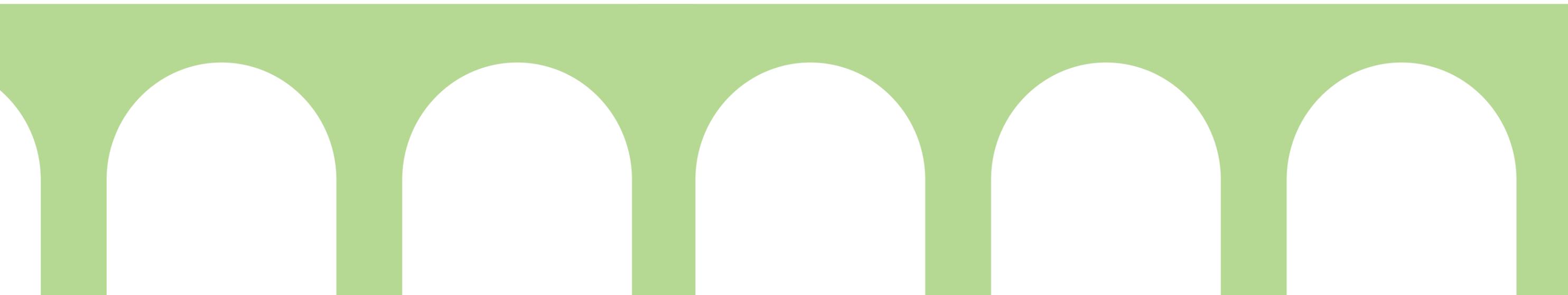




# PARTIE

Implementation strategy



# 5.1 Viability assessment

## 5.1.1 Overview

- » Viability analysis has been undertaken by Montagu Evans in support of the SPD. This has comprised analysis of local market evidence and dynamics and undertaking development appraisal assessments of the SPD proposals.
- » Montagu Evans has focused its analysis on three building typologies that are representative of the SPD as a whole, taking specific blocks of the plan, as follows:

Typology	Building	No. of storeys	Composition
Low-rise with houses	A11	3-4	51 residential units – mix of flats, maisonettes & houses c 700sqm commercial
Low-rise (flats & maisonettes)	O6-C7	3-6	102 residential units – mix of flats and maisonettes
Mid-rise	B4	5-8	217 residential units – mix of flats and maisonettes
High-rise	O2	6-18	242 residential units – flats c 2,500sqm commercial

- » The following commentary describes the viability of each of these typologies and the implications for the SPD.

## 5.1.2 Low rise - with houses

- » This typology is comprised of lower density buildings with higher proportions of family homes. Block A11 envisages maisonettes and townhouses, all presenting front doors to the street, adjacent to the Church of Our Lady of Reconciliation de la Salette
- » Analysis demonstrates this is a viable typology generating a positive land value inclusive of policy-compliant affordable housing.
- » This suggests this block and those like it could come forwards relatively early in the overall timeline of delivery. This is especially the case for block A11 where there is relatively little existing embedded site value. Other plots with similar low rise typology with some existing site value may take longer to come forwards, though analysis suggests a healthy development land value capable of competing with existing uses.



Fig 152 Building A11

### 5.1.3 Low rise (flats and maisonettes)

- » Blocks C6 & C7 consist of lower density buildings with higher proportions of family homes. They envisage flats arranged over 5 storeys and 4 storey rows of maisonettes and upper floor apartments alongside a couple of houses, fronting onto the new Kingsway Park and Chisendale Street.
- » Analysis suggests this is a viable typology. Pricing and sales of the maisonette typology assists viability by aligning to terraced housing values yet delivering the density of modest apartment buildings. More traditional flatted development also appears viable at this density due to lower build cost and greater floorspace efficiency than at higher densities. Development land values should generally exceed existing land values in broad terms for this typology. However, specifically in the case of blocks C6 & C7 there is an existing operational use which may have significant value and so delivery here may be predicated on prior value growth. These values include delivery of policy-compliant levels of affordable housing.
- » This suggests areas with this typology could be delivered early in the overall SPD Masterplan timeline, though areas with high embedded land value may still, however, present a constraint on development at least in the medium term.

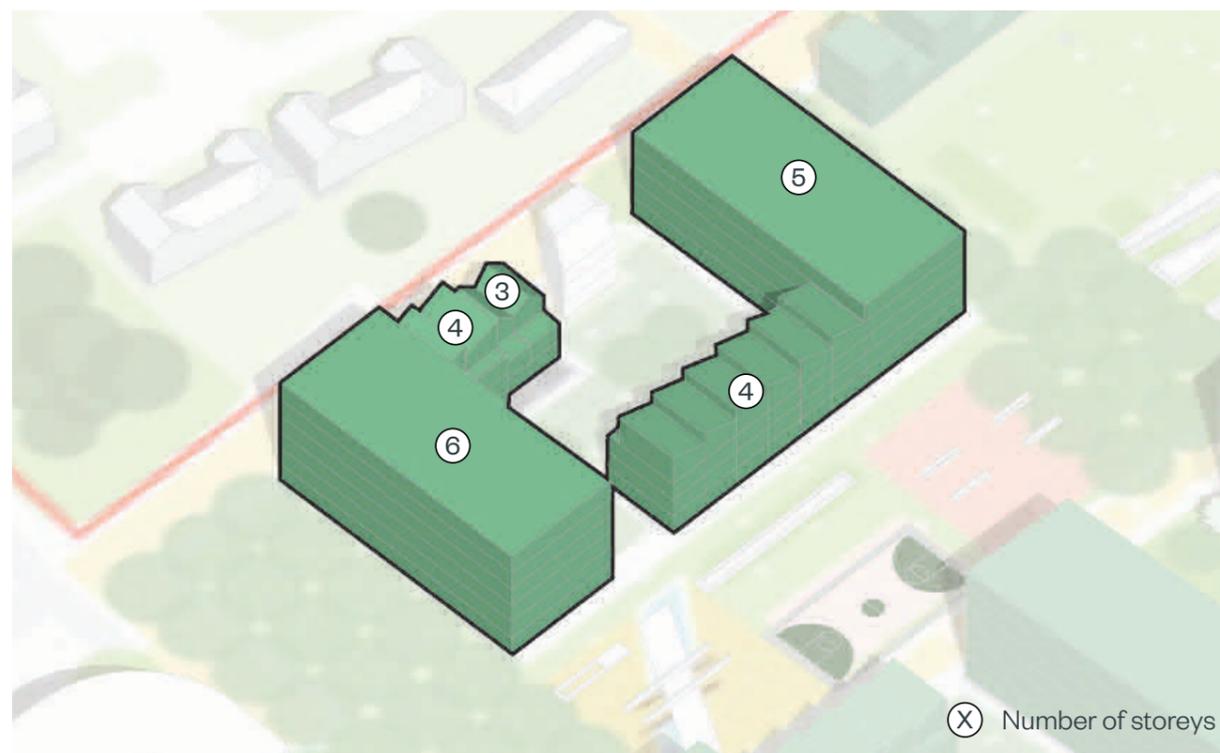


Fig 153 Buildings C6 and C7

### 5.1.4 Mid-rise

- » Much of the SPD is characterised by medium density city blocks fronting the permeable street pattern. Block B4 tested includes varied building heights at 5-8 storeys, with a portion of maisonettes on one face and apartments on all other sides of a perimeter block. Commercial space is assumed at ground floor.
- » The analysis suggests viability is more challenging for this typology in the present day. As is the case throughout the country currently, building at higher densities imposes higher cost and loss of floorspace efficiencies that outweighs increase in values. However, sensitivity analysis suggests that value increase could enable positive development land value for this typology in the medium term.
- » This typology may therefore take a little longer to be delivered, if left entirely to the private market without subsidy, though only relatively modest value growth over time is need to unlock this built form. This is anticipated to occur as other schemes start development and early activation initiatives begin to change the perception and utilisation of the area.
- » Areas proposed for this typology with lower existing land values are more likely to come forwards earlier, and areas with more embedded uses will likely follow on.

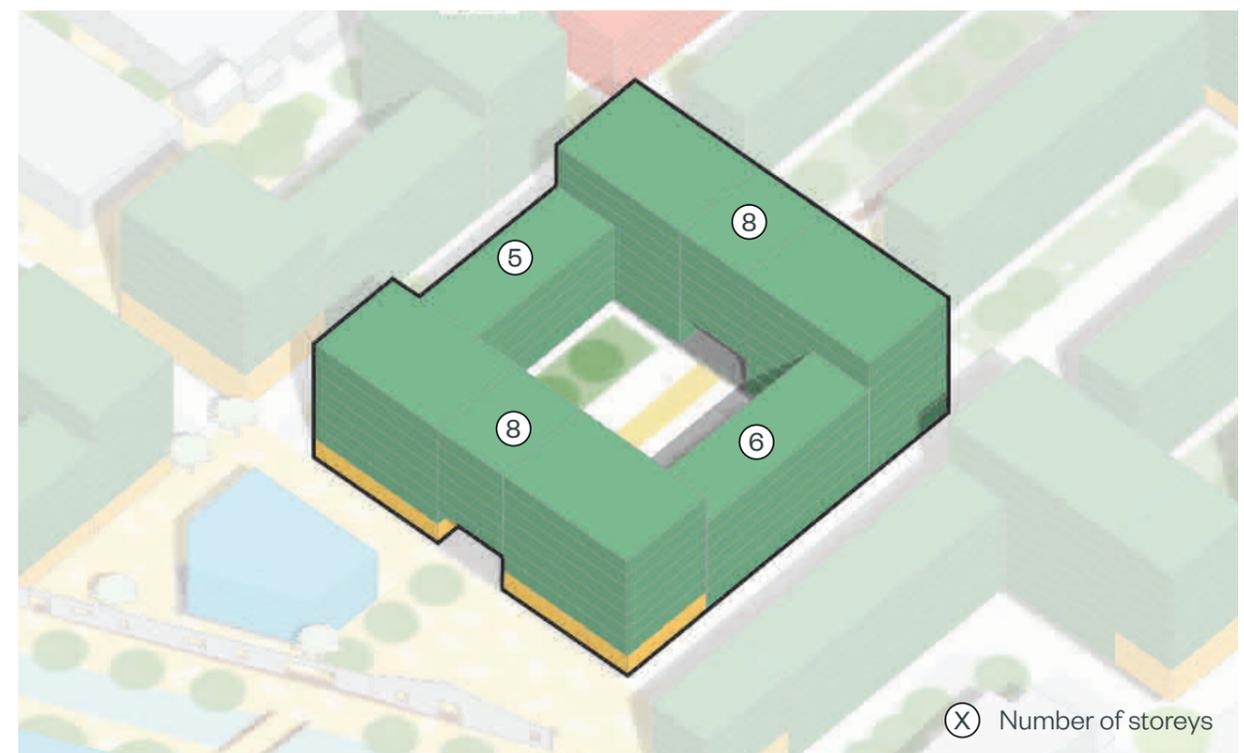


Fig 154 Building B4

## 5.1.5 High-rise

- » Primarily concentrated in the City fringe & gateway character area of the masterplan, this typology includes taller buildings alongside mid-rise elements. Block C2 specifically is arranged around a central private courtyard with heights of 6-9 storeys and an 18 storey landmark corner building. Commercial is included at ground floor.
- » Continuing the trend above, this denser development is more challenging for viability, despite assumed enhanced residential values at greater heights. This suggests that these taller elements may take longer to deliver, requiring greater market development before becoming available.
- » Alternatively, some of these elements may come forwards earlier through the support of grant, by packaging plots with other typologies, or the delivery of alternative tenures such as institutional Build to Rent.

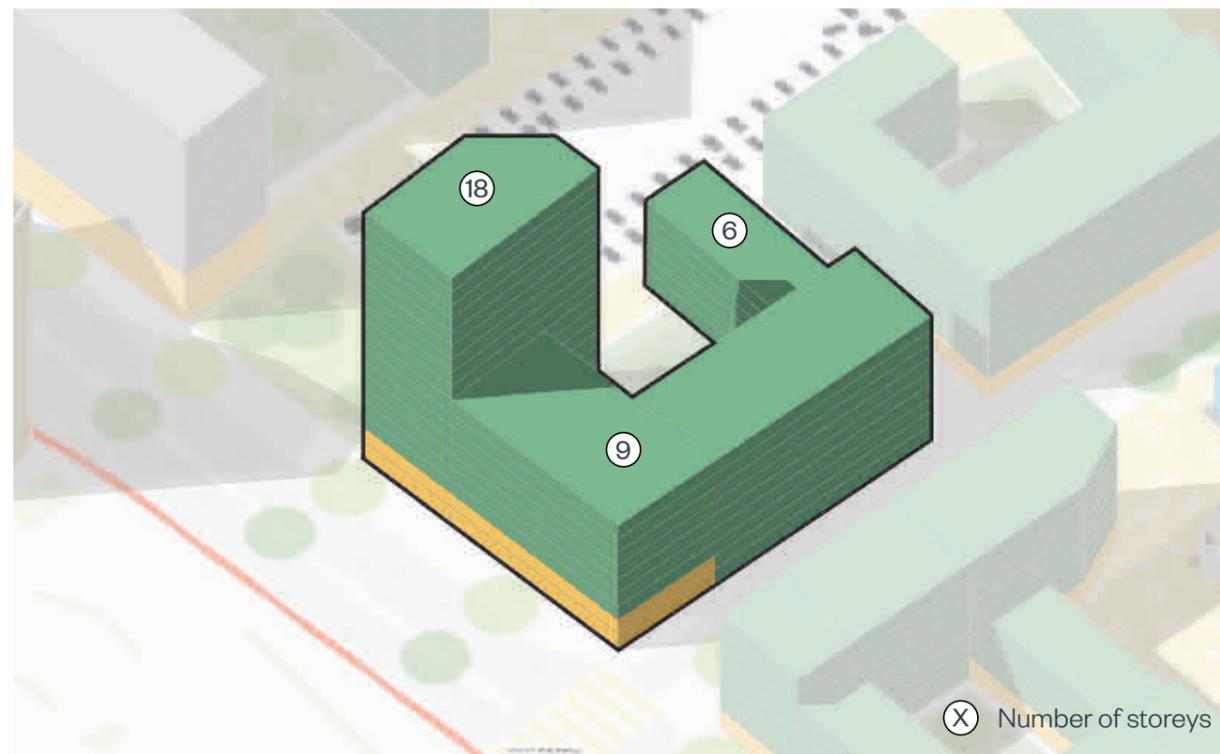


Fig 155 Building C2

## 5.1.6 Alternative tenures

- » Inclusion of alternative residential tenures can help derisk a site and therefore aid viability. The alternative tenures that are normally considered are BtR (multi-family or single-family), Co-Living and Purpose Built Student Accommodation (PBSA). The reason these tenures can aid in derisking a site is because they are generally forward funded, meaning there is an injection of capital from the start which has a positive impact on the cash flow over a project and can even help to fund the open market tenures where viability poses a challenge.
- » The suitability of these tenures to any one micro-location is dependent on factors specific to each, particularly student accommodation where ease of travel to high education institutions, and accommodation need within those institutions, is necessary. As noted, there is a burgeoning new build BtR market, and the nearby education institutions are noted. The market will drive which tenures are feasible in which parts of the site but, to enable this where possible, the SPD should retain a degree of flexibility as to tenure.

