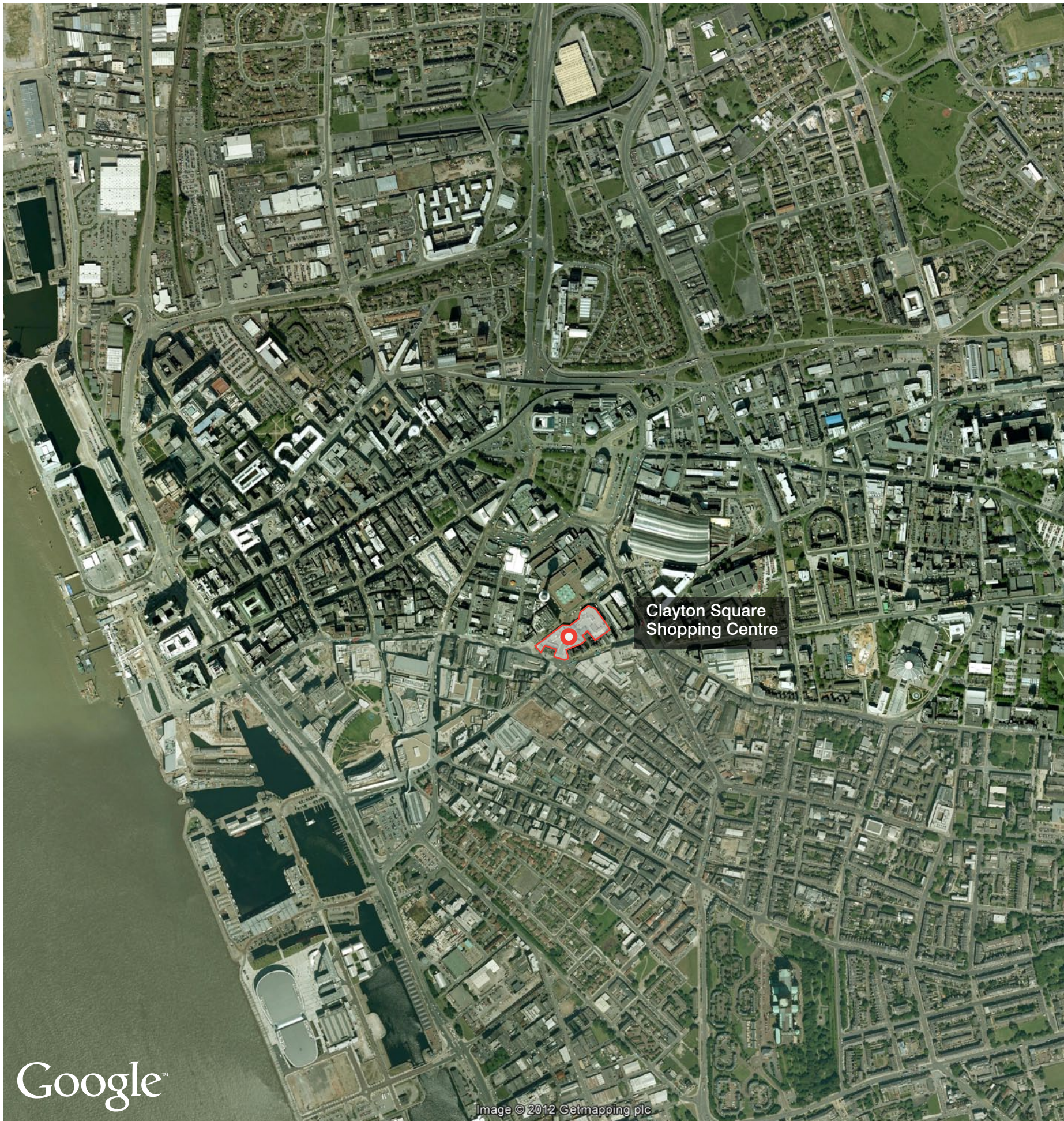




Section One	Section Two	Section Three	Section Four	Section Five	
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Image © 2012 Getmapping plc

Clayton Square Shopping Centre in Context of Liverpool

## Section One

# Introduction

### 1.1 The Purpose of this document

#### Purpose

This Design and Access Statement has been prepared by Benoy on behalf of Infrared UK Retail Nominee 5 Ltd. & Infrared UK Retail Nominee 6 Ltd. in support of their application for Full Planning Permission for the Clayton Square Shopping Centre.

