

86 -90 Duke Street

Marketing Evidence Note

Design Competition Time Line Procurement / Process

Background

English Partnerships purchased the freehold in 86-90 Duke Street from Frensons Ltd in March 2002 to assist in the regeneration strategy for the Ropewalks area. A Design Competition for redevelopment of the site was then launched by English Partnerships and Liverpool Vision.

The competition process followed was modelled on previous experiences of similar design/development competitions undertaken by English Partnerships. A two stage process was followed for the redevelopment of the 86 -90 Duke Street site, with competition details developed to reflect the specific client and process requirements.

Stage 1 – Pre Qualification

English Partnerships and Liverpool Vision began marketing the site for development in local and national press in May 2003 and appointed Jones Lang LaSalle (JLL) to aid in the completion of a development brief after consultation with Liverpool Vision, Liverpool City Council's Planning Department and the City Conservation Officer. There was a presumption in this brief that there would be part retention of the existing building on the site. The details of this brief are attached at Appendix A.

This competition was launched in September 2003 and a wider marketing campaign by JLL followed. Initial expressions of interest were received in October 2003. Bidders were requested to submit proposals for the site along with financial details and examples of similar projects already completed.

Stage 2 – Evaluation

Eight expressions of interest were received at Stage 1. A Technical Assessment Panel was established to evaluate submissions received. Following evaluation six developers were chosen to submit a stage 2 bid and developers were invited to submit a more detailed bid.

Stage 3 - Evaluation

Final tenders were submitted by 12 December 2003. Four of the six developers submitted a stage 2 bid and these were considered in a meeting of the assessment panel on 16 December 2003. Following evaluation of the four submitted proposals a preferred scheme and developer was chosen.

Langtree Group Plc was appointed as preferred developer in March 2004. Langtree's proposals were described by the technical assessment panel as addressing 'most successfully the design guidelines set out in the Planning and Development Brief Issued by English Partnership and Liverpool Vision.

The preferred scheme was for a high quality mixed use development totalling 37,000 square feet and included a 'Design Innovation Centre', (space for small business on flexible terms), self-contained office space, 20 residential units, live work space, and a café bar. This was in a part of new-build, part refurbished building, based around a central courtyard with public access.

Planning and Conservation Area Consent for the proposal and partial demolition works to ancillary buildings to the rear of 86-90 Duke Street and buildings to Suffolk Street / Henry Street was granted in August 2005.

Marketing of site since Approval of Planning Permission for High Quality Mixed Use Development 2005 - Present

Following receipt of planning permission, a review of the 2002 Frenson's and English Partnerships transfer revealed a flaw that appeared to prohibit the subsequent development of the site. The clause in question served to protect Frensons interest in the adjacent building retained by Frensons and severely restricted the redevelopment of 86-90 Duke Street, given the need to respect Frensons rights to light. This resulted in a planning permission and proposal subject of the design competition and design brief that could not be implemented.

Due to this delay in the negotiations with Frensons, Langtree Group Plc did not sign a Development Agreement with English Partnerships until 2006.

Extensive work was subsequently undertaken by Langtree, including detailed analysis of the impact of light set against a series of development options.

Whilst Langtree worked diligently with the Council to seek a viable development option for the site, the site was marketed with marketing boards and an advertisement hoarding and the development opportunity was included on Langtree's website during this period to prospective end users. Langtree's agent Keppie Massie were identified on the site marketing board. An advertisement was also placed in 'Your Move' at the end of Jan 2006 identifying 'Off Plan' opportunities for apartments with some 20 enquiries received. Keppie Massie confirmed that there was no serious interest in the site for this mixed use scheme granted consent in August 2005.

The backdrop to this was that this period of marketing was undertaken during the most significant economic recession for many years. The project was placed in abeyance in 2006 due to the Frensons Right of Light issues which were still outstanding.

The unique circumstances of this site were such that the scheme granted consent could no longer be delivered and that formal marketing of the site beyond the use of advertisement hoardings was held in abeyance for some time due to the rights of light issues.

Whilst this hoarding advertised the consented mixed use scheme, this confirms that no market interest in the site has been received, whether this relates to a mixed use scheme which included part retention of the building or an office scheme, until ACL approached Langtree in 2008.

