



# PALL MALL LIVERPOOL

DESIGN CODES

June 2019

**Allies and Morrison**

on behalf of Kier Property Developments Limited and CTP Limited



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ROYAL  
LIVER  
BUILDING

NEW  
HALL  
PLACE

THE  
ALBANY

COTTON  
EXCHANGE

ORLEANS  
HOUSE

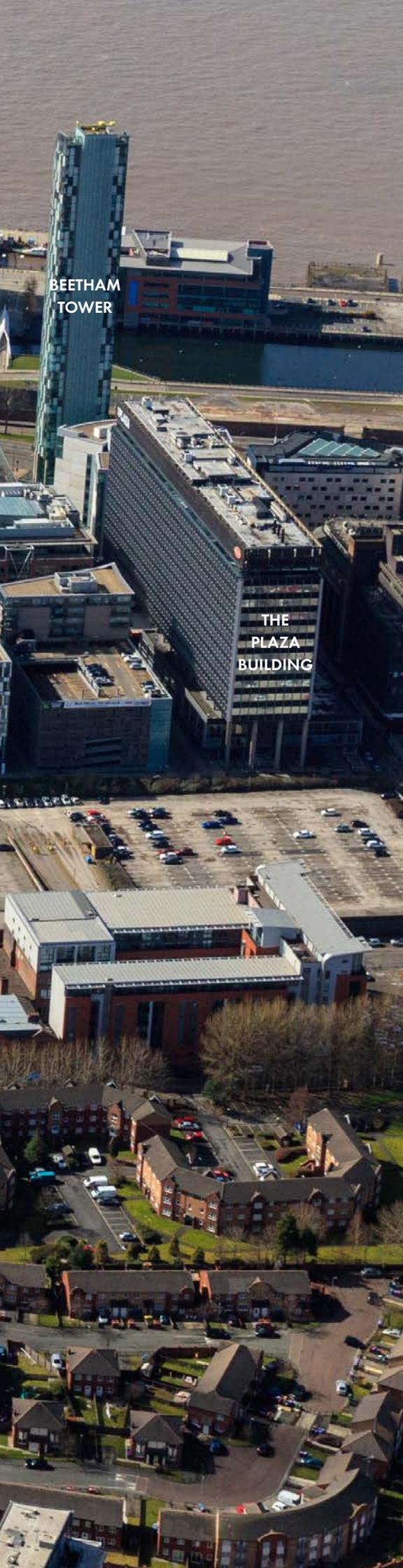
BIXTETH STREET

EXCHANGE  
STATION

ITHEBARN STREET

PALL MALL





BEETHAM  
TOWER

THE  
PLAZA  
BUILDING

**KEY:**

Site Location



CONSENTED  
SCHEME  
REF 16F/2634