This Statement is one of the supporting documents for the Detailed Planning Application and is to be read in conjunction with:

- Detailed Architectural Drawings (Benoy)
- Planning Review (GL Hearn)

#### Scheme Evolution

The design development work has proceeded in close consultation with Liverpool City Council Planning Department, including key design officers, to progress towards a detailed planning submission.

The proposed scheme has been developed in accordance with the wider vision for Clayton Square Shopping Centre and the surrounding amenities, and ongoing investment in this retail area.



## Section Two

# Site Analysis & Context

### 2.1 Site Description and Condition

Clayton Square Shopping Centre is a 1980s shopping centre built over historic Clayton Square and Cases Street. The new shopping centre created a large city block with dominating large scale architecture.

Clayton Square Shopping Centre faces St Johns Shopping Centre to the north and Church Street to the south. There are currently three fully glazed entrances into the centre, together with infilled triple height barrel vault mall across historic Cases Street. Opposite the centre across Ranelagh Street is Liverpool Central Station.

The 1980s original scheme added a new covered connecting route for Church Street to Cases Street. The scheme also linked Cases Street directly to Church Street with a mall that is currently under-used.

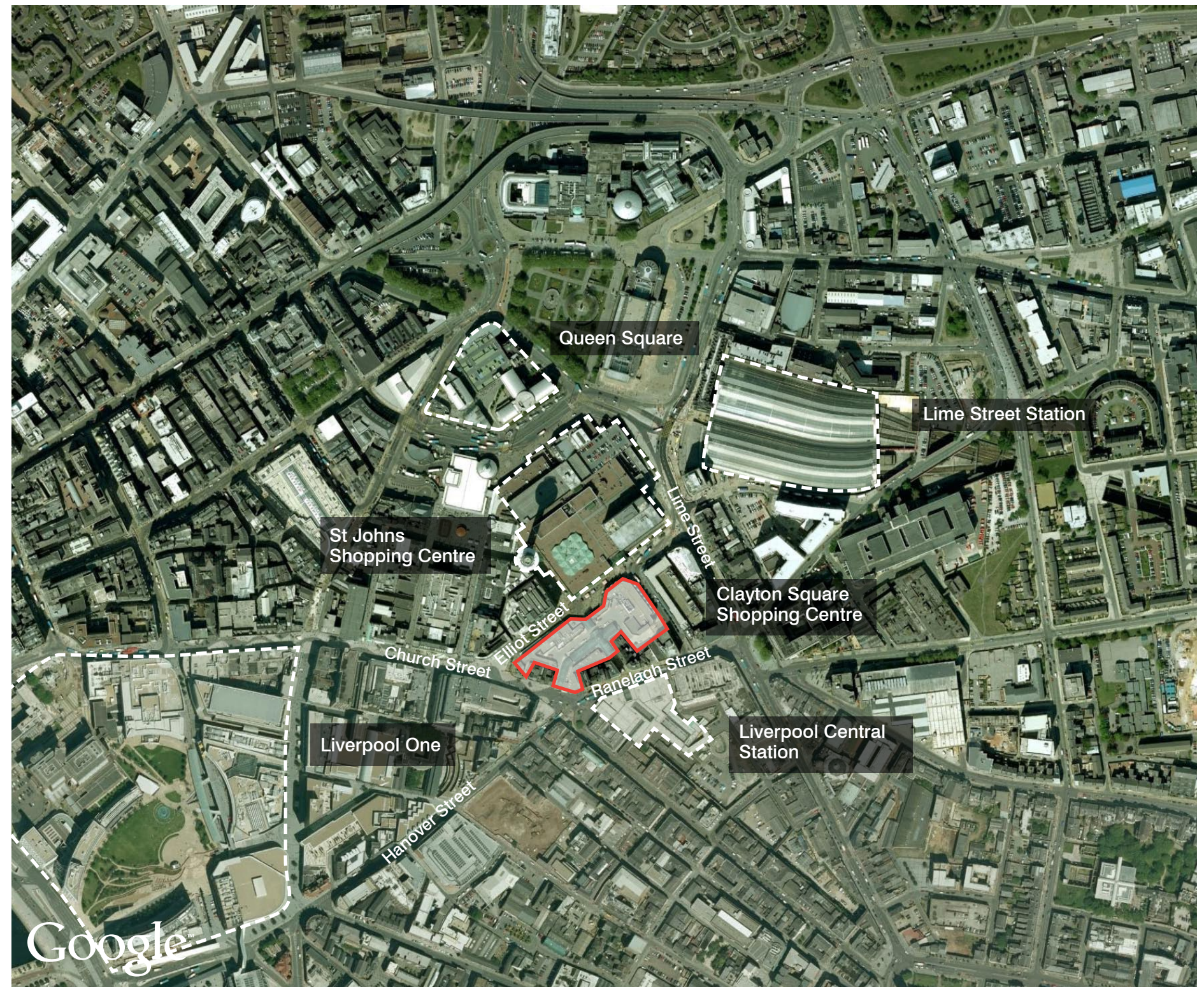
In 1994, Infill floors were added to the Cases Street Mall along with escalators. These have had a significant negative impact on the mall creating visual clutter and barriers to the once legible route.



