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CHINA TOWN DEVELOPMENT COMPANY LIMITED

New Chinatown, Liverpool

Heritage Impact Assessment

November 2015

your earth our world



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DATE ISSUED: November 2015
JOB NUMBER: ST14813
REPORT NUMBER: RPT-01

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1 INTRODUCTION

- 1.1 Wardell Armstrong LLP was instructed by China Town Development Company Limited to undertake a Heritage Impact Assessment for a 1.84 hectare area of land on the west side of Great George Street, Liverpool (centred on NGR SJ 3514 8940).
- 1.2 A hybrid planning application was made in July 2015 for the development of the site over three phases:
- **Phase 1** was the subject to a detailed application and promotes the erection of a 6 storey mixed use building comprising 6 townhouses (Class C3), 117 apartments (Class C3), private gardens/terraces, Class D2 public 'event lab' (157 sqm GEA), 259 sqm of mixed commercial space in 7 units within any combination of Use Class A1, A2, A3, A4, A5, B1, D1 or D2, 72 car parking spaces at lower ground level accessed via Hardy Street, cycle parking, plant and bin stores, means of enclosure, and hard and soft landscaping.
 - **Phases 2 and 3** were subject to an outline application, with all matters reserved with the exceptions of landscaping and access. These two phases promote the erection of 9 buildings (siting, massing and height fixed) comprising 675 apartments, and 10,361 sqm (111,528 sqft) of mixed commercial space within any combination of Use Class A1, A2, A3, A4, A5, B1, C1 (132 bedroom hotel with ancillary restaurant and gymnasium), D1 or D2, alterations to railway ventilation shaft (involving reduction in walls and re-capping), private open space/public realm/gardens/terraces, 891 subterranean car parking spaces accessed via both St. James Street and Upper Pitt Street, cycle parking, plant and bin stores, means of enclosure, and hard and soft landscaping.
- 1.3 The site has been the subject of a previous major planning permission (Ref: 07F/1680) obtained by Urban Splash; this was approved in 2010 but has since lapsed. In that case, a hybrid planning permission was granted for mixed use redevelopment of the area comprising three phases of commercial/residential mix, rising to 15 storeys in the south, broadly comparable to that promoted by this application. The application was supported by the City Council (and others, including Liverpool Vision and English Heritage), who recognised the significant regeneration benefits that would have arisen in that case, but which was not ultimately delivered.

- 1.4 The proposed development site is located within the buffer zone of the Liverpool Maritime Mercantile City World Heritage Site, and therefore the site is situated in a highly sensitive historic environment. This Heritage Impact Assessment considers the impact the proposed development may have on the historic environment and on the Outstanding Universal Value of the World Heritage Site.
- 1.5 Following submission of the application in July 2015, comments were received from, amongst others, Liverpool City Council and Historic England, in relation to a number of issues concerning the application. A number of the issues related to the design of the proposals and the effect upon heritage assets, in particular the effects of the tall element of the development in Phase 3 on adjacent listed buildings. In light of these comments, design changes were implemented in order to address, not only heritage concerns, but also other issues. As a consequence of the design changes, which involved the reduction and reconfiguration of the Phase 3 tower element of the scheme, a re-assessment of the effects of the development proposals has been undertaken through further site assessment and through computer generated images of the proposed development which have been agreed through consultation with the local authority and Historic England.
- 1.6 This current document replaces the document which was originally submitted in support of the July 2015 application.
- 1.7 The design principles are detailed within the Design and Access Statement prepared for the application by the scheme architects Blok Architecture.

Scope of Assessment

- 1.8 This assessment identifies the heritage assets within the vicinity of the site and the statutory duties, national heritage policy and guidance, local policy and supplementary planning guidance relevant to the proposed application. This provides a sound basis for an assessment of the development proposals.
- 1.9 This document provides an assessment of the built heritage, its significance and the setting of the identified heritage assets including both nationally designated, locally significant buildings and undesignated heritage assets in the vicinity of the application site.
- 1.10 The report will comprise an assessment of the following:

- The indirect (setting) impacts of the proposed application on heritage assets, including key landmark buildings which have been selected following a site inspection.
- The impact upon views and vistas which contain key landmark buildings and which are identified within the World Heritage Supplementary Planning Document; these comprise:-
 - Distant Views
 - Key Local Views
 - Defined Views
 - General Panoramas
 - General views from a Focal Point
- The impact upon identified WHS Character Areas (these effectively constitute Conservation Areas)
- The impact upon views identified through discussions and subsequent comments from Historic England and Liverpool County Council.
- The overall impact upon the Outstanding Universal Value of the World Heritage Site.

2 DEFINITION OF TERMS AND HERITAGE PLANNING POLICY

- 2.1 In general, a Heritage Asset is defined in the National Planning Policy Framework (NPPF) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)' (DCLG 2012, 52).
- 2.2 Designated Heritage Assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas; Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.3 The Planning (Listed Building and Conservation Areas) Act (1990) protects buildings considered to be of national significance for their architectural and/or historic interest. This serves to protect from unconsented works, buildings which are entered onto the statutory list. In relation to development proposals, the *P(LBCA)A* states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (Section 66).
- 2.4 In relation to Conservation Areas s72(1) of the *P(LB&CA)A* also requires, in the exercise of any powers of the Act special attention shall be paid to 'the desirability of preserving or enhancing the character or appearance of that [the Conservation Area] area'.
- 2.5 Non-statutory designations, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource. These are non-statutory designations and comprise entries onto a Historic Environment or Sites and Monument Record as well as previously unknown features which may be recorded as part of a desk based assessment or environmental impact assessment.

National Planning Policy

- 2.6 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural,

artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting' (DCLG 2012:56).

- 2.7 The setting of a heritage asset is defined as 'the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral (DCLG 2012:56).
- 2.8 Where heritage assets are to be affected by development, 'local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (DCLG 2012:30). In addition 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (DCLG 2012:30).
- 2.9 In determining applications, the NPPF stipulates that 'great weight' should be given to the assets conservation and that 'substantial harm to or loss of a Grade II listed building, park or garden should be exceptional' whilst 'substantial harm to or loss of assets of highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings and Grade I and II* Parks and Gardens, and World Heritage Sites, should be wholly exceptional' (DCLG 2012 :31).
- 2.10 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (DCLG 2012:31). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (DCLG 2012:31). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (DCLG 2012:31), although non-designated assets which are of equivalent significance to designated assets will be considered as such (DCLG 2012:32).
- 2.11 The NPPF requires local planning authorities 'to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the

setting of heritage assets to enhance or better reveal their significance' (DCLG 2012:32); however it recognises that not all elements of a World Heritage Site...will necessarily contribute to its significance and that 'the loss of a building (or other element) which makes a positive contribution to the significance of the World Heritage Site should be treated as either substantial harm...or less than substantial harm., as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the...World Heritage Site' (para.138).

National Planning Practice Guidance (2014)

- 2.12 Further guidance in relation to World Heritage Sites is presented within the National Planning Practice Guidance which accompanies the NPPF. This contains a specific section relating to World Heritage Sites and proffers advice in relation to the management of World Heritage Sites and the assessment of development within the World Heritage Site and its buffer zone.
- 2.13 This document codifies guidance from a number of sources, principally from UNESCO and Historic England. In essence, it states that World Heritage Sites are inscribed because of their Outstanding Universal Value (OUV), being 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. Each World Heritage Site is accompanied by a Statement of Outstanding Universal Value which distils the values of the site and is based on the Heritage/Cultural/Natural Significance of the site, its Integrity, Authenticity and Protection and Management Requirements.
- 2.14 The NPPG states that The Statement of OUV provides the central values against which a Management Plan is developed and to which policies are developed to sustain and conserve the World Heritage Site and its buffer zone.

Local Policy

- 2.15 The following relevant policies are contained within the Liverpool City Council Unitary Development Plan 2002:
- *Policy HD5 Development affecting the Setting of a Listed Building:* Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate: i) control over the design and

siting of new development; ii) control over the use of adjacent land; and iii) the preservation of trees and landscape features.

- *Policy HD8 Preservation and Enhancement of Conservation Areas:* The City Council will take positive action to secure the preservation or enhancement of conservation area and will: i) seek support and funding from all available sources for the repair of buildings and environmental improvements; ii) prepare action plans for priority areas; iii) use its available powers to secure the removal of features which significantly detract from the character of the area; and iv) provide planning guidance and advice to owners and developers.
- *Policy HD12 New Development adjacent to Conservation Areas:* Development on land adjacent to a conservation area will only be permitted if it protects the setting of the conservation area and important views into and out of it.
- *Policy HD15 Historic Parks, Gardens and Cemeteries:* 1) The City Council will take positive action to protect and enhance the character and setting of Historic Parks, Gardens and Cemeteries; 2) The City Council will not grant planning permission for development in or adjacent to a Historic Park, Garden or Cemetery which would adversely affect their character and setting.

Policies specific to the Liverpool Maritime and Mercantile World Heritage Site

2.16 The inscription of Liverpool on the World Heritage List was accompanied by a Management Plan, produced in 2003. A Statement of Outstanding Universal Value (OUV) was completed in 2009 which states that the OUV of the WHS is derived from the following attributes:

- Liverpool was a major centre generating innovative technologies and methods in dock construction and port management in the 18th, 19th and 20th century. It thus contributed to the building up of the international mercantile systems throughout the British Empire.
- The city and port of Liverpool are an exceptional testimony to the development of maritime mercantile culture in the 18th, 19th and 20th centuries, contributing to the building up of the British Empire. It was a centre for the slave trade, until its abolition in 1807, and for emigration from Northern Europe to America.

- Liverpool is an outstanding example of a world mercantile port city, which represents the early development of global trading and cultural connections.
- 2.17 The Statement of OUV was supported with statements of the Integrity and Authenticity of the WHS and a review of the Management and Protection regimes in place and states that development and conservation in and around the WHS is the subject of an overarching Supplementary Planning Document (SPD) (Liverpool City Council 2009). The SPD collates and expands upon all the relevant international, national and local policies relating to the management and conservation of the World Heritage Site and was supported by a detailed Evidential Report which provided base evidence (Atkins 2009).
- 2.18 The SPD provides general and specific guidance in relation to development within the WHS and its Buffer Zone. General advice covers general design guidance and, of most relevance to the current application, relates to development within the buffer zone and to views to, from and within the WHS.
- 2.19 The SPD states at 4.2.8 and 4.2.9 that
- ‘4.2.8 All developments in the Buffer Zone, whether in an area of surviving historic character or not, will, in accordance with HD18, need to respond to and reflect the characteristics of the area around them. The design and scale of developments will need to respond to, and respect, their context proportionately to their potential impact on the setting of a conservation area and the WHS. Major schemes adjacent to conservation areas and the WHS will be considered more carefully for their impact on the OUV of the WHS and character of the conservation area.
- 4.2.9 Where a proposal in the Buffer Zone is for:
- 1) a tall building,
 - 2) a building with a mass that significantly exceeds that of the surrounding buildings,
 - 3) a development that is immediately adjacent to the WHS,
 - 4) a building which has a significant impact upon key views or key landmark buildings,
 - 5) a building of architectural interest or historic interest (whether listed or not), or
 - 6) a development site that affects a site of archaeological interest:

Special consideration should be given to the relationship between the development and the WHS and the impact of the development on the historic character of its locality and any buildings that contribute to that character.'

3 ASSESSMENT METHODOLOGY

- 3.1 This assessment employs heritage guidance comprising *Seeing the History in the View* (Historic England 2011) and *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (Historic England 2015b), which present methodologies for the assessment of visual affects upon historic views and for the identification and assessment of the extent and significance of the setting of heritage assets.
- 3.2 The *Setting of Heritage Assets* provides Historic England's guidance on the identification and assessment of the setting of heritage assets. It builds on the definition of the setting as presented within the NPPF but also stresses that 'Setting is not a heritage asset nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset'. The contribution that setting makes to the significance of a heritage asset is achieved via a staged approach to the consideration of the heritage asset and its surroundings against the following, non-exhaustive checklist to consider when determining what attributes of the setting of a heritage asset contribute to its significance (Historic England 2015).
- 3.3 As stated above in Paragraph 3.3, a description of the significance of each asset evaluated by this assessment should be provided in order to satisfy the requirements of the NPPF. Under the values presented within the NPPF, this significance can be archaeological, architectural, artistic or historic.
- 3.4 Historic England's guidance on identifying heritage interests and values are presented in *Conservation Principles, Policies and Guidance* (2008). These broadly similar to the above values described in the NPPF. This provides a useful methodology for assessing the significance of heritage assets. Four principle values contribute to overall significance:
- *Evidential Value*: Evidential value derives from the potential of a place to yield evidence about past human activity;
 - *Historical Value*: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
 - *Aesthetic Value*: Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place;

- *Communal Value*: Communal value derives from the meanings of a place for the people who relate to it, or from whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

3.5 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's guidance presented in the *Setting of Heritage Assets* (2015b) will be utilised; specifically 'what matters and why' (2015b:7).

