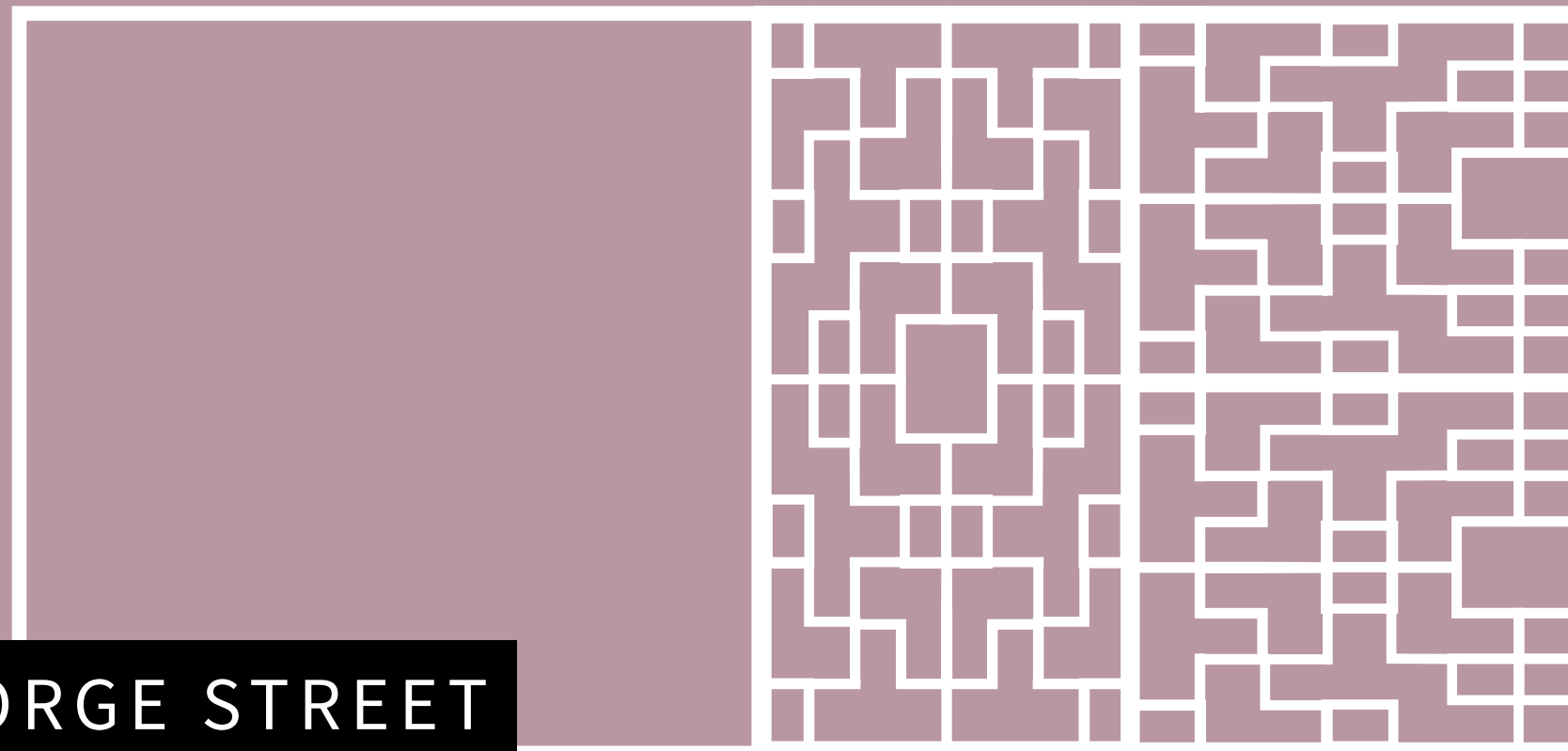




## LANDSCAPE AND PUBLIC REALM STATEMENT



GREAT GEORGE STREET

DOCUMENT CONTROL

FILE NAMES

PL1822\_ID\_008\_03\_ LANDSCAPE AND PUBLIC REALM STATEMENT

PREPARED BY (INITIALS)

KW MI

CHECKED BY (INITIALS)

GB



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# 1 INTRODUCTION



# INTRODUCTION

This Landscape and Public Realm Statement has been prepared by Planit-IE forms part of the Full Planning Application submitted on behalf of Great George Street Developments. The proposals for the 5 acre regeneration scheme include a new hotel, commercial space and apartments.

The landscape and urban design proposals Include:

- A new Linear Park along Great George Street that encourages cycling and walking, with high quality public space and areas for dwell.
- A Commercial Plaza that will be a multifunctional space within the development with opportunity for local markets, performance and exhibitions.
- Great George's Place is proposed as a formal high quality public realm, bringing the historic civic space back to life and of high quality urban merit.
- The Residential Podium Gardens provide an verdant outdoor area with active and dwell spaces with opportunity for outdoor eating and gathering. The Commercial Podium Garden is designed as a private space for the office tenants for lunch breaks and external meetings.

The following pages show the site analysis and development of the design. This Landscape and Public Realm Statement should be read in conjunction with the Design and Access Statement.



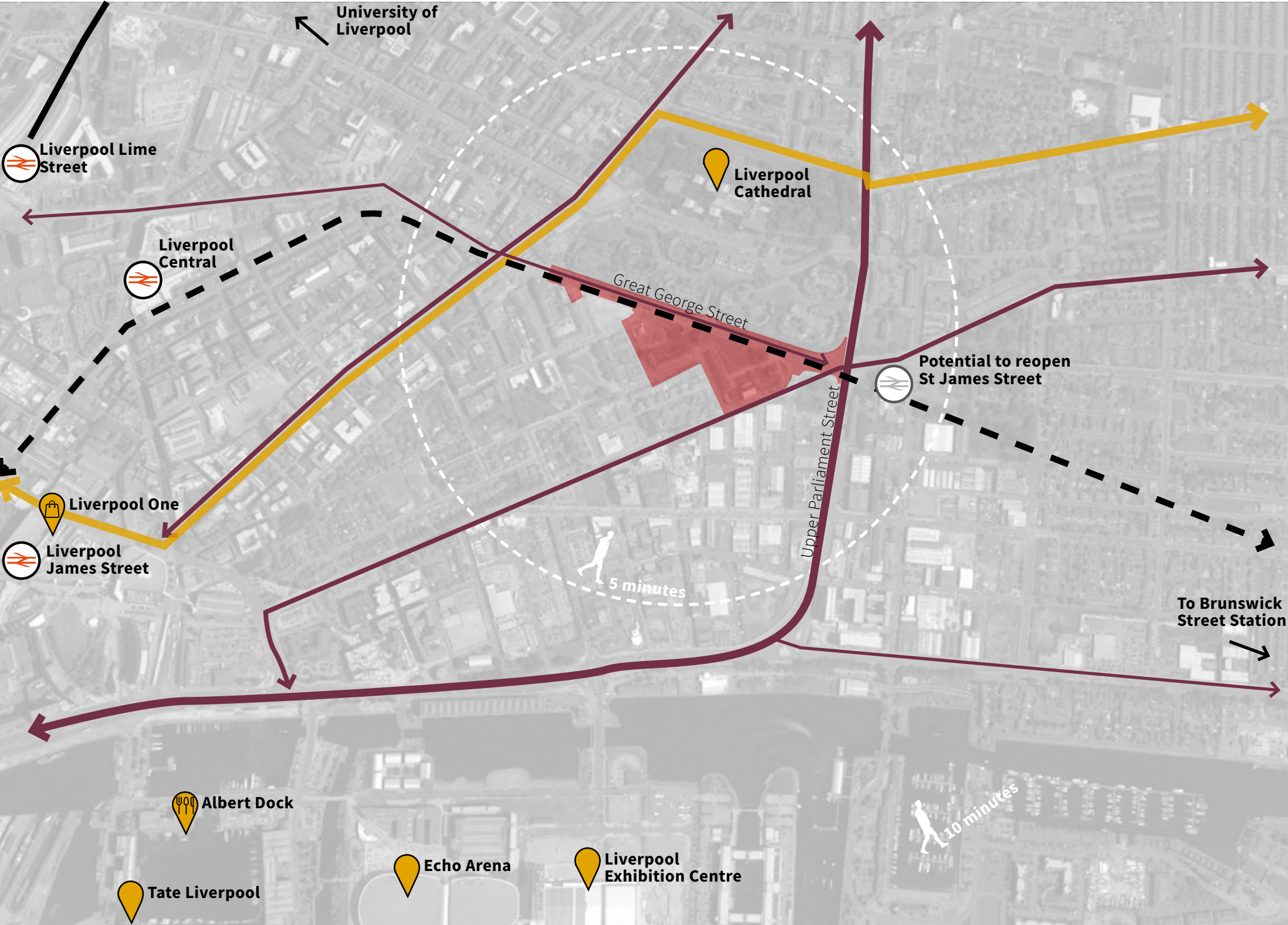
EXISTING SITE PHOTOGRAPHS



# 2 SITE CONTEXT



# 2.1 Links and Connections



HEAT MAP - RUNNING NETWORK

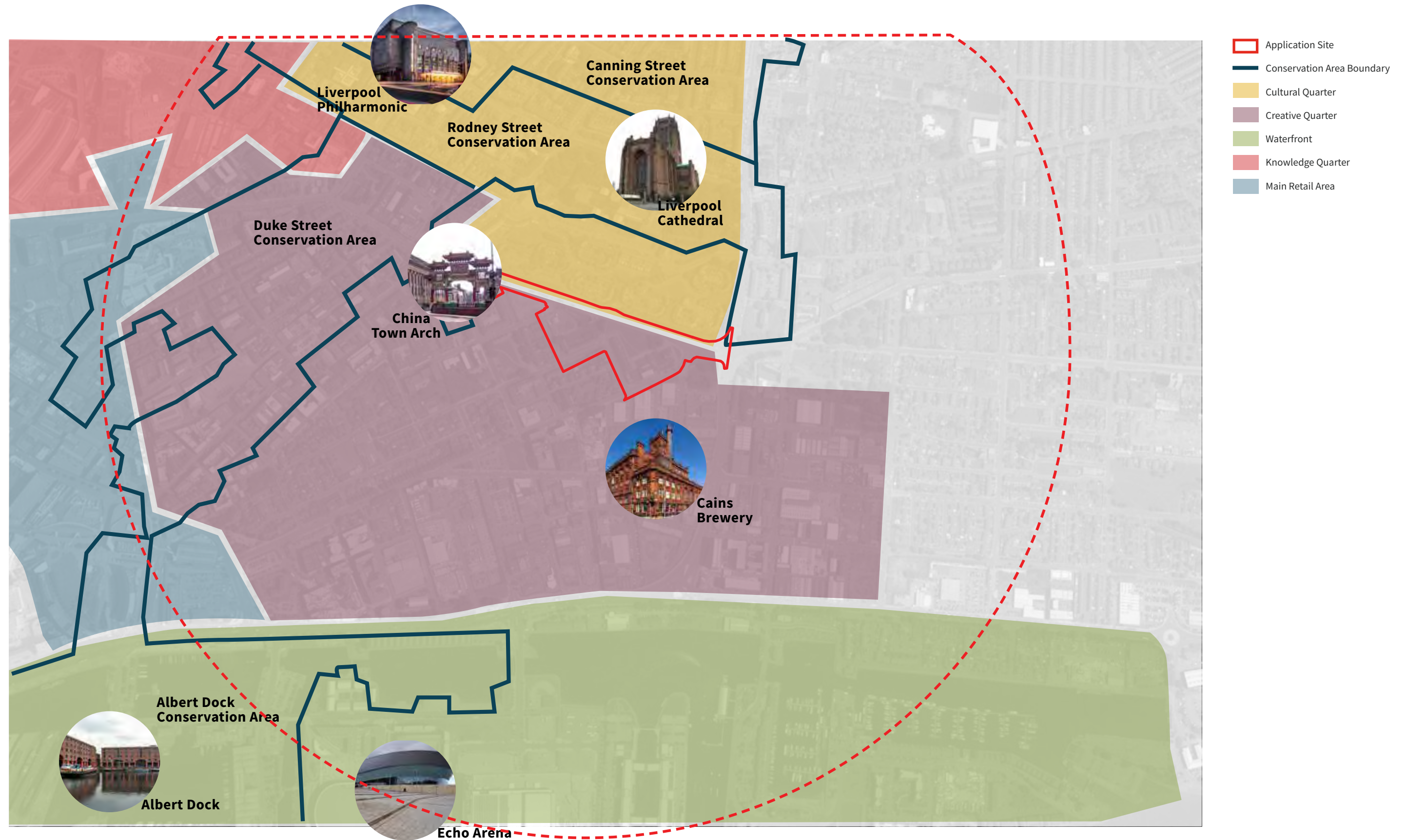


HEAT MAP - CYCLE NETWORK

- Application Site
- Vehicular Movement
- Cycle link - Sustrans Route 56
- Key Cycle Routes
- Key Pedestrian Links
- Underground Train Line