Liverpool Central Station



St Johns Shopping Centre



Clayton Square Shopping Centre in Context of Liverpool



## Section Two

### Site Analysis & Context

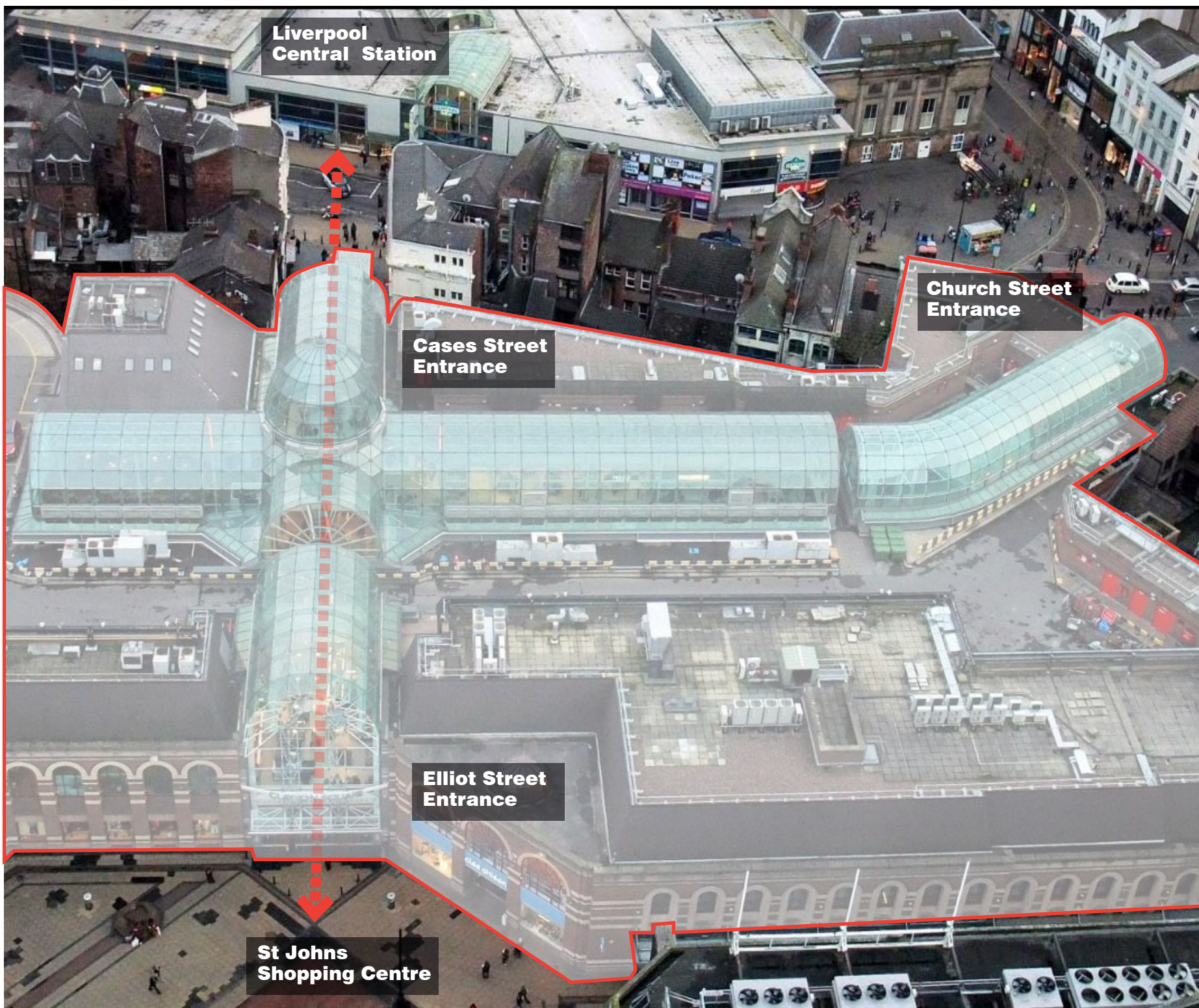
#### 2.1 Site Description and Condition

Clayton Square sits within Liverpool's Main Retail Area. It is the fourth largest shopping centre in Liverpool. The centre is in close proximity to Liverpool Lime Street and Liverpool Central railway stations.

One of the malls within Clayton Square Shopping Centre has a direct connection to Church Street. However, this mall is lined by poorly