3.6 Guidance on the importance of 'viewing places' in respect to the significance of individual heritage assets is provided as follows:

- High: a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
- Medium: a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
- Low: a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

3.7 In assessing the magnitude of an impact to a given asset in a view, Historic England's *Seeing History in the View* (2011:22) provides the following:

- High beneficial: The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- Medium beneficial: The development enhances to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- Low beneficial: The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- Imperceptible/none: The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- Low adverse: The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- Medium adverse: The development erodes to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- High adverse The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

3.8 These impacts are also re-presented in respect of cumulative impacts (Historic England 2011:24):

- High beneficial: The development, in conjunction with other changes, considerably enhances the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
- Medium beneficial: The development, in conjunction with other changes, enhances to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

- **Low beneficial:** The development, in conjunction with other changes, enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- **Imperceptible/none:** The development, in conjunction with other changes, does not change the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
- **Low adverse:** The development, in conjunction with other changes, erodes to a minor extent the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
- **Medium adverse:** The development, in conjunction with other changes, erodes to a clearly discernable extent the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
- **High adverse:** The development, in conjunction with other changes, substantially affects the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.

3.9 Historic England's Seeing History in the view (2011:2) defines the overall impact by cross referencing the importance of the view with the identified magnitude of impact as shown below:

	WITH HIGH VALUE	WITH MEDIUM VALUE	WITH LOW VALUE
With high magnitude of impact	Major effect	Major effect	Moderate effect
With medium magnitude of impact	Major effect	Moderate effect	Minor effect
With low magnitude of impact	Moderate effect	Minor effect	Negligible effect
Negligible/neutral impact	Negligible effect	Negligible effect	Negligible effect

- 3.10 This assessment is in general accordance with the widely used DMRB methodology for the assessment of impacts used extensively within the EIA framework.
- 3.11 A site visit was undertaken to assess the current built form and environment, and to assess and analyse views of heritage assets from various locations. In order to assess the effect of the development on key views of historic landmarks, visualisations have been used. These are presented in Appendix A.

4 BASELINE ASSESSMENT

- 4.1 The selection of heritage assets has been determined through both reference to the Evidential Report; the Supplementary Planning Document; through consultation with Historic England databases and through a comprehensive site inspection which included visits to locations at some distance from the proposed development site in order to test views.

Designated Heritage Assets

World Heritage Site

- 4.2 The application site is not located within the World Heritage Site boundary but is located within the World Heritage Site Buffer Zone. 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 (Liverpool City Council 2009, 2).

Scheduled Ancient Monuments

- 4.3 There are no Scheduled Ancient Monuments in the application site or within the immediate vicinity.

Listed Buildings

- 4.4 There are no listed buildings within the application area; however the following assets were identified following a documentary review and site inspection, which were considered to have the potential to experience effects to their setting. These comprise:

- Anglican Cathedral (Grade I)
- Metropolitan Cathedral (Grade II*)
- Church of St James (Grade II*)/Wall, Railings and Gates to St James' Churchyard (Grade II)
- Roman Catholic Church of Saint Vincent de Paul (Grade II*)/Saint Vincent de Paul Presbytery (Grade II)
- Church of St Luke, Berry Street (Grade II*)
- 3-4 Great George Place (The Wedding House) (Grade II)
- 18-21 Great George Square/30-33 Great George Square (Grade II)
- Former Congregational Church, Great George Street (Grade II)

- 10-12 Nelson Street/14-16 Nelson Street/18 Nelson Street/20 Nelson Street/22-26 Nelson Street/44 Nelson Street (Grade II)

Conservation Areas

- 4.5 The application area is not located within a Conservation Area (referred to as Character Areas in the SPD); however the Lower Duke Street Conservation Area is in relatively close proximity and therefore there is the potential for its character and appearance to be affected by the development proposals.

Registered Historic Park and Garden

- 4.6 The application area is not located within a Registered Historic Park and Garden, however St James's Cemetery is in relatively close proximity (to the immediate east of the Anglican Cathedral) and therefore there is the potential for its setting and views to be affected by the development proposals.

Non-Designated Heritage Assets

- 4.7 The site inspection has identified one non-designated heritage asset, No.121 St James Street, within the site boundary.

Views

- 4.8 The SPD document identifies a number of views, to, from and within the World Heritage Site and which were identified within the Evidential Report (Atkins 2009). The views are an important aspect of the visual character of the WHS and 'directly contribute to its outstanding universal value' (para. 4.4.5 of the SPD). The views comprise the following categories:-

Key Visual Landmarks of which the following have been considered:

- Pier Head Complex
- Albert Dock Complex
- Wapping Warehouse
- Metropolitan Cathedral
- Anglican Cathedral
- St Luke's Church

Distant Views to the WHS:

- From Wallasey Town Hall
- From Woodside Ferry Terminal
- From the Anglican Cathedral

Key Local Views

These have been defined as 'significant local views' as they aid the legibility and understanding of the City and aid 'in the understanding of the outstanding universal value of the WHS and the character of the Conservation Areas' (para. 4.4.9). These are categorised as:

General Views/ Panoramas – broad views taking in a number of landmarks:

V Anglican Cathedral

General views with a focal point – a wide variety but contain a focal point, often a landmark building:

J West Quay of Wapping to Anglican Cathedral

4.9 Through consultation with Historic England, one further view has been considered, although this is not included within the SPD:

- View from St James's Mount

4.10 Further views requested by the Liverpool City Council have been assessed, these generally represent local views, in close proximity to the proposed development site:-

- From the junction of Sefton Street, Parliament Street and Chaloner Street
- Five kinetic views along Jamaica Street at the junctions of Watkinson Street, Norfolk Street, Brick Street, Jordan Street and New Bird Street
- From Grenville Street South

5 HISTORICAL CONTEXT

- 5.1 Before the late 17th century, Liverpool was a modest settlement. The town grew on the peninsula between the river and the tidal creek known as the 'Pool', which is not obliterated but its course can still be traced by the present thoroughfares of Canning Place, Paradise Street, Whitechapel and Old Haymarket (Sharples 2004, 5).
- 5.2 The development of Liverpool as a great commercial port began properly in the mid 17th century when trade with the colonies in America and the West Indies was added to established European, Irish and coastal trade. The Civil War was a setback to growth, but after the Restoration economic progress was rapid. Liverpool's position was ideal for transatlantic trade, importing tobacco and sugar from the New World and exporting goods from the nascent industries of the Midlands and the North. It was the 18th century which saw spectacular growth. In 1715 Liverpool opened the first commercial enclosed wet dock in the world, constructed within the wide mouth of the Pool. The Old Dock, as it came to be known, was the focus for rapid development east of the historic centre, with new streets radiating out from it, including Duke Street and Hanover Street, containing merchants' dwellings and associated warehouses and counting houses (Sharples 2004, 5-7).
- 5.3 In 1765, when John Eyes produced his map of Liverpool, the area of the proposed development site was shown as fields, although Park Lane had been laid out, annotated as 'Road to Toxteth Park'. By the end of the 18th century considerable development had taken place between Wapping Quay and Park Lane/St James's Street, and between Park Lane and Duke Street. Great George Street had been laid out, with streets to its east side such as Rathbone Street, and a large stone quarry was in existence further east, now the site of St James's Cemetery adjacent to the Anglican Cathedral. In c.1795, the proposed development site is shown as an area of undeveloped land (Plate 1).
- 5.4 Great George Street was not built upon until after 1803; Great George Square and the streets intersecting it, were laid out in 1802 but there were no houses erected on or in its vicinity. The statue of George III, now located in London Road, was intended to have been set up in the garden at the centre of Great George Square. Also in 1802, Washington Street, Alfred Street and Nile Street, located to the east of Great George Street, were laid out but no houses were built on them at that date. During this period there was an extensive stone quarry in Rathbone Street, at the corner of which were windmills. St James's Mount, located to the south of the quarry, was

seemingly constructed in 1768 and 1769 when the then mayor, Mr Thomas Johnson, *'taking pity on the poor out of work, set gangs of people to form the artificial hill..it was originally called 'Mount Zion', and a public house was built upon it'* (Stonehouse 1869, 180-181).

- 5.5 By the first decade of the 19th century the area of previously undeveloped land which was bounded by Great George Street to the east, Duke Street to the north and St James Street to the south, had been laid out with regularly-spaced streets, including an area labelled 'George Square'. The proposed application site formed part of this area of apparent residential development, with streets such as Duncan Street, Upper Pitt Street and Grenville Street labelled, although at this date Hardy Street was known as St Vincent Street (Plate 2).
- 5.6 Many of the new streets within the proposed development site boundary were named after eminent men; for example, Hardy Street was named after Thomas Masterman Hardy (1769-1839), Nelson's flag captain, who was with him at Trafalgar when Nelson was killed. Duncan Street, which was originally Hotham Street, was named after Admiral Adam Viscount Duncan (1731-1804), best remembered for his victory over the Dutch Admiral de Winter. He was conferred with the freedom of the Borough as a token of the council's respect. Frederick Street was named after Frederick Louis, Duke of Edinburgh (father of George III), and Pitt Street was named after William Pitt the Elder, Prime Minister (Lloyd-Jones 1992).
- 5.7 The Ordnance Survey map of 1849 clearly shows the buildings which occupied the proposed development site in the mid-19th century. The majority of these properties appear to have been terraced houses with small gardens to the rear, but the existence of courts, such as St James' Court and Sidney Court, located in the block bounded by Upper Pitt Street, Cookson Street and Duncan Street, may suggest that poorer quality housing was present behind the main street frontages. Outside the site boundary, on the east side of Great George Street, was larger properties with gardens, as well as St James' Market located to the south of Nile Street (Plate 3).
- 5.8 The character of the proposed development site remained relatively unchanged throughout the late 19th and early 20th centuries, as shown by historical mapping (Plates 4-6). The area, however, suffered air raids in 1940-41, for example high explosives were dropped in the Great George Street district on the 22nd and 23rd November 1940 which caused slight damage to houses, shops and other business premises. On the 4/5th May 1941 the Belgian Seaman's Hotel on Great George Street

was hit by a high explosive, and the following day serious damage was caused by a high explosive, again in the Great George Street area, including the Congregational Church (Anon 1940-41). Plate 7 shows some of the damage caused to properties on Hardy Street/Grenville Street by German air raids in 1941, as well as providing information on the form of the housing that existed within the site boundary at that date.

- 5.9 Cartographic evidence from the 1950s suggests that there had been some clearance of the historic properties within the site boundary by this date, although new housing in the form of three storey flats appears to have constructed in their place. A view of Great George Street, looking north from the tower of the David Lewis Hotel and Club, shows the proposed development site to the left with 1960s/70s flats within the site boundary, and the concrete walls of the ventilation shafts (Plate 8).
- 5.10 As noted in 1.3 above, the proposed development site has been the subject of a previous major planning permission (Ref: 07F/1680) which was approved in 2010 but has since lapsed.

Chinatown (Extracts from www.lcba.net)

- 5.11 Liverpool has one of the oldest established Chinese communities in Europe. The trade links between China and Britain via the ports of Shanghai and Liverpool were instrumental in the establishment of a Chinese community within the city. The main trading goods were silk and cotton wool.
- 5.12 The first wave of Chinese immigrants arrived in 1866 with the establishment of the Blue Funnel Shipping Line, which ran a line of steamers directly from Liverpool to China. Chinese sailors who decided to stay in Liverpool and work from the city settled in an area close to the docks in Cleveland Square. Boarding houses were first opened by the Holt Shipping Company to accommodate their workers. It was here and in the surrounding streets that the first Chinese settlers started their own businesses supplying services to their countrymen.
- 5.13 In 1906, Liverpool City Council commissioned a report to inquire into Chinese settlements. At this date there were 49 laundries, 13 boarding houses and seven shops kept by members of the Chinese community.
- 5.14 When World War One started, there were up to 6000 Chinese seaman in the British Merchant Navy and around 1500 of them were based in Liverpool. After the war, the

settlement spread slowly inland into the side streets such as Cornwallis Street, Dickenson Street, Kent Street and Greetham Street.