## 5.1.7 Viability summary

- » The SPD presents a range of buildings and typologies that offer a diversity of residential 'product' to the market and, as one may expect, have a varying viability profile. This strikes a balance between pragmatism today for the current market, and suitable aspiration for density and variety to be delivered flexibly over time in response to market movement.
- » Significant proportions of the proposals are deliverable today, and the most common typology should be viable with relatively modest movement as early interventions and scheme starts catalyse a regeneration effect that builds values. The highest density elements may take longer to materialise but this also aligns to what are likely to be naturally more extended timelines for these more complex elements in any event.

# 5.2 Delivery

## 5.2.1 Existing land use and ownership

- » There is a wide variety of uses and land ownership across the SPD area, which provides for variance in land availability due to factors including:
  - Nature of ownership e.g. developers or existing businesses
  - Vacancy or occupation
  - Progress through the planning system
  - Inherent value of existing uses
  - Scale and number of different ownerships in a given location
  
- » Existing uses include on-going residential-led development, vacant plots, car parking, warehousing and light industrial businesses, workspace and leisure.
  
- » In total there are approximately 65 different plots (some comprising multiple title boundaries but in the same contiguous ownership) broadly divided into the following categories:

Category	No. Plots
Development underway	3
Developer ownership, with planning consent	6
Developer ownership, pre-planning	6
Vacant land/buildings	15
Existing businesses/occupied	26
Publicly-owned land	8
Recent development completed	1
<b>TOTAL</b>	<b>65</b>

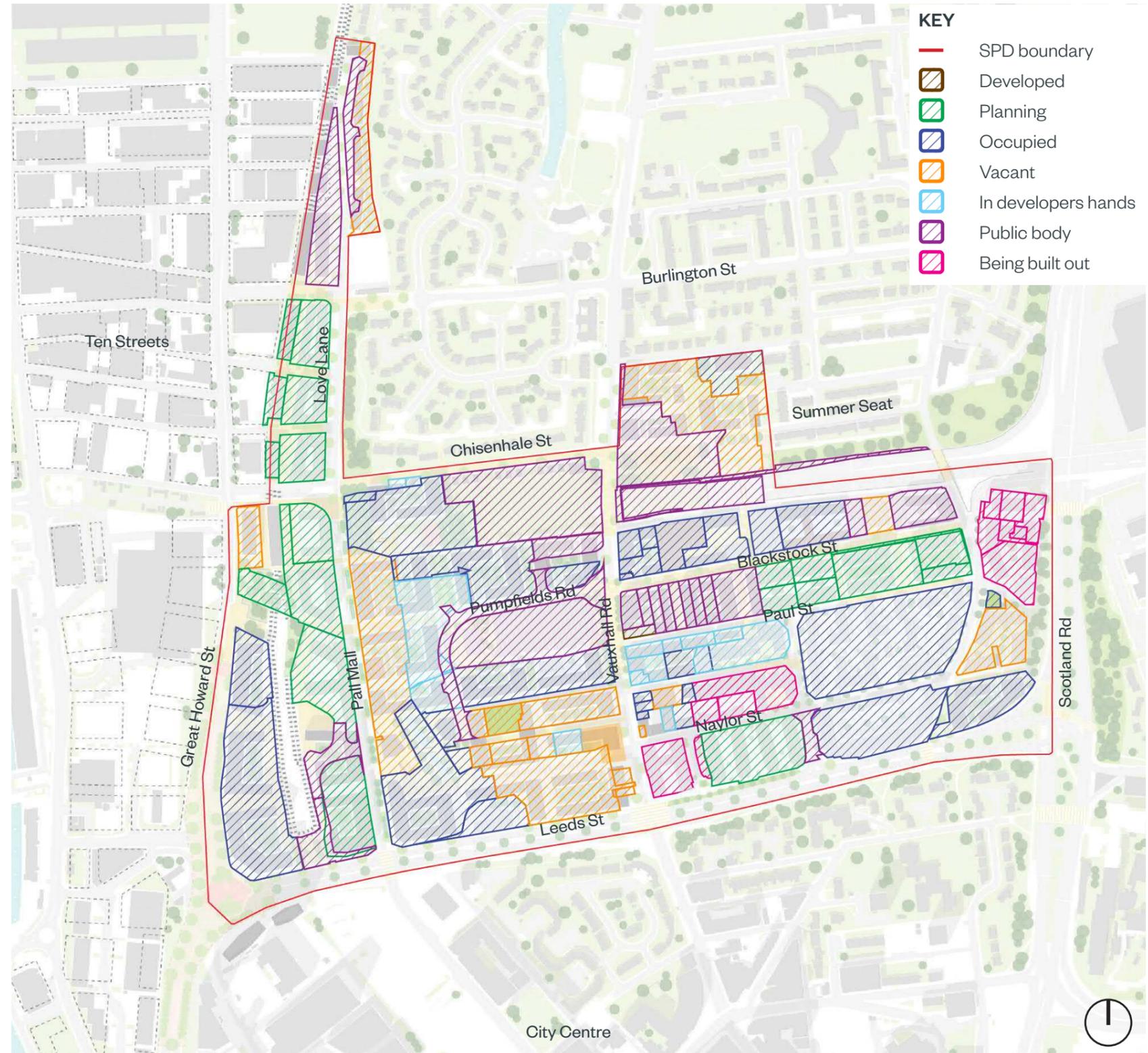


Fig 156 Delivery timeline

## 5.2.2 Delivery timeline

- » Montagu Evans has interrogated the above land characteristics, and combined this analysis with the layout and built form of the SPD proposals noting the viability analysis above, and the potential early activation interventions set out in Part F of this document. As a result, the SPD proposals are anticipated to come forwards within the broad delivery timings illustrated to the right.
- » This timeline is highly indicative and subject to change as the landowners coalesce, developers progress schemes and vacancies and occupation vary over time. Some areas could easily come forwards earlier than shown should an existing occupier leave and a building or plot become vacant, or as a result of successful implementation of early activation or public sector interventions.

### KEY

-  SPD boundary
-  Already progressing
-  0-5 years
-  5-10 years
-  10+ years
-  Long term aspiration
-  Activation strategy

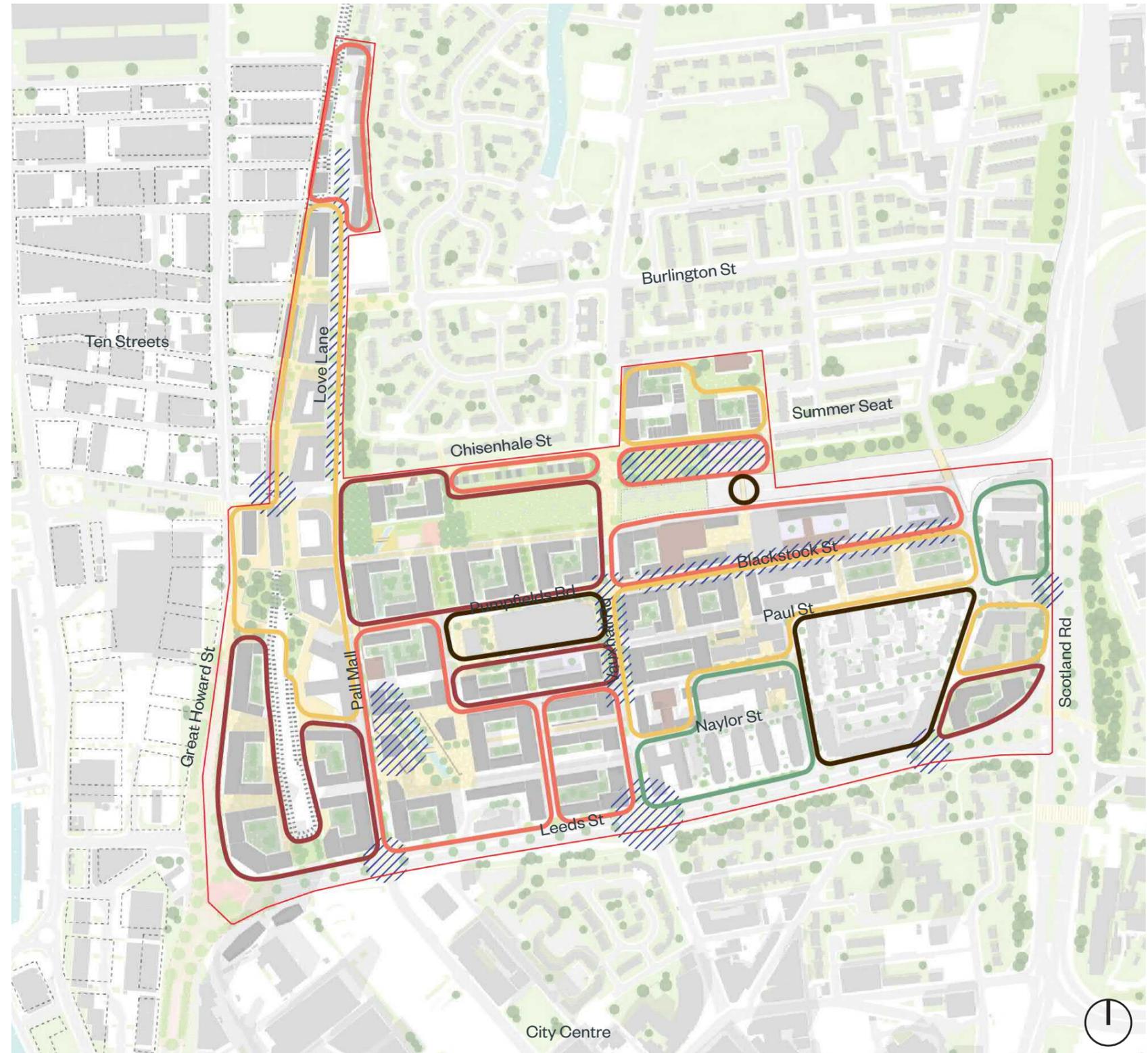


Fig 157 Delivery timeline

### 5.2.3 Delivery mechanism

- » Land ownership within the SPD area includes a number of active developers, indeed a number of projects are currently under construction, and still more making their way through the planning system. The market has form in pursuing schemes in this location, and private sector development is anticipated to continue to form the bulk of delivery of the remainder of the masterplan.
- » That said, for delivery of some elements, coordination of land ownership will be necessary. This is the case where there are multiple small plots of ownership and/or the proposals include a significant degree of new public space. This applies for the proposed Canal Square and adjacent area within the City College Character Area, and for the Blackstock Street Character Area, shown below.



Fig 158 Canal Square

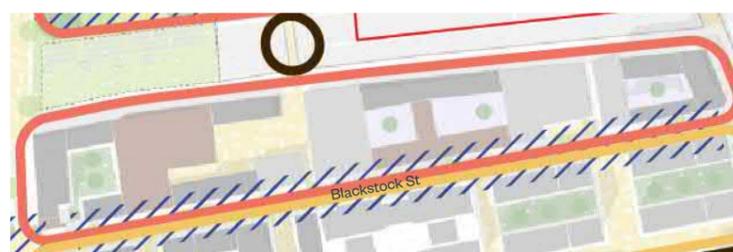


Fig 159 Blackstock Street

### 5.2.4 Landowner agreements

- » This coordination could be achieved by cooperation agreements or Memoranda of Understanding between landowners to equalise development profit and apportion shared development costs, facilitated by Liverpool City Council (LCC).
- » For this to operate successfully, all affected landowners would need to sign up to the agreement, which would set out an agreed equalised land value across the area.