configured small retail units, of which the majority are vacant. As a result, it attracts a poor level of footfall and therefore is considered to be failing.



Liverpool City Centre Areas



Aerial view of Clayton Square from the north



## Section Two

# Site Analysis & Context

### 2.2 Existing Site Access and Utilities

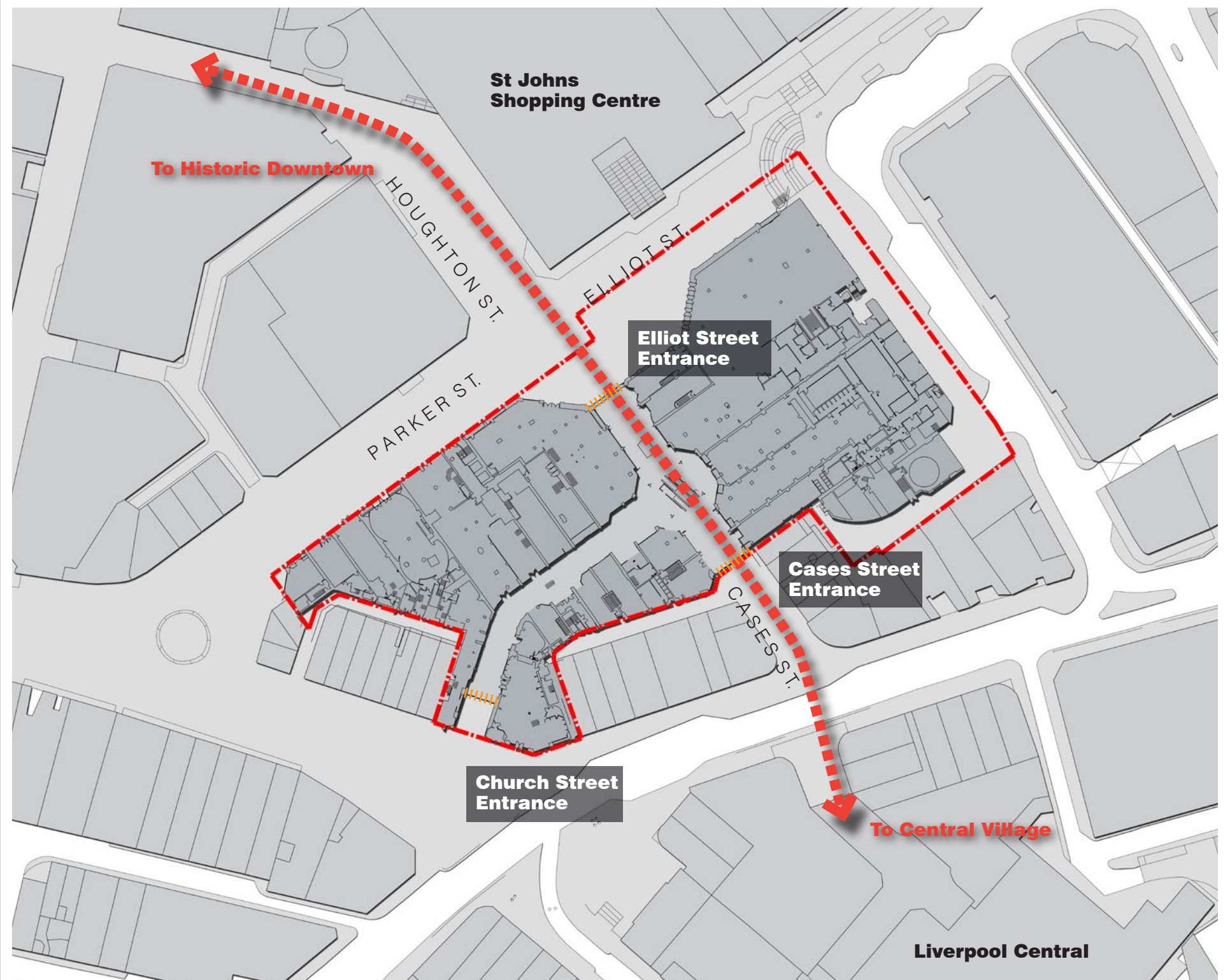
There are currently three entrances into the centre: Elliot Street entrance facing St Johns Shopping Centre; Cases Street entrance facing Liverpool Central Station, and the Church Street entrance facing Church Street.

