



# 3

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DESIGN EVOLUTION

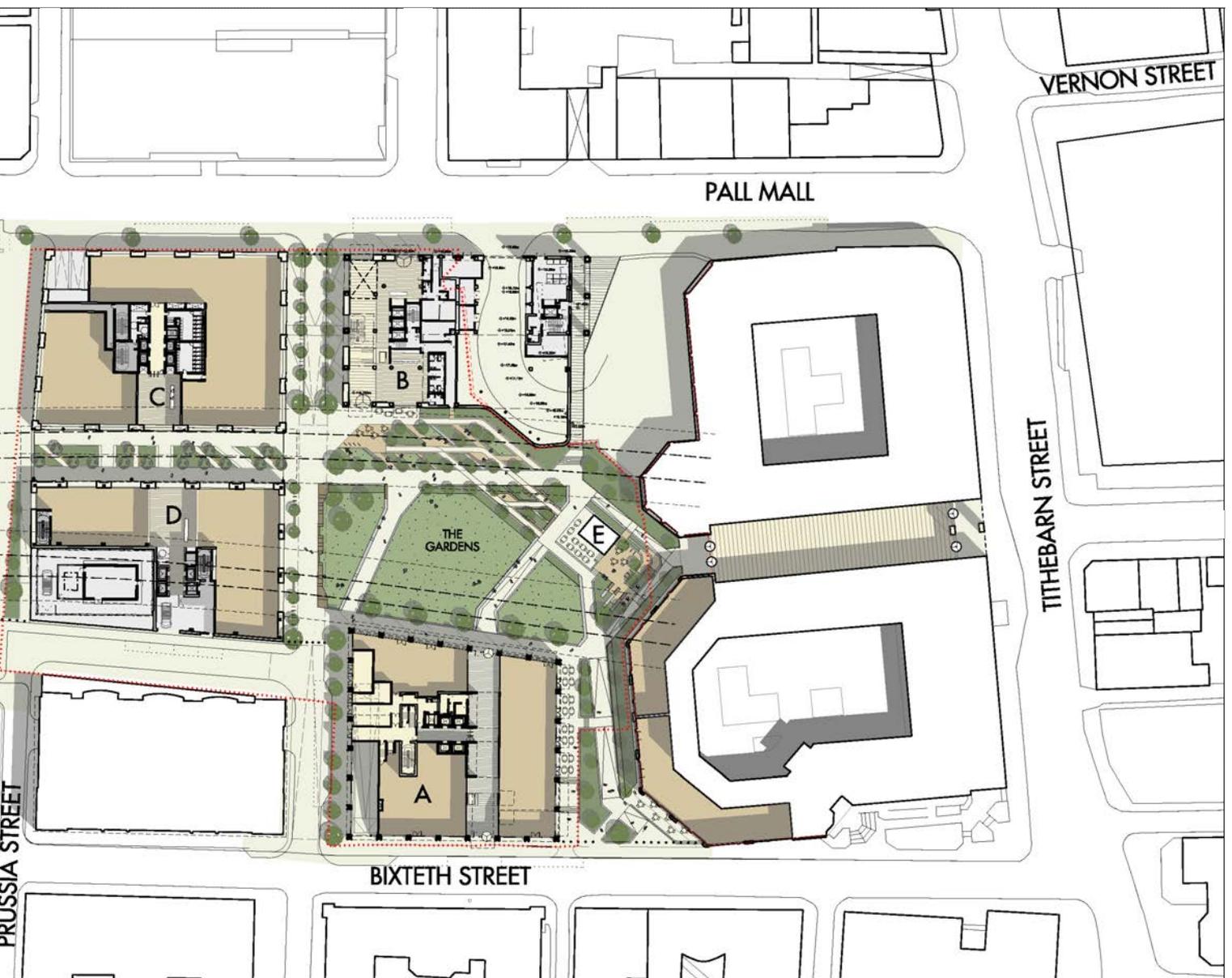
The larger site is orientated in a north/south axis and is bounded to the north by Leeds Street part of the inner ring road, by Pall Mall to the east, and by Bixteth Street and East Street to the west. While in itself it is level, it sits on a plateau above the natural gradient of the land which falls away at the northern end. The land was cleared following the demolition of the former Exchange Station roof, with the track beds infilled to produce a largely level surface. The remains of the structure are buried, and to the northern end of the site a series of vaulted under crofts are still used for garaging cars.