In October 2008, Langtree Group received an approach from ACL for a 40,000 sq. ft net Grade A office based scheme which they intended to acquire and occupy 50% of the space to suit their expansion requirements. ACL's requirements are exacting and are to align to the British Council of Offices Guidelines for City Centre offices which includes clear open plan floors, floor to ceiling heights of 3 m and floors capable of being subdivided into 3 tenancies. ACL are looking to occupy the top two floor with the ground and first floors being let out (by ACL) to high growth businesses. It was established at an early stage that as a result of the cost value differential, the delivery of the project was predicated on securing grant funding and the agreement between Langtree and ACL requires Langtree to secure ERDF funding to support the project.

Summary

The building has therefore either been on the open market or available through a Design / Developer competition for conversion or redevelopment since 2002. Since the rights of light issues were first identified, options to retain all the building were not feasible in both physical and economic terms. Since the rights of light issues were resolved with Frensons in October 2008 no further interest in the site has been received which sought conversion of all the buildings on site.

The evidence provided shows genuine efforts have been made by EP through the design competition process and by Langtree Group who have erected advertisement hoardings on the site to market the site for development. This has confirmed that during this period no genuine interest in the site was shown until ACL Ltd approached Langtree in 2008, and no viable use for the retaining the entire heritage asset can be found. No further interest in the site has been received by Langtree during the negotiations with ACL Ltd, despite advertisement hoardings remaining on the site.

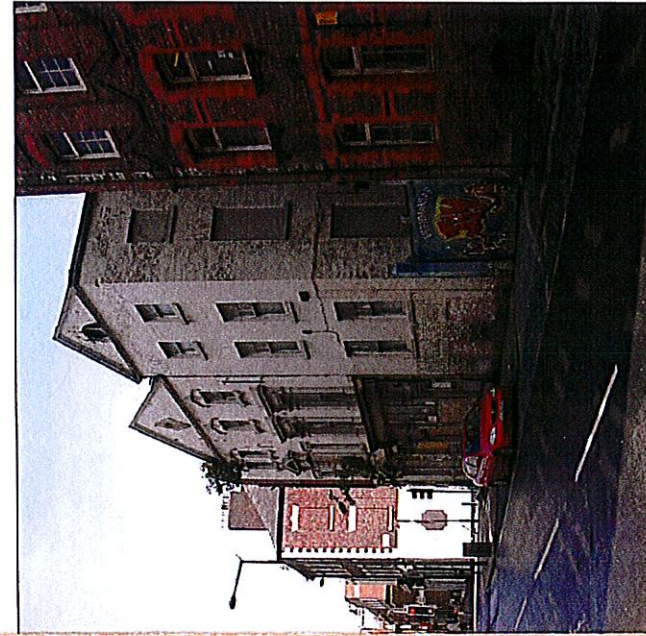
In parallel with this marketing information, the viability and design development work undertaken during 2007 and 2008 clearly demonstrates that no viable use of the heritage asset can be found in the medium term.

This shows that very lengthy and detailed efforts have been made to retain the former use for the building or find an alternative use for its conversion. It is therefore evident that the demolition of the buildings is justified under paragraph 133 of the NPPF.

Contents

Introduction
Location & Property Details
Background
Development Guidelines
Planning Issues
Bid Requirements
Timetable
Contacts & Further Information

Introduction



The Properties at 86 - 90 Duke Street have been recently acquired by English Partnerships. The site purchased is on a principal street within the RopeWalks development area, which is an area of focused regeneration activity for Liverpool Vision.

The property, which had fallen into disrepair, was purchased by English Partnerships to assist the further regeneration of the RopeWalks area. The property is now being brought forward for redevelopment alongside a number of other development projects taking place within the area at the current time.

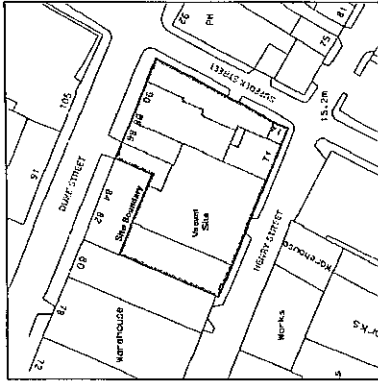
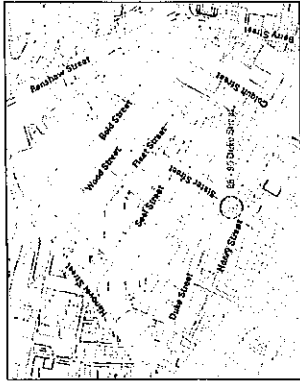
The purpose of this development brief is to provide guidance to potential developers on the opportunity offered by the site and the basis on which English Partnerships will seek bids from developers to acquire the property and take forward a development project on the site.