The route between the Elliot Street entrance and Cases Street entrance traces its historic street of Cases Street, provides a direct through route between the historic downtown to the future central village development located over Liverpool Central railway station. The Church Street entrance provided a new link in the 1980s which has not proved a strong connection.

The site is well served with existing utilities.



Historical Plan of Clayton Square in the 19th Century

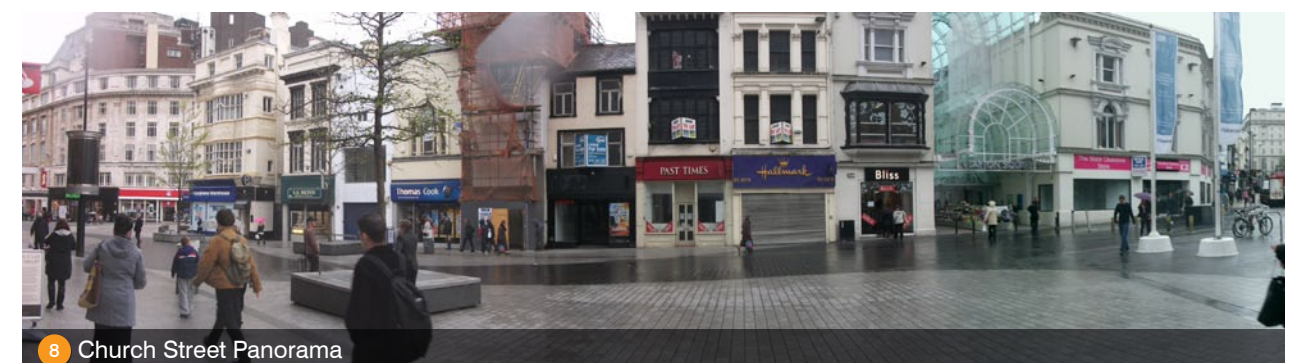
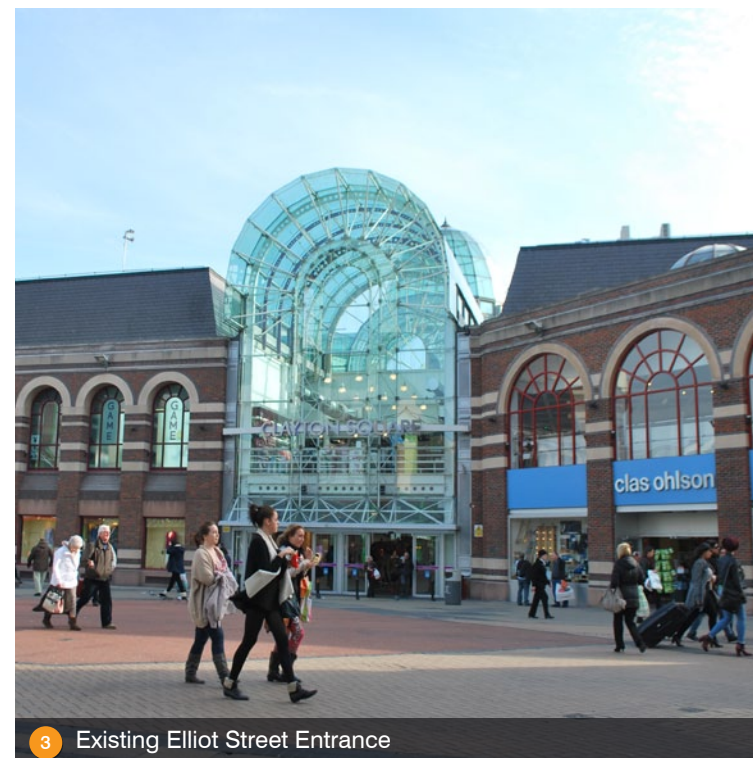
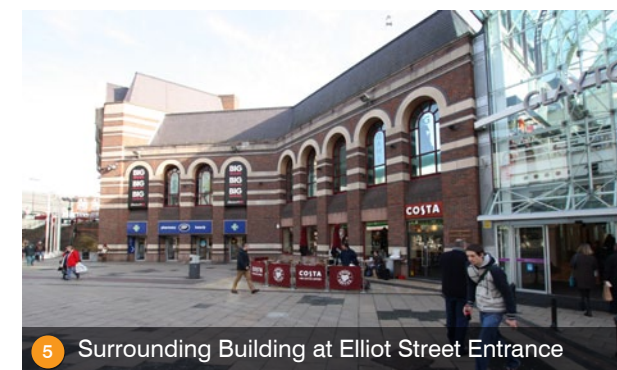