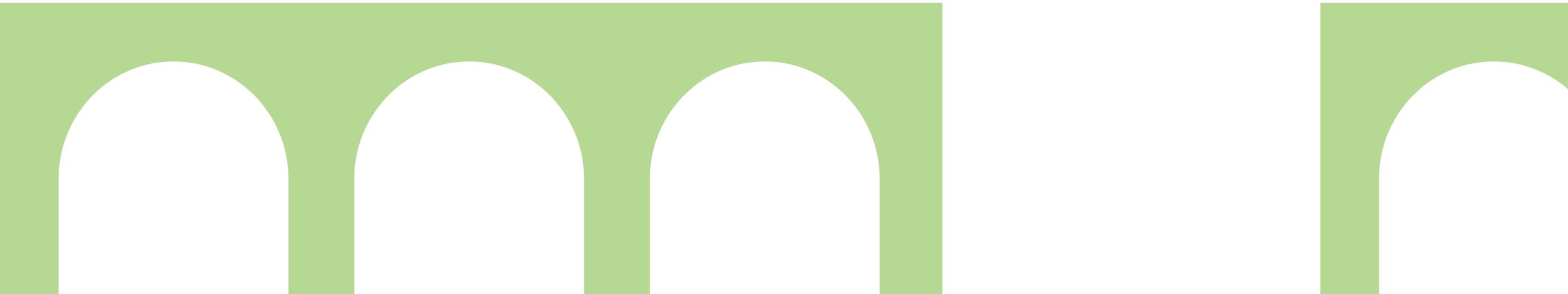
### 5.2.5 Local Authority intervention

- » A more common approach in similar contexts involves more robust intervention by the public sector, most commonly the local authority. This involves the public acquisition of strategic parcels of land and then leadership over how development of this land is delivered. This can be through private treaty acquisition or, if required, utilisation of compulsory purchase powers.
- » As a minimum this intervention is likely required to enable delivery of elements of the masterplan that do not have commercial value in themselves. The public sector could deliver these directly, or by assembling land and packaging sufficient development plots alongside, could present the combined holding to the market for delivery.
- » At the more intensive end of the scale, the public sector could intervene through a comprehensive compulsory purchase programme across the whole or large swathes of the SPD area. The authority will then have control over the manner and structure of development of that land.
- » Where promoting development directly itself, the LCC would have options as to the structures used. It could self deliver, or dispose of land once it had assembled land, secured planning consent and/or delivered enabling works. Between these

options are partnership approaches, working with the public sector through contractual (e.g. Development Agreements) or risk-sharing (e.g. Joint Ventures and Investment Partnerships) mechanisms. The preferred approach will be dependent on LCC's attitude to risk and resource commitment, the nature of development being delivered, and the development economics and strength of market demand.

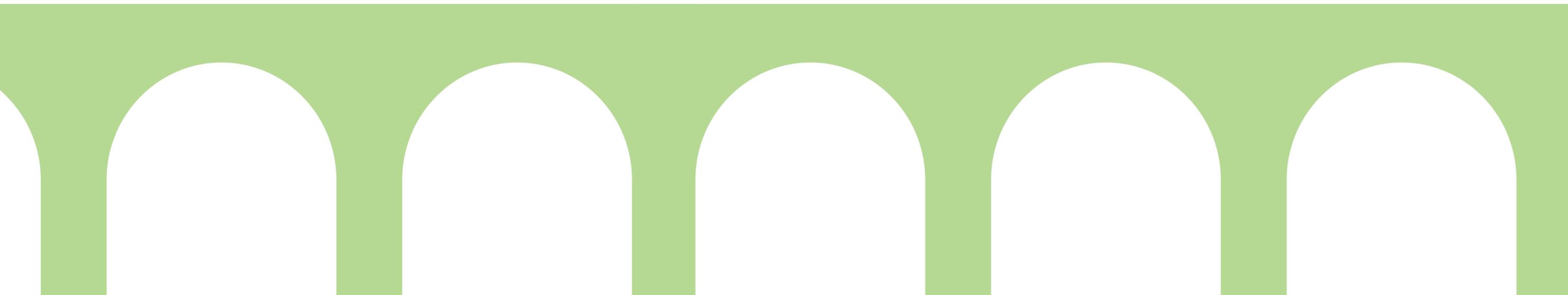
### 5.2.6 Developer contributions

- » Contributions towards the provision of infrastructure and public realm interventions can be secured using S106 contributions. The planning context provided by the SPD can provide the grounds to justify developer contributions from schemes proposed within the area directly benefitting from those improvements. Such improvements must be necessary, proportional and directly related to the development in question so there is a limit to the scope of contributions that could be sought from any one scheme, but it should be possible to schedule out all the infrastructure requirements and identify which is the reasonably benefitting land that could be expected to contribute.
- » The following are identified as key pieces of public realm interventions which would help to catalyse delivery of nearby plots and, thereby, the SPD area more widely.
  - Kingsway Park;
  - Canal Square; and
  - Enhanced crossing points along Leeds Street.
- » These interventions could be part-funded through S106 and CIL contributions from neighbouring developments as they will be the direct beneficiaries. To assist with viability, what the requirement for on-plot public space may be is also somewhat reduced by virtue of the delivery of these targeted improvements serving the whole area.



# PART F

Activation strategy



# 6.1 Activation Strategy

## 6.1.1 Introduction

- » This activation strategy has been produced following an extensive period of engagement and consultation with users of the existing neighbourhood community and wider city stakeholders.
- » The process has highlighted key demands for the future of the area, both in experiences and facilities.
- » The strategy explores how these can be tested in the short term through temporary micro and platform projects, which will allow the local community to be part of the neighbourhood's transformation, and showcasing the need for activities in the long term legacy of the area.
- » The strategy identifies a collection of possible sites which could host short term activation, offering lots of flexibility and choice as the viability of each is explored in more detail.
- » Viability will be subject to ownership, condition, permanence, investment and operators. Initial indications of these factors have been outlined, however it is suggested that a more extensive piece of work is required to further understand which of the opportunities have the greatest likelihood of being delivered.



Fig 160 Pumpfields & Limekilns consultation event at City of Liverpool College



Fig 161 Pumpfields & Limekilns consultation event at City of Liverpool College

## 6.1.2 Translating demands into actions

# Experiences



# Spaces

### 6.1.3 From short to long term



Fig 162



Fig 163



Fig 164



Fig 165



Fig 166



Fig 167

## SEED

Micro Projects

Testing the opportunities in a light, quick and affordable way

## PLATFORM

Meanwhile Projects

Incubating the opportunities, letting them take root and grow with their community

## LEGACY

The Future Neighbourhood

Embedding the tried and tested activities into the heart of the permanent vision

## 6.1.4 The Pull Effect



Fig168 Populate



Fig169 Unlock



Fig170 Learn



Fig171 Legacy

# POPULATE

Occupy existing buildings (or deploy temporary structures) and create spaces tailored to local needs. What is missing in an area can only be understood by inviting people to come forward and co-create a place. The 'architecture' needs to be loose-fit to accommodate change. This process allows us to engage with people through the act of doing rather than talking.

# UNLOCK

We have found it important to create a supportive environment by letting a proportion of spaces at subsidised rents. This unlocks the potential of a place by unlocking the potential of local people. By literally pulling people with us we create a stepping stone economy

# LEARN

The resultant spread of uses will grow organically and become a test-bed, informing the potential future of the site. It is important to learn from the success and failures in order that the legacy captures the promise of the transient.

# LEGACY

We believe that the afterlife of a project allows for an evolution of place through the act of meaningful and productive engagement. The meanwhile project can thus be thought to incubate, inspire and inform people, businesses, communities and activities that are then capable of plugging into a longer-term proposal.

## 6.1.5 Making Activation Viable

- » Capital costs
- » Operational model
- » Operational costs
- » Payback period
- » Social and economic value
- » Funding
- » Balance ingredients to reach viability and vibrancy

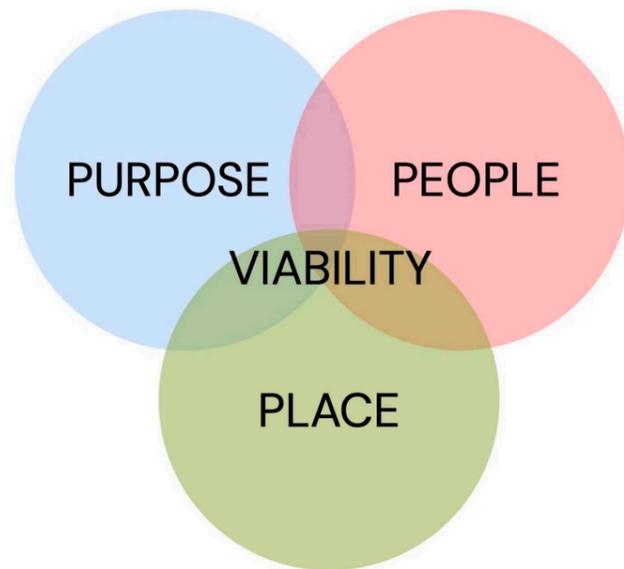


Fig172 Extracts from the consultation boards

# 6.2 Activation opportunities map

## 6.2.1 Public realm / landscape zones

» Locations of key meanwhile sites:

- L1. Leeds St - Vauxhall Rd Crossing
- L2. Vauxhall Green
- L3. Blackstock St & Love Lane
- L4. Kingsway Park / Vauxhall Rd Crossing
- L5. Canal Square / Pall Mall
- L6. Chadwick Street Arches
- L7. Leeds St / Pall Mall Crossing
- L8. Leeds St / Marybone Crossing
- L9. Scotland Rd Crossing

- £ Neighbourhood markers and temporary lighting
- £ Urban forest / tree nursery and street furniture
- £ Temporary pedestrianisation and lighting
- £ Temporary park
- £ Temporary public realm / landscape testing
- £ Temporary pedestrianisation and lighting
- £ Neighbourhood markers and temporary lighting
- £ Neighbourhood markers and temporary lighting
- £ Neighbourhood markers and temporary lighting



Fig 173 Neighbourhood entrance markers



Fig 174 Urban forest / tree nursery



Fig 175 Temporary Park



Fig 176 Temporary furniture / pedestrianisation



Fig 177 Lighting installation



Fig 178 Mural and art trails

### Zoning Strategy Key

- Z1. Currently underway
- Z2. Blackstock St - mixed use
- Z3. College / Gascoyne Street
- Z4. Pumpfields Road / Park Square
- Z5. North of tunnel greenway
- Z6. Pall Mall / Grand Arch
- Z7. North of Chisenhal St / arches
- Z8. Scotland Road
- Z9. South of Paul Street

### Capital Investment:

£ £1000-£100k

### Building Key

- Existing Building - Not part of legacy
- Existing Building - Reuse / Adapted
- Future Building - SPD Proposal
- Future Building - Live Application
- Future Building - Under Construction
- Retained Facilities - Part of legacy
- Temporary public realm / landscape test

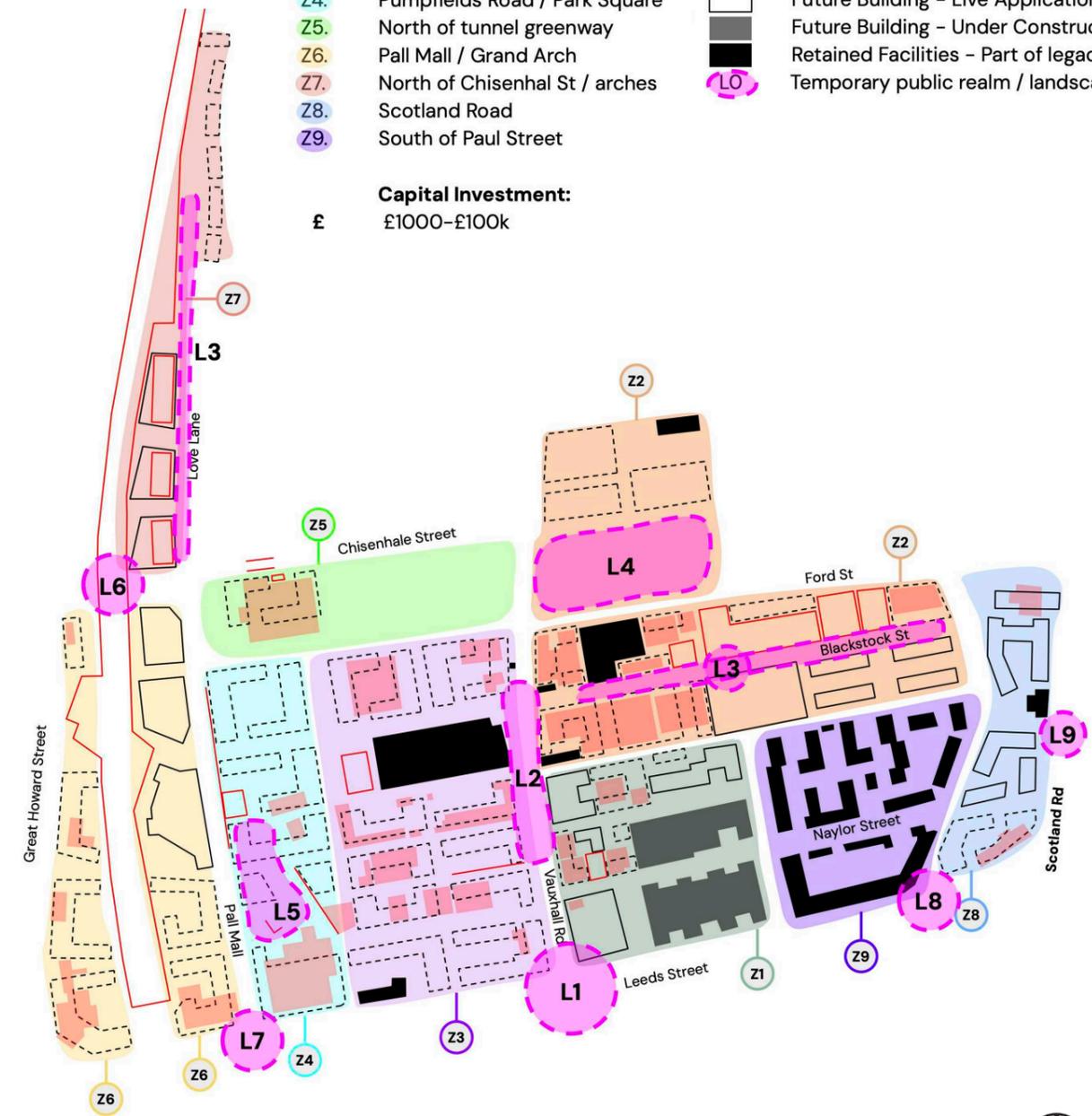


Fig 179 Map indicating locations of potential key meanwhile sites

## 6.2.2 Categorising existing and future building sites

### Zone 1 – Currently underway

S1.	Marble Cafe, 68 Vauxhall Road
S1.	Metal Works Development
S2.	The Gateway Development
S3.	Retail Units, 70–86 Vauxhall Rd
S3.	SPD – Vauxhall Rd, Resi / Com
S4.	<b>Warehouse at 9 Naylor Street *</b>
S5.	8 Oriel Street – Hotel
S6.	Printers, 11 Naylor Street
S6.	SPD – Vauxhall Rd, Resi
S7.	SPD – Vauxhall Rd, Resi
S8.	Vaux Naylor St Development
S9.	<b>Vauxhall Road Development *</b>
S10.	Contractors Warehouses
S10.	SPD – Oriel St, Resi
S11.	Oriel Street Development
S12.	SPD – Paul St, Industry

