

Appendix F

Public Exhibition Display Boards

PRINCES REACH

PUBLIC EXHIBITION

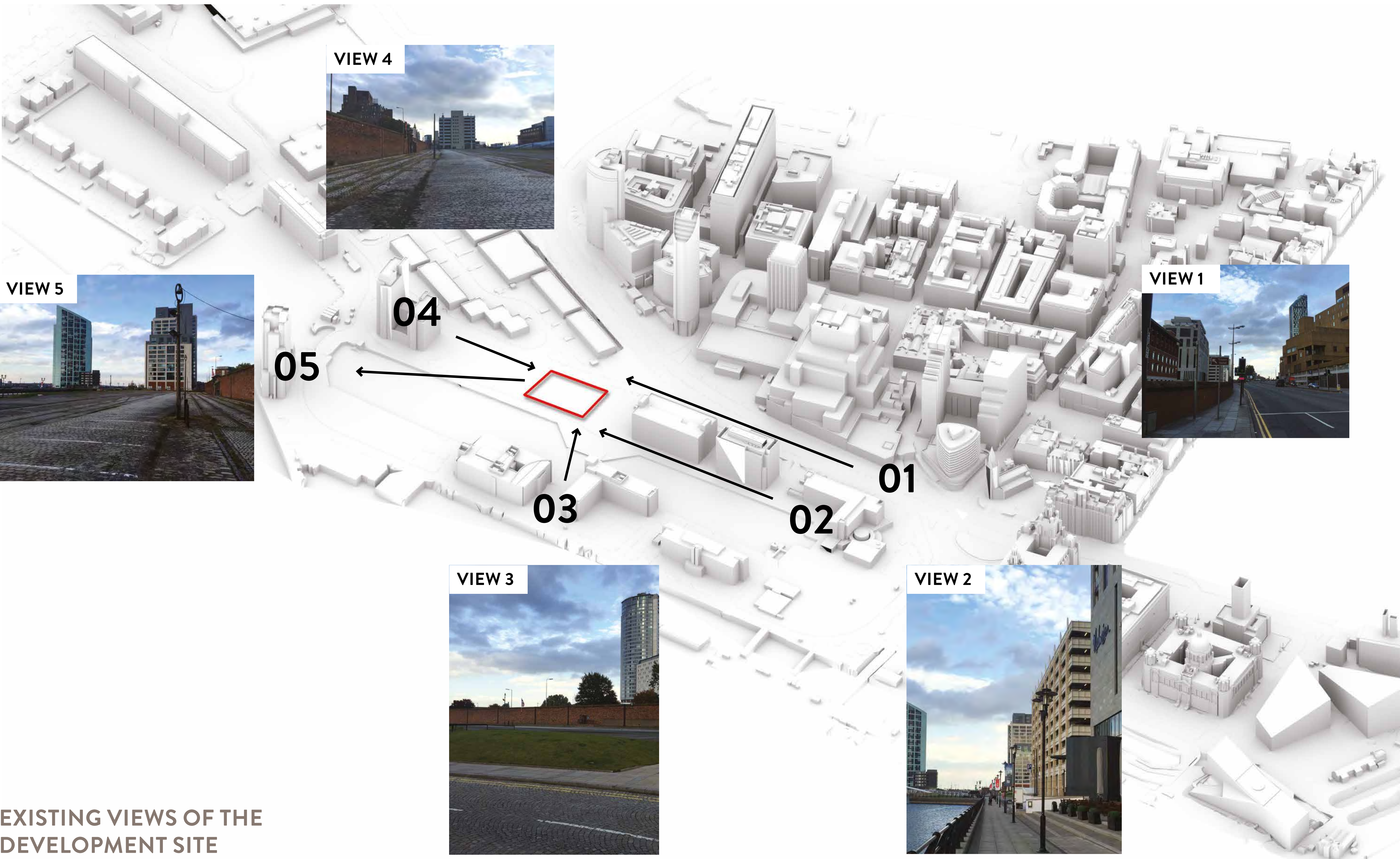
INTRODUCTION

The site is situated within Liverpool Waters, a scheme covering 60 hectares which benefits from outline consent, that aims to create a world-class mixed use waterfront development quarter in central Liverpool.

