

Great George Street Developments

Great George Street

Consultation Statement

Issue | September 2018

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 260088-00

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1 Introduction

This Consultation Statement has been prepared by Arup on behalf of Great George Street Developments Ltd. (GGSD) and supports the full planning application to:

“...demolish existing structures and erect a mixed use development over 7 buildings (2-18 storeys) comprising 466 apartments and 37 townhouses (Use Class C3), 9,178sqm of commercial space (Use Classes A1, A2, A3, A4, C1, D1 and D2) with associated access, parking, servicing, soft and hard landscaping and public open space”.

On currently vacant brownfield land bounded by Great George Street, St James Street, Duncan Street, Upper Pitt Street, Cookson Street and Hardy Street (see figure 1).

The purpose of this report is to document the engagement undertaken prior to the submission of the planning application and should be read in conjunction with the supporting *Planning Statement*.



Figure 1 – Great George Street Site Location Plan

1.1 Structure of this Statement

This Consultation Statement is intended to assist in the consideration of the planning application. This structure of the report is as follows:

- Section 2: Context;
- Section 3: Engagement Process;
- Section 4: Feedback;

- Section 5: Scheme Response to Feedback;
- Section 6: Conclusions;
- Appendix A: Public Exhibition Leaflet;
- Appendix B: Leaflet Distribution Area;
- Appendix C: Public Exhibition Poster;
- Appendix D: Social Messaging;
- Appendix E: Liverpool Echo Article;
- Appendix F: Liverpool Business News Article;
- Appendix G: Place North West Article;
- Appendix H: The Business Desk Article;
- Appendix I: YM Liverpool Article;
- Appendix J: Public Exhibition Display Boards;
- Appendix K: Public Exhibition Feedback Forms;
- Appendix L: Public Exhibition Photographs;
- Appendix M: Historic England Consultation Feedback; and
- Appendix N: Places Matter Response.

2 Context

National Policy

National Planning Policy Framework (July 2018)

The National Planning Policy Framework (NPPF) is a key part of the Government's reforms to make the planning system less complex and more accessible.

In the NPPF, the objectives of the new planning system are set out within three inter-related components:

- an economic objective;
- a social objective; and
- an environmental objective.

The guiding principle of the new planning framework is a “presumption in favour of sustainable development”. Paragraph 11(d) in the NPPF states that “where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The NPPF highlights good design as a key aspect of sustainable development, in that it “creates better places in which to live and work and helps makes development acceptable to communities”; therefore, clarity about design expectations and effective engagement throughout the process is essential to achieving well-designed places (paragraph 124).

The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- Support the delivery of strategic policies contained in local plans or spatial development strategies; and
- Shape and direct development that is outside of these strategic policies (paragraph 13).

Another guiding principle of the NPPF is valuing the significance of early engagement to improve the efficiency and effectiveness of the planning system for all parties involved; thus, creating better coordination between public and private resources and improved outcomes for the community (paragraph 39). The NPPF seeks to provide a platform that allows local people to shape their surroundings (paragraph 15).

Paragraph 39 of the framework states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle (paragraph 42).

The Localism Act 2011 also seeks to engage and involve local communities more in the planning process. It seeks to give new rights and powers for communities and individuals to challenge local government on decisions and service provision. The Act also introduced requirements for developers to engage with local communities prior to submission of certain planning applications. The requirement covers four points:

- Developers must consult communities before submitting certain planning applications, having regard to any advice that their local planning authority may provide.

- They must consider any responses they receive before they finalise their proposals and submit their applications.
- When submitting their application, they must account for how they have consulted the local community, what comments they have received, and how they have taken those comments into account.
- Proposed applications must be publicised in such manner that brings the proposed application to the attention of the majority of those who live at, or otherwise occupy, premises in the vicinity of the land (paragraph 61w2). Publicity under this section must:
 - Set out how people may be comment on or collaborate with the design of the proposed development; and
 - Provide information about the timetable of consultations so that those wishing to comment may do so in good time.

Together with the Localism Act, the NPPF seeks to give individuals a greater role and say in what happens in their local community.

National Planning Practice Guidance

The NPPF is supported by a number of National Planning Practice Guidance pages which provide further information in relation to the policies outlined in the NPPF. One such guidance page provides detail on ‘engagement and pre-decision matters’ and covers:

- Public engagement practices;
- Identifying statutory and non-statutory consultees;
- Timescales for engagement; and
- Re-engagement after an application has been amended.

Local Policy

Liverpool City Council Statement of Community Involvement (2013)

At a local level Liverpool City Council (LCC) adopted a Statement of Community Involvement in 2013. This document outlines LCC’s strategy for involving community groups, stakeholders and other organisations in the consideration of planning applications and the preparation of the Liverpool City Council Local Development Framework.

With regards to the engagement procedures for planning applications, LCC places a strong emphasis on early engagement and encourages pre-application with LCC.

Liverpool Unitary Development Plan (UDP) (2002) and Draft Liverpool Local Plan (May 2018)

The Liverpool UDP (2002) and emerging Local Plan (May 2018) have several references to community engagement. Regarding proposed sites for development, the Draft Local Plan states that proposed developments must demonstrate

community engagement by addressing any identified planning impacts in order to gain community support for the specific development throughout the planning process.

3 Engagement Process

This section details the pre-application engagement undertaken by the applicant prior to the submission of the planning application. In accordance with the objectives of the relevant planning policy and guidance on pre-application engagement, the engagement process was progressed through the following measures:

- Formal pre-application discussions with LCC;
 - 22nd March 2018
 - 30th April 2018
 - 10th July 2018
 - 30th August 2018
 - 13th September 2018
- Consultation with Historic England on Tuesday 22nd May 2018;
- Attendance at a Places Matter! Design Review on Monday 11th June 2018; and
- Public engagement exhibition held on the Tuesday 5th June 2018.

Details on each of the engagement measures undertaken are provided below.

3.1 Pre-Application Discussions

The Liverpool City Council (LCC) Statement of Community Involvement (SCI) states that all potential applicants are encouraged to enter early dialogue with LCC. The more complex and potentially sensitive the proposal is, the more important this early dialogue becomes.

In line with this guidance, there has been ongoing dialogue with LCC since March 2018, to ensure that all requirements from LCC are being met and any issues are identified in sufficient time to allow them to be fully and properly addressed to allow for an efficient determination process once the application has been submitted.

There have been three formal pre-application meetings and two additional pre-application discussions regarding this scheme in total as well as ongoing dialogue with LCC on a wide range of issues such as:

- Planning submission requirements;
- Development design and materials;

- Heritage matters;
- Stakeholder / community engagement;
- Transport, highways and servicing;
- Visual Amenity;
- Townscape and Visual Impact; and
- Public realm landscaping.

The pre-application meetings have not only allowed the development team to update LCC on the progress of the application but discussions have been held and suggestions made to make the scheme a better development based on LCC's knowledge and experience of the City. This open engagement has led to a better, more robust scheme which works well for not just the residents and occupiers of the development but also the general public who intend to use the improved public realm and enhanced Great George Street. Notes summarising each pre-application meeting are set out below.

1st Pre-Application Meeting – 22nd March 2018

Attendees: Paul Vertigen (LCC), Andy Dingwall (LCC), Neal Hunter (GGSD), Chris Bolland (Brock Carmichael Architects), Phil Malthouse (Brock Carmichael Architects), Georgina Baines (Planit-IE), Ian Ford (Arup) and Katelyn Nagle (Arup).

- The design team provided a brief background to the site and picked up on previous consents including the most recent hybrid consent (planning ref 15O/1998). Although there is outline consent for phases 2 and 3, the team clarified that the development coming forward and discussed in these meetings would be for a standalone full application for phases 2 and 3 of the site.
- The team presented landscape proposals for the site and focussed on the potential to reanimate Great George Street, creating green spaces and better opportunities for cyclists and pedestrians whilst possibly narrowing the street itself.
- LCC was generally supportive of this idea but stressed the importance of detailed assessment to ensure vehicles would be able to properly use the road and to verify that improved landscaping would work with existing underground services. The question of who would manage the improved public realm was raised by LCC; it was stated that this would need to be discussed further once more details are proposed.
- The team then reintroduced the revised scheme and discussed changes in massing, building orientation and uses. It was stated that where possible, mass and quantum of development will be similar to the previous outline consent; where massing changes, there will be clear justification for this and will help promote activity and involvement into the scheme. It was discussed that there will be a shift in heights from the previous consent, but that the team will try and not go any taller than the previous scheme.

- Phase 2 is planned to be mostly residential to knit into the surrounding area, and Phase 3 would be mostly commercial in order to make new connections to allow people to access the site properly and link to the Baltic Triangle.
- It was discussed that constraints of the site could be turned into opportunities. For instance, the vent shaft from the railway tunnel will need to be retained but could be turned into a public space; the team would like to take advantage of this and not hide it away.

2nd Pre-Application Meeting – 30th April 2018

Attendees: Paul Vertigen (LCC), Andy Dingwall (LCC), Samantha Campbell (LCC), Neal Hunter (GGSD), Chris Bolland (Brock Carmichael Architects), Phil Malthouse (Brock Carmichael Architects), Georgina Baines (Planit-IE), Kate Wooff (Planit-IE), Ian Ford (Arup) and Katelyn Nagle (Arup).

- The design team confirmed the public engagement event would take place in early June and that the team was still looking at a submission of summer 2018.
- The list of supporting documentation needed for submission was confirmed between the design team and LCC via email on 6th April 2018. Additionally, an EIA Screening Request was submitted to LCC for their Screening Opinion on 19th April 2018.
- The design team took LCC through the evolved scheme, stating that the heights had shifted and that work was still being done to understand best massing for key locations. Phase 2 would consist of Townhouses and Private Courtyards with parking access whereas Phase 3 would see a change in levels and would be more commercial with retail and large office spaces and residential apartments above.
- LCC raised that the massing of buildings within Phase 3 against the existing buildings along Duncan Street would be a big challenge and that the team would need to ensure the proposed buildings aren't too overbearing to the existing houses. The team confirmed they were working up a scheme to reduce impact as much as possible, but that due to levels and massing already there, there would be an impact whatever the design.
- Sections and sketches from different views were shared to show that the original highest point from the outline consent had been moved further away from the Anglican Cathedral and its shoulders to give the Wedding House more breathing space.
- LCC emphasised that strategic views need to be looked at in more detail. The team confirmed that a detailed Townscape Visual Impact Assessment would be completed as part of the supporting documentation.
- In regard to landscaping, the team raised that security and movement have been considered as part of the entire site and the public realm has aimed to create spaces to dwell, meander and bring Great George Street into the development and vice versa.

- The reconfiguration of Great George Street was raised and it was confirmed that the proposal would look to reduce the highway to 7.3m and potentially redesign the highway junction near the Wedding House to make it more pedestrian accessible. Relocation of bus stops, provision of cycle amenities and servicing through laybys will all be considered.
- LCC stressed the importance of instructing a Highways Consultant to test the designs to ensure there would not be significant negative impact on the surrounding roads.
- Landscaping would be mindful of Chinatown's proximity, introducing Chinese patterns into the public realm materials to show a sense of place could be a possibility. The design would encourage movement between the phases.
- LCC queried who would manage and maintain the Great George Street area if landscaped to a high quality. It was agreed this would be discussed at a later stage and could be dealt with through a management strategy or through the s106.
- LCC raised that views, heritage and transport impacts may be the main planning matters and may need to be reviewed through an EIA. The team stated that the Screening Letter sets out why an EIA shouldn't be considered for this scheme and comparisons drawn against the previous consented scheme, which did not require an EIA.
- It was stressed by LCC that inclusive access is important and needs to be considered; the team clarified that they have thought about key access points, especially in regard to level changes across the site, to ensure all users may access the site from key areas.
- LCC stressed the importance of speaking to Historic England as soon as possible to get their thoughts of key views. The team confirmed a meeting would be arranged in the next couple of weeks and that all comments would be shared with LCC. *(Note: Consultation with Historic England took place 22nd May 2018. Refer to Section 3.2.)*
- LCC also suggested a Places Matter! Design Review. *(Note: Places Matter! Design Review took place 11th June 2018. Refer to Section 3.3.)*

3rd Pre-Application Meeting – 10th July 2018

Attendees: Paul Vertigen (LCC), Andy Dingwall (LCC), Samantha Campbell (LCC), Tom Edwards (LCC), Neal Hunter (GGSD), Chris Bolland (Brock Carmichael Architects), Tom Glover (Brock Carmichael Architects), Kate Wooff (Planit-IE), Maisie Irlam (Planit-IE), Ian Ford (Arup), Ben Haddock (Arup), and Katelyn Nagle (Arup).

- The design team provided an overall update on the project. The public engagement event took place 5th June 2018 to mainly positive feedback from local stakeholders and the community, who expressed support that the site was moving forward. A hotel is being confirmed for the site, which has been incorporated into Phase 2 of the design. Dialogue is

continuing with investors from the previous scheme in regard to Phase 1 (which is not part of this application).

- It was discussed that the team met with Historic England on 22nd May 2018 and held a design review with Places Matter! on 11th June. The design has taken comments from both into account and has progressed with the scheme (*note: see Section 3.2 and 3.3 for more details*).
- LCC inquired about the scheme's height in comparison to the Anglican Cathedral. The team clarified that Historic England's main concern was that height did not exceed the Anglican Cathedral shoulder, and that the design has been amended to take this into account. LCC expressed desire to see proposed views to understand the perspective and it was stated that the TVIA is being discussed internally, with views to be progressed from this upcoming appointment.
- It was confirmed that Ben Haddock from Arup has been appointed as Transport Consultant and is beginning data collection to support the Transport Assessment as part of the supporting documentation.
- The design team presented changes to the scheme, which have resulted from comments received at the Places Matter! Design Review. The addition of a hotel operator in Phase 2 will create activity and address concerns regarding movement in this phase. Additionally, entrances into Phase 3 have been reconsidered and repositioned to create better flow into the scheme from the Baltic Triangle.
- A major change concerns where the design backs onto the existing Duncan Street townhouses, which has now become a private garden for Phase 3 residents. This allows the commercial square in Phase 3 to be tightened and also creates a buffer for the existing residents on Duncan. The massing has similarly been adjusted so that it is now a gradual increase from these existing residences, towards the more commercial area along Great George Street.
- Materials for Phase 3 square will be industrial and timber. Phase 2 will be more of a courtyard space with higher quality materials and will be very 'green'. The private residential garden in Phase 2 will have timber decks and edible foraging.
- LCC stated that the space in front of the Wedding House will need to interact positively with the emerging Legacie development across St James Street, for which a planning application has just been submitted (*note: now approved 18F/1649*). The team stated that transport surveys are happening along Great George Street and that these will be complemented by traffic surveys being done by the adjacent schemes.
- LCC emphasised it's better to use standard materials for the kerbs and road to ensure replacement materials are easy to find. The design team should clarify what highway is adopted and what additional areas will need to be adopted, so that LCC Highways can understand what they are responsible for.

- The design team is going to revisit the kerb around Great George Place to ensure the design works with traffic flow.

Additional meetings took place on 30th August and 13th September with a select few of the project team and LCC (Paul Vertigen and Tom Edwards on 30th August and Tom Edwards and Andy Dingwall on 13th September). These meetings focussed on key areas of the scheme to ensure that the team had considered the detail of what is a large mixed use scheme. Discussions included:

- Establishing a scheme which dealt with the visual amenity impact on existing buildings;
- Confirming views which would be submitted as part of the Townscape and Visual Impact Assessment with detail focussing on the Woodside Ferry Terminal View and how the scheme has evolved to work well with the Anglican Cathedral being retained as a prominent feature on the landscape;
- Details of public realm the landscaping materials and how Great George Street should be managed by both LCC and the applicant;
- Transport and highway discussions to help understand the intention of where land should be adopted, managed by the applicant and agree in principle a materials palette.

During these pre-application meetings, the design team have worked closely with LCC to ensure that the development has the right intention and outcomes suitable for this site. Based on recommendations, the design of the scheme has evolved and through open dialogue where the team have been able to agree on a final proposal which has been submitted as part of this planning application.

The design evolution of this development is set out in more detail within the supporting Design and Access Statement.

