



 **NTS** Image courtesy Meis Architects | View of South West Corner

1.1 DESIGN CONSTRAINTS



1.0 South Elevation

This is the most iconic façade of the building. This has the most significant remaining historical features and substantial alterations would cause potential listed building issues.



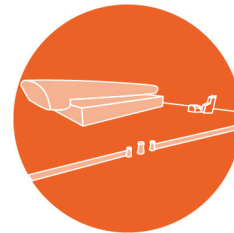
3.0 North Elevation

The proposed service access route for the Stadium must be kept clear and this is already constrained by the site boundary.



2.0 South West Elevation

This is very close to the existing protected Dock Wall. Any intervention would compete with the main South Elevation.



4.0 Building Context

Any intervention to this historic structure should be moderated by its context, and any changes should not try to compete with the much larger Stadium building.

1.1 POTENTIAL USES

The Club is currently seeking planning permission to change the use of the Engine House to a exhibition / cultural centre with ancillary cafe space.



1.0 Permanent Exhibition

This could be based around the history of the Club, Bramley-Moore Dock and / or the World Heritage Site.



3.0 Stadium Tour starting point

With the permanent exhibition, the Engine House would be a perfect place to begin the Club's Stadium Tour, introducing fans to the history of the Dock, before entering the new Stadium.



2.0 Start / End point for Liverpool Riverwalk

The Engine House is ideally situated on the edge of the UNESCO World Heritage Site. Its location on the dockland will allow visitors to either plan, or reflect on their journey along the iconic Mersey to/from the Engine House



4.0 Site Focus / Meeting Point on Matchdays

The Engine House is one of the most significant landmarks to the main entrance of the Stadium within the Fanzone. It is immediately visible beyond the historic dock wall and the Engine House can provide an identity beacon to the site and Stadium beyond.

1.1 POTENTIAL FACILITIES



1.0 Exhibition Space

A free exhibition potentially providing information on Bramley-Moore Dock, the Club and/or Liverpool's Maritime Mercantile City



2.0 Cafe / Coffee Point

It is intended that the café would provide an additional facility to visitors as part of the ongoing running of the Engine House. There are to be food facilities in the Stadium and this should provide a complimentary offer which is better suited to the space constraints.



3.0 WC Facilities

Serving users of the exhibition spaces as well as visitors to the site.

1.1 DEVELOPMENT BENEFITS

The benefits of the proposal are:

- Fully restore the existing fabric to allow the structure to survive for generations to come
- Bring back the listed Hydraulic Engine House into day-to-day use with a sympathetic change of use of this former industrial building.
- Create a place for community engagement through the development of this focal point into a beacon on the site with an interpretation exhibition within the structure.
- Integrate this existing building within the overall proposals for the wider site within the World Heritage Site.
- The National Planning Policy Framework [2019] recognises that securing the optimum viable use of a heritage asset is a public benefit which can be weighed against heritage harm [para. 196]



