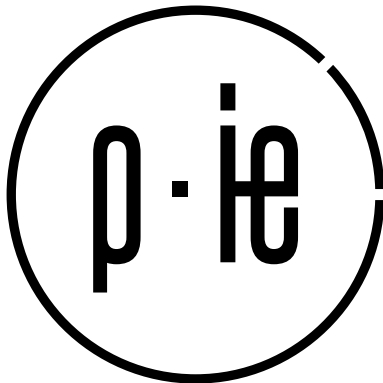


		REFERENCE PL1822.1
PROJECT GREAT GEORGE STREET TVIA		
DOCUMENT APPENDIX 1.1		
CLIENT GREAT GEORGE STREET DEVELOPMENTS	STATUS PLANNING	DATE 25/09/18



Appendix 1.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Heritage Designations	<p>Heritage designations on the Proposed Development Site (PDS) and in the surrounding area are shown in Figure 1.3 in Appendix 1.3.</p> <p>World Heritage Site The site is located in the World Heritage Site Buffer Zone. A Buffer Zone was identified around the WHS, to ensure that development proposals within it, that might adversely affect the setting of the WHS, can also be carefully considered. The Buffer Zone is an area which provides a visual setting for the WHS which includes some historically significant features and major landmarks and where development could potentially have an adverse impact upon that setting.</p> <p>Conservation Areas The site is not located within a Conservation Area, however it lies within close proximity to the Rodney Street Conservation Area containing the Anglican Cathedral to the east, and the Duke Street Conservation Area to the north. Any potential visual relationships between the site and the surrounding Conservation Areas will be considered within the visual assessment.</p> <p>Listed Buildings There are no listed buildings within the site, however, the Grade II listed former North and South Wales Bank is located adjacent to the site boundary to the south. The former bank once formed part of a densely developed area, and overlooked Great George Place. The context around the building has now been lost through demolition of buildings and encroachment from highways infrastructure, and the former bank is now the Wedding House.</p>	Medium/Low	Low	Medium/Low
Townscape Character	<p>Townscape character areas are shown in Figure 1.4 of Appendix 1.3.</p> <p>The site is located on the eastern fringes of the Creative Quarter, and to the immediate west of the Cultural Quarter containing the Anglican Cathedral.</p> <p>The Baltic Triangle is an historic area of the city centre and comprises numerous 18th and 19th century warehouse buildings which are now enjoying a renaissance as Liverpool's Creative Quarter, a cutting edge destination where pioneering creatives work. The area is home to musicians, photographers, artists, fashion designers, digital agencies, architects, filmmakers, recording studios, eateries, nightlife venues, and internationally acclaimed arts festivals and galleries. It is a hub for new and growing creative and digital businesses, clustered in commercial centres such as Baltic Creative, Elevator Studios and The Women's Organisation and home to alternative venues such as Camp and Furnace and Baltic Bakehouse. It is also establishing itself as a centre for learning, with the recent opening of The Studio School and Life Sciences University Technical College. The Baltic Triangle is rapidly emerging as a vibrant and industrious city centre district containing within its boundaries a range of large and small business and residential investment and development opportunities.</p> <p>The Cultural Quarter is focussed around Hope Street, a high quality visitor, culture and leisure quarter, with a unique historic character. Surrounding the luxury Georgian townhouses of Canning, Hope Street is home to some of the most important cultural attractions in the city including the Philharmonic Hall (and the Royal Liverpool Philharmonic Orchestra), the Everyman and Unity theatres, and the Liverpool Cathedral and Liverpool Metropolitan Cathedral. It is also host to a wide variety of independent hotels, restaurants, quality bars and cafés as well as being a significant national and international visitor attraction in its own right benefiting from its location adjacent to the city's four universities.</p>	Low	Low	Low
Urban Grain	<p>Urban grain on the PDS and in the surrounding area is shown in Figure 1.5 of Appendix 1.3.</p> <p>The site and surrounding area historically consisted of a tight urban grain, formed by a mix of predominantly small dwellings, shops and pubs of small scale and massing. The tight grain was occasionally broken to create 'breathing space' with the addition of small urban squares and gardens. This was typical of the site and surrounding context. The demolition of buildings on the site, and redevelopment of the surrounding area has created a very mixed urban grain which lacks a cohesive. The absence of development on the site forms a void in the urban grain, in what is a key site within the City.</p>	Low	Low	Low
Land Use	<p>Land Use within the site and surrounding area is shown within Figure 1.6 of Appendix 1.3</p> <p>The site currently consists primarily of open space, with a small amount of residential dwellings and a lighting shop (retail). The area around the site is dominated by residential use, with pockets of open space, commercial use, religious uses and community facilities. Uses within the site are limited due to previous demolition and current lack of use.</p>	Low	Low	Low
Building Heights	<p>Building heights on the PDS and in the surrounding area are shown in Figure 1.7 of Appendix 1.3.</p> <p>Building in the site are two storeys. Building heights around the site are typically low, between 1 and 3 storeys. This reflects the primarily residential land use which despite the City Centre location, is typically made up of traditional 2 storey dwellings on individual plots with small gardens.</p>	Low	Low	Low
Topography & Site Levels	<p>The topography of the PDS and surrounding area is shown in Figure 1.8 of Appendix 1.3.</p> <p>Ground levels rise steadily from the waterfront to the west and increase more noticeably around the site, with the Anglican Cathedral sitting on a distinctive north/south ridge, which emphasises its visual presence across the city. Ground levels then continue to rise steadily further east beyond the Cathedral. The existing levels within the site fall from around 53m AOD at the north eastern edge, down to 47m AOD in the southwest. Ground levels within the site have been modified over time as a result of previous development and subsequent demolition.</p>	Low	Low	Low
Movement and Linkages	<p>Key movement routes surrounding the PDS are shown in Figure 1.9 of Appendix 1.3.</p> <p>The site sits immediately west of Great George Street (A5038), which forms a key north/south linkage through the city. The southern end of the site sits on a key vehicular junction with strong connections to the main arterial A562 Upper Parliament Street. There is a network of small-scale residential streets to the immediate west of the site,</p>	Low	Low	Low

