

Key

- Proposed building
- 1km buffers from proposed building

Zone of Theoretical Visibility

Ground model: 1m LiDAR DSM

- Low visibility
- Moderate visibility
- High visibility
- Buildings
- Woodland
- Proposed Viewpoint Assessment Locations
- Viewpoints scoped out

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000



ZTV Note:

The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital terrain model generated from the 1m grid interval Environment Agency LiDAR DSM dataset.

The ZTV is calculated for a 40m high development and a viewer height of 2m.

The ZTV is based on topographic data and includes the screening effect of buildings and woodland taken from the LiDAR DSM data.

A100795 LSK01 Scoping ZTV and Viewpoints.mxd

May 2017

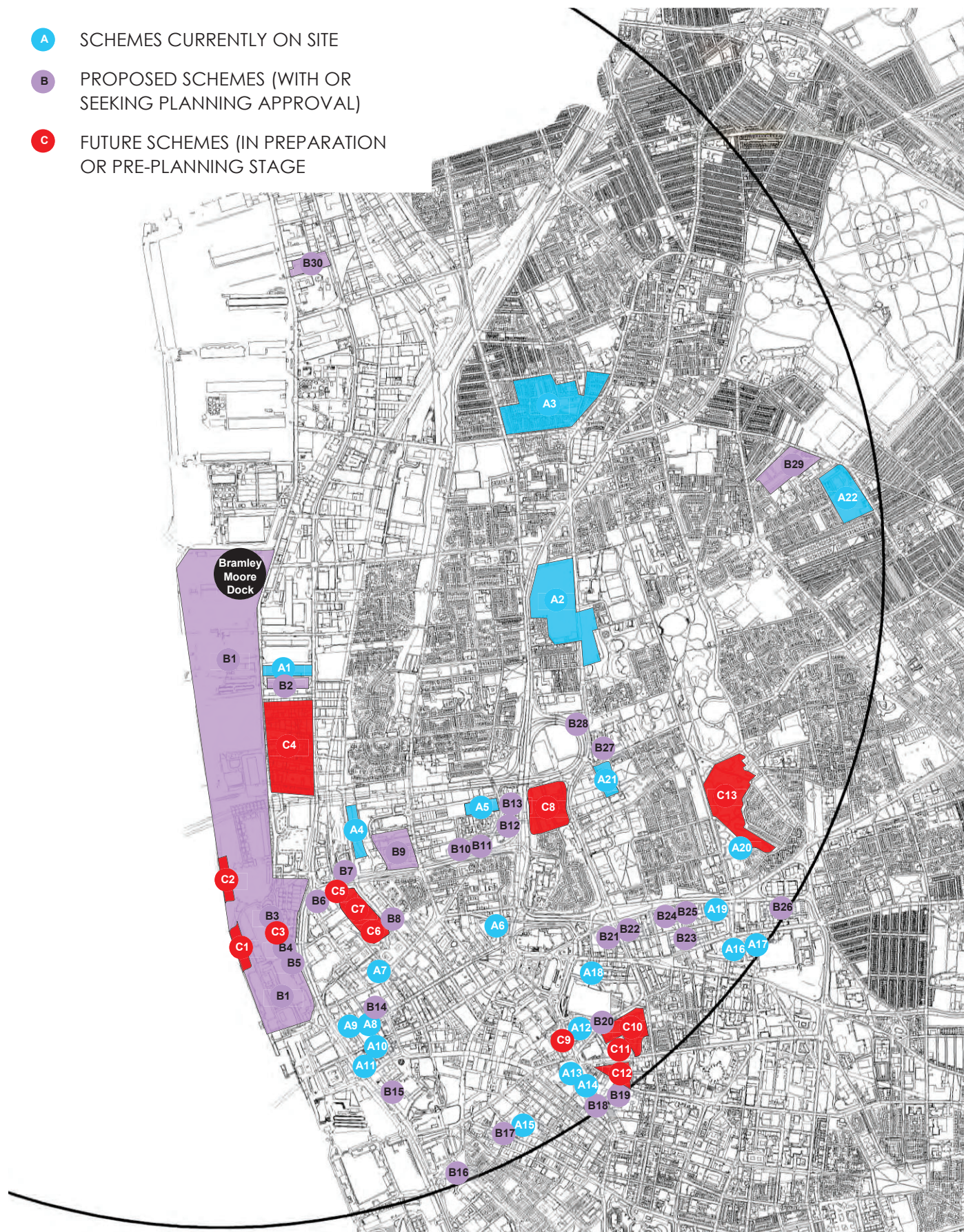
5th Floor, Longcross Court, 47 Newport Road, Cardiff CF24 0AD
 ☎ +44 (0)29 2082 9200 ✉ cardiff@wyg.com 🌐 www.wyg.com

