

新唐人街

NEW CHINATOWN

DESIGN + ACCESS
STATEMENT

+ Revision C - 6TH November 2015



BLOK.



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新唐人街

NEW CHINATOWN



BLOK.





1.0

I N T R O D U C T I O N

1.1: INTRODUCTION:

This Design and Access Statement has been prepared by BLOK Architecture in support of a Hybrid Planning Application for a large scale multi-use masterplan development situated on the southern edge of the city centre boundary to the edge of Toxteth.

The site is located on land bound by Great George Street/St James Street/Duncan Street/Upper Pitt Street/Cookson Street/ Grenville Street and Hardy Street.

1.2: PROPOSED DEVELOPMENT:

BLOK Architecture has been commissioned to develop a proposal that will provide a high quality mixed use scheme. It will comprise of a tower grounded by commercial units, various different sized commercial spaces, a Chinese market place, food court and a broad range of city centre living accommodation accompanied by leisure and hospitality facilities amongst landscaped roof gardens found at ground and roof levels. By delivering a high quality architectural response, the mixed use complex will positively add to the local area, contributing to all aspects of wellbeing and the expansion of the urban fringe of Liverpool city centre.

It is the aspiration of BLOK Architecture that the development will become an architectural asset for the area, promoting a unique high quality standard and choice of living and working accommodation.

With a cultural design approach, the development aims to enhance the local area by bridging a gap between Great George Street and the Baltic Triangle Regeneration Zone on the edge of an established industrial area of the city. This will not only animate the surrounding streets but provide a sense of place, a new destination and a new identity.

1.3: DEVELOPMENT TEAM:

Architects: **BLOK Architecture**

BLOK.

BLOK Architecture was founded in September 2009 and is based on the Albert Dock in Liverpool. The practice ethos is to produce innovative, inspirational architecture that is deliverable and commercially viable. We have a positive approach to problem solving and believe that innovative architecture, founded on modernist principles, has an enormously positive effect on our environment. Our portfolio demonstrates coherent, contextually progressive architecture that is stimulating and inspiring in concept, detail and construction.



■ Aerial shot of site over the Liverpool Anglican Cathedral looking north towards the city centre.

1.3: DEVELOPMENT TEAM:

Client: North Point Global



North Point Global is an ambitious and progressive development company that is today delivering major projects in many of the UK's leading cities. As a company we aim to be pioneering, versatile and responsible. We try to find new ways to fund and deliver developments that change places and deliver positive economic, social and environmental impacts.

We are strongly committed to delivering high quality and innovative architecture and creating places that are valued and enjoyed by those who use and visit them. We are a dynamic and growing company. From a starting point specialising in the delivery of cutting-edge student and residential projects, we are delivering some of the most ambitious and imaginative mixed-use developments in our northern towns and cities.

Planning consultant: Roman Summer Asc Ltd



Roman Summer Associates Ltd was established in December 2006. With offices in Liverpool and Greater Manchester, we are involved in a range of planning/development projects across the North West and beyond. We have wide experience of planning matters and advise private and public sector clients on retail, leisure, housing, education, office and commercial development projects. We specialise in large scale mixed use regeneration projects, housing, employment, education and Green Belt/Green Space commissions, including input into and coordination of EIA projects. We give evidence at public inquiries and development plan inquiries, and act as lead consultant on complicated planning proposals and instruction of Planning Counsel.

Highway engineer: DTPC



DTPC is an independent specialist traffic, transport and highway consultancy dedicated to delivering results and solutions for our clients founded in 2009 by Alan Davies (MSc CMILT MIHT MAPM) following 35 plus years in the industry with Local Authorities and a number of consultants in order to provide a more effective means of directing his working commitment towards client needs.

Prior to the formation of DTPC, Alan was a Director of Gifford, was formerly a Technical Director of WSP Development and Head of Traffic, Road Safety and Car Parking for Rochdale MBC. We adopt a 'hands-on' approach to our work which is supported by sound technical knowledge and combined with an unrivaled enthusiasm and commitment to deliver comprehensive, practical and pragmatic solutions to often difficult transport problems and to bring added value to our client.

