

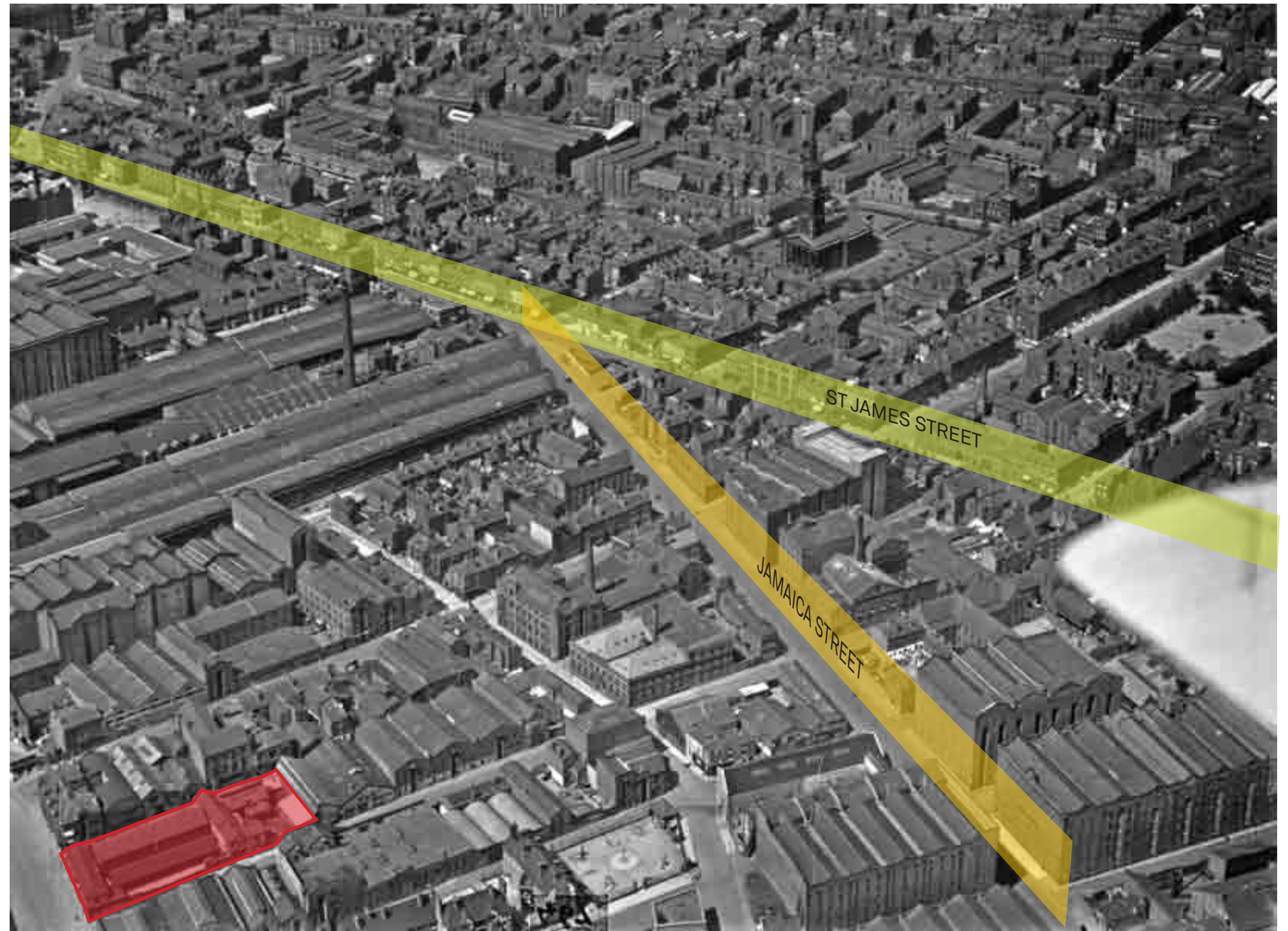
3.0 HISTORY OF THE SITE

3.1 BALTIC TRIANGLE THROUGH THE 20TH CENTURY

The block pattern of the Baltic Triangle dates from the early development of a commercial port in Liverpool, and can be observed as a series of streets radiating from Queens Dock, and the Canning/Albert Docks complex.

Bounded to the south by Wapping/Parliament Street and the north by St. James Street, the long streets perpendicular to the docks such as Norfolk Street and Watkinson Street housed a number of maritime activities, ranging from warehousing and storage to manufacture, roperies and some residential dwellings.

These long streets were intersected in 1860 by the construction of Jamaica Street, which today forms the central spine of the Baltic Triangle.



4.0 SITE CONTEXT








4.1 MOVEMENT AND CONNECTIONS

Local Transport Infrastructure

At present the Baltic Triangle area is seeing a flurry of regeneration activity. Public realm works are now complete, which include new bus stops and routes within the site. These, along with existing frequent bus services along St James Street and new bus services along the Strand and up Parliament Street would increase the ease at which people can access the site via sustainable public transport.

Public bikes (via City Bike) are provided by a stand which is a 2 minute walk from the site, which provides a link to 16 stations throughout the City Centre. Future plans outline over 100 stations throughout the City Centre and inner city.

There is ample on-street parking in the immediate vicinity, as well as a large off-street car park within a 5 minute walk of the site.

- Key:
-  Site Boundary
 -  Primary Road Routes / Destinations
 -  Key Bus Routes
 -  Contract-owned Car Parking
 -  Public Car Parking
 -  City Bike Stand
 -  Bus Stop



4.0 SITE CONTEXT

4.2 LOCAL BUILDING USES

The site sits amongst a pocket of warehouses and storage units and factories. The Warehouses are in varying states of disrepair, but this has made them attractive to small companies and developers.

Myriad cafes, eateries, restaurant and artisan retailers have begun to occupy and renovate the vacant buildings, and a night-time scene is beginning to emerge with many of the factories being converted into music venues and bars.

The proposal has focused on maximising the potential of the vacant site, whilst supporting the economic development and leisure opportunities within the Baltic Triangle district.

- Key:
- Residential
 - Office
 - Retail
 - Leisure
 - Storage
 - Warehouse / industrial
 - Green space
 - Site boundary



4.0 SITE CONTEXT

4.3 BUILDING SCALE

There is a range of building heights located within close proximity to the site. The scale varies from single storey industrial sheds, to ten storey industrial warehouse blocks. The area encompasses a large percentage of medium scaled (3-6 storey) sprawling warehouse and storage buildings, which surround the site.

The scale of the surrounding buildings increases to the north-east along Watkinson Street, where original warehouse buildings step from 5 to 10 storeys. The new proposal would begin to return the district to its original scale, and compliment the historical brick warehouses.

The buildings reduce in scale towards the south down to single storey light industrial buildings, with the exception of the CUC which stands as a 7 storey landmark along Parliament Street. Recent consents have been granted for buildings over 9 storeys in height as highlighted on the adjacent plan.

Key:

- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- 7-8 storeys
- 9 + storeys (planning consent granted)
- Site Boundary



4.0 SITE CONTEXT

4.4 KEY VIEWS TO THE SITE

The following images indicate the existing views taken from both primary and secondary access routes towards the existing site.

Key:
 Site



1. View west down Norfolk Street



2. View South west down Watkinson Street



3. View East up Watkinson Street



4. View north west along Simpson Street



5. View north east along Norfolk Street



6. View south east along Simpson Street