### Zone 2 – Blackstock St – mixed use

S1.	<b>Light Industrial Units</b>
S1.	SPD – Vauxhall Rd, Resi / Ind
S2.	<b>Light Industrial Units</b>
S2.	SPD – Blackstock St, Resi / Ind
S3.	Blackstock Street Development
S4.	Blackstock Street Development
S5.	Workshops, Blackstock / Ford St
S5.	SPD – Vauxhall Road, Resi / Ind
S6.	Shed Unit, Blackstock St
S6.	SPD – Blackstock Yard, Resi / Ind
S7.	Warehouse Ford Street
S7.	SPD – Blackstock Yard, Ind
S8.	Bedding Warehouse, 23 BS
S9.	Bedding Warehouse, 25–33 BS
S10.	SPD – Blackstock Yard, In
S11.	<b>Roofless Warehouses *</b>
S12.	Contractors Warehouse
S13.	<b>Archibald Young Warehouses*</b>
S13.	SPD – Blackstock St, Resi / Ind
S14.	SPD – Church Green, Resi / Com
S15.	SPD – Church Green, Resi
S16.	SPD – Church Green, Resi / Com
R1.	106 Vauxhall Rd, Residential
R2.	The Eagle Public House
R3.	Blackstock Market
R4.	Church of OLoRdis

### Zone 3 – College / Gasgoyne Street

S1.	SPD –Leeds St, Resi / Com
S2.	Accountants, 85–87 Vauxhall Rd
S2.	SPD –Leeds St, Resi / Com
S3.	<b>Warehouses, 21–35 Gascoyne St *</b>
S3.	SPD – Gascoyne St, Resi / Com
S4.	<b>Paint Factory, 17–19 Gascoyne St *</b>
S4.	SPD – Gascoyne St, Resi / Com
S5.	<b>Warehouses, 38 Gascoyne St *</b>
S5.	SPD – Gascoyne St, Resi / Com
S6.	SPD – Gascoyne St, Resi / Com
S7.	Historic wall structures
S7.	SPD – Gascoyne St, Resi / Com
S8.	Scaffolders Warehouses
S8.	SPD – Eaton St, Resi / Edu
S9.	Vauxhall Business Centre
S9.	SPD – Eaton St, Resi / Edu
S10.	City College Shed
S11.	<b>Central 23 Carruthers Street *</b>
S11.	SPD – Blackstock St, Resi / Edu
S12.	<b>Warehouse, 1 Carruthers St *</b>
S12.	Drivalia Car Hire, 141 Vauxhall Rd
S12.	SPD – Blackstock, Resi / Edu / Com
R1.	YMCA
R2.	City of Liverpool College
R3.	Blackstock Garden Memorial

### Zone 4 – Pumpfields Road / Park Sq

S1.	Mercedes Benz, 66 Pall Mall
S1.	SPD –Canal Square, Resi / Com
S2.	Historic wall structures
S2.	Plastic Bonding, 63–65 Gascoyne
S2.	SPD –Canal Square, Education
S3.	Francesca Couture, 4 Pumpfields
S3.	SPD –Waterworks Yrd, Resi / Com
S4.	<b>Pall Mall Warehouse, 1900s *</b>
S5.	Woof Wonderland, 4 Pumpfields
S5.	SPD –Waterworks Yrd, Resi / Ind
S6.	SPD –Pall Mall, Resi / Industry

### Zone 5 – North of tunnel greenway

S1.	<b>The Bridge Public House *</b>
S1.	Williams BMW, 100 Pall Mall
S1.	SPD –Kingsway Park, Resi

### Zone 6 – Pall Mall / Grand Arch

S1.	Williams BMW, 4 Great Howard St
S1.	SPD – City Corner, Resi / Com / Ind
S2.	Williams Mini, 4 Great Howard St
S2.	SPD – Great Howard St, Resi / Com
S3.	Merseybank Probation Service
S3.	SPD – Great Howard St, Resi / Com
S4.	<b>Car Wash, 40–42 Great Howard St *</b>
S4.	SPD –Grand Arch, Resi / Com
S5.	<b>Infinity Tower, stalled site *</b>
S5.	SPD –Pall Mall, Resi / Com
S6.	SPD –Pall Mall, Resi / Com
S7.	Pall Mall Lofts
S8.	LL / Pall Mall Development
S9.	Pall Mall Lofts

### Zone 7 – North of Chisenhal St / arches

S1.	<b>Historic Viaduct / Arches</b>
S1.	Love Lane Development
S2.	SPD – Love Lane, Resi / Industry

### Zone 8 – Scotland Road

S1.	St John's Ambulance
S1.	SPD – Leeds St Corner, Res/Com
S2.	The Tannery Development
S3.	The Tannery Development
S4.	1 Wellington Street *
S4.	The Tannery Development
R1.	The Tannery Development

### Zone 9 – South of Paul Street

#### Building Key

	Existing Building – Not part of legacy
	Existing Building – Reuse / Adapted
	Future Building – SPD Proposal
	Future Building – Live Application
	Future Building – Under Construction
	Retained Facilities – Part of legacy
SO.	Site number (Indexed ZoneO.SiteO)
*	Existing believed to be vacant

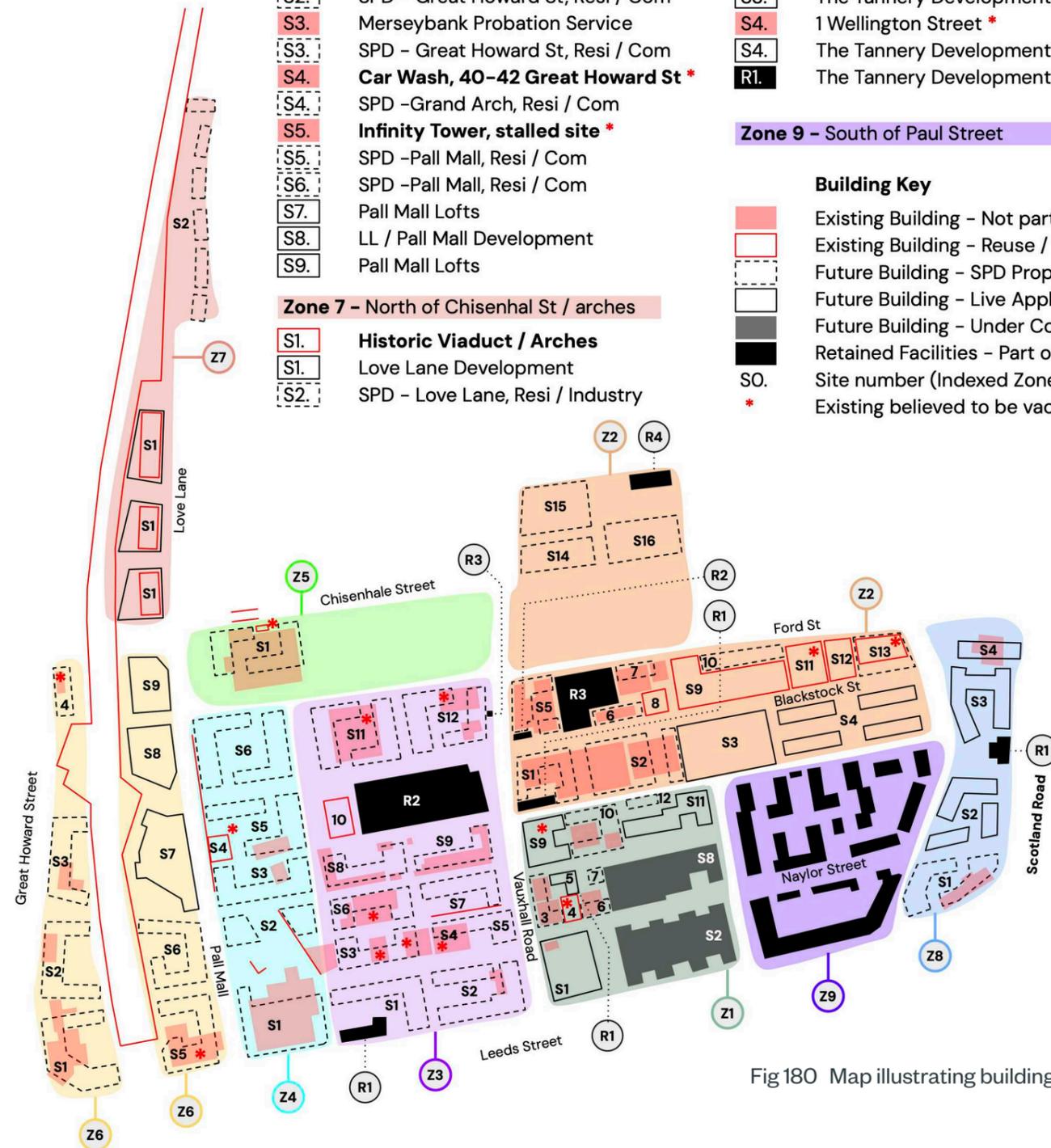


Fig 180 Map illustrating building categories

## 6.2.3 Stand-out empty, vacant and council-owned sites

### Zone 1 - Currently underway

S1.	Marble Cafe, 68 Vauxhall Road
S1.	Metal Works Development
S3.	The Gateway Development
S3.	Retail Units, 70-86 Vauxhall Rd
S3.	SPD - Vauxhall Rd, Resi / Com
S4.	<b>Warehouse at 9 Naylor Street*</b>
S5.	8 Oriel Street - Hotel
S6.	Printers, 11 Naylor Street
S6.	SPD - Vauxhall Rd, Resi
S7.	SPD - Vauxhall Rd, Resi
S9.	Vaux Naylor St Development
S9.	<b>Vauxhall Road Development*</b>
S10.	Contractors Warehouses
S10.	SPD - Oriel St, Resi
S11.	Oriel Street Development
S12.	SPD - Paul St, Industry

### Zone 2 - Blackstock St - mixed use

S1.	<b>Light Industrial Units</b> Ⓢ
S1.	SPD - Vauxhall Rd, Resi / Ind
S2.	<b>Light Industrial Units</b> Ⓢ
S2.	SPD - Blackstock St, Resi / Ind
S3.	Blackstock Street Development
S4.	Blackstock Street Development
S5.	Workshops, Blackstock / Ford St
S5.	SPD - Vauxhall Road, Resi / Ind
S6.	Shed Unit, Blackstock St
S6.	SPD - Blackstock Yard, Resi / Ind
S7.	Warehouse Ford Street
S7.	SPD - Blackstock Yard, Ind
S8.	Bedding Warehouse, 23 BS
S9.	Bedding Warehouse, 25-33 BS
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S11.	<b>Roofless Warehouses*</b> Ⓢ
S12.	Contractors Warehouse
S13.	<b>Archibald Young Warehouses*</b> Ⓢ
S13.	SPD - Blackstock St, Resi / Ind
S14.	SPD - Church Green, Resi / Com
S15.	SPD - Church Green, Resi
S16.	SPD - Church Green, Resi / Com
R1.	106 Vauxhall Rd, Residential
R2.	The Eagle Public House
R3.	Blackstock Market
R4.	Church of OLoRdIS

### Zone 3 - College / Gasgoyne Street

S1.	SPD -Leeds St, Resi / Com
S2.	Accountants, 85-87 Vauxhall Rd
S2.	SPD -Leeds St, Resi / Com
S3.	<b>Warehouses, 21-35 Gascoyne St*</b>
S3.	SPD - Gascoyne St, Resi / Com
S4.	<b>Paint Factory, 17-19 Gascoyne St*</b>
S5.	SPD - Gascoyne St, Resi / Com
S6.	<b>Warehouses, 38 Gascoyne St*</b>
S6.	SPD - Gascoyne St, Resi / Com
S7.	Historic wall structures
S7.	SPD - Gascoyne St, Resi / Com
S8.	Scaffolders Warehouses
S8.	SPD - Eaton St, Resi / Edu
S9.	Vauxhall Business Centre
S9.	SPD - Eaton St, Resi / Edu
S10.	City College Shed
S11.	<b>Central 23 Carruthers Street*</b>
S11.	SPD - Blackstock St, Resi / Edu
S12.	<b>Warehouse, 1 Carruthers St*</b> Ⓢ
S12.	Drivalia Car Hire, 141 Vauxhall Rd
R1.	SPD - Blackstock, Resi / Edu / Com
R2.	YMCA
R3.	City of Liverpool College
R3.	Blackstock Garden Memorial

### Zone 4 - Pumpfields Road / Park Sq

S1.	Mercedes Benz, 66 Pall Mall
S1.	SPD -Canal Square, Resi / Com
S2.	Historic wall structures
S2.	Plastic Bonding, 63-65 Gascoyne
S2.	SPD -Canal Square, Education
S3.	Francesca Couture, 4 Pumpfields
S3.	SPD -Waterworks Yrd, Resi / Com
S4.	<b>Pall Mall Warehouse, 1900s*</b>
S5.	Wool Wonderland, 4 Pumpfields
S5.	SPD -Waterworks Yrd, Resi / Ind
S6.	SPD -Pall Mall, Resi / Industry

### Zone 5 - North of tunnel greenway

S1.	<b>The Bridge Public House*</b>
S1.	Williams BMW, 100 Pall Mall
S1.	SPD -Kingsway Park, Resi

### Zone 6 - Pall Mall / Grand Arch

S1.	Williams BMW, 4 Great Howard St
S1.	SPD - City Corner, Resi / Com / Ind
S2.	Williams Mini, 4 Great Howard St
S2.	SPD - Great Howard St, Resi / Com
S3.	Merseybank Probation Service
S3.	SPD - Great Howard St, Resi / Com
S4.	<b>Car Wash, 40-42 Great Howard St*</b>
S4.	SPD -Grand Arch, Resi / Com
S5.	<b>Infinity Tower, stalled site*</b>
S5.	SPD -Pall Mall, Resi / Com
S6.	SPD -Pall Mall, Resi / Com
S7.	Pall Mall Lofts
S8.	LL / Pall Mall Development
S9.	Pall Mall Lofts

