Appendix L

Public Exhibition Photographs















Appendix M

Historic England Consultation Feedback



NORTH WEST OFFICE

Mr Ian Ford Arup The Plaza 100 Old Hall Street Liverpool **L3 9JQ**

Direct Dial: 0161 242 1416

Our ref: PA00832665

4 June 2018

Dear Mr Ford

Pre-application Advice

GREAT GEORGE STREET, LIVERPOOL

Thank you for meeting with me on the 22nd May to discuss the proposals for Great George Street, and the subsequant provision of additional information. I have reviewed the document, and have the following comments to make.

Advice

Great George Street was historically a thriving main street of the city, flanked either side by commercial premises, with residential dwellings behind many of which were high quality dwellings for the wealthy merchants of the port, such as those which surrounded Great George Square which was developed in the early 19th century by the Corporation of Liverpool. A few of these buildings remain as an indicator of the former status of the area

As the city developed, the residential area found itself adjacent to the area of Liverpool known as the Baltic Triangle, so named due to its historic associations with the Baltic countries who imported their timber into Liverpool's docks in this vicinity. The whole area was historically largely given over to warehousing, and associated functions, which were intrinsically linked to the trade of Liverpool docks.

In the early nineteenth century, the area was dramatically altered by the development of a new Liverpool Anglican Cathedral (GI) which is located on higher ground to the east; the landmark building now dominates and helps define the city's skyline. Originating in 1904 under the designs of influential architect Sir Giles Gilbert Scott, this eclectic Gothic style cathedral developed throughout the 20th century and has been praised as the 'last undoubted masterpiece of the Gothic style, and of Gothic craftsmanship, in England'.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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The upper end of Great George Street is now best known as the location of China Town. Thanks to the cities maritime trade, Liverpool was the home to the first Chinese settlers in Europe in the early 19th century. The settlers focused around the Great George Street area, opening shops, cafes and boarding houses. Modern China Town is marked by the large Chinese Arch, constructed in 2000 by Chinese craftsmen.

During the war the area to the west of Great George Street was particularly badly damaged by bombing, and the area as a whole declined. Whilst the mid twentieth century saw some redevelopment, the area continues to be in need to revitalisation.

As a consequence a number of schemes have been produced to redevelop a zig zag of vacant land which lies directly adjacent to Great George Street. The schemes have been for mixed use, incorporating buildings of various scales. Historic England has previously been involved in negotiating a number of proposals, which now have the benefit of permission.

A new scheme is being developed for the site, seeking to make amendments to the proposals to improve the schemes build-ability, and also to reflect a changing commercial market. The proposals meet our remit for consideration due to the potential impact of the scheme on the setting of the Liverpool Anglican Cathedral (GI). We will also consider the potential impact on the Outstanding Universal Value (OUV) of the World Heritage Site (WHS). The grade II listed Wedding Shop is located within the site; we will not comment on the potential implications to the setting this building, and refer you to Liverpool City Council for advise on this matter.

Our principle remit in the considerations of the proposals for the site has been the Anglican Cathedral, and ensuring that no scheme has a harmful effect on the dominance of this structure which is such an intrinsic part of its whole significance. As a consequence Historic England has consistently advised that for any development to be acceptable in this area of the city, it is critical that all new buildings to sit below the shoulder of the Anglican in height.

The drawings provided for my consideration on the 23rd May 2018, demonstrate that whilst alterations have been made to the position of buildings of height within the development, the tallest point is no higher than that previously agreed in the earlier approved schemes. We are therefore of the view that the scheme would not cause harm to the dominance of the grade I listed Cathedral, and we have no objection to the amendments.

As the site is situated in the Buffer Zone of the WHS, we have also considered the likely impact of the scheme on OUV. Whilst the area does add to the OUV due to its



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clear historic links to the cities development as a port and the subsequent influx of people from around the world, the site in question does not add to the attributes on OUV, nor would its redeveloped affect the contribution the area makes to OUV and we have no concerns.

