

# 2.0 STRATEGIC CONTEXT

## 2.6 SITE USES

### 2.6.1 SITE CONTEXT

The adjacent diagram shows the uses of the surrounding buildings, depicting the area that the site is located within, creating a picture. Of particular note are residential areas adjacent.

KEY:

 SITE

USES:

 RESIDENTIAL

 RELIGIOUS

 INDUSTRIAL / BUSINESS

 EDUCATION

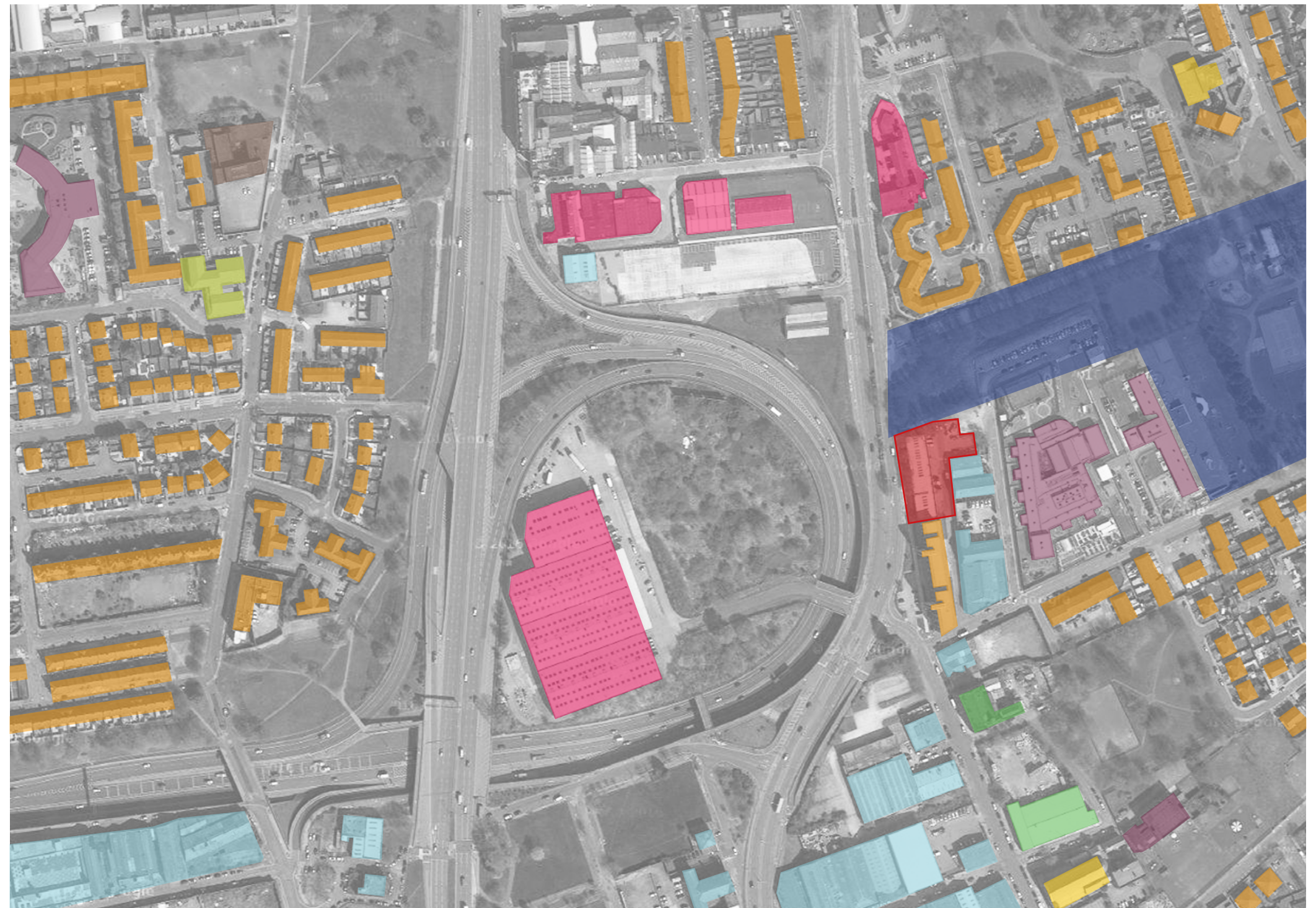
 HEALTHCARE

 RETAIL

 DERELICT

 SOCIAL CLUB

 RECREATIONAL



Map taken from bing.com



Design intelligence, commercial flair.



