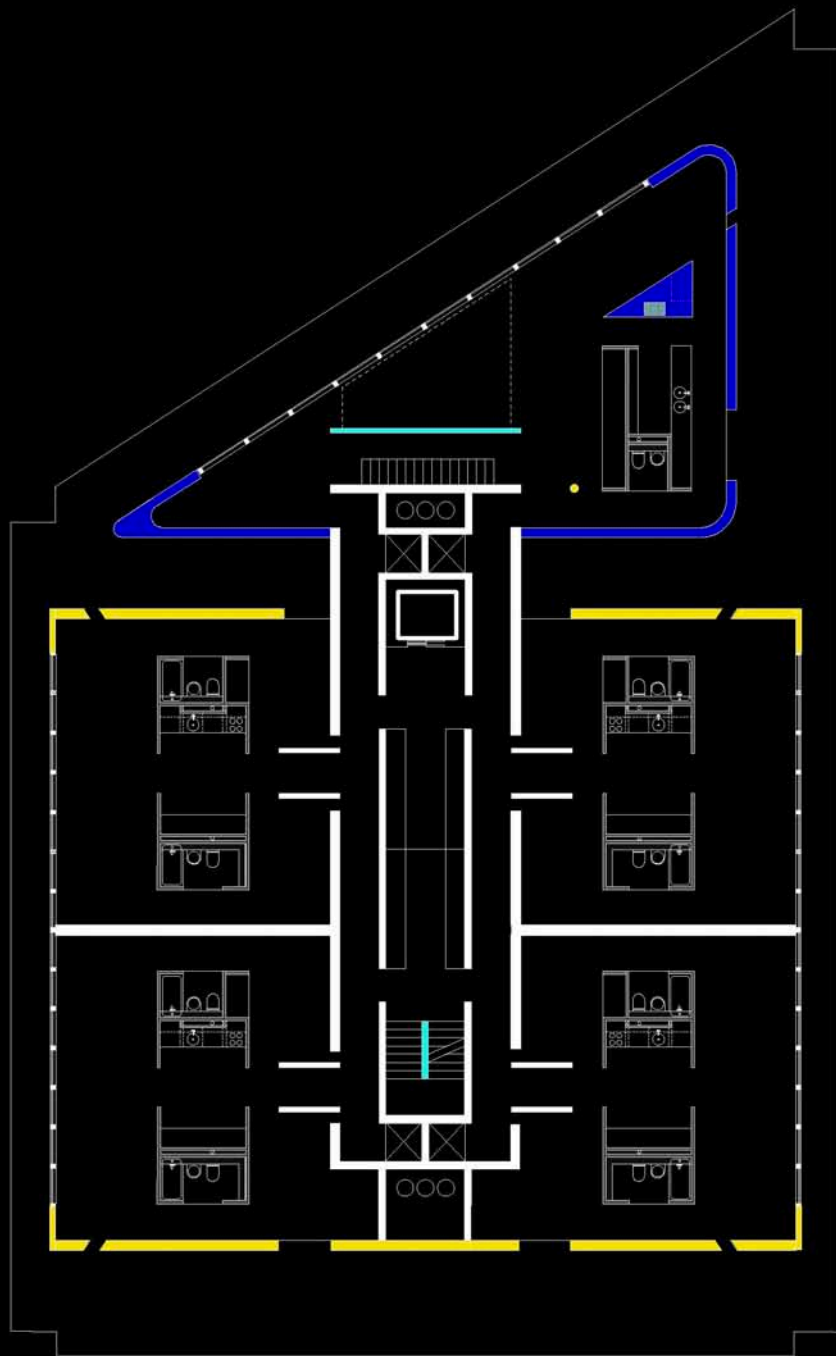
(with round windows)



INNOVATIVE?

(well the fan shaped blind was!)

stylish penthouses (flashpads)





what happened?

well back to red & no round windows

(the planners and then.....)

2008

and it's still a scrubby carpark



but shedkm still exists

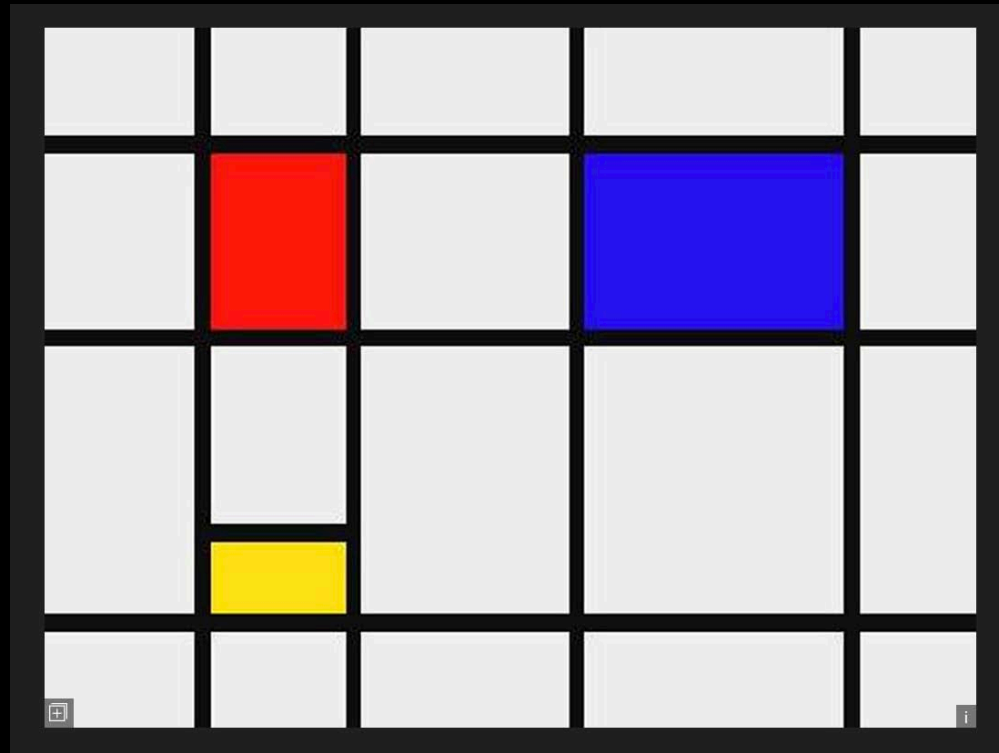


DOMUS & ABITARE

here we come...



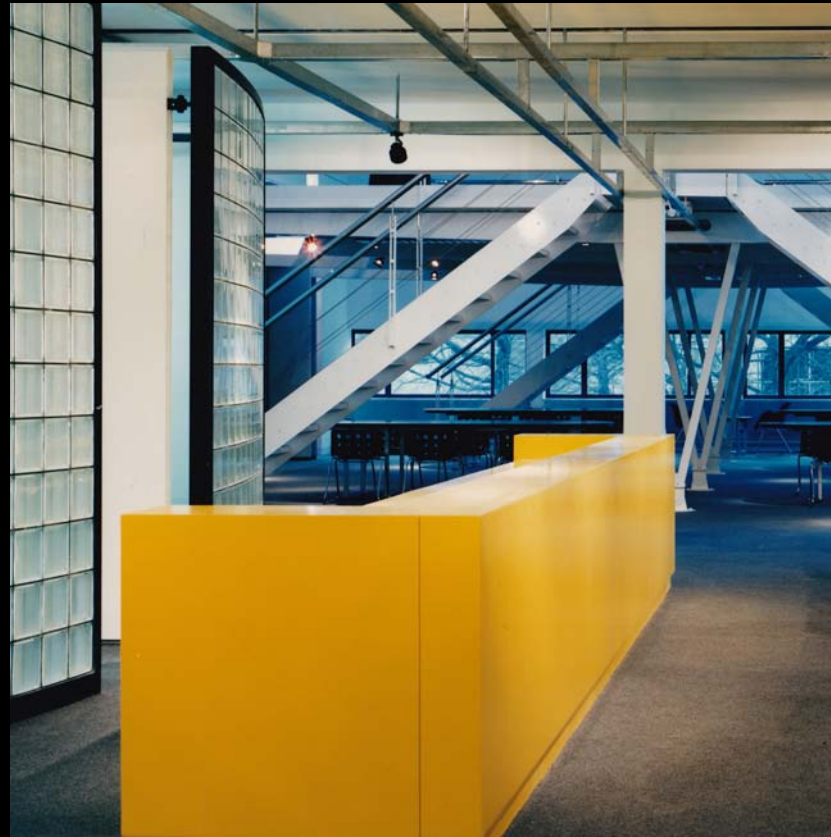
for me it all began here....