South Elevation of Engine House



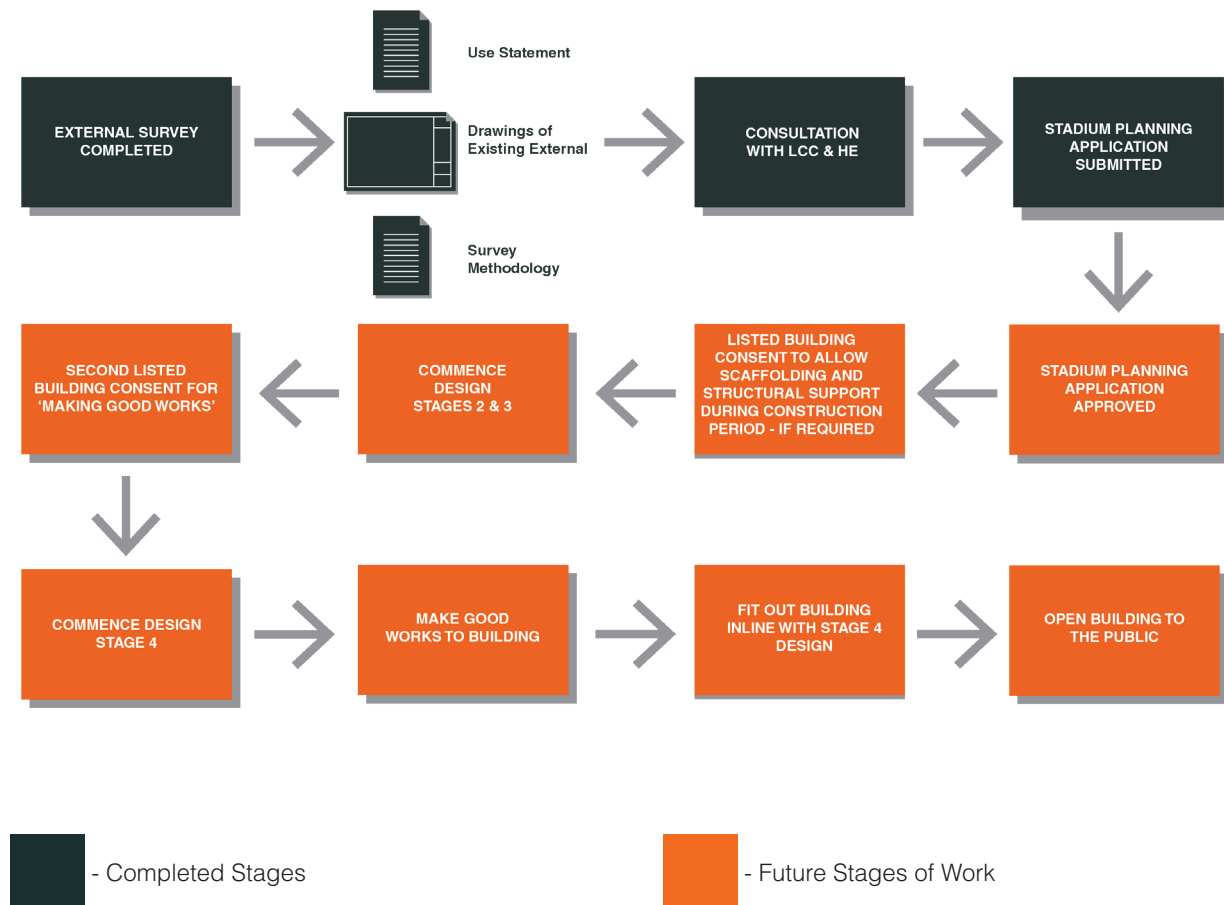
View of North West corner of The Engine House

6.0 PLANNING

1.1 SEQUENCE OF APPLICATIONS

Due to the nature of this historic structure and the availability of safe access a strategy has been devised and discussed with Liverpool City Council as to how the works can progress and the stages at which the information can be supplied.

It should also be noted that listed building consent may not be required in stage 6 due to the 'at risk' nature of the Engine House. This will require additional consultations with Liverpool City Council.



7.0 PRECEDENT STUDY

This section of the report will show examples of project of a similar scale and scope to the Hydraulic Engine House. However it is still important to note that the exact size of the Engine House and the extent of the development cannot be determined until the delayed intrusive and measured internal surveys have taken place.

7.1 - Court Barn | Chipping Campden, England

This small scale development is also Listed building, situated in an outstanding Conservation Area and a good example of a simple exhibition being successfully installed into a heritage setting. Although this example is potentially smaller than the Engine House, it sets a good precedent.

7.2 - Victoria & Albert Museum | London, England

As a space of potentially comparable size to the Engine House, the V&A provides a good example to the sort of space that may be available. Additionally, the temporary gallery shows how space can be configured differently depending on the content of the exhibition.

7.3 - Athlone Castle | Athlone, Ireland

The Athlone Castle visitor centre is a very good example of a varied and diverse exhibition programme being sensitively integrated with a historic monument. The exhibition includes an immersive video experience as well as more common place display boards and artefact's.



1.1 COURT BARN | CHIPPING CAMPDEN, ENGLAND



Entrance



Gallery Design | 100m²



Gallery Space | 100m²

1.1 VICTORIA & ALBERT MUSEUM | LONDON, ENGLAND



Temporary Gallery | 50m²



Architecture Gallery | 400m²

1.1 ATHLONE CASTLE | ATHLONE, IRELAND



Entrance



Immersive experience



Immersive experience



Exhibition Space



South facade of The Engine House

8.0 SUMMARY

The Hydraulic Engine House and Tower is a fundamental part of the Bramley-Moore Dock's character and history. It is a unique structure which offers a valuable historic asset to the proposed Stadium development.

This report has demonstrated the possibilities that are available to renovate and reinvigorate the historic Engine House and ensure its long term survival, whilst providing a suitably complementary facility for Everton, its fans and the public.

The Hydraulic Engine House is currently inaccessible to the public and in need of repair. The proposed change of use to a exhibition / cultural centre and ancillary cafe will allow the public to access and appreciate the Grade II Listed asset.

There are certain processes and procedures that must be followed in order to complete this project successfully, all of which are detailed in this report and include:

- Completing surveys
- Compiling reports
- Further consultation with LCC and Historic England, where required
- Applying for Listed Building Consent if and when required.

Coupling these procedural steps with sensitive restorative works to the envelope, roof, building access, as well as work to align site levels, this project

will leave a positive lasting legacy for the city through mutual collaboration across the design process.

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