© Crown copyright and database rights 2017 Ordnance Survey 0100031673.
 © WYG Environment Planning Transport Limited 2017. Registered in England Number: 3050297

APPENDIX B CUMULATIVE SCHEMES



- A SCHEMES CURRENTLY ON SITE
- B PROPOSED SCHEMES (WITH OR SEEKING PLANNING APPROVAL)
- C FUTURE SCHEMES (IN PREPARATION OR PRE-PLANNING STAGE)



DEVELOPMENT SCHEMES WITHIN 3KM OF BRAMLEY

MOORE DOCK

MAP REF	APP. NO.	ADDRESS	DESCRIPTION	DEVELOPER	STATUS
ON SITE					
A1	15F/2438	Conversion of former Tobacco Warehouse, Stanley Dock	Conversion to create 538 apartments; new 13 th floor level of single storey penthouse apartments, public exhibition space, offices & basement car parking	Stanley Dock Properties Ltd	On site for completion June 2019
A2	13RM/1269	Project Jennifer, Great Homer Street	New District Centre with Sainsburys superstore, petrol station, and non-food retail units	St Modwen Developments plc in partnership with Liverpool City Council	On site for completion May 2017
A3	11F/1146 & others	"Claremont Gardens", Westminster Road, Sellar Street, Easby Rd	274 homes total (of which 253 are built as of May 2017).	David Wilson Homes (NW)	On site for completion December 2017
A4	14F/2543	"North Point", 70-90 Pall Mall, L3	Redevelopment with 3 to 18 storey mixed use buildings comprising 507 live/work units studios, 1, 2 & 3 bedroom apartments and duplexes, multi-storey car park, ground floor retail, café/bar, restaurants, spa & commercial offices and first floor gym.	PHD1	On site for completion Spring/Summer 2018
A5	10O/2038 and 13RM/2633	Blackstock Street/ Paul Street	New 5 to 8 storey building comprising 200 flats and parking.	W.F. Doyle and Co. Ltd.	On site for completion September 2018
A6	14F/2676	"Studio 200", 11 Fontenoy Street	To erect nine storey building with 200 student bedrooms.	Key Design LLP	On site for completion August 2018
A7	16PO/0741	Silkhouse Court, Tithebarn Street	Conversion from office tower to create 193 self-contained flats.	Beaumont Morgan Developments Ltd	On site for completion September 2017
A8	16PO/1938	"The Residence", 8 Water Street	Conversion from offices to 96 apartments. Recent press announcement about new application to include three storey rooftop extension to create additional 27 units.	Prospect Capital	On site for completion in Spring 2018
A9	16PO/1531	Reliance House, 20 Water Street	Conversion from offices to 100 apartments	Legacie	On site for completion January 2018
A10	15F/3163 and 16F/2536	Corn Exchange Building, Fenwick Street	Conversion of lower ground floor and floors 1-8 from offices to a 205 bedroom apart-hotel.	BJ 201 Limited and BJ 202 Limited	On site for completion May 2018
A11	13PO/2532	"Strand Plaza", The Strand	Conversion of office block to 122 apartments (10 x bedroom, 56 x 2 bedroom, 56 x 1 bedroom)	Primesite Developments	On site for completion February 2018
A12	15F/0525	Lime Street Gateway: 45-77 Lime Street and 20-22 Bolton Street	Mixed use development with ground floor commercial, retail and leisure uses, 90 bedroom hotel and 412 bedroom student accommodation.	Regeneration Liverpool/Neptune	On site for completion April 2018
A13	11F/0190	Central Village: Lewis's, 40 Ranelagh Street	Refurbishment/conversion of ground floors to 100,000 sq ft leisure/restaurant units.	Merepark	On site for completion Summer 2017
A14	14F/1880	"The Ascent", Renshaw Street	New 13 storey building with 196 student apartments	IconInk	On site for completion September 2017
A15	15F/1320	"One Wolstenholme Square", 5 Parr Street & Wolstenholme Square plus land/premises between northern edge of Wolstenholme Square and Seel Street	Mixed use development comprising four blocks of between 3 and 10 storeys to accommodate replacement nightclub over two basement levels, commercial units and 333 studio apartments on upper floors, and change of use of existing warehouse to mix of commercial uses, nightclub and 114 studio apartments above, together with re-landscaping of Wolstenholme Square.	Wolstenholme Square Developments Limited	On site for completion Spring 2018
A16	12F/0030	Liverpool Life Sciences Centre, Prescott Street	New build research and development centre, internal new road alignments and car park	Royal Liverpool & Broadgreen University Hospitals NHS Trust	On site for completion June 2017