camden arts centre 1968



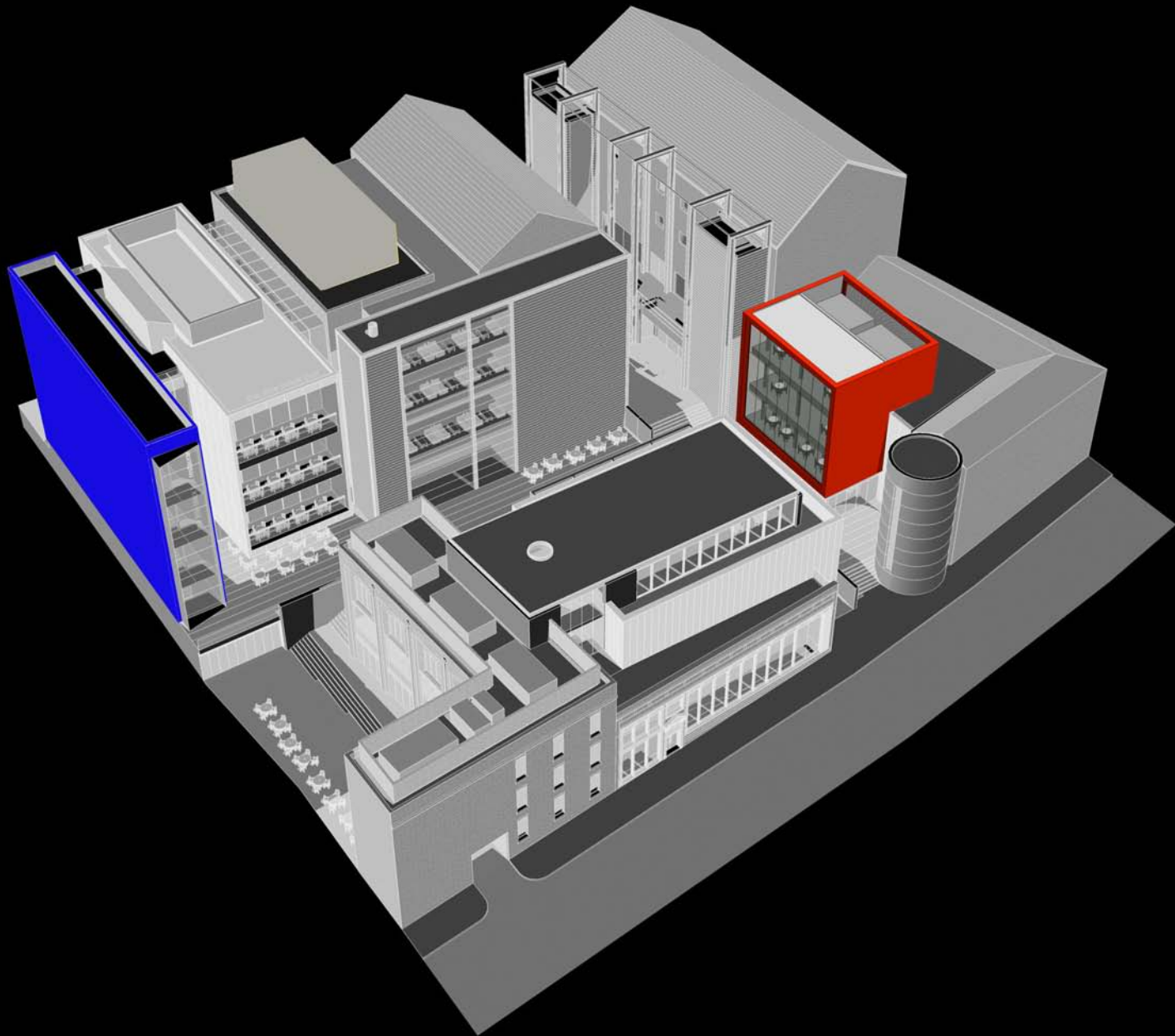
portsmouth 1975

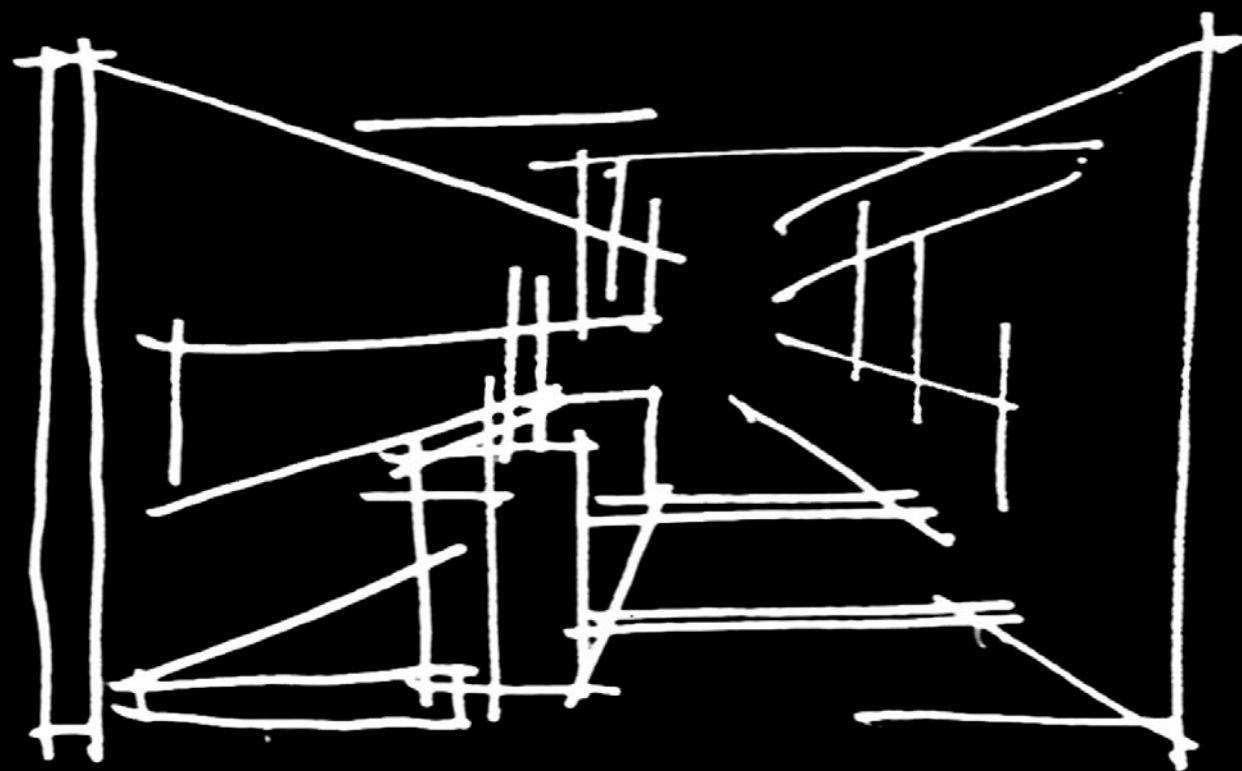


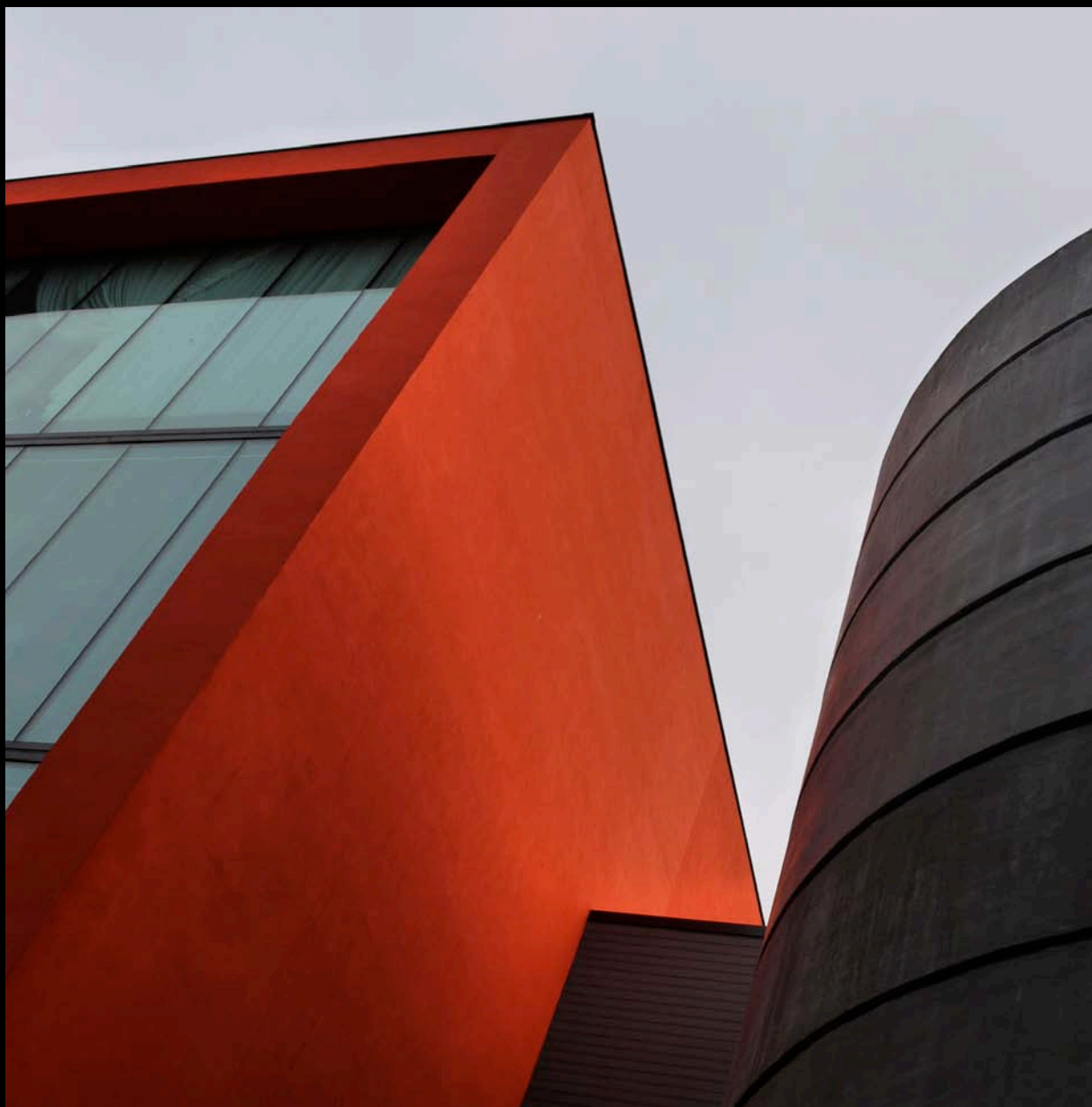
liverpool 1993

then the explosion which was







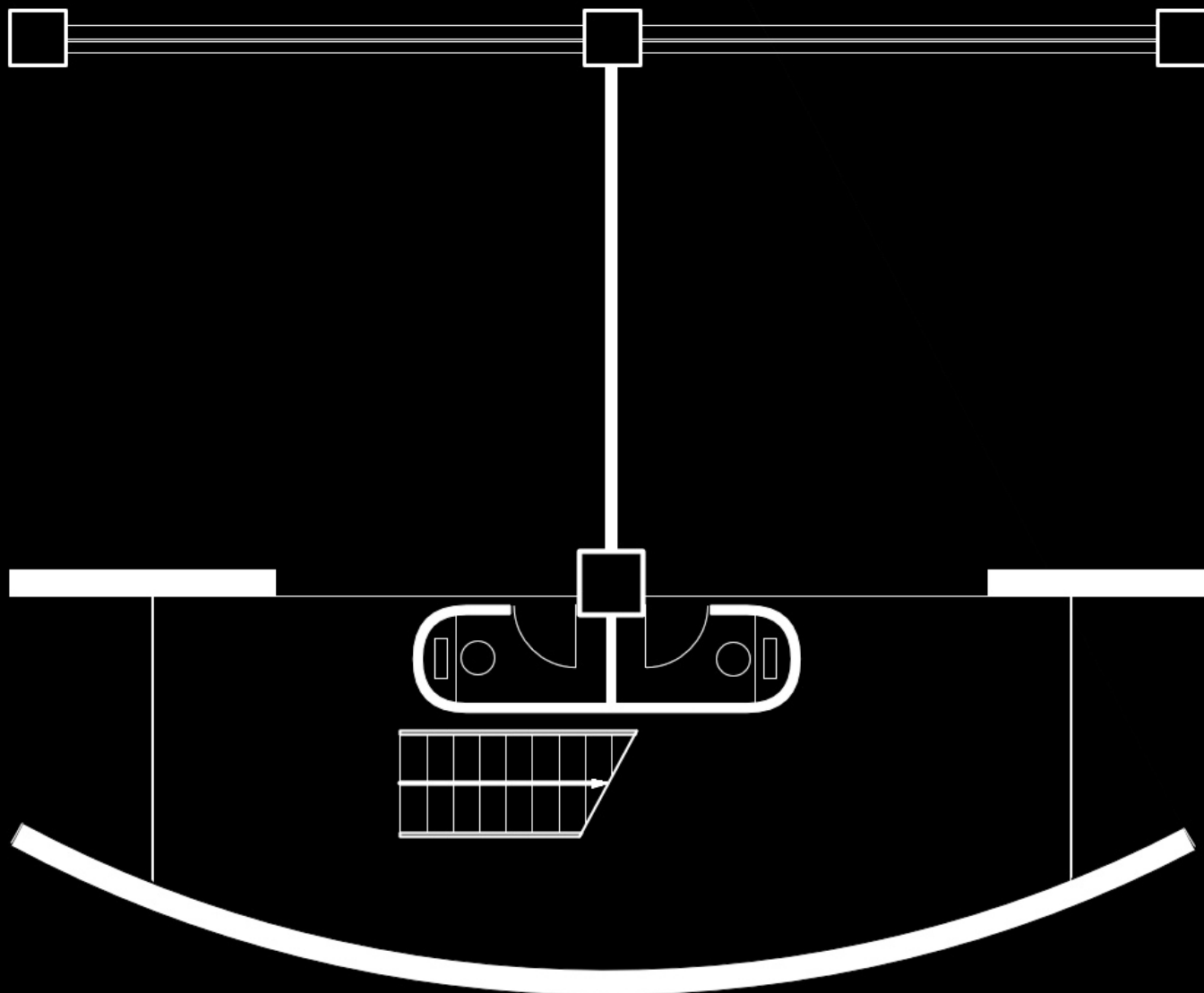










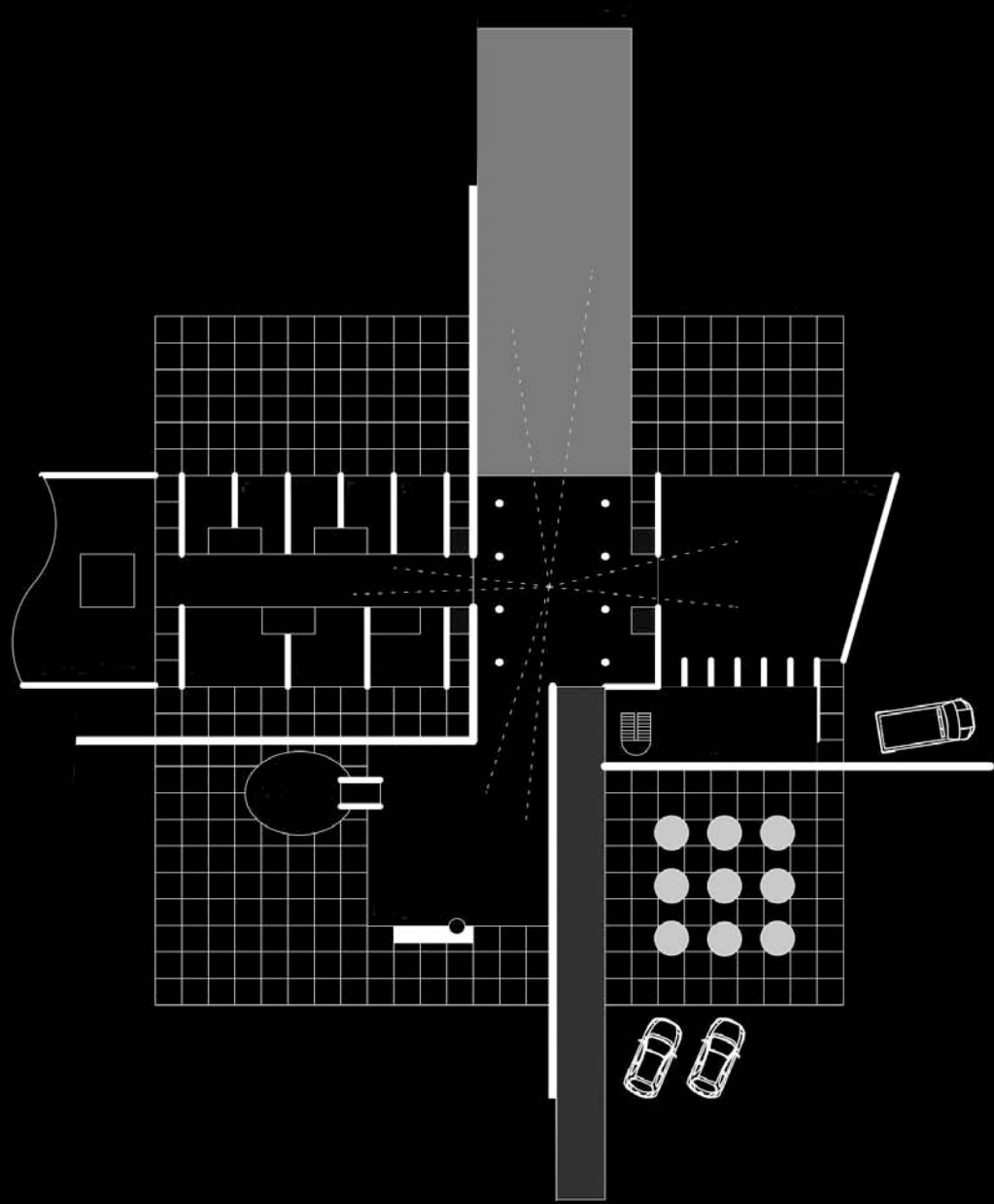




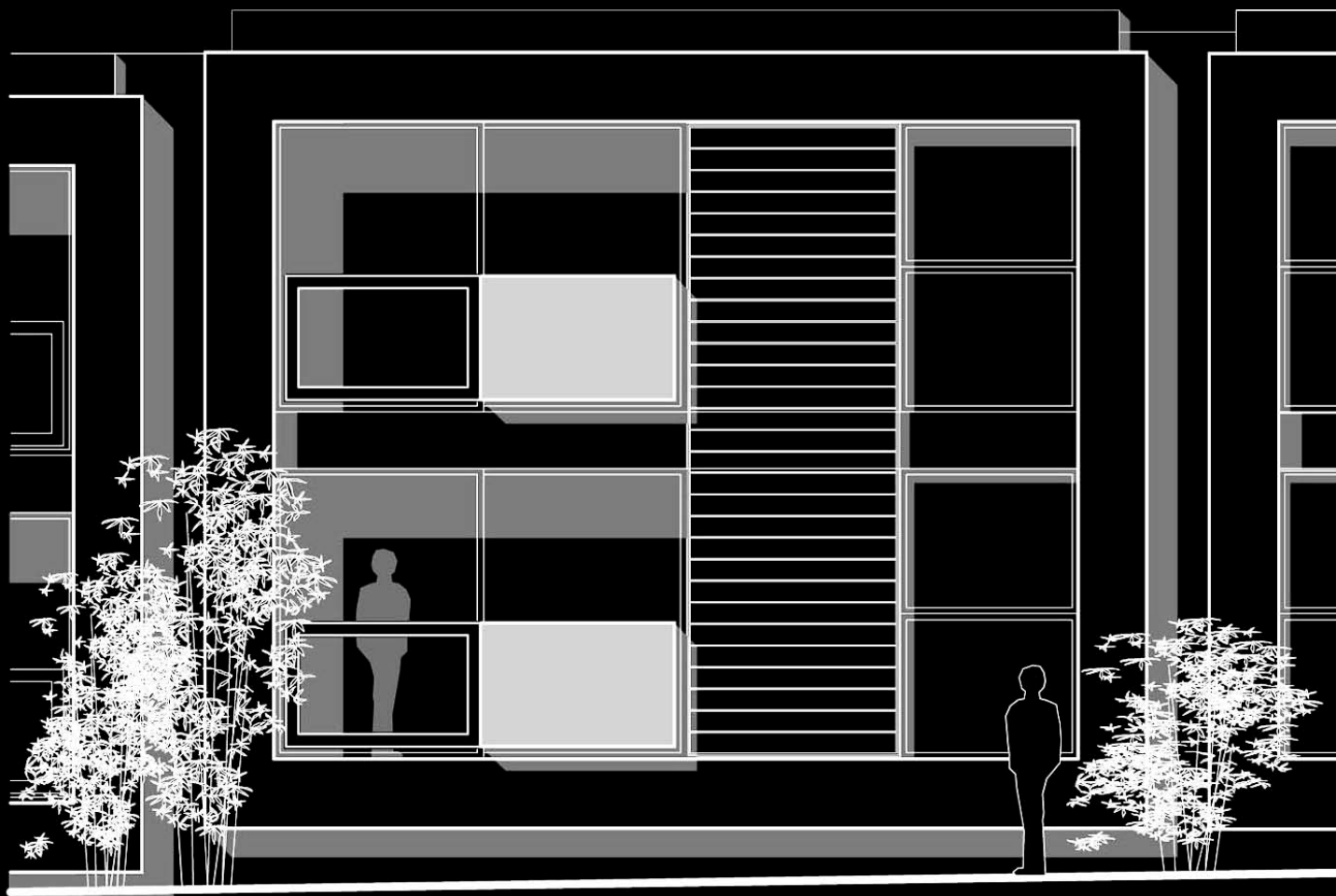