We would suggest however, in the development of a planning application, contact is made with Liverpool City Council to establish whether or not a Heritage Impact Assessment, written in line with appendix 4 of the ICOMOS document Guidance on Heritage Impact Assessments for Cultural World Heritage Property's, is required.

In conclusion, Historic England welcome the amendments which have been made to the scheme, which result in the proposed building sitting respectfully in the setting of the grade I listed Cathedral. We are of the view that the proposal can now move forward as appropriate, and providing the height and massing of the scheme remain unaltered, we do not need to be further involved.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.

Yours sincerely

Marie Smallwood

Inspector of Historic Buildings and Areas

E-mail: marie.smallwood@HistoricEngland.org.uk

GREAT GEORGE STREET, LIVERPOOL Pre-application Advice

List of information on which the above advice is based 20180522 Amended Conservation Management Brochure PDF



Stonewall

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Appendix N

Places Matter Consultation Feedback



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Neal Hunter China Town Development Company Ltd. Yorkshire House 18 Chapel Street Liverpool L3 9AG

15 June 2018

Dear Neal,

Re: Mixed Use scheme for China Development Limited by Brock Carmichael Great George Street, Liverpool – 11 June 2018 at ARUP, Liverpool

Thank you for bringing this scheme to Places Matter Design Review and for giving a very clear presentation of your proposals, at a stage when the development ideas are still emerging and forming. We welcomed the opportunity to provide this Design Review under the Liverpool City Region Combined Authority MHCLG Funded Programme for 2018/19. Thank you also for the helpful guided site visit.

The proposed development site is a prominent stretch of Great George Street, bounded by St James Street, Duncan Street, Upper Pit Street and Cookson Street, down from the Anglican Cathedral and adjacent to China Town and the Georgian Quarter.

The site has been the subject of successive stalled developments in the recent past and a new developer is now seeking a comprehensive deliverable scheme set over eight blocks, comprising up to 700 apartments and 25 townhouses, with a mix of private gardens and terraces.

Significant new public open spaces provide the setting for up to 10,000sqm of mixed commercial uses, 500 subterranean car parking spaces, cycle parking, hard and soft landscaping and all this will be enabled by the demolition of a number of vacant and derelict buildings.

Design Review

The panel applauded the intentions to create such a significant proposal on such a poor site, within the setting of the Anglican Cathedral, and noted the positive impact that this change could have so close to the City centre.





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The placemaking strategy is seeking to solve an interesting problem. The site sits at the heart of existing residential communities, yet is a bounded by the arterial route of Great George Street, the function of which you are now seeking to change significantly. You explained this is part of a strategic road review which will confirm St James Street as the main route to the city centre.

The Panel welcomed putting the landscape at the centre of the scheme and seeking to change the very nature of the place. You were encouraged to continue to pursue this strategy, which should focus on how you "upgrade the street, whilst downgrading the road". The desire to "calm and connect" was supported, but will need careful detailing, given the level changes across the site and back in to the Baltic Quarter.

The constraint of needing to build out Phase 1 on an established abandoned podium base was noted, alongside the impact and position of the ventilation shaft within the proposed central square. However, this square looks a little trapped at the moment and fails to the lead you south to the Baltic. This is important because whilst the Cathedral, which can be viewed from this square, is clearly something people will want to look at, the Baltic is somewhere that people will want to get to.

You were therefore urged to continue to work with the link to the north, but to strengthen the proposition to the south. In this way, what might otherwise not be an initially strong destination square will move in time towards being both the space for the events programme which you are seeking to create and a place for people to incidentally pass through, in the vein of the most successful squares.

The commercial square was felt already to present a more successful proposition, with its containment and relationship to the functions and use in the adjacent buildings, and does not suffer from the potential "leakage" issues of the central square.