We have prepared an illustrative masterplan for the entire station site where this south to north route within the site is extended through the middle, above the running tunnels, but rather than being a simple linear central axis, is staggered to provide further civic spaces and gardens around which each group of new buildings are clustered. The masterplan described in the application drawings has been developed with close consideration of the wider ambition for the Pall Mall site, integrating connections to the NCP site in anticipation of future development, as demonstrated in the drawing below.



Plan showing the Illustrative masterplan described in the outline planning application and an Illustrative scheme for the NCP site to the north west

### 3.1 THE WIDER VISION AND FUTURE DEVELOPMENT





## 3.2 THE COMPETITION SCHEME

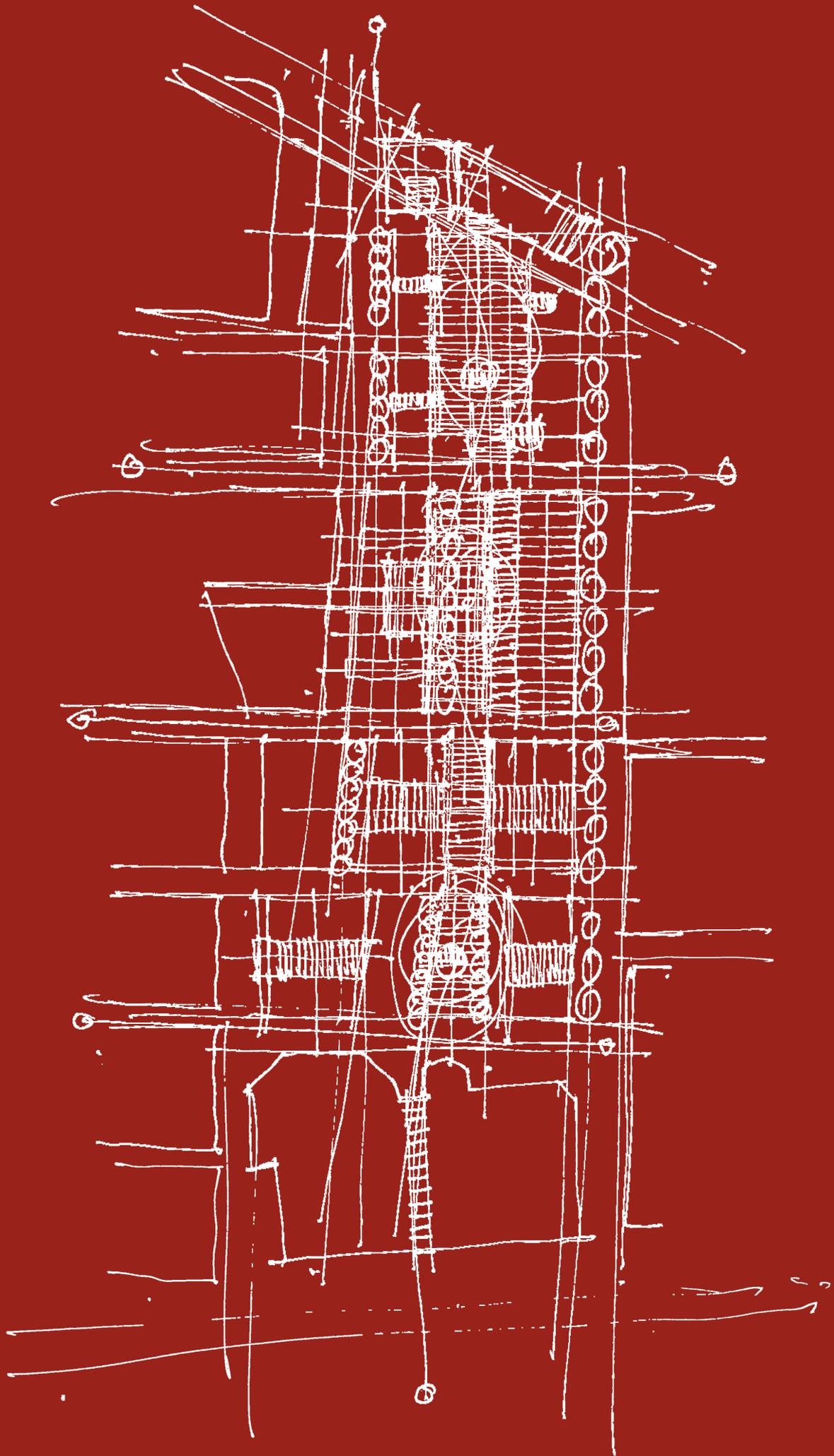
In 2016 Liverpool City Council held a limited competition to select a Developer Partner to enter a Joint Venture Development of the site. Mid tender presentations to LCC were held, and a final submission made in December. The submission proposed two schemes: one excluding and the other including the adjoining land to the rear of Exchange Station. From subsequent positive discussions with the adjoining landowner the scheme including this land has been further developed into the proposed masterplan submitted for outline approval.