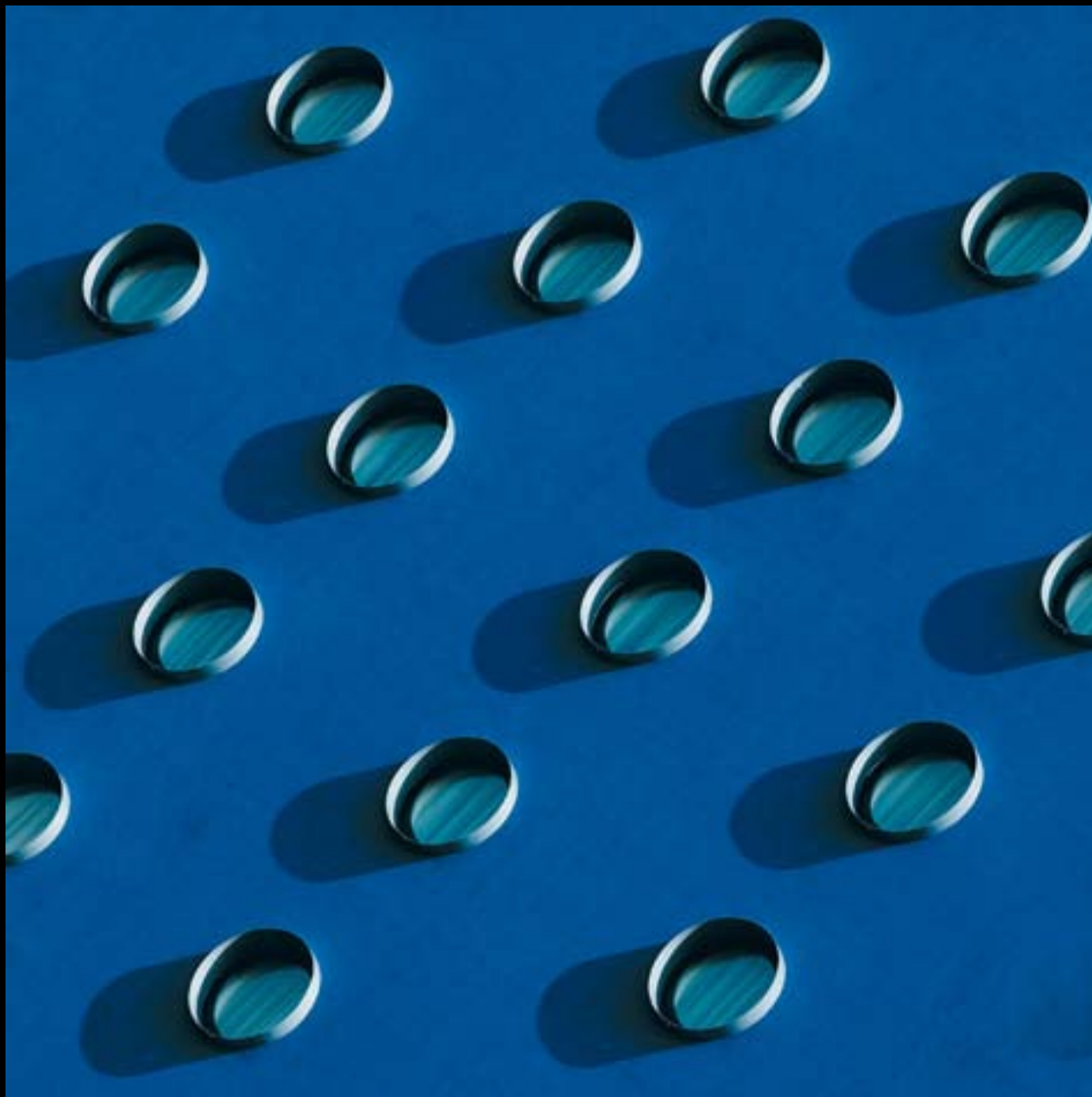










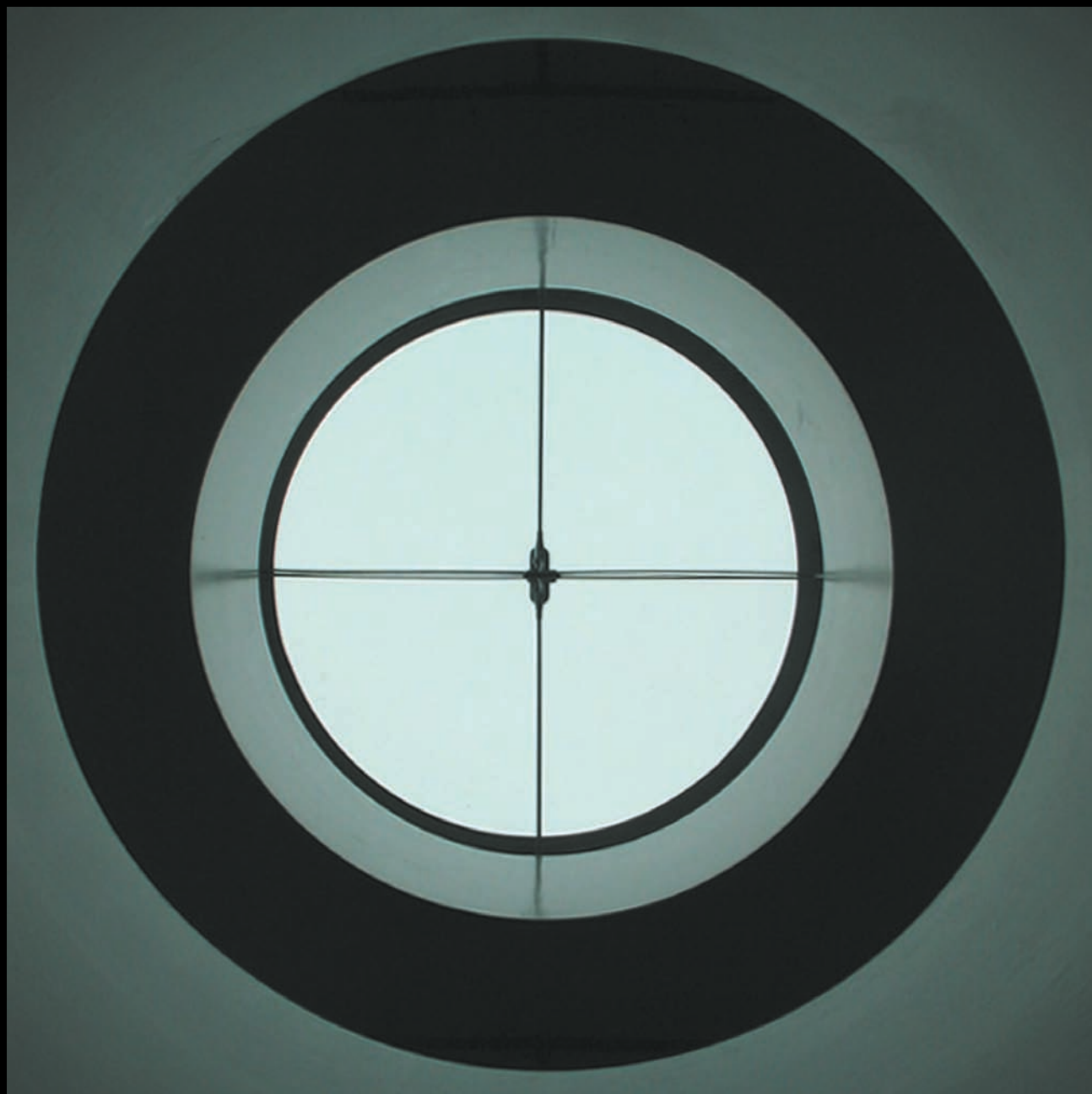


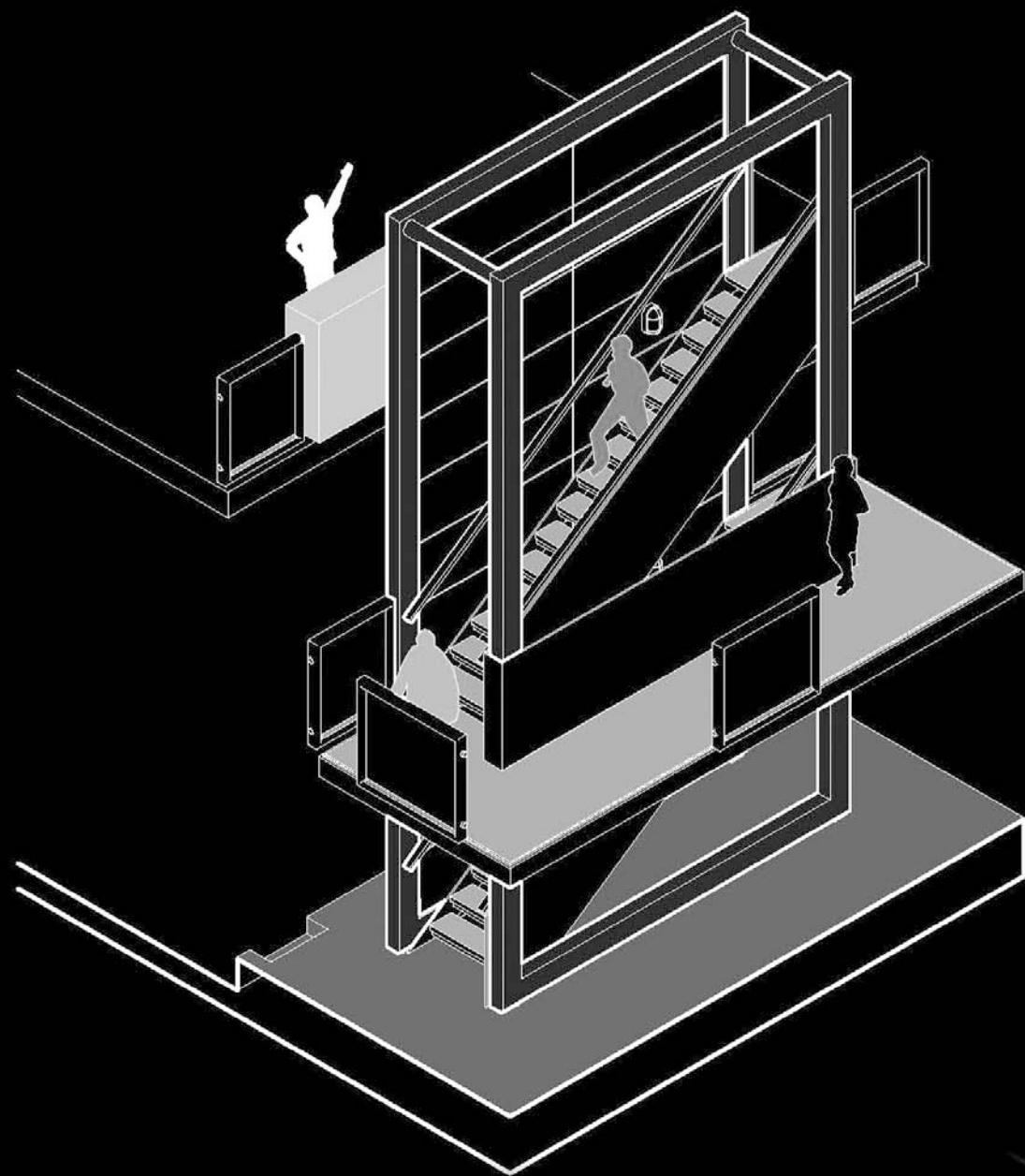




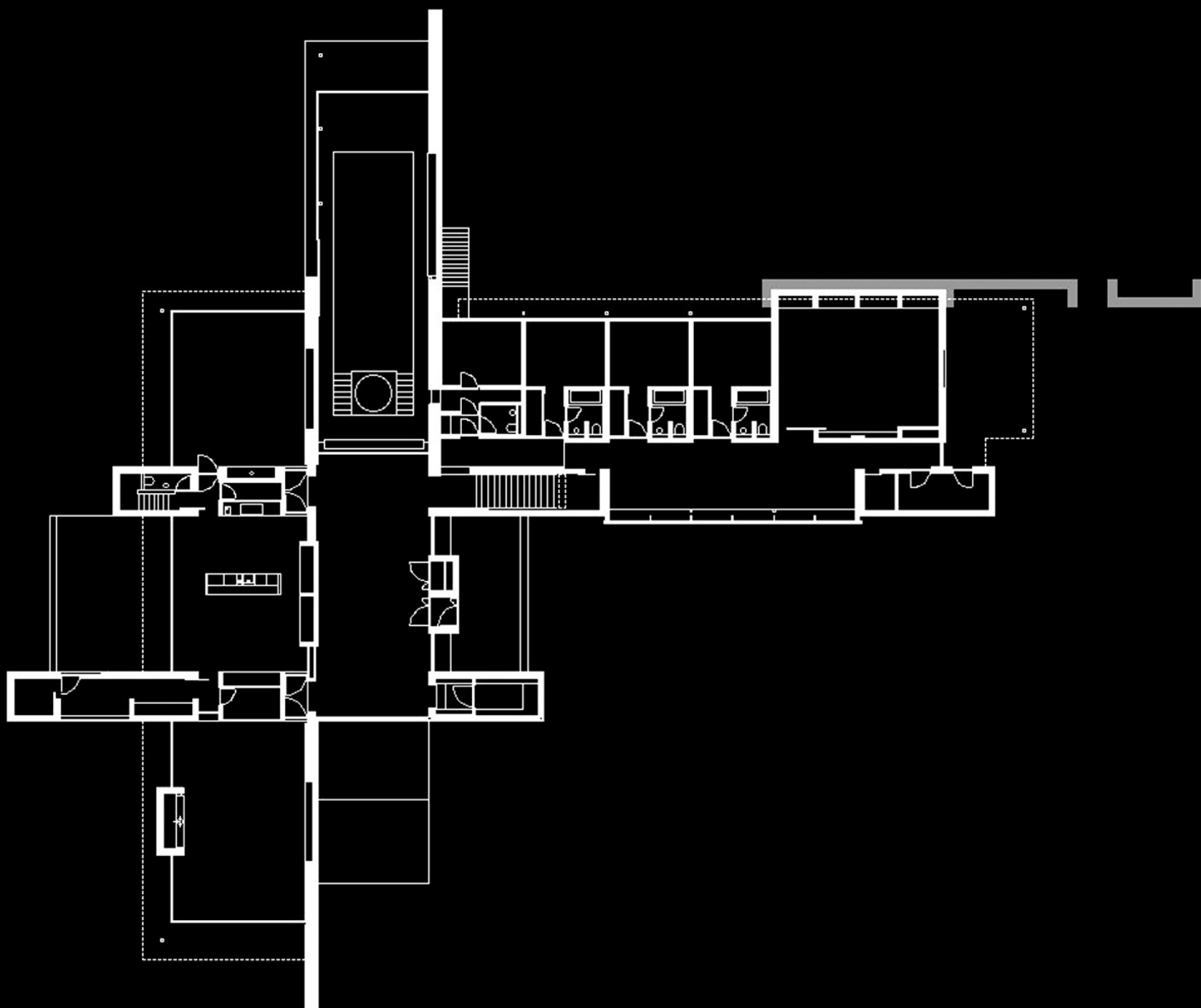






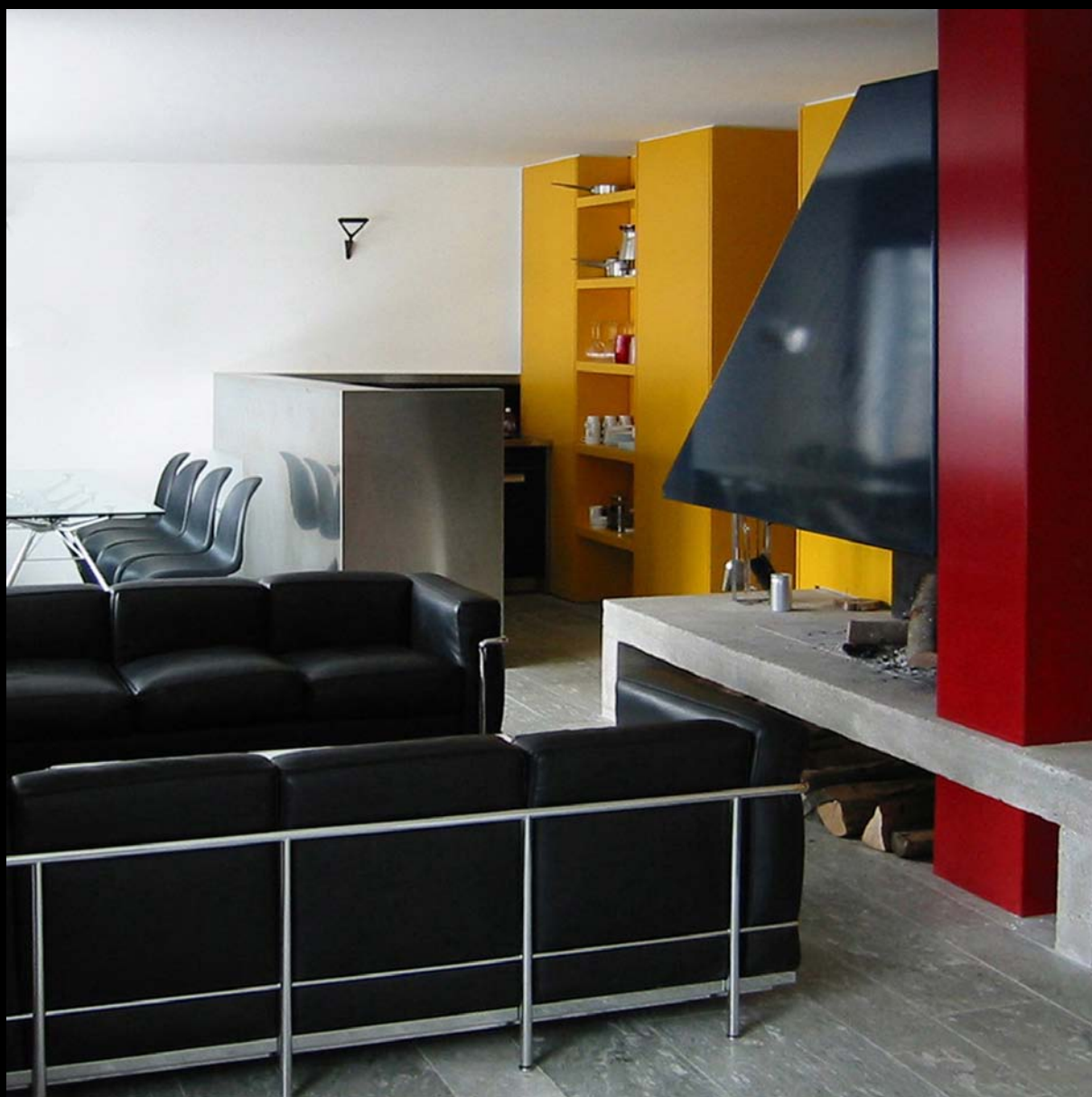








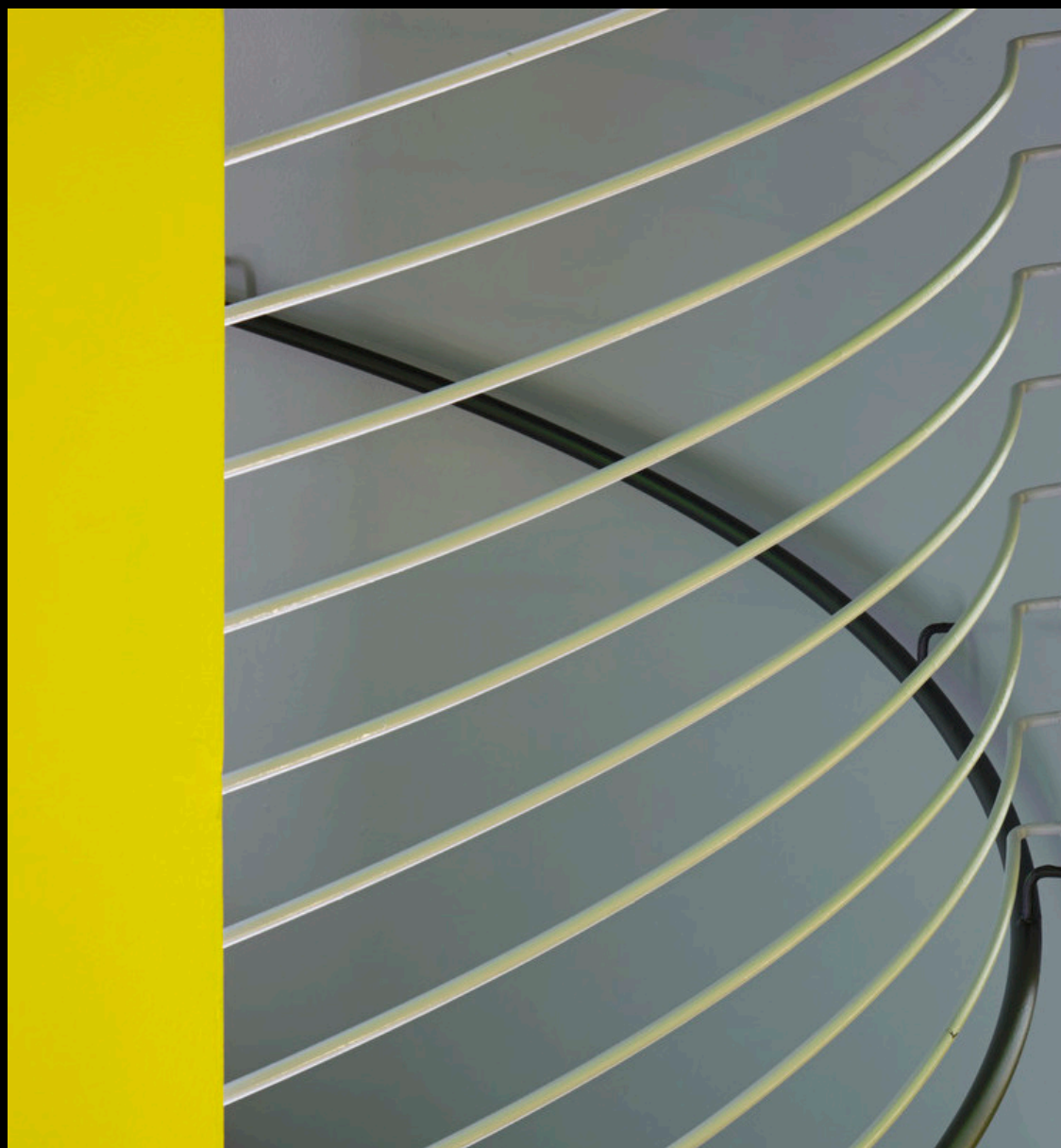










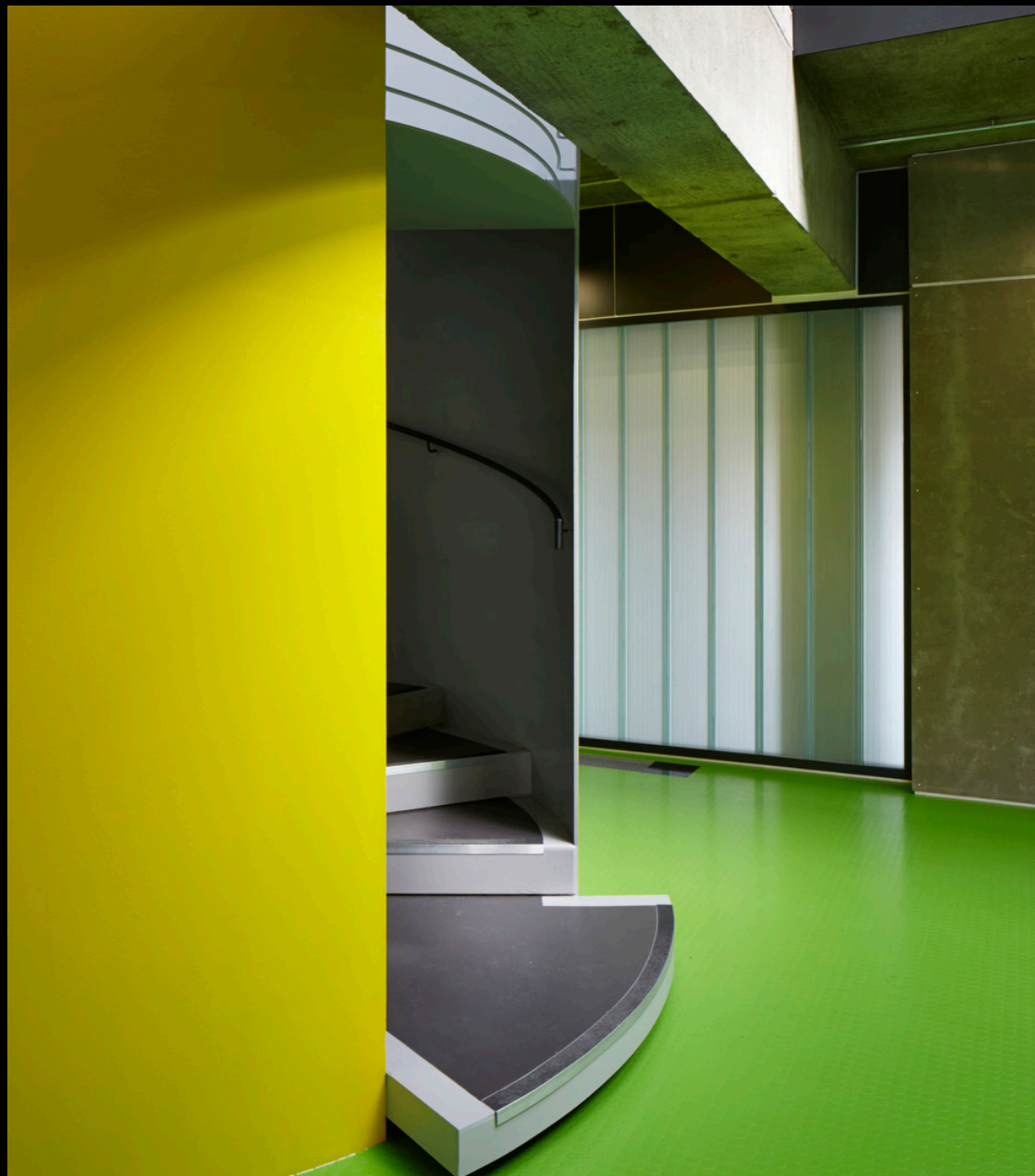










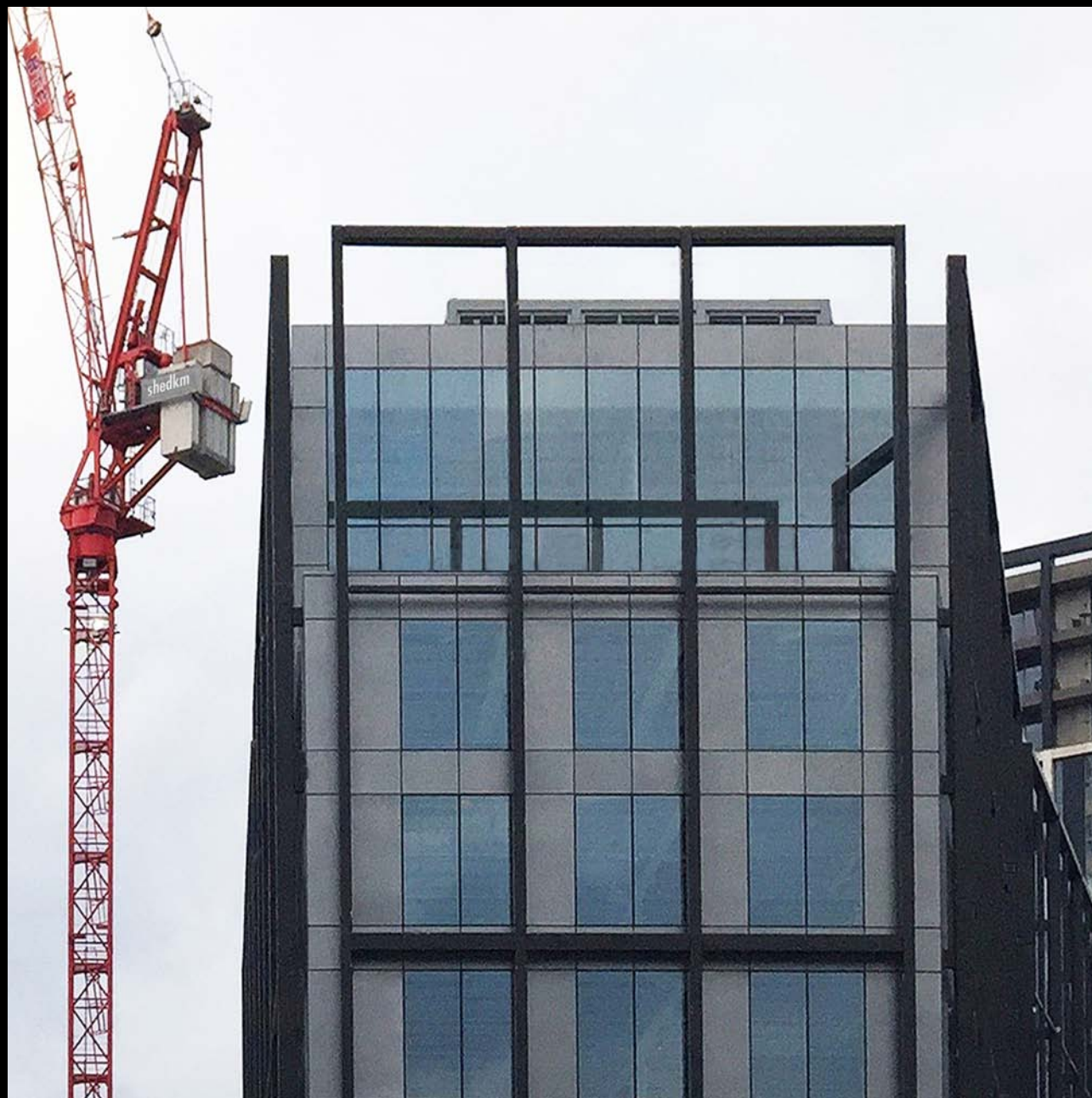