English Partnerships and Liverpool Vision seek through this process, to bring forward a high quality regeneration scheme on a key site within the RopeWalks area at the junction of Duke Street and Suffolk Street.

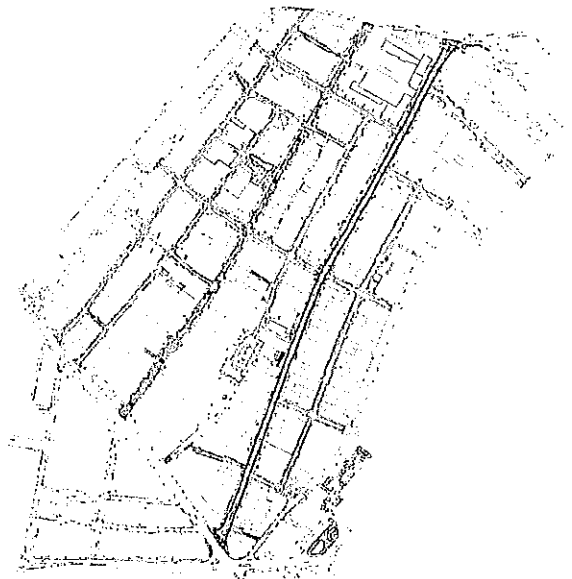
English Partnerships wish to ensure, working in partnership with Liverpool Vision and Liverpool City Council that the site conforms with all best practice elements of urban regeneration within an historic context adding significant value to the works already undertaken in this part of Liverpool.

This development brief sets out the key background information relating to the site, the context within which the development proposals should be brought forward and the basis on which bids should be submitted by prospective developers / development partners.

Location & Property Details



Top: Site location
Right: Site Context
Below: Public Realm Masterplan



86 - 90 Duke Street is situated at the corner of Suffolk Street and Duke Street, a key location within the RopeWalks area (see Fig 1, previous page). The site is adjacent to the most important cross-linkage within the area - Slater Street/Duke Street and has good connections to Bold Street and the L1 residential area. Duke Street also benefits from significant passing trade. This is likely to increase once development of the Paradise Street Development Area (PSDA) has been completed. The PSDA will deliver around 1m sq ft of new retail led development - it is due to be completed in 2008. The site, which is broadly rectangular, occupies a key corner position at the junction of Suffolk Street. The site currently comprises a three storey building fronting Duke Street together with a small single storey building on the corner of Henry Street and Suffolk Street with a further two storey property fronting Henry Street.

The site falls within the Duke Street Conservation Area and World Heritage Site. The historic significance of the site and its wider context is critical. The development of the site will be subject to a number of detailed planning and historic area considerations.

The three buildings that occupy the site are of mixed construction, predominantly traditional with brickwork elevations beneath pitched slate roofs. The frontage building to Duke Street is however of more significant interest and merit. In addition the neighbouring property at 92 Duke Street is listed. Much of the property is in a poor state of repair and is currently vacant.

The site extends to approximately 0.35 acres and has site coverage of around 25%. The site is in the freehold ownership of English Partnerships and was acquired in 2002.

It should be noted that 86 Duke Street is connected to 84 Duke Street by a fire escape. We understand that this fire escape will need to be retained as part of the development.

In addition there is an obligation to the owner of 82-84 Duke Street to provide 10 car parking spaces within a specified area around the property. This area is identified on a plan issued with this brief. The parking spaces are to be provided on a permanent basis by the time any development of the property is completed, so that the property is fit for occupation and use (but in any event no later than 28 March 2007).

Background

The development site falls within the RopeWalks area and as such the development should be considered against the context provided by work ongoing within the area.

RopeWalks Integrated Action Plan

In 1997 an Integrated Action Plan (IAP) was prepared for the RopeWalks area. The IAP set out a programme of development activity designed to bring forward an extensive regeneration programme for this part of the City. Since 1997 key projects have been completed within the area as part of the IAP implementation process.

A £17m package of public realm works has been completed including works to Duke Street, Suffolk Street and Henry Street all of which bound the site. These public realm works have completely transformed the streetscape within the area. In addition a number of new squares have been laid out. (See public realm masterplan).

A number of development projects have been completed over the same period delivering over £100m of capital investment to the area. The projects include the *Lower Duke Street* development immediately to the south and west of the subject site. Here a number of buildings have been converted and new buildings constructed to house apartments, offices, bars and restaurants. This programme of work is ongoing with further projects in the pipeline at the current time.