*Competition scheme plan showing proposals only on LCC land*



*Competition scheme plan showing proposals on LCC and neighbouring land to the rear of Exchange Station*



### 3.3 BRIEF

The brief was to provide circa 40,000m<sup>2</sup> of new commercial office space, a hotel plot capable of delivering upwards of 250 rooms and associated public realm to create significant improvements to Bixteth Gardens, together with retail uses at the ground floor of commercial buildings, all as part of a significant urban regeneration scheme for the City of Liverpool.

The wider ambition for the development of the site has been, throughout the duration of the project to date, to produce a masterplan which not only delivers much needed high quality office space for the city, but also makes a significant contribution to the public realm and which will act as a catalyst for the future development of the Commercial Quarter, unlocking the potential of adjacent sites along Pall Mall.

## WELCOME

### PALL MALL LIVERPOOL

Welcome to the third consultation event to view the latest proposals for Pall Mall Liverpool. After you have finished reviewing the information on display, we would be grateful if you could take a few moments to share your feedback via the forms provided.

Pall Mall Liverpool has an important role to play in extending Liverpool's commercial district and helping to grow the Liverpool City Region economy. It can be a catalyst for Liverpool and the wider City Region, helping to make the city the obvious choice for leading companies looking for a base in the North West of England.

Pall Mall will help Liverpool attract and retain talent within the city and we expect it to deliver 2,400 jobs, including 2,000 knowledge intensive jobs.

Set within an attractive city centre park our vision is to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy. Pall Mall Liverpool will help transform this important location within the city.

The first planning application will be submitted in June 2019 for a new 156,000 sq ft (gross external area) office building and new public open and green space.

Pall Mall Liverpool's Position Relative to the City Region and Surrounding Area

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## DESIGN BRIEF

### PALL MALL LIVERPOOL

Delivering a new mixed use, commercially led urban quarter, comprising high quality 'Grade A' commercial office development with complementary ground floor retail and leisure amenities centred around high quality public open space.

A specialist project team has been appointed to deliver this important project for Liverpool and the City Region. From the outset, the brief was to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy. Critical to the success of the plans for Pall Mall Liverpool is delivering quality and the betterment of the public open and green space to enhance biodiversity and better use of the space. Allies and Morrison (architects) and Re-Form (landscape architects) have led the design process.

**Allies and Morrison** – a leading architecture and urban planning practice with a reputation for well-crafted buildings and thoughtful place making. 41 of completed projects have won a RIBA Award and the practice has twice been shortlisted for the Stirling Prize.

**Re-Form** – landscape architects who design enduring places: places that are special, well-loved and well used by being creative, engaging and thoughtful. Each project is informed by the need to conserve resources, preserve and enhance natural systems and minimise carbon emissions.

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## PUBLIC PARK AND GREEN SPACE

### PALL MALL LIVERPOOL

The proposals will have a strong green character. Open lawns and gardens will create opportunity for individuals, groups and events to occupy the park.

**Green**  
High quality green space, including open lawns and gardens, and a mix of tree species.

**Biodiverse**  
A mix of tree species, including native species, to support biodiversity.

**Resilient to climate change**  
Use of drought-tolerant species and permeable paving to manage water runoff.

**Accessible**  
Compliance with Equality Act 2010 and best practice.

**Safe**  
Design features to enhance safety and security.

**Well maintained/managed**  
Establishing a clear framework for management and maintenance.

Active edges, Seating edges, Building A, Building B, Exchange Station

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## PUBLIC PARK AND GREEN SPACE

### PALL MALL LIVERPOOL

**A unique identity**

There is a richness of character associated with the previous site use that could be reimagined. The new park aims to draw from the historic identity, creating a space that is unique and is grounded both in the site, and in Liverpool.