- 5.15 The demolition of the area known as Chinatown began as part of the 1930s council scheme to replace the old insanitary courts and warehouses with modern buildings. It was at this time, due to the general economic depression and immigration restrictions, that the Chinese community in Liverpool saw a reduction in its population size. The bombing in the 1940s destroyed much of Pitt Street and Cleveland Square and hastened the demolition of old Chinatown.
- 5.16 After years of warfare and lost ships and crews, the British Merchant Navy started recruiting sailors from its allies across the world, and Liverpool became a reserve pool for Chinese merchant sailors; there were up to 20, 000 registered sailors at one point.
- 5.17 Thousands of the Chinese sailors lost their lives in the Atlantic during attacks from German submarines, and as part of the British fleet; the Chinese sailors played an important role to Britain's victory in the war.
- 5.18 Members of the community were moved into new tenements in Kent Street, Pitt Street and Upper Frederick Street; the first China bank was opened in 1944, and the Chinese Gospel Mission was set up in 1956.
- 5.19 The Chinese community no longer restricted their business interests to Chinatown and spread throughout the Merseyside area. Some shops and clubs were opened in Nelson Street and Great George Square. During the 1970s, Nelson Street became the hub of Chinatown and the business area extended into Berry Street, Duke Street and Upper Pitt Street.
- 5.20 The Chinese Arch, located at the north end of Nelson Street, is the largest outside mainland China, standing approximately 13.5m high. It was shipped piece-by-piece in five 40ft containers from Shanghai, Liverpool's twin city, and erected in January 2000. The Arch symbolises the friendship between the two great seafaring cities; it is a focal point for Liverpool's annual Chinese New Year festivities and has become a distinctive Liverpool landmark.

6 SITE INSPECTION

- 6.1 The proposed development site currently consists largely of cleared ground, formerly occupied by 19th century housing and more latterly by mid-late 20th century residential properties (Plates 9 and 10).
- 6.2 There are extant buildings within the site boundary; an L-shaped block of flats exists along the Upper Pitt Street section, an early 20th century property, currently in use as a lighting shop, is present on St James Street, and a modern industrial unit is located on the corner of St James Street and Duncan Street (Plates 11 to 13). A row of housing is currently under construction along the south side of Duncan Street, although these are located outside the site boundary.
- 6.3 At the south end of the site, at the junction of St James Street and Great George Street, is the Grade II listed 'Wedding House' (ID No.1356359), now standing isolated following the demolition of adjacent properties (Plate 14).

7 DESCRIPTION OF HERITAGE ASSETS, THEIR SIGNIFICANCE, SETTING AND ASSESSMENT OF IMPACT

- 7.1 The impact assessment has been undertaken following the methodology presented above (4. Assessment Methodology). In terms of establishing the value/importance of individual assets identified within a view, and the impacts to views, the methodology presented within *Seeing the History in the View* (Historic England 2011) has been applied. The assessment is supported by a series of visualisations presented within Appendix A.

Designated Heritage Assets

- 7.2 ***Anglican Cathedral, Upper Duke Street (ID No.1361681)***: The Anglican Cathedral is a Grade I Listed Building and is situated within the World Heritage Site Buffer Zone. It has been identified as a Key Landmark Building in the Supplementary Planning Document for the WHS.
- 7.3 The Anglican Cathedral by Sir Giles Gilbert Scott represents the final flowering of the Gothic Revival as a vital, creative movement, and is one of the great buildings of the 20th century. Construction began in 1904 at the height of the city's prosperity, and finished in 1978 as Liverpool's long economic decline reached its lowest point. Funded to a large extent by the city's merchant class, it marks the climax of the private patronage of public architecture that flourished in 19th century Liverpool (Sharples 2004, 73).

Significance and Values

Evidential Value:

- 7.4 The physical fabric of the Cathedral provides evidential value in relation to the materials and techniques employed during the construction of the cathedral.

Historical Value:

- 7.5 The historical value of the Cathedral relates to its age (constructed from 1904) and through the fact that it was funded largely by the city's merchant class, marking the climax of the private patronage of public architecture that flourished in 19th century Liverpool. Its value also derives from it being the life's work of Sir Giles Gilbert Scott.

Aesthetic Value:

- 7.6 The aesthetic value of the Cathedral lies in its architectural form. It represents the final stage of the Gothic Revival and the scale of the building and the architectural

detail are medieval in character. The tower, whilst not tall in relation to the building, due to the size of the cathedral, is dominant over a wide area, due in part to the dark red sandstone. Internally the building is vast and airy, with fine stained glass.

- 7.7 The aesthetic value of the Cathedral is expressed in the way that it interacts with adjacent buildings, notably the Catholic Cathedral, with which it creates an architectural counterpoint on the skyline.

Communal Value:

- 7.8 Communal value derives from its function as a place of worship, and its symbolic and emblematic role to the people of Liverpool as representing the city. It is a popular tourist attraction.

Setting

- 7.9 The Anglican Cathedral is located on high ground and due to its elevated position and scale, it is visible from a wide area. Its visual influence on the skyline of Liverpool is considerable and is prominent in a number of key views (see Appendix A).
- 7.10 The immediate setting of the Cathedral, particularly the cemetery set in a former quarry to the east, contributes to its significance as it provides historic context and emphasise the scale and monumentality of the building. Modern residential development downhill to the west, encloses the open area which fronts the western steps and whilst this does not detract from the significance of the cathedral, it does not add to the significance of the building.
- 7.11 The visual dominance of the Anglican Cathedral renders it visible from a considerable number of locations, both locally where it is experienced at the end of a street or at a greater distance, from the Albert Dock or from across the river. Due to its landmark qualities, the setting of the cathedral, in terms of how it is experienced is considerably more extensive than that of other heritage assets.
- 7.12 The chief characteristic of cathedral's setting is therefore the visual dominance of the building on the city skyline, with its bulky silhouette and distinctive sandstone colouring. It has a strong visual relationship with the Catholic Cathedral to the north.

Summary of Significance of Heritage Asset

- 7.13 The heritage significance of the Anglican Cathedral is high due to its outstanding architectural qualities, its association with a nationally recognised architect, its landmark status and visual dominance across a wide area and due to the spatial

relationship it has with other heritage assets, in particular, the Catholic Cathedral. The setting of the cathedral and how it is experienced within the city and beyond, particularly across the river, contribute to its significance.

Impact

- 7.14 The proposed development site lies downslope to the west of the Anglican Cathedral. The development site is separated from the western side of the Cathedral precinct by modern residential development of approximately four storeys. The residential development screens much of the proposed development from view with only the upper levels of the development visible. The ability to view this element of the development, whilst introducing change to the setting of the Cathedral, would not result in harm to the significance of the asset as the essential characteristics and the values which contribute to its significance, will remain unaffected by the proposed development. Views out from the cathedral, principally from the northern steps will not be affected by the proposed development.
- 7.15 The cathedral and the proposed development will be seen in combination in a number of key views, a number of which are identified within the WHS SPD and as such have a degree of importance. The principal view is SPD View 3 from Woodside Ferry terminal (Visualisation Nos.2a-c). This view is a panoramic, river level view of the Liverpool Waterfront from Birkenhead. The view contains the majority of the key landmark buildings within the WHS, with the Anglican Cathedral dominant on the skyline. The proposed development will be visible within this view, located below the western elevation of the cathedral. The southern tower within Phase 3 of the scheme is visible to the south of the cathedral. The revised tower height (19 storeys) is no longer taller than the ridge line of Cathedral.
- 7.16 In kinetic views both to the north and the south of the Woodside Ferry Terminal, a small element of Phase 2 of the proposed development will be viewed against the backdrop of the western elevation of the Cathedral, seen above the Echo Arena. This will result in some of the cathedral being blocked from view (Visualisation No.2b), although the tall aisle windows, which are prominent in the elevation would not be obscured. This will be seen in conjunction with the recently constructed Exhibition Centre, which due to its riverside location appears larger in the view (Visualisation No.2c).

- 7.17 Overall, this would result in a very low adverse change to the view, which would be considered to represent a minor adverse impact upon the view.
- 7.18 The visual dominance of the cathedral would be maintained within the key view.
- 7.19 Other views of the cathedral are obtained from the Wapping Dock (Visualisation No.3) where the cathedral will not be affected by the development proposals; Sefton Street (Visualisation No.10) which is not a view within the SPD and which will be seen in combination with the tower of the cathedral and in a series of kinetic views along Jamaica Street and a view on Grenville Street (Visualisation Nos.13-16) (not an identified view in the SPD) where the proposed development proposals will be seen in front of the cathedral. The degree of change in these views will be noticeable and will in the case of Visualisation Nos.14 and 15 block views of the body of the Cathedral; however these views should be seen in the context of their surroundings, which currently comprise derelict buildings and modern industrial units of no architectural value. These viewpoints whilst fortuitously offering views of the cathedral are not the best and only places to experience the building and in fact the experience of viewing the cathedral with this as a foreground detracts from the significance of the asset.
- 7.20 Overall, therefore, there would be a very minor adverse impact on the Cathedral when experienced from a single key viewpoint presented within the WHS SPD. The modifications to the proposed development have ensured that the visual dominance of the asset is maintained in the view and that the silhouette of the cathedral is maintained in skyline view. The proposed development does not intrude in the space between the Anglican and the Catholic Cathedral and it is only the very limited screening of the western elevation of the cathedral which would result in an adverse impact.
- 7.21 ***Metropolitan Cathedral (Roman Catholic), Mount Pleasant (ID No. 1070607):*** The Metropolitan Cathedral is Grade II* listed, and is situated within the World Heritage Site buffer zone. It has been identified as a Key Landmark Building in the Supplementary Planning Document for the WHS.
- 7.22 Liverpool's Metropolitan Cathedral, designed by Frederick Gibberd and built 1962-67 was the greatest Roman Catholic post-war architectural commission in Britain. It was also the first cathedral to break with longitudinal planning in favour of a centralised arrangement. Gibberd's revolutionary plan was realised with modern materials; the

building belongs in the mainstream of 1960s monumental concrete design, and was complemented by mainly abstract furnishings. It stands on top of the beginnings of an earlier, profoundly different, and hugely ambitious cathedral designed by Edwin Lutyens (Sharples 2004, 84).

Significance and Values

Evidential Value:

- 7.23 This derives from its physical fabric, as an example of post war architecture.

Historical Value:

- 7.24 Although of modern construction, the historical value derives from it representing Liverpool's long standing Catholic population.

Aesthetic Value:

- 7.25 This value derives from its architectural form; it was the first cathedral to break with longitudinal planning in favour of a centralised arrangement and its use of concrete which contrasts with the materials traditionally used for ecclesiastical buildings in Liverpool. The contrast in styles between the two cathedrals and their position on the skyline is a distinctive and visually striking feature.

Communal Value:

- 7.26 Communal value derives from the symbolic role which the cathedral has for the catholic community in Liverpool.

Setting

- 7.27 The cathedral is situated on high ground to the east of the city centre and approximately 850m to the north of the proposed development site. It is located at the northern end of Hope Street; the Anglican Cathedral is situated to the south. It is a visually distinctive building on the skyline, particularly when viewed from across the Mersey.

Summary of Significance of Heritage Asset:

- 7.28 The heritage significance of the Metropolitan Cathedral is high due to its modern design; its visual prominence and the spatial relationship with the Anglican Cathedral.

Impact

- 7.29 Distant views of the WHS from Woodside Ferry Terminal show that the Metropolitan Cathedral is a prominent building on the skyline (see Visualisation Nos.2a-c); the proposed development would be located further south, and would not visually dominate the Metropolitan Cathedral or intervene in the space between the Metropolitan Cathedral and the Anglican Cathedral. There would be no impact to the significance of the Metropolitan Cathedral as a result of the proposed development.
- 7.30 **Pier Head Complex:** the Pier Head Complex has been identified as a Key Visual Landmark within the WHS and buffer zone. The Cunard Building and the Port of Liverpool Building are Grade II* listed, and the Royal Liver Building is Grade I listed. Also located at Pier Head is the later George's Dock Ventilation and Central Control Station of the Mersey Road Tunnel (built 1925-34) situated immediately to the east of the Port of Liverpool building. This is a Grade II listed building.
- 7.31 The buildings at the Pier Head occupy the site of St George's Dock, opened in 1771 and obsolete by the end of the 19th century. In 1899 the Corporation drained it, and extended Water Street and Brunswick Street across it in the form of viaducts, creating three prominent sites for new buildings fronting the river. Because the dock was not quite a rectangle and the streets were not parallel, the sites varied in shape and this militated against a unified, symmetrical development (Sharples 2004, 67). The result was the construction of three separate landmark buildings erected in the first two decades of the 20th century known as the 'Three Graces' consisting of the Cunard Building, the Royal Liver Building and the Port of Liverpool building. These are all located to the north-west of the proposed development site, and on the west side of Strand Street. These buildings represent the mercantile wealth of the city in the early 20th century, and were designed as the centrepiece of the river frontage when Liverpool was the second city of empire. The Pier Head is now the iconic international image of Liverpool and the World Heritage Site (Liverpool City Council 2009, 86), and make a significant contribution to the Outstanding Universal Value of the WHS.