MODALiving propose to regenerate this area of Princes Dock with a high quality residential building focused on the private rental sector. The development will provide high quality living and amenity facilities to residents and will focus on design, quality and place making. The proposals represent an exciting opportunity to significantly enhance the quality and appearance of this key part of the City.

We encourage you to review the following display which sets out our design evolution and focusses on key details of Princes Reach.

Members of the project team are here to discuss particular aspects of the scheme with you and are happy to help answer any questions you may have. We hope you find the information valuable and we appreciate you attending this exhibition at an exciting time for Princes Dock and the City as a whole.



EXISTING VIEWS OF THE DEVELOPMENT SITE

PRINCES REACH

PUBLIC EXHIBITION

LIVERPOOL WATERS



EXISTING

THE SITE

2.3KM
THE SITE SPANS A LENGTH OF 2.3KM

60 HECTARES
LIVERPOOL WATERS WILL REGENERATE 60 HECTARES OF HISTORIC DOCKLAND

THE STRATEGY

A LONG TERM PLAN
LIVERPOOL WATERS IS WITHIN THE **MERSEY WATERS ENTERPRISE ZONE**

£50 BILLION
LIVERPOOL WATERS IS PART OF THE PEEL GROUP 'OCEAN GATEWAY' STRATEGY – AN EXISTING INVESTMENT EXCEEDING **£50 BILLION**

THE PROPOSAL

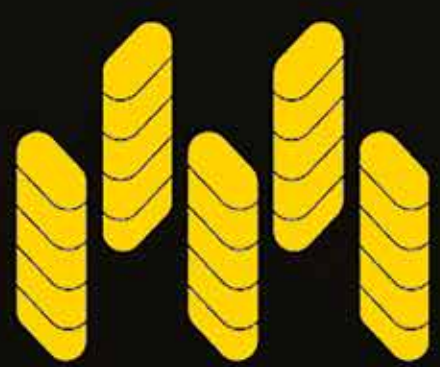
1,700,000m²
LIVERPOOL WATERS HAS PLANNING PERMISSION TO DELIVER APPROXIMATELY 1,700,000 SQUARE METRES OF DEVELOPMENT FLOORSPACE

PLANNING PERMISSION WAS GRANTED FOR THE FOLLOWING PROPOSED USES ACROSS THE LIVERPOOL WATERS MATERPLAN

- | | |
|---|---|
|  RESIDENTIAL
UP TO ABOUT 9,000 DWELLINGS, 733,000 SQUARE METRES FLOORSPACE |  COMPARISON (NON-FOOD) SHOPS
19,000 SQUARE METRES |
|  BUSINESS SPACE
MAINLY OFFICES
315,000 SQUARE METRES |  CONVENIENCE (FOOD)
8,000 SQUARE METRES |
|  HOTEL AND CONFERENCE FACILITIES
53,000 SQUARE METRES |  COMMUNITY INSTITUTIONS
9,000 SQUARE METRES |
|  RESTAURANTS AND CAFÉS
27,000 SQUARE METRES |  PARKING
413,000 SQUARE METRES
13,000 SPACES |
|  ASSEMBLY AND LEISURE
33,000 SQUARE METRES |  A CRUISE LINER TERMINAL AND AN ENERGY CENTRE
18,000 SQUARE METRES |
|  PUBS/WINE BARS
19,000 SQUARE METRES |  PARKS AND SQUARES
2 NEW PUBLIC PARKS AND 18 SQUARES THROUGHOUT THE WHOLE SITE |
|  SERVICING
36,000 SQUARE METRES |  OFFICES AND SERVICES IN LOCAL RETAIL CENTRES
9,000 SQUARE METRES |



CONSENTED LIVERPOOL WATERS PLANNING PERMISSION



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LIVERPOOL WATERS

Under the Liverpool Waters parameters the plot has consent for:

- 126.8m building height
- 40 storeys
- Residential Development

The emerging development is consistent with the approved parameters of Liverpool Waters.