3.2 Consultation with Historic England

The design team engaged with Marie Smallwood of Historic England (HE) on Tuesday 22nd May 2018 to present plans for the scheme and to receive feedback at an early enough stage that comments could be incorporated into the design. After the meeting, the team presented HE with subsequent information to supplement what was discussed in person. A written response was received from HE on 4th June 2018, which can be found in full in Appendix M.

In summary, Historic England recognised the historic prominence of the Great George Street area, both in regard to the city's maritime history and proximity to Chinatown. HE stated their principle remit in consideration of the proposals for the site was in regard to the Anglican Cathedral and ensuring that no scheme has a harmful effect on the dominance of this structure.

HE stated it is critical that buildings sit below the shoulder of the Anglican in height. Drawings provided to HE on 23rd May 2018 demonstrate that the tallest

point of the scheme is no higher than previously agreed in earlier approved schemes.

Therefore, Historic England concluded that the proposals would not cause harm to the dominance of the Grade I Cathedral and stated they have no objection to the scheme amendments. Additionally, HE concluded that as the proposed building sits respectfully in the setting of the Anglican Cathedral, that the proposal may move forward as appropriate; and providing the height and massing of the scheme remain unaltered, HE does not need to be involved further.

3.3 Places Matter! Design Review

The design team attended a Places Matter! Design Review on Monday 11th June 2018 to discuss the development. Information was presented to the panel for their review following a discussion on the design. The information shown was similar content to the public engagement exhibition.

Following the Design Review, the panel produced a written response dated Friday 15th June 2018 offering comments and recommendations based on the information provided. It stated that the panel was supportive of the overall concept and the nature of the proposal (see Appendix N).

The panel supported the idea to change the very nature of the place but suggests the desire to “calm and connect” is more carefully detailed to consider the footfall level variation across the site and back into the Baltic Quarter.

In relation to the connectivity of phase 1 (central square), it is observed that the square currently appears trapped and fails to lead you south towards the Baltic. The panel recommend revising the urban design contextual analysis to determine more sensitive and appropriate alternatives to the geometry of the scheme so that it is more easily navigable and more highly connected. Specifically, it is encouraged that work with the link to the North is continued and work with the link to the south is strengthened to optimise connectivity and “spontaneous footfall” to the popular Baltic Triangle. The panel supported the commercial square as it will not suffer “leakage issues” highlighted in the central square.

The panel recommend tightening up of the key visual and critical connections through the existing street pattern to optimise activity within the site and to produce a clearer hierarchy of the spaces, making the key spaces the most powerful. Landmarks could be used to provide orientation cues for the user.

The panel queried the level of land devoted to built-form versus open-space and encourages a re-evaluation on the function and need for all the open-space to determine greater clarity of space purpose. Additionally, the panel suggests reconsideration of ‘semi-private space’ which can create confusing interpretation and sense of belonging.

The panel recommends more consideration of the shadow analysis on the squares also suggesting that removal of the railings to the north would be an unnecessary process.

The panel supported the overall massing and height of the southern end of the scheme but recommend creating a mini design guide to showcase what is intended to be created. It is suggested that material and street typologies from the Kings Cross Masterplan approach are considered.

Overall, the panel support the principle and nature of the development. Further evaluation of the recommendations, which primarily focus on the functioning of the spaces and position of some of the blocks, is suggested however, the panel are aware that all the queries highlighted may not be workable.

Through the detailed discussion and formal response, the team took comments on board which helped to evolve the scheme. Further information can be found in the Design and Access Statement.

3.4 Engagement Exhibition

An engagement exhibition was held at Siren, 54 James Street, Liverpool on Tuesday the 5th of June 2018. Invited guests from local community groups, the City Council, press teams and the general public were given the opportunity to come to the venue between 12:30pm and 7pm.

The purpose of the exhibition was to give the local community an opportunity to comment on the proposals. An engagement exhibition was considered to be the most appropriate method of engagement which would maximise the opportunity for the general public and stakeholders to view the proposals and ask questions to the project team.

It was important to involve the general public, specifically in the local area due to the history of the site and the negative press it had received recently through other failed developments.

Members of the project team were available to explain the proposals to all who attended. Representatives included:

- Chris Bolland, Brock Carmichael Architects
- Phil Malthouse, Brock Carmichael Architects
- Neal Hunter, Great George Street Developments Ltd.
- Charlie Tomlinson, Great George Street Developments Ltd.
- Kate Wooff, Planit-IE
- Georgina Baines, Planit-IE
- Paul Grover, Associate Director at Arup
- Ian Ford, Senior Town Planner at Arup
- Katelyn Nagle, Graduate Town Planner at Arup

Leaflets were sent to residential buildings and businesses within the locality of the site informing them of the engagement events one week prior to the event. A total of 235 leaflets were distributed on Thursday the 31st of May. A copy of the leaflet

can be found in Appendix A and a map of the distribution area can be found in Appendix B. An additional 100 posters were also distributed in areas surrounding the Baltic Triangle, Berry Street and Chinatown. A copy of the poster can be found in Appendix C.

To ensure the event was well publicised, messages were released on social media can be found in Appendix D and an advert was also placed in the Liverpool Echo, which is the most prominent and well-read newspaper in the catchment of the site, which ran on Thursday 31st May 2018, this can be found in Appendix E.

Articles on the scheme which also advertised the engagement event appeared on Liverpool Business News on Thursday 31st May 2018 (Appendix F), Place North West on Thursday 31st May 2018 (Appendix G), The Business Desk on Thursday 31st May 2018 (Appendix H) and YM Liverpool on Friday 1st June 2018 (Appendix I).

A set of display boards were prepared (Appendix J) which illustrated background information on the site, photos and a location map of the existing site, key opportunities and the proposed design proposals for the site. Attendees were invited to review the information, with assistance from the design team representatives when required.

Feedback forms were provided for attendees to comment on the proposed development. People were encouraged to fill in feedback forms to reflect the public views on the scheme. All completed feedback forms can be seen within Appendix K.

If people were not able to attend the engagement day, contact details were given out to allow them to speak to a member of the project team who could provide them with development details. Thus, ensuring that those individuals who were unable to attend, were still able to input into the engagement process. The engagement material were also uploaded to the Great George Street project website for people to review the material outside of the consultation time.

The project team also kept a record of the main points discussed, this is set out in Section 4 of this report.

4 Feedback

The exhibition was well attended with over 70 people attending throughout the day. The following section identifies the 5 key themes emerging from the feedback.

4.1 Public Engagement Feedback

A total of 17 feedback forms (Appendix K) were received following the engagement events. Photographs from the event can be found in Appendix L. This section provides a summary of the engagement responses received by the project team over the course of the event. The comments received can be summarised under the following themes:

- Support for the scheme;
- Added value to the local area;
- Concerns about design sensitivity;
- More opportunities for building a sense of community amongst residents; and
- More opportunities for public engagement throughout development.

A full analysis of the feedback can be found in Section 5.

100% of people who completed a feedback form also completed the comments section on the form. Of the comments made, 68% were positive and 32% left neutral comments regarding concerns which they hoped to be addressed in due course. The main concerns focussed around design sensitivity, ensuring it is sustainable and fitting with the surrounding area, as well as maintenance issues not being addressed at the back of Duncan Street.

Responses can be summarised through the resulting broad themes:

- Thought out, forward thinking and ambitious design for this site;
- A sense of excitement for development to go ahead on this site; and
- Concerns of current social and environmental problems not being resolved.

5 Scheme Response to Feedback

The table below outlines the consultant team responses to the issues raised. Full responses can be found in Appendix K.

The comments received identified in the previous section have been grouped together under three topics of key issues or points of discussion with initial responses. These are outlined in the table below:

Comment/Query	Scheme Response
THEME 1: Design Queries	
Integration of green space work with wider city plans.	Planit-IE have been tasked with the job to create new open spaces with improved landscape areas. The development proposals show this with a mix of public and private spaces for all types of users.
Clarity of pedestrian access and direction of travel as well as legible links to the Baltic Creative and Chinese Community.	The supporting Transport Assessment have picked up on pedestrian access and the team have worked with the landscape architects and architects to ensure that inclusive access for all has been considered. Conversations have been held with the local community to ensure that the design takes into account of local neighbourhoods.
Block massing. Specifically blocks around the Wedding shop which overpower the building in the current massing proposal.	The design has taken into account of the Wedding House and sees it as an asset to the development. The design of the neighbouring buildings work with the Wedding House and this understanding can be seen in the Townscape and Visual Impact Assessment.
THEME 2: Community knowledge / engagement	
Would value consistent engagement throughout the development.	Engagement did not simply end with the public consultation group and further communication with interest groups and anyone who wanted to be remained updated has taken place
Concerns about ties with previous investors and the level of LCC involvement	LCC have been a critical friend throughout this process and have helped developed the application through pre-application advice meetings. The previous investors were focussed on Phase 1 of the site, this application is for phase 2 and 3.
THEME 3: Social and Environmental Maintenance Concerns	
Concerns by existing residents on Duncan Street about a desired clean up phase to address problems of littering, overgrown vegetation and animal infestations.	As soon as these issues were raised with the Duncan Street residents, the applicant ensured that the area was cleared and cleaned. This area continues to be maintained and the supporting Maintenance Strategy sets out how the site will be managed going forward.
Increased noise pollution in the area.	A Noise Impact Assessment is included within the application and sets out how with correct mitigation there should be no adverse noise impacts to existing development.

6 Conclusions

The pre-application engagement undertaken as set out in Section 2 has been in accordance with best practice as well as local and national planning policies. The policies detailed in Section 2 are considered to be conformed to and appropriate given the scale of the application proposals.

Furthermore, the engagement undertaken has been in accordance with the guidance set out in LCC's Statement of Community Involvement in that:

- The proposals have been explained to relevant interested groups, individuals and stakeholders in the area around the site, through the community engagement events.
- Members of the public and key stakeholders were asked to provide their views on the application proposals through the feedback form that was available at the engagement events and contact details should they have any further queries.

This report explains the process that has been followed, a summary of the feedback and demonstrates how we have responded to these comments.

The feedback from all types of stakeholder engagement has been useful in terms of helping the project team to recognise key issues from the local community, design and heritage advisors as well as LCC. The recurring issues raised and the key matters discussed during the engagement event have been considered in the assessments that accompany the planning application. The engagement undertaken has also given stakeholders a good understanding of the application proposals.

The scheme has been finalised following the engagement process and Section 3 of this Statement has sought to outline and address the queries and comments raised during the engagement exhibition.

Appendix A

Public Exhibition Leaflet

A New Start

the future

This is your opportunity to find out about a new and exciting vision for the site formerly known as New Chinatown.

Please join us and tell us what you think.

GREAT GEORGE STREET
DEVELOPMENTS



**PUBLIC
EXHIBITION**
Tuesday June 5
12:30pm – 7pm

Siren, 54 St James Street,
Liverpool, L1 0AB

For further information please visit
greatgeorgestreetdevelopments.co.uk

Appendix B

Leaflet Distribution Area



Appendix C

Public Exhibition Poster

A New Start

the future

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PUBLIC EXHIBITION

Tuesday June 5

12:30pm – 7pm

Siren, 54 St James Street,
Liverpool, L1 0AB

For further information please visit
greatgeorgestreetdevelopments.co.uk

Appendix D

Social Messaging

Great George Street Development – Social messaging

1. Share your thoughts on an exciting new vision for a landmark city centre location! The new vision for the site formerly known as New Chinatown will be open to the public at 54 St James Street (L1 OAB) this Tuesday.
2. There's a new vision for the site formerly known as New Chinatown and the plans are open to the public this Tuesday. Get down to 54 St. James Street to share your thoughts and ideas at the public exhibition!
3. A New Start. You're invited to join Great George Street Developments at 54 St James Street for their exhibition on Tuesday 5 June between 12.30 and 7pm. They will be mapping out their transformational vision for the site formerly known as New Chinatown!
4. Introducing the new vision for the site formerly known as New Chinatown. On Tuesday 5 June, Great George Street Developments will be sharing the exciting new plans for the site at 54 St James Street between 12 and 7.30pm.

Appendix E

Liverpool Echo Article



18° OTORS PROPERTY DIRECTORY FAMILY NOTICES SUBSCRIBE BUYSSELL DATING MERSEYSH

NEWS

New Chinatown plans get a revamp and developer says stung investors should get what they paid for

Firm that bought city centre site plans new park and says building work could start this year



By **[Alistair Houghton](#)**

16:00, 31 MAY 2018 | **UPDATED** 17:06, 31 MAY 2018

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New Chinatown SOLD in deal that could bring stalled development back to life

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The new owner of the New Chinatown development has revealed the first details of their plan for the site.

New Chinatown was to see a £200m complex of homes and commercial units built in Great George Street, below the [Anglican Cathedral](#).

But work stopped following the collapse of contractors and a legal row between previous developer North Point Global and [Liverpool council](#). It became one of the city's most high profile stalled developments.

Great George Street Developments bought the site below the Anglican Cathedral in March. It has now vowed to redesign the planned development, including creating a new "linear park" along Great George Street and improved links to the [Baltic Triangle](#).

Building work could start later this year.

And the scheme is also set to be given a new name as GGSD looks to move on from the failed previous scheme on the five-acre site.

The company, controlled by banker Jason Oakley, is holding a public consultation event next week to canvas views about what should happen to the site.

18°

New Chinatown,Great George Street.

NPG had sold apartments in phase one of its New Chinatown scheme to investors, many of whom were based in Hong Kong. The stalling of the project and NPG's later decision to quit Liverpool left them fearing for their money.

When the GGSD deal was announced, a group of angry investors who had bought flats in Phase One of New Chinatown put out an angry statement criticising the takeover. The group, under the name New China Town Buyers Ltd, said it had its own "credible developer" for the site and said investors were demanding their money back.

 [READ MORE](#)

► Police considering 'investment fraud' probe over stalled developments which scar Liverpool

New owner GGSD plans to complete Phase One of New Chinatown, which includes 117 apartments, in line with existing planning permission.

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New Chinatown was to see a £200m complex of homes and commercial units built in Great George Street, below the Anglican Cathedral

The firm says work on that building should restart later this year meaning investors should get the apartments they have paid for, though GGSD is still talking to them about its plans.

But GGSD is ripping up NPG's plans for the rest of the site.

It says its revised plans could eventually see the building of 760 homes across the site. As well as apartments, there would also be 25 family "townhouses" and more commercial and office space.

GGSD is also suggesting it will narrow Great George Street itself to create a new "linear park", while other green space would be included in the development.

LOADING

Artist's impressions of how New Chinatown in Liverpool could have looked under former owner North Point Global (Image: Infinite 3D Ltd for North Point Global)

The company says it wants to put in a planning application later this year, subject to what happens at next week's consultation.

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[READ MORE](#)

► New Chinatown SOLD in deal that could bring stalled development back to life

"Our new proposals will see the creation of new green spaces, a lovely linear park and outside event space. It will complement the Georgian Quarter, just up the hill, and connect in a sympathetic way to the Baltic Triangle and the surrounding residential properties.

"Ultimately, we want to create an inclusive, vibrant new district for the city, where people can live, work and play.

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A CGI of how New Chinatown in Liverpool could have looked under former owner North Point Global (Image: Infinite 3D Ltd for North Point Global)

"We want it to become a destination for young enterprises and established businesses alike, as well as a home for people of all ages and family circumstances.

18°

 READ MORE

► Furious row over New Chinatown sale plan as investors DEMAND their money back

This week the ECHO revealed that detectives are considering whether to start an **investigation into investment fraud following complaints** over a series of collapsed developments across Liverpool, including the original New Chinatown scheme and other developments from NPG and from Pinnacle Alliance-linked companies.

*** Details of Great George Street Developments' plans for the former New Chinatown site will be on show at a public exhibition on Tuesday, June 5, at Siren, 54 James Street. The exhibition will be open from 12.30am to 7pm.**

 TIME LINE

Liverpool developments in crisis - how the ECHO has reported city's stalled building schemes

Liverpool developer Peter McInnes: I do not launder money for drugs gangs

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Appendix F

Liverpool Business News Article

Q

New start for New Chinatown as new developer unveils £200m plan – and a lifeline for investors

PROPERTY (HTTPS://LBN... ECONOMY (HTTPS://LBN... LATEST (HTTPS://LBNDATA...