### Zone 7 - North of Chisenhal St / arches

S1.	<b>Historic Viaduct / Arches</b>
S1.	Love Lane Development
S2.	SPD - Love Lane, Resi / Industry

### Zone 8 - Scotland Road

S1.	St John's Ambulance
S1.	SPD - Leeds St Corner, Res/Com
S2.	The Tannery Development
S3.	The Tannery Development
S4.	1 Wellington Street *
S4.	The Tannery Development
R1.	The Tannery Development

### Zone 9 - South of Paul Street

<b>Building Key</b>	
<span style="color:red">■</span>	Standout Interim Sites
SO.	Site number (Indexed Zone0.Site0)
*	Existing believed to be vacant
Ⓢ	Council owned

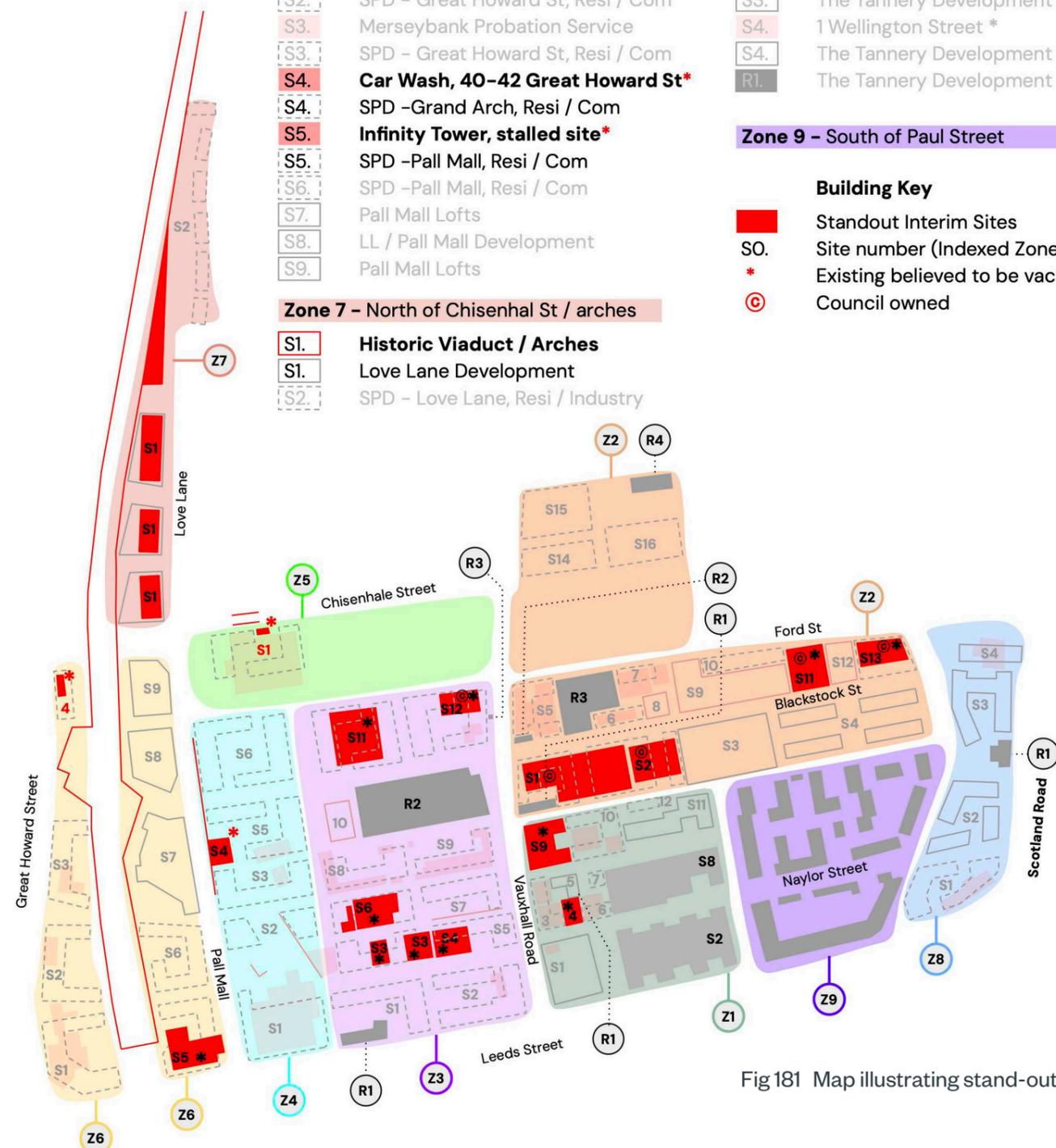


Fig 181 Map illustrating stand-out sites

# 6.3 Activation opportunities sites

## 6.3.1 Examples of Interim Use

- » This section explores the qualities of the highlighted sites and suggests indicative pairings for activation uses.
- » Some uses have been repeated to provide flexibility and combination testing following further viability testing.
- » The investment and lifespans of these projects should not be interpreted as guaranteed profitable businesses, but they will bring significant social value to the area and increase the likelihood of attracting development, industry and residents.

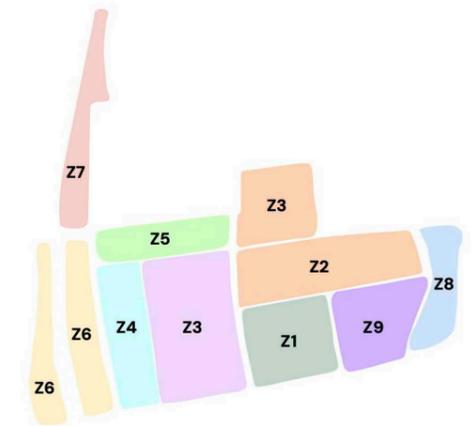


Fig 182 Key plan

Capital Investment:      £ = £1000-£100k      ££ = £100k-£500k      £££ = £500k-£1m      ££££ = £1m-£10m

### Z1.S4 Phase 1 - Site 4

**Warehouse at 9 Naylor Street:**  
Reuse / adapted within SPD vision  
**Characteristics:** 2 Storey brick, previously Outpost Studios  
**Ownership:** Unknown

**Opportunity:** Creative workspace  
**Approx Investment & Lifespan:** ££ 3 years +  
**Possible operators / custodians:** Dot-Art / Baltic Creative / Make CIC



Fig 183



Fig 184

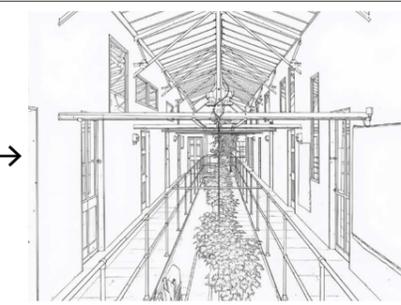


Fig 185

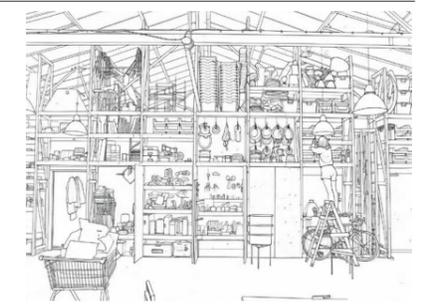


Fig 186

### Z1.S9 Phase 1 - Site 9

**Empty plot at centre of Vauxhall Road:** Vauxhall Road Development Plot  
**Characteristics:** Hoarded yard, overgrown hard surface  
**Ownership:** Together Com Fin Ltd / Vauxhall Dev Ltd

**Opportunity:** Community garden with kiosks  
**Approx Cost & Lifespan:** £££ 5 years +  
**Possible operators / custodians:** A local CIC or CLT / a gardening group / City College



Fig 187

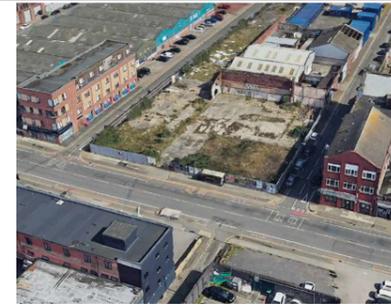


Fig 188



Fig 189

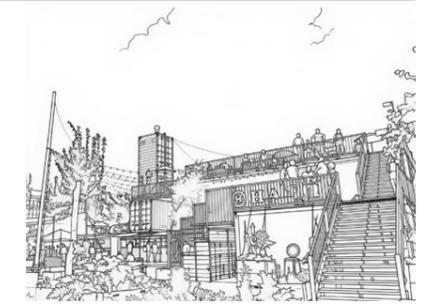


Fig 190

### Z2.S1/2 Phase 1 - Site 1 & 2

**Light industrial units, Paul St & Blackstock:** Demolished within SPD Vision  
**Characteristics:** 1 Storey, 22no. Shed units - Many occupied  
**Ownership:** Liverpool City Council

**Opportunity:** Creative workspaces  
**Approx Cost & Lifespan:** ££ 3 years +  
**Possible operators / custodians:** Dot-Art / Baltic Creative / Make CIC



Fig 191



Fig 192



Fig 193

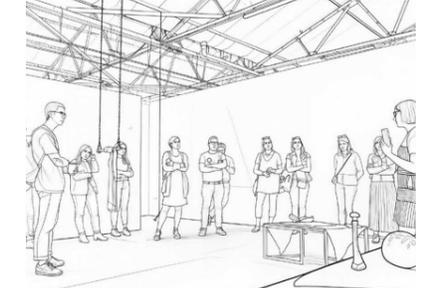
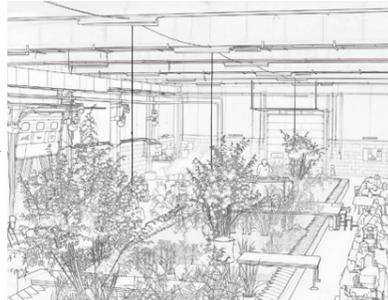
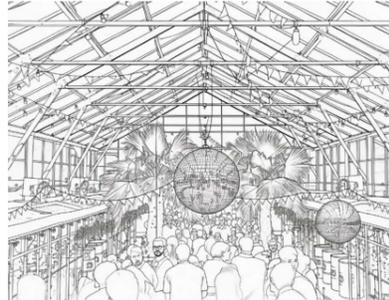
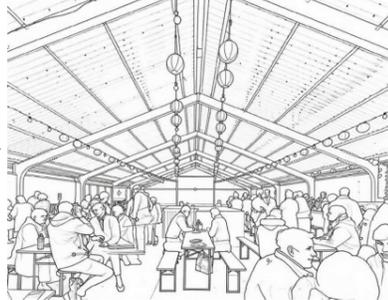
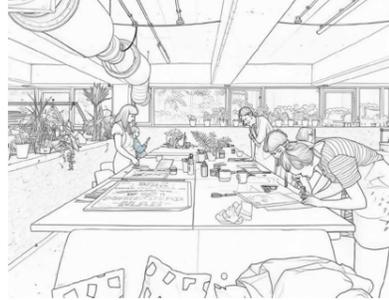


Fig 194

	Capital Investment:	£ = £1000-£100k	££ = £100k-£500k	£££ = £500k-£1m	££££ = £1m-£10m
<p><b>Z2.S11 Phase 2 - Site 11</b></p> <p><b>Roofless warehouse on Blackstock St:</b> Reuse / adapted within SPD vision</p> <p><b>Characteristics:</b> Pair of derelict warehouses structures</p> <p><b>Ownership:</b> Liverpool City Council</p> <p><b>Opportunity:</b> Events space</p> <p><b>Approx Cost &amp; Lifespan:</b> £££ 5 years +</p> <p><b>Possible operators / custodians:</b> Culture Live / Biennial / Shuffle / Blackstock Market</p>	 <p>Fig 195</p>	 <p>Fig 196</p>	 <p>Fig 197</p>	 <p>Fig 198</p>	
<p><b>Z2.S13 Phase 2 - Site 13</b></p> <p><b>Former Archibald Young Warehouses</b></p> <p>Reuse / adapted within SPD vision</p> <p><b>Characteristics:</b> Conjoined derelict warehouses and yard</p> <p><b>Ownership:</b> Liverpool City Council</p> <p><b>Opportunity:</b> Leisurescape</p> <p><b>Approx Cost &amp; Lifespan:</b> £££ 5 years +</p> <p><b>Possible operators / custodians:</b> LCC</p>	 <p>Fig 199</p>	 <p>Fig 200</p>	 <p>Fig 201</p>	 <p>Fig 202</p>	
<p><b>Z3.S3 Phase 3 - Site 3</b></p> <p><b>Warehouses, 21-35 Gascoyne St</b></p> <p>Demolished as part of SPD Vision</p> <p><b>Characteristics:</b> Derelict warehouses with adjoining yards</p> <p><b>Ownership:</b> Harparks Ltd</p> <p><b>Opportunity:</b> Community hall and yard</p> <p><b>Approx Cost &amp; Lifespan:</b> ££££ 10 years +</p> <p><b>Possible operators / custodians:</b> A local or national meanwhile space operator</p>	 <p>Fig 203</p>	 <p>Fig 204</p>	 <p>Fig 205</p>	 <p>Fig 206</p>	
<p><b>Z3.S4 Phase 3 - Site 4</b></p> <p><b>Paint Factory, 17-19 Gascoyne St</b></p> <p>Demolished as part of SPD Vision</p> <p><b>Characteristics:</b> 3-5 Storey, derelict factories, dual orientation</p> <p><b>Ownership:</b> 19 SK LTD</p> <p><b>Opportunity:</b> Startup space, food / retail / studios</p> <p><b>Approx Cost &amp; Lifespan:</b> ££££ 10 years +</p> <p><b>Possible operators / custodians:</b> Dot-Art / Baltic Creative / Make CIC</p>	 <p>Fig 207</p>	 <p>Fig 208</p>	 <p>Fig 209</p>	 <p>Fig 210</p>	