PALL MALL

TITHEBARN STREET

EXCHANGE  
STATION

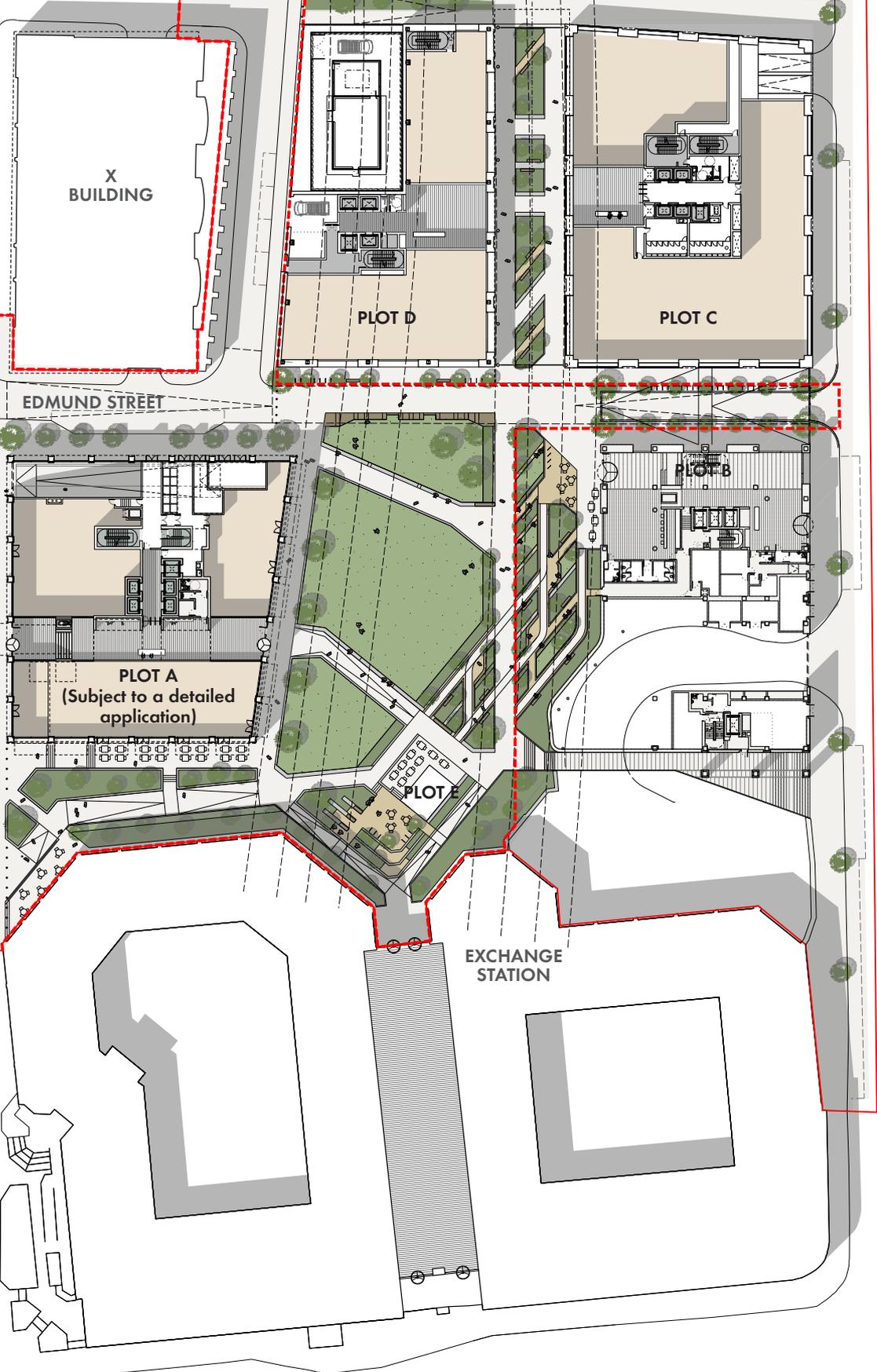
BIXTETH STREET

EDMUND STREET

X  
BUILDING

ORLEANS  
HOUSE

THE  
ALBANY  
BUILDING



# 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.

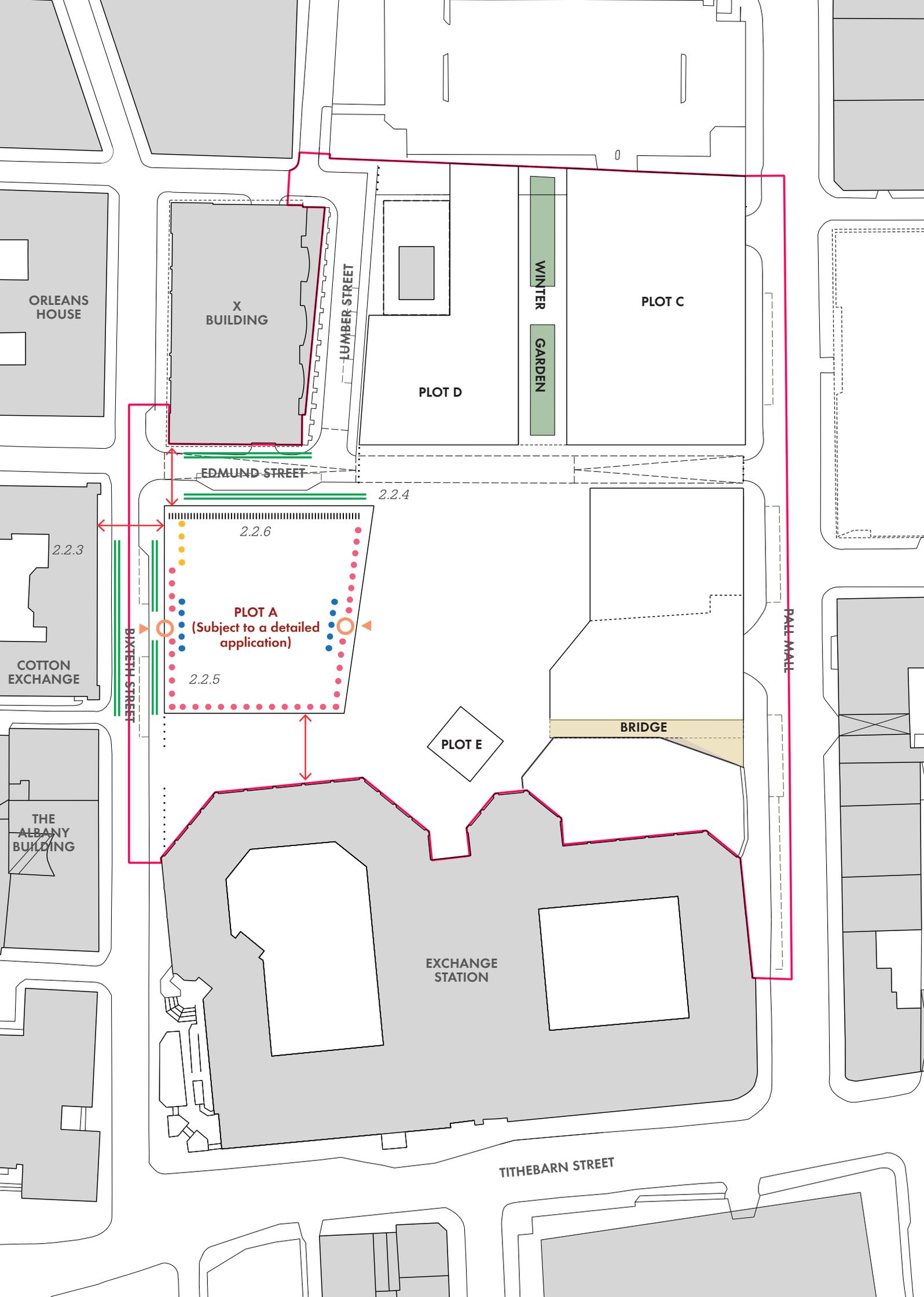
These Design Codes cover the layout, scale, appearance and landscape matters of the outline elements. The relevant context and background for these Design Codes can be found in all application documents and the following in particular:

- 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: 



ORLEANS HOUSE

X BUILDING

LUMBER STREET

PLOT D

WINTER

GARDEN

PLOT C

EDMUND STREET

2.2.4

2.2.6

2.2.3

PLOT A  
(Subject to a detailed application)

2.2.5

SIXTH STREET

PALL MALL

COTTON EXCHANGE

BRIDGE

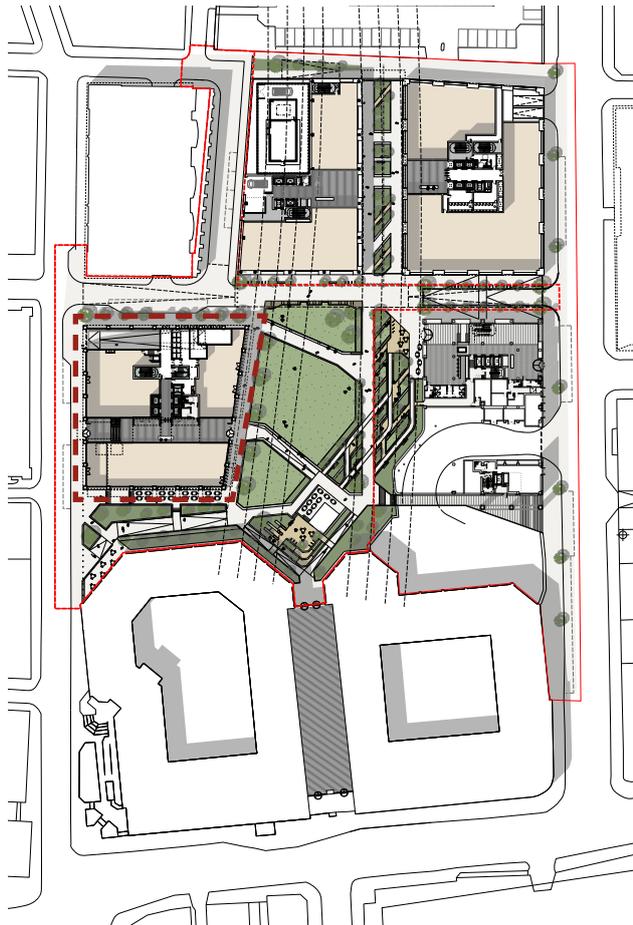
PLOT E

THE ALBANY BUILDING

EXCHANGE STATION

TITHEBARN STREET

## 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.