

Appendix 1.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Heritage Designations	There are no scheduled ancient monuments within or adjacent to the proposed development site. There is one Grade II listed building (91-93 Old Hall Street) approximately 131m south-west of the site. The northern-most boundary of the Castle Street conservation area lies approximately 227m south-east of the site. The site is also within the Buffer Zone of the Liverpool – Maritime Mercantile City World Heritage Site. These boundaries are illustrated in Figure 1.3 of Appendix 1.3. 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. Despite the site’s location within the buffer zone of the WHS, there are no structures or features of major heritage value within the vicinity of the site that would be adversely affected by the development. In accordance with national and local planning policy, a high priority must be given to the physical preservation and setting of the listed buildings in any development proposals.	High	Medium	High
Townscape Character	The site is located within the Commercial District of Liverpool City Centre, as defined by the Local Plan. The built form surrounding the site can be described in several differing character areas. These are highlighted in Figure 1.10 of Appendix 1.3. The Commercial District lies to the north-west of the Historic Downtown area of Liverpool city centre. Old Hall Street is the primary axis along which the majority of office buildings are located or branch off from. The majority of high-rise office buildings are located on the western and north-western edges of the Commercial District, with building heights decreasing with closer proximity to the city centre. This area has a strong commercial townscape character of office buildings with occasional retail functions to ground-floor frontages. The A5053 Leeds Street forms the boundary between the Commercial District and the North Liverpool Industrial Zone (to the north) and the Liverpool Waterfront townscape character area to the west. The current function of the site as a car park does not enhance or reinforce its location within the Commercial District.	Medium	Medium	Medium
Urban Grain	The urban grain along Old Hall Street and running throughout the Commercial District is made up of clusters of buildings set in plots. The footprints of the buildings are large and are defined by a network of small streets running throughout the area. This is illustrated in Figure 1.4 of Appendix 1.3 The main road (A5053) which wraps around the Commercial District to the north and west defines a change in grain from a more densely packed block layout to individual industrial buildings surrounded by public realm. The existing site functions as a car park, forming a gap in the urban grain at a key junction and arrival point into the city from the north.	Medium	Low	Low
Land Use	The area surrounding the site contains a wide range of uses, including commercial and office space, hotels and leisure, residential, cultural uses and a small amount of retail. The existing site is used as a car park at a prominent gateway site to the north of the city. There is a clear improvement to be brought to the area by upgrading the site to commercial use that contributes to the surrounding commercial district character.	Low	Low	Low
Building Heights	Figure 1.6 of Appendix 1.3 illustrates building heights. Building heights vary within the vicinity of the site from between 4 to 40 storeys. The existing utilities building adjacent to the site is approximately 3 storeys in height. The smaller 2-3 storey buildings are located to the north and west of the site and largely comprise light industrial and distribution buildings. The majority of office buildings to the south of the site are between 4-18 storeys with the exception of the West Tower building (40 storeys) and the Radisson Blue Hotel (30 storeys) immediately west of the site on the opposite side of Old Hall Street. The site is located within an area identified as appropriate for tall buildings by the Liverpool Maritime Mercantile City WHS SPD (Adopted October 2009). LCC recognise the benefits of tall buildings and the need to enable their development in the city centre to support its continuing economic regeneration. The principal opportunity for high-rise buildings is in and around the existing cluster of tall buildings in the Commercial District.	Medium	Medium	Medium
Movement and Linkages	The A5053 Leeds Street is a large transport corridor wrapping around the northern edge of the site connecting main roads into Liverpool from the north and east with Liverpool City Centre. Back Leeds Street terminates to the western site boundary, providing pedestrian links from Leeds Street south to surrounding buildings. Vehicular activity along Back Leeds Street is minimal due to there being no through route. The remaining streets in the area are secondary in nature and provide access for both vehicles and pedestrians. The existing pedestrian connection between Leeds Street and Back Leeds Street is a poor quality route with no legibility.	Medium	Low	Low
Environmental Designations & Public Space	The surrounding public open spaces have been illustrated in Figure 1.8 of Appendix 1.3. The site sits adjacent to a major transport corridor and tall office buildings, making for a fairly exposed location on the edge of the Commercial District. There are no environmental designations covering the site. There is a noticeable lack of public space within the area surrounding the site with the exception of St Paul’s Square to the south and Bixteth Gardens to the south-east on Bixteth Street.	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:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Effect:	(Descriptive)	Significance:	Significant, Moderately Significant, Not Significant