On May 31, 2018

🗨️ (https://lbndaily.co.uk/new-start-new-chinatown-new-developer-unveils-200m-plan-lifeline-investors/#disqus_thread)

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 (mailto:?subject=New start for New Chinatown as new developer unveils £200m plan – and a lifeline for

1/5



Work stalled on the original New Chinatown plan last year but now work is set to resume with a new developer

Liverpool's troubled New Chinatown scheme is set to get back on track with a new developer which has unveiled a £200m plan for the site.

And Great George Street Developments GGSD has pledged to complete the original first phase of the project meaning small Far East-based investors who feared they would lose their money will now likely get the apartments they paid for.

Work on the scheme stopped last year amid a legal row between the original developer, North Point Global, and the collapse of the contractors working on the site.

Now GGSD is pledging to restart the first phase – comprising 117 apartments and 4,122 sq ft of commercial space – this year in line with the original planning consent. But it will look to redesign later phases and will hold public exhibition and consultation.

Details of those further phases will be shared with visitors at a one day public exhibition on Tuesday June 5, between 12.30pm and 7pm, at the Siren, %4 St James Street, Liverpool, in the city's Baltic Triangle district.

Everyone is welcome to attend the exhibition, where there will be the opportunity to meet the development company's team of professional advisors and to ask questions about the plans.

Subject to the outcomes of the consultation, the company hopes to submit a planning application for the further phases this summer.

Overall, the new design for the site could see the creation of a total of approximately 760 largely one, two and three-bed apartments, 25 townhouses, 75,000 sq ft of commercial space and 31,500 sq ft of office space.

It would also see the creation of new green space and public realm, including the narrowing of Great George Street to create a new linear park.

Neal Hunter, development director for Great George Street Developments, said it had been engaging with key stakeholders on the plans and were now keen to get public feedback.

He explained: "Our view is that the new overall scheme can better align with the city's strategic aspirations and better connect with the Baltic Quarter and the existing Chinatown.

"Our new proposals will see the creation of new green spaces, a lovely linear park and outside event space. It will complement the Georgian Quarter, just up the hill, and connect in a sympathetic way to the Baltic Triangle and the surrounding residential properties.

"Ultimately, we want to create an inclusive, vibrant new district for the city, where people can live, work and play. We want it to become a destination for young enterprises and established businesses alike, as well as a home for people of all ages and family circumstances."

Advisors to the new project include Arup, Brock Carmichael architects, JMW, CBRE and Planit-IE.

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Restaurateur Gary Usher to open Prescott outlet after successful £50,000 crowdfunding drive (<https://lbdaily.co.uk/restaurateur-gary-usher-open-prescot-outlet-successful-50000-crowdfunding-drive/>)

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Appendix G

Place North West Article

NORTH WEST Place

06 June 2018



The previous scheme stalled in 2016 and has been subject to legal action by Liverpool City Council

Consultation to be held on updated New Chinatown plans

31 May 2018, 16:05

Having acquired the long-stalled plot earlier this year, Great George Street Developments will outline its plans for the five-acre New Chinatown site at an exhibition next week, with the updated proposals mooted to include 760 apartments, 75,000 sq ft of commercial and 31,500 sq ft of offices.

The long-stalled New Chinatown project, which had a gross development value of around £200m, has been subject to legal wrangling and controversy since initial plans for 800 apartments, 120,000 sq ft of office space, and a 140-bed hotel stalled in 2016 following the collapse of contractor PHD1.

Great George Street Developments, backed by banker Jason Oakley and headed up by development director Neal Hunter, acquired China Town Development Company, set up by developer North Point Global, by share purchase in February this year to allow it to restart the project.

The company confirmed it would be aiming to bring forward the first phase of the project – comprising 117 apartments and 4,100 sq ft of commercial space – in line with the previous planning consent, with work due to start later in the year.

On announcing the company's purchase of the site, Great George Street Developments' development director Neal Hunter said he wanted to ensure "all existing investors within Phase One get the apartments they signed up for".

It is also due to hold a consultation next week on its rejigged plans for the later phases.

Including the first phase, the plans for the site are now set to include 760 one, two, and three-bed apartments; 25 townhouses; 75,000 sq ft of commercial; and 31,500 sq ft of offices, although the developer said no CGIs or images were immediately available when contacted by *Place North West*.



Proposals also include creating new green space and the narrowing of Great George Street to create a park. The developer is being advised by Arup, architect Brock Carmichael, JMW, CBRE, and landscape architect Planit IE on the plans.

Subject to the outcome of the consultation, the team said it hoped to submit a planning application for the updated later phases in the summer.

Hunter said "Our view is that the new overall scheme can better align with the city's strategic aspirations and better connect with the Baltic Quarter and the existing Chinatown.

"Our new proposals will see the creation of new green spaces, a lovely linear park and outside event space. It will complement the Georgian Quarter, just up the hill, and connect in a sympathetic way to the Baltic Triangle and the surrounding residential properties. Ultimately, we want to create an inclusive, vibrant new district for the city, where people can live, work and play.

"We want it to become a destination for young enterprises and established businesses alike, as well as a home for people of all ages and family circumstances."

"We believe we have significantly improved the quality of the scheme by introducing some larger commercial space and a more diverse mix of residential, including family homes."

A consultation on the plans will be held on Tuesday 5 June between 12:30 and 7pm at the Siren, 54 St James Street.

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Your Comments

Liverpool has one of the oldest Chinese communities in the UK, if not the oldest. China Town Liverpool deserves so much more, especially from the City Council – than it currently has! This should be a cultural place and capture the history and importance to the city. Lets hope enough people go to give their comments and it is great for the city and the area.

June 01, 2018 at 12:23 pm By Bob Dawson

So yet more visuals to look forward to... more consultation? Just build it!

June 01, 2018 at 2:32 pm By Craig Earley

bring back the splash scheme

June 01, 2018 at 3:38 pm By t

Oldest in Europe I believe?



**Construction
Interiors
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Appendix H

The Business Desk Article

Developer to unveil new designs for controversial site



Previous plans for New Chinatown

[Property](#) | [May 31 2018](#) | [Neil Hodgson](#)

A developer is set to reveal a new vision for a high profile regeneration project in Liverpool where work has been at a standstill.

Great George Street Developments is holding a public exhibition and consultation on plans for the site formerly known as New Chinatown, a five-acre regeneration scheme in the city centre.

Work on phase one of the development – comprising 117 apartments and 4,122 sq ft of commercial space – is set to resume later this year in line with a previous planning consent.

But the developer is redesigning the other phases of the scheme to ensure it aligns more closely with the city's strategic aspirations and better connects and relates to the Baltic Quarter and Chinatown

Details of those further phases will be shared with visitors at a one day public exhibition next Tuesday, June 5, between 12.30pm and 7pm, at the Siren, 54 St James Street, Liverpool.

The exhibition is open to all, and there will be the opportunity to meet the development company's team of professional advisors and to ask questions about the plans.

Subject to the outcomes of the consultation, the company hopes to submit a planning application for the further phases this summer.

Overall, the new design for the site could see the creation of a total of approximately 760 largely one-, two- and three-bed apartments, 25 townhouses, 75,000 sq ft of commercial space, and 31,500 sq ft of office space.

It would also see the creation of new green space and public realm, including the narrowing of Great George Street to create a new linear park.

Related Articles

1.

[Liverpool's stalled £200m New Chinatown scheme set to resume following acquisition](#)

2.

[Council considers CPO on stalled £200m New Chinatown scheme](#)

Neal Hunter, development director for Great George Street Developments, a consortium of investors which bought the company that owned the site's leasehold, said they had been engaging with key stakeholders on their plans and were now keen to get public feedback.

Mr Hunter added: "Our view is that the new overall scheme can better align with the city's strategic aspirations and better connect with the Baltic Quarter and the existing Chinatown.

"Our new proposals will see the creation of new green spaces, a lovely linear park, and outside event space.

"It will complement the Georgian Quarter, just up the hill, and connect in a sympathetic way to the Baltic Triangle and the surrounding residential properties.

"Ultimately, we want to create an inclusive, vibrant new district for the city, where people can live, work and play.

"We want it to become a destination for young enterprises and established businesses alike, as well as a home for people of all ages and family circumstances."

Mr Hunter added: "We believe we have significantly improved the quality of the scheme by introducing some larger commercial space and a more diverse mix of residential, including family homes."

Advisors to the new project include Arup, Brock Carmichael architects, JMW, CBRE and Planit-IE.

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Appendix I

YM Liverpool Article

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Developer to unveil vision for New Chinatown site

Posted by Lawrence Saunders (<http://ymliverpool.com/author/l-saunders>) in *Featured* (<http://ymliverpool.com/category/featured>), *Property* (<http://ymliverpool.com/category/property>), *Property News* (<http://ymliverpool.com/category/latest-news/property-news>) Jun, 01 2018 9:41 am No Comments (<http://ymliverpool.com/developer-to-unveil-vision-new-chinatown/33689#respond>)

The new owner of Liverpool's New Chinatown development will reveal its full vision for the stalled regeneration scheme next week.

Great George Street Developments purchased the site in March (<http://ymliverpool.com/liverpools-new-chinatown-project-resume-following-acquisition/31837>) – promising to start work on apartments and commercial space later this year.

The construction of 117 apartments and 4,122 sq ft of commercial space is in line with previous planning consent but the developer is redesigning other phases on the scheme.

Details of those new plans, which the developer says “connects and relates” the scheme to the Baltic Triangle and Chinatown, will be shared with visitors at a one day public exhibition on 5 June at Siren, 54 St James Street.

Subject to the outcomes of the consultation, the company hopes to submit a planning application for the further phases this summer.



The site formerly known as New Chinatown pictured yesterday

Overall, the new design for the site could see the creation of a total of approximately 760 largely one, two and three-bed apartments, 25 townhouses, 75,000 sq ft of commercial space and 31,500 sq ft of office space.

It would also see the creation of new green space and public realm, including the narrowing of Great George Street to create a new linear park.

Neal Hunter, development director for Great George Street Developments, says: "Our view is that the new overall scheme can better align with the city's strategic aspirations and better connect with the Baltic Triangle and the existing Chinatown.

"Our new proposals will see the creation of new green spaces, a lovely linear park and outside event space. It will complement the Georgian Quarter, just up the hill, and connect in a sympathetic way to the Baltic Triangle and the surrounding residential properties.

"Ultimately, we want to create an inclusive, vibrant new district for the city, where people can live, work and play.

"We want it to become a destination for young enterprises and established businesses alike, as well as a home for people of all ages and family circumstances.

"We believe we have significantly improved the quality of the scheme by introducing some larger commercial space and a more diverse mix of residential, including family homes."

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About Author: Lawrence Saunders (<http://ymliverpool.com/author/l-saunders>)

Appendix J

Public Exhibition Display Boards

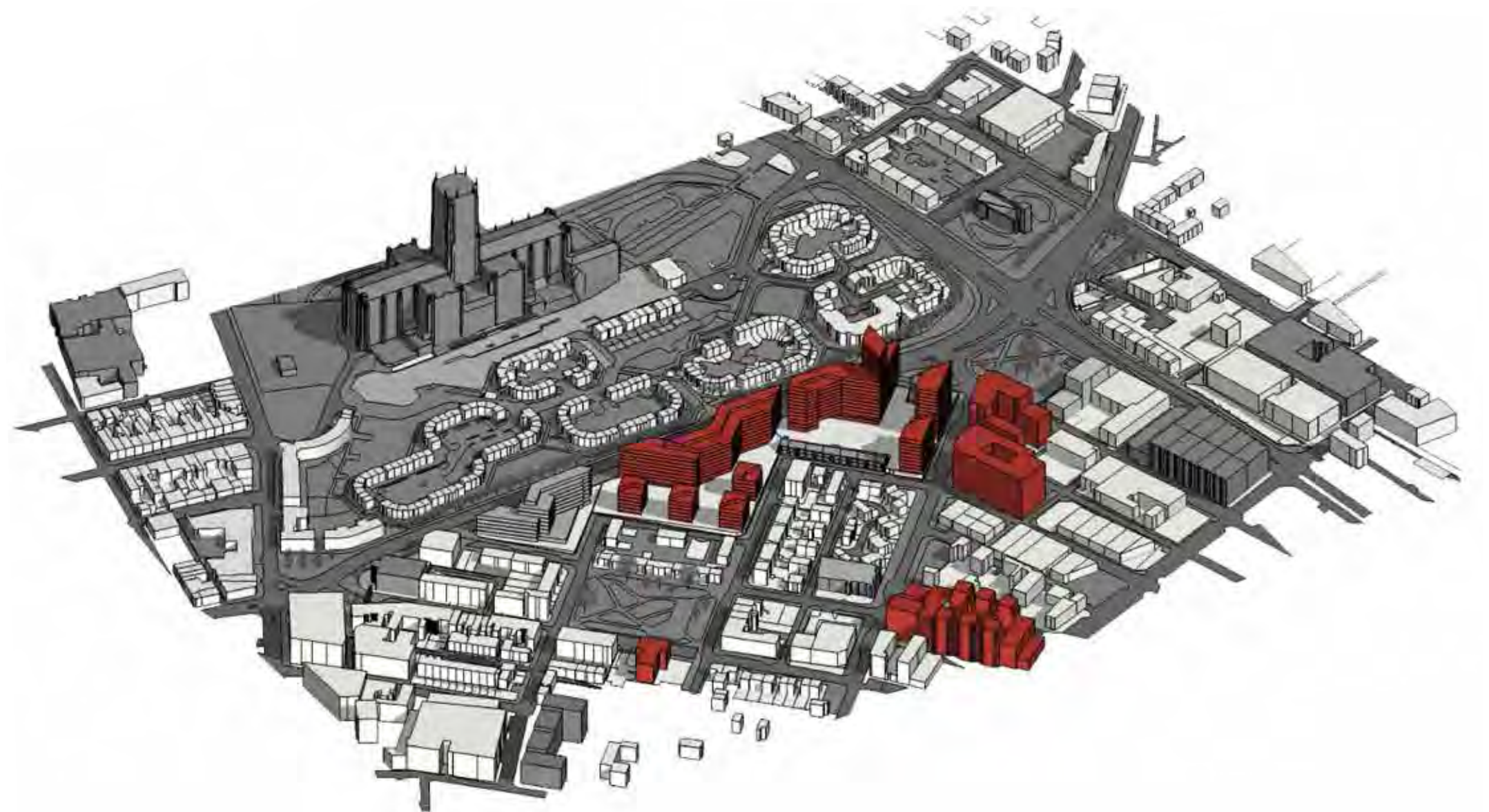
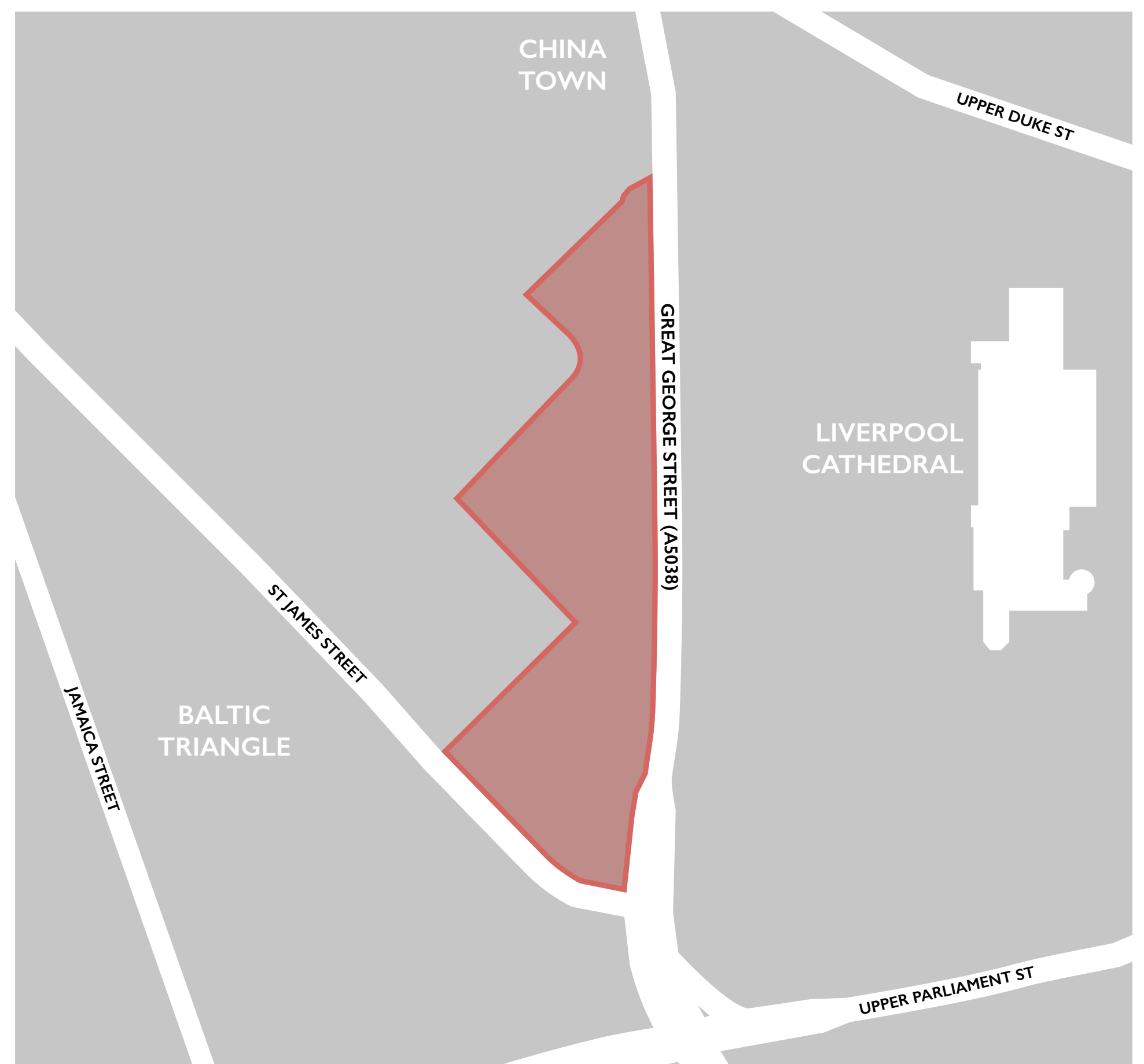
Welcome