RopeWalks Action Plan (Phase 2)

At the current time a new development plan is being prepared for the RopeWalks area to follow on from the IAP. The IAP was time limited to 2002 and a new plan is being formulated to assist in taking forward further development of the RopeWalks area over the period 2002 - 2007. This plan is likely to include a further phase of public realm works supporting projects already completed along with a number of further development schemes within the area.

86 - 90 Duke Street is at the junction of Slater Street, Duke Street and Suffolk Street, which is designated as a Key Investment Area where further projects are going to be brought forward as part of the next stage of development in RopeWalks. This investment will form part of the on-going programme of works and it is therefore a very significant site.

RopeWalks is now recognised as a distinctive quarter within Liverpool City Centre offering a rare blend of commercial, leisure and living space. The identity of RopeWalks is established through the vibrant club and night-time scene, artistic venues such as the FACT Centre and a variety of 'creative' and media businesses situated within the area. More recently RopeWalks has become a home to many with a number of new developments creating over 500 homes in the past four years. Key residential developments include:

- Lower Duke Street - where 130 apartments have been created with a mixture of refurbished and new build space;
- East Village - around 250 apartments are being developed for new build accommodation;
- Dukes Terrace - a mixture of refurbished and new build accommodation providing apartments for sale or rent;
- Manoli's Yard - around 80 apartments have been developed and;
- Tea Factory - a further 30 apartments have been constructed above offices, retail and leisure floorspace.

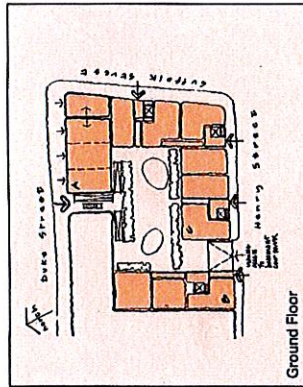
Residential development has proved very successful within the area, restoring and saving old buildings and bringing them back in to use. In addition the area has a distinctive creative industries and night time economy.

A number of further schemes are now in the pipeline and the project sponsors expect to see further residential development within the area over the next 2 - 3 years

With regard to commercial floorspace a number of new schemes have been brought forward providing office space within the area. Schemes include:

- 10 Duke Street - a 40,000 sq ft
 - Tea Factory - 30,000 sq ft
 - 61 - 69 Seel Street - 30,000 sq ft
- There are further projects being brought forward to deliver smaller scale office space within the area.

Development Guidelines



Design Guidelines

RopeWalks has been successful because the City Council and other project sponsors have been determined to create a high quality urban environment on the edge of Liverpool City Centre. The RopeWalks IAP set out the basis upon which urban design / building design should be considered. To a large degree this has been accomplished through the delivery of a number of high quality refurbishments and contemporary new build. English Partnerships wish to encourage the highest standards of urban design ensuring this prominent site delivers a further high quality development in the area.

Discussions have been held with the LPA in respect of buildings that make up this site. The diagnosis set out in this brief illustrates potential approach to development of the site. It should be noted that the project sponsors are looking for an imaginative response to the site within the context provided by planning guidance and comments received from the Local Planning Authority.

In summary these discussions to date have resulted in the following presumptions, which should be confirmed through discussions with the LPA:-

- It is a presumption that there would be part retention of the existing buildings on the site. 86 - 88 Duke Street should be retained to the depth of circa 10m in line with the adjacent block 82 - 84 Duke Street. The former 90a Duke Street should be re-built to a depth of 10m - New build can then be constructed on the corner of Henry Street / Suffolk Street to tie in with 86 - 90 Duke Street - In addition a further new build element can replace the existing building on Henry Street and rise to a height of ground plus four again tying in with 82 - 94 Duke Street.

- Buildings should conform to the current building line on Duke Street and York Street with buildings being constructed to the back of pavement.
- The new block to be constructed on the corner of Henry Street/Suffolk Street should be to a height of ground + 3 storeys to tie in with 88-90 Duke Street. The new building on Henry Street Can be constructed to a height of ground + 4 storeys to tie in with 82/84 Duke Street. Parking should be provided in a semi-basement car park with access from Henry Street. These broad proposals allow for the construction of an open courtyard space at the centre of the site.
- The roof should be pitched and in line with the height of buildings along this section of Duke Street i.e. 4 - 5 storeys. Buildings should be designed to reflect a vertical rhythm associated with Duke Street with windows and doors reflecting the traditional style and spacing in the RopeWalks area.