Capital Investment:

£ = £1000-£100k

££ = £100k-£500k

£££ = £500k-£1m

££££ = £1m-£10m

**Z3.S6 Phase 3 - Site 6**

**Warehouses, 38 Gascoyne St**  
Demolished as part of SPD Vision  
**Characteristics:** Conjoined warehouses and yard  
**Ownership:** Andrew & Simon Kearns/Speedier Scaffolding

**Opportunity:** Fab lab construction school (college?)  
**Approx Cost & Lifespan:** ££££ 10 years +  
**Possible operators / custodians:** Baltic Creative / Make CIC / City College



Fig 211



Fig 212

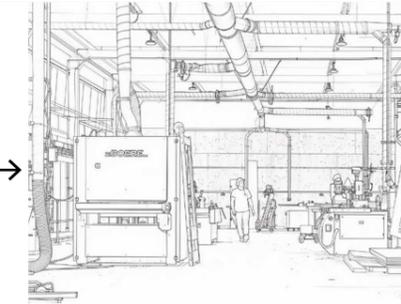


Fig 213

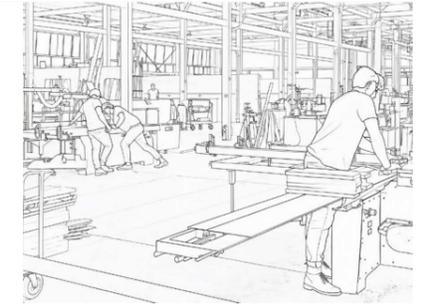


Fig 215

**Z3.S11 Phase 3 - Site 11**

**Central 23 Carruthers Street, built 2020**  
Demolished as part of SPD Vision  
**Characteristics:** 2,180sqm warehouse, vacancy believed  
**Ownership:** Mileway Vantage 1 Ltd

**Opportunity:** Large sports hall  
**Approx Cost & Lifespan:** £££ 3 years +  
**Possible operators / custodians:** Powerleague / Activity for All



Fig 216



Fig 217



Fig 218



Fig 219

**Z3.S12 Phase 3 - Site 12**

**Warehouse, 1 Carruthers St**  
Demolished as part of SPD Vision  
**Characteristics:** 720sqm warehouse with yard  
**Ownership:** Liverpool City Council

**Opportunity:** Medium sports hall, between college + park  
**Approx Cost & Lifespan:** ££££ 5 years +  
**Possible operators / custodians:** LCC / a local sports organisation



Fig 220



Fig 221



Fig 222



Fig 223

**Z4.S4 Phase 4 - Site 4**

**Pall Mall Warehouse, 1900s**  
Reuse / adapted within SPD vision  
**Characteristics:** 4-Storey warehouse, with boundary wall and yards  
**Ownership:** Elliot Group (Pall Mall) Ltd

**Opportunity:** Canal Square testing through events  
**Approx Cost & Lifespan:** £££ 3 years +  
**Possible operators / custodians:** Culture Liv / Biennial / Shuffle / Events organisation



Fig 224



Fig 225

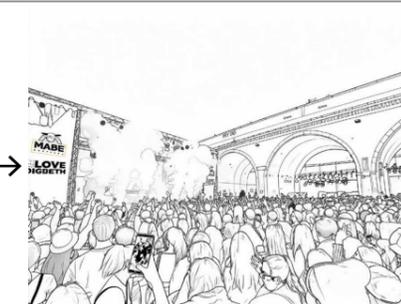
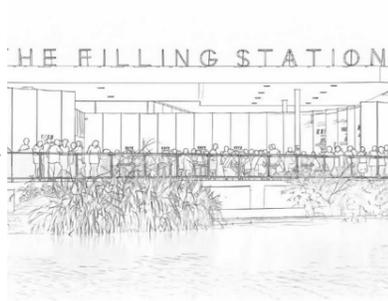
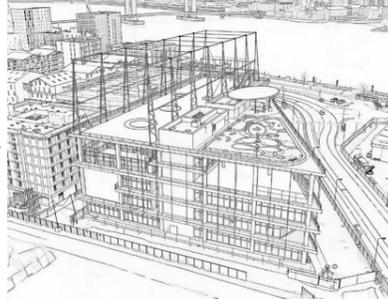


Fig 226



Fig 227

	Capital Investment:	£ = £1000-£100k	££ = £100k-£500k	£££ = £500k-£1m	££££ = £1m-£10m
<p><b>Z5.S1 Phase 5 - Site 1</b></p> <p><b>The Bridge Pub / Fly House, Chisenhale St</b> Reuse / adapted within SPD vision <b>Characteristics:</b> 3 Storey, Victorian pub, currently vacant <b>Ownership:</b> CDL5 Limited</p> <p><b>Opportunity:</b> Urban room / pop up space <b>Approx Cost &amp; Lifespan:</b> £ 2 years + <b>Possible operators / custodians:</b> A local CIC or CLT</p>					Fig 228 Fig 229 Fig 230 Fig 231
<p><b>Z6.S4 Phase 6 - Site 4</b></p> <p><b>Former Car Wash, 40-42 Great Howard St</b> Demolished within SPD Vision - Mobility Hub <b>Characteristics:</b> Single storey light industrial building &amp; yard <b>Ownership:</b> Unknown</p> <p><b>Opportunity:</b> Venue with yard / mobility hub <b>Approx Cost &amp; Lifespan:</b> ££ 3 years + <b>Possible operators / custodians:</b> A local F&amp;B / Events organisation</p>					Fig 232 Fig 233 Fig 234 Fig 235
<p><b>Z6.S5 Phase 6 - Site 5</b></p> <p><b>Infinity Tower, stalled site</b> Demo tbc, - SPD vision for resi / commercial <b>Characteristics:</b> 4-5 Storey, elevated concrete podiums <b>Ownership:</b> Infinity Developments PROPOCO Ltd</p> <p><b>Opportunity:</b> Vertical sports condenser <b>Approx Cost &amp; Lifespan:</b> ££££ 10 years + <b>Possible operators / custodians:</b> A local or national sports organisation</p>					Fig 236 Fig 237 Fig 238 Fig 239
<p><b>Z7.S1 Phase 7 - Site 1</b></p> <p><b>Historic Viaduct &amp; Arches</b> Repurposed within NR and Love Lane plans <b>Characteristics:</b> Mix of isolated and integrated structures <b>Ownership:</b> Network Rail Infrastructure Ltd</p> <p><b>Opportunity:</b> Business incubator <b>Approx Cost &amp; Lifespan:</b> ££ 3 years + <b>Possible operators / custodians:</b> A local or national meanwhile space operator</p>					Fig 240 Fig 241 Fig 242 Fig 243

# 6.4 Approach to distributing activities

## 6.4.1 Nucleus

- » **Nucleus:** a large centralised heart for the growing neighbourhood.

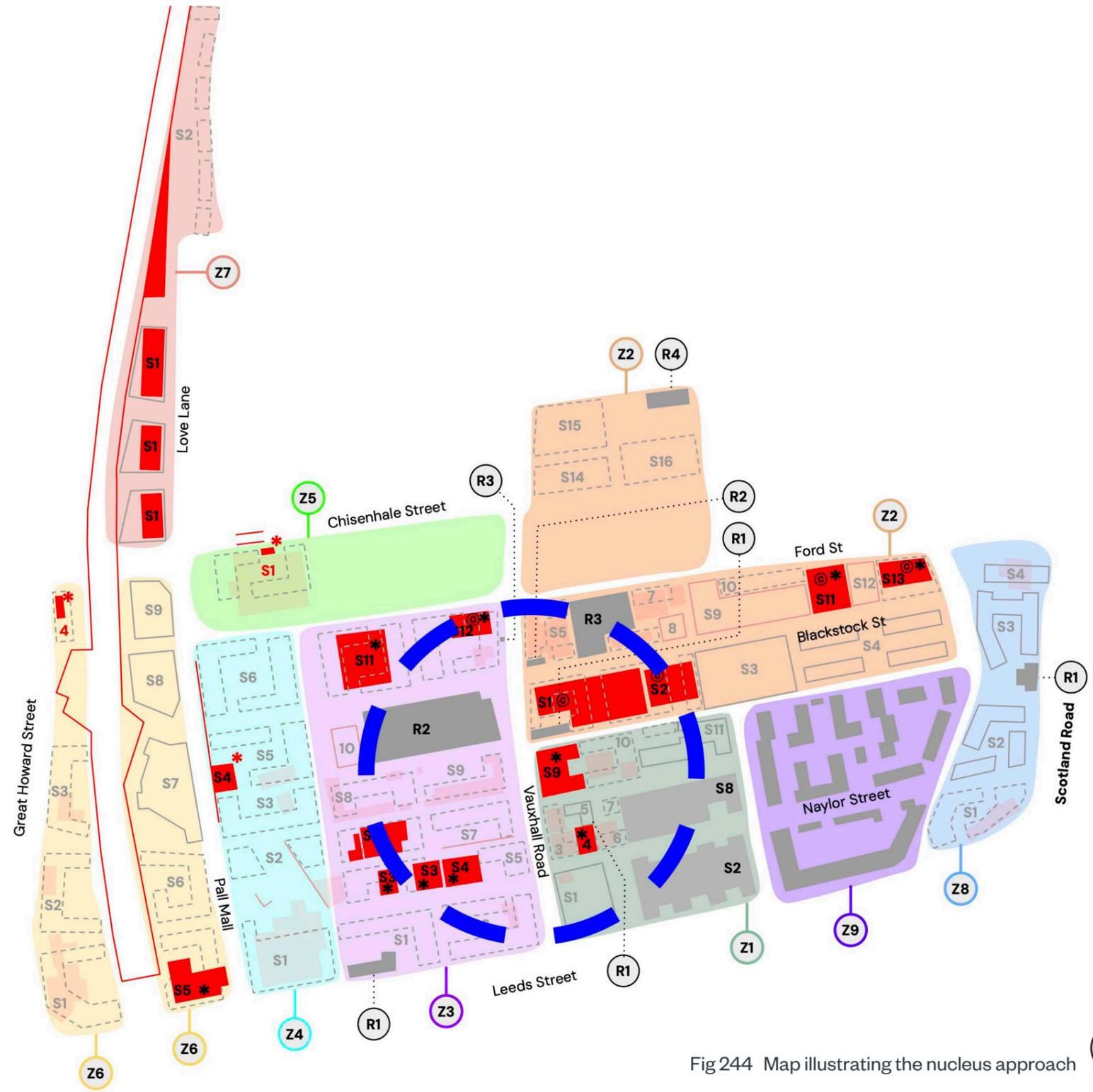


Fig 244 Map illustrating the nucleus approach



### 6.4.2 Satellites

- » **Satellites:** a focused nucleus with selective orbiting sites, establishing connections with the immediate surrounding community.

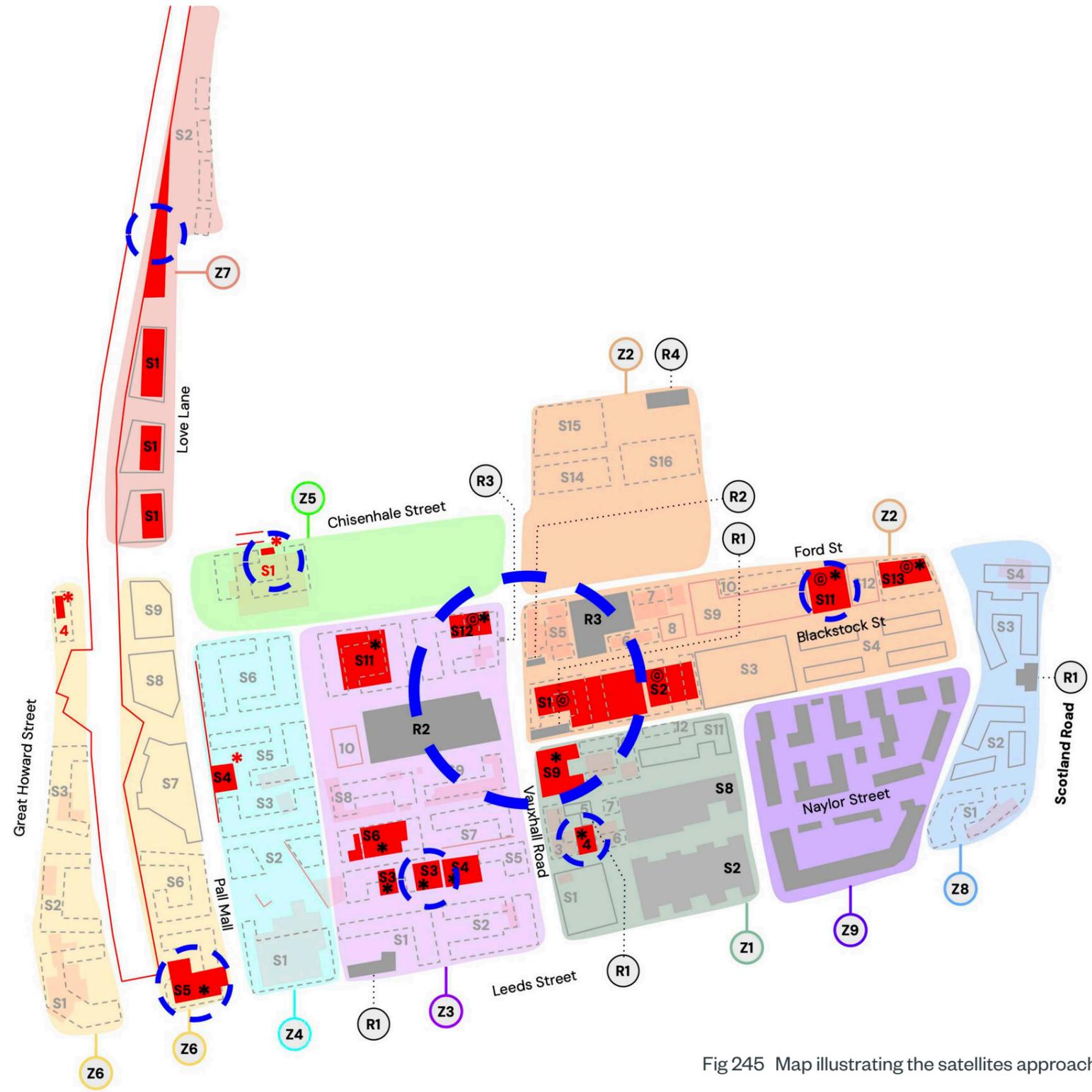


Fig 245 Map illustrating the satellites approach 

### 6.4.3 Confetti

- » **Confetti:** widespread network of test beds, forming a bread crumb trail between the heart of the neighbourhood and community doorsteps

