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LIVERPOOL WATERS CONTEXT

3.1 Liverpool Waters Context

THE ORIGINAL APPLICATION

Planning permission for the Liverpool Waters application was granted in June 2013.

This application set the key parameters of the development along with a vision. Much of the detail of how the development would come forward is to be provided within detailed masterplans for each neighbourhood.

The Vision

The original vision for the Liverpool Waters application is set out below. It's important to restate the vision to see how it compares with the emerging vision for Princes Dock.

“The Liverpool Waters vision involves regenerating a 60 hectare historic dockland site to create a world class, high-quality, mixed use waterfront quarter in central Liverpool that will allow for substantial growth of the city’s economy”

At the broadest level, a vision for Liverpool Waters was agreed with officers of the City Council.

The vision statement is set out in its entirety within the Design and Access Statement (DAS), but the key points that can be drawn from it to inform building character and design are:

- Create a unique sense of place;
- Take advantage of the site’s cultural heritage;
- Attract national and international businesses;
- Add to Liverpool’s cultural offer;
- Provide a new and complementary destination;
- Deliver a high density and accessible quarter which is both economically and environmentally sustainable;
- Reinforce Liverpool’s strong identity;
- Characterise the area by activity and diversity;
- Provide public spaces that encourage formal and informal use;
- Respond to the needs of different communities;
- Include mixed use development;
- Stimulate economic and social regeneration;
- Form an integral part of Liverpool’s iconic skyline;
- Continue its tradition of innovation; and
- Symbolise the city’s 21st century renaissance alongside its 19th and 20th century heritage.



ORIGINAL LIVERPOOL WATERS MASTERPLAN

LIVERPOOL WATERS: PLANNING PERMISSION GRANTED

The 32 year planning permission for the entire Liverpool Waters development was approved in June 2013 (planning ref:100/2424). The consent establishes general principles of how the site will be developed. The permission was consented on information which included: a Building Characterisation Precedent Public Realm Study; Cultural Heritage Baseline Study, and a Conservation Management Plan.

The documents on which the permission was granted will be used to inform the future progress of the development.

LIVERPOOL WATERS: FOOTPRINT

Whilst the permission is varied and complex, Liverpool Waters is much more than just buildings and infrastructure. Punctuated by the network of historic docks, spaces and two new waterfront parks, the ‘footprint’ of the project looks like this:



Planning permission was granted for the following proposed uses across the Liverpool Waters masterplan:



FIVE DISTINCT NEIGHBOURHOODS

Liverpool Waters will ultimately have a number of distinctive neighbourhoods. Some will take their lead from those existing city quarters with a distinctive grain, scale or relationship with the water, others, in particular the Central Docks, will look out to the rest of the world to bring a new character and scale to Liverpool that will, over time add to, and complete this iconic waterfront.

Princes Dock is the first phase of the Liverpool Waters scheme and will set the benchmark for the quality required and expected throughout the following neighbourhoods.



NORTHERN DOCKS

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Defined by the geometry of the dock basins and walls the Northern Docks form a medium rise residential neighbourhood with strong visual connections in all directions to enjoy the waterfront setting.

CLARENCE DOCK

Similarly to the Northern Docks, the character is strongly influenced by wet and dry basins of Salisbury, Collingwood and Clarence. Clarence Graving Docks form a key public space focal point. Whilst still a residential neighbourhood, there are many visitor and night time activities. The area steps up in scale towards Central Docks.

KING EDWARD TRIANGLE

The primary tall buildings cluster provides the transition between city centre and Liverpool Waters, dominated by the key landmark buildings.

CENTRAL DOCKS

This secondary tall building cluster provides a new dynamic urban grid focused around significant parkland open space and a canal arm. This is very much the business, leisure and entertainment centre of Liverpool Waters. There are changes to the south around West Waterloo Dock, with key landmarks such as the cruise liner and cultural buildings.

PRINCES DOCK

A character already established by existing hotel, office and parking, focused around the existing dock basin. The proposals will further activate this location with additional residential, hotel, cafés and restaurants and new pontoon spaces.