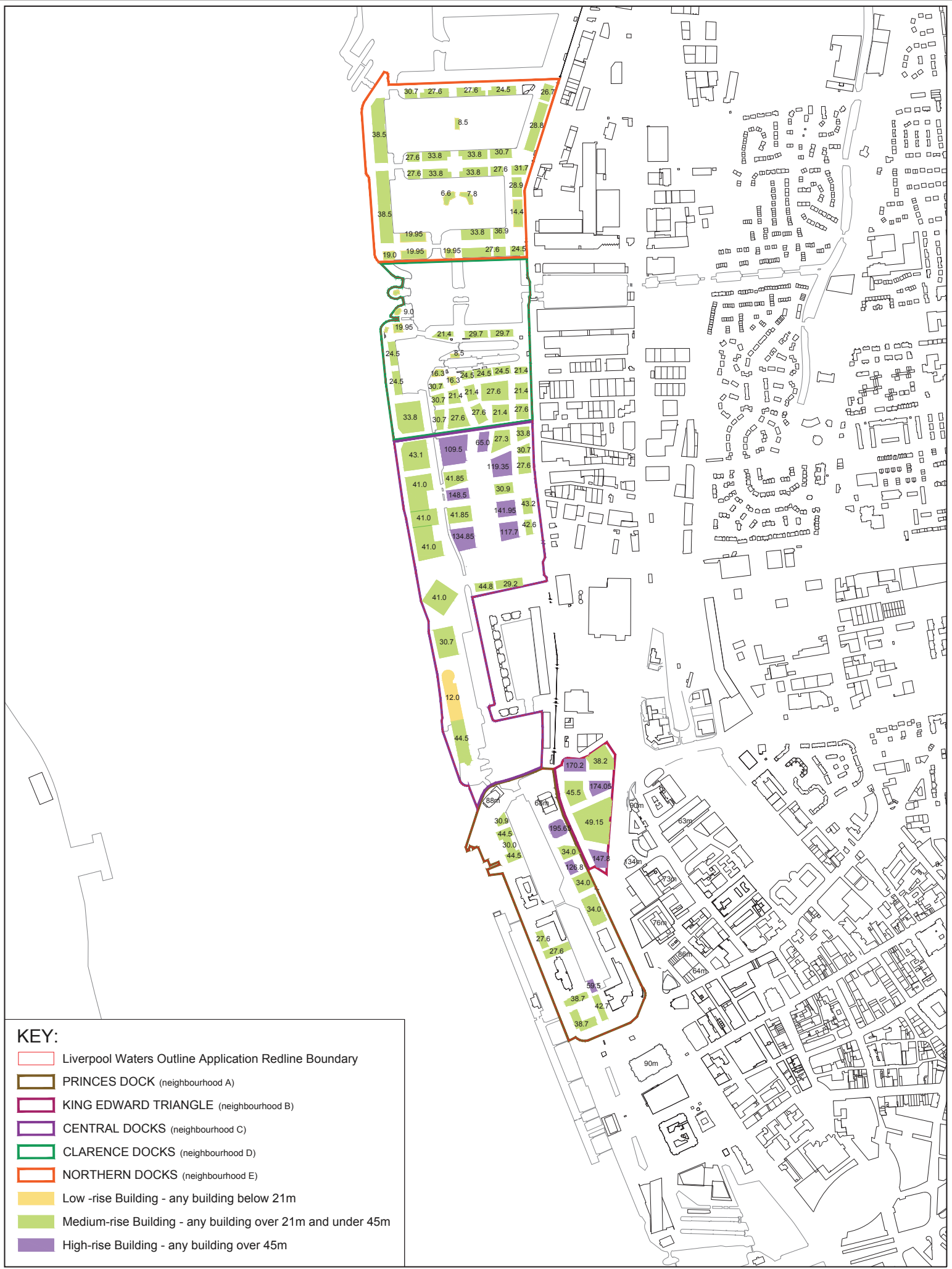
MAP REF	APP. NO.	ADDRESS	DESCRIPTION	DEVELOPER	STATUS
ON SITE (continued)					
A17	13F/1599	Royal Liverpool University Hospital, Prescot Street	Redevelopment to provide a hospital and related healthcare facilities comprising core hospital buildings, energy centre, future healthcare buildings	Royal Liverpool & Broadgreen University Hospitals NHS Trust	On site for completion February 2018
A18	13F/2947	"The Paramount", Pudsey Street/28 London Road	488 bedroom student accommodation in 7 to 11 storey building	Pinnacle Student Developments Limited	On site for completion Summer 2018
A19	14F/0874	1-10 Devon Street, Land at corner of Devon Street/Moss Street	To erect 8/10 storey block of student accommodation containing 317 units with ground floor communal lounge and commercial floorspace	Islington Regeneration Company	On site for completion September 2018
A20	11F/2108	"The Quadrant", Shaw St	New 6 storey student block with 2 x 8 bedroom flats, 2 x 9 bedroom flats, 6 x 10 bedroom flats, 10 x 11 bedroom flats and 36 studios, with 28 space lower ground car park.	Pinnacle Student Developments	On site for completion Summer 2017
A21	16F/2252	"Fox Street Student Village", Swainbanks Limited, 50 Fox Street	To convert Swainbanks building and redevelop remainder of site with 3 five to six-storey buildings to provide a total of 400 student bedrooms with gym, lounge, bistro and leisure facilities	Primesite Developments	On site for completion Autumn 2017
A22	15RM/1499	"The Parks" – Phase 4	To erect 106 x 2 and 3 storey homes.	Keepmoat plc	On site for completion Spring 2019
CURRENTLY WITH OR SEEKING PLANNING PERMISSION					
B1	10O/2424	"Liverpool Waters"	The comprehensive redevelopment of up to 60 hectares of former dock land comprising a maximum of 305,479sqm office space, 752,675 sqm of residential space accommodating 9,152 homes, 69,735 sqm of hotel and conference facilities, 24,696 sqm comparison retailing, 7,768 sqm convenience retailing, 8,588 sqm financial and professional services, 33,638 sqm cafes and restaurants, 20,210 sqm drinking establishments, 9,764 sqm of non-residential institutions, 33,299 sqm assembly and leisure, and public open spaces.	Peel Holdings	Outline permission granted October 2010