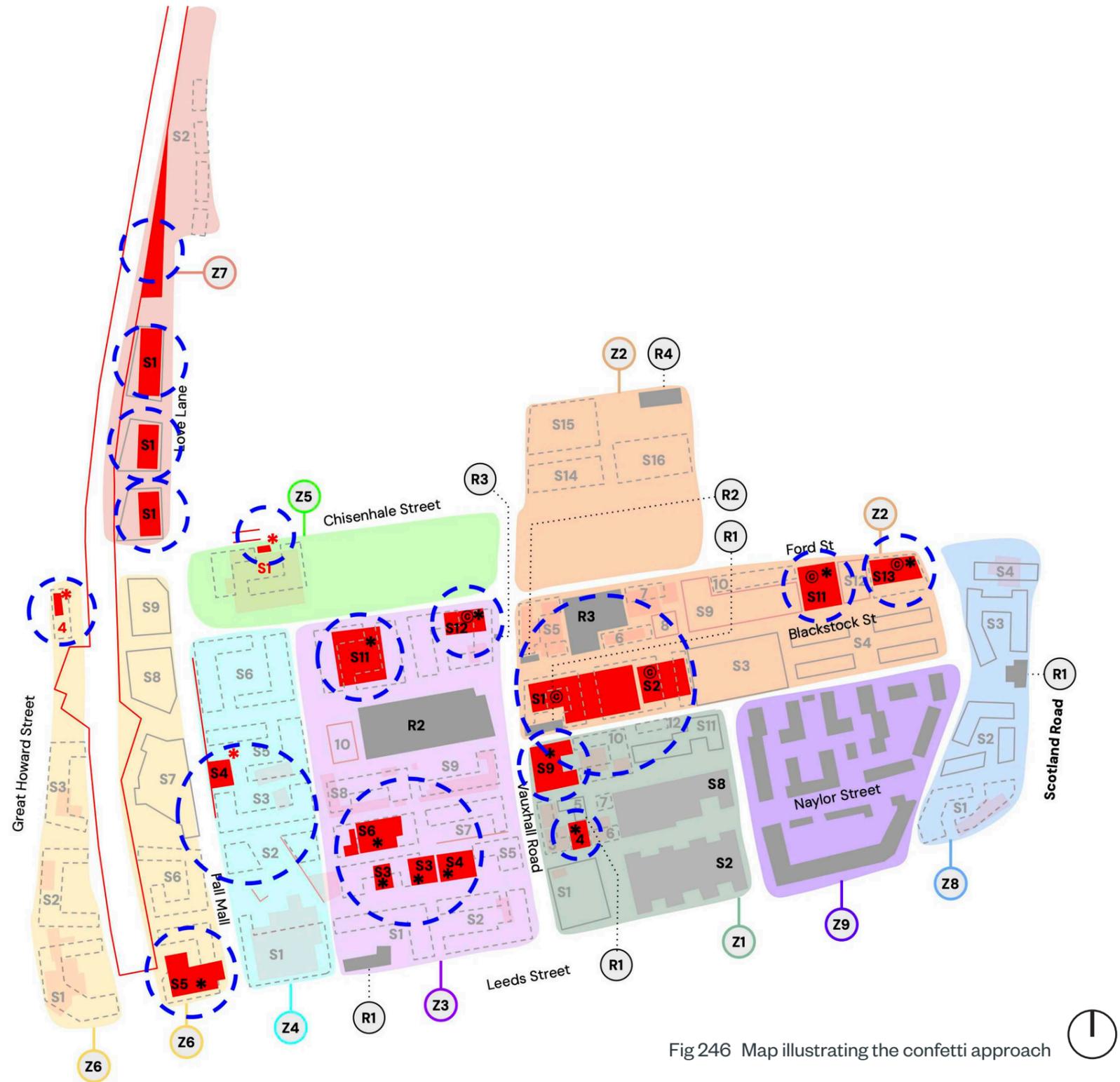


Fig 246 Map illustrating the confetti approach

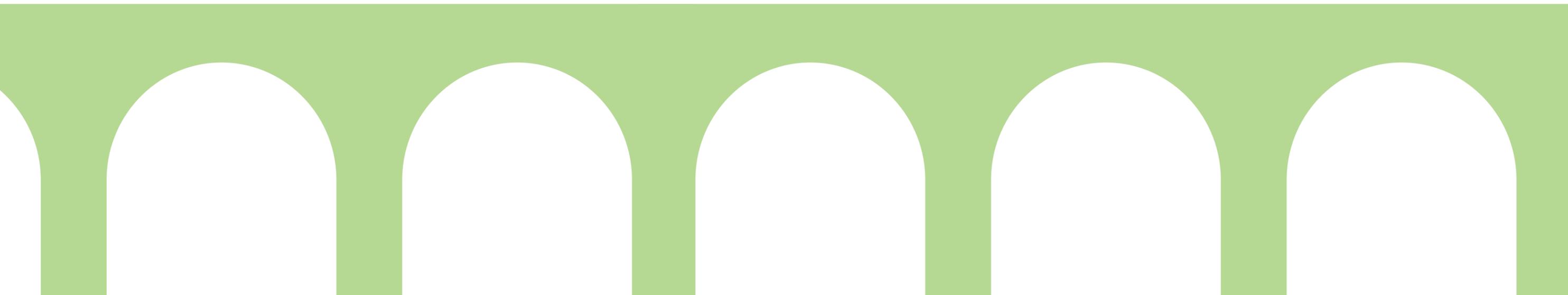
## 6.5 Next steps

- » Confirm viability of sites
- » Establish suitable operators and custodians
- » Agree an activation distribution strategy
- » Host seed / micro projects to confirm the appetite for experience and activities.
- » Deliver platform / meanwhile projects to grow energy and reputation for the future area.
- » Allow users to thrive through the projects, hopefully outgrowing their temporary spaces to make space for the next generation.
- » Use the temporary case studies to illustrate the demands for legacy projects
- » Transition temporary activity and communities into the permanent mixed-use facilities.



# PART G

Appendix



# 7.1 Accommodation schedule

Phase	Block	GEA	GIA	NIA
-------	-------	-----	-----	-----

Phase A 0-5 years	1	5235	4973	3625
	2	1609	1529	1126
	3	958	910	631
	4	16959	16111	11886
	6	9413	8942	6552
	7	13532	12855	9470
	8	3257	3094	2305
	9	3910	3715	2815
	10	4325	4109	3237
	11	5549	5272	4140

64747	61510	45787
-------	-------	-------

Phase B 5-10 years	1	17381	16512	12157
	2	11515	10939	8059
	3	18022	17121	12519
	4	21832	20740	15313
	5	8036	7634	5608
	6	7388	7019	5146
	7	10965	10417	7662
	8	6898	6553	4791
	9	3286	3122	2259
	10	4005	3805	2804
	11	1680	1596	1176
	14	3008	2858	2103
	15	3264	3101	2592
	16	3159	3001	1887

120439	114417	84076
--------	--------	-------

1 beds	2 beds		3 beds			4 beds		
50	79	70	93	108	86	123	110	99
Apart	Mais	Apart	Houses	Mais	Apart	Houses	Mais	Apart

16		21			10			5
5		6			3			2
3		3			2			1
51		68		6	27		2	14
28		38		2	17		2	6
41		53		2	24		4	10
10		12		3	4			3
9		17		2	4	5		
7	3	10		2	3	12		
13		18		3	5	12		
<b>183</b>		<b>249</b>		<b>119</b>		<b>78</b>		
29%		40%		19%		12%		
<b>629</b>								

Total homes
-------------

52
16
9
168
93
134
32
37
37
51

53		70			34			17
35		46			23		2	9
54		72			36			17
65		87		4	40		2	19
24		32			16			8
22		29			15		3	4
34		44			22			10
20		28			14		3	3
9		13			7			3
12		16			8			4
6		6			3			2
9		12			6			3
				24				
		5			5	9		
<b>343</b>		<b>460</b>		<b>257</b>		<b>118</b>		
29%		39%		22%		10%		
<b>1178</b>								

174
115
179
217
80
73
110
68
32
40
17
30
24
19

Phase	Block	GEA	GIA	NIA
-------	-------	-----	-----	-----

Phase C 10+ years	1	8405	7985	5884
	2	24301	23086	17013
	3	13826	13135	9624
	4	13925	13229	9662
	5	10682	10148	7455
	6	5320	5054	3722
	7	5289	5025	3808
	8	12250	11638	8559
	9	9195	8735	6352
	10	2320	2204	1608
	11	6299	5984	4326
	12	9075	8621	6309

120887	114843	84322
--------	--------	-------

Phase D Long Term	1	10665	10132	7589
	2	7967	7569	5355
	3	7696	7311	5483
	4	6795	6455	4721

33123	31467	23148
-------	-------	-------

Total	GEA	GIA	NIA
-------	-----	-----	-----

339196	322236	237333
--------	--------	--------

1 beds	2 beds		3 beds			4 beds		
50	79	70	93	108	86	123	110	99
Apart	Mais	Apart	Houses	Mais	Apart	Houses	Mais	Apart

25		34			17			8
72		97			49		3	21
41		54			28			14
42		56			27		3	10
31		43			21			11
14		22		2	7	2	2	2
14		19		6	7		3	2
35		50		5	18		3	9
28		37			18		2	6
7		9			5			2
19		25			12			6
27		36			18			9
<b>355</b>	<b>482</b>		<b>240</b>			<b>118</b>		
30%	40%		20%			10%		
<b>1195</b>								

Total homes
-------------

84
242
137
138
106
51
51
120
91
23
62
90

30		41		6	18		3	7
30		31			10		3	5
23		28		5	13		2	5
20		27			14		3	3
<b>103</b>	<b>127</b>		<b>66</b>			<b>31</b>		
31%	39%		20%			9%		
<b>327</b>								

105
79
76
67

1 beds	2 beds		3 beds			4 beds		
Apart	Mais	Apart	Houses	Mais	Apart	Houses	Mais	Apart
984	3	1310	0	72	605	31	45	260
<b>984</b>	<b>1313</b>		<b>677</b>			<b>336</b>		
30%	39%		20%			10%		
<b>3329</b>								

# 7.2 Non-residential quantum

Phase	Block	Industry		Commercial		Education		Culture		Mobility hub	
		GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA
Phase A 0-5 years	1	-	-	542	515	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-
	4	-	-	756	718	-	-	-	-	-	-
	5	-	-	-	-	-	-	717	681	-	-
	6	387	367	708	673	-	-	-	-	-	-
	7	692	657	-	-	-	-	-	-	-	-
	8	142	135	-	-	-	-	-	-	-	-
	9	-	-	478	454	-	-	-	-	-	-
	10	-	-	-	-	-	-	-	-	-	-
	11	-	-	837	795	-	-	-	-	-	-
	12	-	-	-	-	-	-	-	-	5445	5173
Phase Total		1220	1159	3320	3154	-	-	717	681	5445	5173
Phase B 5-10 years	1	-	-	2019	1918	-	-	-	-	-	-
	2	-	-	857	815	-	-	-	-	-	-
	3	-	-	2847	2704	-	-	-	-	-	-
	4	-	-	935	888	-	-	-	-	-	-
	5	-	-	467	444	-	-	-	-	-	-
	6	-	-	467	444	-	-	-	-	-	-
	7	-	-	1309	1244	-	-	-	-	-	-
	8	-	-	214	203	-	-	-	-	-	-
	9	657	624	-	-	-	-	-	-	-	-
	10	-	-	-	-	-	-	-	-	-	-
	11	-	-	-	-	-	-	-	-	-	-
	12	3218	3057	-	-	-	-	-	-	-	-
	13	2616	2485	-	-	-	-	-	-	-	-
	14	560	532	-	-	-	-	-	-	-	-
	15	1848	1756	-	-	-	-	-	-	-	-
	16	3563	3385	-	-	-	-	-	-	-	-
	17	4096	3891	-	-	-	-	-	-	-	-
	18	-	-	-	-	-	-	1626	1545	-	-
	19	-	-	-	-	-	-	1400	1330	-	-
Phase Total		16558	15730	9115	8659	-	-	3026	2875	-	-

Phase	Block	Industry		Commercial		Education		Culture		Mobility hub	
		GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA
Phase C 10+ years	1	28500	27075	6214	5903	-	-	-	-	-	-
	2	-	-	2593	2463	-	-	-	-	-	-
	3	-	-	2557	2429	-	-	-	-	-	-
	4	-	-	1041	989	-	-	-	-	-	-
	5	-	-	2756	2618	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	7	-	-	-	-	-	-	-	-	-	-
	8	300	285	885	841	-	-	-	-	-	-
	9	-	-	935	888	-	-	-	-	-	-
	10	-	-	-	-	4962	4713	-	-	-	-
	11	-	-	432	410	-	-	-	-	-	-
	12	-	-	2113	2007	-	-	-	-	-	-
Phase Total		28800	27360	19525	18549	4962	4713	-	-	-	-
Phase D Long Term	1	-	-	-	-	-	-	-	-	-	-
	2	432	410	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-
	4	314	299	-	-	-	-	-	-	-	-
Phase Total		746	709	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>47324</b>	<b>44958</b>	<b>31960</b>	<b>30362</b>	<b>4962</b>	<b>4713</b>	<b>3743</b>	<b>3556</b>	<b>5445</b>	<b>5173</b>



B15

Love Lane

Vauxhall Rd

Burlington St

A11

A10

A9

Summer Seat

Ennerdale Park

Chisenhale St

C6

B16

A12

C7

B12

B13

B14

D1

D2

D3

D4

C8

B10

B11

Blackstock St

Pumpfields Rd

A6

A7

A8

Paul St

Great Howard St

Pall Mall

B9

B8

Eaton St

C9

C10

Vauxhall Rd

A4

Oriel St

A5

Paul St

C3

C4

B7

B8

Eaton St

C9

Gascoyne St

C10

A1

A2

Naylor St

St Bartholomew Rd

Gardeners Row

C1

C2

B1

Pumpfields Rd

B4

B5

B6

A1

A2

Naylor St

St Bartholomew Rd

C11

C12

B2

B3

Leeds St

Scotland Rd



# 7.3 Policy references

## 7.3.1 Planning Policy Context

- » This SPD is embedded in and consistent with national and local planning policy and guidance. Related plans, programmes and strategies are listed below. This list is not exhaustive and should be read alongside other applicable policies

## 7.3.2 National: National Planning Policy Framework

- » The following chapters from the National Planning Policy Framework (updated December 2024) are particularly relevant to the guidance set out in this SPD. This list is not exhaustive and should be read alongside other applicable policies.
  - Chapter 2 Achieving Sustainable Development
  - Chapter 5 Delivering a sufficient supply of homes
  - Chapter 6 Building a strong, competitive economy
  - Chapter 7 Ensuring the vitality of town centres
  - Chapter 8 Promoting healthy and safe communities
  - Chapter 9 Promoting sustainable transport
  - Chapter 12 Achieving well-designed places
  - Chapter 15 Conserving and enhancing the natural environment
  - Chapter 16 Conserving and enhancing the historic environment

## 7.3.3 National: Design Guidance

- » The SPD also aligns with the following national design guidance documents:
  - National Design Guide (MHCLG, 2021) - Sets out the characteristics of well-designed places and forms the basis for design policies in the NPPF.
  - National Model Design Code (MHCLG, 2021) - Provides detailed guidance on the production of design codes, including principles for character, identity, movement, and public space.