Existing Clayton Square Site Plan



## Section Two

### Site Analysis & Context





## Section Two

# Site Analysis & Context

### 2.3 History of Clayton Square Shopping Centre

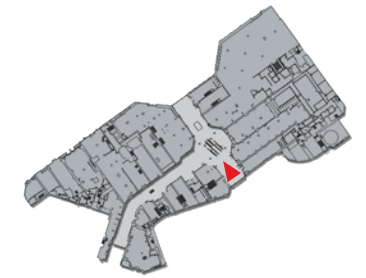
#### A Brief History

The site now containing the Clayton Square Shopping Centre was originally part of an area laid out as residential streets in the eighteenth century. However, many years of commercialisation of the properties has meant by the 1970's a range of uses was represented. Selective redevelopment had been undertaken in one or two places but the area in general had largely become run down and with a few exceptions the individual buildings were unnoteworthy and the victims of neglect.

In the late sixties and the early seventies Wimpey Property Holdings began to acquire properties in the area between Great Charlotte Street down to Church Street and across from Cases Street to Parker Street and Elliot Street.

In the mid-seventies Wimpey under the Name of Wimgrove Developments presented a planning application to Liverpool City Council for a shopping centre on the areas of land and premises that they had acquired.

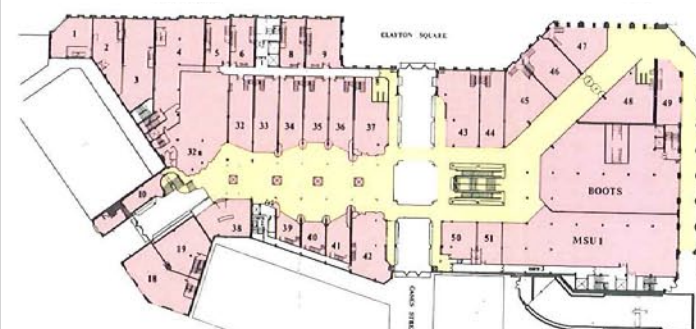
Planning permission was granted for re-development and construction began in early 1980s for what it is now known as Clayton Square Shopping Centre.