Appendix 1.1: Townscape Residual Effects Table: Description of Change, Magnitude and Significance									
Townscape Resources	Description of Change	Mitigation	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance
Heritage Designations	<u>During Construction:</u> Potential impact on the setting of the quality of the World Heritage Site	Construction works will be considered to control impacts on the surrounding built heritage. Adverse impacts will be temporary, therefore removed after the construction phase.	High	Moderate	National and Regional	Short/Medium term reversible	Minor	Adverse	Significant
	<u>All other periods:</u> Potential impact on the setting of the World Heritage Site	The proposed tower is an addition to the diverse townscape character which makes up the WHS buffer zone. Its architectural character is part of the eclectic mix of styles within the WHS and buffer zone. The proposed tower will form part of the tall building cluster of the Commercial District.		Moderate	National and Regional	Long term Irreversible	Minor	Beneficial	Significant
Cumulative Impact Comments	<u>Construction Phase:</u> Minor effects primarily due to predicted visibility of construction traffic and operations.	N/A	High	Moderate	National and Regional	Short/Medium term reversible	Minor	Adverse	Significant
	<u>Operational Phase:</u> Contributes positively to townscape character with new buildings of a scale and massing to reflect the site's location on a prominent junction and major strategic route into the north of the city.	Proposed tower's form, scale, massing and arrangement to reflect wider context forms 'embedded' mitigation. The proposed tower will become part of the overall cluster of tall buildings including Prince's Reach.		Moderate	National and Regional	Long term Irreversible	Negligible	Neutral	Significant
Townscape Character – Commercial District	<u>During Construction:</u> Direct change to the character of Leeds Street and Back Leeds Street including visual and physical presence of construction works.	Construction works will be considered to control impacts on the surrounding townscape character. Adverse impacts will be temporary, therefore removed after the construction phase.	Medium	Moderate	Regional	Short/Medium term. Reversible	Moderate	Adverse	Moderately Significant
	<u>All other periods:</u> The proposed tower will add to the emerging cluster of taller buildings on Old Hall Street and its environs, further enhancing the presence of Liverpool's Commercial District.	The building massing and design is in keeping with the scale of some existing tall buildings within the Commercial District. The materiality and style of the building reflects the commercial character of the site and surrounding townscape.		Moderate	Regional	Long-term. Irreversible	Slight	Beneficial	Moderately Significant
Cumulative Impact Comments	<u>Construction Phase:</u> No additional construction phase impacts predicted.	No additional mitigation required.	Medium	Moderate	Regional	Short/Medium term. Reversible	Moderate	Adverse	Moderately Significant
	<u>Operational Phase:</u> No additional operational phase impacts predicted.	No additional mitigation required.		Moderate	Regional	Long-term. Irreversible	Slight	Beneficial	Moderately Significant
Urban Grain	<u>During Construction:</u> Gradual evolution of urban grain throughout construction.	An existing utilities building sits immediately adjacent to the site, there is no urban grain within the site boundary to be impacted, construction works will be considered to control any impacts on the surrounding urban grain.	Low	Slight	Local	Short/Medium term. Reversible	Moderate	N/A	Not Significant
	<u>All other periods:</u> Creation of a new piece of urban grain reflecting the wider character of the urban grain of the Commercial District.	Creation of a new urban grain, reflecting the modern, commercial urban grain of the area. The new grain will allow permeability along existing streets and provide the opportunity for improved public realm that forges strong relationships with adjacent streets.		Slight	Local	Long-term. Irreversible	Moderate	Beneficial	Not Significant
Cumulative Impact Comments	<u>Construction Phase:</u> No additional construction phase impacts predicted.	No additional mitigation required.	Low	Slight	Local	Short/Medium term. Reversible	Moderate	N/A	Not Significant

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Effect:	(Descriptive)	Significance:	Significant, Moderately Significant, Not Significant