Building control: Dunwoody



Dunwoody Building Legislation are a national Corporate Approved Inspector offering a full range of building control duties and assistance with associated legislation to clients both small and large who need a bespoke tailored solution for their projects.

Dunwoody Building Legislation has been operating as a Corporate Approved Inspector since being granted one of the first licenses for private building control in 1997. In that time we have developed into a company who offer a high level of service to our clients ensuring that projects are designed and constructed with minimal risk and maximum value for money. Our services are built around early involvement in projects to ensure that any compliance issues are discussed and rectified whilst maintaining the ability to incorporate new ideas and materials. Our staff are trained to advise on value engineering for projects to achieve cost effective solutions to issues while ensuring all legislative requirements are met by embracing new working practices and guidance to ensure flexible design solutions to complex projects.

Visual impact and townscape: Wardell Armstrong



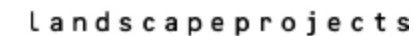
We are a multidisciplinary engineering, environmental and mining consultancy with a history going back over 175 years and a reputation for high quality service, both in the UK and Internationally. Whether your project is under, on or above the ground, we can assemble the right team to provide you with the technical expertise and knowledge you need to help you make it a complete success.

Visuals: Infinite3d



Infinite 3D provide award-winning architectural photography and CG visualisations to construction professionals with a combination of quality and affordability that is seldom matched within the industry today.

Landscape: Landscape Projects



Landscape Projects is a landscape and urban design practice that was established in 1991. At the heart of the practice's work is a desire to make our cities and towns better place to live, work and relax. Landscape Projects has established a reputation for high quality public realm design, winning competitions and awards for its work in Europe and the UK and gaining CABI and Design Council recognition of good practice in landscape design.

- 
- Breathing new life and energy into Liverpool's historic Chinatown
 - Creating 790 new homes including 1, 2 & 3 bed apartments
 - Enhancing Liverpool's commerce with new independent Chinese businesses
 - The creation of a bustling Chinese influenced retail and leisure bazaar, set amongst extensive high quality public realm
 - Introducing Shanghai inspired sunken retail streets
 - Bold and progressive contemporary architecture with building forms inspired by Chinese culture and art forms