B2	15L/2749	Southern Warehouse, Stanley Dock, Regent Road	Conversion of warehouse to 128 room hotel; 128 room apart-hotel, restaurants and assembly/ leisure plus car parking.	Stanley Dock Properties Ltd	Permission granted December 2015
B3	17F/0456	"The Hive", William Jessop Way, Princes Dock	30 storey tower with 276 private rental apartments, "premium restaurant and bistro facilities", with 24-hour concierge service	Your Housing Group	Application 17F/0456 submitted March 2017
B4	16F/1370	"The Lexington, Liverpool", William Jessop Way, Princes Dock	To erect 34 storey residential building with 304 apartments	Moda Living	Permission granted September 2016
B5	15F/ 0560	"William Jessop House", William Jessop Way, Princes Dock	To erect 8 storey office building with ground floor commercial retail	Peel Holdings (Land and Property) Ltd	Awaiting signing of legal agreement since June 2015
B6	17F/0042	"Ovatus 1", Leeds Street/Old Hall Street	New 27 storey tower with 168 apartments	Prospect Capital and Wilcocks & Wilcocks	Permission granted April 2017
B7	17F/0340	"Infinity", Leeds Street/Pall Mall	Three towers of 39, 33 and 27 floors to include 1,002 apartments	The Elliot Group	Application submitted February 2017
B8	16F/2634	30-36 Pall Mall	Part 10/part 22 storey tower with 336 apartments and ground floor commercial units	Anwyl Construction	Application submitted November 2016
B9	15F/3121	"The Northern Quarter", Leeds Street/Vauxhall Road/Pumpfields Road	Redevelopment with 5 blocks from 4 to 12 storeys containing 914 flats with ground floor commercial space	Eldonian Projects Limited	Application submitted March 2016 but scheme is understood to be being redesigned and a new application of similar scale to be submitted in its place

