

Appendix 7.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Heritage Designations	Site sits within the World Heritage Site buffer zone. Potential to impact on the character and townscape qualities of the World Heritage Site	High	Medium	High
Townscape Character	The site lies within the Liverpool city centre boundary according to the Local Plan. There are no designated character areas, however the site is surrounded by several differing townscape characters, including the Pier Head and World Heritage site, Waterfront, the business district and city centre fringe, an industrial estate and further dockland areas to the North.	Medium	Medium	Medium
Urban Grain	The urban grain of the site is largely formed by single large footprint buildings surrounded by car parking and public realm. There is a distinct change in urban grain from the waterfront area that the site sits within and the adjacent commercial and business areas to the East.	Medium	Low	Low
Land Use	The area surrounding the site contains a wide range of uses, including commercial and office space, hotels and leisure, residential, cultural uses and a small amount of retail.	High	Low	Medium
Building Heights	There are a range of building heights adjacent to the site. The closest buildings range from 1 to 40+ storeys. The buildings within Princes Dock neighbourhood range from 5-30 storeys. There are some taller buildings within the locality.	High	Medium	High
Movement and Linkages	The site is accessible by both vehicles and pedestrians which some public transport serving the area. Vehicular access is restricted by the cul-de-sac William Jessop Way and pedestrian movement is limited by the lack of frequency and legibility of openings within the dock wall. However Princes Dock provides many opportunities for pedestrian movement, both formal and informal, particularly around the dock and river edge.	Medium	Low/Medium	Low/Medium
Environmental Designations & Public Space	The area is characterised by its proximity to existing water bodies, the dock, the canal and the river. These features form the focus for the public realm within the area. There are no significant public parks in the vicinity.	High	Medium	Medium

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Effect:	(Descriptive)	Significance:	Significant, Moderately Significant, Not Significant

Appendix 7.1: Townscape Residual Effects Table: Description of Change, Magnitude and Significance									
Townscape Resources	Description of Change	Mitigation	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance
Heritage Designations	<u>During Construction:</u> Potential impact on the setting of the quality of the World Heritage Site	Construction works will be considered to control impacts on the surrounding built heritage. Adverse impacts will be temporary, therefore removed after the construction phase.	High	Major	National and Regional	Short/Medium term reversible	Moderate	Adverse	Significant
	<u>All other periods:</u> Potential impact on the setting of the World Heritage Site	The building is an addition to the diverse townscape character which makes up the WHS buffer zone. Its architectural character is part of the eclectic mix of styles within the WHS and buffer zone.		Major	National and Regional	Long term Irreversible	Moderate	Neutral	Significant
Cumulative Impact Comments	<u>During Construction:</u> Potential impact on the setting of the quality of the World Heritage Site	Construction works will be considered to control impacts on the surrounding built heritage. Adverse impacts will be temporary, therefore removed after the construction phase.	High	Major	National and Regional	Short/Medium term reversible	Moderate	Adverse	Significant
	<u>All other periods:</u> Potential impact on the setting of the quality of the World Heritage Site	The cumulative massing and scale of development has the potential to affect the setting of the WHS and character of the buffer zone.		Major	National and Regional	Long term Irreversible	Slight	Adverse	Significant
Townscape Character	<u>During Construction:</u> Direct change to the character of Princes Dock including visual and physical presence of construction works.	Construction works will be considered to control impacts on the surrounding townscape character. Adverse impacts will be temporary, therefore removed after the construction phase.	Medium	Moderate	Regional	Short/Medium term. Reversible	Moderate	Adverse	Moderately Significant
	<u>All other periods:</u> The building can become a part of the existing character of Princes Dock and surrounding tall buildings.	The building massing and design is in keeping with the scale of some existing buildings within Princes Dock and the CBD behind. The character of the building reflects the maritime connections of the site.		Moderate	Regional	Long-term. Irreversible	Slight	Beneficial	Moderately Significant
Cumulative Impact Comments	<u>During Construction:</u> Direct change to the character of Princes Dock including visual and physical presence of construction works.	Construction works will be considered to control impacts on the surrounding townscape character. Adverse impacts will be temporary, therefore removed after the construction phase.	Medium	Moderate	Regional	Short term/Medium term. Reversible	Moderate	Adverse	Moderately Significant
	<u>All other periods:</u> The character is dominated by the scale and massing of the new developments.	The massing and design of the buildings are mostly in keeping with the scale of existing buildings within Princes Dock and the CBD behind. However the character and detail of the cumulative applications are yet to be defined.		Moderate	Regional	Long-term. Irreversible.	Slight	Adverse	Moderately Significant
Urban Grain	<u>During Construction:</u> Existing gap within urban grain.	There is no existing urban grain on the site for the construction to impact, however construction works will be considered to control any impacts on the surrounding urban grain.	Low	Slight	Local	Short/Medium term. Reversible	Moderate	N/A	Not Significant
	<u>All other periods:</u> Creation of a new piece of urban grain.	Creation of a new urban grain, reflecting the finer historic grain of the site. The new grain will allow permeability along existing streets and provide the opportunity for improved public realm.		Slight	Local	Long-term. Irreversible	Moderate	Beneficial	Not Significant
Cumulative Impact Comments	<u>During Construction:</u> Existing gaps within urban grain start to become in filled.	Construction works will be considered to control impacts on the surrounding townscape character. Adverse impacts will be temporary, therefore removed after the construction phase.	Low	Slight	Local	Short-term/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Creation of a new piece of urban grain and townscape within Princes Dock.	Creation of a new urban grain. The new grain will allow permeability along existing streets and provide the opportunity for improved public realm.		Slight	Local	Long-term. Irreversible	Slight	Neutral	Not Significant
Land Use	<u>During Construction:</u> Buildings will remain unused until the construction phase is complete.	No existing land use for construction to impact.	Medium	Moderate	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Site expands commercial use, and residential above.	New uses will respond to the mix of uses in the surrounding area.		Moderate	Local	Long-term. Irreversible	Moderate	Beneficial	Moderately Significant