# 2.0 STRATEGIC CONTEXT

## 2.7 SITE SCALE

### 2.7.1 LOCAL BUILDING HEIGHTS

The adjacent diagram indicates the range of building heights near the site. The scale ranges from 1-2 storey dwellings to 15 storey residential / student blocks. The area has a large number of smaller scale houses and industrial units to the east of the site. While to the west the scale increases towards the waterfront and south towards the City Centre. Taller buildings, both existing and in construction are located at key nodal points.

#### KEY:

- SITE
- 1-3 STOREYS
- 4-5 STOREYS
- 6-7 STOREYS
- 8-9 STOREYS
- 12-15 STOREYS



① LIVERPOOL AT THE REACH  
7 - 9 storey residential block  
Completed



④ PHOENIX PLACE  
6 - 7 storey student block  
348 student beds  
In construction



② BYROM POINT  
12 - 14 student block 361m2  
Retail Space 398 student beds  
Completed



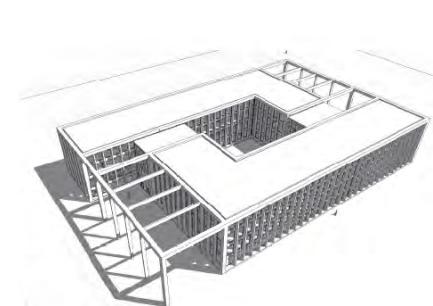
⑤ CITIPADS  
5 - 8 storey residential block  
325 apartments  
Approved



⑦ GREAT HOMER STREET  
9 storeys  
277 apartments  
Approved



③ BEVINGTON BUSH  
9 - 17 storey  
614 apartments  
Awaiting approval



⑥ MERSEYSIDE POLICE HEADQUARTERS  
10,800m2 area  
Awaiting application



Map taken from bing.com



FCH



2.0 STRATEGIC CONTEXT

2.8 LANDSCAPE & PUBLIC REALM

2.8.1 CONNECTIONS TO THE CITY CENTRE

Within five minutes when walking from the site you cross the boundary for the city centre and with a few more minutes walk, reach the first university buildings for Liverpool John Moores University; making this site an ideal location for residential apartments for those who work in the city centre.

- KEY:
- SITE

5 MINUTE WALKING RADIUS

LIVERPOOL CITY CENTRE BOUNDARY

1

LIVERPOOL JOHN MOORES UNIVERSITY  
PARSONS BUILDING

2

LIVERPOOL COMMUNITY COLLEGE
- An aerial photograph of Liverpool city centre. A red dot marks the 'SITE' in the upper right quadrant. A dashed blue circle with a radius of 5 minutes walking surrounds the site. A solid red line outlines the 'LIVERPOOL CITY CENTRE BOUNDARY', which runs along the River Mersey on the left and bottom. Two specific locations are marked with numbered blue squares: '1' for the 'LIVERPOOL JOHN MOORES UNIVERSITY PARSONS BUILDING' and '2' for 'LIVERPOOL COMMUNITY COLLEGE'. The River Mersey is labeled vertically on the left side of the map.
- Map taken from bing.com
- FCH
- Design intelligence, commercial flair.



