

An aerial photograph of Liverpool, UK, showing the city's dense urban landscape and the River Mersey. The image is overlaid with a semi-transparent red filter. The River Mersey flows through the center, with various bridges and docks visible. The city skyline is prominent, featuring a mix of historic and modern architecture. The text 'PALL MALL LIVERPOOL' is superimposed in white, bold, sans-serif capital letters in the lower right quadrant.

PALL MALL LIVERPOOL

DESIGN CODES

June 2019

Allies and Morrison

on behalf of Kier Property Developments Limited and CTP Limited

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RIVER MERSEY

ROYAL
LIVER
BUILDING

NEW
HALL
PLACE

THE
ALBANY

COTTON
EXCHANGE

ORLEANS
HOUSE

BIXTETH STREET

EXCHANGE
STATION

LITTLEBARN STREET

PALL MALL

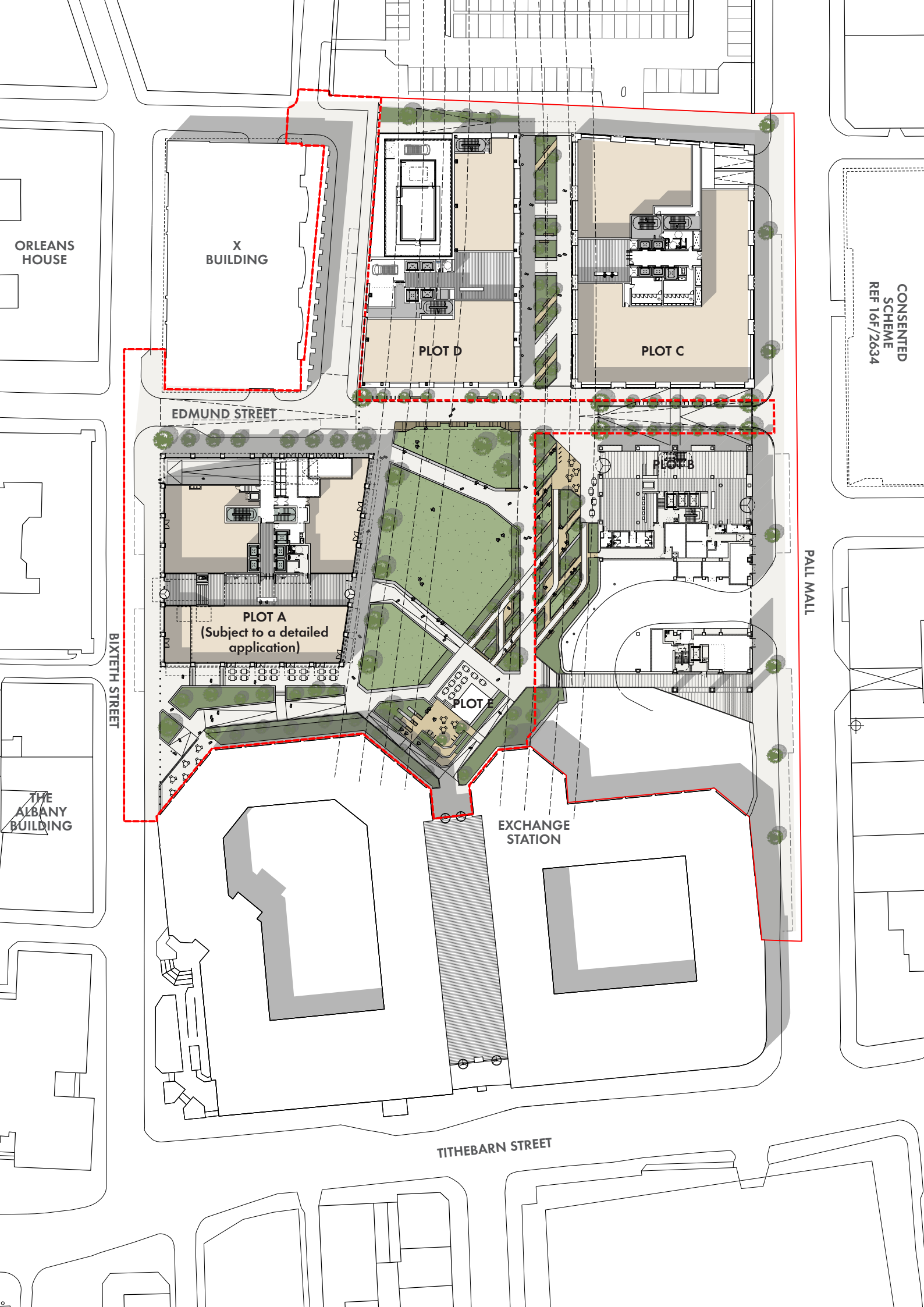




KEY:

Site Location





ORLEANS HOUSE

X BUILDING

PLOT D

PLOT C

EDMUND STREET

PLOT A
(Subject to a detailed application)

PLOT B

PLOT E

EXCHANGE STATION

PALL MALL

BIXTETH STREET

THE ALBANY BUILDING

TITHEBARN STREET

1 INTRODUCTION

These Design Codes have been prepared by Allies and Morrison and Re-Form on behalf of Kier Property Developments Limited and CTP Limited. They are being submitted to Liverpool City Council in support of a planning application for the development of the land known as Bixteth Gardens between Pall Mall and Bixteth Street and north of the former Exchange Station building in Liverpool City Centre.

This document is pertinent to the outline elements of the hybrid application, namely buildings B, C, D, E, Winter Garden and the associated landscape. Building A and its associated landscape constitute the detailed elements in this hybrid application and is not covered by these Design Codes.

The purpose of these Design Codes is to form part of the brief for designers developing proposals for the outline elements as they are taken forward for approval at a later stage as reserved matters. They aim to provide guidance for a coherent design across the whole application site whilst allowing flexibility for input from individual designers.

These Design Codes cover the layout, scale, appearance and landscape matters of the outline elements. The relevant context and background for these Design Codes can be found in all application documents and the following in particular:

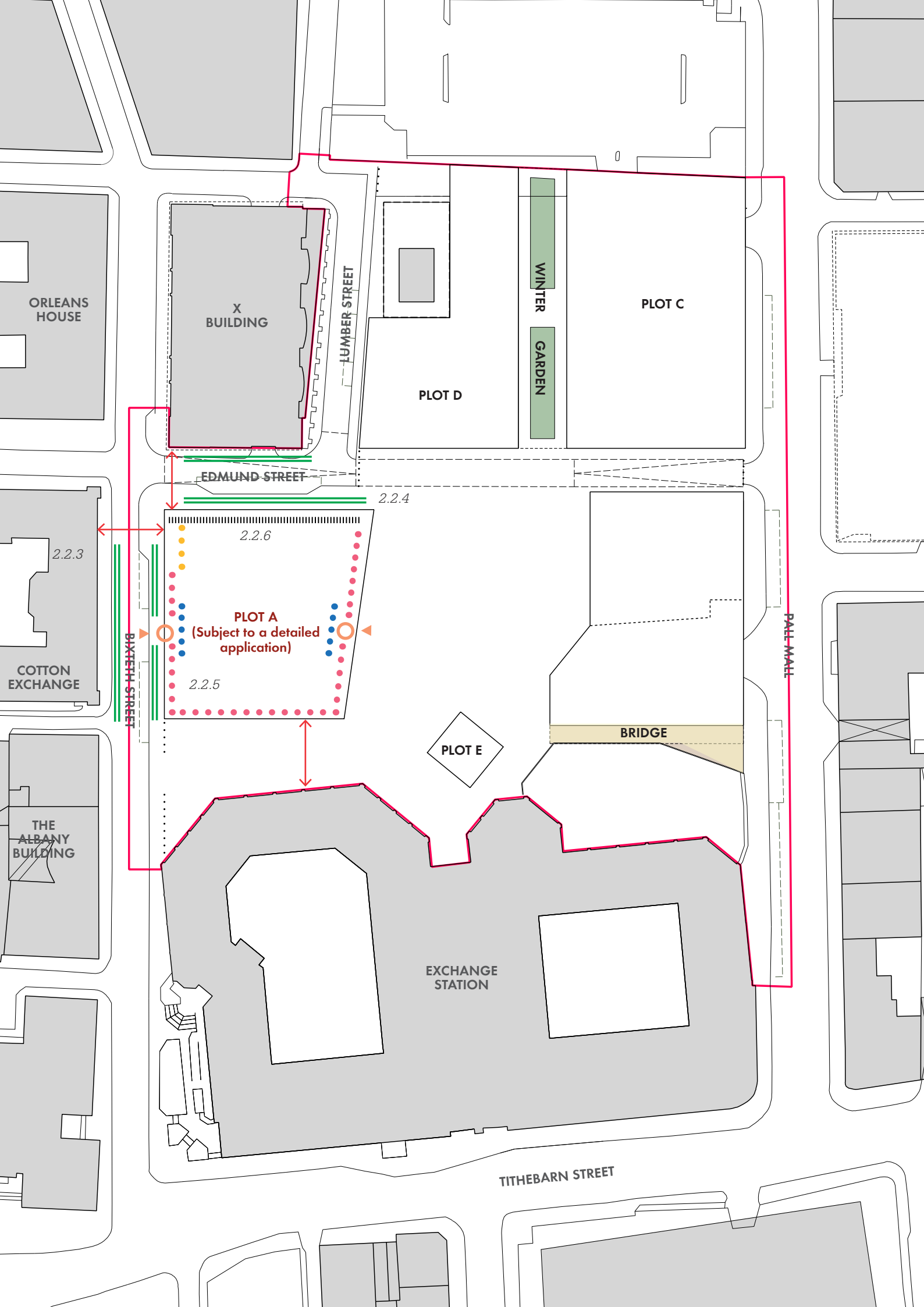
- Design and Access Statement, which provides descriptions of the use, amount, layout, scale and appearance of the illustrative scheme.
- Parameter Plans, which define the permissible deviations in layout and scale from the illustrative scheme.
- Planning Statement.