## 7.3.4 Local: Liverpool Local Plan (2013-2033)

- » The following policies from the Liverpool Local Plan (adopted January 2022) are particularly relevant to the guidance set out in this SPD. This list is not exhaustive and should be read alongside other applicable policies and supplementary planning documents.
  - STP1 Spatial Priorities for the Sustainable Growth of Liverpool: Sets out the overarching principles for sustainable development in Liverpool
  - SP3 Design of new Development within the City Centre MRA, District, Local and Neighbourhood Centres
  - CC2 Pumpfields
  - CC19 Vacant Sites and Temporary Uses
  - CC20 Convenience Retail Provision and Community Facilities
  - CC24 Housing Provision in the City Centre
  - CC25 City Centre Student Accommodation
  - CC26 Protection and Enhancement of Green Infrastructure
  - EC3 Delivering Economic Growth
  - EC5 Office Development
  - EC6 Mixed Use Areas and Sites for Various Types of Development
  - H1 Housing Requirement
  - H3 Proposals for Residential Development
  - H4 Older Persons Housing
  - H5 Student Housing Provision
  - H7 Primarily Residential Areas
  - H12 Accessible Housing
  - H14 New Residential Development Open Space Requirements
  - UD1 Local Character and Distinctiveness
  - UD2 Development Layout and Form
  - UD3 Public Realm
  - UD4 Inclusive Design
  - UD8 Public Art
  - HD1 Heritage Assets: Listed Buildings; Conservation Areas; Registered Parks and Gardens; Schedules Ancient Monuments

- HD2 Liverpool Maritime Mercantile City World Heritage Site
- GI4 Open Space, Sport and Recreation Provision
- GI6 Protection of Biodiversity and Geodiversity
- GI8 New Planting and Design
- GI10 Green Infrastructure Enhancement
- TP2 Transport Assessments
- TP5 Cycling
- TP6 Walking and Pedestrians
- TP7 Taxis
- TP8 Car Parking and Servicing
- TP9 Public Transport

## 7.3.5 Local: Other strategies and supplementary planning policy

- » In addition to the statutory policies outlined in the Liverpool Local Plan (adopted January 2022), a number of strategies and supplementary planning documents (SPDs) have been prepared by Liverpool City Council and its partners to guide development and regeneration across the city and should be read alongside the Local Plan when considering proposals within the SPD area.
  - Tall Buildings SPD
  - Ten Streets Spatial Regeneration Framework
  - Public Realm Strategy SPD

# 7.4 Image acknowledgements

Fig. no.	Description	Acknowledgment
Fig 1	SPD site boundary	Google Maps
Fig 7	The Grand Arch today	Levitt Bernstein
Fig 13	Warehouse walls retained as part of the new Canal Square	Levitt Bernstein
Fig 14	Blackstock Street and its cluster of warehouses and sheds greatly contributes to the character of the area	Levitt Bernstein
Fig 16	Example of community scale mobility hub	Copyright: Mobility Düsseldorf GmbH, Photographer: Daria Henken
Fig 18	Existing cobbled street (Gascoyne Street)	Levitt Bernstein
Fig 22	Top: Acer Campestre	Levitt Bernstein
Fig 23	Bottom: Pyrus calleryana	Levitt Bernstein
Fig 24	Top: Tilia Cordata	Levitt Bernstein
Fig 25	Bottom: Prunus cerasifera	Levitt Bernstein
Fig 26	Top: Prunus serrulata	Levitt Bernstein
Fig 27	Bottom: Cercidiphyllum japonicum	Levitt Bernstein
Fig 28	Top: Ginkgo biloba	Levitt Bernstein
Fig 29	Bottom: Cercis siliquastrum	Levitt Bernstein
Fig 30	Top: Sorbus torminalis	Levitt Bernstein
Fig 31	Bottom: Acer freemanii	Levitt Bernstein
Fig 32	Top: Betula utilis 'Jacquemontii'	Levitt Bernstein
Fig 33	Bottom: The Malus 'Evereste'	Levitt Bernstein
Fig 35	Doorstep play	Levitt Bernstein / Tim Crocker
Fig 36	Local areas of play	Levitt Bernstein
Fig 37	Urban play	Levitt Bernstein
Fig 38	Neighbourhood area of play with adventure playground	Levitt Bernstein
Fig 39	Play street	Levitt Bernstein / Tim Crocker
Fig 40	Sports facilities	Stephanie Leung / LDA Design
Fig 43	Top: Carriageway; asphalt	Levitt Bernstein
Fig 44	Bottom: Cycleway; coloured asphalt	Levitt Bernstein
Fig 45	Top: Paving , Linear clay paver	Levitt Bernstein
Fig 46	Bottom: Metal industrial detailing	Levitt Bernstein

Fig. no.	Description	Acknowledgment
Fig 47	Top: Paving, Heritage paver	Levitt Bernstein
Fig 48	Bottom: Small square paving	Levitt Bernstein
Fig 49	Top: Carriageway; asphalt with chippings	Levitt Bernstein
Fig 50	Bottom: Robust timber doorstep play pieces	Levitt Bernstein
Fig 51	Top: Mixed sized paving with aggregate	Levitt Bernstein
Fig 52	Bottom: Play surface, Bonded rubber mulch	Levitt Bernstein
Fig 53	Top: Permeable linear paving	Levitt Bernstein
Fig 54	Bottom: Permeable cobbles with built-in nibs to ensure sufficient joint width	Levitt Bernstein
Fig 79	Blackstock Street today	Levitt Bernstein
Fig 82	The mixed-use development draws inspiration from the area's industrial heritage, featuring elements such as a saw-tooth roof and metal cladding	Copyright: dRMM Architects, Photographer: Jim Stephenson
Fig 83	New development incorporating light industry and new dwellings.	Copyright: dRMM Architects, Photographer: Will Howard
Fig 84	Saw-tooth roof to new brick building accommodating employment, responding to the area's rich industrial past.	Levitt Bernstein
Fig 85	Yard space with employment and commercial uses.	Copyright: Turner Works Architects, Photographer: Tim Crocker
Fig 86	Flexible workshop spaces to support a range of uses by makers and creatives.	Copyright: Turner Works Architects, Photographer: Tim Crocker
Fig 87	Mixed-use building with upward extension to a Victorian industrial brick building.	Copyright: Project Orange Architects, Photographer: Jack Hobhouse
Fig 89	Chisenhale Street today	Levitt Bernstein
Fig 91	Footpath defined by planting edges, boosting biodiversity	Copyright: BD Landscape Architects, Photographer: Jack Hobhouse
Fig 92	Water feature with integrated seating within a park setting	Copyright: Gustafson Porter + Bowman Architects, Photographer: Thomas Schlijper
Fig 93	New park along a railway viaduct, celebrating the rich industrial heritage of the place.	Copyright: Studio Egret West, Photography: Jarrell Goh
Fig 94	Community garden	Levitt Bernstein
Fig 95	Sports court	Copyright: Canary Wharf Group, Yinka Ilori Basketball Court
Fig 97	Four storey building along a linear park with planting defining front gardens.	Copyright: Maccreeanor Lavington Architects, Photographer: John Davies
Fig 98	Low rise apartment building	Levitt Bernstein
Fig 99	Front gardens defined by planting and trees	Copyright: Maccreeanor Lavington Architects, Photographer: Helene Binet
Fig 100	Planting edge to front gardens with inset railings to maximise passive surveillance from ground Floor windows	Copyright: Maccreeanor Lavington Architects, Photographer: Will Wiesner
Fig 102	Vauxhall Road today	Levitt Bernstein

Fig. no.	Description	Acknowledgment
Fig 104	Pumpfields Road today	Levitt Bernstein
Fig 106	Pall Mall today	Levitt Bernstein
Fig 108	Example of water feature for Canal Square	Levitt Bernstein
Fig 109	Example of planted swales for Pall Mall	Copyright: SLA Architects, Photographer: Mikkel Eye
Fig 110	Example of water feature for Canal Square	Levitt Bernstein
Fig 112	Example of tree planting and seating for Vauxhall Square	Copyright: Graeme Massie Architects, Photogrpaher: David Stewart
Fig 114	Apartment building with commercial uses at ground floor	Tim Crocker
Fig 115	Retained warehouse building with contemporary extension accommodating community uses	Levitt Bernstein
Fig 116	Public square and lighting activated by non-residential ground floors	Levitt Bernstein
Fig 117	Ground floor activated with employment uses and workshops.	Levitt Bernstein
Fig 118	The façade design of the new mixed-use building takes cues from the adjacent retained warehouse, incorporating a two-storey base with a rhythm defined by piers.	Levitt Bernstein
Fig 121	A small-scale public realm, featuring trees and integrated seating, is framed by larger buildings with active non-residential ground floor uses	Levitt Bernstein
Fig 122	Public realm incorporating integrated artwork that celebrates the site's history and heritage.	Levitt Bernstein
Fig 123	Tall building elevation with a well articulated base, middle and top, providing a balance of proportion between each part	Copyright: Maccreeanor Lavington Architects, Photographer: Will Wiesner
Fig 124	Tall building along a railway line	*Copyright pending*
Fig 125	Sunlight and daylight are maximised within the residential courtyard through strategic orientation and massing.	Levitt Bernstein
Fig 126	Public-facing non-residential ground floor uses encourage visual connection and overlooking onto the public realm.	Levitt Bernstein
Fig 127	The ground floor's non-residential use is expressed through a change in brick colour, creating visual distinction	Levitt Bernstein
Fig 129	Mobility Hub set within a landscape buffer with tree planting and integrated seating	Copyright: Buttress Architects, Photographer: Gavin Stewart
Fig 130	Mobility Hub designed with flexibility in mind, allowing it to adapt to future mobility and community needs	*Copyright pending*
Fig 132	Chadwick Street today	Levitt Bernstein
Fig 133	Love Lane today	Levitt Bernstein
Fig 135	Public space and planting above railway viaduct	Levitt Bernstein

Fig. no.	Description	Acknowledgment
Fig 136	Linear public space along railway viaduct	Levitt Bernstein
Fig 138	Pitched roofs to residential buildings taking cues from the industrial history of the place	Levitt Bernstein
Fig 139	Maisonettes and townhouses securing an existing boundary through a back-to-back approach	Copyright: Karakusevic Carson Architects, Photographer: Mark Hadden
Fig 140	Building steps down to respond to existing surrounding context	Levitt Bernstein
Fig 141	Non-residential uses re-activating heritage railway arches	Levitt Bernstein
Fig 142	Workshops for makers and creatives activating the ground floor	Copyright: dRMM Architects, Photographer: Jim Stephenson
Fig 145	Gardners Row today	Levitt Bernstein
Fig 147	Public realm design celebrating the site's history and reinstating lost routes to enhance connectivity and sense of place.	Levitt Bernstein
Fig 148	Generous pavement with tree planting	Levitt Bernstein
Fig 149	Varying building heights contribute visual interest and rhythm to the built form	Copyright: Karakusevic Carson Architects, Photographer: Mark Hadden
Fig 150	An intimate, publicly accessible yard enhanced with tree planting and integrated seating to create a welcoming place for rest and interaction	Levitt Bernstein
Fig 151	Residential amenity courtyards provide a safe space for rest and relaxation	Levitt Bernstein
Fig 160	Pumpfields & Limekilns consultation event at City of Liverpool College	Levitt Bernstein / Turner Works
Fig 161	Pumpfields & Limekilns consultation event at City of Liverpool College	Levitt Bernstein / Turner Works
Fig. 162 - 171	No title	Turner Works
Fig 173-178	No title	Turner Works
Fig 183-184	No title	Google Maps
Fig 185-186	No title	Turner Works
Fig 187-188	No title	Google Maps
Fig 189-190	No title	Turner Works
Fig 191-192	No title	Google Maps
Fig 193-194	No title	Turner Works
Fig 195-196	No title	Google Maps
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Fig 204-205	No title	Google Maps

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Fig 206-207	No title	Turner Works
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Fig 212-213	No title	Google Maps
Fig 214-215	No title	Turner Works
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