Significance and Values

Evidential Value:

- 7.32 The evidential value of the Pier Head Complex derives from the physical fabric of the three buildings; the Royal Liver Building, the Cunard Building and the Port of Liverpool building. They form an impressive group and are important landmarks.

Historical Value:

- 7.33 They are an emblematic of maritime Liverpool at the height of its prosperity and self-confidence.

Aesthetic Value:

- 7.34 Aesthetic value of the group is derived from their architectural qualities, representing contrasting styles and their association with each other and the waterfront is an example of design on a grand scale.

Communal Value:

- 7.35 Communal value relates to their iconic status and representing pride for the city of Liverpool. They are also important tourist attractions.

Setting

- 7.36 The complex of buildings at the Pier Head is situated at the heart of the commercial district of the early 20th century city, and as part of a formal planned townscape. They represent a set piece on the river frontage, and it is from the commercial area, the river and river frontage that the setting of this complex can be appreciated.

Summary of Significance of Heritage Asset:

- 7.37 The heritage significance of the group is high. They are symbolic of Liverpool's role within international maritime trade; they display high architectural qualities; they are visually prominent in views of the waterfront and they form a striking group of buildings.

Impact:

- 7.38 The Pier Head Complex is located on the waterfront and is best viewed from the Pier Head, the Strand or from the west, either from the river or from Birkenhead and Wallesey. Visualisation Nos.1 and 2a-c demonstrate that the proposed development would not impact on the significance or setting of this group. The effects of the proposed development on this group are therefore considered to be neutral.

- 7.39 **Albert Dock Complex:** this group of buildings includes warehouses (Blocks A-E), Dock Traffic Office, Dock Master's office, Hydraulic Pumping House, swing bridges and gate piers. Albert Dock is one of the earliest enclosed docks in the world and is a complete example of the type.
- 7.40 The Dock Traffic Office is a Grade I Listed Building indicating that it is of exceptional interest. It is located within the World Heritage Site boundary, and as it forms part of the Albert Dock Complex, it regarded as part of a Key Landmark Building within the WHS and Buffer Zone. The Dock Traffic Office was constructed in 1846-47 to the designs of Philip Hardwick, with the top storey added by Jesse Hartley in 1848. It is constructed of brick with stone dressings, and has a Tetrastyle Tuscan portico with frieze, entablature and pediment.
- 7.41 The warehouses at Albert Dock were constructed between 1841-45 to the designs of Jesse Hartley. They were constructed using an iron frame infilled with brick, with stone dressings. The five warehouses surround Albert Dock with their facades to the dock having recessed ground floor with Doric colonnade of iron columns above the rubble granite dock walls.
- 7.42 All five warehouses and the Dock Traffic Office are Grade I listed indicating that they are of exceptional archaeological and historical interest. They are located within the World Heritage Site boundary, and the complex as a whole has been identified as being a Key Landmark Building within the WHS and Buffer Zone.
- 7.43 The Hydraulic Pumping Station, to the east of Canning Half Tide Dock, Albert Dock: The building has been designated as a Grade II listed building and is situated within the World Heritage site boundary. The Hydraulic Engine house, accumulator tower and chimney were constructed in the 1870s from brick with stone dressings. This building is now in use as a public house.

Significance and Values

Evidential Value:

- 7.44 The evidential value of the Albert Dock Complex derives from the physical fabric of the buildings and their technical innovation.

Historical Value:

- 7.45 The complex is one of the great monuments of 19th century engineering, and is associated with Jesse Hartley who was responsible for the expansion of the dock system.

Aesthetic Value:

- 7.46 The aesthetic value of the complex relates to the symmetrical elevations of the buildings, their monumentality and scale and their arrangements around the docks, Despite being functional, they have sensitive architectural qualities, notably the repetition of the cast iron columns creating the colonnades.

Communal Value:

- 7.47 The Albert Dock Complex has high communal value as its represents part of the iconic buildings and docks on the waterfront. The complex is an important tourist attraction for the city.

Setting

- 7.48 The warehouses, Dock Traffic Office, Hydraulic Pumping Station and associated infrastructure at Albert Dock are located c.900m to the west of the proposed development site, on the opposite of Strand Street/Wapping. They are monumental in scale, uniform in design and industrial in character, reflective of dock expansion in the 19th century. This complex has a close relationship with enclosed water spaces and the river, with the waterfront/dock system extending to Strand Street.

Summary of Significance of Heritage Asset:

- 7.49 The heritage significance of the group is high due to their survival as an ensemble of contemporary buildings dating from the major expansion of Liverpool as an international port; their technological innovation and their aesthetic qualities despite being functional in nature.

Impact:

- 7.50 The location of the Albert Dock Complex on the waterfront, like the Pier Head group, is at a distance from the proposed development site and therefore the immediate setting of the group will not be affected. Visualisation Nos.2a-c reveal that the proposed development will not be visible in combination with the Albert Dock group. Views of the proposed development would be possible from the eastern side of the complex, adjacent to Salthouse Dock; however the ability to view the development

proposals would not have an effect upon the significance of the group. The impact would therefore be neutral.

- 7.51 **Wapping Warehouse Group:** this group consists of three separate buildings located on the west side of Wapping which for the purposes of this report will be considered together as a group. These comprise the Warehouse at Wapping Dock, Gatekeeper's Lodge at entrance to Wapping Dock and Hydraulic Tower at Wapping Dock. This group of heritage assets is located within the World Heritage Site.
- 7.52 Warehouse at Wapping Dock (Grade II*): this warehouse is aligned roughly north to south along the west side of Wapping. This warehouse dates to 1856 and was designed by Jesse Hartley. The warehouse is constructed of brick with an iron frame, is of five storeys and 40 bays. There is an open colonnade of iron columns to the dock side.
- 7.53 Gatekeeper's Lodge at entrance to Wapping Dock (Grade II): this Gatekeeper's Lodge also dates to 1856. It is constructed of granite rubble, is oval in form with battered sides, and has a chamfered plinth and corbelled cornice. Originally it had flanking gate piers.
- 7.54 Hydraulic Tower at Wapping Dock (Grade II): the Hydraulic Tower also dates to 1856 by Jesse Hartley. It has a battered granite rubble base with Tudor-arched opening. The upper part is octagonal, constructed in brick with rusticated stone quoins. The date '1856' is incised at the top of the east face.

Significance and Values

Evidential Value:

- 7.55 The evidential value of the Wapping Warehouse Group relates to its physical fabric and the technological innovation within the buildings.

Historical Value:

- 7.56 The historical value relates to the age (being of mid-19th century date), and their function as commercial structures for the port of Liverpool. As with Albert Dock, they were constructed to the design of Jesse Hartley.

Aesthetic Value:

- 7.57 Despite the original utilitarian function, the complex has aesthetic value through the symmetrical elevations of the warehouse and the use of brick and stone. The close relationship with the dock and the River Mersey is an important characteristic.

Communal Value:

- 7.58 The Wapping Warehouse Complex forms an important landmark on the Strand, and part of the tourist destination on the waterfront.

Setting

- 7.59 This group of buildings is situated to the west of the proposed development site. The warehouse in particular is a landmark building on the approach from the south of the city, being parallel to Wapping, and is clearly industrial in character with its repetitive fenestration which can be best appreciated from the west when viewed across to Wapping Dock.
- 7.60 The significant element of the setting of this group is its association with the enclosed Wapping Dock and the Strand.

Summary of Significance of Heritage Asset:

- 7.61 The heritage significance of the group is high as they represent buildings dating from the major expansion of Liverpool as an international port. Both their technological innovation and association with Jesse Hartley along with their aesthetic qualities despite being functional in nature.

Impact:

- 7.62 The proposed development would be visible in combination views of Wapping Warehouse and the Hydraulic Pumping Station. Views of the Anglican Cathedral are also possible. The ability to view the development in combination with these assets would not affect their significance. The proposed development neither dominates nor obscures any part of the Wapping Warehouse Group and the effect of the development would be neutral.
- 7.63 ***St James's Cemetery:*** St James's Cemetery is a Grade I Historic Park and Garden and is situated within the World Heritage Site Buffer Zone.
- 7.64 St James's Cemetery was laid out in 1827-29 to the designs of John Foster Junior. Overcrowded burial-grounds attached to town churches were a major public health problem by the early 19th century, and St James's Cemetery is an exceptionally ambitious attempt at a sanitary alternative. For sheer drama its only rival is the Glasgow Necropolis but whereas the Necropolis climbs a hill, the Liverpool cemetery lies in the sombre depths of a rocky hollow, a former quarry, from which stone for

the docks and other 18th century buildings had been obtained (Sharples 2004, 242-243).

Significance and Values

Evidential Value:

- 7.65 The evidential value of this registered historic park and garden relates to the buildings and structures within it; its topographic characteristics. There is much evidential value contained on gravestones informing upon the nature of previous inhabitants.

Historical Value:

- 7.66 Its historical value relates to its former use as a stone quarry and then as a cemetery, in existence prior to the construction of the Anglican Cathedral. The historical associations of some of the gravestones (sea captains, American naval captains etc.) illustrate Liverpool's international maritime influence.

Aesthetic Value:

- 7.67 This is an important green space within Liverpool, with mature trees, pathways and carriageways at its east side. The site is bounded to the north, east and south by a wall with railings. The depth of the quarry heightens the visual dominance of the Anglican Cathedral creating a set piece from which to view the tower. The variety of styles of gravestones chart the changing attitudes to death.

Communal Value:

- 7.68 The site has communal value as an area of public green space and as a former burial ground.

Setting

- 7.69 St James's Cemetery is located immediately to the east of the Anglican Cathedral, and forms an important setting element to the Cathedral. As the cemetery was established in a former stone quarry, the site is set at a lower level to the surrounding streets. The cemetery is best appreciated from within its confines, where its tranquil atmosphere can be experienced. The setting of the cemetery relates to the steep sided quarry in which it is located, the vegetation within it, the mass of the Anglican Cathedral to the west, and the historic properties which overlook it on Hope Street. St James's Mount is an elevated terrace to the south of

the cemetery which has views over the Mersey, which are partially screened by tree cover. It is not within the Registered Park and Garden of St James's Cemetery.

Summary of Significance of Heritage Asset:

- 7.70 The heritage significance of the asset is high due to the aesthetic qualities, the setting which it affords the cathedral and the evidential value it contains of Liverpool's former inhabitants.

Impact:

- 7.71 The proposed development would not be visible from within the cemetery.
- 7.72 Visualisation No.6 from St James's Mount, an elevated terrace above the cemetery and to the immediate south of the Cathedral, shows that the proposed development block views towards the Mersey. The view to the west from the terrace would be affected, however views of the south end of the cathedral and into the cemetery would remain unaffected. Although the blocking of views in this direction would be a major change in this particular location, it is not part of the Registered Park and Garden of St James's Cemetery and the cemetery would remain unaffected by the development. It is considered that overall the effect of the development would be neutral.
- 7.73 ***Church of St James/Wall, Railings and Gates to St James' Churchyard (ID No's 1209882 and 1073465):*** the Church of St James is Grade II* listed, and the walls and railings are Grade II listed. The site is located just outside the World Heritage Site Buffer Zone.
- 7.74 The redundant Church of St James is located on the east side of St James's Place. It was constructed in 1774-75, possibly to the designs of Bisbrown. The church is constructed of red brick with stone dressings (Sharples 2004, 270). The wall and railings to four sides of the church date to the late 18th century. There is a terrace with steps to the west of the church.

Significance and Values

Evidential Value:

- 7.75 Evidential value of the church and its surrounding wall is derived from the physical fabric and its elevated position at the junction of Upper Parliament Street and St James Place.

Historical Value:

- 7.76 Historical value derives from its age (18th century) and its association with contemporary and subsequent development in the area.

Aesthetic Value:

- 7.77 Aesthetic value is derived from its symmetrical elevations, and the enclosure in which it is set. The gate posts at the south end have architectural detailing.

Communal Value:

- 7.78 Communal value is derived from its former function as a place of worship.

Setting

- 7.79 The redundant Church of St James is located at the west end of Upper Parliament Street, at the junction with St James Place. It is situated in an elevated position, accessed up steps from the west. The church is now surrounded by a roughly square enclosure which is defined by a brick boundary wall with railings.
- 7.80 The setting of the church relates to its enclosure and to the urban landscape in which it is set, with busy junctions to the north and west. When first constructed the church was seemingly located on the periphery of 18th century Liverpool, with Toxteth Park situated immediately to the west. Throughout the late 18th and 19th century, however, the landscape around the church became increasingly urbanised, including the proposed development site.

Summary of Significance of Heritage Asset:

- 7.81 The heritage value of the church is high as recognised by its Grade II* listing; its age; architectural quality; and its prominent location, contribute to its significance. The gateposts have some architectural quality and have group value with the church.

