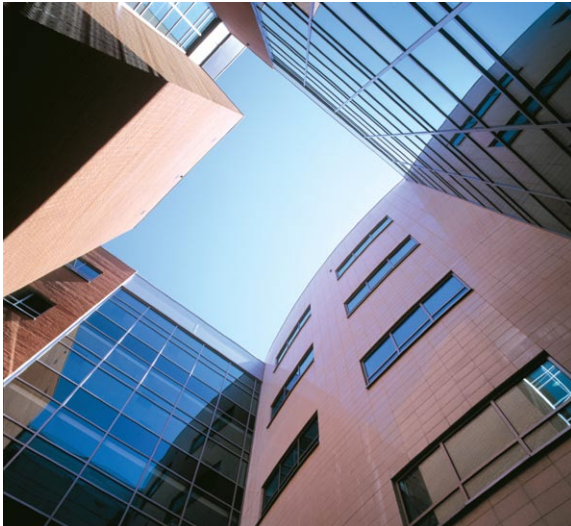


COMMERCIAL PROJECTS

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BUILDING 12 PRINCES DOCK, LIVERPOOL

Princes Dock Development Company required a quality building to continue their ongoing strategy redeveloping the waterfront at Princes Dock. AFL were commissioned following a design competition to produce a striking piece of architecture within demanding budget and timescale constraints. This speculative development has been delivered to the satisfaction of the Client. The building has many admirers and blue chip tenants. The building comprises of 5 stories of office space with a central atrium and a restaurant unit at ground floor.



HEAD OFFICES FOR MORSON INTERNATIONAL

Sited on a prominent site between Centenary Way and the Manchester Ship Canal, the client required a bold and high quality design with a strong identity which was both efficient and cost-effective. The building provides circa 55,000 sq ft of flexible office space over four general levels above basement parking. A micro gym and single residential unit have also been incorporated into the design. The massing of the building has been carefully considered to have the desired presence on Centenary Way, whilst allowing ample room for parking, landscaping and future development on adjacent sites.



ALPHA GATEWAY MANCHESTER

Two speculative offices of 15,000 sq ft with a strikingly modern design fronting the M60 Manchester Ring Road. Each building provides 7,500 sq ft of flexible highly serviced space, with extremely low energy usage. The elevations are constructed in planes of both reconstructed stone and polished architectural block.



MURLAIN GATE HOUSE CHESTER

The conversion of an existing building into various office suites and highly serviced conference rooms. The brief included renovating the external approach and to create a fresh and modern feel to the new reception area. The bespoke design runs from the reception through to the common areas with a high quality of finishes, such as natural timbers and stone floors which are particularly appropriate to the character of the building.



HQ - OFFICES BOUTIQUE HOTEL & APARTMENTS, CHESTER

AFL's role was to develop an existing concept, creating significant added value, whilst working with the client and contractor to deliver through to completion this sensitive scheme. This is a key development inside the historic City Wall of Chester. It is a prestigious site in a key location adjacent to the Castle, Chester Racecourse, City Gate (Chester has 4 city gates) and the River Dean.