MAP REF	APP. NO.	ADDRESS	DESCRIPTION	DEVELOPER	STATUS
CURRENTLY WITH OR SEEKING PLANNING PERMISSION (continued)					
B10	16F/1739	Vauxhall Road/ Freemason's Row/ Gladstone Street/ Naylor Street and 60 Vauxhall Road	To erect two linked blocks of 11 and 13 storeys creating 312 apartments, ground floor commercial space, together with associated new vehicular access, car parking for 53.	Azure Horizon's Ltd	Application submitted January 2017
B11	17F/0874	9-27 Freemasons Row	To erect 11 to 15 storey inter-connected blocks with commercial space at ground floor and 656 PRS apartments above.	Vinco Group Limited with John and Elaine Sutch	Application submitted March 2017
B12	15F/2557	"Bevington House", Bevington Bush/Aldersey Street	To erect four 8-16 storey blocks with 1,019 student bedrooms, ground floor communal/retail space.	Bevington Developments Limited	Application submitted March 2016
B13	16F/3078	Bevington Bush/Gardners Row/Edgar Street	To erect three 9-19 storey apartment blocks containing 381 residential units with ground floor communal space, a commercial unit.	NR Scorpio LLP	Application submitted December 2016
B14	15F/1561	Martins Building, Water Street	Conversion into 227 bedroom potential 5 star hotel with bars, restaurants, and spa	Principal Hayley Group Hotels	Permission granted August 2015
B15	16F/1826	Strand House, 21 Strand Street	Replacement 16/19 storey mixed use development comprising 395 apartments with residents gym, cinema, roof terrace), and two ground floor commercial units	FT Patten Properties (Liverpool) Ltd & Panacea Property Development	Permission granted April 2017
B16	14F/1305	"One Park Lane", Land bounded by Park Lane, Pownall Street, Liver Street and Beckwith Street	Two new 10 to 20 storey buildings with 284 apartments (34 x 3 bed, 136 x 2 bed, 54 x 1 bed and 60 studios); four commercial units, gymnasium, cafes, basement parking	One Park Lane Limited	Permission granted August 2015
B17	15F/2579	65 Duke Street/14 Wolstenholme Square	To erect 8 storey building containing 111 student studio apartments with communal facilities.	Lady Mia Limited	Permission granted December 2016
B18	16F/2022	48-54 Renshaw Street	To demolish part of existing building and erect 11 storey building, creating 90 x 1 bed studio apartments, aparthotel with 75 units and commercial space at basement and ground floor levels.	YPG Renshaw Street Limited	Application submitted August 2016
B19	16F/0437	Renshaw Hall, Benson Street	Redevelop with 292 student bedrooms and 56 bedroom apart-hotel	NR Capricornus	Permission granted October 2016
B20	16F/1539	Land bounded by Skelthorne Street, Bolton Street, Hilbre Street	Mixed use development comprising 2 blocks for ground floor commercial uses with 1,027 student bedrooms on upper floors	Unite Group Plc	Permission granted December 2016
B21	16F/0235	Land at Norton Street/ Islington (former National Coach Station)	To erect two blocks of student accommodation in two blocks of 10 and 16 storeys, including erection of cycle and bin store (566 beds in total) with ground floor commercial units.	Anwyl Construction Limited	Application submitted February 2016
B22	14F/2466	Site at the corner of Islington and Norton Street,	To erect 3 blocks of student accommodation of 8, 11 and 15 storeys providing 738 bedrooms with ground floor communal welfare, leisure and management facilities, ground floor commercial space.	Islington Regeneration Company	Permission granted February 2016
B23	13O/1566	4 Gildart Street	New 6 storey building of 44 cluster/ studio (116 bedrooms) apartments and ground floor commercial unit	Mr Jayson Van Flute	Outline permission granted February 2016
B24	14F/0856	Gildart Street/Devon Street	3 new 6/8 storey blocks of student accommodation (580 bedrooms) with ground floor communal space and retail/leisure.	Islington Regeneration Company	Permission granted February 2016
B25	16F/2756	33 Devon Street	New part six, part eight storey building with ground floor retail and 178 student studio bedrooms	YPG Devon House Ltd	Permission granted December 2016
B26	16F/2755	"No.01 Erskine", Manfred Street/Erskine Street	To demolish existing light industrial units and erect 14 storey student block comprising 1,007 units	Elliot Property Construction Limited and Equity Group Ltd	Permission granted March 2017