## 2.0 STRATEGIC CONTEXT

### 2.9 GREEN SPACE

#### 2.9.1 VIEWS FROM THE SITE - EVERTON PARK

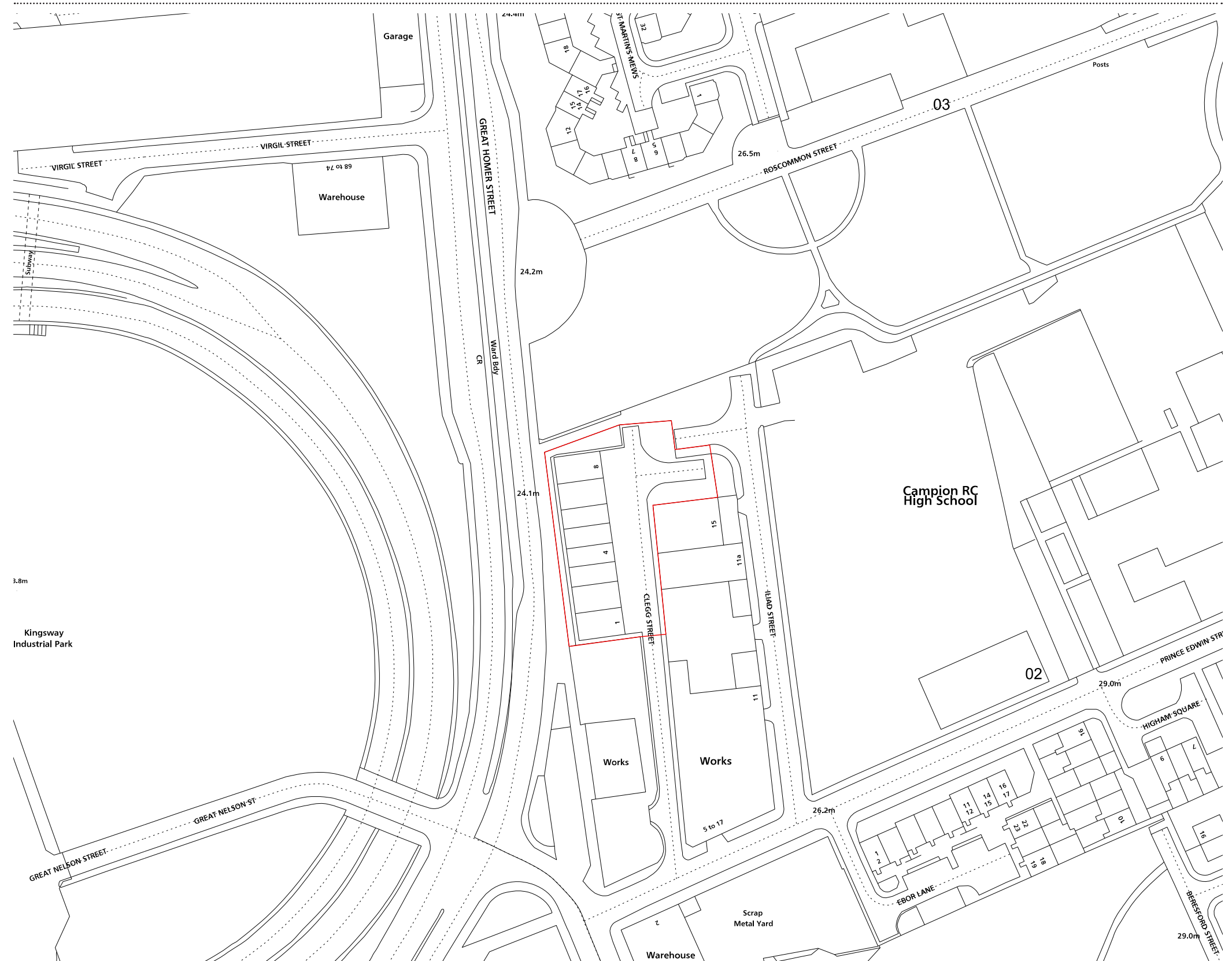
The site benefits from views towards Everton Park and easy access to recreational space.





### 3.1 EXISTING SITE PLAN

Design intelligence, commercial flair.



