



# The People's Project

Bramley-Moore Dock  
Hydraulic Engine House Design  
Intent Report  
December 2019



**BRAMLEY-MOORE DOCK – HYDRAULIC ENGINE HOUSE**  
DESIGN INTENT REPORT

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View of South West corner of The Engine House

# 1.0 INTRODUCTION

## 1.1 AIMS

In early 2019, Pattern Design Ltd were appointed by Everton Stadium Development Limited – as part of the proposed development of Bramley-Moore Dock in Liverpool into a new, purpose-built stadium for the Club – to develop proposals for the conservation, retention and reuse of the Hydraulic Engine House (Grade II Listed) located on the current dockside.

The intention of this report is to provide an introduction to the design intent surrounding the Hydraulic Engine House. These intentions have emerged through workshops between project stakeholders, Liverpool City Council and Historic England. Further to this, the document aims to complement the planning application and Design and Access Statement for the wider Stadium project.

This document cannot give certainty regarding some aspects of the proposed reuse of the Engine House due to the uncertainty of the building's condition and structure. Until a comprehensive set of surveys have been conducted we will not be able to definitively develop a final internal layout plan.

## 2.0 PLANNING POLICY

The protection and improvement of listed buildings is sought in planning policy at both national and local levels.

### 1.1 LOCAL POLICY

The statutory development plan for Liverpool City Council currently comprises the Liverpool Unitary Development Plan (2002):

- **Policy GEN3 Heritage and Design in the Built Environment** aims to protect and enhance the built environment of the City, including by preserving and enhancing historically and architecturally important buildings, and where possible improving them; encouraging a high standard of design and landscaping in developments; improving accessibility; and creating an attractive environment which is safe and secure.
- **Policy HD1 Listed Buildings** seeks to secure the retention, repair, maintenance and continued use of listed buildings. Planning policies may be relaxed, where possible, to achieve this; and
- **Policy HD4, Alterations to Listed Buildings** establishes that consent will not be granted for works that would adversely affect a listed building's architectural or historic character. Any works which are not of a high standard of design in terms of form, scale, detailing and materials will be refused. If a building is to be reused by members of the public, the needs of disabled people should be provided for in a manner which

preserves the architectural and historic interest of the building. Applications for extensions, alterations or changes of use to a listed building that are not accompanied by sufficient information to assess the impact of the proposals on the building will be refused.

These policy requirements are reiterated in the emerging Local Plan for Liverpool, which has been submitted for examination to the Secretary of State (emerging Policy HD1).

The World Heritage Site Supplementary Planning Document (SPD) (2009) is a further relevant material consideration at local level:

- The conversion of historic buildings will be encouraged where it will stimulate the city centre economy and enhance the city's profile (para. 1.6.3, p.8).
- The historic fabric of the World Heritage Site's (WHS) historic buildings will be safeguarded to ensure it continues in appropriate use. Building owners are encouraged to maintain and conserve the stock of historic buildings within the WHS. Buildings considered to be 'at risk' due to their poor condition or which are under-used, will be brought into beneficial and sustainable use (para. 1.6.3, p.8).
- The stock of listed buildings in the WHS is noted as being fundamental to its Outstanding Universal Value (OUV) and to Liverpool's unique sense of place (para. 5.4.1, p.73).

- Maintaining a viable and appropriate use for historic buildings is considered an important factor in ensuring their survival, particularly as otherwise such buildings can be at an increased risk of decay. The SPD notes that '...delivering viable and sympathetic uses for these properties is a key issue for the long-term management of the Site' (para. 5.4.3, p.73).
- Proposals for the viable and long-term reuse of historic buildings will be generally supported where they are in broad accordance with allocations and policies within the statutory development plan; maintain an appropriate mix of uses; will not result in the loss of significant elements of historic fabric and will not result in the degradation of the character of the street (para. 5.4.5, p.75).



## 1.1 NATIONAL POLICY

At national level, the National Planning Policy Framework (NPPF, 2019) states that where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that substantial harm is necessary to achieve substantial public benefits that outweigh the harm, or that a range of criteria apply. This includes a criterion that the harm or loss is outweighed by the benefit of bringing the site back into use (para. 195).

In circumstances where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against public benefits, including securing the asset's optimum viable use (para. 196).

Planning Practice Guidance (PPG) (2014 and as amended) provides further detail on the reuse of historic buildings. PPG recognises that putting a heritage asset into a viable use can lead to investment to secure maintenance and long-term conservation of the asset. PPG notes that the optimum viable use may not necessarily be the most economically viable one (para. 015 Reference ID: 18a-015-20190723). PPG states that securing the optimum viable use of a heritage asset in support of its long-term conservation is considered as a heritage benefit (020 Reference ID: 18a-020-20190723).