Thank you for taking the time to visit our exhibition today. Great George Street Developments has organised this exhibition as part of the public consultation on the proposal for the former New Chinatown site at Great George Street. We are keen to hear your views on the scheme so we can understand what is important for the wider community within this landmark development.

Please take this opportunity to look at the plans and to chat with members of the project team. They will be happy to hear your views and to answer any questions that you might have.

We would be grateful if you could take a few minutes to complete a feedback form once you have viewed the exhibition.

You can see the plans online at
greatgeorgestreetdevelopments.co.uk



A Unique Location

- 01 - Princes Dock
- 02 - Pier Head
- 03 - Albert Dock
- 04 - Echo Arena
- 05 - Business District
- 06 - Castle St. & City Hall
- 07 - Liverpool One
- 08 - Baltic Triangle / Creative Quarter
- 09 - Museum, Library & Walker Art Gallery
- 10 - St George's Hall & Gardens
- 11 - Lime St. Station
- 12 - St John's & Clayton Square
- 13 - Bold St. & St Luke's
- 14 - Chinatown
- 15 - Hope St.
- 16 - Metropolitan Cathedral
- 17 - Anglican Cathedral
- 18 - Knowledge Quarter



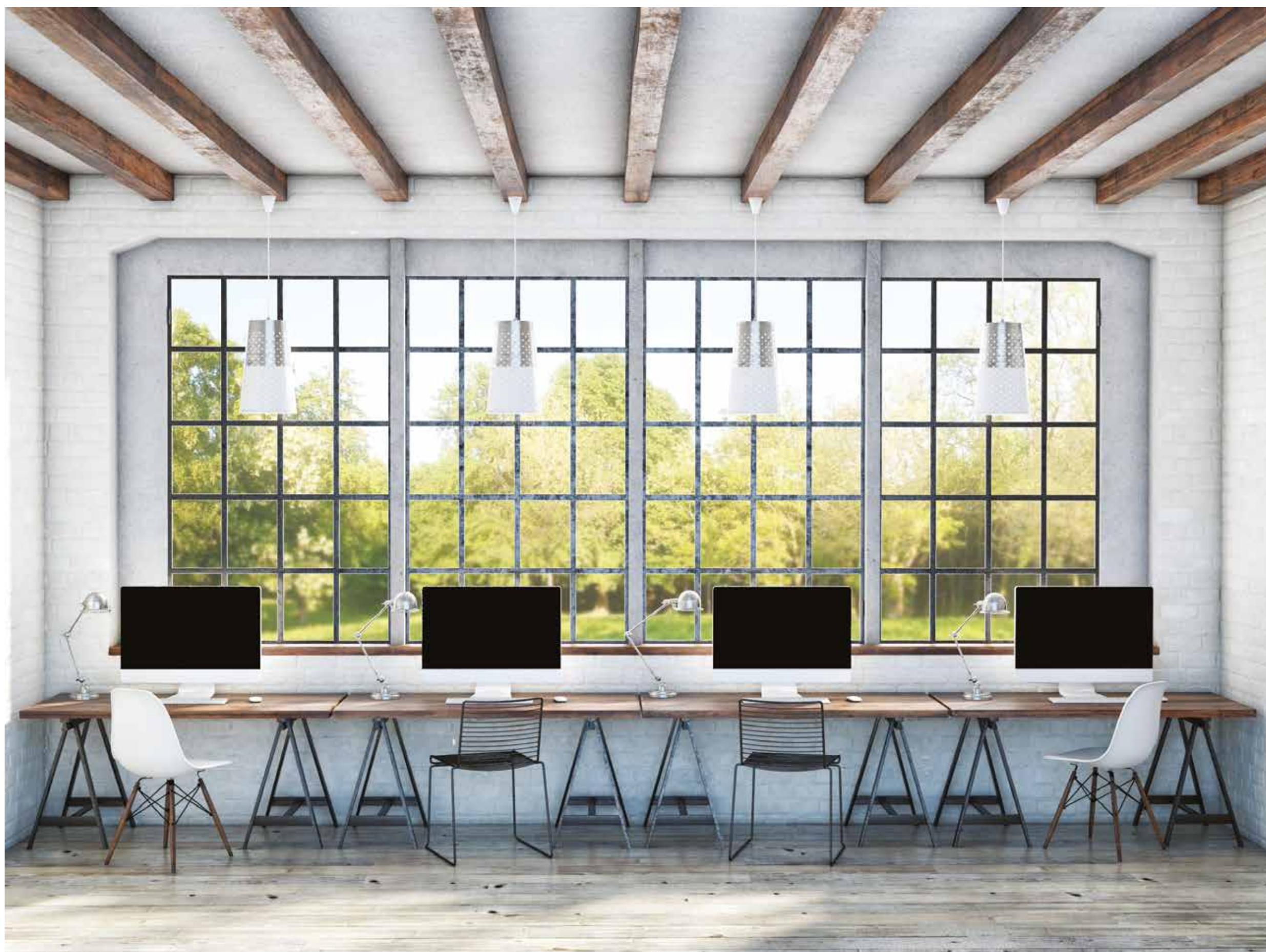
Our five-acre site is in a unique location in a unique city. It not only fronts on to a key gateway road into the city centre but is also next to a range of distinctive and culturally important districts – the Baltic Triangle, Chinatown and the Georgian Quarter, including the Anglican Cathedral. It is only five minutes' walk from the thriving Bold Street and Ropewalks retail and leisure areas and just 10 minutes' walk from the city's retail heart, Liverpool ONE, and the burgeoning Knowledge Quarter.

Our vision for the Great George Street site takes into account its relationship with neighbouring districts and our approach to design and massing will be sympathetic to those who live nearby. We want this new, emerging community to connect and relate well with the existing communities.

Our Vision



£220M
total development value



Our vision is to create an inclusive, vibrant new district for the city of Liverpool. A place where people will want to live, to work and to play. It will be a destination for young enterprises and established businesses alike, as well as a home for people of all ages and family circumstances.

It will be designed to the highest standards and will have beautiful green spaces. A place to relax as well as work. A place to visit, as well as live. A new and distinctive destination and a new asset for the city, creating jobs and improving wellbeing.

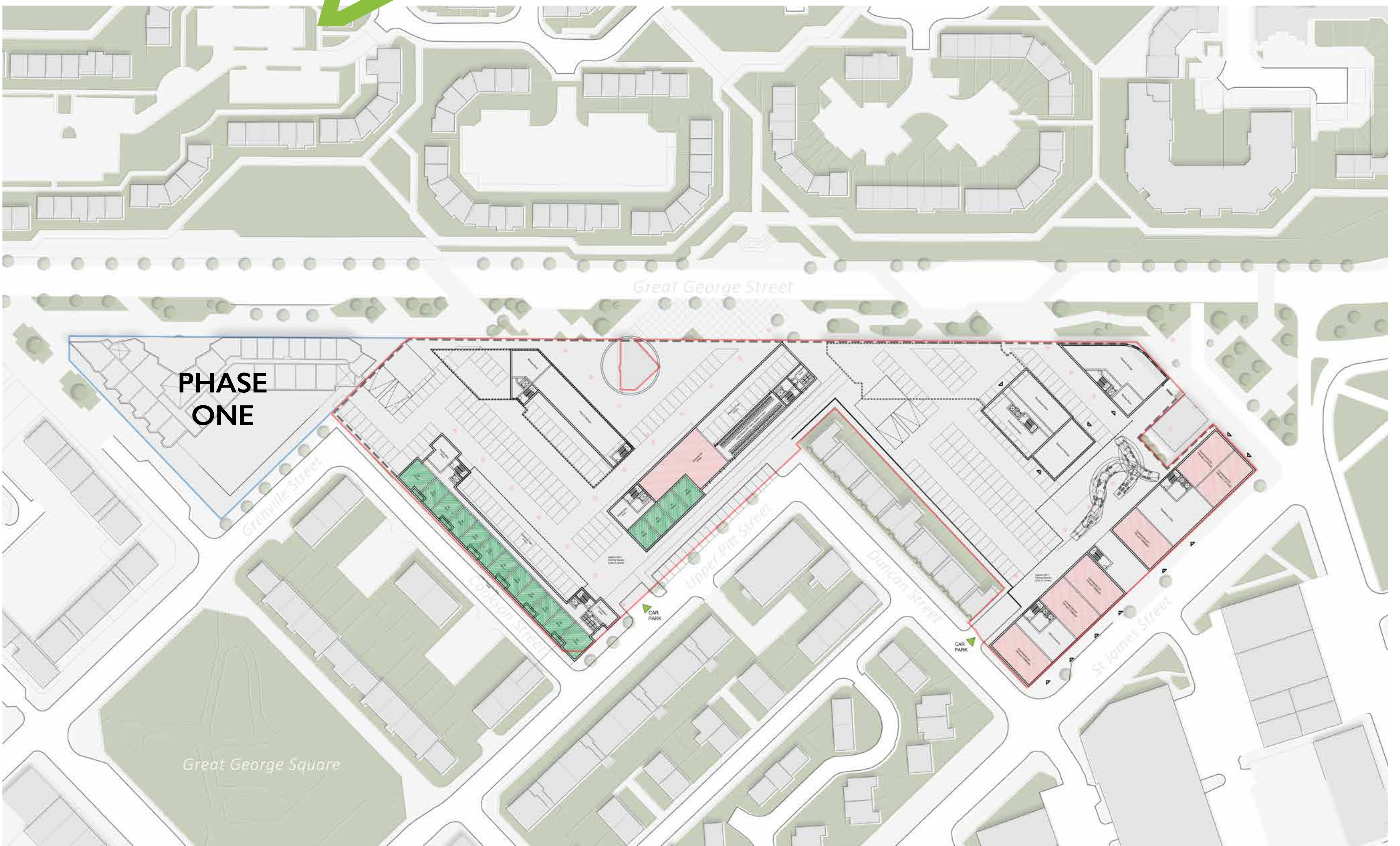


**GREAT GEORGE STREET
DEVELOPMENTS**

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Our Masterplan

01



Lower Ground Floor Plan

Our vision for the development is to create a multi-layered mixed use community where living, playing and working blend harmoniously.

We will create active commercial frontages along St James Street and at Great George Place.

And our design approach will ensure that the existing residential streets are faced by complementary townhouses and duplex apartments, completing the currently unfinished street scene.

A **lower ground floor** will be devoted to parking, high quality townhouses (highlighted in dark green) and two-storey commercial premises for use as shops, bars, cafés and restaurants (highlighted in pink).

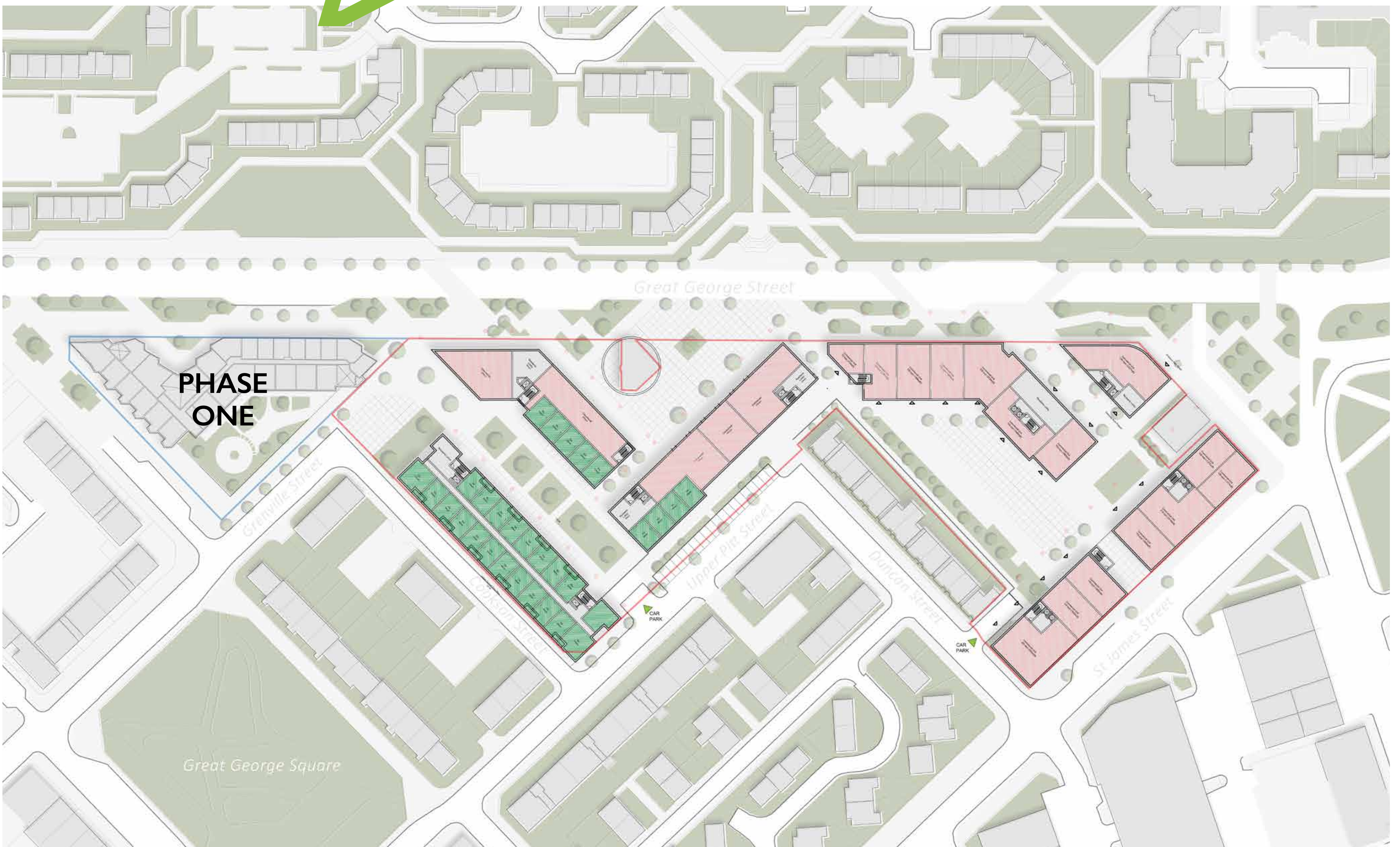
A platform will be constructed on top of the car parking to create an upper ground floor level, with additional townhouses (highlighted in green) and further commercial space which will create a vibrant and eclectic mix of retail and food and beverage space.