Appendix 1.1: Townscape Residual Effects Table: Description of Change, Magnitude and Significance									
Townscape Resources	Description of Change	Mitigation	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance
	<u>Operational Phase:</u> No additional operational phase impacts predicted.	No additional mitigation required.		Slight	Local	Long-term. Irreversible	Moderate	Beneficial	Not Significant
Land Use	<u>During Construction:</u> Buildings will remain unused until the construction phase is complete.	No existing land use for construction to impact.	Low	Moderate	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Site expands commercial use at ground floor, and residential above.	New uses will respond to the mix of uses in the surrounding area.		Moderate	Local	Long-term Irreversible	Moderate	Beneficial	Moderately Significant
Cumulative Impact Comments	<u>Construction Phase:</u> No additional construction phase impacts predicted.	No additional mitigation required.	Low	Moderate	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>Operational Phase:</u> No additional operational phase impacts predicted.	No additional mitigation required.		Moderate	Local	Long-term Irreversible	Moderate	Beneficial	Moderately Significant
Building Heights	<u>During Construction:</u> Height of proposed tower will be appropriate to scale of existing site context.	The site is currently cleared. Construction works will be considered to control impacts on the surrounding buildings. Adverse impacts will be temporary, therefore removed after the construction phase.	Medium	Moderate	Regional	Short/Medium term. Reversible	Moderate	Adverse	Significant
	<u>All other periods:</u> Height of proposed tower will be appropriate to scale of existing site context.	The massing and design of the proposed tower is in keeping with the scale of existing buildings within the Commercial District.		Moderate	Regional	Long term Irreversible	Moderate	Neutral	Significant
Cumulative Impact Comments	<u>During Construction:</u> No change in building height.	N/A	Medium	Moderate	Regional	Short/Medium term. Reversible	Moderate	Beneficial	Significant
	<u>All other periods:</u> Retention of scale to heights appropriate to existing commercial and residential context.	No additional mitigation required.		Moderate	Regional	Long term Irreversible	Moderate	Neutral	Significant
Movement and Linkages	<u>During Construction:</u> New movement and linkages through the site will be limited until construction completes.	Site hoarding will likely screen construction works. Compounds and storage areas will be sited away from key pedestrian routes. Pedestrian movement may be temporarily diverted from existing routes.	Low	Moderate	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Enhanced movement and linkages throughout the site.	Existing pedestrian routes will be enhanced, improving permeability through the site. A palette of appropriate materials will clearly define pedestrian, cycle and vehicular movement.		Moderate	Local	Long-term. Irreversible	Slight	Beneficial	Not Significant
Cumulative Impact Comments	<u>During Construction:</u> Potential minor changes to pedestrian movement.	No additional mitigation required.	Low	Moderate	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Enhanced movement and linkages	No additional mitigation required.		Moderate	Local	Long-term. Irreversible	Slight	Beneficial	Not Significant
Environmental Designations & Public Open Space	<u>During Construction:</u> Access to existing areas of public realm will be maintained during construction as far as possible.	No existing public open space for construction to impact.	Low	Slight	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>All other periods:</u> Enhanced public realm, including new public spaces and street trees.	Proposals seek to improve the public realm immediately adjacent to the site. In particular to mitigate the blustery wind conditions and soften the harsh interface with Leeds Street.		Slight	Local	Long-term. Irreversible	Slight	Beneficial	Moderately Significant

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Effect:	(Descriptive)	Significance:	Significant, Moderately Significant, Not Significant

Appendix 1.1: Townscape Residual Effects Table: Description of Change, Magnitude and Significance									
Townscape Resources	Description of Change	Mitigation	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance
Cumulative Impact Comments	<u>Construction Phase:</u> No additional change to environment designations and public open space	N/A	Low	Slight	Local	Short/Medium term. Reversible	Slight	Adverse	Not Significant
	<u>Operational Phase:</u> No additional change to environment designations and public open space	No additional mitigation required.		Slight	Local	Long-term. Irreversible	Slight	Beneficial	Moderately Significant

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Effect:	(Descriptive)	Significance:	Significant, Moderately Significant, Not Significant