Whilst these guidelines should not be taken as being definitive they are designed to give substantive guidance on the type of scheme that the project sponsors would wish to see taken forward on the site.

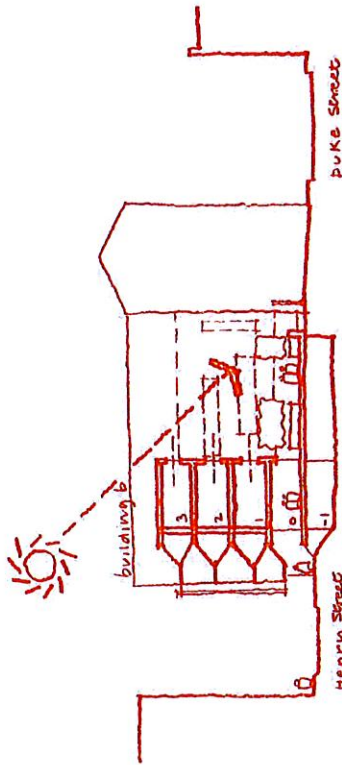
The RopeWalks Action Plan (Phase 2) and the UDP are flexible in the type of uses that could be accommodated on the site. It should be recognised, however, that Duke Street is essentially a commercial street, particularly at ground floor level. A pre-requisite for the Duke Street frontage will be for commercial ground floor uses. Upper floors can be utilised for office (A1/B2) or residential floorspace subject to all other design matters being resolved to the satisfaction of the planning authority. As a guide the project sponsors want to ensure through a mixed use approach that a minimum of 1/3rd of the floorspace is dedicated to commercial use.

Materials

Consideration should be given to the selection of materials and the amount and character of detailing proposed. The context is provided by the legacy of Georgian and Victorian architecture in Duke Street and the wider area. Materials could be either traditional or modern but must be high quality, sustainable, durable and add value to the design of buildings in the area.

Sustainability

In addition the buildings will need to conform to the high environmental standards as demanded by the Project Sponsors best practice environmental and sustainable construction guidelines. Documents setting out good practice guidance will be provided to shortlisted parties.



Above: Section towards west

The RopeWalks Action Plan (Phase 2) and the UDP

are flexible in the type of uses that could be accommodated on the site. It should be recognised, however, that Duke Street is essentially a commercial street, particularly at ground floor level. A pre-requisite for the Duke Street frontage will be for commercial ground floor uses. Upper floors can be utilised for office (A1/B2) or residential floorspace subject to all other design matters being resolved to the satisfaction of the planning authority. As a guide the project sponsors want to ensure through a mixed use approach that a minimum of 1/3rd of the floorspace is dedicated to commercial use.

Materials

Consideration should be given to the selection of materials and the amount and character of detailing proposed. The context is provided by the legacy of Georgian and Victorian architecture in Duke Street and the wider area. Materials could be either traditional or modern but must be high quality, sustainable, durable and add value to the design of buildings in the area.

Sustainability

In addition the buildings will need to conform to the high environmental standards as demanded by the Project Sponsors best practice environmental and sustainable construction guidelines. Documents setting out good practice guidance will be provided to shortlisted parties.

The RopeWalks Action Plan (Phase 2) and the UDP

are flexible in the type of uses that could be accommodated on the site. It should be recognised, however, that Duke Street is essentially a commercial street, particularly at ground floor level. A pre-requisite for the Duke Street frontage will be for commercial ground floor uses. Upper floors can be utilised for office (A1/B2) or residential floorspace subject to all other design matters being resolved to the satisfaction of the planning authority. As a guide the project sponsors want to ensure through a mixed use approach that a minimum of 1/3rd of the floorspace is dedicated to commercial use.

The roof should be pitched and in line with the

height of buildings along this section of Duke Street i.e. 4 - 5 storeys. Buildings should be designed to reflect a vertical rhythm associated with Duke Street with windows and doors reflecting the traditional style and spacing in the RopeWalks area.

Whilst these guidelines should not be taken as being definitive they are designed to give substantive guidance on the type of scheme that the project sponsors would wish to see taken forward on the site.

Discussions have been held with the LPA

in respect of buildings that make up this site. The diagnosis set out in this brief illustrates potential approach to development of the site. It should be noted that the project sponsors are looking for an imaginative response to the site within the context provided by planning guidance and comments received from the Local Planning Authority.