## 2.2 Character Areas and Landmark Buildings



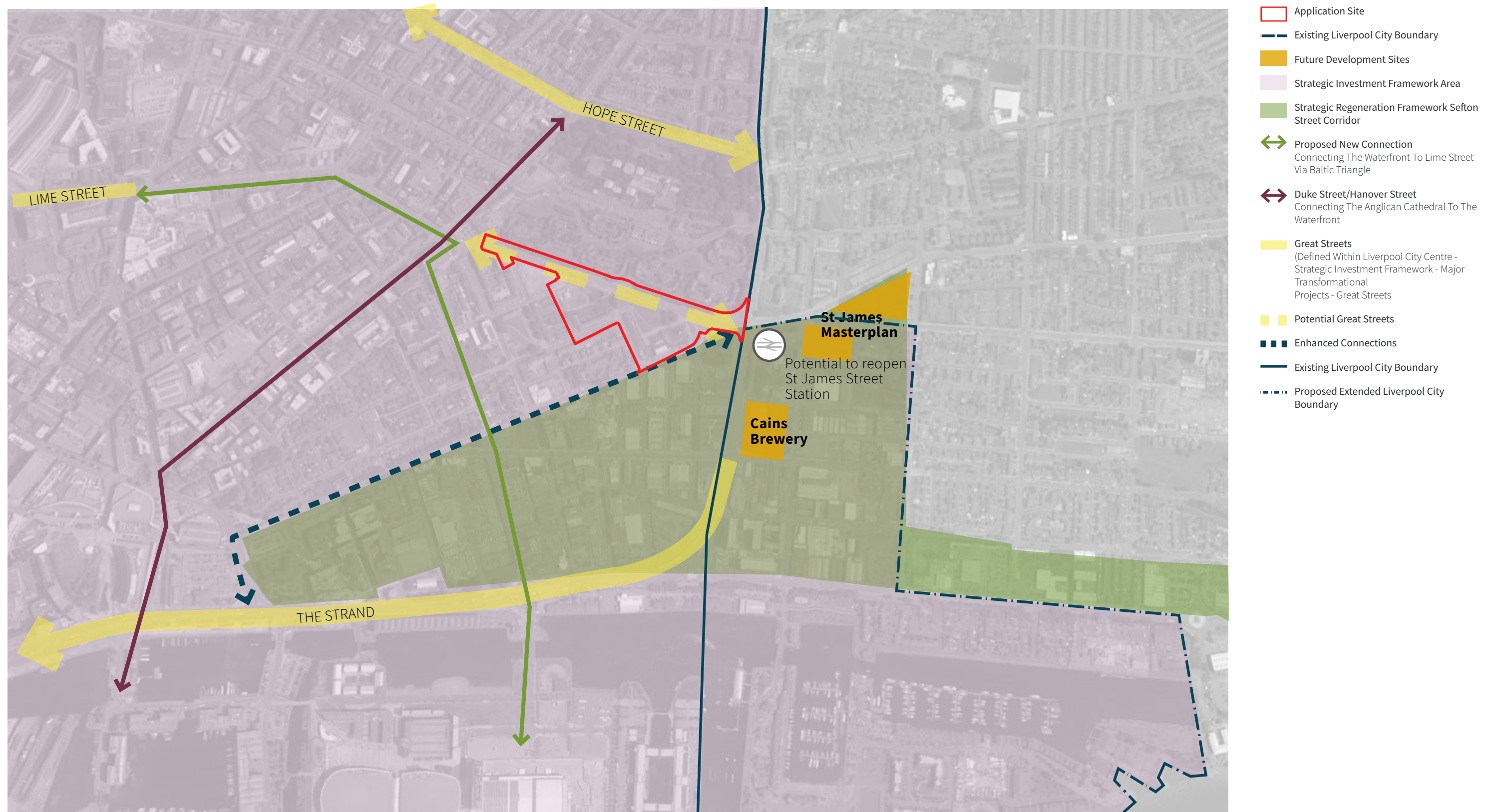


# 2.3 Surrounding Land Use



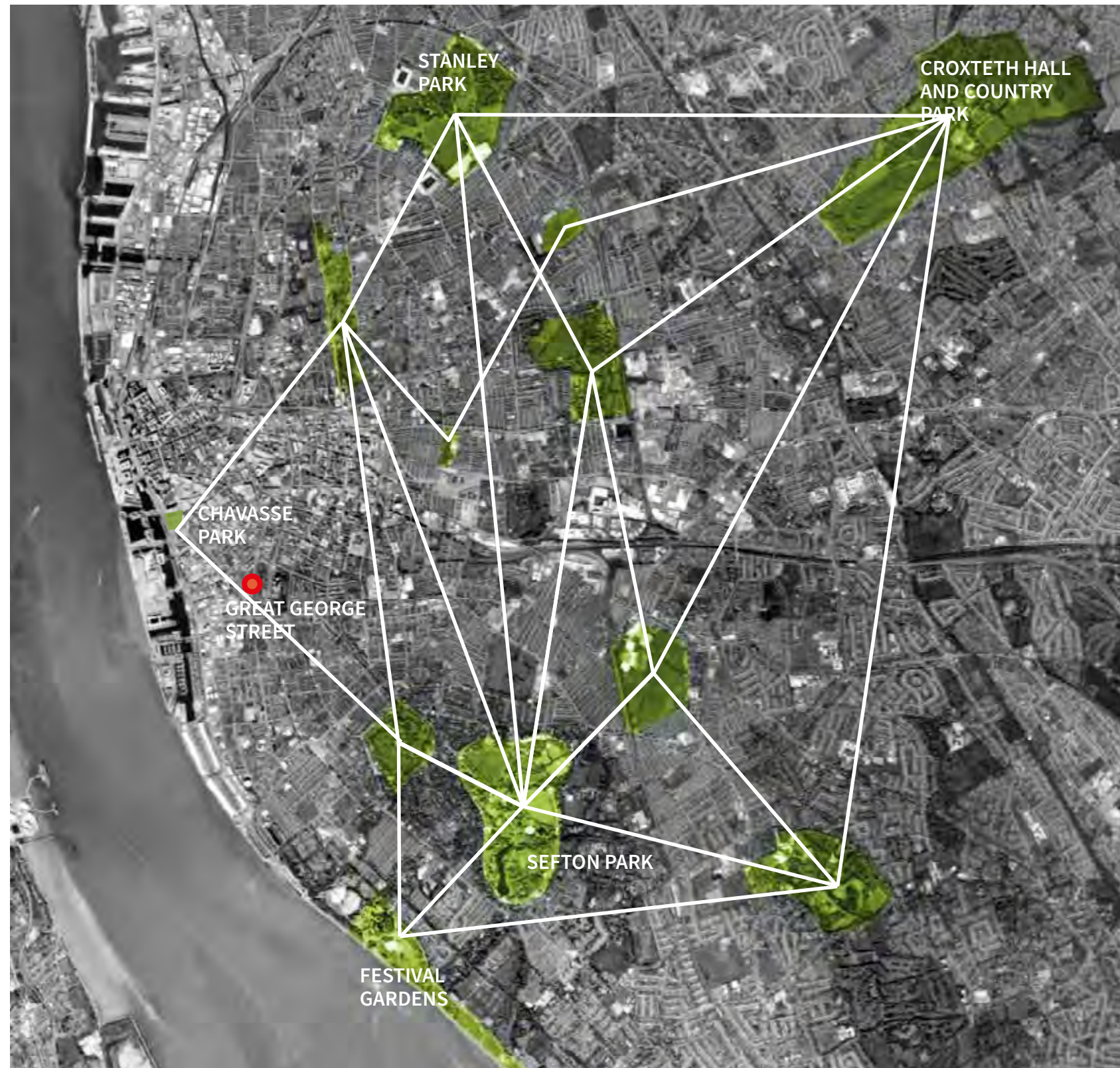


## 2.4 Future Development and Regeneration Context





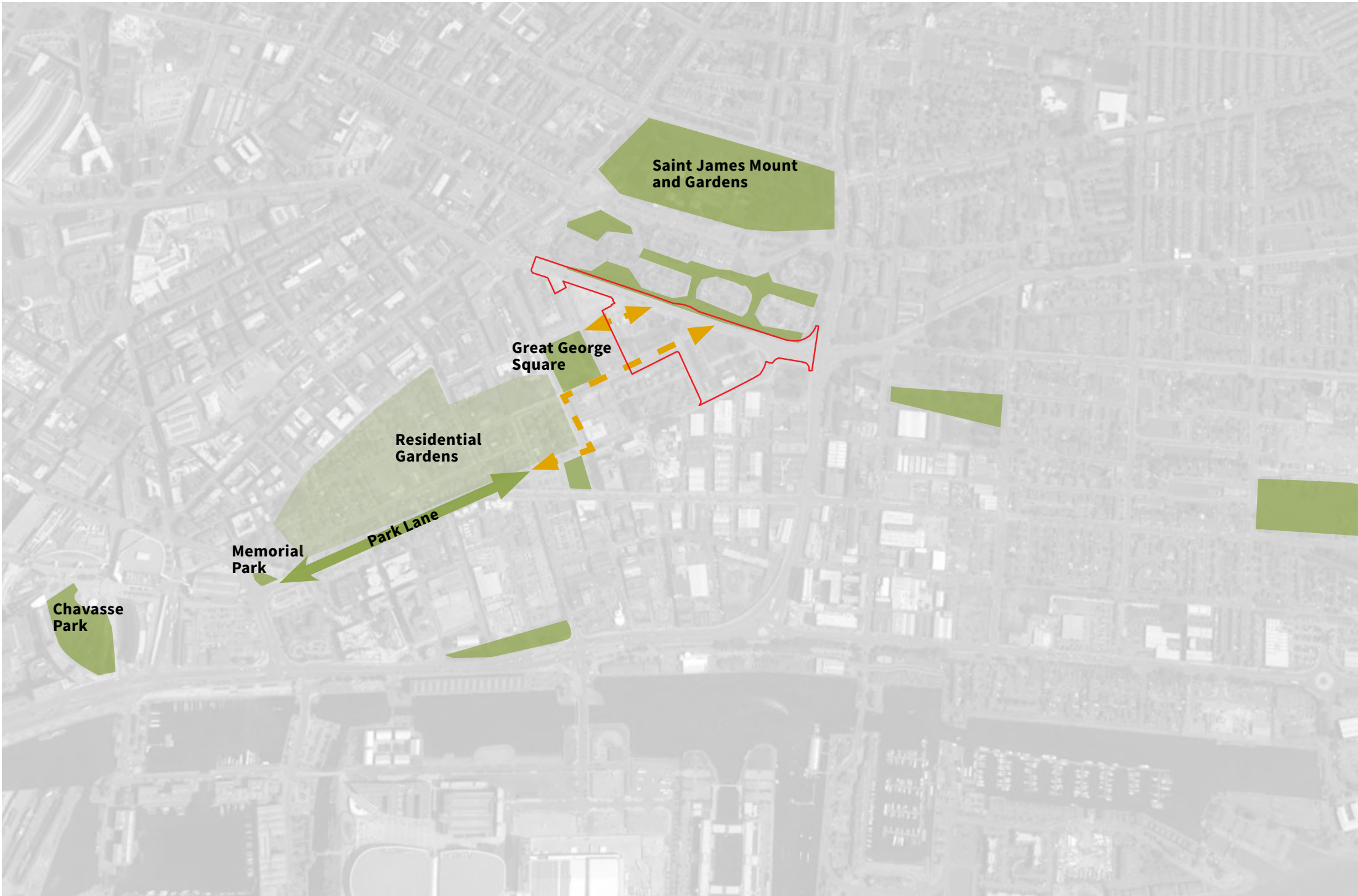
## 2.5 City Wide Green Space Network



Liverpool benefits from a wealth of parks throughout the city, from Stanley Park in the north to Sefton Park and Otterspool Park to the south.