KEY:

Planning application boundary:
Detailed Application boundary:





X BUILDING

LUMBER STREET

PLOT D

WINTER GARDEN

PLOT C

EDMUND STREET

2.2.4

2.2.6

2.2.5

PLOT A
(Subject to a detailed application)

PLOT E

BRIDGE

EXCHANGE STATION

TITHEBARN STREET

ORLEANS HOUSE

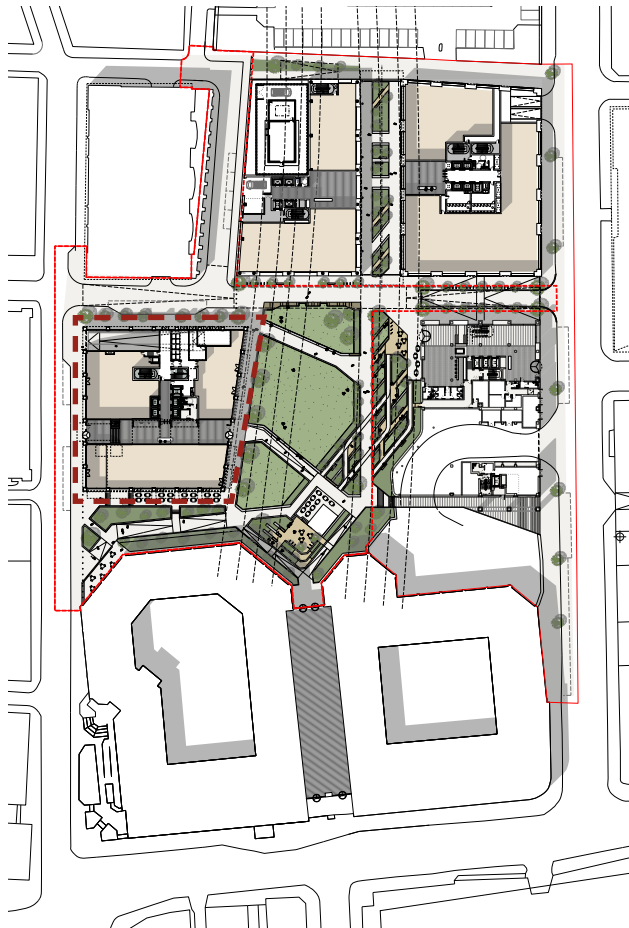
2.2.3

COTTON EXCHANGE

THE ALBANY BUILDING

PALL MALL

2 PLOT A BUILDING



Illustrative Key Plan

Plot A illustrative plot layout and size:

Planning application boundary:



KEY:

Application Boundary	
Parallel to existing context:	
Active retail frontage:	
Active office frontage:	
Cycle entrance & frontage:	
Inactive frontage:	
Potential building entrance:	
Minimum offset to proposed context:	

2.1 DESCRIPTION

Plot A Building is a commercial building consisting of B1 office use on the ground and all the upper floors. Part of the ground floor may also be used for A1, A2 and A3 retail uses. It is located with one edge forming the back of pavement on Bixteth Street, a return elevation on Edmund Street, a return elevation facing Exchange Station and an elevation facing the Plot B building across the proposed public gardens.

A detailed planning permission is being sought for Plot A, the design of which is in accordance with the design codes set out in this document.

2.2 LAYOUT

- 2.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout and size of the Plot A building is reflected in the illustrative proposal.
- 2.2.2 These deviations have been set up to enable the footprint to relate to the adjacent buildings and footpaths, and to stipulate the minimum sizes of open spaces and routes between the plots, while providing flexibility to allow development of the building's structural and façade construction.
- 2.2.3 The Western edge of the building should be parallel to Bixteth Street.
- 2.2.4 The Northern edge should be parallel to Edmund Street.
- 2.2.5 The main entrance to the office should be located on Bixteth Street.
- 2.2.6 Inactive ground floor frontages should be kept to a minimum and be located on Edmund Street.

Note: All building edges shown on the diagrams are for illustration only.