The panel asked you to revisit your urban design citywide contextual analysis. Looking around the site on our visit there was evidence of a series of enormously powerful anchors, particularly in the number of ecclesiastical buildings and you were urged to seek to embed some of the "majesty of the surroundings". At present, the shifted geometry of the scheme seems to block most of this out and you should seek to re-capture and get some of it back in, so that the scheme "talks to the rest of the city" and then to itself. These anchors will assist in making the scheme more easily navigable and more highly connected.

Once you have considered this you should then be a little more rigorous in testing the scale and nature of the spaces. The panel queried the relative land devoted to





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built form versus open space and encouraged you to re-evaluate the function and need for all the open space. You were strongly urged to ensure the spaces have a greater clarity of purpose and to avoid the notions of 'semi-private' space, which lack the belonging and definition of public or private spaces. This is a mistake evident in the housing scheme to the north, which you should not repeat here.

The multiple ways in to the scheme might benefit from tightening up, through a revisit of the key visual connections through the existing street pattern and a reinforcement of the critical connections. The panel supported the desire to "humanise" Great George Street, but it was not clear that all of this space would work unless there was sufficient activity in it.

The proposals for Great George Street itself are a big bold move, which the panel supports, without all of the spaces being added to it. You should consider the shadow analysis on these spaces and show the effect on the squares. Also, widening the Cathedral side of the space may not be necessary and the panel did not feel that seeking to spend time and money on removing the railings to the north would necessarily be of any benefit. A small point made was that you should not be concerned about providing bus laybys, once this becomes a more regular street.

You may wish to consider the notion of the classic tree lined Liverpool boulevard approach in addressing all this. In such a scenario there would be a series of well-mannered pavilions along the street and the spaces would "lock themselves back" to those buildings, rather than to Great George Street. You were also urged not to introduce new threshold wall entrance details, when your intention is to open up the spaces and enhance the connections.

The panel queried where the footfall is. You acknowledged that the desire lines in to the scheme were missing from the presentation and that some matters were still a little unresolved. You should revisit the basic environmental landscape approach – desire lines, sunshine, key views – and continue to challenge yourselves to be sure that you need two such large spaces.

In essence, there needs to be a clearer hierarchy of the spaces and you were urged to "gather up" any incidental spaces and make the key spaces even more powerful.

Within Phase 3 of the proposals you might consider creating a 'back-to-back' with the existing residential units on Duncan Street. This in turn would require you to close up the secondary space link on to Great George Street and create a single commercial square, with a redistributed mass at this end of the proposal. The small link building shown on your proposed massing diagram (3.6), between the two





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blocks on St James Street could then be removed to provide a clear direct pedestrian linkage from the commercial square to the Baltic Quarter.

With regards to materiality of the blocks, the panel supported the intention to use a pallet of brick, providing that you manage to get some real scale in to this. You should pull together the details in a mini design guide to show properly what it is you intend to create. The panel directed you to the Kings Cross Masterplan approach, which has a very clear pallet of materials and street typologies. The overall massing and height at the southern end of the scheme was supported.

In summary, the panel thanked you for bringing the project to Design Review at this stage and were very supportive of the desire to develop this site, whilst recognising the key constraints, which were reflected in the Panel's deliberations.

You have been thrown the challenge to look again at some of the basic analysis: the plan, the functioning of the spaces and the position of some of the blocks. This is not intended to reflect any lack of support for the principle of development from the panel and some of the thoughts outlined here may not be workable when you look again at the fine details.

The panel thanked you for bringing the scheme to Places Matter Design Review and for your responsive approach to the discussion and critique offered. We have the option to offer Desk Review for returning schemes, once you have considered the outcome of this review and your subsequent discussions with the Planning Authority have been completed.

Yours sincerely

Richard Tracey

Design Review Manager

Cc: Phil Malthouse - Brock Carmichael
Tom Glover - Brock Carmichael
Kate Wooff - Planit-IE
Katelyn Nagle - ARUP
Sam Campbell - Liverpool City Council