Impact:

- 7.82 The proposed development would entail the reintroduction of built form onto a largely cleared area of land on the west side of Great George Street. Whilst the development would be visible from the west side of the church, it would not impact on the setting and significance of the church and its surrounding wall and railings.
- 7.83 ***Church of St Luke, Berry Street (ID No.1280622):*** the Church of St Luke is Grade II* listed, and the walls and railings are Grade II listed. The site is located in the World

Heritage Site Buffer Zone. It has been identified as a Key Landmark Building in the SPD (No.11).

- 7.84 The Church of St Luke, is a former Anglican church, now deconsecrated. It was constructed 1811-32 to the designs of the architect John Foster, on a site which was purchased by the Corporation of Liverpool in 1791, and was planned to serve the new suburbs being developed for the prosperous on the Corporation's Estate. After the commencement of works in 1805, the brief was changed to allow the new building to provide the functions of ceremonial place of worship for the Corporation, and as a fee pay concert hall. The concert hall function was maintained until the construction of the Philharmonic Hall in Hope Street in the mid-19th century. The church was damaged during bombing in May 1941.

Significance and Values

Evidential Value:

- 7.85 The evidential value of the church is within its fabric and the landscaped area in which it is set.

Historical Value:

- 7.86 The church dates to the early 19th century and forms part of the spread of development of from the 18th century. It was constructed to serve the new suburbs of the city.

Aesthetic Value:

- 7.87 The aesthetic value derives from its architectural qualities, and from its prominent location at the south-east end of Bold Street. It is an example of early 19th century ecclesiastical Perpendicular Gothic architecture.

Communal Value:

- 7.88 Communal value is derived from its former function as a place of worship, and as a landmark building at the junction of Berry Street and Leece Street.

Setting

- 7.89 The Church of St Luke is located c.350m to the north of the proposed development site, on the east side of Berry Street.
- 7.90 It is situated on an elevated position, and forms a landmark building when heading south along Renshaw Street. Its current setting relates to an urban environment

comprising busy roads, particularly to the north and west, and built form along Berry Street, Leece Street, Bold Place and Roscoe Street.

Summary of Significance of Heritage Asset:

- 7.91 The heritage significance of the asset is high due to its architectural qualities.

Impact:

The proposed development site would not be visible from the Church of St Luke. The proposed development would not impact on the setting or significance of the Church of St Luke, and defined vistas identified within the SPD from this building would not be impacted. The impact would be neutral.

- 7.92 ***Roman Catholic Church of Saint Vincent de Paul/Saint Vincent de Paul Presbytery (ID No's 1361682/1209907):*** the Roman Catholic Church of Saint Vincent de Paul is Grade II* listed, and the Presbytery is Grade II listed. Both are located within the World Heritage Site Buffer Zone.

- 7.93 The Church of St Vincent de Paul, located at the junction of St James Street and Hardy Street, was constructed in 1856-57, to the designs of Edward Welby Pugin. It is in the Gothic style with geometric tracery. The most striking feature outside is the high, delicate timber bellcote on the west gable. The Presbytery, also by Pugin and contemporary with the church, adjoins on the north (Sharples 2004, 208).

Significance and Values

Evidential Value:

- 7.94 The physical fabric of the church and its associated presbytery provides evidential value, as well as its association with surviving historic residential properties.

Historical Value:

- 7.95 The historical value relates to the age of the church (built 1856-57) and the presbytery (c.1856) to the designs of Edward Welby Pugin.

Aesthetic Value:

- 7.96 Aesthetic value is provided by the architectural detailing of both of the buildings.

Communal Value:

- 7.97 The communal value derives from its function as a Catholic place of worship and meeting place.

Setting

- 7.98 These heritage assets are located on the corner of St James Street and Hardy Street, approximately 75m to the west of the site. The main elevation of the church faces onto St James Street, whilst the main elevation of the Presbytery faces onto Hardy Street. Both buildings have largely lost their historic context through damage during air raids in the Second World War, clearance and construction of modern residential properties and modern redevelopment.
- 7.99 The buildings currently are visually prominent when viewed from St James Street and Hardy Street. The proposed development would reintroduce built form into an area which is currently of poor quality.

Summary of Significance of Heritage Asset:

- 7.100 The heritage significance of these assets is High (Grade II*) and Medium (Grade II) respectively. The architectural quality and the association with Pugin, a nationally renowned architect of catholic churches give them significance.

Impact:

- 7.101 Whilst the development would be visible in the background of these heritage assets (see Visualisation No.12), the setting and significance of them would not be impacted. The impact would be neutral.
- 7.102 **3-4 Great George Place (ID No.1356359):** 3-4 Great George Place is a Grade II listed building, and is located within the World Heritage Site Buffer Zone.
- 7.103 This building, which is currently in use as The Wedding House, was constructed in the 1860s as the North and South Wales Bank. It now stands isolated at the junction of St James Street and Great George Street, but historically would have formed part of a terrace of properties facing onto Great George Place.

Significance and Values

Evidential Value:

- 7.104 Evidential value is derived from its physical fabric, as a surviving property of a former terrace.

Historical Value:

- 7.105 The building has historical value as it is a survivor of 19th century development, and represents an example of commercial architecture.

Aesthetic Value:

- 7.106 The property has now lost its historical context, however as a building in its own right it has architectural qualities in its main south facing elevation.

Communal Value:

- 7.107 The building has communal value as a reminder of the historic streetscape of this part of Liverpool. The building continues to operate as a commercial premises providing bridal services.

Setting

- 7.108 This former bank is located to the south end of the proposed development site, although it is just outside the site boundary. The current setting of the building is as a result of 20th century clearance and, in contrast to its historic setting, it now stands in isolation with its main elevation facing to the south (Plate 14) (Visualisation No.5).

Summary of Significance of Heritage Asset

- 7.109 The heritage significance of the asset is medium, as recognised by its listing at Grade II. The architectural qualities of the building are the chief source of significance. The setting detracts from its significance due to the fact that it does not represent the former inclusion of the asset within a wider streetscape. .

Impact:

- 7.110 The previous proposal was for new buildings, of a maximum of 21 storeys, in a single façade. Following comments by both Liverpool City Council and Historic England, the scheme has been revised and the tall structures have been remodelled. The tall structures have both been lowered in height and also reconfigured. The residential tower and the hotel have both been remodelled to provide a roof terrace overlooking Great George Place at 12 and 10 storeys respectively, which has the effect of stepping back from the Wedding House, effectively producing a tiered appearance, with the taller elements (19 and 14 storeys respectively) set back from the Great George Place frontage.
- 7.111 Design details, principally the choice of materials, would complement the listed building.
- 7.112 Visualisation No.5 shows the proposed development and the 'Wedding House'. The degree of change is considerable, due largely to the reintroduction of built form immediately adjacent to the building. The scale of the development and its mass are

still larger than the Wedding House building and the visual effects of this serve to overshadow the heritage asset; however following the redesign of the tower element of the proposed development, it is more in keeping with the scale and mass of the previously approved Tribeca scheme. The contrast between the listed building and the new elements of the scheme are no longer as severe or unresponsive to the listed building. The effects of the development proposals place the Wedding House at the centre of the new development. As a result of the development proposals, there would be moderate adverse effect upon the Wedding House purely in terms of scale and massing to its setting, as it was previously part of an equally proportioned terrace; it would not lose any significance to its fabric or any of its historical values.

7.113 **18-21 Great George Square/30-33 Great George Square:** These properties on Great George Square are Grade II listed and are located within the World Heritage Site Buffer Zone.

7.114 These properties date to the early 19th century and are all that survive of similar properties which once surrounded Great George Square which was bombed during the Second World War. In Liverpool, most of the late Georgian and early Victorian housing was developed speculatively with large plots leased from the Corporation by financiers, who divided them into parcels for builders. This system did not favour consistency of architectural treatment, so for two prestigious early 19th century developments, Great George Square and Abercromby Square, the Corporation required developers to conform to designs for symmetrical elevations, agreed in advance (Sharples 2004, 243).

Significance and Values

Evidential Value:

7.115 Evidential value of the properties is derived from the information within the physical fabric and their association with Great George Square.

Historical Value:

7.116 Historical value is derived from the age of the buildings (early 19th century).

Aesthetic Value:

7.117 Aesthetic value is derived from their architectural qualities and symmetrical elevations.

Communal Value:

7.118 Communal value is derived from their continued use as residential properties.

Setting

7.119 These represent two surviving sections of early 19th century terraced housing which surrounded Great George Square, located c.100m to the west. The terraces are now surrounded by modern residential properties in the form of bungalows to the west, a modern Health Centre on Nelson Street, and modern residential on Grenville Street South and Hardy Street, therefore the historic context has largely been lost, although Great George Square remains, albeit in a modernised form.

Summary of Significance of Heritage Asset:

7.120 The assets are of medium heritage value as recognised by their Grade II listed status. The architectural quality gives them their heritage significance. Setting, apart from group value, does not contribute to their significance.

Impact:

7.121 Whilst the development would be visible in the background of views, particularly of No's 18-21, the setting and significance of these two terraces would not be impacted by the proposals. The impact would be neutral.

7.122 ***Former Congregational Church (ID No.1068202):*** the former Congregational Chapel, known locally as the 'Blackie', is a Grade II listed building, located in the World Heritage Site Buffer Zone.

7.123 The former Great George Street Congregational Chapel was constructed in 1840-41; an 'outstanding good building' by Joseph Franklin replacing a chapel of 1811-12 which burned down. Rectangular in plan, it turns the sharp corner of Nelson Street and Great George Street with a semi-circular portico of fluted Corinthian columns enclosing a round inset tower. In 1975 work began on conversion to an arts centre, resulting in horizontal subdivision of the galleried interior and the loss of all its fittings.

Significance and Values

Evidential Value:

7.124 Evidential value relates to the physical fabric of the former chapel.

Historical Value:

- 7.125 The historical value relates to its age (constructed 1840-41) and its association with contemporary properties which surrounded it.

Aesthetic Value:

- 7.126 The building's aesthetic value relates to its architectural detailing particularly the semi-circular portico at its north end.

Communal Value:

- 7.127 Communal value is derived from its original function as a place of worship, and more latterly as an arts centre.

Setting

- 7.128 The Former Congregational Church is located at the north end of Nelson Street, at its junction with Great George Street (Visualisation No.4). The main elevation of this building faces onto this junction, and it is from this area that the building is best appreciated, particularly its semi-circular portico of fluted Corinthian columns.
- 7.129 The church is located immediately adjacent to the Chinese Arch, which provides an interesting juxtaposition. A modern building currently exists immediately to the south of the church, and the proposed development entails the construction of further new buildings along Great George Street, reintroducing built form along its length.

Summary of Significance of Heritage Asset:

- 7.130 The heritage significance is considered to be medium as recognised by its Grade II listed status. Heritage significance is derived from its architectural detail.

Impact:

- 7.131 The proposals would not adversely impact on the setting or significance of the former Congregational Chapel, although the new development would be visible in views of the chapel particularly from the junction of Upper Duke Street and Great George Street. As the proposed development would reintroduce built form along the west side of Great George Street, the impact of the proposals is considered to be minor (beneficial).

7.132 **10-12, 14-16, 18, 20, 22-26 and 44 Nelson Street (ID No's 1293145/1363065/1070617/1293107/1363066/1208493):** these properties are Grade II listed and are located within the World Heritage Site Buffer Zone.

7.133 They are surviving examples of early 19th century terraced houses along Nelson Street, all constructed of brick with stone dressings. No.20 is a former Mission Building.

Significance and Values

Evidential Value:

7.134 The physical fabric of these properties along Nelson Street provide evidential value.

Historical Value:

7.135 Historical value is derived from their age (early 19th century).

Aesthetic Value:

7.136 Despite some of the properties serving as commercial properties, with modern ground floor shopfronts, they still have architectural qualities as shown by the regularly-spaced fenestration, string courses and sash windows.

Communal Value:

7.137 Many of the buildings are in commercial use as part of Chinatown and therefore have communal value for the residents of the area and the Chinese community.

Setting

7.138 These properties all date to the early 19th century, although No.20 is listed as a former mission, and represent surviving residential buildings along the north side of Nelson Street which forms part of Chinatown.

7.139 The setting of these properties relates to Nelson Street itself, accessed from the north through the Chinese Arch. Many of the properties have commercial concerns at ground floor level, and therefore the current setting relates to this commercial/retail activity with Chinese inspired street furniture. The buildings are best appreciated when viewed from the Chinese Arch looking south-westwards down Nelson Street.

Summary of Significance of Heritage Asset:

7.140 The heritage significance of these assets is medium as recognised by their Grade II listed status. Their architectural quality is the principal source of significance.