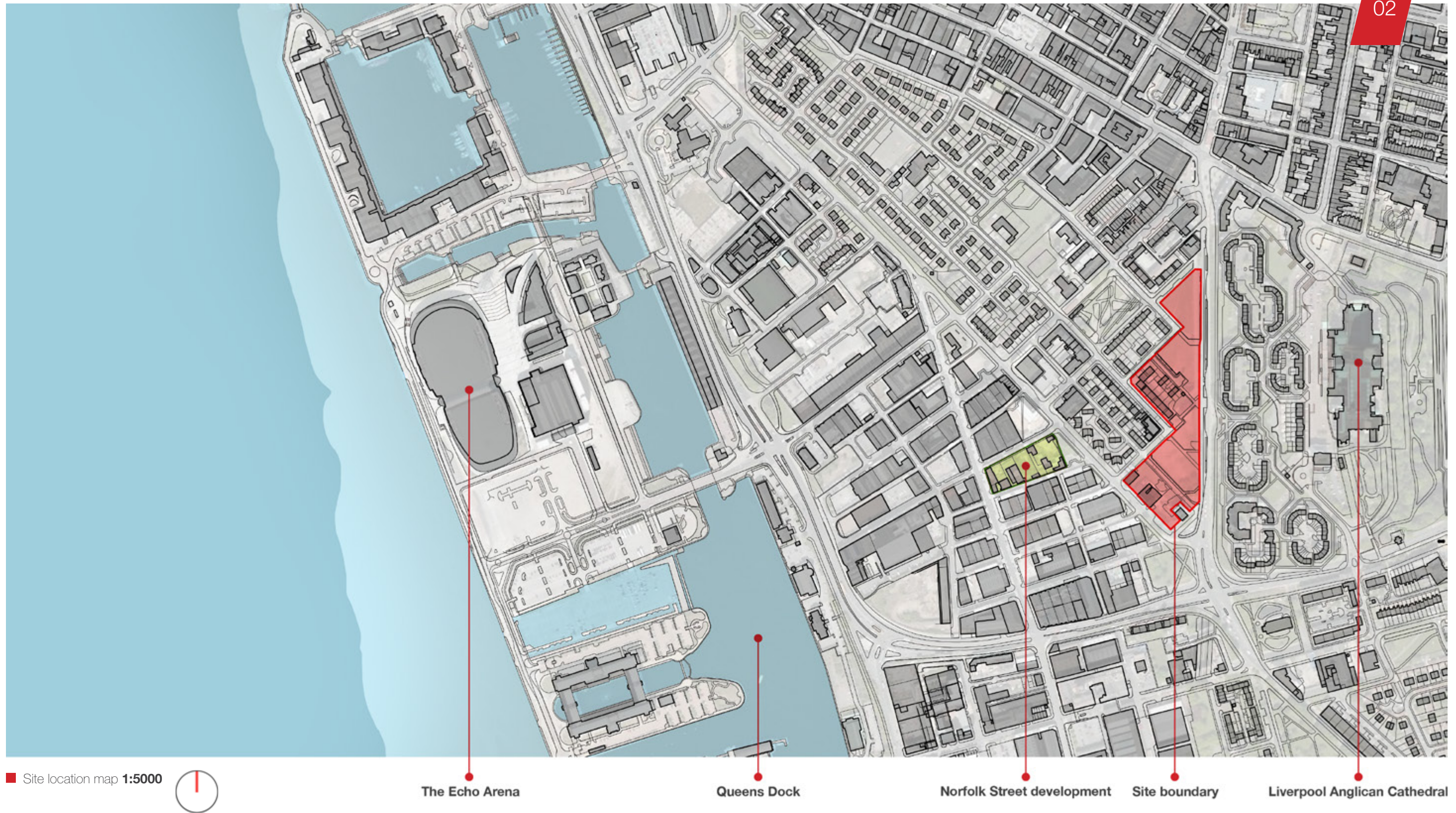
S U M M A R Y O F P R O P O S A L S



2.0

S I T E

A N A L Y S I S



2.1: SITE LOCATION:

The application site is approximately 1.84ha in size and is located on the fringe of the southern city centre boundary, adjacent to the famous Liverpool Anglican Cathedral, on the edge of Liverpool's existing Chinatown area. The gateway to the site is situated on the busy Upper Parliament Street/Great George St node (see overleaf). Located approximately 10 minutes' walk from Wapping and the Liverpool One shopping district in the city centre, the site lies in a key location to access the many amenities the city has to offer.