# 2.6 Green Space Links



GREAT GEORGE SQUARE



SAINT JAMES MOUNT AND GARDENS

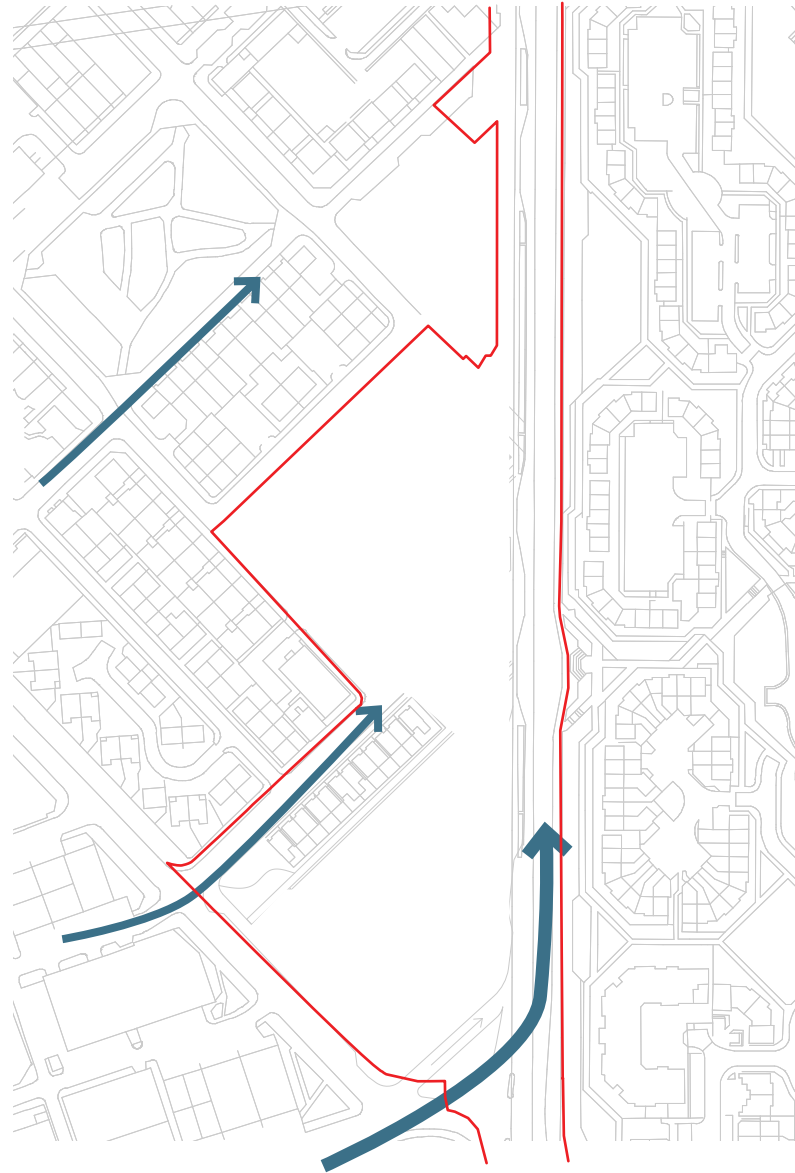
- Site Boundary
- Existing Green Space





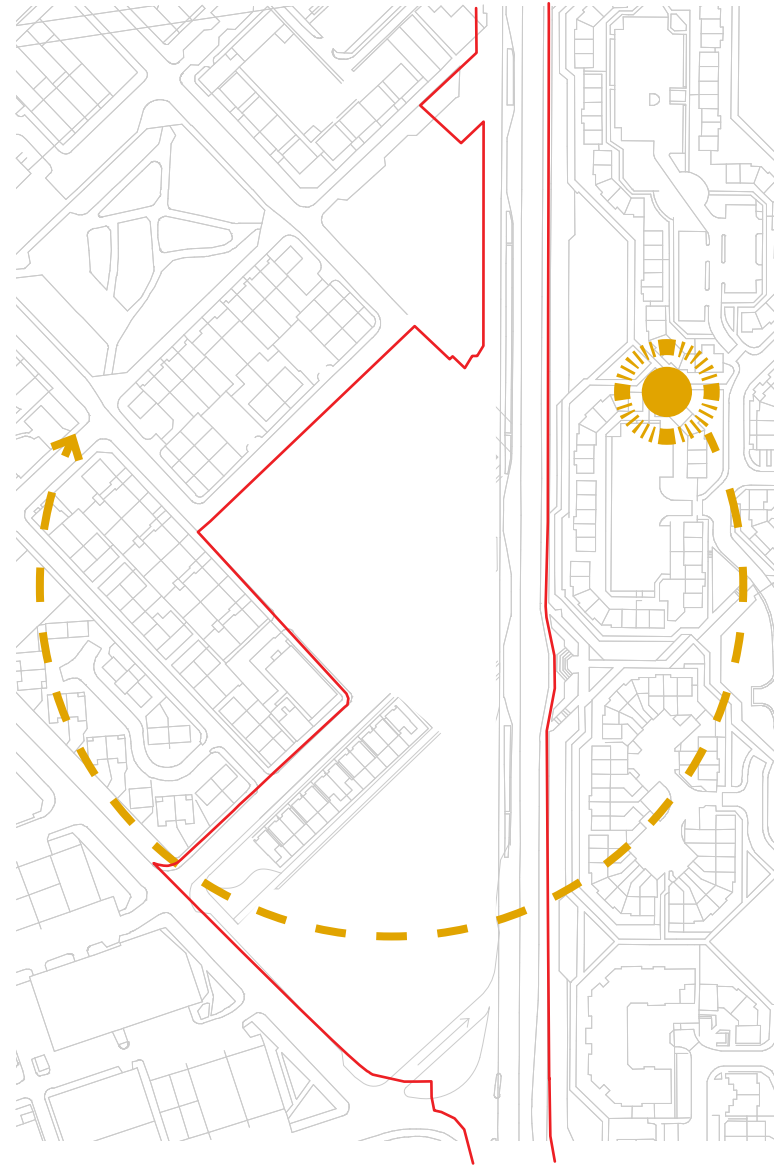
# 3 SITE ANALYSIS

# 3.1 Site Analysis



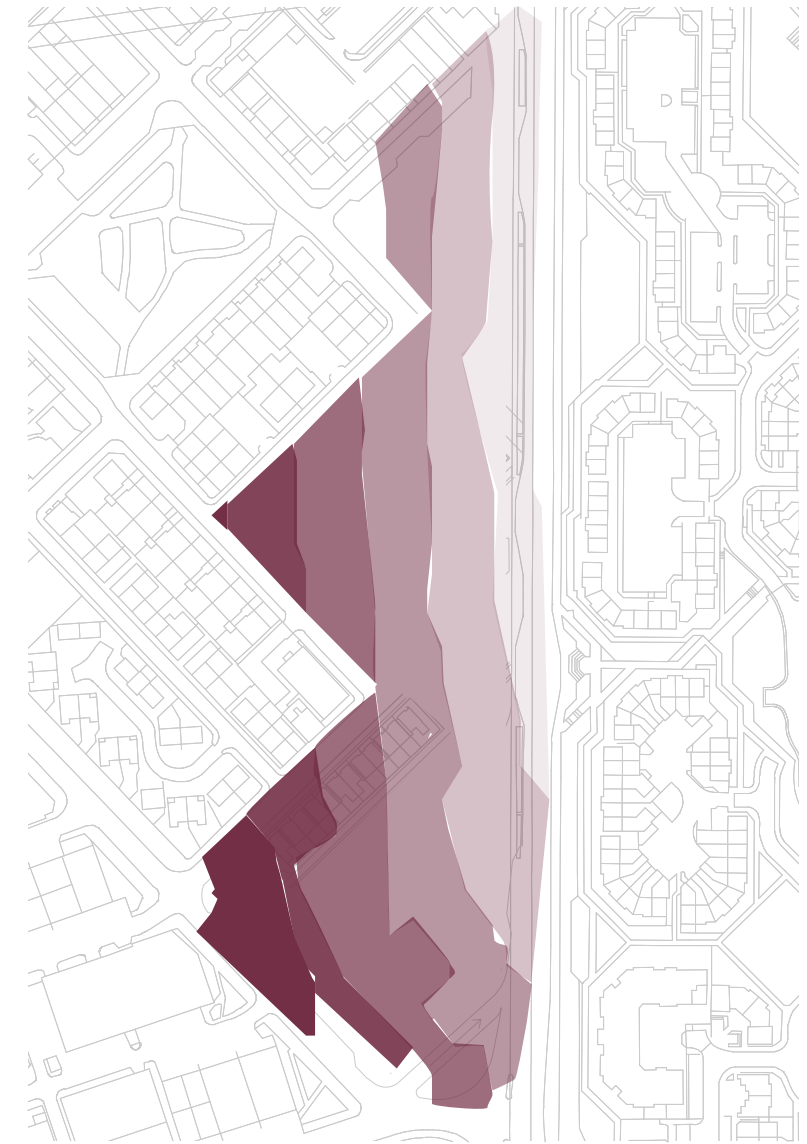
## PREVAILING WIND

Prevailing winds blow across the site from the estuary of the River Mersey and Irish Sea. The vast majority of wind comes from a South / West / South westerly direction (53%).



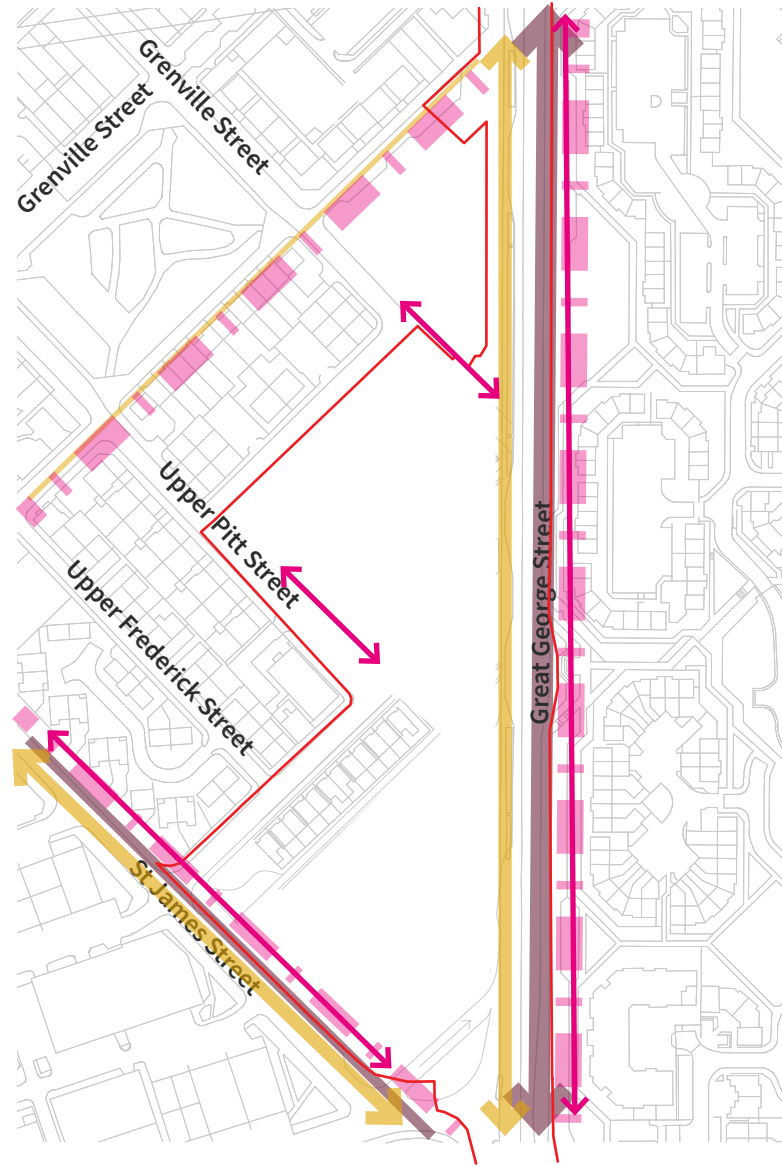
## SHADE AND SUN PATH

The site gains areas of sun throughout the day, Open space adjacent to the road will be in sun in the morning while spaces on the south west of the site will take advantage of the in the evening.