# 3.0 SITE CONTEXT

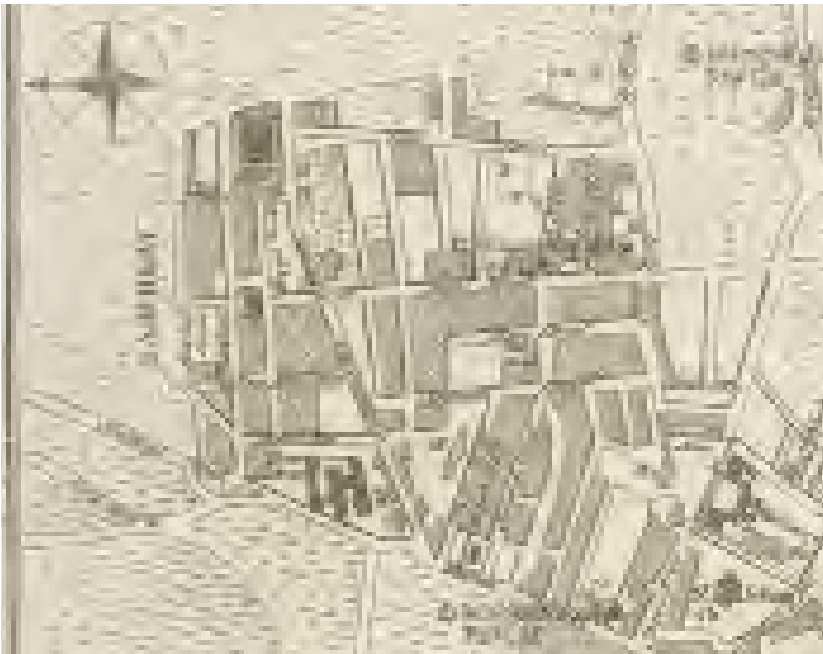
## 3.2 HISTORY: AREA OF PROFOUND CHANGE

### Area of profound change

Study of historical maps and further reading reveals a history of change in this part of Liverpool that appears cyclical and is entering a new phase right now. The nature of change has several facets and has far-reaching implications for what will work in terms of new development.

**Land use:** The area developed initially as a mixed neighbourhood but with residential use dominating. The site appears on the map from 1842 to be the site of a Methodist chapel. The surrounding area has been occupied by mixed residential and industrial land with mills, timber yards, warehouses, depots, engineering works, builder yards and garages all located in close proximity to the site. This type of industrial use came to dominate in the 20th century but has now begun to decline. The chapel is present on the 1946 map though by 1961 it has disappeared. Mixed use developments are beginning to return, centred around a residential offering, enjoying a healthy relationship with the cultural and knowledge sectors spilling over from the city centre.

**Movement and orientation:** In 1842 the Methodist chapel on the site was positioned as the terminating point at the east end of Great Nelson Street North. At this time the site would have been primarily associated with Great Homer Street, which it faced onto from the east, Clegg Street was only a small tributary of Prince Edwin Street with no through routes. To the west of the site, across Great Homer Street existed a Market which survived from 1842 until at least 1928. The site of the market is shown as vacant in the maps from both 1946 and 1961. When the tunnel was built and the Kingsway gyratory completed the site was no longer accessible from Great Homer Street, leaving the site primarily oriented towards Clegg Street for the first time.