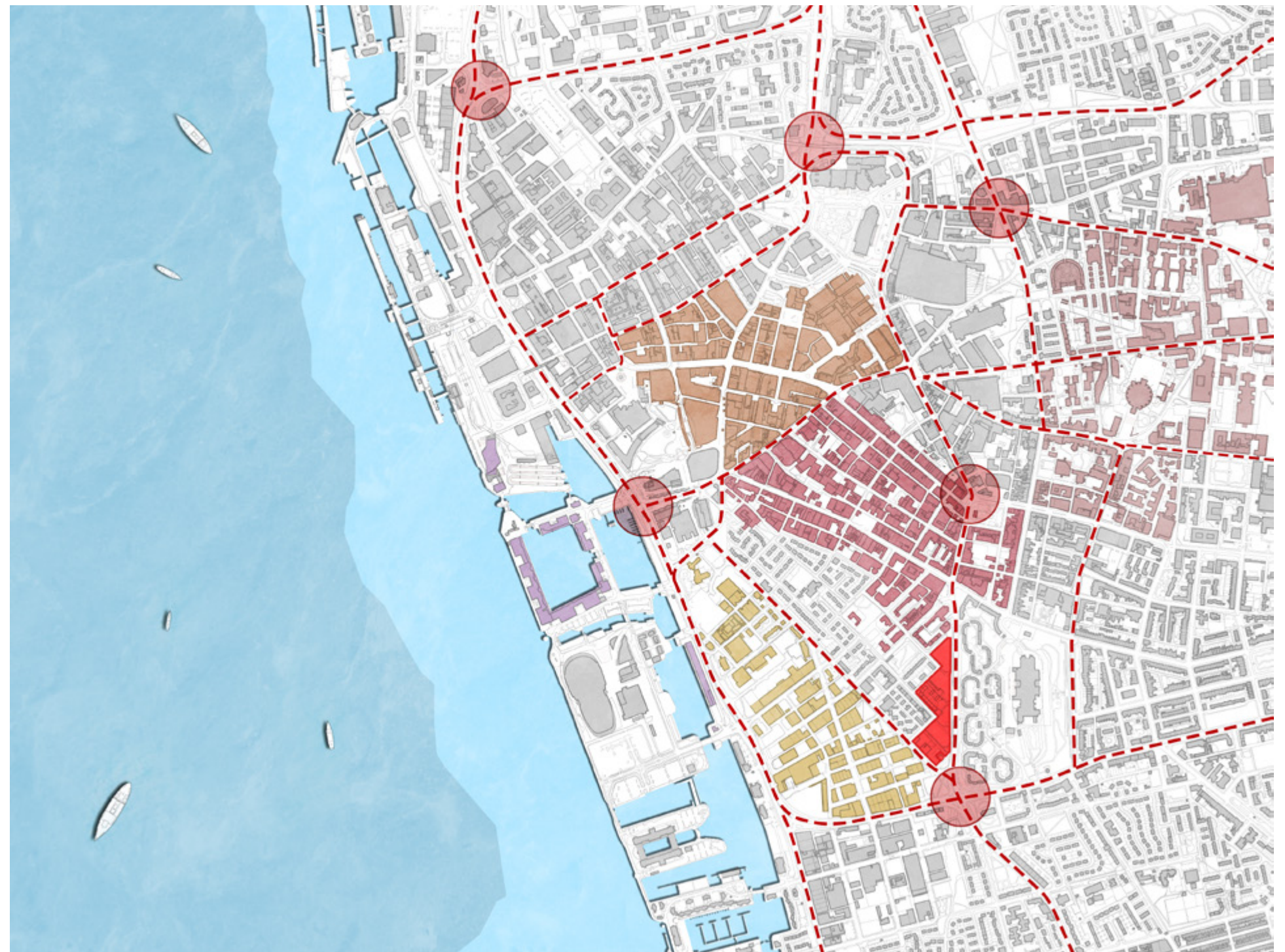
2.2: SITE CONTEXT:

The application site lies on a main city artery, Great George Street, on the edge of the Baltic Triangle regeneration zone. The surrounding area is highlighted in the Liverpool Strategic Regeneration Framework (SRF) and the Liverpool Strategic Investment Framework (SIF). The zone to the west (highlighted in yellow) marks the Baltic Triangle, an area of which is currently undergoing substantial change and creating a base for many of the city's digital and creative industries. Many businesses have located themselves in this area, housing themselves within installations amongst renovated industrial warehouses.

The site also lies on the edge of the Ropewalks conservation area, where a lot of the city's leisure aspects can be found. Within just 2 minutes' walk you can find the famous Chinese Arch and many Chinese eateries before finding yourself close to a vast amount of restaurants, bars and clubs.

Great George Street itself is dominated by the Anglican Cathedral, the fourth largest cathedral of its kind in the world, sitting within the UNECSCO World Heritage buffer zone.

The Albert Dock can be found approximately 15 minutes away, which includes various leisure and cultural outlets. Liverpool One retail district is slightly closer at around 10 minutes' walk. The edge of the Education Quarter can be reached in a similar time, however this spans north to the city centre suburbs, ending approximately 25-30 minutes' walk away.



Site location map 1:10000



SITE BOUNDARY



MAJOR NODES



MAIN ROUTES



ROPEWALKS CONSERVATION AREA



BALTIC TRIANGLE REGENERATION ZONE



ALBERT DOCK CONSERVATION AREA



LIVERPOOL ONE/RETAIL DISTRICT



2.3: SITE HISTORY

CHINATOWN AND GREAT GEORGE STREET

The main road which runs the length of New Chinatown's northern boundary is Great George Street, which has always been one of the main arterial routes into the City Centre from the south. Historically the area was made up of Georgian Townhouses and businesses, with key landmarks including the Black-E, The Wedding House (both shown across) and David Lewis Theatre. Sadly the latter was demolished during the clearances of the 1970's and 1980's to make way for the canceled Liverpool Inner Motorway.