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
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Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
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Appendix 7.1: Townscape Residual Effects Table: Description of Change, Magnitude and Significance									
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Cumulative Impact Comments	<u>During Construction:</u> Buildings remain unused until construction period is complete.	Gradual development of a new mix of uses as part of the wider masterplan. Phased construction approach will minimise impacts.	Medium	Moderate	Local	Short-term/Medium term. Reversible	Moderate	Adverse	Not significant
	<u>All other periods:</u> Site expands mix and range of uses within Princes Dock.	New commercial and residential uses will respond to the existing and proposed mix of uses in the surrounding area, and will complement the existing uses within Princes Dock.		Moderate	Local	Long-term. Irreversible	Major	Beneficial	Moderately Significant
Building Heights	<u>During Construction:</u> Existing gap in the urban grain causes a lack of enclosure onto Princes Dock. This will gradually diminish as construction completes. The height of the building is taller than the adjacent buildings within Princes Dock, but in keeping with the other existing taller buildings within the CBD.	The site is currently cleared. Construction works will be considered to control impacts on the surrounding buildings. Adverse impacts will be temporary, therefore removed after the construction phase.	High	Major	Regional	Short/Medium term. Reversible	Moderate	Adverse	Significant
	<u>All other periods:</u> Change in development height from the existing cleared site to a building of a scale which is higher than any other existing building within Princes Dock, but in keeping with other surrounding tall buildings within the commercial area to the East.	The massing and design of the building is in keeping with the scale of existing buildings within Princes Dock and the CBD behind.		Major	Regional	Long term Irreversible	Moderate	Neutral	Significant
Cumulative Impact Comments	<u>During Construction:</u> Existing gap in the urban grain causes a lack of enclosure onto Princes Dock. This will gradually diminish as construction completes.	The sites are currently cleared. Construction works will be considered to control impacts on the surrounding buildings. Adverse impacts will be temporary, therefore removed after the construction phase.	High	Major	Regional	Short-term/Medium term. Reversible	Moderate	Adverse	Moderately Significant
	<u>All other periods:</u> Change in development height from the existing cleared sites to several buildings of a range of different scales within the Princes Dock neighbourhood. Some of similar existing heights, others much taller. The shanghai tower and the parameter plot adjacent to the Royal Liver buildings are of a scale which may impact on the heights of surrounding buildings.	The massing and design of the buildings are mostly in keeping with the scale of existing buildings within Princes Dock and the CBD behind. However the Shanghai tower parameter and the parameter adjacent to the Royal Liver Buildings are of a scale which may have adverse affects. The character and detail of the cumulative applications are yet to be defined, so any mitigation information is not complete.		Major	Regional	Long term Irreversible	Moderate	Adverse	Significant
Movement and Linkages	<u>During Construction:</u> New movement and linkages through the site will be limited until construction completes.	Hoarding around the site will allow pedestrian movement along William Jessop Way.	Low/Medium	Moderate	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Movement and linkages maintained around the site.	Existing pedestrian and cycle routes will be enhanced, improving permeability through the site. A palette of appropriate materials will clearly define pedestrian, cycle and vehicular movement.		Moderate	Local	Long-term. Irreversible	Slight	Beneficial	Not Significant
Cumulative Impact Comments	<u>During Construction:</u> New movement and linkages through the site will be limited until construction completes.	Hoardings around the development sites, and a phased approach will allow pedestrian movement along William Jessop Way and Princes Parade.	Low/Medium	Moderate	Local	Short-term/Medium term. Reversible	Moderate	Adverse	Moderately Significant
	<u>All other periods:</u> Movement and linkages potentially improved around the site.	Existing pedestrian and cycle routes will be enhanced, and new connections developed, improving permeability through the site. A palette of appropriate materials will clearly define pedestrian, cycle and vehicular movement.		Moderate	Local	Long-term. Irreversible	Moderate	Beneficial	Moderately Significant
Environmental Designations & Public Open Space	<u>During Construction:</u> Access to existing areas of public realm will be maintained during construction.	No existing public open space for construction to impact.	Medium	Slight	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Enhanced public realm, including new public spaces and street trees.	Proposals seek to improve the public realm immediately adjacent to the site.		Slight	Local	Long-term. Irreversible	Slight	Beneficial	Moderately Significant
Cumulative Impact Comments	<u>During Construction:</u> Access to existing areas of public realm will be maintained during construction.	Construction works will be considered to control impacts on the existing dock water body and areas of public realm. Adverse impacts will be temporary, therefore removed after the construction phase.	Medium	Moderate	Local	Short-term/Medium term. Reversible	Moderate	Adverse	Not Significant

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	<u>All other periods:</u> Some areas of enhanced public realm, including new public spaces and street trees, but views of existing water body (Princes Dock) obscured from the World Heritage Site.	Proposals seek to provide new hard and soft public spaces within the site, as well as an enhanced public realm and new pedestrian crossing across the dock. The detail of the cumulative applications are yet to be defined, so any mitigation information is not complete.		Moderate	Local	Long-term. Irreversible	Moderate	Adverse	Significant

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