The proposals comprise:

- 110m building height
- 34 storeys
- 304 dwellings



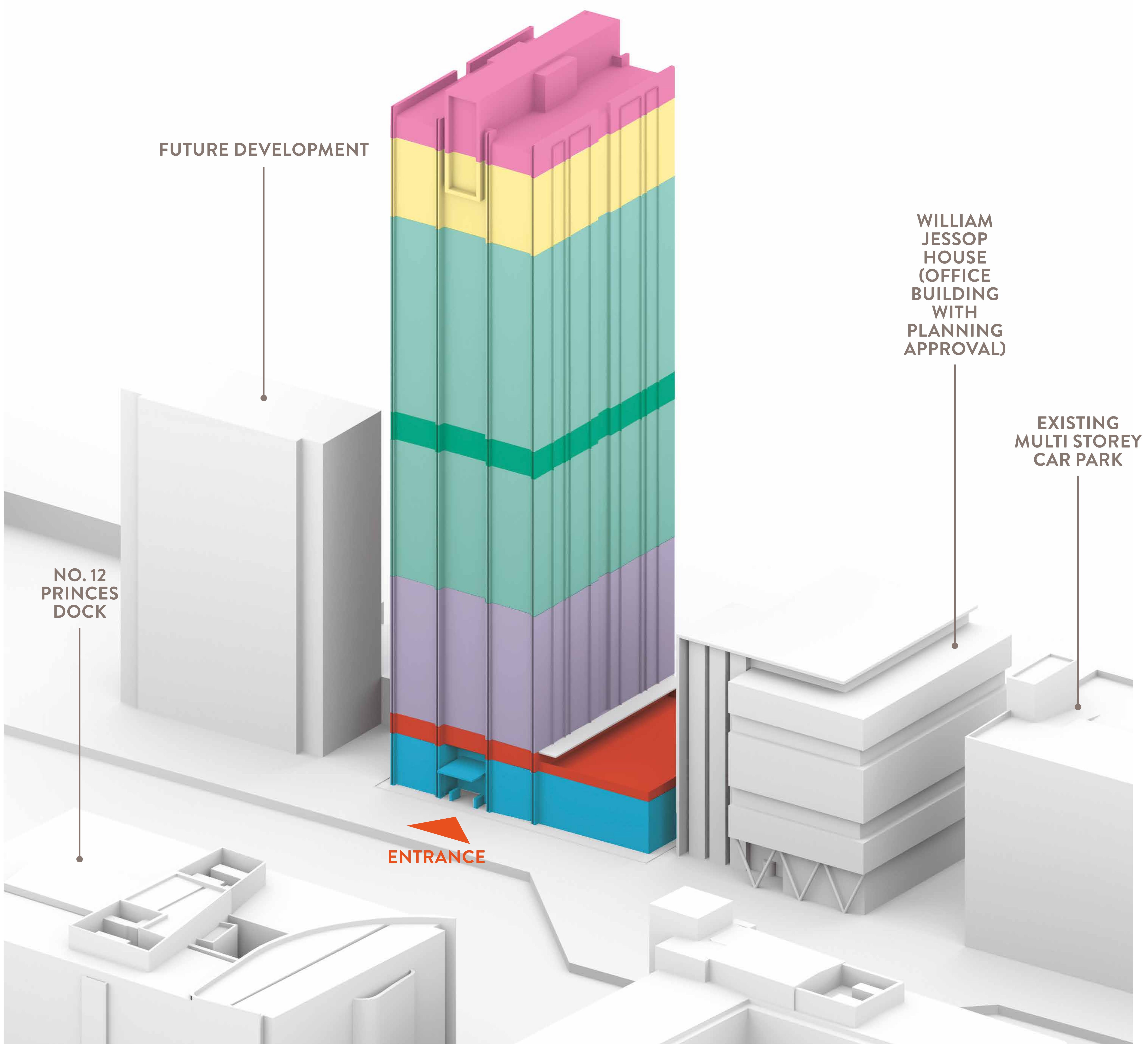
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RESIDENTIAL USE AND MASSING



31 (10%)
STUDIO APARTMENTS

107 (35%)
1 BED APARTMENTS

142 (47%)
2 BED APARTMENTS

24 (8%)
3 BED APARTMENTS

304
TOTAL APARTMENTS

34
STOREY BUILDING

40
CAR PARK SPACES

■ LEVEL 1	Ground Floor (Concierge / Tenant Zone / Mail)
	Mezzanine Floor (Office / Meeting room / Staff / Plant)
■ LEVEL 2	Lower Amenity Level (Gym / Communal Terrace)
■ LEVELS 3-9	Typical Lower Tower
■ LEVELS 10-16	Typical Upper Tower
■ LEVEL 17	Upper Amenity Level
■ LEVELS 18-27	Typical Upper Tower
■ LEVELS 28-31	Typical Upper Tower
■ LEVEL 32	Penthouse Level
■ LEVEL 33	Duplex Level 2