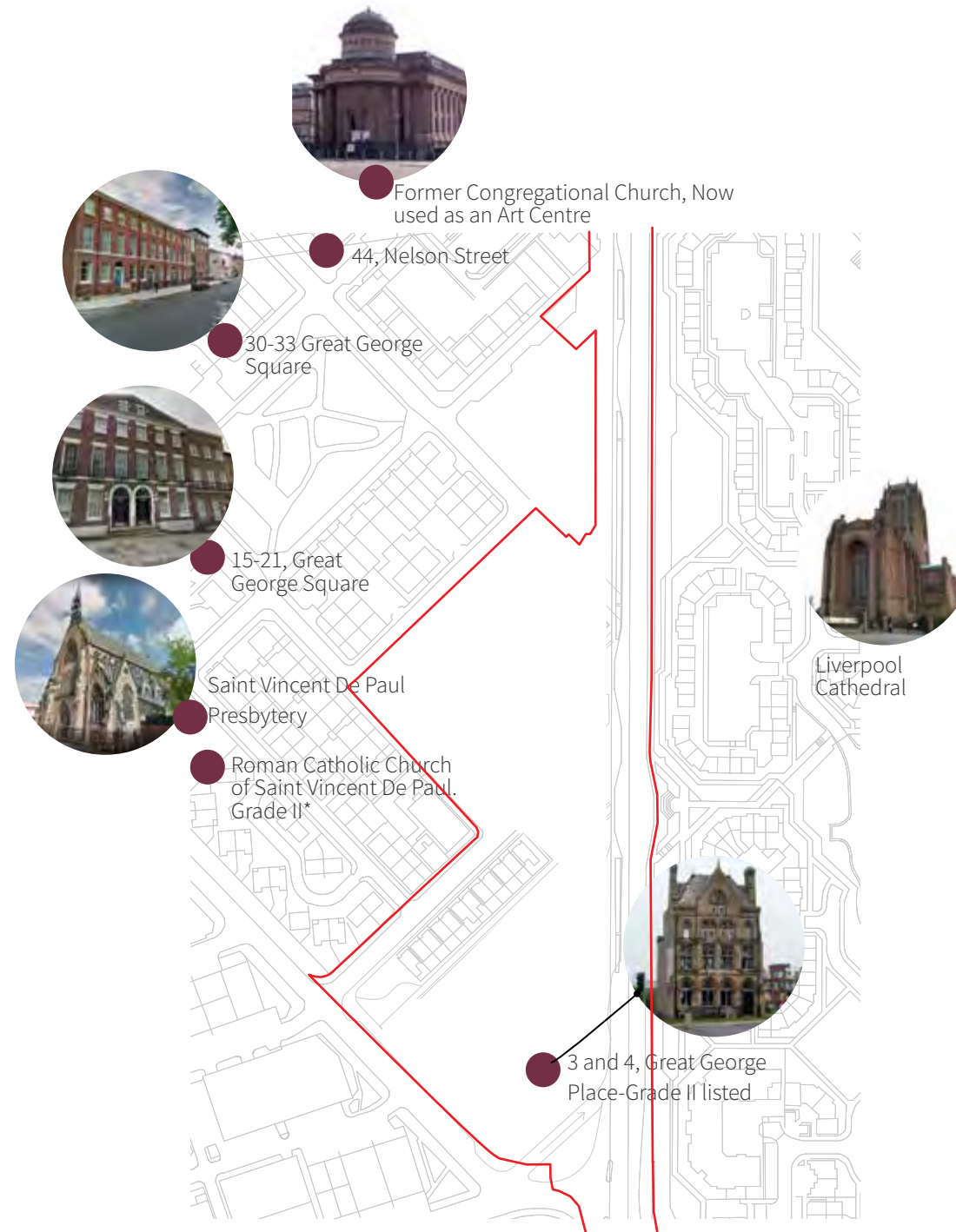
## LEVELS

The existing levels within the site fall from around 53m AOD in the northeastern edge of the site down to 47m AOD in the southwest.

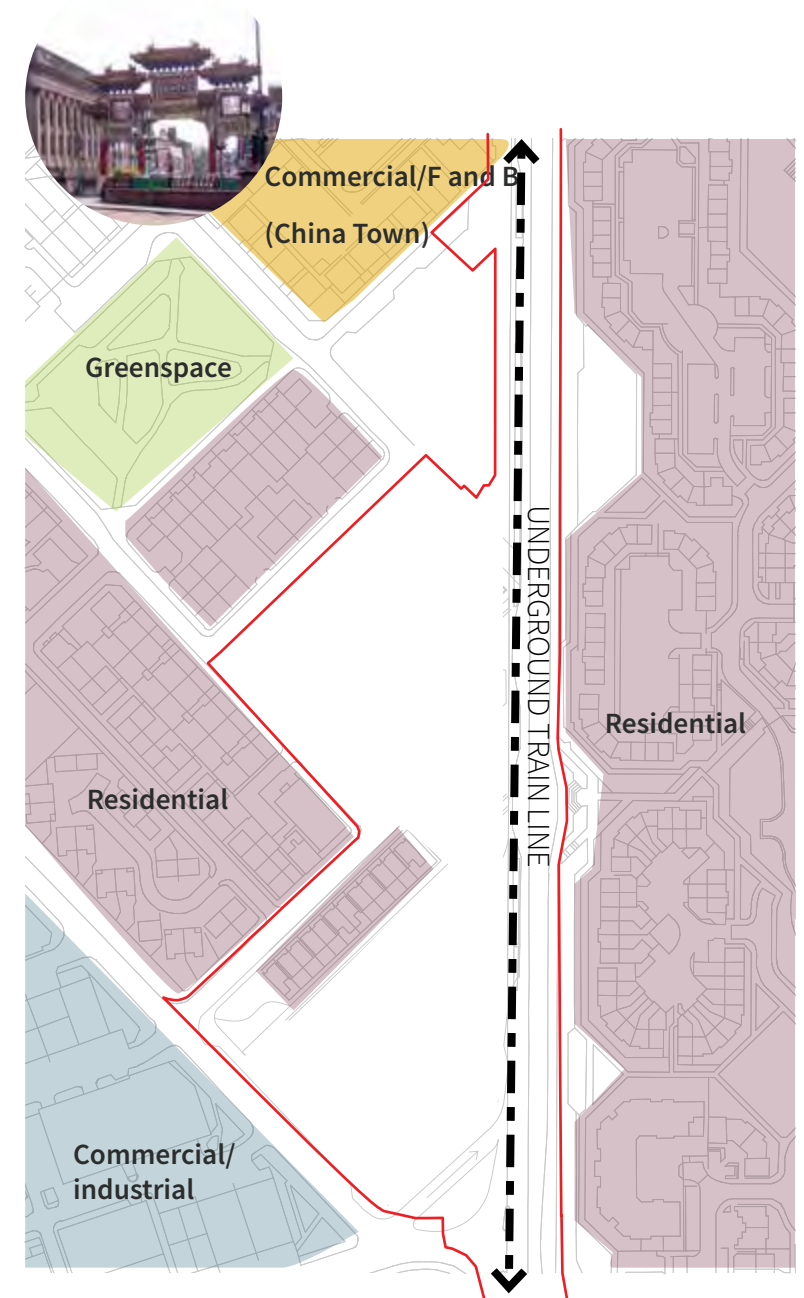


### PEDESTRIAN, CYCLE AND VEHICULAR MOVEMENT

-  Vehicular movement. Upper Parliament Street, located at the southern corner of the site, is an arterial route in and out of Liverpool city centre.
-  Key Cycle Routes.
-  Key Pedestrian Links. Streets around the site are well used by pedestrians, Great George Street is a key route to the city centre



### SITE HERITAGE - LISTED BUILDINGS



### NEIGHBOURING LAND USE/CHARACTER AREAS

The adjacent areas consist of prominently residential properties of mixed scales and types of architecture. Large scale industrial buildings are located to the south of the site.

China Town is located on the north western corner of the site, it is announced by the China Town Gate/arch on Nelson Street.



## 3.2 Site Heritage - Great George's Place

### GREAT GEORGE'S PLACE

From historic photographs it can be seen that Great George's place was surrounded by cobbled streets and contained designed gardens. The Grade I Listed Building, (The Wedding Shop), that has been retained as part of the proposals, has been a key feature on Great George's Place for a number of decades.





# 3.3 Site Heritage - The Link Between Liverpool and China

## THE ESTABLISHMENT OF THE CHINESE LINK

- Shanghai and Chinese Sailors land in Liverpool around 1865
- Regular steamers Direct to china , carrying silk, tea and cotton
- Possibly Europe's earliest China Town dating back to 1870
- 20,000 Chinese seamen brought to Liverpool in World War two to help Britain with war efforts

## THE CHINESE ARCH

The Chinese Arch of Friendship is a symbol of a close and long standing relationship between Liverpool and Shanghai, it was a gift from Shanghai in 1999. It is the largest Chinese arch in Europe and consist of eight dragons on the eaves for protection. Each colour of the arches relates to one of the five Chinese Elements

- Green for wood that symbolises growth, longevity and harmony
- Red for fire that represents good fortune and happiness
- Yellow for earth and royal colour used by Chinese emperors to symbolise power, authority and growth.
- Black for water that symbolises darkness
- White the gold element that represents mourning
- Twenty seven gold symbols cast in the paving - represent the flowers adopted by 3 significant Chinese Cities:
  - Shanghais white magnolia to emphasise its pioneering and enterprising spirit
  - Hong Kong's five petal white orchid
  - Guangzhou kapok

There are 9 symbols for each city, 3 times 3 as that number is also considered lucky in china.