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

	which reflects current land use. Upper Duke Street is located to the north of the site, and encompasses Route 56 of the National Cycle Network. The route is 44 miles in length and runs between Chester Town hall and Liverpool Town hall. Movement across the site is currently restricted by site hoardings.			
Environmental Designations & Public Open Space	Environmental designations and public space surrounding the PDS are shown in Figure 1.10 of Appendix 1.3 . There are no environmental designations covering the site. The site was previously used as informal open, prior to the erection of site hoardings.	Low	Low	Low
Site Character	Figure 1.11 of Appendix 1.3 illustrates the main features of the PDS, which define its character. The existing character of the site is poor due to previous demolition, subsequent lack of use, and current dominance of hoarding and building works. The site occupies an important position, located on a key vehicular route where visitors and commuters enter the city, and lies within close proximity to the Cathedral, but detracts from the wider context in its current form.	Low	Low	Low

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Appendix 1.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resource	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Heritage Designations	Construction Phase: There are no heritage designations covering the site. Any potential visual relationships between the site and the surrounding listed buildings will be considered within the visual assessment.	Phased approach to development to minimise impacts.	Construction works have the potential to effect the Grade II listed Wedding House, due to the close proximity of the site boundary.	Medium/low	Minor	Local	Short-medium term. Temporary	Minor	Adverse	Minor significance	High
	Operational Phase: There are no heritage designations covering the site. Any potential visual relationships between the site and the surrounding Conservation Areas will be considered within the visual assessment.	Potential for the Proposed Development to minimise impacts through high quality materials and architectural detailing that responds positively to the Wedding House.	The Proposed Development will change the setting around the Grade II listed Wedding House. Whilst the existing setting is very poor, the Proposed Development will represent a significant contrast in scale and massing to the Wedding House. The re-establishment of Great George Place will significantly enhance the setting to the Wedding House, and provide breathing space to the development.		Minor		Long Term Irreversible	Negligible	Beneficial	Not significant	High
Townscape Character	Construction Phase: The site does not contribute positively to townscape character. However the construction period is likely to detract temporarily from the existing residential context.	Phased approach to development to minimise impacts.	The Proposed Development will have a temporary adverse effect on the predominantly residential character.	Low	Minor	Local	Short-medium term. Temporary	Minor	Adverse	Not significant	High
	Operational Phase: The proposed mix of land uses will contribute to the character of the Cultural Quarter/Baltic Triangle.	Active frontages at street level. Well overlooked streets and spaces, Clear legibility, with a hierarchy of movement and linkages.	The Proposed Development has the potential to contribute positively to townscape character. The site and surrounding primarily residential context do not currently contain the key characteristics of the Creative Quarter.		Moderate		Long Term Irreversible	Moderate	Beneficial	Minor significance	High
Urban Grain	Construction Phase: Phased construction will allow a legible urban grain to become re-established on the site.	No additional mitigation required.	The site currently forms a void in the urban grain. Re-establishing a grain throughout the construction phases will positively affect the site and surrounding context.	Low	Minor	Local	Short-medium term. Temporary	Minor	Beneficial	Not significant	High
	Operational Phase: The proposed development will establish urban grain on what is currently a void within the city. The Proposed Development will establish a new grain, more dense than that in the immediate context, and more in keeping with the historic urban grain previously on the site.	The proposed urban grain will help to enclose new streets and spaces, and create a clear hierarchy of routes.	The site currently forms a void in the urban grain. A re-established grain will positively affect the site and surrounding context.		Major		Long Term Irreversible	Major	Beneficial	Moderately significant	High
Land Use	Construction Phase: Land use within the site will change from redundant to a development site.	No additional mitigation required.	The construction phases will bring a very minor benefit, indicating regeneration ongoing on the site at what is a key location in the city.	Low	Negligible	Local	Short-medium term. Temporary	Negligible	Beneficial	Not significant	High
	Operational Phase: Land use within the site will change as a result of the Proposed Development, from informal green space (currently inaccessible) to a mix of residential, commercial and office uses, which will	Overlooking/active frontages onto key pedestrian routes and public spaces.	The Proposed Development will result in substantial improvements to land use, which will positively impact on the wider site area		Major		Long Term Irreversible	Major	Beneficial	Moderately significant	High