8
MOTORCYCLE PARK SPACES

75
CYCLE SPACES



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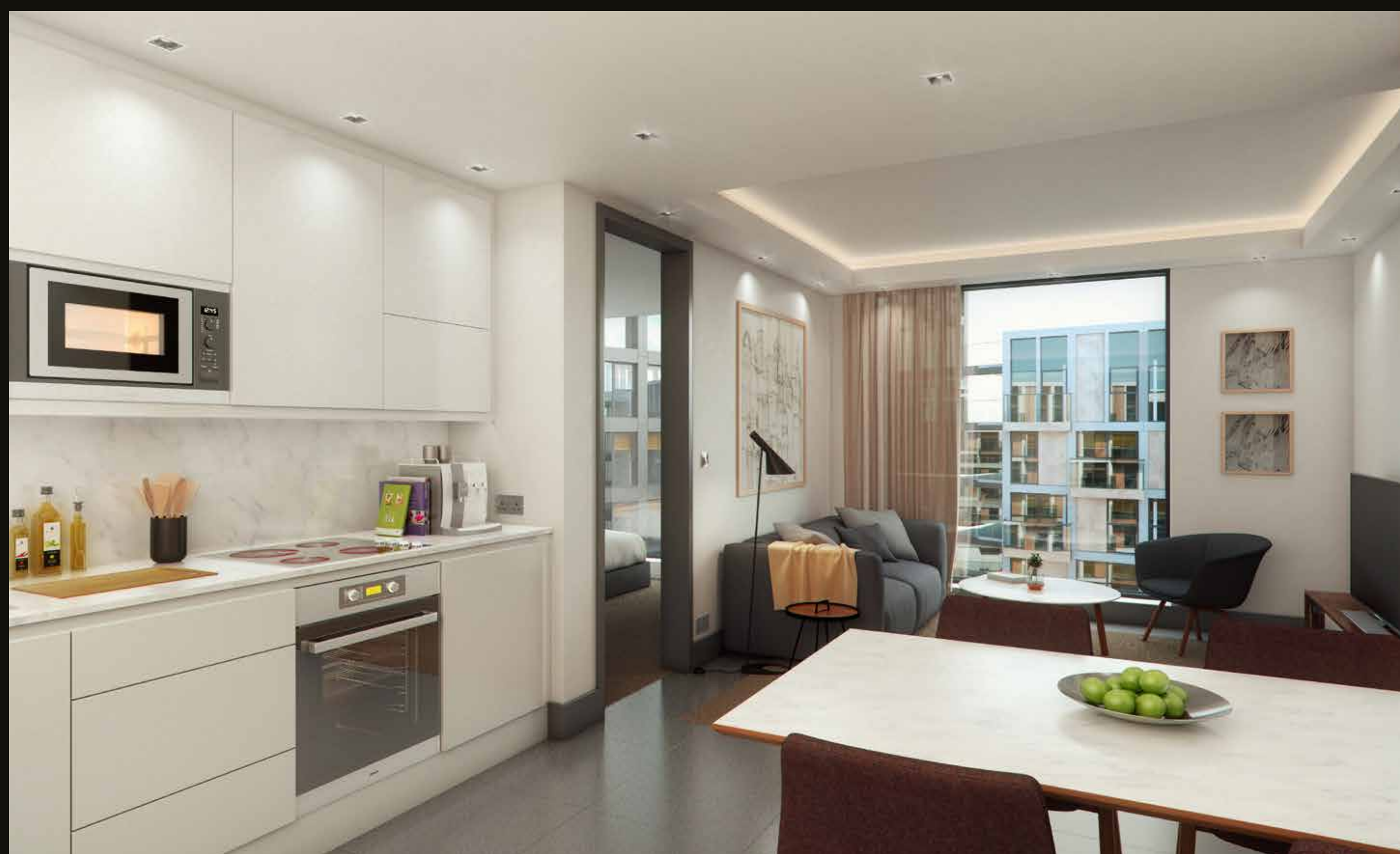
MODA LIVING

MODA Living aspires to be the UK's leading rental brand. We continue to push the boundaries using style, service and innovation to craft considered, inclusive residential communities. We create high quality environments and pioneer positive change to the UK rental landscape.