The first floor of the development will accommodate apartments and duplex apartments (highlighted in pale and dark green) and high quality office space (highlighted in pale blue).

The upper floors of the development will be devoted to apartments and further office space (highlighted in pale blue).

Our Masterplan

02



Upper Ground Floor Plan

Our vision for the development is to create a multi-layered mixed use community where living, playing and working blend harmoniously.

We will create active commercial frontages along St James Street and at Great George Place.

And our design approach will ensure that the existing residential streets are faced by complementary townhouses and duplex apartments, completing the currently unfinished street scene.

A lower ground floor will be devoted to parking, high quality townhouses (highlighted in dark green) and two-storey commercial premises for use as shops, bars, cafés and restaurants (highlighted in pink).

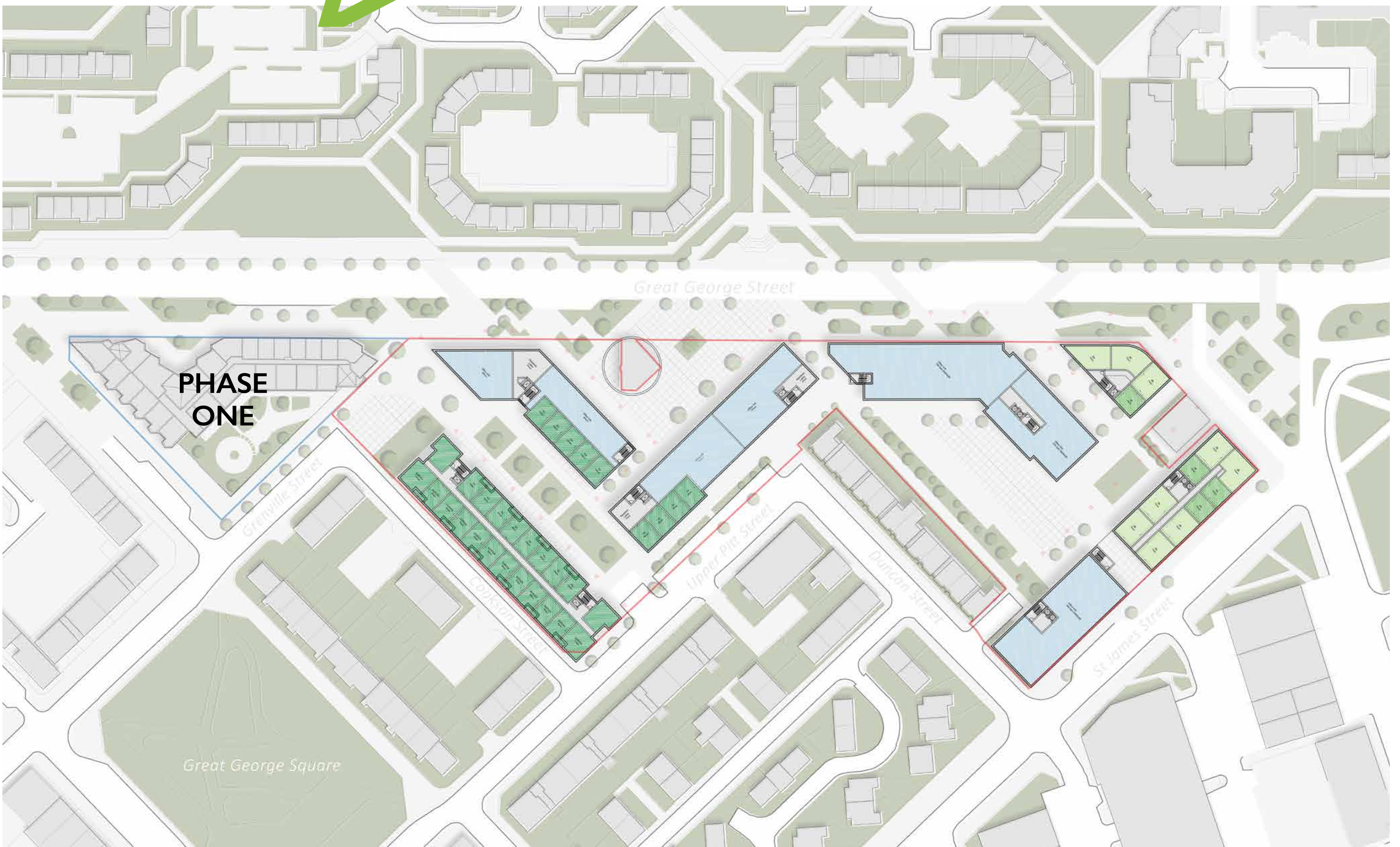
A platform will be constructed on top of the car parking to create an **upper ground floor** level, with additional townhouses (highlighted in green) and further commercial space which will create a vibrant and eclectic mix of retail and food and beverage space.

The first floor of the development will accommodate apartments and duplex apartments (highlighted in pale and dark green) and high quality office space (highlighted in pale blue).

The upper floors of the development will be devoted to apartments and further office space (highlighted in pale blue).

Our Masterplan

03



First Floor Plan

Our vision for the development is to create a multi-layered mixed use community where living, playing and working blend harmoniously.

We will create active commercial frontages along St James Street and at Great George Place.

And our design approach will ensure that the existing residential streets are faced by complementary townhouses and duplex apartments, completing the currently unfinished street scene.

A lower ground floor will be devoted to parking, high quality townhouses (highlighted in dark green) and two-storey commercial premises for use as shops, bars, cafés and restaurants (highlighted in pink).

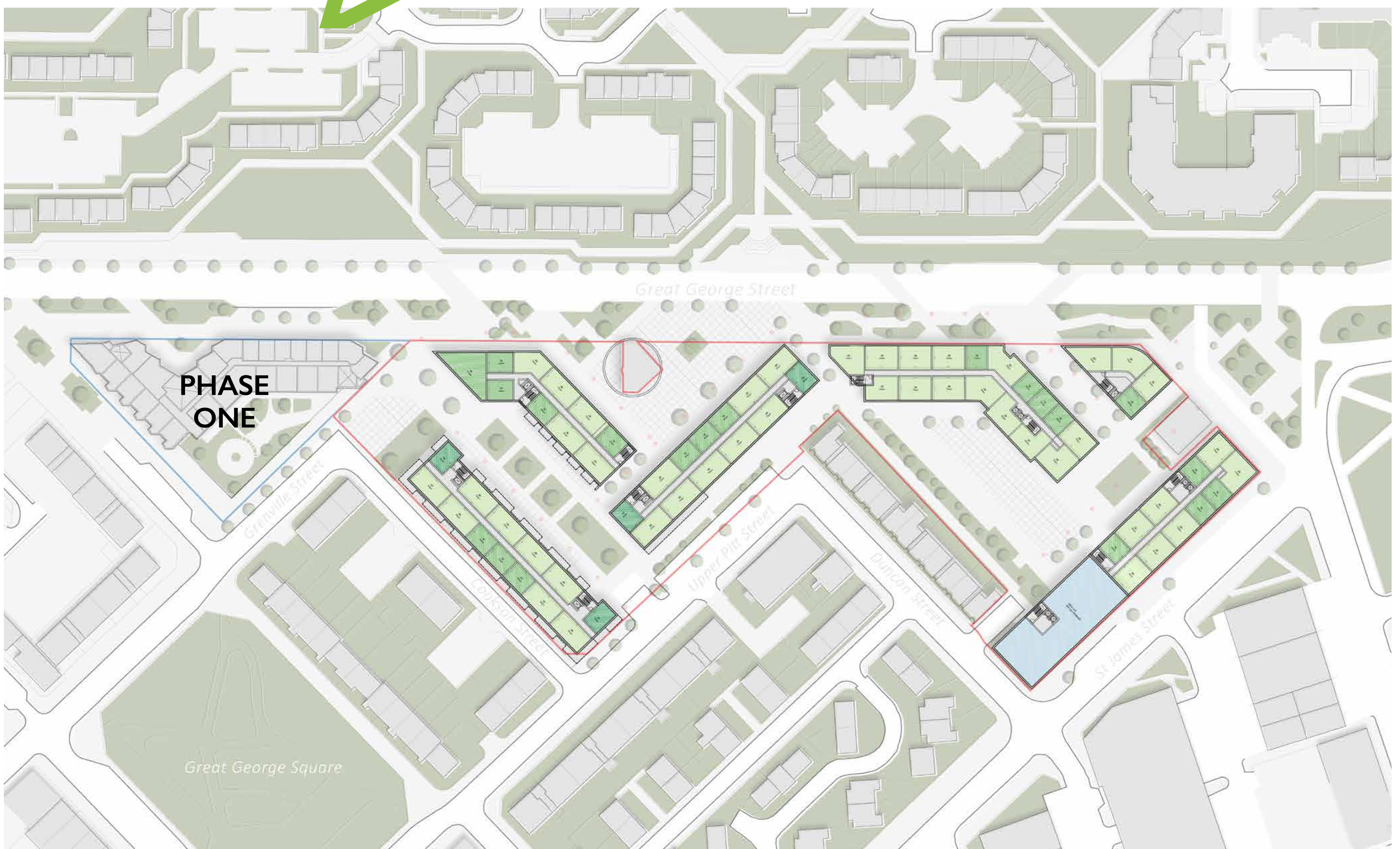
A platform will be constructed on top of the car parking to create an upper ground floor level, with additional townhouses (highlighted in green) and further commercial space which will create a vibrant and eclectic mix of retail and food and beverage space.

The **first floor** of the development will accommodate apartments and duplex apartments (highlighted in pale and dark green) and high quality office space (highlighted in pale blue).

The upper floors of the development will be devoted to apartments and further office space (highlighted in pale blue).

Our Masterplan

04



Typical Upper Floor Plan

Our vision for the development is to create a multi-layered mixed use community where living, playing and working blend harmoniously.

We will create active commercial frontages along St James Street and at Great George Place.

And our design approach will ensure that the existing residential streets are faced by complementary townhouses and duplex apartments, completing the currently unfinished street scene.

A lower ground floor will be devoted to parking, high quality townhouses (highlighted in dark green) and two-storey commercial premises for use as shops, bars, cafés and restaurants (highlighted in pink).

A platform will be constructed on top of the car parking to create an upper ground floor level, with additional townhouses (highlighted in green) and further commercial space which will create a vibrant and eclectic mix of retail and food and beverage space.

The second floor of the development will accommodate apartments and duplex apartments (highlighted in pale and dark green) and high quality office space (highlighted in pale blue).

The **upper floors** of the development will be devoted to apartments and further office space. (highlighted in pale blue).

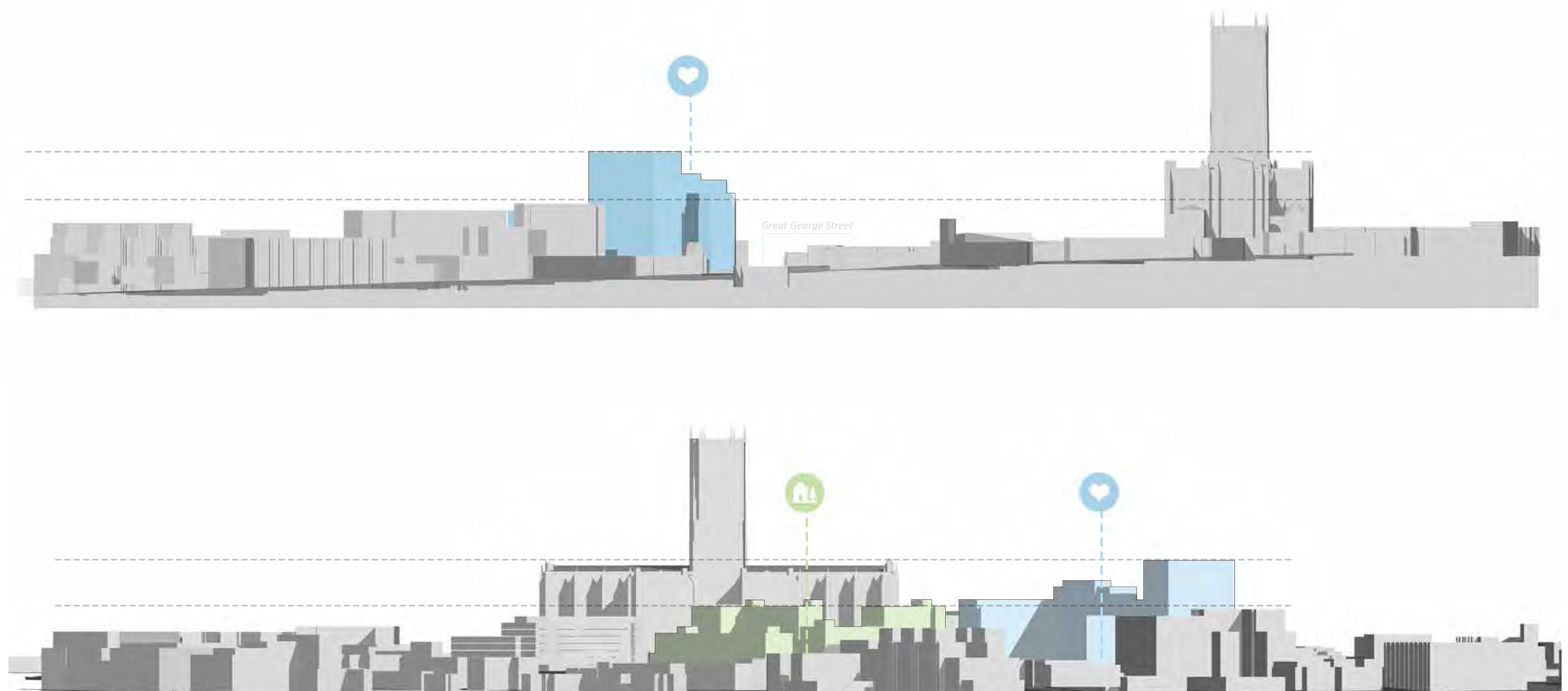
Mass and Scale

Site Massing Elevation 1 and 2

The massing, heights and scale of the development are being designed to ensure they complement the existing cityscape and are sympathetic to local residents.

The tallest buildings in the development would be 18 stories high and situated along Great George Street close to Great George Place but still no higher than the shoulders of the Anglican Cathedral.

The development would then step down in height, with the creation of open space facing existing residents on Duncan Street, and massing in line with developments in the Baltic Triangle. The proposed massing and scale is in line with the planning consent for the previous scheme.