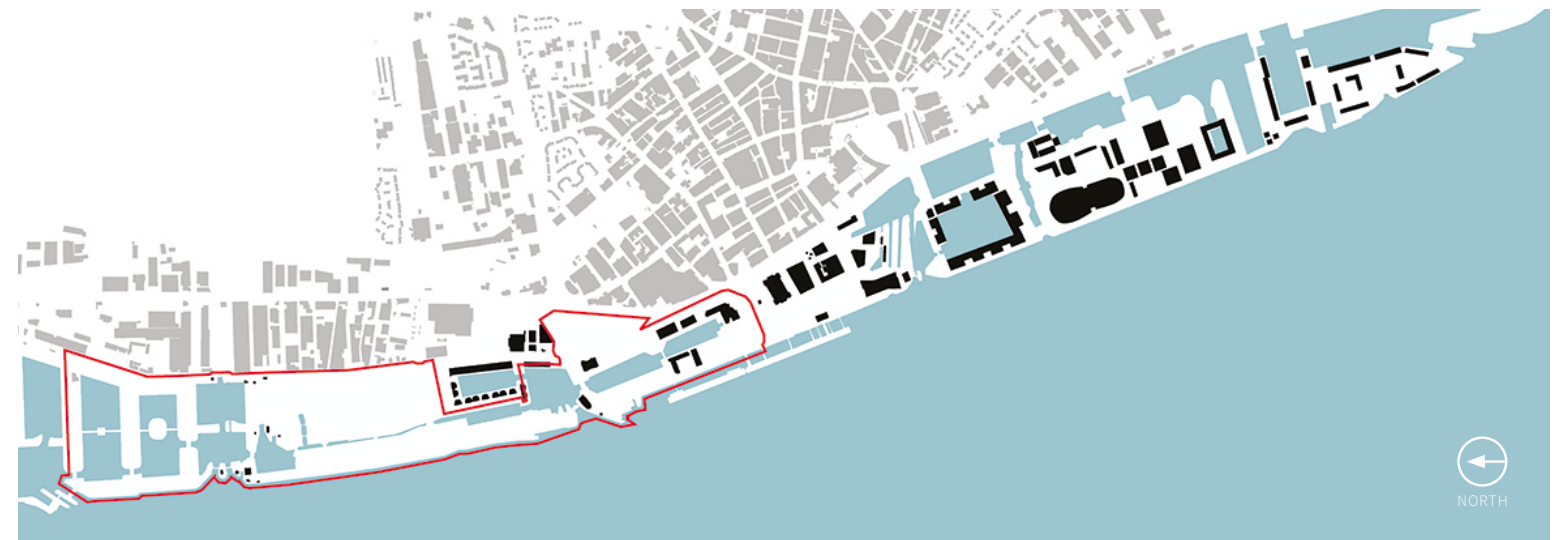


NORTH

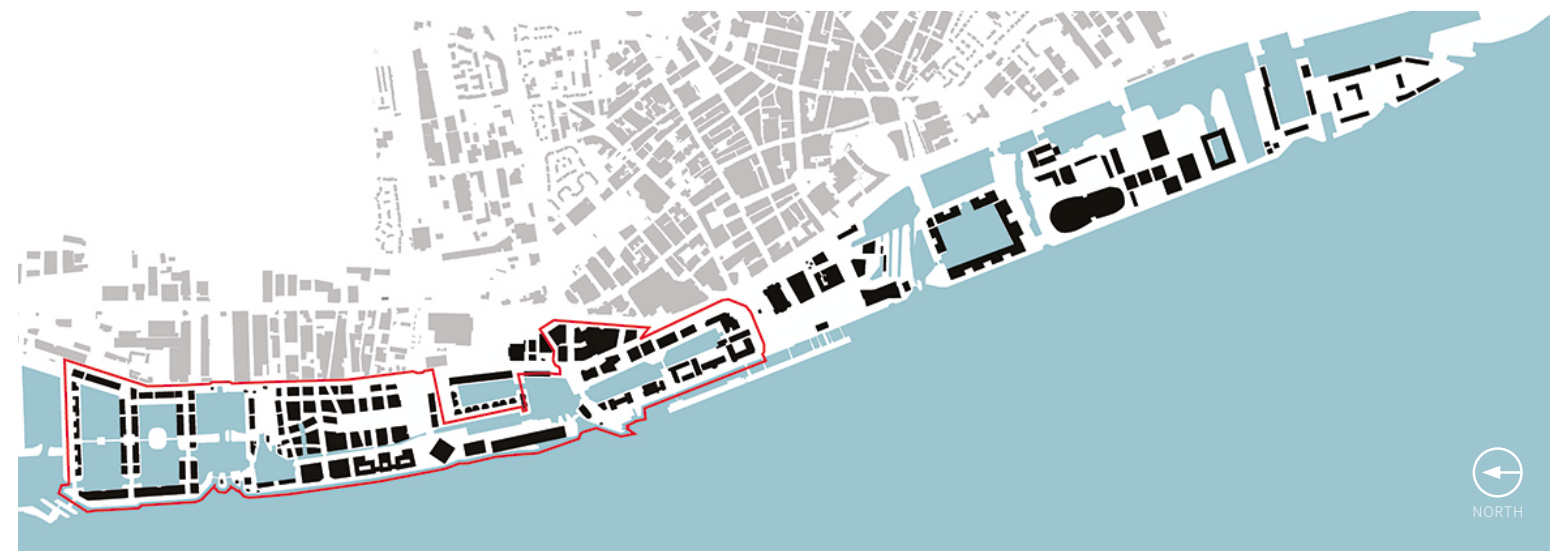
MASSING: LIVERPOOL WATERS VISION

PRINCES DOCK NEIGHBOURHOOD MASTERPLAN

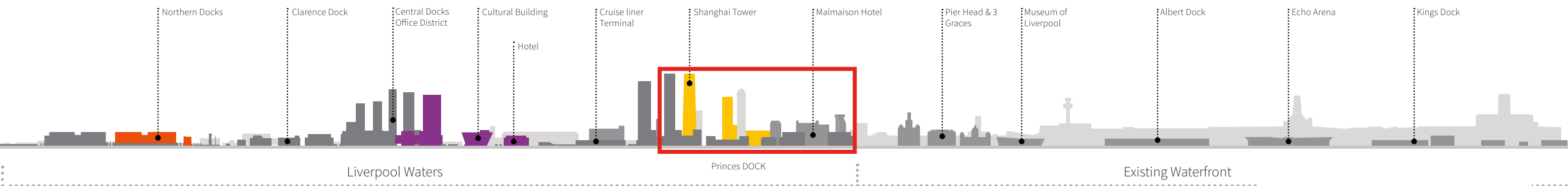
Condition 11 of the original Liverpool Waters application is to provide 'Detailed Neighbourhood Masterplans'. The following pages explain some of the key content of the neighbourhood masterplan which relates to the position and requirement for the hole in the wall application.



THE WATERFRONT : PRESENT



THE WATERFRONT : LIVERPOOL WATERS VISION



WATERFRONT ELEVATION : LIVERPOOL WATERS VISION