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	be complementary to the wider townscape character area.										
Building Heights	Construction Phase:	No additional mitigation required.		Low	Moderate/minor	Local	Short-medium term. Temporary	Minor	Beneficial	Not significant	High
	Operational Phase: The Proposed Development will result in a substantial change due to the lack of development on the site at present, and also due to significant contrast between building heights within the Proposed Development and the surrounding built context.	Stepping down of building heights where required to create a positive relationship between existing and proposed buildings. Use of sympathetic materials and detailing to respond to existing sensitive development.	The Proposed Development will set a new precedent for building height within the local area, and will form a marker for regeneration and signpost a new destination on what is a key location/approach to the city. However, the contrast between existing and proposed development will be substantial, and a positive relationship between the Proposed Development and the Wedding House will rely on sensitive use of materials and architectural detailing.		Major		Long Term Irreversible	Moderate	Beneficial	Minor significance	High
Topography & Site Levels	Construction Phase: Existing ground levels will be modified in the construction phases to accommodate the development.	No additional mitigation required.	Minimal ground level changes will be implemented to facilitate development and movement across the site.	Low	Negligible	Site	Short-medium term. Temporary	Negligible	Beneficial	Not significant	High
	Operational Phase: Existing ground levels will be modified to accommodate the development.	Modification of ground levels to facilitate connectivity, legibility and accessibility across the site.	Ground levels within the site have been altered historically and are not sensitive to change.		Negligible		Long Term Irreversible	Negligible	Beneficial	Not significant	High
Movement & Linkages	Construction Phase: The site is currently inaccessible due to site hoardings.	No additional mitigation required.	The construction works will result in no change to the existing accessibility of the site.	Low	Negligible	Local	Short-medium term. Temporary	Negligible	No Change	Not significant	High
	Operational Phase: The Proposed Development will create a high quality network of routes through the site which will facilitate pedestrian and cycle movement and enhance connections to the wider city context.	Definition of a clear hierarchy of routes. High quality materials. Positive frontage and enclosure from buildings and active frontage to animate routes.	The site currently lacks permeability and prevents connectivity to the wider context. The Proposed Development incorporates new movement and linkages which respond to the development, the historic connections and the existing context and desire lines. Work along Great George Street will also facilitate pedestrian movement across it.		Major		Long Term Irreversible	Major	Beneficial	Moderately significant	High
Environmental Designations & Public Open Space	Construction Phase: No environmental designations will be affected by construction works. The site is currently not used as public open space due to site hoarding.	No additional mitigation required.	No change to environmental designations or public open space during the construction phases.	Low	Negligible	Local	Short-medium term. Temporary	Negligible	No Change	Not significant	High
	Operational Phase: No environmental designations will be affected by construction works. The site is currently not used as public open space due to site hoarding.	Appropriate levels of enclosure will ensure well defined spaces. Lighting strategy will be important with regards to safety. Maintenance Strategy ensuring well-kept spaces. Prioritisation of pedestrian and cycle movement over vehicles.	The Proposed Development incorporates a series of squares, routes and spaces to enhance the character and experience of the site for users. The spaces will include a range of public and semi-private spaces for residents. Arrival spaces will contribute to creating a legible place. A key principle will be re-establishing Great George Place to the southern end of the site through realignments of carriageways.		Moderate		Long Term Irreversible	Major	Beneficial	Moderately significant	High
Site Character	Construction Phase: The construction works will change site character, from redundant to a development site. This will result in a negligible adverse effect, which will be temporary.	No additional mitigation required.	The impact of construction works is likely to result in a change to the existing character of the site. However, as the current site lacks a strong cohesive character, the effect is negligible.	Low	Minor	Site	Short-medium term. Temporary	Negligible	Adverse	Not significant	High

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	Operational Phase: The Proposed Development will transform the character of the site from a redundant, 'left over' to somewhere much more befitting its key location.		The site character will be significantly enhanced as a result of the Proposed Development. At present, the site represent a void in what is a key site, and detracts from the character and quality of key approaches into the heart of the city centre.		Major		Long Term Irreversible	Major	Beneficial	Moderately significant	High
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