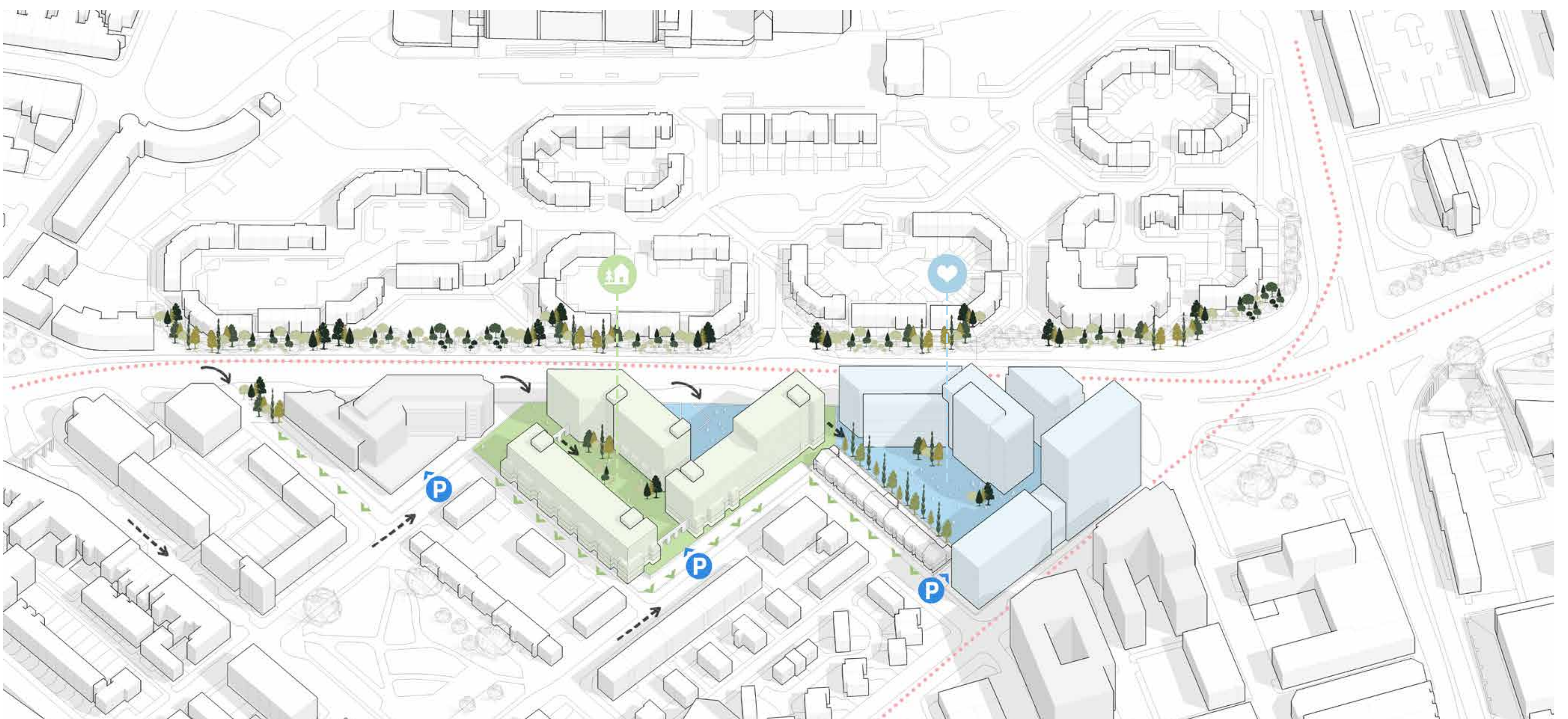
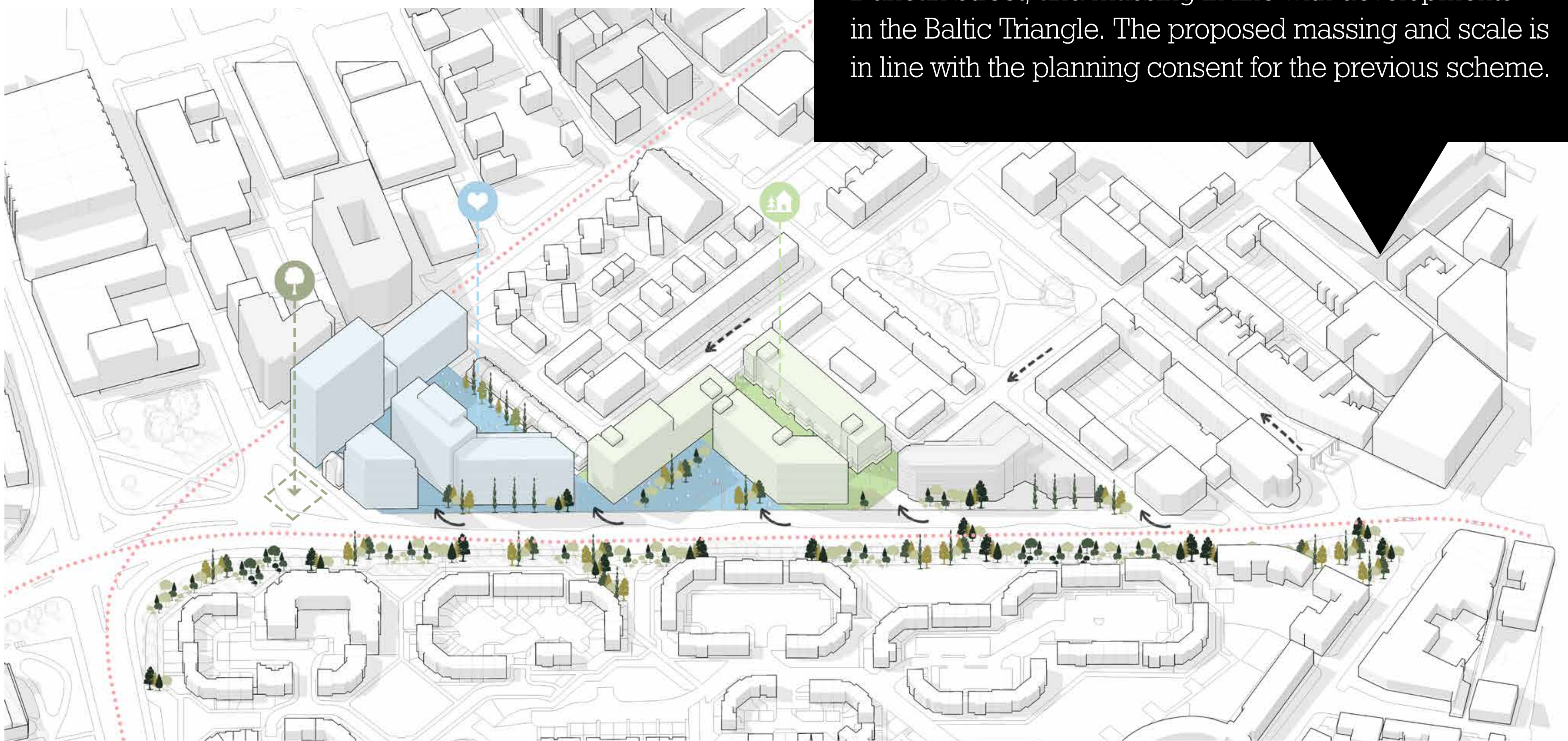
Mass and Scale

Site Massing Isometric 1 and 2

The massing, heights and scale of the development are being designed to ensure they complement the existing cityscape and are sympathetic to local residents.

The tallest buildings in the development would be 18 stories high and situated along Great George Street close to Great George Place but still no higher than the shoulders of the Anglican Cathedral.

The development would then step down in height, with the creation of open space facing existing residents on Duncan Street, and massing in line with developments in the Baltic Triangle. The proposed massing and scale is in line with the planning consent for the previous scheme.

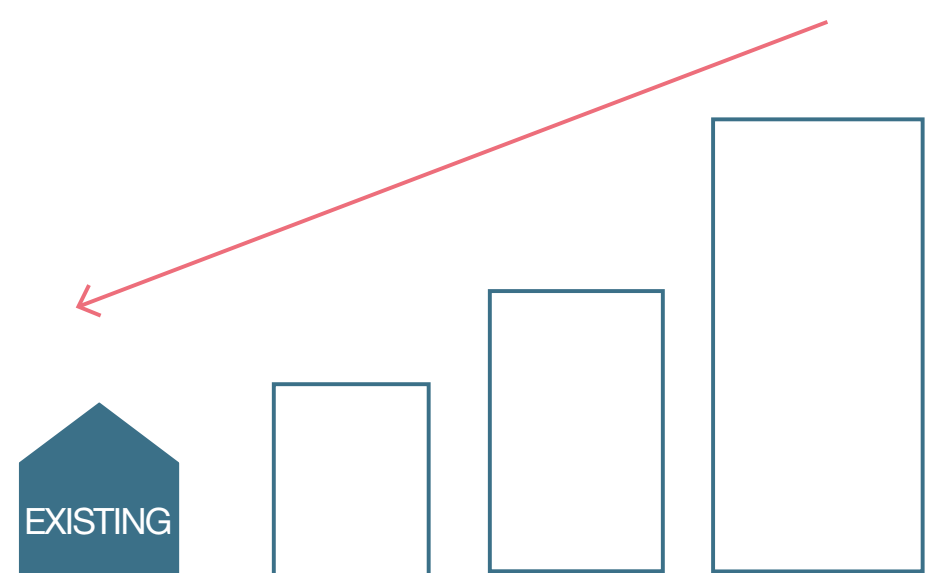


Design Principles

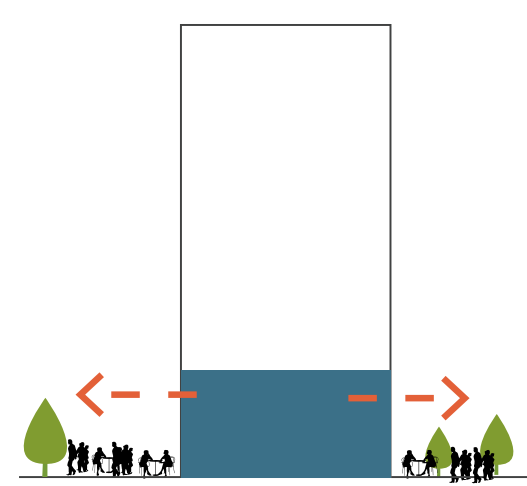
The principles which will underpin our approach to design will ensure the creation of a harmonious environment that balances the requirements for green space, privacy, safety and fully accessible public realm.

It will also enable our aspiration to create a genuinely mixed-use environment so that homes, offices, shops, bars and restaurants can co-exist successfully.

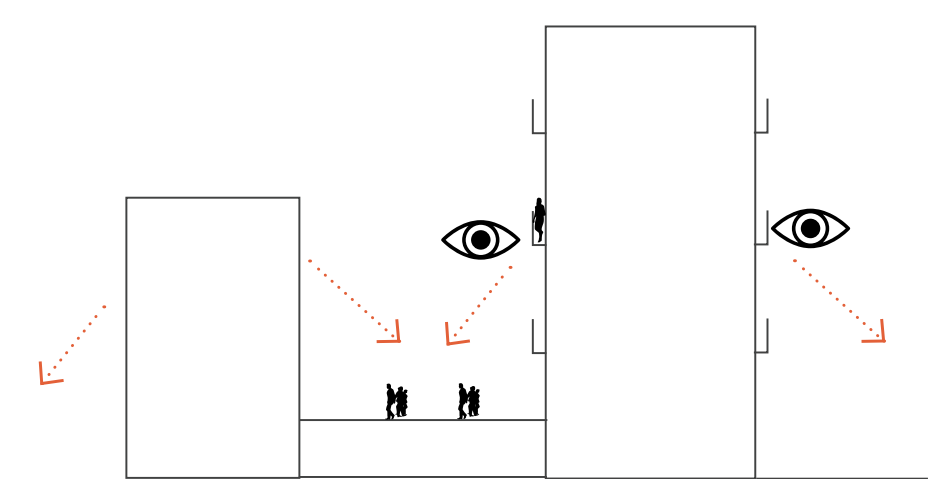
A thoughtful approach to connectivity and the right blend of height and massing will ensure the development relates to adjacent homes and communities sympathetically.