In summary these discussions to date have resulted in the following presumptions, which should be confirmed through discussions with the LPA:-

- It is a presumption that there would be part retention of the existing buildings on the site. 86 - 88 Duke Street should be retained to the depth of circa 10m in line with the adjacent block 82 - 84 Duke Street. The former 90a Duke Street should be re-built to a depth of 10m - New build can then be constructed on the corner of Henry Street / Suffolk Street to tie in with 86 - 90 Duke Street - In addition a further new build element can replace the existing building on Henry Street and rise to a height of ground plus four again tying in with 82 - 94 Duke Street.

Design Guidelines

RopeWalks has been successful because the City Council and other project sponsors have been determined to create a high quality urban environment on the edge of Liverpool City Centre. The RopeWalks IAP set out the basis upon which urban design / building design should be considered. To a large degree this has been accomplished through the delivery of a number of high quality refurbishments and contemporary new build. English Partnerships wish to encourage the highest standards of urban design ensuring this prominent site delivers a further high quality development in the area.

Discussions have been held with the LPA in respect of buildings that make up this site. The diagnosis set out in this brief illustrates potential approach to development of the site. It should be noted that the project sponsors are looking for an imaginative response to the site within the context provided by planning guidance and comments received from the Local Planning Authority.

In summary these discussions to date have resulted in the following presumptions, which should be confirmed through discussions with the LPA:-

- It is a presumption that there would be part retention of the existing buildings on the site. 86 - 88 Duke Street should be retained to the depth of circa 10m in line with the adjacent block 82 - 84 Duke Street. The former 90a Duke Street should be re-built to a depth of 10m - New build can then be constructed on the corner of Henry Street / Suffolk Street to tie in with 86 - 90 Duke Street - In addition a further new build element can replace the existing building on Henry Street and rise to a height of ground plus four again tying in with 82 - 94 Duke Street.

Design Guidelines

RopeWalks has been successful because the City Council and other project sponsors have been determined to create a high quality urban environment on the edge of Liverpool City Centre. The RopeWalks IAP set out the basis upon which urban design / building design should be considered. To a large degree this has been accomplished through the delivery of a number of high quality refurbishments and contemporary new build. English Partnerships wish to encourage the highest standards of urban design ensuring this prominent site delivers a further high quality development in the area.

Discussions have been held with the LPA in respect of buildings that make up this site. The diagnosis set out in this brief illustrates potential approach to development of the site. It should be noted that the project sponsors are looking for an imaginative response to the site within the context provided by planning guidance and comments received from the Local Planning Authority.

In summary these discussions to date have resulted in the following presumptions, which should be confirmed through discussions with the LPA:-

- It is a presumption that there would be part retention of the existing buildings on the site. 86 - 88 Duke Street should be retained to the depth of circa 10m in line with the adjacent block 82 - 84 Duke Street. The former 90a Duke Street should be re-built to a depth of 10m - New build can then be constructed on the corner of Henry Street / Suffolk Street to tie in with 86 - 90 Duke Street - In addition a further new build element can replace the existing building on Henry Street and rise to a height of ground plus four again tying in with 82 - 94 Duke Street.

Planning Issues

The subject site should be considered within the overall framework provided by National Planning Policy Guidance, the Liverpool Unitary Development Plan, the Strategic Regeneration Framework for Liverpool City Centre. The site is within the Duke Street Conservation Area and there are also a number of non statutory plans / designations that also affect the site.

National Planning Policy Guidance

The site should be considered within the overall framework set out in the Governments Urban Renaissance agenda - in particular:

- Encouraging design led regeneration;
- Delivering high density development well connected through transportation networks;
- Making the most of urban assets by bringing back into use vacant, derelict or contaminated land;
- Public/Private sector investment; and
- Sustaining the Urban Renaissance.

Reference should be made to PPG 1, which sets out General Policies and Principles in respect of the Government's approach to town and planning. In addition reference should also be made to PPG 15, which deals with Planning and the Historic Environment. PPG 15 sets out advice in relating to development of listed buildings and Conservation areas.

EP in its role as National Regeneration Agency will seek to ensure that all national planning policy guidance issues relevant to this site are met.

Liverpool UDP

The Liverpool Unitary Development Plan was adopted during 2002. It provides the statutory planning framework for the City and specifically includes a number of policies relevant to the subject site. Development within the RopeWalks area is guided by Policy E6. Policy E6 states that:

"In mixed uses areas, as designated on the proposals map, planning permission will be granted for those uses specified in the Mixed Use Area profiles subject to the provisions of other relevant plan policies"

At paragraph 6.83 of the UDP reference is made to the 'Creative Industries Quarter' centred on Duke Street and Bold Street which is where this policy applies. The area accommodates a number of arts, media, leisure and entertainment companies as well as retail, small scale offices and residential uses.