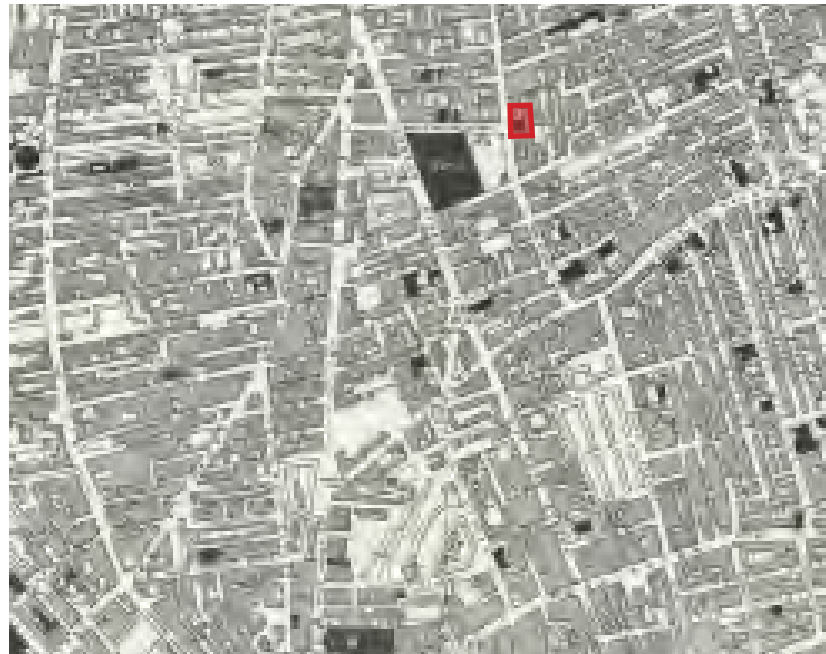
1800



1842



1890



1928

KEY  
 Site





# 3.0 SITE CONTEXT

## 3.2 HISTORY: AREA OF PROFOUND CHANGE

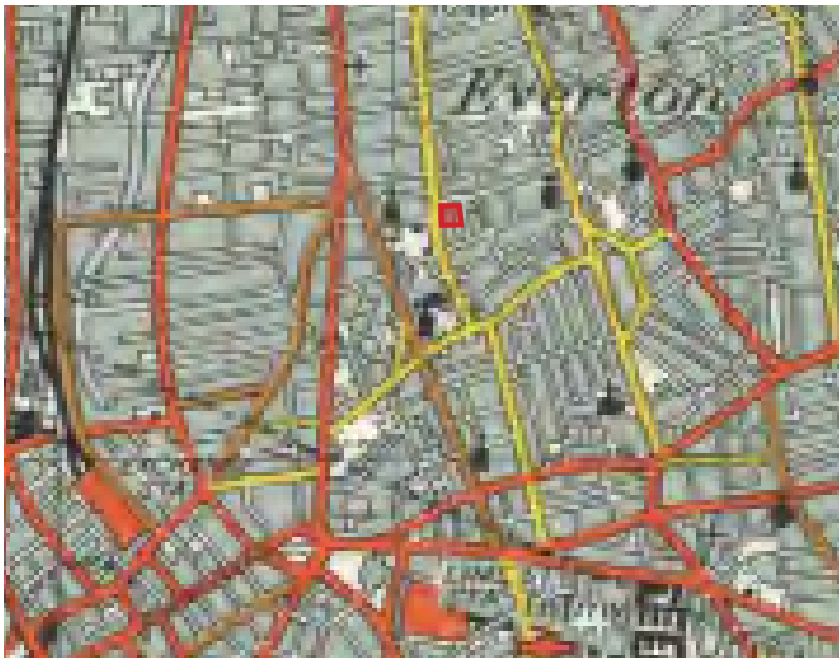
**Scale and massing:** Early development was predominantly low and finely grained, especially evident in the terraced housing, with occasional larger buildings such as church and factory. Scale increased in the next iteration as factories grew in number and size. Residential accommodation also included larger blocks like that to the south of Great Richmond Street. The second half of the 20th century saw residential buildings in the wider area become much taller, especially as evident in the Everton tower blocks to the north, and recent planning permissions nearby are commonly seven or more storeys high.

**Implications of change:** The trend toward residential-led mixed use described above is yet to gain full momentum but is clearly stronger than any prospect of a return to manufacturing and distribution or commercial activity. As the trend does mature the neighbourhood can expect to become relatively vibrant and increasingly amenable as a residential environment.

There is clearly a case for a larger and especially a taller building than has existed before, reflecting the general trend towards larger massing in the area.



1946



1961



Present Day

KEY  
 Site