Impact:

7.141 The proposals would not impact on the setting and significance of these heritage assets. The impact would be neutral.

Conservation Areas

7.142 As Conservation Areas are coincidental with the Character Areas of the World Heritage Site, these were inspected and the potential for effects to the character and appearance of the Conservation Area and the Outstanding Universal Value of the World Heritage Site were also assessed.

7.143 ***Lower Duke Street Character Area (Character Area 6):*** the Lower Duke Street Character Area of the WHS is within the Ropewalks Area. It comprises the long straight corridor of Duke Street and a fine grained, organic network of streets on either side. The straight character of Lower Duke Street creates a clearly defined view, channelled by the built form to each side.

7.144 The linear form of this Character Area creates defined views up and down Lower Duke Street, framed by the built form to each side. This instinctively draws the viewer's eye along the street and down the side roads rather than to look upwards.

Due to the linear form of Lower Duke Street, the proposed development would not be visible from within this Character Area.

Summary of Significance of Heritage Asset:

7.145 Medium

Impact:

7.146 Neutral

Non-Designated Heritage Assets

7.147 ***No.121 St James Street:*** As noted in 5.7 above, an early 20th century property (built after 1927) is located within the site boundary (Plate 12). This building is not listed but is located within the World Heritage Site Buffer Zone. The proposals would entail the removal of this building as part of the development.

Significance and Values

Evidential Value:

- 7.148 The physical fabric of this property provides evidential value.

Historical Value:

- 7.149 Although this property dates to the early 20th century, it stands as a reminder of the former built form of the area prior to clearance in the second half of that century.

Aesthetic Value:

- 7.150 The symmetrical façade of this property, which faces onto St James Street, has architectural quality in its Art Deco styling.

Communal Value:

- 7.151 The property is currently in operation as a lighting shop and therefore has communal value as a retail outlet.

Setting

- 7.152 The current setting of No.121 St James Street is one of 20th century site clearance, with the property standing in relative isolation. Its historic context, one of residential and commercial properties, has been lost. It is surrounded to its south-east, north-east and north-west sides by rough ground. The proposals would reintroduce built form along St James Street.

Summary of Significance of Heritage Asset:

- 7.153 Low

Impact:

- 7.154 The proposed development would include the removal of this building. The magnitude of impact would be substantial but the significance would be slight adverse.

8 DISCUSSION

- 8.1 The proposed development site lies within the buffer zone of the World Heritage Site and in close proximity to a number of heritage assets. In addition, due to its size it has the potential to affect how a number of more distant heritage assets are experienced. In line with the specific requirements of the Supplementary Planning Document, key views presented within the SPD have been assessed for visual effects and the relevant ones have been presented as Visualisations within Appendix A.
- 8.2 The assessment has considered the indirect effects of the proposed development on designated heritage assets ranging from the highly graded Albert Dock and Pier Head groups to Grade II listed houses. Predominantly, the overall effects of the proposals upon these heritage assets are neutral, with the majority of the structures not experiencing effects to their significance as a result of changes to their settings.
- 8.3 In the case of 3-4 Great George Place (The Wedding House), the property currently stands in isolation, although historically it formed part of a terrace of properties fronting onto Great George Place. Its current setting is as a result of clearance undertaken in the second half of the 20th century. The proposed development will introduce new buildings including tall elements in close proximity to the heritage asset. The scale of the new development would have an indirect impact upon the setting of the Grade II listed building and the effect of this is considered to represent a moderate adverse impact which is less than substantial in scale.
- 8.4 Despite the visual dominance of the new development the significance of the building, in particular its architectural values would be maintained. Whilst the new development is undoubtedly of a greater scale than the heritage asset it is considered that the reintroduction of built form to the area, considerable public realm improvements and vibrancy through increased footfall to the setting of The Wedding House would have, over time, a beneficial effect to how the building is perceived, located as it is at the centre of the key gateway site.
- 8.5 The proposals would result in the removal of No.121 St James Street, an early 20th century shop which historically would have stood amongst residential and commercial properties. This is considered to represent substantial harm to a non-designated heritage asset of local value. Whilst there would be loss of this building, the proposed development would reintroduce residential and commercial properties into an area of undeveloped derelict land which currently visually detracts from this

key gateway area and has no public realm benefits. The substantial public benefits gained through the redevelopment of the site and the introduction of new residential, commercial properties and associated public realm should be taken into account when considering the loss of this non-designated, locally important building.

- 8.6 The character and appearance of the identified Conservation Area (Lower Duke Street) would be unaffected. The proposals would not physically impact on this Conservation Area, and views along Duke Street towards the Pier Head Complex would not be impacted.
- 8.7 The identified views within the SPD have been assessed as part of a site inspection and selected views have been subject to further analysis through the production of visualisations (See Appendix A). This has established that whilst the proposed development would be visible in a number of views, including long views from the river and from the Anglican Cathedral, there would be no overall impact to the heritage significance of the views.

Outstanding Universal Value

- 8.8 The application site lies within the Buffer Zone of the Liverpool Mercantile and Maritime World Heritage Site and as such has the potential to affect its Outstanding Universal Value. The Statement of Outstanding Universal Value identified that the innovation displayed in the development of the dock construction and port management was felt internationally, as was the maritime culture which developed as a result of the port, which served and contributed to the expansion of the British Empire through trade and cultural connections.
- 8.9 The OUV of the WHS is experienced through the tangible links to the past provided by the historic environment and in particularly monuments and buildings associated with trade, shipping and storage but also through intangible links to the past such as sense of place, civic pride and others.
- 8.10 The development, whilst not within the WHS, may have had the potential to affect the OUV by being visually dominant or intrusive within the setting or views of the key landmark buildings and heritage assets identified within the WHS; by severing visual and physical linkages between key elements of the WHS; through the effects of being inconsiderately sited within the setting of a heritage asset so as to obscure or to confuse the original use or purpose of the space or area or potentially draw

away investment or visitors from the WHS by introducing competition in an alternative location for business, leisure and housing and other investment.

- 8.11 In these terms the proposed development would not affect the OUV of the WHS as the key attributes of the OUV, that of innovative design, the strong maritime culture and the international influence and prestige of Liverpool and how these are manifested through heritage assets, would not be altered to a degree as to have a significant effect or result in substantial harm to the OUV of the WHS. One of the key aims of the proposed development is to strengthen the cultural connections with the long established Chinese community which would continue to maintain one of the Outstanding Universal Values of the WHS: Liverpool as an outstanding example of a world mercantile port city, which represents the early development of global trading and cultural connections.
- 8.12 Assessment of the views highlighted within the SPD, which have the potential to be affected by the proposed development, will not result in any erosion of heritage significance of the heritage assets within them; therefore the essential values which contribute to the OUV of the WHS would remain intact.
- 8.13 In terms of the character of the individual character areas, again the proposed development situated outwith the WHS within the Buffer Zone would not affect the essential qualities of these areas. Lower Duke Street would not experience changes to its tight urban grain as a result of the development.

Cumulative Effects

- 8.14 The proposed development is located in an area of Liverpool where there are several consented schemes: Neptune Hurst Street (Baltic Village); Park Lane and Carpenters Row (Heaps Mill); Park Lane; Norfolk Street (Pinnacle/Blok); Norfolk Street (Falconer Chester Hall); Norfolk/Watkinson Street (Falconer Chester Hall) and Central Village.
- 8.15 Whilst the quantum of development is noticeable within the views, these do not coalesce to form a visual barrier, blocking views of heritage assets from any distant or key local views identified in the SPD. Only the view from Woodside Ferry would experience cumulative impacts as a consequence of the scheme, where Phase 2 of the proposed development would, in combination with the more visible Exhibition Centre, have a low adverse impact upon the view.

9 CONCLUSION

- 9.1 The proposed development site is located within the Buffer Zone of the Liverpool Maritime and Mercantile World Heritage Site. It also lies in relative close proximity to a number of heritage assets and due to its height (maximum 19 storeys) it has the potential to affect the setting or the heritage significance of heritage assets at a distance.
- 9.2 The assessment has assessed the setting of heritage assets which have the potential to be affected by the development proposals; the effect of the development upon a number of views identified with the Supplementary Planning Document and the impact of the development upon the Outstanding Universal Value of the Liverpool Maritime and Mercantile World Heritage Site.
- 9.3 The assessment concluded that there would be moderate impact to the setting of the Grade II Nos 3-4 Great George Place, through the introduction of new development in close proximity, including tall elements, which would visually and physically dominate the heritage asset. Whilst the building would be dominated, the new development provides an opportunity to create a juxtaposition between old and new, and there is the potential that 3-4 Great George Street could form part of landmark complex at one of the main routes into Liverpool.
- 9.4 In terms of visual effects upon views identified within the SPD, the development proposals do not have a demonstrably significant adverse impact upon any of the key views. The scheme would be visible within the views, however the heritage significance and values of the heritage assets within the view would be sustained.
- 9.5 Taking this into account, the relatively low level of impact to the individual assets and views would result in no erosion of the Outstanding Universal Value of the World Heritage Site and would, through the strengthening of cultural connections with the long established Chinese community, sustain one of the key intangible values of the Liverpool Mercantile and Maritime World Heritage Site.

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PLATES

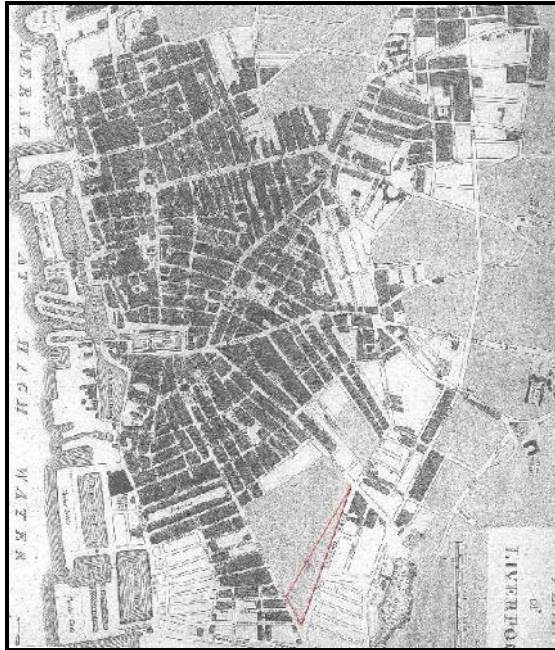


Plate 1: Extract from John Eyes Plan of Liverpool c.1795 (the location of the proposed development site is outlined red for illustrative purposes only)



Plate 2: Extract from Roper's map of Liverpool 1807 (the location of the proposed development site is outlined red for illustrative purposes only)



Plate 3: Extract from the Ordnance Survey map of 1849 (the location of the proposed development site is outlined red for illustrative purposes only)

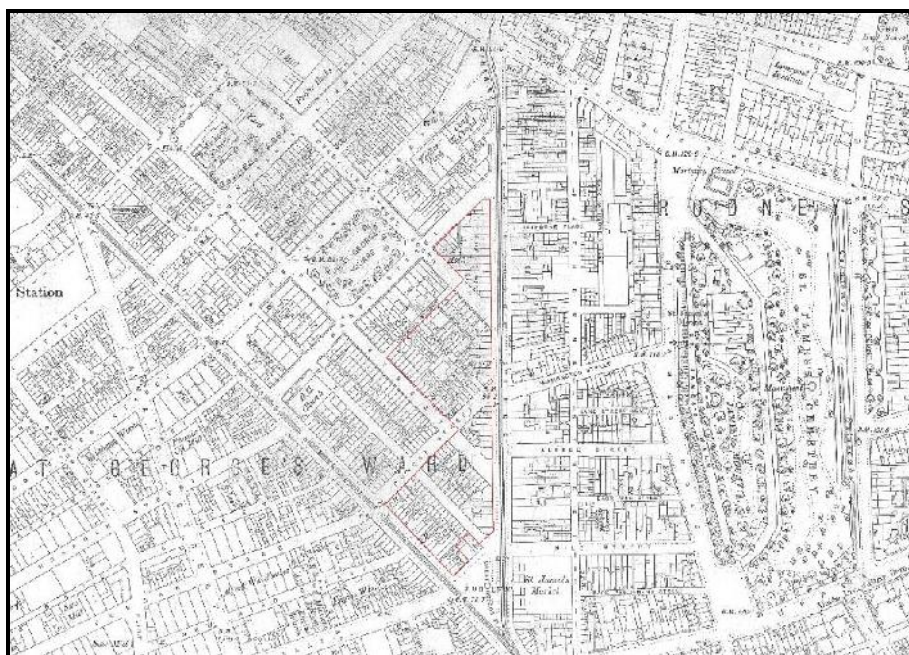


Plate 4: Extract from the Ordnance Survey map of 1893 (the location of the proposed development site is outlined red for illustrative purposes only)