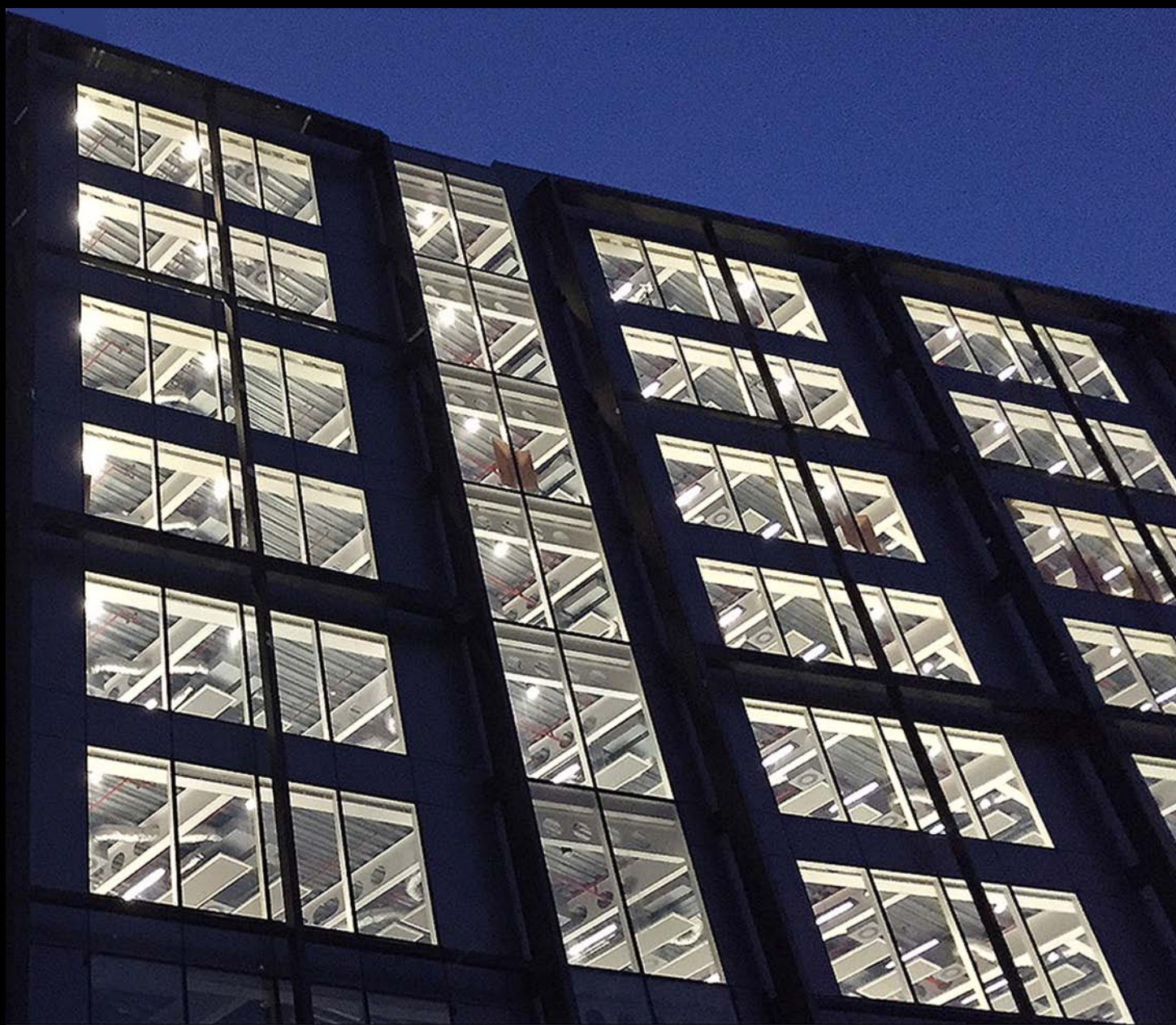













shedkm

and it's 20 years on!



*jonathan falkingham. dave king. james weston. jenny jones. alison marshall. miles falkingham. lance routh. tim davies. mark sidebotham. ian killick. hazel rounding. randal turner. dominic wilkinson. rod mcallister. mark percival. neil dawson. beverly