- We are leading the way on major UK city centre regeneration projects including NOMA the heart of Manchester and Quarry Hill, a cornerstone of Leeds City Centre.
- We are delivering state of the art facilities and work with award-winning, market leading architects, contractors and consultants to deliver first-class, lifestyle-driven inclusive communities.



EXAMPLES OF MODA LIVING'S RESIDENTIAL DEVELOPMENTS



EXAMPLES OF MODA LIVING'S RESIDENTIAL DEVELOPMENTS



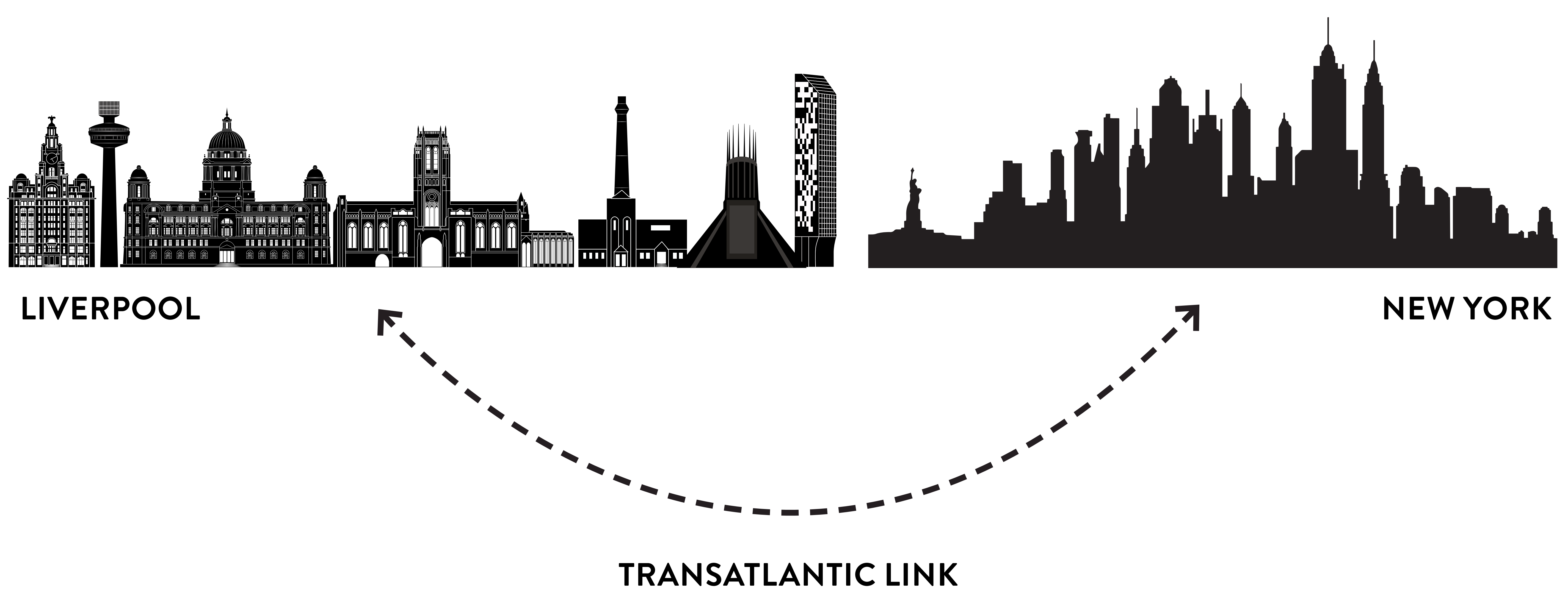
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DESIGN CONCEPT