Located on the western end of Great George Street is Chinatown, home to the oldest Chinese community in Europe and the largest Chinese arch of its kind outside of China, a powerful symbol of good luck and fortune.

The area along Great George Street has been redeveloped numerous times to provide residential buildings and social housing. The majority of the most recent iterations of these were cleared in the early 2000's to make way for Urban Splash's Tribeca regeneration scheme, which stalled due to the 2007/8 recession.

THE BALTIC TRIANGLE (ADJACENT SITE)

Located adjacent to the UNESCO World Heritage Site and residing within the World Heritage Buffer Zone, the area commands a strategically important location within the city. Its proximity to the docks, with its impressive architecture, tells its own story of the industrial heyday, when 40% of world trade was passed through the city's docks during the 18th and 19th century.

The Baltic Triangle's history is also reflected in its architecture, where numerous Grade II listed warehouses command the skyline, once storing vast amounts of shipping merchant cargo.

Over the years the derelict and dilapidated buildings of the area have been restored and refurbished into offices, residential apartments and studio space for the creative community. In the northern part of the Baltic Triangle, developments are mainly residential, the most notable being the Kings Dock Mill.



■ Great George Place with central "wedding shop" dated 1910.



■ Great George Street dated 1930, showing residential housing at phase 3 location.



■ Great George Street Chapel, "The Black-E" dated 1843



■ David Lewis Theatre dated 1900

2.4: SOCIAL + ECONOMIC CONTEXT:

In 2012 Liverpool Vision and Liverpool City Council adopted the new City Centre Strategic Regeneration Framework (SRF). The SRF sets out the overarching social and economic context for development activity in the City Centre area. Our approach has been guided by the aspirations set out in this key document and by careful consideration of the localised impacts on the residential and business communities in Chinatown and other neighboring communities.

The SRF sets out a number of strategic aims, including the desire to address what it describes as neglected areas within the central area of the city. The development site is manifestly one of these neglected areas, having remained in an undeveloped and vacant condition for most of the last decade. The previously consented scheme for this site was for a largely residential development, turning its back on historic Chinatown. It was conceived before the adoption of the SRF and before the emergence of the neighboring Baltic Triangle as a vibrant creative quarter.

From the outset our approach has been informed by these two considerations.

We have set out to further the SRF objective to better integrate and connect city centre neighborhoods. The former Tribeca site and wider Chinatown occupy a key space as a potential bridge between the Baltic and the wider City Centre. The redevelopment and re-imagining of this connecting zone can help to merge the economic and creative energies of the Baltic and Rope Walks areas and therefore add to the vibrancy of the whole city centre. Linking these two fertile economic communities will help stimulate and accelerate the growth of their emerging creative and digital clusters. Great George Street, and ultimately Nelson St, can become commercially vibrant and animated connections rather than physical and cognitive barriers inhibiting movement and stifling investment.

We have focused too on the condition and potential of the site's immediate context and its relationship with Liverpool's declining Chinatown. Liverpool Chinatown is Europe's oldest Chinese community. It should be one of the city centre's most precious and distinctive assets, and yet it presents a commercially moribund and physically neglected aspect to residents and visitors. We view the site and this development as a key opportunity to start to realise the SRF vision for the area as a vibrant commercial and residential neighborhood and an international quality visitor destination. We have engaged in dialogue with Chinese business and community leaders and agree with the view of the Liverpool Chinatown Business Association and others that the area needs a critical mass of new commercial activity if it is to survive. Our proposals for a substantial volume of new retail, leisure and commercial activity are designed not only to promote wider city centre regeneration, but also specifically support the area's existing business and restaurants. A more detailed analysis of the quantitative impact of the scheme's commercial element is included in the accompanying report by DPD. We are fundamentally convinced that only a genuine mixed-use approach can positively change the area's social profile and economic dynamic. Similarly, the creation of a unique Chinese retail centre within the scheme will help fulfill the SRF aspiration to widen and reinvigorate the city's offer as a leading UK retail destination.