sanderson. mark braund. kari simpson. barbel gamm. lee halligan. warren mcfadden. alan ross. miles pearson. niek turner. bettina kasper. mike jones. les ashton. amanda wanner. hiro nakagawa. david hazelgrove. jonathan fisher. bianka schmidt. ben johns. quentin keohane. guido truffer. helga steenberg-wallin. sophie king-o'neill. pam young. stuart dickie ulrike schwickerath. karen & margaret matthews. alex flint. gareth bansor. alex williams. martyn thomas. alex dusterloh. nick birch carrie balmer. simon king. josh williams. steve mccarrick. anna pavlova. joerg schultewien. jean gors. ian wylie. rob jones. aparma saligrarma. david shanks. tony burke. jamie beckford. saskia fink. ninnie yeo. erin mcguinness. vicki phipps. greg blee. marcus haworth. john o'loughlin. harry wright. helen misselbrook. james griffiths. santiago lopez. heather mcgill. aino siikaniemi. claire harrison. steve vant. emma dawson. francesc cantarell. ella harris. andri solou. marcin dworczak. adam binns. matt waddelow. lucy ashton-griffin. evie martin. phoebe smith. mariel wallin. ed pryce.*



A close-up, slightly angled view of the spines of three books. Each book has a different colored ribbon bookmark sticking out from the top: blue for the left book, yellow for the middle book, and red for the right book. The books are set against a dark, blurred background.

**Read the Urban  
Splash story >**



and thanks  
to

tom + jo

& of course - maison de bulle!!!