1980s Original Mall



Cases Street Mall looking towards Liverpool Central, 1990



Original 1980s First Floor Plan



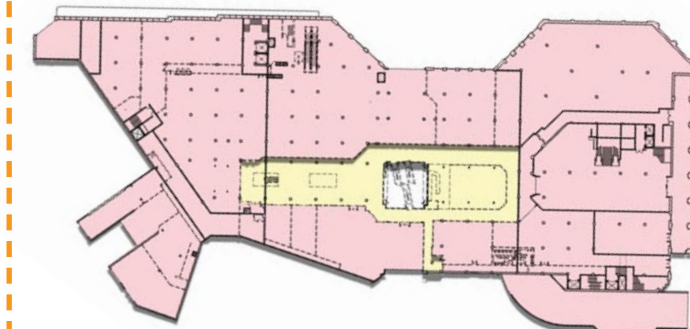
Original 1980s Ground Floor Plan

Retail Area  
Public Access

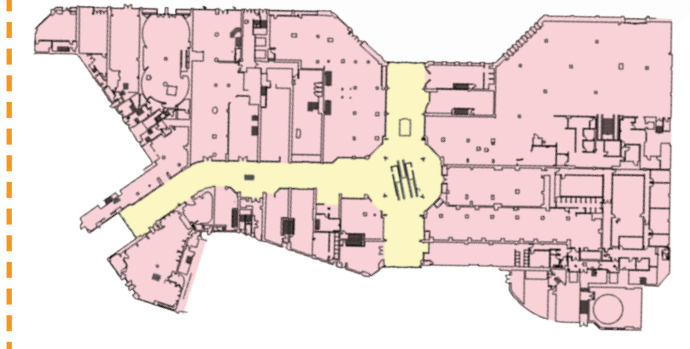
Present Mall



Cases Street Mall looking towards Liverpool Central, 2013



Present First Floor Plan



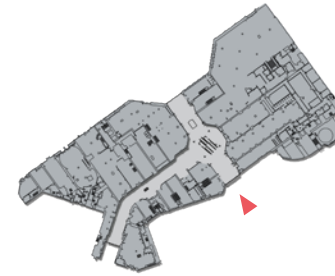
Existing Ground Floor Plan

Retail Area  
Public Access



## Section Two

### Site Analysis & Context



**1980s Original Mall**



Original Cases Street Entrance, 1990

**Present Mall**



Existing Cases Street Entrance, 2013

#### The Current Situation

Over the years, a number of amendments have taken place, which has altered the original architectural design, including additional low level retail slabs at first floor over the existing entrances. It is considered that this alteration has had a detrimental impact on the overall design and shopping environment.

InfraRed Capital Partners acquired the centre in 2013 with a vision to upgrade the centre by restoring the original design to reopen height, space and light and creating an open-air atmosphere within the Centre. In addition the intention is to replace the failing Church Street mall with fit for purpose modern retail units fronting both Church Street and within the mall to meet potential occupier demand.



## Site Analysis & Context

## 2.4 Planning Policy

This proposal fully accords with the wider vision set out in the adopted Unitary Development Plan, November 2002. Policy S3 (Improving the City Centre Shopping Environment) states that the Council will undertake initiatives designed to improve the shopping environment of the City Centre Main Retail Area, including improved pedestrian link, improved access for the elderly, disabled people and shoppers with small children and general environmental improvement such as advertisements.

There are listed buildings adjacent to the site, but none within the site premises.



Liverpool City Centre Areas





## Section Three

### Concept Evolution

#### 3.1 Development Objectives

- To remove mall first floor infill and escalators to reinstate original design's triple height space and improve legibility and the quality of the environment.
- To deliver a significant enhanced shopping environment within Clayton Square Shopping Centre by creating stronger retail along a single route.
- To create significant retail space to anchor the end of Church Street.



Proposed Cases Street CGI looking towards Radio City



Historic Cases Street looking towards Radio City



Section Four


The Scheme

Mall Restoration

4.1 Mall Restoration

Existing Condition of Ground Floor Mall

The existing ground floor of the mall suffers from low ceiling height and an enclosed shopping environment due to the low level retail slabs over the Cases Street and Elliot Street entrances and the visual clutter created by the central escalators.