2.4: SOCIAL + ECONOMIC CONTEXT:

In addition to a re-thinking and radically improving the area's commercial and economic function, we believe that decisive steps need to be taken to stem residential decline and create a more diverse and sustainable local population. The SRF identifies the need to further expand the city centre residential community, with emphasis both on expanded choice and the creation of distinctive neighborhoods. We are offering a very broad range of residential units including one, two and three-bed apartments, duplexes and townhouses. The diversity of the offer and the relative generosity of the apartment sizes will expand choice and cater for different demographics and cultural communities. The live-work units, wider Chinese commercial offer and original design philosophy will ensure a strong and original sense of place. New Chinatown is not a marketing brand, it underscores an imperative to create a distinctive neighborhood which is the antidote to bland identikit city centre apartment schemes.

As well as being a distinctive neighborhood for those who work and live in the area, New Chinatown will add to the richness and distinctiveness of Liverpool city centre as an aspiring international visitor destination. The SRF identifies five key destinations which constitute the city centre visitor offer. We are creating a sixth. We have set out to create a Chinatown on a par with those in leading international cities like New York, London, San Francisco and Vancouver. To this end we see the New Chinatown development as a catalyst for further investment and redevelopment. The scheme is designed to be open and connected with extensive public realm and easy accessibility to neighboring sites and quarters. At the core of the development is a completely unique retail and leisure offer that will be a must see attraction for local and international visitors. The inclusion of a new 4 star 150 bed hotel within a striking architectural landmark will be another important addition to the city's evolving tourism infrastructure.

The SRF vision is based on three key pillars: Enterprise, Place and People. These three components of an integrated social and economic strategy have been addressed through every phase of the evolution of the project. We are creating a new neighborhood that will accommodate and stimulate enterprise. We are making a new place in the city centre on what is currently a vacant and neglected site, and we will be creating opportunities for local people in terms of new housing, a radically improved neighborhood and expanded employment opportunities.

We will work with Liverpool City Council to maximise the social value of our investment through local recruitment, apprenticeships and procurement during the construction phase. We will continue to work closely with Liverpool Chinatown Business Association, Baltic Creative, Baltic Area CIC and Ropewalks CIC to create spaces and opportunities that meet the needs of these stakeholders and local entrepreneurs and start-up businesses. We will also continue our dialogue with cultural and community organisations including the proposed Chinatown Forum to identify opportunities to improve the area's cultural vibrancy and the potential for major new public attractions and social facilities.



2.5: TRAFFIC FLOW:

As previously mentioned, the southern edge of the site lies on a major traffic junction into the city where Upper Parliament Street, Great George Street and Park Road meet. Great George Street takes you to the eastern end of the city centre, whilst Upper Parliament Street connects the western city suburbs of Liverpool to the waterfront and the north. St James street is a secondary, yet busy route into the city centre taking you directly to the Liverpool One shopping district.

KEY

- Heavy Traffic ■
- Medium traffic ■
- Light Traffic ■



2.6: CONTEXTUAL LAND USAGE:

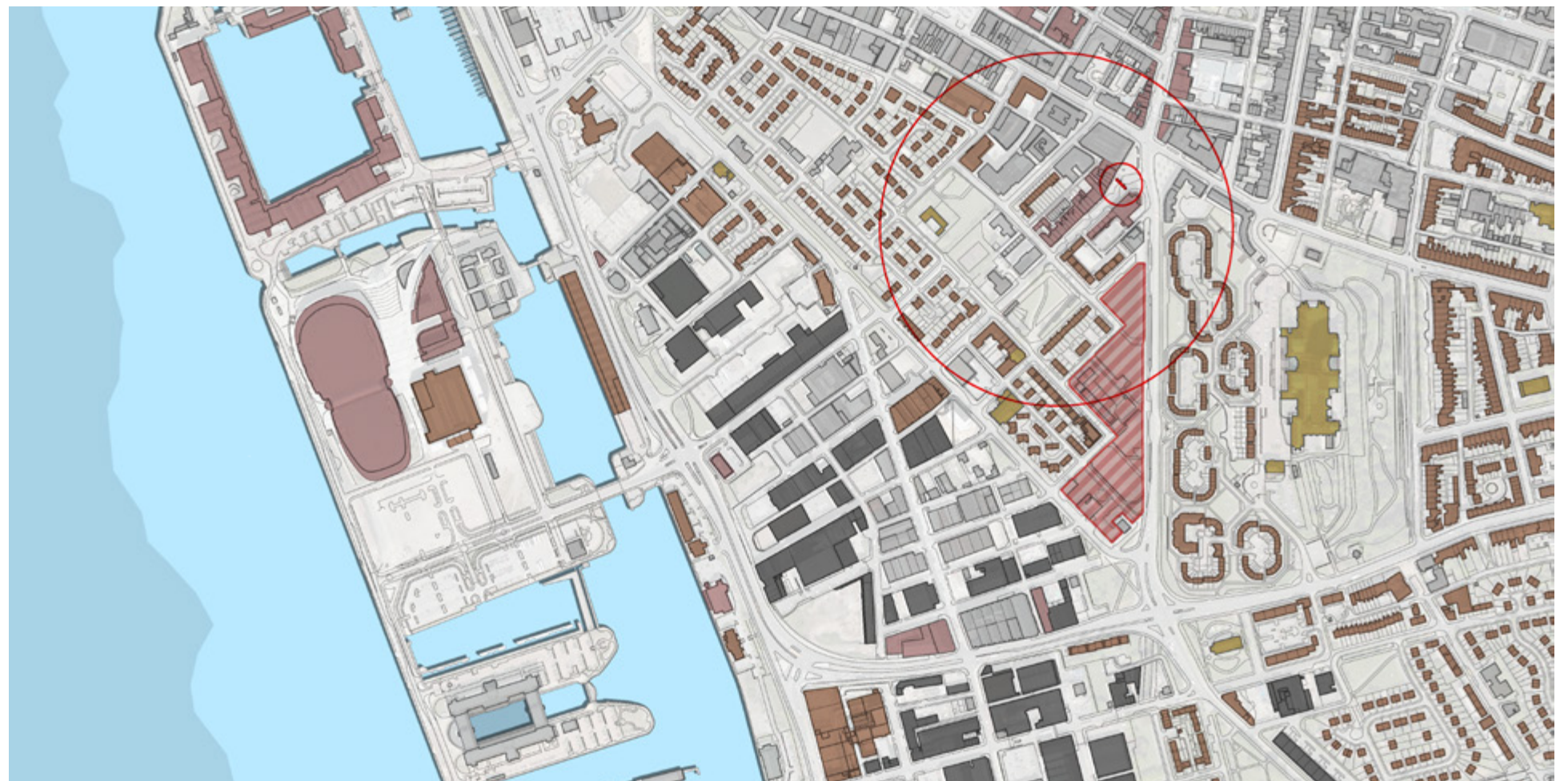
The existing Chinatown area is located to the immediate north on Nelson street (area approximately highlighted with the red circle). The Chinese Arch is less than one minute away (highlighted with the smaller circle) from the northern end of the site which signifies the heart of the Chinatown area.

As the Baltic Triangle is still in its premature stages of redevelopment, a vast amount of the structures to the south and west are still derelict warehousing. The initiative around the Baltic Triangle area is that these warehouses are being taken on and converted into creative media suites, schools, bars, clubs, apartments and much more.

To the west lies the Cathedral Campus, a collection of student and residential accommodation, overlooked by the commanding Anglican Cathedral.

KEY

- Site ■
- Religion ■
- Residential ■
- Leisure ■
- Light Industrial ■
- Heavy industrial ■
- Landmark ■



2.7: ACCESS + TRANSPORT:

As the site lies in such a prominent gateway position, there are several bus routes down Great George Street and St James Street that can accommodate the development. One of the main bus interchanges is a 10 minute walk down St James Street, located at Paradise Street.

Lime Street train station is located approximately 15 minutes' walk to the north which will connect you to all national train lines, whilst Central Station is around 10 minutes' walk, for connections to the rest of Merseyside and Chester. There is also the potential opportunity to re-open St. James Street station that is located adjacent to the phase 3 site boundary.

The Edge Lane gateway that takes you to the M62 towards Manchester can be reached by car in approximately 15-20 minutes.



- HIGHWAY LINKS
- - - RAIL LINKS
- TRAIN STATIONS
- - - - - MARINE LINKS