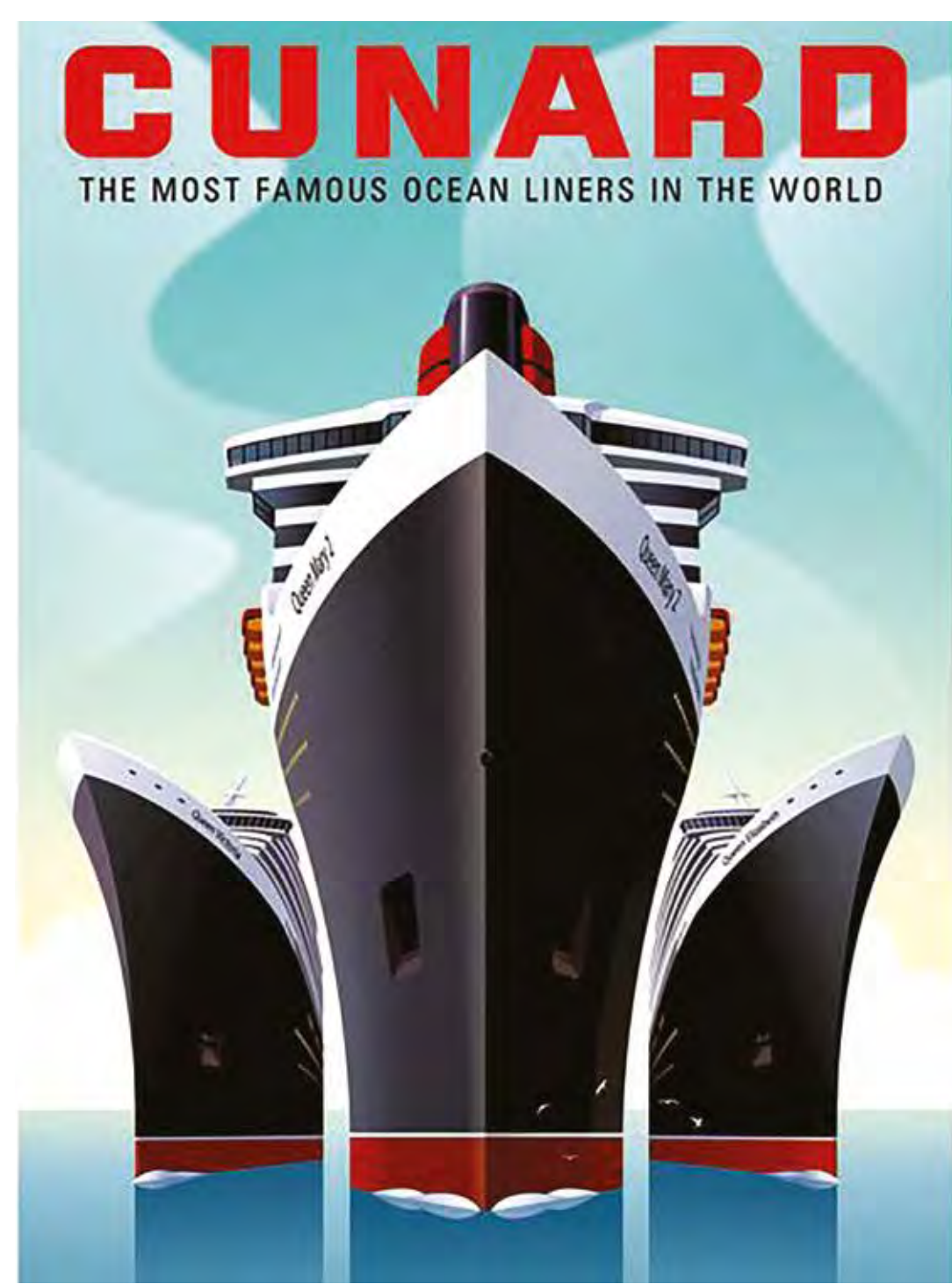


Liverpool was the former home of Cunard Line from 1840 until 1967. The Cunard Building, the Royal Liver Building, and the Port of Liverpool Building – all on Pier Head – are often described as the city’s ‘Three Graces’.

At the Albert Dock there is a bronze Emigrants Statue, built to represent the families that left Liverpool to head across the Atlantic to the United States of America.

Upon their arrival the emigrants would be greeted by the famous New York skyline, which in the 1930’s included The Empire State Building and The Rockefeller Center.

HISTORICAL NARRATIVE



WATERFRONT CITIES



GREEN BAY, UNITED STATES



HAFENCITY, HAMBURG



AKER BRYGGE, OSLO



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