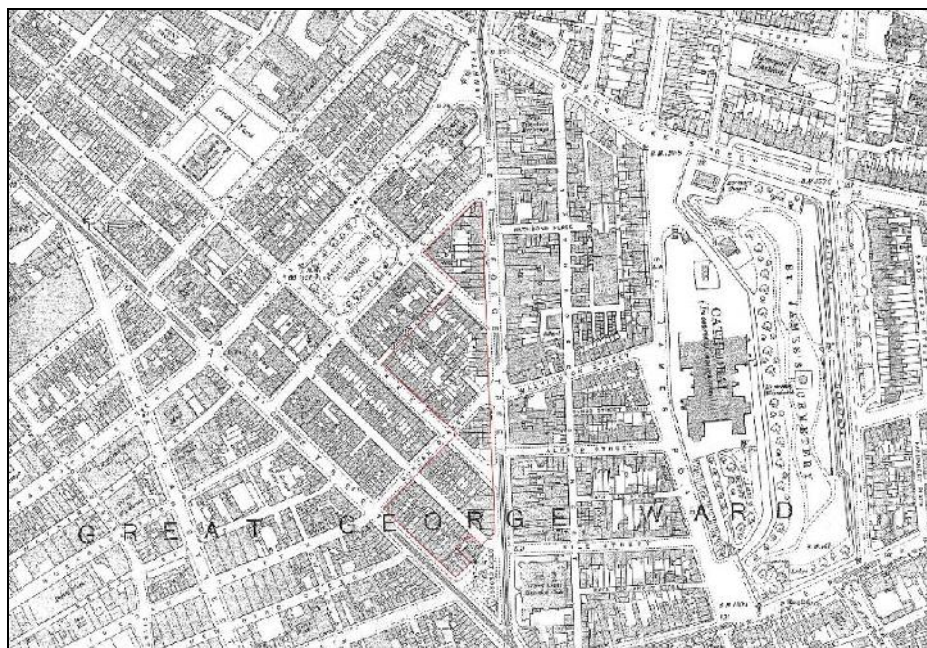


Plate 5: Extract from the Ordnance Survey map of 1908 (the location of the proposed development site is outlined red for illustrative purposes only)



Plate 6: Extract from the Ordnance Survey map of 1927 (the location of the proposed development site is outlined red for illustrative purposes only)



Plate 7: Damage done to Hardy Street/Grenville Street 1941



Plate 8: View looking north up Great George Street from the top of the David Lewis Hotel and Club, showing the proposed development site to left of photograph



Plate 9: View looking south along Great George Street showing the proposed development site to right of photograph

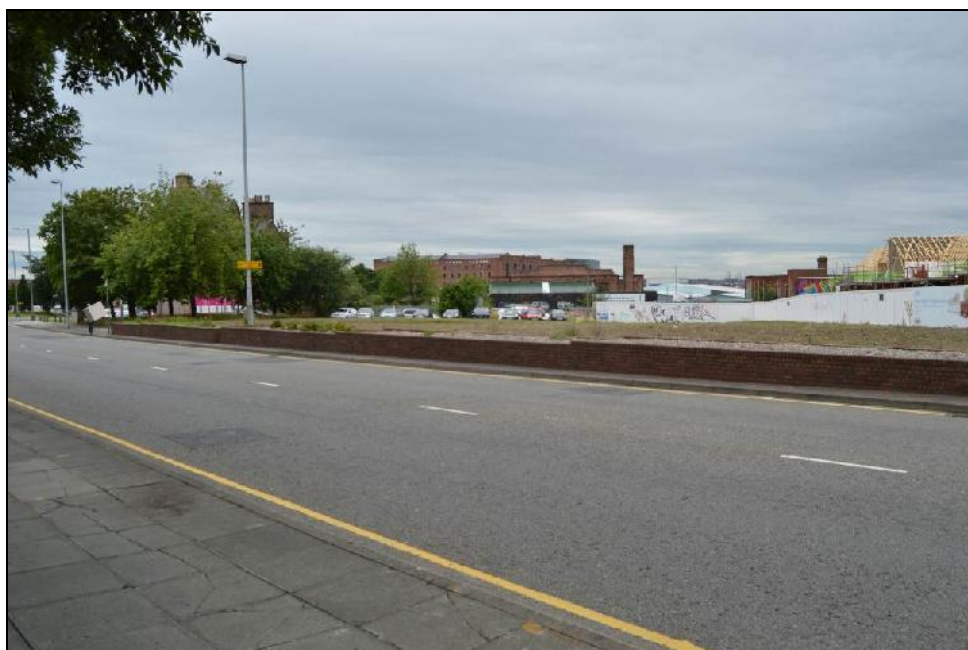


Plate 10: View looking south from Great George Street showing the south end of the proposed development site



Plate 11: Existing L-shaped block of flats along Upper Pitt Street, as seen from Great George Street



Plate 12: The early 20th century shop on St James Street (No.121), located within the site boundary



Plate 13: Modern industrial unit at the junction of St James Street and Duncan Street, located within the site boundary



Plate 14: The Wedding House located at the south end of the site, but outside the site boundary



Plate 15: View looking north-west from the base of the steps to the Anglican Cathedral
(north end)



Plate 16: View looking west from St James's Mount



Plate 17: View looking east towards the Anglican Cathedral from the south end of Keel Wharf. The tallest element of the proposed development would be to the right of the Hydraulic Tower (visible in centre of photograph)

Listed Buildings within a 500m radius of the site:

ID No.	Site Name	Description	Grid Ref.	Grade
1361681	Anglican Cathedral Church of Christ	Cathedral, begun 1904, Sir Giles Gilbert Scott	SJ 35382 89397	I
1063282	The Oratory, St James' Cemetery	Former mortuary chapel, 1829	SJ 35386 89543	I
1209882	Church of St James' Place, Toxteth Park	Church, built 1774-75	SJ 35277 89049	II*
1206596	159-163 Duke Street	Three houses, 1765	SJ 35076 89763	II*
1068256	173-175 Duke Street	Former site of three houses, 1765	SJ 3511 8974	II*
1280622	Church of St Luke	Former Anglican church, approach steps and raised flagged forecourt, now deconsecrated shell 1811-32	SJ 35264 89871	II*
1072958	Gladstone House, 62 Rodney Street	House, 1792-3 for John Gladstone	SJ 35344 89755	II*
1068213	2 Canning Street, 1-10 Gambier Terrace	Terrace of 11 houses, c.1836	SJ 35550 89448	II*
1292991	Scandinavian Seaman's Church (Gustve Adophs Kyrka), Park Lane	Built in 1883-84	SJ 34640 89650	II*
1361682	Roman Catholic Church of Saint Vincent de Paul	1856-57, Edward Welby Pugin	SJ 35004 89347	II*
1068260	1-9 Dukes Terrace	Terrace of small houses, 1843	SJ 3513 8976	II
1209899	St James' Cemetery Lodge next to gateway	Lodge 1827, J Foster	SJ 35441 89166	II
1209902	Huskisson Monument in St James' Cemetery	Monument, 1836, J Foster	SJ 35469 89353	II
1206238	The Royal Institution	House, now Royal Institution, c.1799	SJ 35080 89813	II
1073449	St Peter's Roman Catholic Church	Roman Catholic Church	SJ 3501 8988	II
1292337	64-72 Seel Street	Terrace of five houses, late 18 th century	SJ 3498 8990	II
1361675	76 Seel Street	House, early 19 th century	SJ 3502 8983	II
1063327	Grapes Public House and Higson's Brewery, Stanhope Street	Brewery and public house, 1896-1902	SJ 35008 88961	II
1070613	7 Mount Street	House, early 19 th century	SJ 35428 89699	II
1070614	2 Mount Street	House, early 19 th century	SJ 35375 89690	II

1070615	4-6 Mount Street	House, early 19 th century	SJ 35395 89687	II
1070617	18 Nelson Street	House, early 19 th century	SJ 35117 89624	II
1072949	35 Rodney Street	House, c.1783-84	SJ 35388 89800	II
1072950	43 Rodney Street	House, early 19 th century	SJ 35385 89756	II
1072951	49A Rodney Street	House, early 19 th century	SJ 35373 89712	II
1072957	56-58 Rodney Street	Pair of houses, early 19 th century	SJ 35348 89782	II
1072959	72A Rodney Street	House, early 19 th century	SJ 35331 89700	II
1072960	74-76 Rodney Street	Two houses, late 18 th century	SJ 35333 89693	II
1073000	36-38 Pilgrim Street	Shop and house, early 19 th century	SJ 35409 89707	II
1073450	94-104 Seel Street	Terrace of six houses, built c.1800	SJ 35158 89798	II
1073448	Pogue Mahone Public House	Public House, early 19 th century	SJ 35165 89824	II
1073465	Wall, railings and gates to St James' Churchyard	Late 18 th century	SJ 35261 89086	II
1073466	St James' Cemetery Gateway to south end of Saint James' Road	Gateway, 1827, J Foster	SJ 35407 89172	II
1073467	Carriage Ramps and Catacombs, St James' Cemetery	Intersecting sloping carriageways with battered rusticated retaining walls containing catacombs	SJ 35493 89517	II
1073488	80 Rodney Street	House, early 19 th century	SJ 35327 89669	II
1073489	82 Rodney Street	House, early 19 th century	SJ 35326 89662	II
1073490	86-88 Rodney Street	Two houses, early 19 th century	SJ 35320 89635	II
1063285	24-26 Upper Parliament Street	Two houses, 1820s	SJ 35436 89110	II
1063286	28-34 Upper Parliament Street	Terrace of four houses, 1820s	SJ 35456 89117	II
1068201	48a, 48b, 48c and 48d Nelson Street	Terrace of houses, early 19 th century	SJ 35023 89531	II
1068202	Former Congregational Chapel, 1 Great George Street	Chapel, 1841-41	SJ 35151 89601	II
1068205	45-51 Greenland Street	Warehouses, late 19 th century	SJ 34976 89077	II
1068214	Gatepiers and Gates, Gambier Terrace	Gatepiers and gates, c.1836	SJ 35520 89515	II
1068257	The Monro Public House, 92-94 Duke Street	Public house, late 18 th century	SJ 34895 89831	II
1068258	116 Duke Street	House, late 18 th century	SJ 34958 89784	II

1068259	120-124 Duke Street	Terrace of three houses, late 18 th century	SJ 34984 89759	II
1068297	14 Colquitt Street	House, late 18 th century	SJ 35112 89870	II
1075169	2-12 Huskisson Street	Includes 51 Hope Street, terrace of seven houses, 1830s	SJ 35527 89296	II
1075180	39, 41 and 43 Knight Street	Terrace of three houses, early 19 th century	SJ 35308 89729	II
1075194	41, 43 and 45 Hope Street	Terrace of three houses, early 19 th century	SJ 35533 89599	II
1075195	49 and 49A Hope Street	House, 19 th century	SJ 35523 89547	II
1075196	65 Hope Street	House, early 19 th century	SJ 35539 89234	II
1206611	98 Duke Street	House, now office, c.1770s	SJ 34909 89819	II
1206623	118 Duke Street	House, late 18 th century	SJ 34969 87986	II
1207612	37-39 Hope Street	Terrace of three houses, early 19 th century	SJ 35535 89604	II
1207618	47 Hope Street	House, early 19 th century	SJ 35530 89583	II
1207626	67-71 Hope Street	Three houses, 1820s	SJ 35538 89227	II
1208433	5 Mount Street	House, early 19 th century	SJ 35402 89702	II
1208437	9-25 Mount Street	Terrace of early 19 th century houses	SJ 35457 89695	II
1208442	35 Mount Street	House, early 19 th century	SJ 35494 89682	II
1208457	8 Mount Street	House, early 19 th century	SJ 35399 89685	II
1208493	44 Nelson Street	House, early 19 th century	SJ 35060 89571	II
1209599	41 Rodney Street	House, early 19 th century	SJ 35388 89769	II
1209603	47-49 Rodney Street	Two houses, late 18 th century	SJ 35382 89724	II
1209620	51-75 Rodney Street	Terrace of 13 houses, late 18 th century	SJ 35358 89646	II
1209686	42-46 Rodney Street	Three houses, late 18 th century	SJ 35357 89829	II
1209691	64-72 Rodney Street	Terrace of five houses, early 19 th century	SJ 35345 89742	II
1209905	Rock Cut Arch in St James' Cemetery	Arch cut out of natural rock of cemetery wall, 1824	SJ 35391 89502	II
1209907	Saint Vincent De Paul Presbytery, Hardy Street	Presbytery, to north of church, possibly same date, i.e. 1856	SJ 34999 89367	II
1210096	78 Seel Street	Warehouse, probably once a school, 1930s	SJ 35034 89874	II
1218340	36 Upper Parliament Street	Early 19 th century house	SJ 35474 89124	II
1292040	Morning Terrace, Upper Duke Street	Terrace of five houses	SJ 35365 89600	II
1292335	79-83 Seel Street	Three houses, early 19 th century	SJ 35173 89818	II
1292527	50-54 Rodney Street	Terrace of three houses. Early	SJ 35349 89801	II