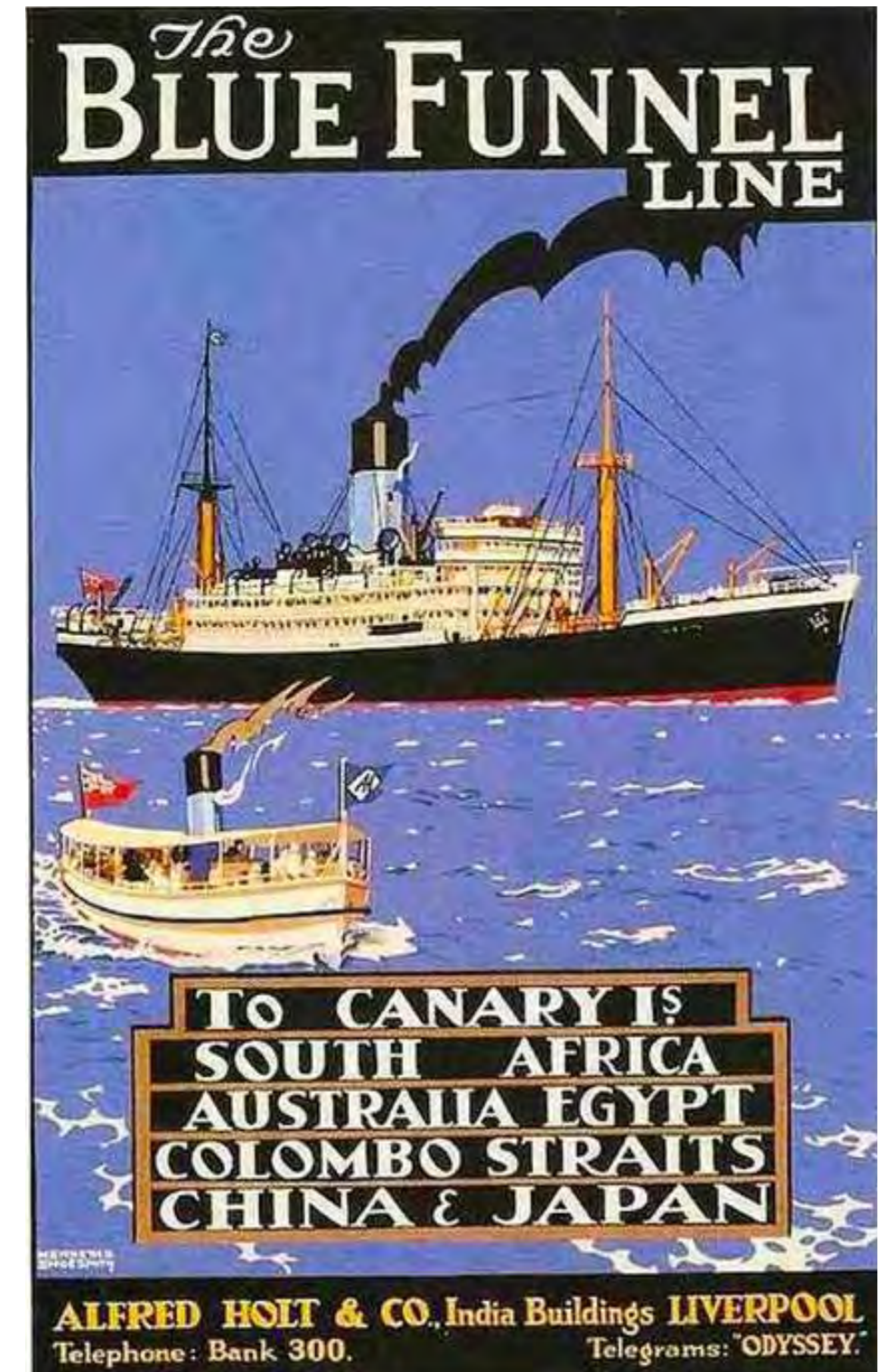
KAPOK IS OFFICIAL FLOWER OF GUANGZHOU



HONG KONG'S FIVE PETAL WHITE ORCHID



WHITE MAGNOLIA - CITY FLOWER OF SHANGHAI

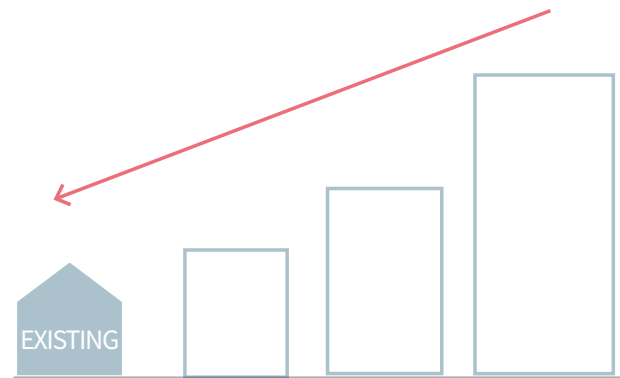




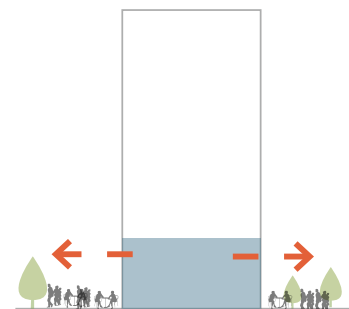


# 4 DESIGN DEVELOPMENT

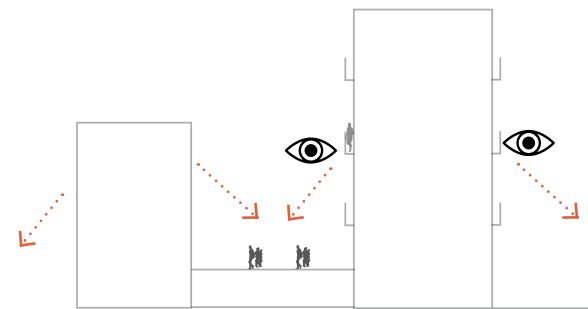
# 4.1 Design Drivers



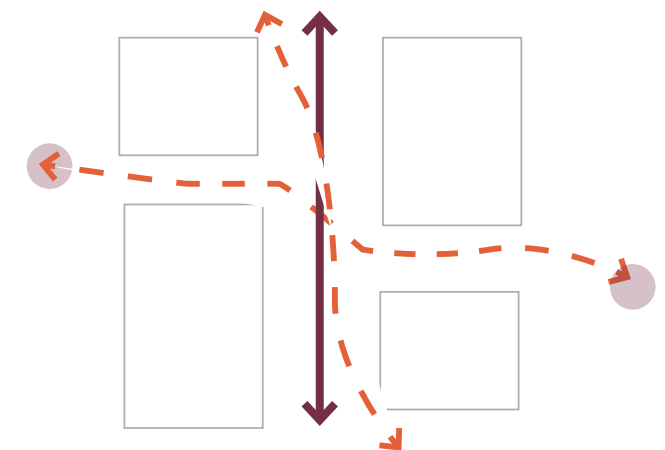
FORM AND SCALE



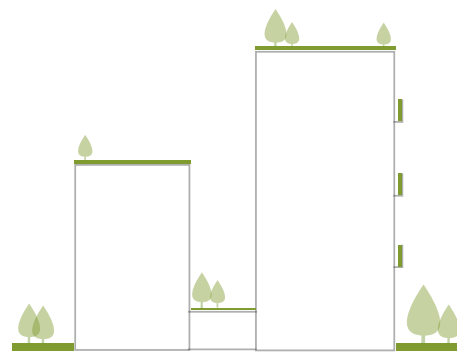
ACTIVATE THE GROUND FLOOR



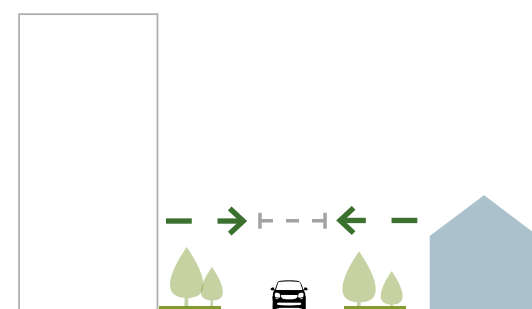
SECURITY



MOVEMENT AND CONNECTIVITY



LAYERING THE GREEN



REBALANCE AND GREEN THE STREET



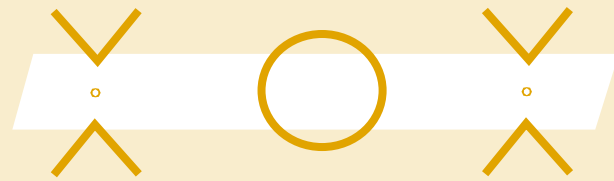
INCREASE GREEN VALUE/  
NATURAL CAPITAL



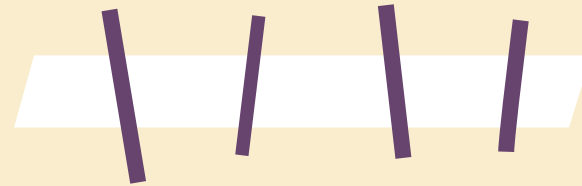
DEFINE THE ZONES

## 4.2 Rebalance the Street

### CREATING GATEWAYS



### IMPROVING PEDESTRIAN PERMEABILITY



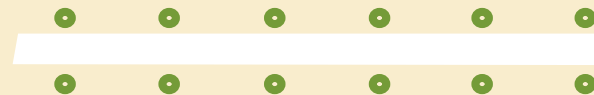
### NARROWING CARRIAGEWAYS



### WIDENING FOOTWAYS AND PEDESTRIAN SPACES



### GREENING THE STREETS



### ENCOURAGING DWELL





# 4.3 The Masterplan

Our vision for Great George Street is to create a bold and energised destination that provides a diverse neighbourhood setting. The design references the creative and industrial qualities present with The Baltic Triangle, the rich heritage present within China Town and Liverpool Cathedral as well as blending into the existing surrounding residential communities. The scheme will provide an authentic and unique living and working environment, to enhance the world-class independent creative industries on offer within Liverpool the city centre and the ‘work hard play hard’ ethos.

Residents will have access to private community gardens consisting of edible plants such as apple trees, Gooseberry and blueberry plants . The edible theme will be applied on many layers, in the gardens and within the public areas along street.

The development of Great George Street has opened up an exciting ambition to rebalance and green the existing street setting. Along with providing new visual gateways into the city and opportunities for public art. Narrowing the existing highway carriageway will open up opportunities to create a rich linear park by widening the footways, encouraging moments to dwell and relax along the route and adjacent to the development.

The provision of a new segregated cycle route along Great George Street will improve connections across the city. New pedestrian routes through the site will improve permeability and links to the surrounding area. Increasing green value and natural capital for the City of Liverpool.

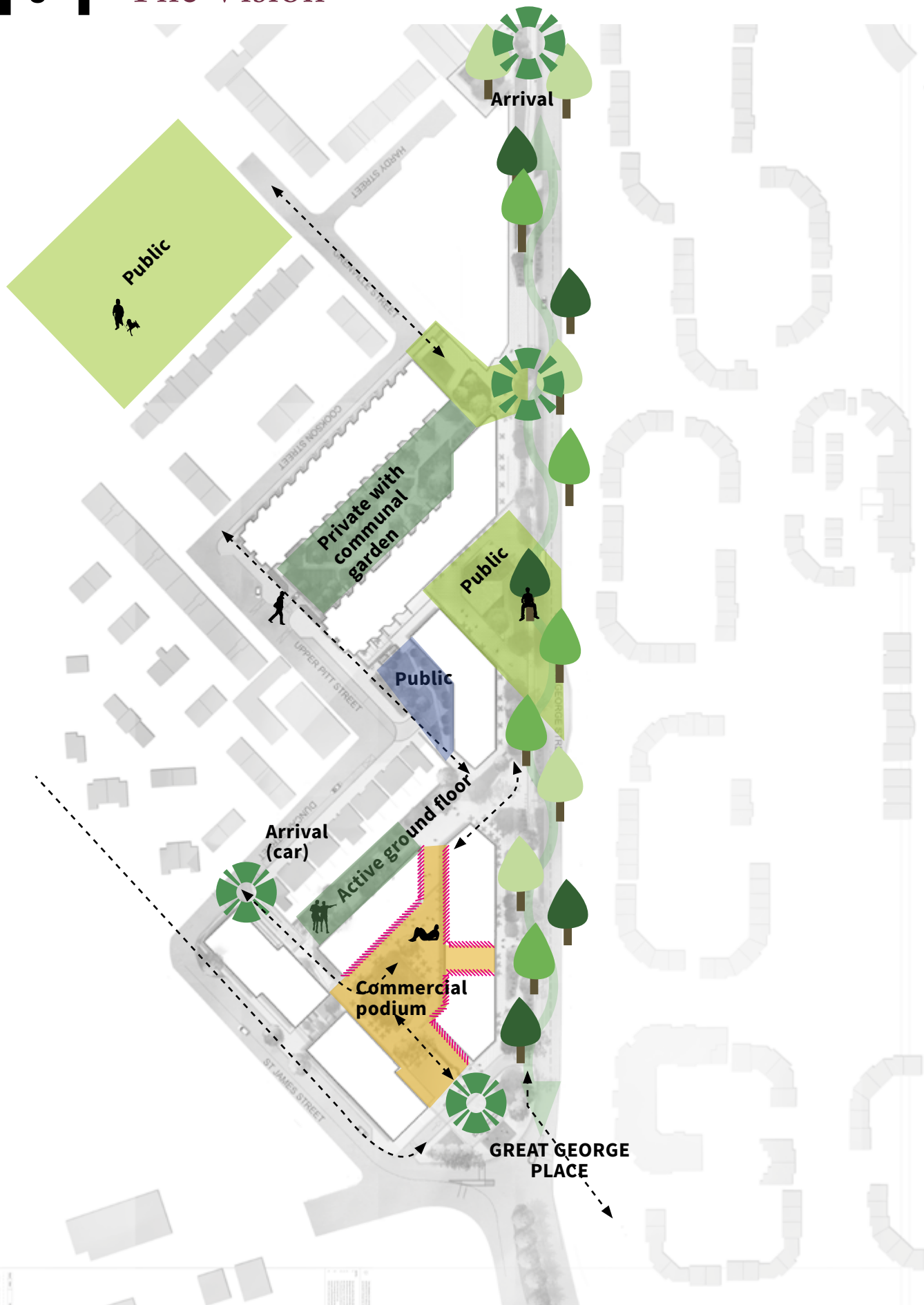
Great George’s Place has been sensitively designed to provide an appropriate and high quality setting for the Grade I Listed building (The wedding Shop). Taking inspiration from the heritage of the space the design incorporates large areas of green space and natural paving materials.