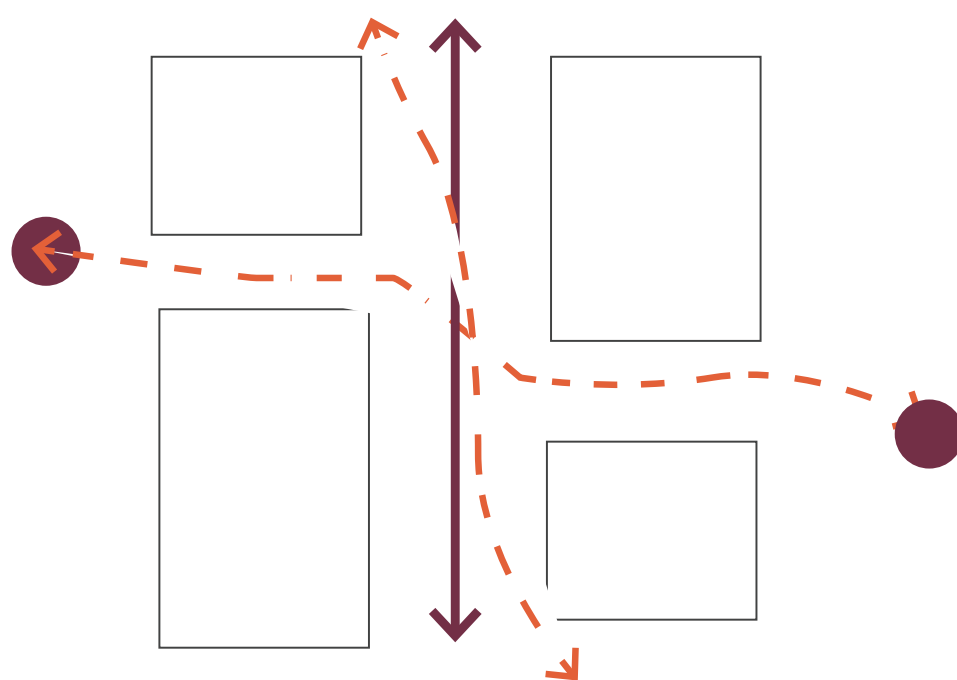
FORM AND SCALE



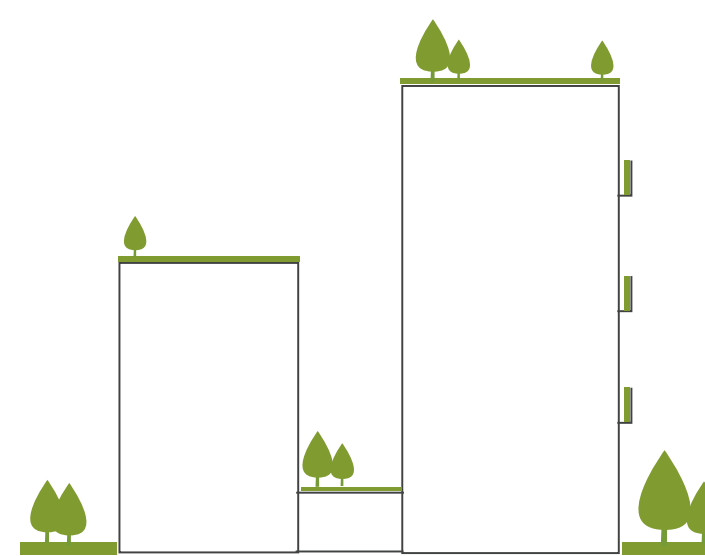
ACTIVATE THE GROUND FLOOR



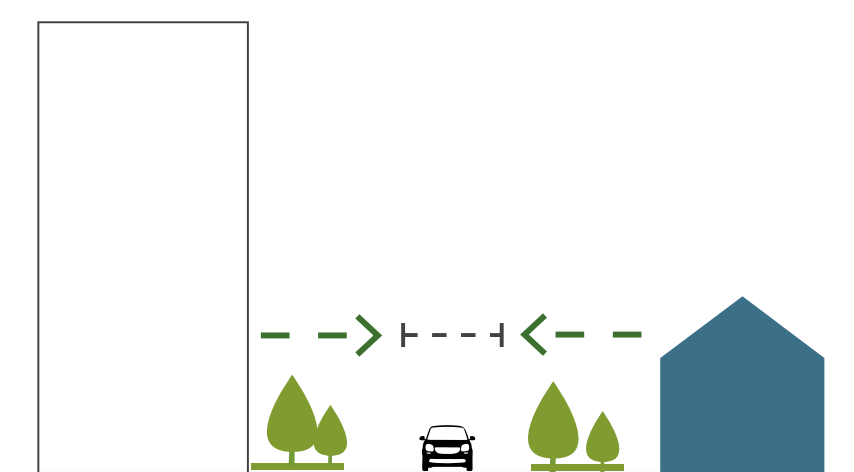
SECURITY



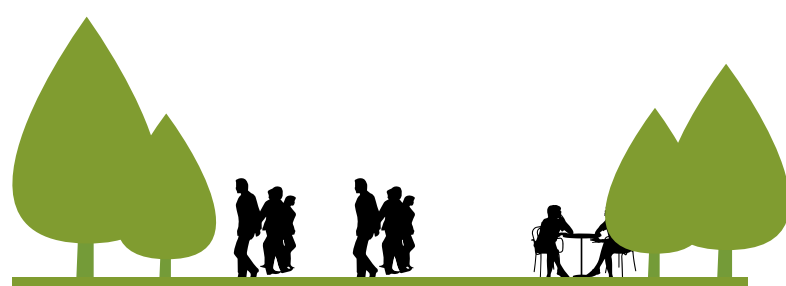
MOVEMENT AND CONNECTIVITY



LAYERING THE GREEN



REBALANCE AND GREEN THE STREET



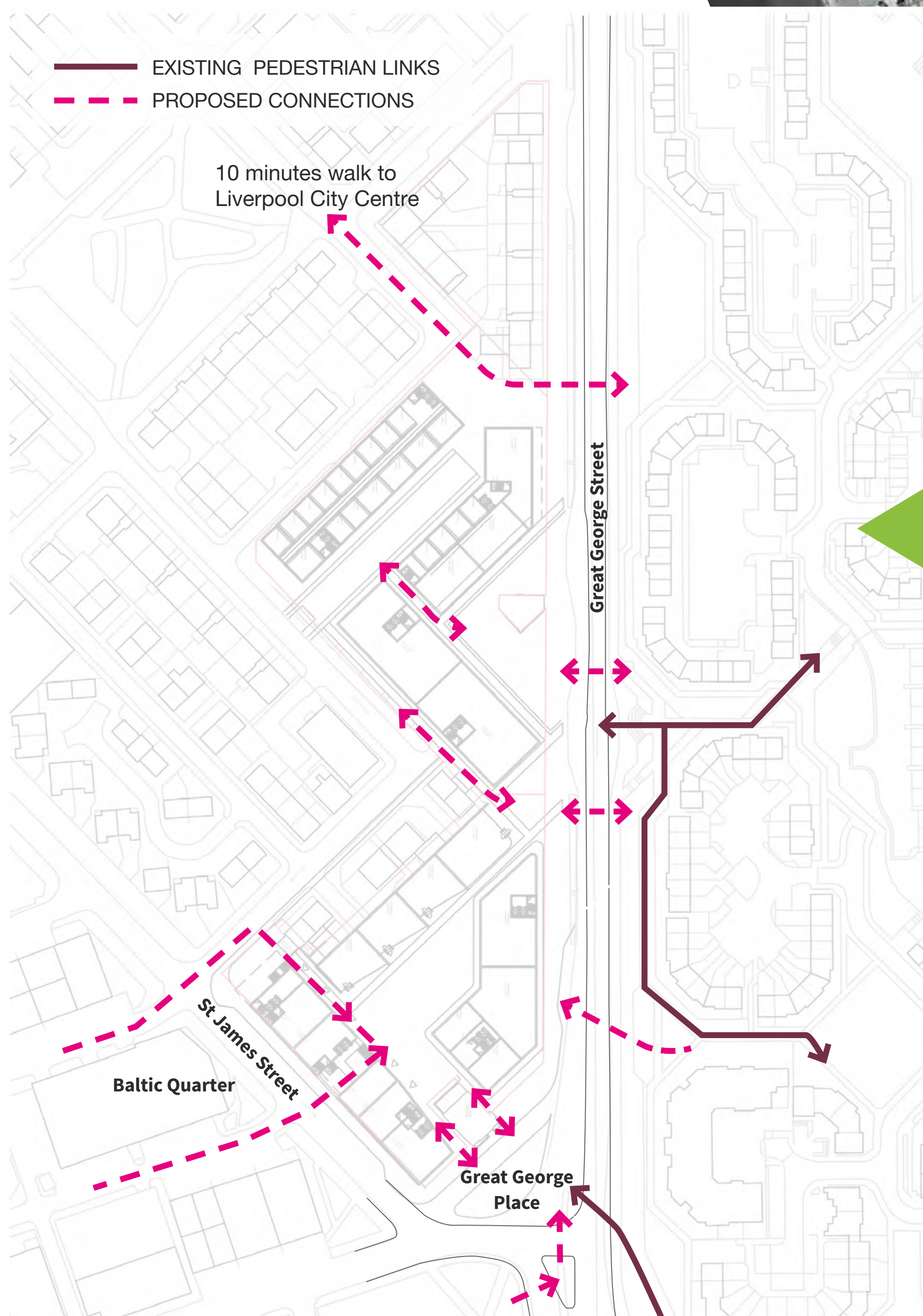
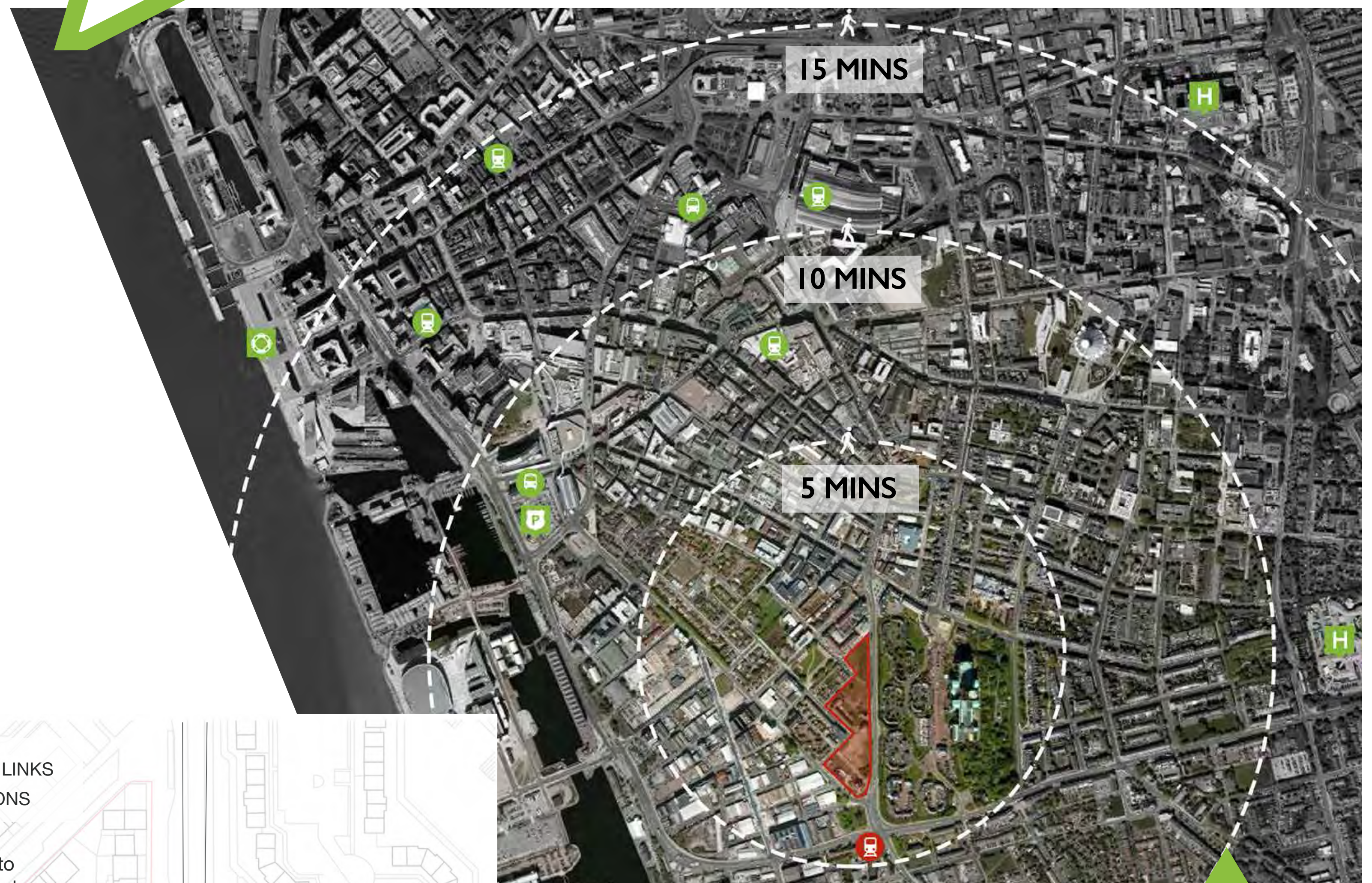
INCREASE GREEN VALUE/
NATURAL CAPITAL



DEFINE THE ZONES

Connectivity

-  - Proposed Site
-  - Proposed Station
-  - Walking Radius
-  - Bus Station
-  - Railway Station
-  - Police Station
-  - Marine Rescue
-  - Hospital



The Great George Street site is already served well by public transport routes and is only 10 to 15 minutes' walk from main bus and rail stations.

Our approach to master-planning will create new pedestrian access points into and through the site.

Live

Our ambition is to create a diverse, inclusive community which blends a range of different kinds of residential offer for people to buy and rent. Overall, the new design for the site could see the creation of a total of approximately 710 apartments, including one, two and three-bed units, plus 25 townhouses. This means the Great George Street site will be home to a diverse range of people, including families, key workers, couples and students.



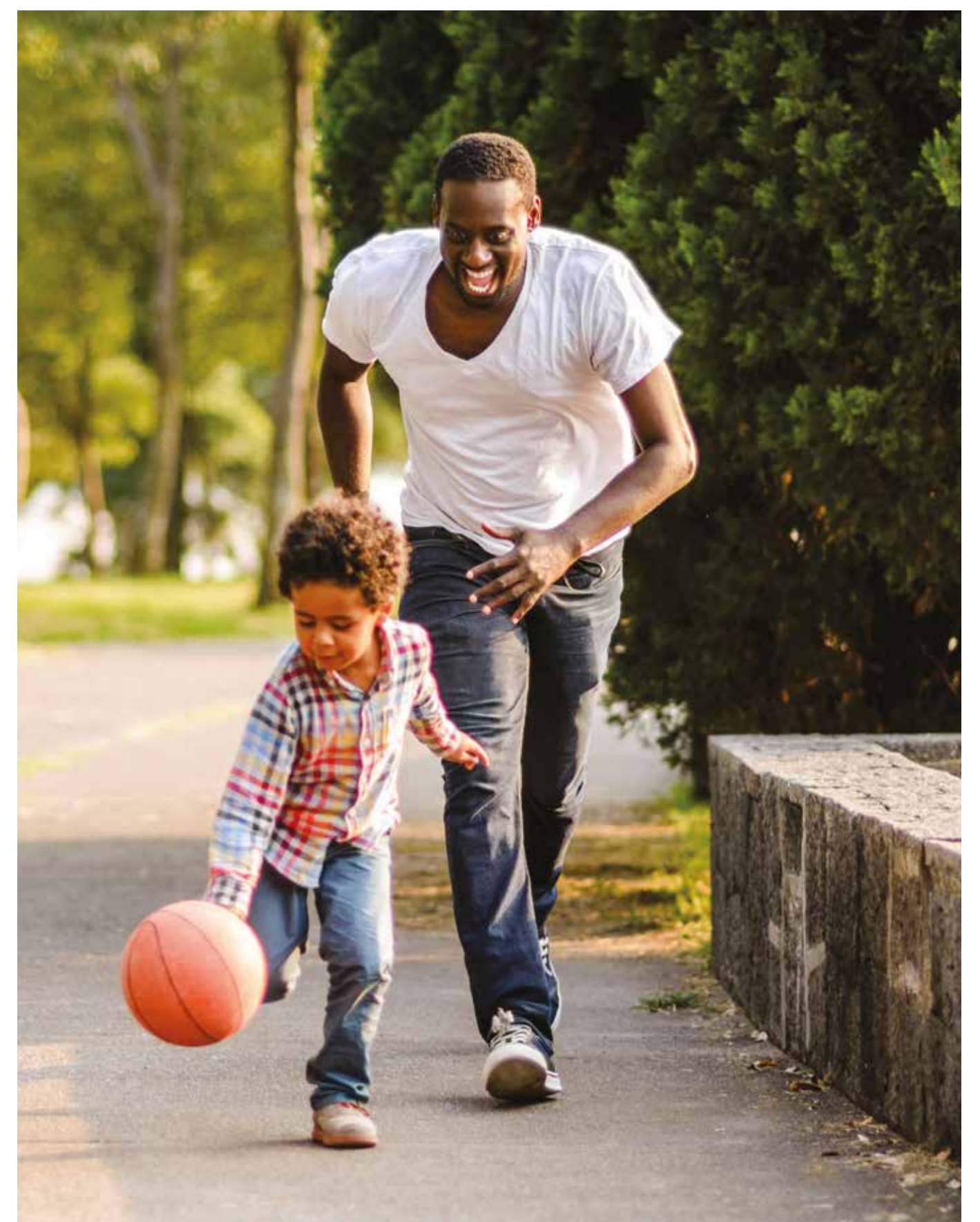
710

Apartments including studios and one, two and three-bed units



25

townhouses



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greatgeorgestreetdevelopments.co.uk

Work

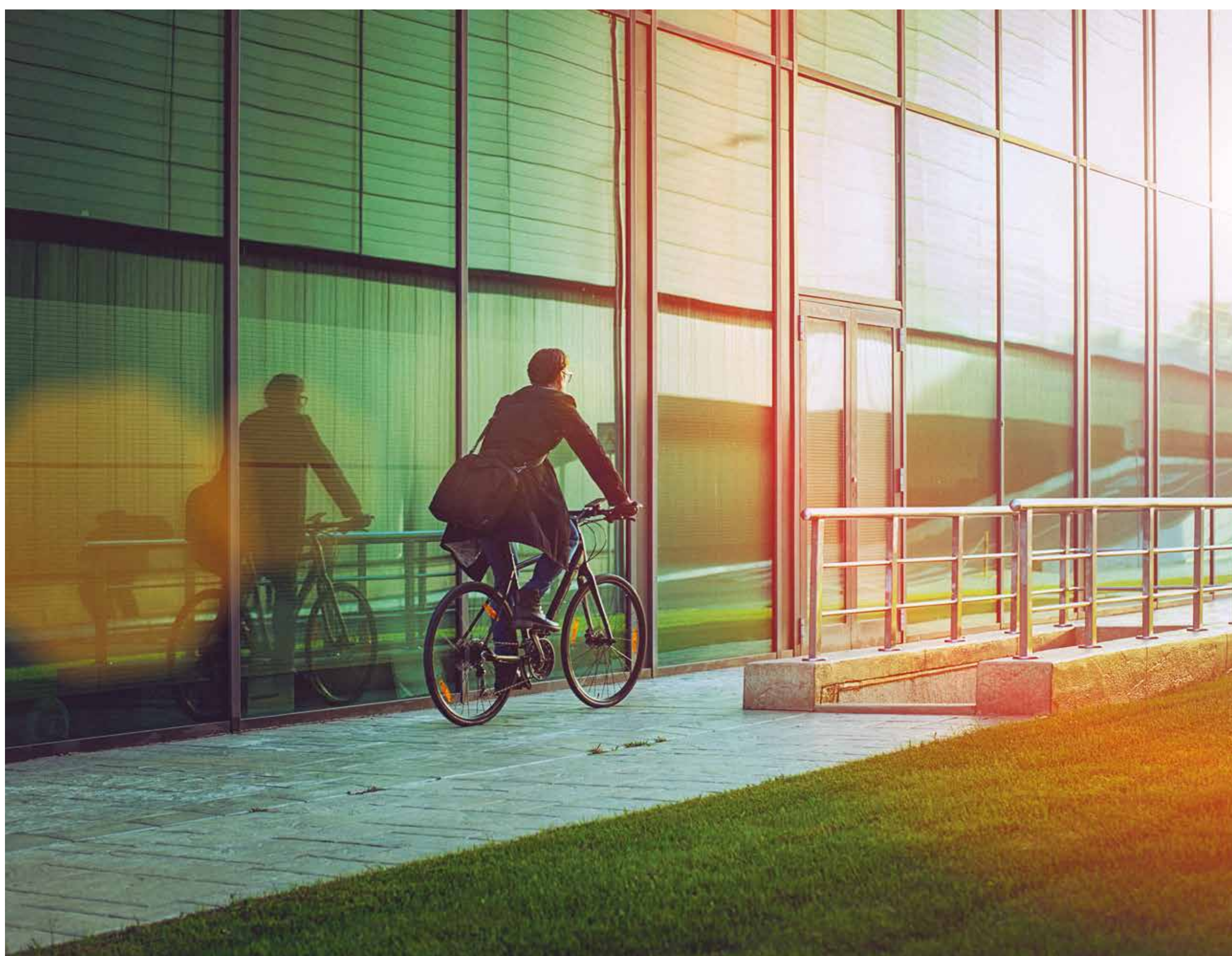


Our vision for Great George Street is that it will be a home for businesses of all kinds, from young start-ups to established national and international companies.