MAP REF	APP. NO.	ADDRESS	DESCRIPTION	DEVELOPER	STATUS
CURRENTLY WITH OR SEEKING PLANNING PERMISSION (continued)					
B27	15F/1855	"Phoenix Place", Land between Iliad Street and Clegg Street	To erect 2 blocks with 348 student rooms and communal facilities.	DJP Ltd and Nobles Construction Ltd	Permission granted April 2016
B28	16F/2797	Virgil Street/Great Homer Street	To demolish existing building, erect a 9 storey apartment block containing 277 apartments, ground floor communal space and parking	Soller Two Limited	Application submitted November 2016
B29	08F/0247	"The Parks" – Phase 5	113 new homes	Keepmoat plc	Outline approval granted. Detailed planning application awaited
B30	16F/2999	Cemex UK Ltd, Regent Road	To erect asphalt manufacturing plant with ancillary weighbridge, control room, staff welfare facilities and car parking (1.18ha)	Cemex UK Ltd	Permission granted January 2017
PROJECTS AT PRE-APPLICATION STAGE					
C1	awaited	Replacement cruise liner terminal, Princes Dock	Replacement Cruise Liner Terminal facility	Liverpool City Council	Planning application awaited
C2	awaited	Isle of Mann Ferry Terminal	New Isle of Mann Ferry Terminal building and jetty	Liverpool City Council	Planning application awaited
C3	awaited	"Plaza 1821", William Jessop Way	New tower with 105 one and two-bedroom PRS apartments and ground floor commercial	Peel/The Regenda Group	Planning application awaited
C4	awaited	"Ten Streets"	Comprehensive redevelopment with mixed uses including digital and creative industries as part of a Cultural Enterprise Hub, residential, hotels and leisure (9.84ha)	Liverpool City Council and various other to be determined	Development Framework document endorsed October 2016. Applications anticipated
C5	awaited	"Ovatus 2", Leeds Street/ Back Old Hall St	New 48 storey residential tower with 530 apartments	Prospect Capital and Wilcocks & Wilcocks	Application anticipated
C6	awaited	Pall Mall Exchange - Phase 1	To erect new Grade A 400,000 sq ft office building (0.7ha)	LCC and partner	Application awaited. Development partner sought.
C7	awaited	Pall Mall Exchange - Phases 2 & 3	Major new mixed-use development to provide offices, retail/restaurants, residential units, car parking (1.7ha)	To be determined	Supplementary Planning Document approved.
C8	awaited	New Merseyside Police Headquarters	Site identified for relocation of police headquarters (3.8ha)	Merseyside Police Authority	Planning application awaited
C9	awaited	Former ABC Cinema, Lime Street	Conversion to 1,500 seat venue and TV studio	Liverpool City Council and Neptune Developments	Planning application awaited
C10	awaited	LJMU Campus, Copperas Hill	Replacement £100m scheme for new campus buildings (1.9ha)	Liverpool John Moores University	Planning application awaited
C11	awaited	Former Dairy Site	Potential mixed use development incorporating educational uses, leisure, public exhibition space, offices, digital and creative industries, medical research institutions, hotels, residential and student accommodation (0.7ha)	To be determined	Site and £100m+ opportunity currently being marketed. Planning application awaited
C12	awaited	Mount Pleasant car park site	Potential mixed use development incorporating educational uses, leisure, public exhibition space, offices, digital and creative industries, medical research institutions, hotels, residential and student accommodation (1.2ha)	To be determined	Site and £150m+ opportunity currently being marketed. Planning application awaited
C13	awaited	Everton Park	Potential new housing – 150 to 250 units	David Wilson Homes	Planning application awaited