**Planting Strategy**

The park will include an extensive variety of tree species to enhance biodiversity and support a broad range of birds, bats and insects. Native tree species will be mixed with species resilient to climate change.

**Plant new native broadleaf trees**  
Species include: Oak, Horse Chestnut, Lime, Hawthorn, Cherry, Willow

**Allow generous rooting space**  
Below ground cellular systems, allowing roots to grow below paving

**Diversify the species mix**  
A network of rain gardens, positively designed with surface rain after the site

**What will the scheme deliver**

The park should become an exemplar public space for Liverpool catering for it's growing residential population whilst supporting those who work. To realise this there are a series of core targets that the scheme will achieve.

**Extensive Tree Planting**  
120 trees across the site  
25 different species  
Including native broadleaves

**Sustainable drainage systems**  
Rain gardens capture surface water  
Below ground cellular tree pits help manage storm water runoff  
Permeable paving systems

**Biodiverse Rich Landscape**  
Increase species diversity with 45 varieties  
Species selected to encourage bees and butterflies  
Year-round colour and interest

**Accessible and Secure**  
Active ground floors  
Improvise lighting  
Compliant footpaths with gentle gradients

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## OFFICE BUILDING A

### PALL MALL LIVERPOOL

The first office building will comprise:

- 102,000 sq ft of flexible Grade A office accommodation over 7 floors
- 9,500 sq ft of mixed use accommodation at ground floor level offering complementary retail and leisure amenities
- Basement level providing 34 car park spaces, 144 secure cycle spaces, changing and shower facilities

Ground floor with retail units, Typical office floor plan

**Sustainable Design**

The buildings will adhere to the following industry standards:

WIBED SCORE, BCO, WELL BUILDING RATED, LEED

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## THANK YOU

### PALL MALL LIVERPOOL

Thank you for attending the event today. Please take a moment to fill out a feedback form to let us know your views. If you have any further questions, please do not hesitate to contact us on:

0151 640 0362 | [alum@uk-networks.com](mailto:alum@uk-networks.com)

**FREEPOST UK NETWORKS** | [www.pallmallliverpool.co.uk](http://www.pallmallliverpool.co.uk)

**NEXT STEPS**

The key milestones for delivering this project are:

- Summer 2019: Hybrid planning application submission
- Winter 2019: Anticipated planning consent
- Spring 2020: Construction of phase 1 and public realm
- Winter 2021: Construction completion of phase 1
- Spring 2022: First occupation of new office building

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Exhibition banners from the June 2019 public consultation event, courtesy of UK Networks

### 3.4 CONSULTATIONS AND PRE-APPLICATION MEETINGS

There have been a series of consultation meetings held during the pre-application period. Two presentations have been made to Places Matter on 21st August 2017, and a follow up presentation on the 20th June 2018. Three public exhibitions have been held: the first between the 5th and 6th June 2017, the second between the 25th and 26th July 2018 and the third between the 18th and 19th June 2019. Presentation to the Corporate Access Forum was made on two occasions on 23rd July 2018 and on 17th June 2019. A separate presentation was made to the Mayor and Ward Councillors in May 2018. A final public exhibition took place on the 18th and 19th June 2019

Further detail on the consultations carried out to date and the influence these have had on the scheme is provided in the Statement of Community Engagement, included as a separate report as part of this application.

A full time line of consultations carried out to date is detailed below:

- Presentation to the Mayor and Ward Councillors 17.5.2017
- Public consultation 1 5 - 6.7.2017
- Places Matter! presentation 1 21.8.2017
- Pre-application meeting 1 10.5.2018
- Presentation to the Mayor and Ward Councillors 25.5.2018
- Pre-application meeting 2 7.6.2018
- Place Matter! presentation 2 20.6.2018
- Corporate Access Forum presentation 1 23.7.2018
- Public consultation 2 25 - 26.7.2018
- Pre-application meeting 3 14.5.2019
- Corporate Access Forum presentation 2 17.6.2019
- Public consultation 3 18 - 19.6.2019
- Meeting with Merseyside Police Architectural Liaison Officer 19.6.2019