 To be demolished



Existing Cases Street Mall looking towards Radio City Tower



Existing Ground Floor Plan



## Section Four

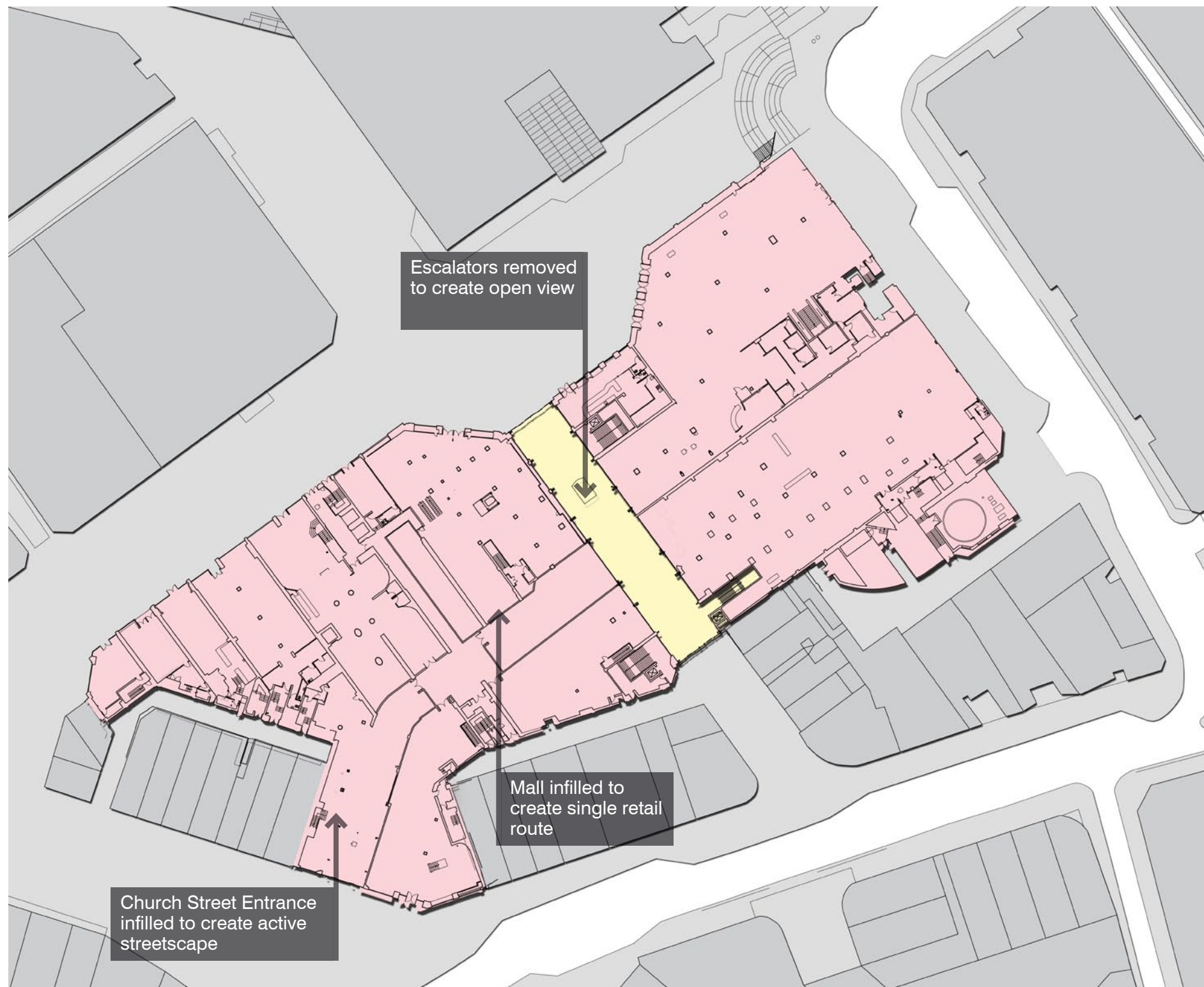
### The Scheme

### Mall Restoration

#### Design Statement of Ground Floor Mall Restoration

The ground floor mall restoration is an opportunity to restore the triple height route through the mall with strong natural lighting to create a high quality shopping environment.

The closure of the Church Street mall will create the opportunity for shop units reconfiguration facing internally to create a strong retail route through Clayton Square. This will improve the overall retail offer and respect the historic and important route in this location connecting Liverpool Central Station through to Williamson Square.



Proposed Ground Floor Plan