OVERALL LANDSCAPE MASTERPLAN



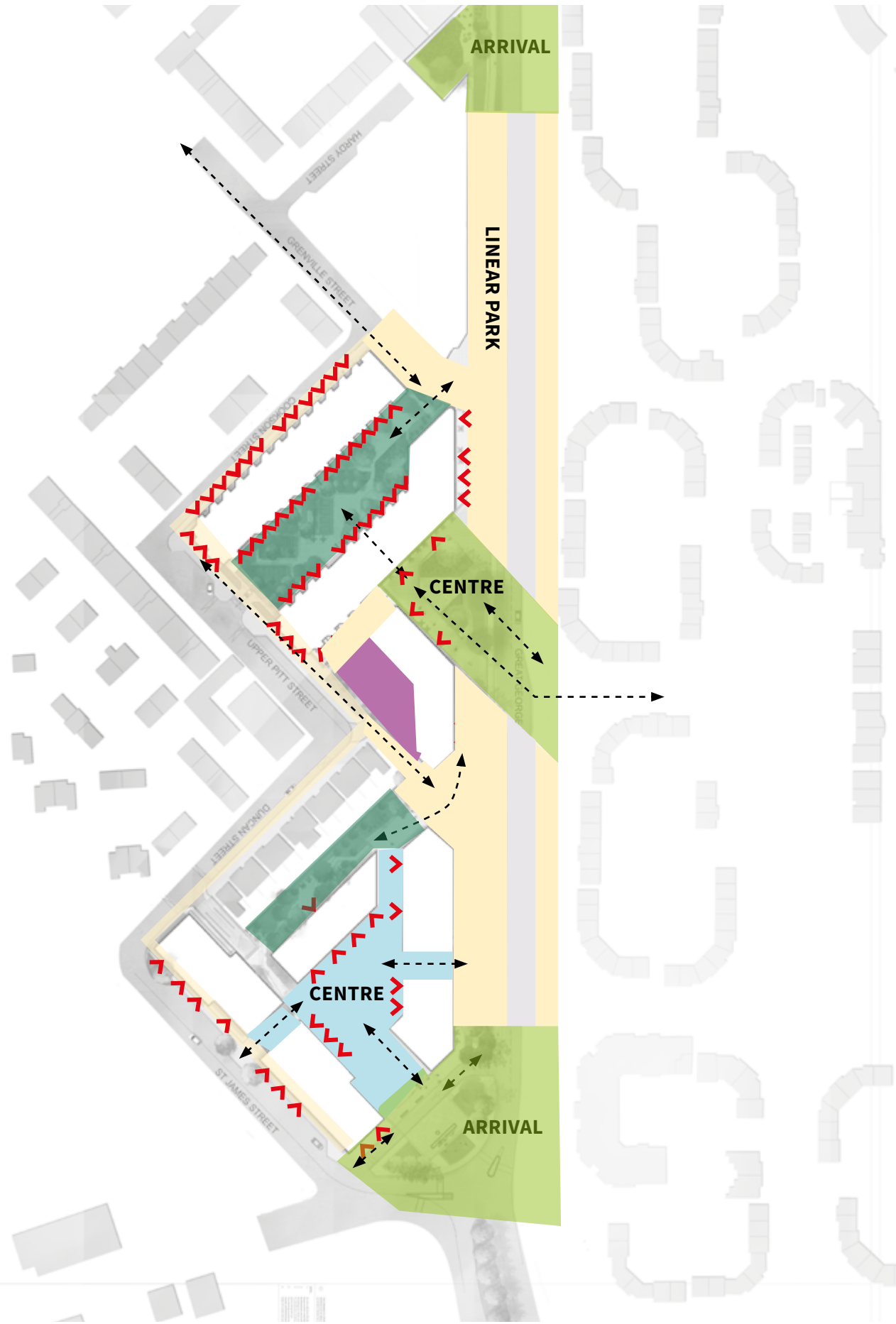
# 4.4 The Vision



PRECEDENT IMAGES



# 4.5 Spatial Concept and Hierarchy



The scheme includes a series of active and passive spaces connected by new routes through and into the site.

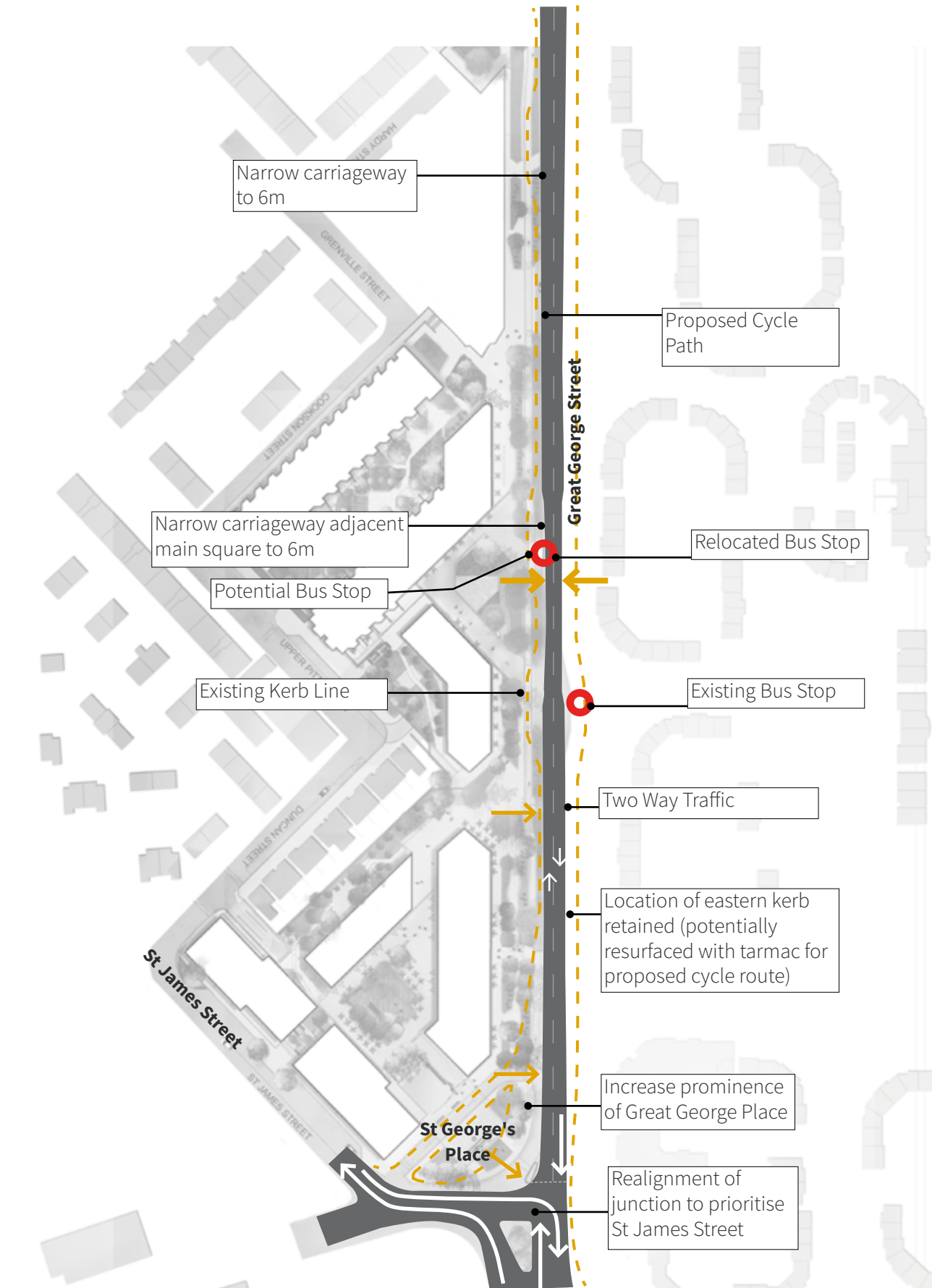
- The Commercial Plaza is a multifunctional public square at the heart of the scheme, it's a key nodal point with access from all sides. Restaurants and shops will provide an active front onto the square
- The Hotel Plaza is an transitional space that provides an arrival platform to the proposed hotel and residential dwellings and gardens.
- St George's Place is a primary space that provides a high quality setting for the listed building and a key arrival space into the development.
- The secondary private spaces of the Residential Podium Garden and Office Podium Garden provide a place for dwell and play.



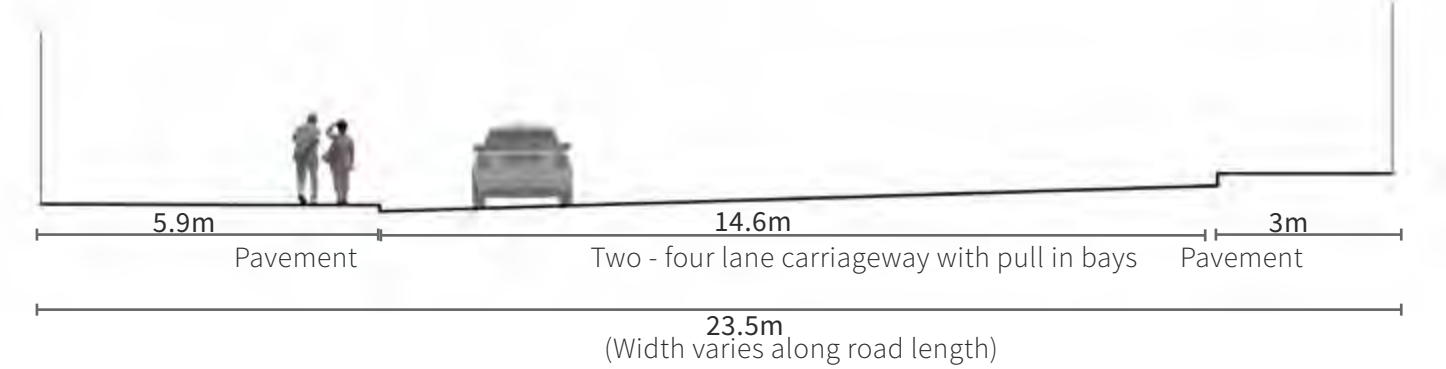
PRECEDENT IMAGES

- Public Podium Garden
- Key Nodes Along Route (Public)
- Commercial Spaces (Public)
- Footpath (Public)
- Highway
- Private Spaces
- Key Pedestrian Movement
- Active Frontages

# 4.6 Realignment of Great George Street



## EXISTING



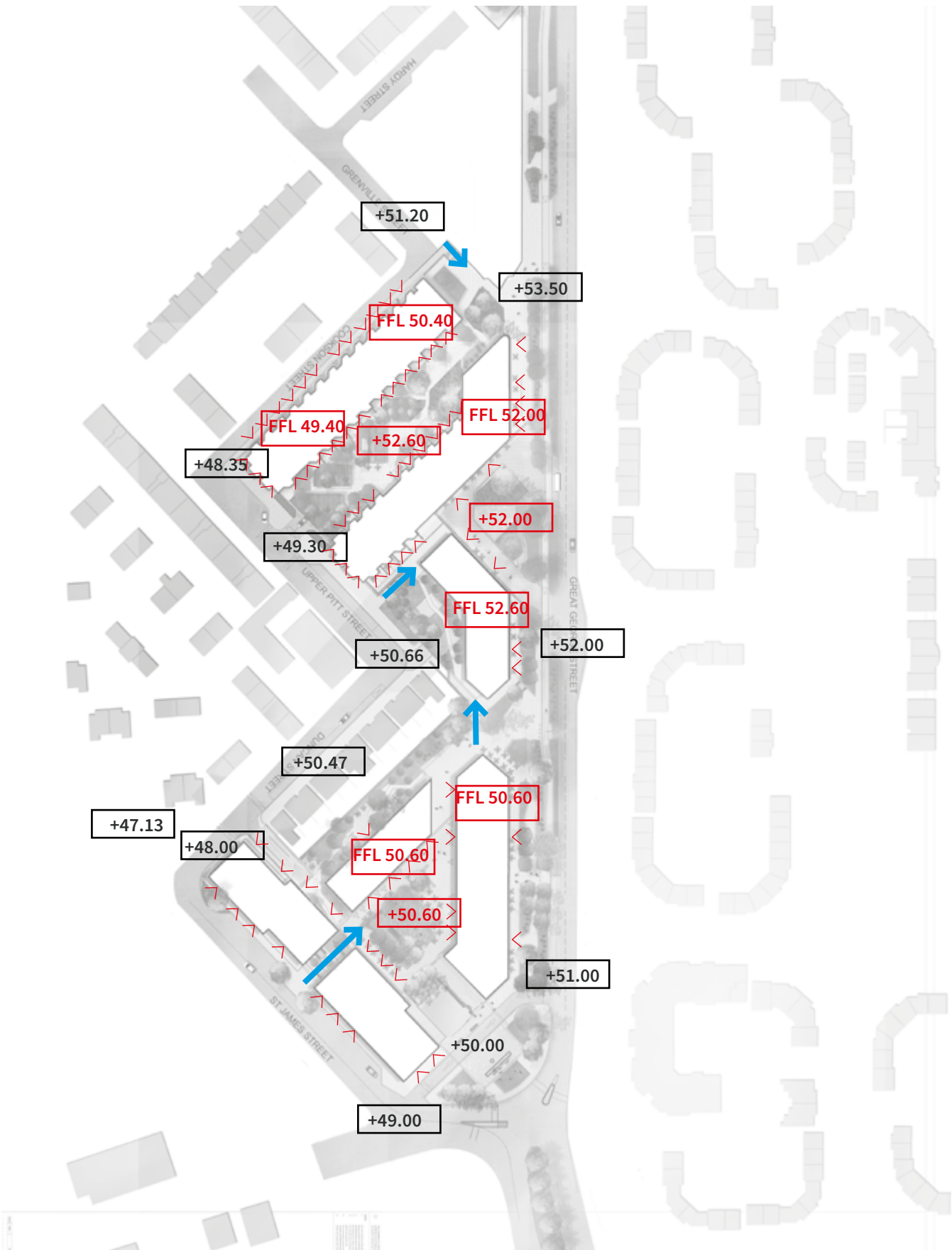
## PROPOSED



- The George Street Carriageway is to be reduced to 6m wide in order promote traffic calming, allow for a dedicated cycle route and introduce roadside trees and planting.
- The junction at Great George's Place will be realigned to prioritise St James Street that leads to the city centre and is an existing desire line for vehicular traffic.

- Existing Kerb
- Proposed Road Layout
- ➔ Traffic Movement

# 4.7 Levels



- The existing site topography varies across the site - with over a 2.5m difference along St James Street and 3.5m difference along the extent of the development along Great George Street
- This level difference creates a series of accessible commercial and residential podium decks, all with compliant access from Great George Street situated above car park. The podium decks can be accessed from the perimeter streets via a series of steps and ramps
- All podiums and building blocks offer DDA compliant routes
- When ramps are required - associated hand rails and landings will be provided to Part M building regulations standard.