The commercial uses tend to be small independent operators which add to the character of the area. It also contains Chinatown and range of clubs and other attractions. The profile of the area suggests further investment in city centre living, creative / cultural activity and leisure / ancillary retail development.

In 2000 Liverpool Vision produced the *Strategic Regeneration Framework* to guide investment in the city centre. The SRF sets out a range of area based priorities and initiatives including ongoing investment into the RopeWalks area. Liverpool Vision takes responsibility for delivery of future RopeWalks programme in 2002.

In this respect it should be borne in mind that the site is in close proximity to the Paradise Street Development Area (PSDA) where a substantial retail led redevelopment scheme is being progressed. It is the intention on this site that any retailing use would complement local neighbourhood development activity.

Conservation Area Policies

The site sits within the Duke Street Conservation Area and is subject to a number of policies relevant to the development of the site (see fig 3). These policies are found in chapter 7 of the *UDP: Heritage and Design in the Built Environment*. In particular a number of policies highlighted in Appendix 1 should be taken into account in considering development of the site. In addition appended to this brief is an advisory note related to the noise insulation requirements for buildings constructed in the City Centre for residential or leisure purposes.

Non Statutory Designations

Bidders should note that Liverpool have recently been accepted by Government as a bidder for UNESCO sponsored 'World Heritage Site' status. The designation area includes 86 - 90 Duke Street. The World Heritage site status is a reflection of the unique legacy provided through Liverpool's waterfront and waterfront hinterland. It is best illustrated in the RopeWalks area through the range of merchants warehouses which were constructed during the late 18th and early 19th century as part of the city's maritime commercial district. Whilst the subject site does not contain any of the warehouses it sits within a group of buildings, many of which are either listed or have been refurbished as part of comprehensive programme of conservation led regeneration. Development on the site should therefore respect the World Heritage Site. Potential designation and also the context provided by the warehouses that sit in close proximity to the site.

HELP Project

As part of the HELP (Historic Environment of Liverpool Project), English Heritage are appraising buildings for listing purposes. It is very likely that all these buildings will be listed as a group. These buildings are identified as an asset and form an important part of the character of the Conservation Area.

Developers should be aware that 50a Duke Street was demolished under a building notice. Conservation Area Consent for this demolition was not applied for and may need to be dealt with on a retrospective basis. Discussions will be required with the City Council Planning Department on this matter.

Bid Requirements

This site will be subject of a two stage bidding process. Initially the landowner requires expressions of interest from the developers based upon this development brief. This will be followed by an initial short-listing, submission of a more detailed bid and announcement of the preferred developer.

The building will be sold on a freehold basis subject to a development agreement to be signed between the current landowner and the selected developer. The development agreement will contain provisions designed to ensure that the site makes a significant contribution to the regeneration of the RopeWalks area.

The developer selection process will work on the following basis:

Stage 1

Developers are invited to submit an expression of interest related to 86 - 90 Duke Street. The expression of interest should contain the following information:

- Company details including accounts for last three years of operation;
- Details of projects of similar projects undertaken by the company;
- Initial ideas for the development of the site - illustrated through broad sketch proposals and an outline schedule of accommodation; and
- Initial views on what the developer can deliver to meet EPLiverpool Vision objectives for a significant development scheme on site, taking account of wider regeneration influences.

Stage 2

A number of parties (no more than 4) will be invited to submit detailed bids for the site on the following basis:

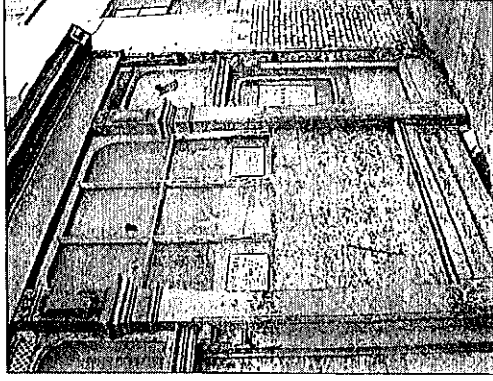
- A development proposal worked up in sufficient detail to allow costing and a development appraisal to be prepared - the scheme should illustrate the approach to design and development that the developer will take on the site;
- Graphics to include - floor plans plus sketch elevations to show context with nearby buildings
- A financial proposal based upon the preferred approach to development. Options include the freehold purchase of the site or a joint venture proposal. The financial offer should set out clearly the consideration to be received by English Partnerships and any provisions for coverage that may be appropriate.