The proposals include some 63,500 sq ft of office space which will be configured so that it can accommodate companies of different sizes and may include co-working space for small enterprises. We believe the new community will be an attractive location for companies wishing to be close to the thriving Baltic Triangle and operating in the creative and digital sectors. Offering a next step progression for such companies.



63,500ft²
office space



Play



80,000ft²

of space for restaurants,
cafés, shops and bars



The Great George Street site will include 80,000 sq ft of space for restaurants, cafés, shops and bars and will become a new destination in the city for people wishing to enjoy quality leisure time. Our vision is that it can become a new home for Liverpool's thriving independent food and drink sector as well as for national, high quality restaurant brands. We also believe it will become a destination where there is activity from the morning through to the evening, so providing something for everyone, with space for exhibitions and events in public areas.



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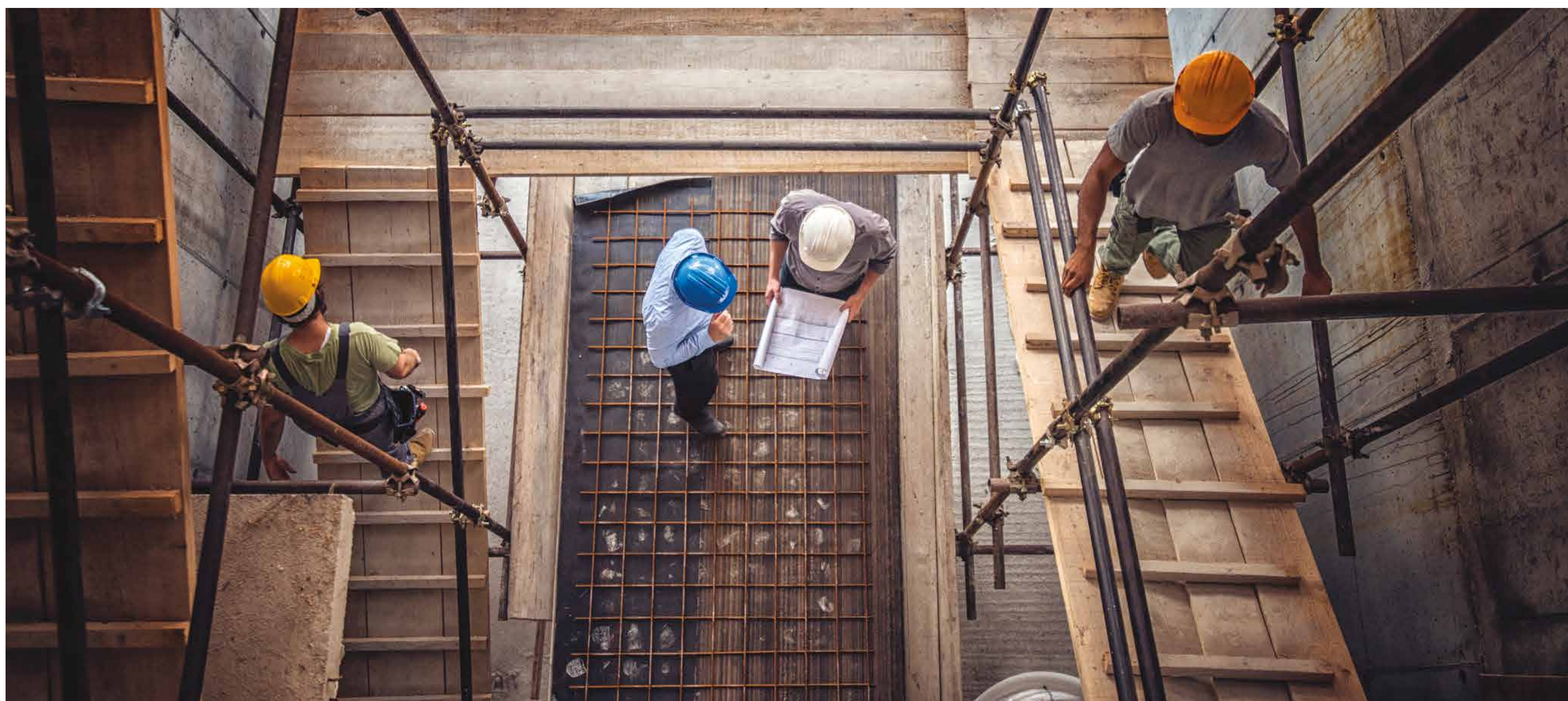
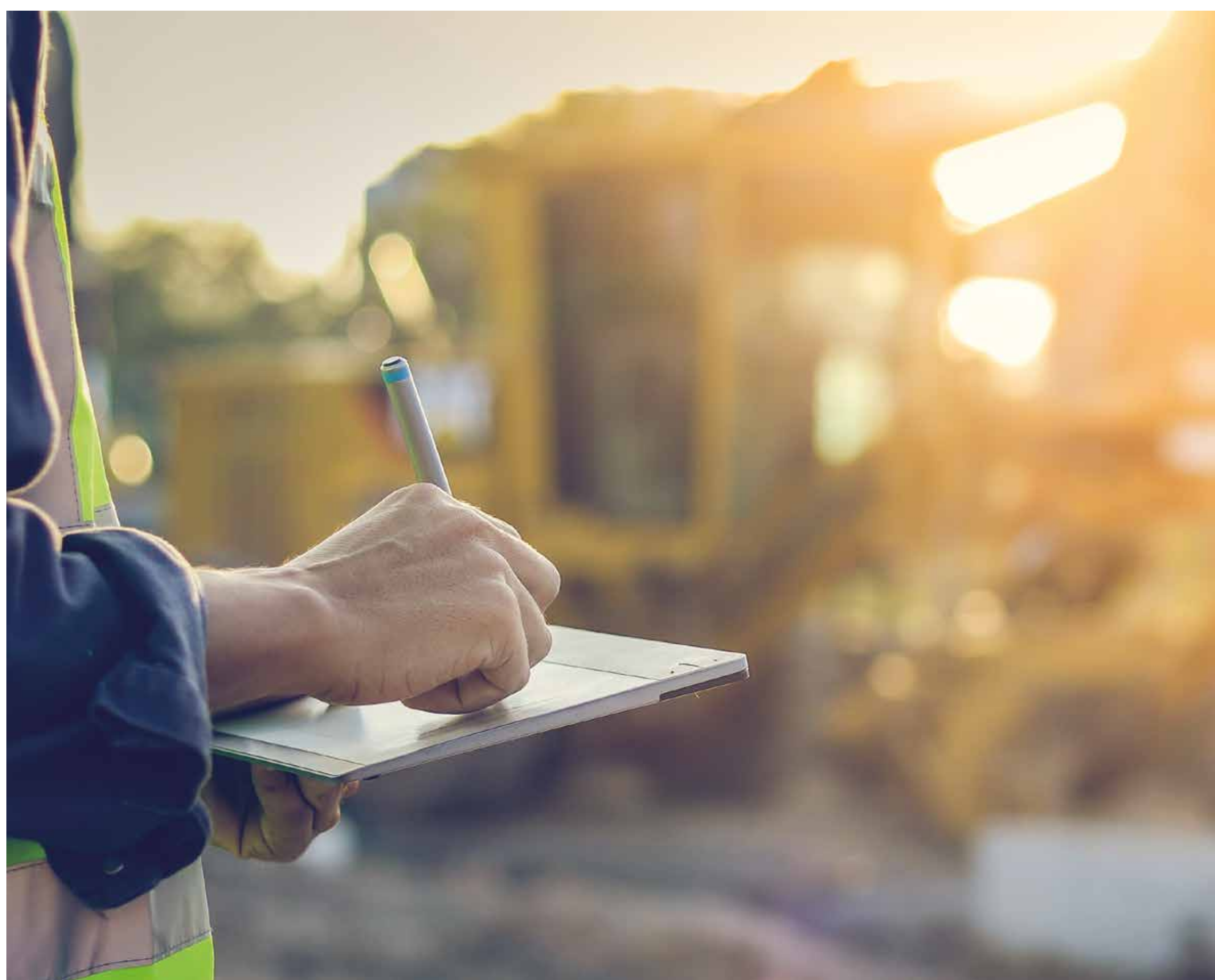
Open Space



At the heart of our vision is a commitment to creating high quality green space as part of the development. This would include a combination of residents-only space and public space. We are also working with the city on proposals to transform the feel and appearance of Great George Street itself by narrowing the highway and creating a stunning linear park which would run along the edge of the site, incorporating trees, grass and landscaping. The development will have fully accessible public realm and space for outdoor events.



Delivery



Work is set to resume later this year on Phase One of the scheme which consists of 117 residential apartments along with approximately 6,000sqft of commercial space with associated car parking.

This element of the overall scheme will be delivered in accordance with the current planning consent. The construction programme is likely to be 14 months, and negotiations with contractors are currently taking place.

In the meantime a detailed planning application is currently being worked up to incorporate the new vision for Phases Two and Three of which we are targeting a submission during the summer of this year.

We would anticipate commencing construction works on these phases by the middle of 2019 subject to a satisfactory planning consent. On this basis we expect the overall scheme to be complete and occupied by the start of 2023.

During construction works of all the phases we will be engaging with and communicating regularly with all of the surrounding neighbours and stakeholders to ensure minimum disruption and to keep all parties fully updated on progress as well as key milestones being achieved.

Team



Great George Street Developments

is headquartered in Liverpool and is backed by investors with extensive regeneration, property development, place-making and institutional funding experience. The company is advised and supported by a high quality team of Liverpool-based professional advisers.



Neal Hunter

Development Director,
Great George Street Developments

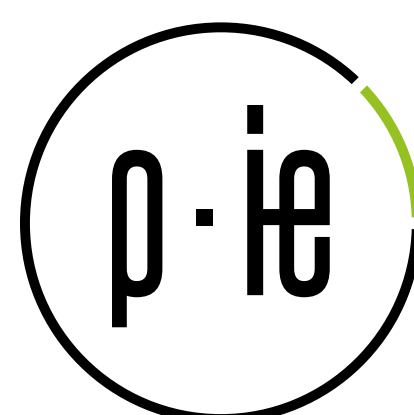


BROCK CARMICHAEL

Brock Carmichael, a Liverpool-headquartered RIBA Chartered Architects Practice which has extensive expertise arising from decades of experience in education, residential, leisure and regeneration and whose Liverpool projects include the delivery of five buildings as part of Liverpool One, the regeneration of Campbell Square, Hive City Docks - a significant landmark tower at Liverpool Waters - and sensitive interventions within the Grade I listed Anglican Cathedral.

ARUP

Arup, a global, multi-disciplinary consultancy with a wealth of town planning experience in the North West. The Liverpool office has recently achieved consent for a range of residential developments within Peel's Liverpool Waters scheme in addition to a new Welcome Pavilion at the Albert Dock.



Planit-IE, an award-winning Urban Design, Landscape Architecture and 3D visualising consultancy which has worked on a wide variety of projects ranging from the regeneration of Anfield in north Liverpool to a major arena project in Copenhagen, Denmark, and the Surf Snowdonia attraction in Dolgarrog, North Wales.

CBRE

CBRE, an international, multi-disciplinary property consultancy which has been active in Liverpool for more than 100 years and which currently has responsibility for some 1.7m sq ft of real estate in Liverpool itself and some 500 properties across the North West.

Appendix K

Public Exhibition Feedback Forms

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

- more green space please!
- keep it independent, not generic
- sustainable & green is the way forward
- keep the dialogue with the community & engage with them because you want them on side - they may be challenging with antisocial behaviour!

Good Luck !!

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

- More sympathetic building design, please (than the 'old' designs)
- a/b/c, occupied units on ground floor
- well maintained public realm. planting
- Reasonable time-scale - clearly communicated.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

all looking very good.
good luck

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

would like to know, My house
is backing on to Phase 3
land and we are plagued by
rats. and mice, people of
dumping rubbish on the site
and the grass is nearly as
high as my fence I have
been in touch with Liverpool
City Council ^{ARCHITECT} and they told me
it cant be cleared until the
owners are traced I would
be grateful for your feed back
who will clear the site
Thank you.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

The scheme explained to us appears to be a lovely idea & we are all looking forward to the fantastic improvements.

The overgrown land at the rear of the the houses in Duncan St is causing us great distress due to rubbish rats & overgrown grass & weed. Please consider this as a priority in the 1st stage of the development. The walkway at the end of the street is also causing problems with people coming from clubs, making noise & damaging cars.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

- + GREAT TO SEE THE DEVELOPMENT STARTING AGAIN
- PERSON POINT OF VIEW KEY ON STREET VIEWS FOR DEVELOPMENT SCALE.
- PEDESTRIAN ACCESS ROUTES & DIRECTIONS OF TRAFFIC
- OVERALL BLOCK MASSING IN DEVELOPMENT, BUT APPEARS TO REDUCE SUBSTANTIAL TOWARDS THE REAR.
- LARGE SCALE BLOCKS AROUND WEDDING SHOP OVERPOWER THE BUILDING IN CURRENT MASSING PROPOSAL. POSSIBLE CUTTING TO FORM/ROCKLINE ETC TO ADDRESS SCALE ADVERSELY.
- INTERESTING TO SEE HOW THE TOWNHOUSES ADDRESS THE BALANCE BETWEEN EXISTING + NEW BLOCKS.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

- ① AGREE WITH NARROWING ROAD
- ② WORK WITH LOCAL STAKEHOLDERS TO ADDRESS
 - Ⓐ FUTURE RETAIL SPACE
 - Ⓑ LOCAL ABOVE
- ③ INTEGRATE GREEN SPACE WORK WITH WIDER PLANS E.G.
 - * HORIZON 2020
 - * IMPROVE CATHEDRAL PARK ESTATE
- ④ IMPORTANCE OF CLEAR THEFTABLES
- ⑤ RISK THAT DEALS IN ACQUISITIONS WILL HOLD UP SCHEME
- ⑥ LINK TO ARTS CENTRE, CANNOT COME

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

A great display of the ambition for this area of the city.

The scheme looks to the future and has considered the needs of the ~~many~~ users as well as its role in connecting different areas of the city.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

Thanks for your time today. It would be great to stay close to this. Please get in touch about speaking to our occupiers and potential pop-up collaborations.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

Is the funding already available for this phase of development?

How do the Developers plan to deal with HK Develop who are owed upwards of £40 million pounds?

Have the plans already been discussed with LCC?

Why is there no representative from LCC at this exhibition?

The overall duty of care to the community that surrounds the development must be paramount.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments: GREAT TO SEE THE DEVELOPMENT
MOVING FORWARD. SCHEME LOOKS VERY POSITIVE. PLENTY
OF GREEN SPACE!

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

INTERESTING SCHEME;
GREAT TO SEE DEVELOPMENT HAPPENING ON
THE SITE.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

Impressive proposals.
Wishing you all the best & hopefully these will
come to fruition.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

- impressive proposal,
- will be good to see come forward
- car parking is essential as will be the commercial linking the scheme to the wider Ropewalks/Chinatown/Bath Triangle

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address

Telephone:

Email:

Additional comments:

- A main concern is how this development works with the existing council and how this development works to improve the area?
- Are the 'commercial units' going to be an extension of worker one or units to service the existing council?

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

~~Proposed~~ INVERTOR FROM
FOR LAST, Can get their property
back is good news. SAVE THE
Damage the name of Liverpool.

Have your say

GREAT GEORGE STREET
DEVELOPMENTS

Name:

Address:

Telephone:

Email:

Additional comments:

Quite happy Scheme going
ahead, plans are very
interesting, and ~~it~~ will provide
people in and out of Community.
Hope jobs for site, will go to
people who live in the Community.
The back of a Duncan street
houses needs a clean up phase.
from, infestation, of Rats, and Rubbish.

P. T. O

I would, like a restaurant up there
on progress, people of
the houses in duncan. street,

Also closer of walk way of
George street, walk way,