> Building Entrance

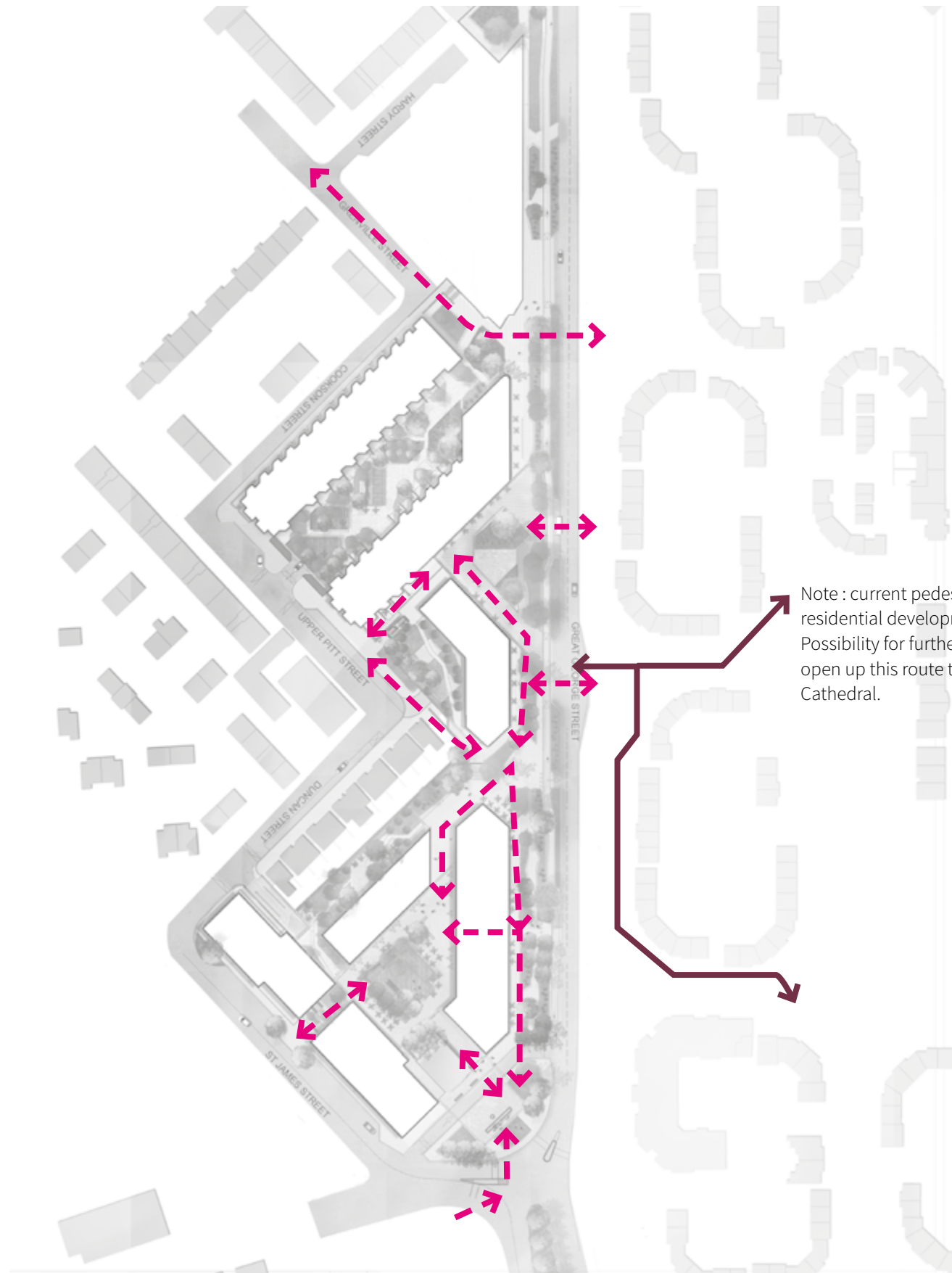
➡ Steps

+52.00 Existing Levels

+52.00 Proposed Levels



# 4.8 Enhanced Pedestrian Connections







- Pedestrian connections across the site will be enhanced. The proposed linear park and green route will be inviting and encourage pedestrians to move across and through the activities surrounding the space
- Existing routes through the space are slightly reconfigured - however proposed routes are inviting and widened to encourage movement up and down from Liverpool City Centre - approximately 10minutes walk.
- Links can be further enhanced between Liverpool City Centre and Liverpool Cathedral should the dividing residential development, allows movement through. Currently the gates between are padlocked.

Note : current pedestrian link through residential development padlocked. Possibility for further discussion to open up this route through to Liverpool Cathedral.

- Existing Pedestrian Links
- - - Proposed Public Connections



-  Vehicle Access For Servicing
-  Fire Tender Access
-  Servicing
-  Lay-By

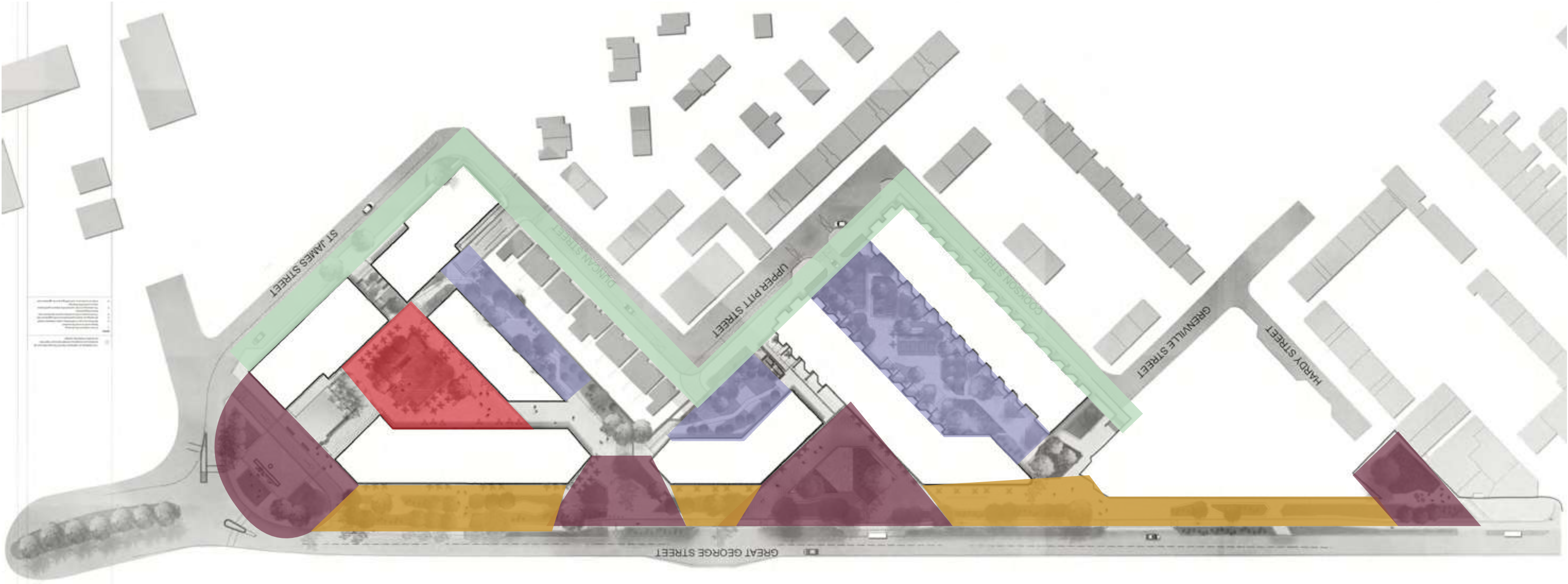






# 5 MATERIALS STRATEGY

# 5.1 Hardworks Materials Strategy



## 1. PLAZA SPACE

- Quality and long lasting materials will be selected. The use of natural stone paving to key areas along Great George Street and the plaza spaces will provide a quality surface. The design proposes to use a blend of warm tones, complimentary to the architecture and the sites heritage. Red warm tones will compliment the Liverpool Cathedral. The use of high quality materials will be focussed around the Great George Street and the plaza spaces. The commercial podium garden seeks to reflect the surrounding industrial context within the The Baltic - the use of insitu concretes and timbers are proposed to compliment the industry.
- The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles. Maintenance will also be a key consideration in product selection.

## 2. LINEAR PARK

## 3. COMMERCIAL PLAZA

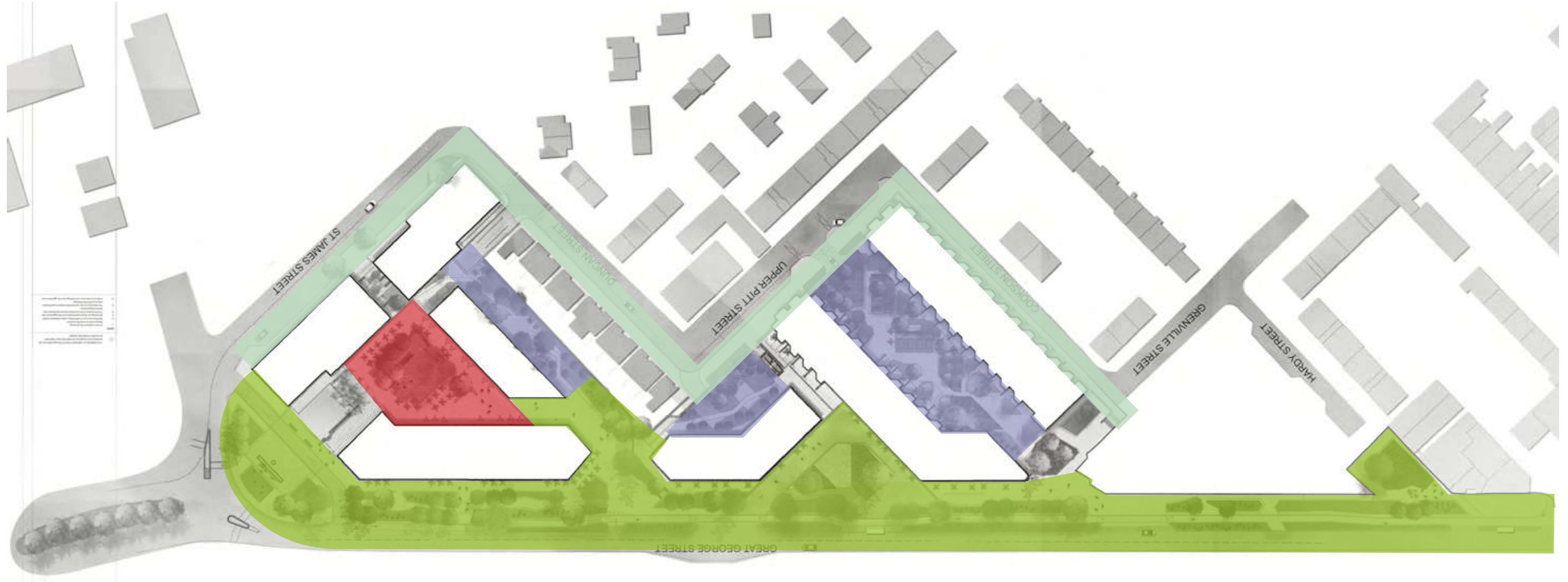
## 4. STREETScape

## 5. PODIUMS

- These materials need to be both appropriate to the anticipated vehicular loading and durable over a number of years. Meetings have been held with Liverpool City Council to discuss material selection on the adopted areas. The landscape surfacing aims to ensure a continuous approach has been applied to reinforce the character of the space. Discussions will be ongoing through the detail design process to ensure that the final solution satisfies the needs of Liverpool City Council whilst maintaining the aspirations of the design team.
- A high threshold detail will edge the proposed buildings to unify the varying material palette.



## 5.2 Softworks Materials Strategy



### 1. LINEAR PARK

### 2. COMMERCIAL PLAZA

### 3. STREETSCAPE

### 4. PODIUMS

- The provision of good quality, well designed, green space is central to the creation of a pleasant, safe and welcoming environment. The proposed reduction of Great George Street carriageway creates an unique opportunity within Liverpool to create a linear park setting along this stretch with proposed cycle paths.
- Great George Street development will provide a valuable green link and green space between The Baltic, Liverpool Cathedral and Liverpool City Centre. This application is committed to the external environment, and recognises the landscape is ever evolving and growing entity that will require long term maintenance and management to be undertaken by Great George Street Development.
- The inclusion of the creation of podium gardens demonstrates the applicants commitment to the external environment. To provide a landscape and recreational space for the new residents and to encourage families. There will be an emphasis on planting fruit bearing species within the podium gardens to create edible routes for all to enjoy.
- Species selection has been based upon creating interest throughout the year, whether in colour, form or texture. Standard trees will have clear stems to 2m to maintain clear sight lines in accordance with Secure By Design Principles. Multi stemmed trees will have clear and clean branching to 2m high and will be located in areas which have a high degree of overlooking.