APPENDIX C LIVERPOOL WATERS BUILDING HEIGHTS PARAMETER PLAN





APPENDIX D REPRESENTATIVE VIEWS



Viewpoint Location 1 - Melrose Road/Westminster Road junction



Viewpoint Location 2 - Public Open Space parallel to Commercial



Viewpoint Location 3 - Regent Road



Viewpoint Location 4 - Everton Valley/St Domingo Road junction



Viewpoint Location 5 - Blackstone Street/Derby Road junction



Viewpoint Location 6 - Boundary Street



Viewpoint Location 7 - Everton Park



Viewpoint Location 8 - Regent Road at Bascule Bridge



Viewpoint Location 9 - Waterloo Road/Porter Street junction



Viewpoint Location 10 - Waterloo Road (tunnel venting tower)



Viewpoint Location 11 - Waterloo Road (Costco access junction)



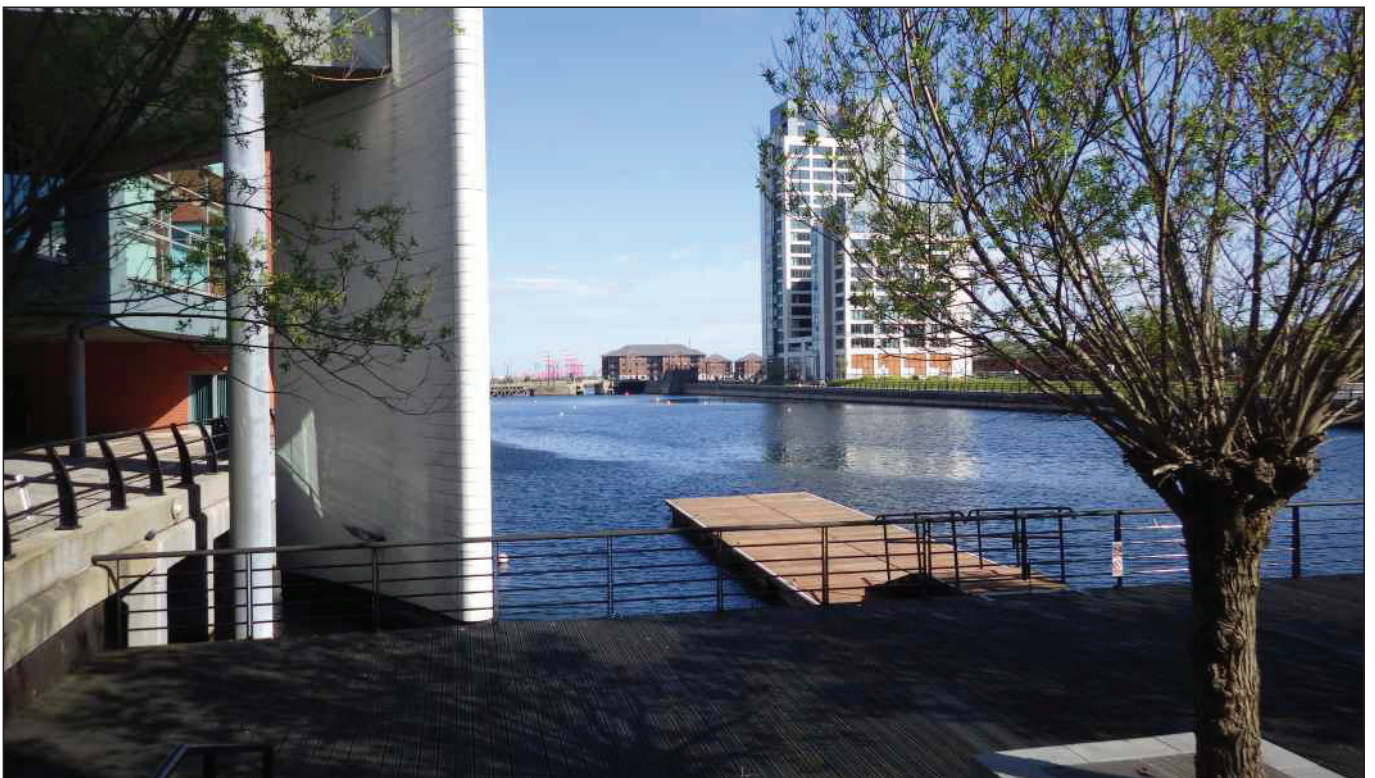
Viewpoint Location 12 - King Edward Street/Leeds Street/Great Howard Street



Viewpoint Location 13 - Princes Parade



Viewpoint Location 14 - Pedestrian bridge crossing over Princes Dock



Viewpoint Location 15 - King Edward Street (Crowne Plaza)



Viewpoint Location 16 - North façade of Pierhead building



Viewpoint Location 17 - Georges Pierhead/Brunswick Street



Viewpoint Location 18 - Museum of Liverpool



Viewpoint Location 19 - Salthouse Quay



Viewpoint Location 20 - Albert Dock entrance



Viewpoint Location 21 - Birkenhead ferry landing



Viewpoint Location 22 - Seacombe ferry terminal



Viewpoint Location 23 - Wirral Council offices



Viewpoint Location 24 - Magazines Promenade/Magazine Lane



Viewpoint Location 25 - Fort Perch Rock