Bids from developers will be assessed against the following criteria.

- The approach to design and development taken on the site;
- An imaginative, sustainable and high quality response to the brief;
- The added value to be achieved through the development in respect of impact on RopeWalks and linkages to other initiatives - eg PSDA;
- Appropriateness of design within RopeWalks and World Heritage Site; and
- Financial offer

There may be a requirement to present proposals to project sponsors following receipt of final bids.

English Partnerships will take a 'best value' approach to determination of bids working alongside partners at Liverpool Vision and Liverpool City Council to achieve a high quality outcome.

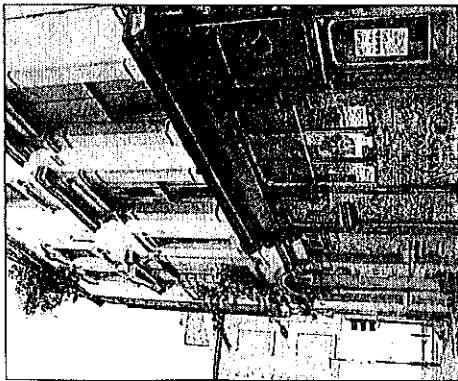


Right: Shopfront to 88 - 90 Duke Street

This information must be sent to Janes Lang LaSalle At 82 King Street, Manchester, M2 4WQ by noon on 24th October 2003.

Top: Shopfront to 88 - 90
Duke Street

Bottom: fire escape
linking 86 to 84 Duke
Street



Timetable

The timetable for completion of the developer selection exercise will be as follows:

September 15th - Launch of development brief

October 24th - Return of initial expressions of interest

Week ending November 7th - Invitation for detailed bids

December 12th - Return of detailed bids

Early January 2004 - Selection of preferred bidder

Contact and Further Information

The development competition is being managed on behalf of EP and Liverpool Vision by Jones Lang LaSalle.

All enquiries should be directed to:

Simon Bedford / Ian Thornlinson

Jones Lang LaSalle

82 King Street, Manchester M2 4WQ

Tel +44 (0)161 828 6440

Fax +44 (0)161 828 6450

e-mail simon.bedford@eu.joneslanglasalle.com

ian.thornlinson@eu.joneslanglasalle.com

Liverpool UDP

The Liverpool UDP was adopted in 2002. It provides the statutory context from the consideration of planning applications and in regard to the subject site the following policies are considered to be most relevant. Potential developers are however advised to make their own inquiries and consider the UDP. These policies are highlighted for guidance purposes only.

Policy HD9 covers the matter of demolition of buildings in Conservation Areas. It should be noted there is a presumption in favour of preservation of any building or part of the building within a Conservation Area that makes a positive contribution to the character or appearance of that Conservation Area.

If demolition is proposed, a number of criteria will need to be addressed including:

- The importance of the building;
- The building's condition;
- Adequacy of efforts made to retain the building in use and;
- The contribution that any new proposal will make to the character and the appearance of the Conservation Area.

It should be noted that it may be necessary to apply for retrospective consent for the demolition of 50A Duke Street.

All planning / conservation area consent applications will require detailed plans to be drawn up in respect of the redevelopment proposed. It should be noted that in respect of policies HD10 and HD11 there is a requirement to protect the character and appearance of buildings within the Conservation Area and also to preserve and enhance the appearance and character of Conservation Areas through new build development. It is therefore important to bring forward a high quality urban design solution on this site in line with policies set out within the UDP.

Policy HD18 sets out general design requirements that will enable the City Council to assess proposals for new development against a number of criteria ensuring a high quality of design is brought forward.

Development Control

There are a number of planning policies relevant to the development related to detailed design issues. Development / design guideline set out in this brief should also be considered alongside these detailed policies. Policies are set out within the UDP and supplemented by a number of detailed policy guidance notes published as supplementary planning guidance by the City Council. In particular the following policies and notes should be reviewed.

Supplementary Planning Guidance Note 7 - Conversion of Buildings into Flats and Bedalts

T12 - Car parking and Supplementary Planning Guidance Note 8 - Car and Cycle parking standards

HD19 - Access for All and Supplementary planning guidance Note 5

HD20 - Crime Prevention

HD21 - Energy Conservation

A further advisory note related to noise abatement is also appended to this brief.