# 5.3 Design Inspiration - 1 and 2 - Great George Street Linear Park and Plaza



Great George Street linear park is designed for enjoyment and relaxation. The park is designed with meandering paths with pockets of space that open up for pedestrians to relax amongst lush planting and trees. There are many proposed seats along this stretch for individual and groups, seats are incorporated within the planter walls. A generous width is provided against the proposed buildings for cafe seating as required.

Pockets of open space along the stretch described as plaza spaces - are for small events or large gatherings with some raised lawns for seating. Great George's Place, is proposed as a formal high quality public realm, bringing the historic civic space back to life and of high quality urban merit. The vent shaft is situated within public open space and raised seat lawns. The vent shaft is anticipated to be form part of a public art strategy to be reviewed post planning with National Rail.



LINEAR PARK AND CYCLE ROUTE

BENCHES AND FEATURES





# 5.4 Surface Materials - 1 and 2 - Great George Street Linear Park and Plaza

SURFACE MATERIALS



SLAB PAVING (LRG)  
MATERIAL: GRANITE  
COLOUR MIX: MAGMA  
600(W) X 600-1000(L)  
FINISH: TBC

PAVING (SMALL)  
MATERIAL: GRANITE  
COLOUR MIX: MAGMA  
300(W) X 300-600(L)  
FINISH: TBC



SLAB PAVING (SMALL)  
MATERIAL: GRANITE  
COLOUR MIX: YELLOW ROCK  
600(W) X 600-1000(L)  
FINISH: TBC

PAVING (SMALL)  
MATERIAL: GRANITE  
COLOUR MIX: YELLOW ROCK  
300(W) X 300-600(L)  
FINISH: TBC



THRESHOLD DETAIL TO BUILDING EDGE



SLAB PAVING (LRG AND SMALL)  
(LARGE UNIT) (SURROUNDING VENT SHAFT  
ENVIRONS)  
MATERIAL: GRANITE  
COLOUR MIX: ZIMBABWE RED AND CLOUDY  
VIOLET MIX TBC POST PLANNING  
SIZE: 600(W) X 600-1000(L)  
FINISH: TBC



PROPOSED CYCLE PATH  
MATERIAL: ASPHALT  
SURFACING WITH WHITE LINE  
MARKING TO LCC APPROVAL



ROAD KERB  
MATERIAL: GRANITE KERB  
'ROYAL WHITE' TO LIVERPOOL  
STANDARD



# 5.5 Planting - 1 and 2 Great George Street Linear Park and Plaza

## ORNAMENTAL PLANTING



VERBENA BONARIENSIS



STIPA TENUISSIMA



SPOROBOLUS HETEROLEPIS



RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'



PANICUM VIRGATUM 'SHENANDOAH'



MOLINIA CAERULEA



MISCANTHUS SINENSIS 'MORNING LIGHT'



HELENIUM 'MOERHEIM BEAUTY'



DESCHAMPSIA CESPITOSA 'GOLDTAU'



CAREX 'ICE DANCE'



CALAMAGROSTIS BRACHYTRICHA



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

## TREES



PLATANUS ORIENTALIS



GLEDITSIA TRIACANTHOS



LIQUIDAMBAR STYRACIFLUA



ALNUS GLUTINOSA



LIRIODENDRON TULIPIFERA





# 5.6 Design Inspiration - 3 Commercial Plaza



- The commercial plaza will form the main events space within the development - for markets, performance, and exhibitions. It is anticipated that events can spill out throughout the development creating a trail and sequence of coordinated events which can also be linked to The Baltic events programme. Situated within the centre of the space are a series of timber platforms for multiple event uses along with casual seating.
- Outdoor dining and seating is encouraged and provided to the building thresholds.
- Situated to the back of the highest timber platform deck is a garden space and a series of planters and trees - providing a quieter space within the commercial podium.



Threshold detail to building edge



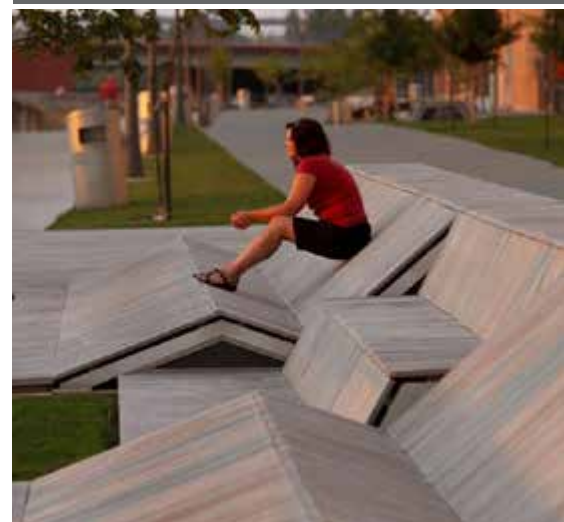
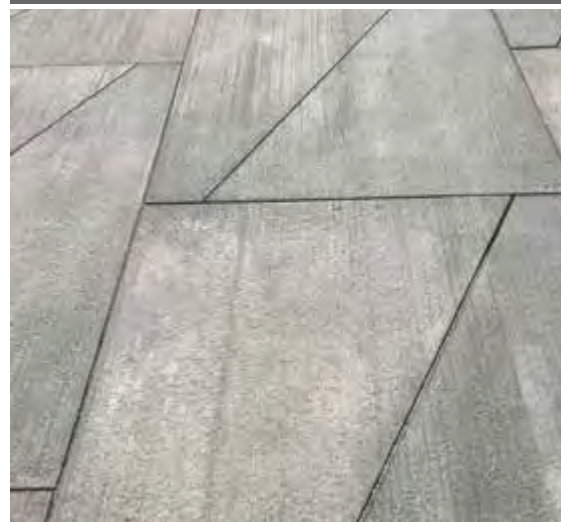
CONCRETE SURFACING



FEATURE TIMBER EVENT SPACE AND VIEWING PLATFORM



PLANTING





# 5.7 Planting and Surface Materials - 3 Commercial Plaza

## PLANTING



HEUCHERA CYLINDRICA  
'GREENFINCH'



LUZULA NIVEA



MATTEUCCIA STRUTHIOPTERIS



DRYOPTERIS WALLICHIANA



EUPHORBIA AMYGDALOIDES  
VAR. 'ROBBIAE'



HELLEBORUS FOETIDUS



GERANIUM MACRORRHIZUM  
'INGWERSENS VARIETY'



LIRIOPE MUSCARI 'BIG BLUE'



SKIMMIA X CONFUSA 'KEW  
GREEN'



ASPLENIUM SCOLOPENDRIUM



HYDRANGEA ARBORESCENS  
'ANNABELLE'



SARCOCCOA HOOKERIANA VAR  
HUMILIS

## SURFACE MATERIALS



CONCRETE PAVES  
(TO PODIUM THRESHOLD  
GARDENS.) COLOUR AND  
FINISH TO BE REVEALED POST  
PLANNING.



TIMBER DECKING  
(TO PLATFORMS)

## TREES



CORNUS FLORIDA



AMELANCHIER ARBOREA



# 5.8 Design Inspiration - 5 Podium Gardens



- The commercial office podium is designed as a private space for the commercial tenant for lunch breaks and external meetings. Small pockets of space are designed for individuals on lunch breaks along with larger pockets for external sheltered meeting rooms with tables.
- The podium to the back of the hotel is designed for quiet reflection for the hotel guests and also for the public. Small garden gates are positioned to each entrance of the podium.
- Edible plants are also proposed within all podium gardens.



PLANTING



SURFACING MATERIALS



FURNITURE



# 5.9 Planting and Surface Materials - 5 Podium Gardens

## ORNAMENTAL PLANTING



HEUCHERA CYLINDRICA  
'GREENFINCH'



LUZULA NIVEA



MATTEUCCIA STRUTHIOPTERIS



DRYOPTERIS WALLICHIANA



EUPHORBIA AMYGDALOIDES  
VAR. 'ROBBIAE'



HELLEBORUS FOETIDUS



GERANIUM MACRORRHIZUM  
'INGWERSENS VARIETY'



LIRIOPE MUSCARI 'BIG BLUE'



SKIMMIA X CONFUSA 'KEW  
GREEN'



ASPENIUM SCOLOPENDRIUM



HYDRANGEA ARBORESCENS  
'ANNABELLE'



SARCOCCA HOOKERIANA VAR  
HUMILIS

## SURFACE MATERIALS



CONCRETE PAVES  
(TO PODIUM THRESHOLD  
GARDENS.) COLOUR AND  
FINISH TO BE REVEALED POST  
PLANNING.



RESIN BOUND SURFACING  
(TO PODIUM DECK GARDENS)

## Trees



CERCIS SILLIQUASTRUM



AMELANCHIER LAMARCKII



PYRUS COMMUNIS'



MALUS DOMESTICA



ACER GRISEUM



ACER DAVIDII



# 5.10 Design Inspiration - Residential Garden



- The residential podium incorporates private gardens within a shared communal garden space. All apartments at ground floor and podium levels have individual private garden.
- The communal garden will provide a number of play features to encourage children and families to utilise this secure place.



COMMUNITY SPACE



PRIVATE SPACE



SURFACE MATERIALS



ALLOTMENTS



FURNITURE





# 5.11 Planting and Surface Materials - Residential Garden

## ORNAMENTAL PLANTING



SAMBUCUS NIGRA 'BLACK LACE'



LAVANDULA ANGUSTIFOLIA



ROSMARINUS OFFICINALIS



TROPAEOLUM MAJUS



FOENICULUM VULGARE



ALLIUM SCHOENOPRASUM

## Edible Trees



MALUS DOMESTICA - ESPALIER TREE



CHESHIRE VARIETY 'ELTON BEAUTY'



CHESHIRE VARIETY 'MILLCENT BARNES'



APPLE TREES IN PUBLIC SQUARE

## Edible Hedgerows and Ornamental planting



GOOSEBERRY BUSH



BLUEBERRIES



STRAWBERRIES



EDIBLE ORNAMENTAL



ORNAMENTAL HERBS



CABBAGE



LETTUCE



ARTICHOKE

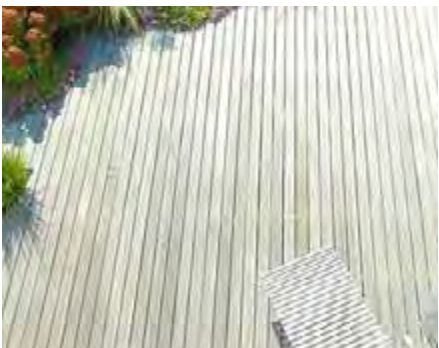
## Surface Materials



CONCRETE PAVES  
(TO PODIUM THRESHOLD GARDENS.) COLOUR AND FINISH TO BE REVEALED POST PLANNING.



RESIN BOUND SURFACING TO  
(TO PODIUM DECK GARDENS)



TIMBER DECKING  
(TO PLATFORMS)



# 5.12 Design Inspiration - Perimeter Streetscape



- Perimeter streets will be clear and legible offering a accessible DDA compliant route around the perimeter of the development





# 5.13 Planting and Surface Materials - Perimeter Streetscape

TREES



LIRIODENDRON TULIPIFERA



SURFACE MATERIALS



BLOCK PAVERS  
(TO PERIMETER PAVEMENTS)  
MATERIAL: EG BRECCIA BY KELLEN  
COLOUR MIX: YELLOW ROCK  
TBC POST PLANNING  
SIZE: 100(W) X 100/200/300  
FINISH: TBC

PLANTING



HEUCHERA CYLINDRICA  
'GREENFINCH'



LUZULA NIVEA



MATTEUCCIA STRUTHIOPTERIS



SKIMMIA X CONFUSA 'KEW  
GREEN'



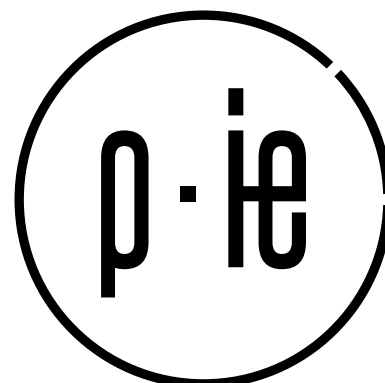
ASPENIUM SCOLOPENDRIUM



SARCOCCA HOOKERIANA VAR  
HUMILIS

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