		19 th century		
1292528	60 Rodney Street	House, early 19 th century	SJ 35344 89767	II
1292555	37 Rodney Street	House, late 18 th century	SJ 35396 89791	II
1292976	57 Parr Street	Warehouse, c.1799	SJ 35060 89820	II
1293107	20 Nelson Street	House, former Mission building, early 19 th century	SJ 35112 89616	II
1293145	10-12 Nelson Street	Two houses, early 19 th century	SJ 35124 89639	II
1279638	53-59 Hope Street	Terrace of four houses, early 19 th century	SJ 35539 89275	II
1279685	2-6 Hope Place	Terrace of three houses, early 19 th century	SJ 35438 89767	II
1280635	6-15 Bold Place and 26 Roscoe Street	Row of 10 houses, early 19 th century	SJ 35284 89824	II
1298827	15-21 Great George Square	Terrace of four houses, early 19 th century	SJ 35000 89435	II
1343610	61-63 Hope Street	Two houses, early 19 th century	SJ 35538 89250	II
1356349	105 Duke Street	Originally the Union Newsroom, then from 1852-60 Liverpool's first public library, now offices, 1800	SJ 34889 89882	II
1356359	3-4 Great George Place	Former North and South Wales Bank 1860s	SJ 35147 89202	II
1359856	Railings and Piers to entrance to Oratory, 29 Upper Duke Street	Railings and gatepiers 1829	SJ 35366 89551	II
1361651	78 Rodney Street	House, early 19 th century	SJ 35328 89675	II
1361652	84 Rodney Street	House, early 19 th century	SJ 35323 89653	II
1361675	76 Seel Street	House, early 19 th century	SJ 35021 89882	II
1361916	39 Rodney Street	House, late 18 th century	SJ 35388 89782	II
1361917	45 Rodney Street	House, early 19 th century	SJ 35383 89748	II
1361921	48 Rodney Street	House, early 19 th century	SJ 35355 89815	II
1363062	3 Mount Street	House, early 19 th century	SJ 35389 89706	II
1363063	27-33 Mount Street	Terrace of four houses, early 19 th century	SJ 35474 89691	II
1363064	Liverpool Institute for the Performing Arts, Mount Street	School, 1835	SJ 35451 89644	II
1363065	14-16 Nelson Street	Two houses, early 19 th century	SJ 35122 89635	II
1363066	22-26 Nelson Street	Three houses, early 19 th century	SJ 35103 89611	II
1365838	25 Pilgrim Street	House, early 19 th century	SJ 35426 89704	II
1366066	College of Art, 68 Hope	Art school, Hope Street front	SJ 35497 89639	II

	Street	'1910'		
1390945	183-185 Duke Street	Pair of former dwellings c.1800	SJ 35166 89706	II
1391054	135-147 Duke Street	Terrace of houses, late 18 th century	SJ 34995 89812	II
1391231	96 Duke Street	Former townhouse, late 18 th century	SJ 34903 89825	II

APPENDIX A (VISUALISATIONS)

Table 1: Assessment of Impact on Identified Views

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
From Wallasey Town Hall (SPD View 2) Visualisation No.1	High	<p>This is a distant and oblique view of the Liverpool Waterfront and the application area. Important views of Stanley Dock and the Tobacco Warehouse are closer and allow more appreciation of architectural detail. The majority of the Pier Head buildings appear as silhouettes with the Albert Dock relatively unobtrusive as a low lying block of buildings. The view contains both historic and modern components reflecting the overall dynamic cityscape.</p> <p>The proposed development would be partially visible in this view to the right of the Port of Liverpool Building. The tallest elements of the development would add to the skyline, however it would not obscure or impinge on any of the historic elements seen in this view.</p> <p>Overall the level of change is almost imperceptible from distance and does not lead to an erosion of the heritage values represented within the view. This impact is considered to be negligible</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
East from Woodside Ferry Terminal Visualisation No.2a	High	<p>From this location, the Central Dock system and the Pier Head complex are clearly visible. The architectural centre piece of the Pier Head complex, whilst noticeable, is not visually dominant as a result of tall development to the north. The mass and uniformity of the Albert Dock and its relationship with the river are clearly discernable. The scale and visual dominance of the Anglican Cathedral is evident in this view. This view also contains a wide range of differing building types both historic and modern.</p> <p>This view demonstrates the unique maritime and mercantile characteristics of the Liverpool waterfront and is important in demonstrating the OUV of the World Heritage Site.</p> <p>The proposed scheme would be just visible behind Echo Area and the Exhibition Centre. The upper elements of Phase 2 would be seen against the backdrop of the cathedral, obscuring a small amount of the lower elements of the western elevation but not the windows.. The Phase 3 tower</p>	Low	Low. The addition of the new development, in combination with other developments would result in a very minor erosion of the heritage values in the view.

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		would be seen to the south of the cathedral and would be viewed behind the Exhibition Centre: it would be lower than the ridge line of the cathedral. It would not obscure this defined line of sight of key landmark buildings, and would not affect their visual prominence. Overall, there would be partial views of the development and it would not erode or change any of the heritage values within the view, although there would be a small amount of the cathedral's western elevation screened from view, this is considered to be a very slight intrusion into the view.		
Looking East from to the immediate south of Woodside Ferry Terminal Visualisation No.2b	High	This viewpoint clearly shows the Central Dock system and the Pier Head complex. The architectural centre piece of the Pier Head complex, whilst noticeable, is not visually dominant as a result of tall development to the north. The mass and uniformity of the Albert Dock and its relationship with the river are clearly discernable. To the north, is the Royal Liver Building, Cunard Building and Port of Liverpool building. The	Low	Low. The addition of the new development, in combination with other developments would result in a very minor erosion of the heritage values in the view.

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>scale and visual dominance of the Anglican Cathedral is evident in this view. This view also contains a wide range of differing building types both historic and modern.</p> <p>This view demonstrates the unique maritime and mercantile characteristics of the Liverpool waterfront and is important in demonstrating the OUV of the World Heritage Site.</p> <p>The upper 1-2 storeys of Phase 2 of the proposed scheme would be visible behind the Exhibition Centre against the backdrop of the western elevation of the cathedral but does not obscure the windows. The Phase 3 tower element of the proposed development would be visible to the right of the Anglican Cathedral, and seen against the skyline. The highest element is located below the ridgeline of the cathedral.</p> <p>The proposed scheme would not obscure this defined line of sight of key landmark buildings, and would not affect their visual prominence. The tower of the proposed development would not be</p>		

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		higher than the roofline of the Anglican Cathedral, and therefore would not compete for dominance in the view. Overall, whilst noticeable within the view and with small elements of Phase 2 visible in front of the western elevation of the cathedral the development will have a very minor effect on the view.		
East from Woodside Ferry Terminal (SPD View 3) Visualisation No.2c	High	<p>From this location, the Central Dock system and the Pier Head complex are clearly visible. The architectural centre piece of the Pier Head complex, whilst noticeable, is not visually dominant as a result of tall development to the north. The mass and uniformity of the Albert Dock and its relationship with the river are clearly discernable. The scale and visual dominance of the Anglican Cathedral is evident in this view. This view also contains a wide range of differing building types both historic and modern.</p> <p>This view demonstrates the unique maritime and mercantile characteristics of the Liverpool waterfront and is important in demonstrating the OUV of the World Heritage</p>	Low	Low. The addition of the new development, in combination with other developments would result in a very minor erosion of the heritage values in the view.

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>Site.</p> <p>The proposed scheme would be visible behind the Exhibition Centre and to the right of the Anglican Cathedral. The uppermost storeys of Phase 2 of the development would be visible against the southern section of the western elevation but would not obscure the visually prominent windows. The taller blocks of Phase 3 of the proposed development including the tower are to the right of the Cathedral and are viewed against the skyline with a degree of distance between the cathedral tower and the Phase 3 tower; the phase 3 tower is lower than the ridge line in this view and therefore would not compete for dominance in this view. The proposed scheme would not obscure this defined line of sight of key landmark buildings, and would not affect their visual prominence. Overall, whilst noticeable within the view the development does not erode or change any of the heritage values within the view.</p>		

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
View North-West from the Anglican Cathedral (SPD View V) Plate 15	High	<p>The view from the cathedral steps encompasses a variety of elements.</p> <p>Two heritage assets, which are situated within the WHS, were visible from this viewpoint: the top of the two clock towers of the Grade I listed Royal Liver Building in the far distance, The Liver Building is visually dominated by the gable end of the residential properties to its immediate right. The top of the Grade II listed George's Dock Ventilation and Central Control Station for the Mersey Road Tunnel visible immediately to the left. One heritage asset located within the WHS Buffer Zone could be observed from this viewpoint, the dome of the Former Congregational Chapel ('The Blackie') situated on Great George Street, a Grade II Listed Building. The foreground is taken up by relatively modern residential accommodation.</p> <p>The proposed development would be visible towards the western (left hand) side of this view, with the northern part of the development potentially just visible above the rooftops of the modern housing on Cathedral Gate.</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		The tallest element of the proposal would be further to the west in kinetic views heading southwards along the west side of the Cathedral. Overall the proposals would be noticeable within the view however the heritage values of the Pier Head Complex would not be affected by the ability to view the new development in conjunction. No change to heritage values		
From West Quay of Wapping to Anglican Cathedral (SPD View J) Visualisation No.3 Plate 17	High	This viewpoint from West Quay at Wapping Dock, facing east towards the Anglican Cathedral, is located to the west of the proposed development site. Visualisation 3 shows the view from the point shown in the SPD. Whilst visible in the view, there would be no impact on this direct line of sight to the Cathedral by the tallest elements of the scheme. Overall, there will no impact to heritage values within this view. In consultation with Liverpool City Council, a view from the south end Wapping Dock (at the junction of Keel Wharf and Queens Wharf) was also taken, although this is not the location identified within the SPD. From this point, and using the roof of	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		The Wedding House as a point of reference, the proposed development site would still be visible, however the tallest elements would be south of the Anglican Cathedral, and would not compete with or dominate the tower of the Cathedral or the Hydraulic Tower at Wapping Dock (Plate 17)		
View looking south down Great George Street showing the former Congregational Chapel (The Blackie) Visualisation No.4	Medium	<p>This viewpoint from Great George street facing towards the former Congregational Chapel (The Blackie) (a Grade II Listed Building) is located to the north of the proposed development site. The traditional Chinese arch which marks the entrance to Liverpool's Chinatown is prominent to the right of the chapel.</p> <p>The proposed development would be visible as part of modern development along the road and would not be higher than the current modern building which is situated between the chapel and the proposed development site. Overall, whilst noticeable within the view, the development does not erode or change any of the</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		heritage values within it.		
View of 3-4 Great George Place (The Wedding House) as seen from the south Visualisation No.5	Medium	<p>This viewpoint is taken from the junction of St James Street and Parliament Street with Great George Street. The Grade II listed 'Wedding House' is in the centre of the view. To the left, there is the roofline of the Parish Church of St Vincent de Paul which is Grade II* listed.</p> <p>This area is a key gateway to the city of Liverpool. Currently, it is undeveloped, derelict land which visually detracts from this key gateway and from 3-4 Great George Street.</p> <p>The proposed development would fundamentally change this view through the reintroduction of built development which is both tall and of modern design.</p> <p>The tower elements of the scheme would flank the Wedding House and would be visually dominant. The previous proposals would have resulted in two towers of 21 and 14 storeys on either side of the listed building; however following the redesign and remodelling of the proposals, the lower elements of Phase 3 proposals would flank the</p>	Low Adverse	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		building; these would be 9 and 12 storeys, with the taller towers set back, effectively replicating the stepped sequence of buildings from the previous Tribeca scheme. Overall the proposals would be prominent within the view and would visually dominate the Wedding House however the heritage values of the building, its architectural quality would not be affected by the ability to view the new development in conjunction.		
From St James's Mount Plate 16 Visualisation No.6 (Historic England requested view)	Low	<p>This viewpoint was identified by Historic England.</p> <p>St James's Mount is located immediately to the south of the Anglican Cathedral. It is not within the Registered Park and Garden of St James's Cemetery. Access to the area is by St James Road which leads off from Upper Parliament Street.</p> <p>The setting of this area relates to its proximity to the Anglican Cathedral and to St James Cemetery which is situated immediately to the east.</p> <p>The view looking west from this elevated strip of landscaped land contains a wide and varied landscape which includes the</p>	Low Adverse	Low Adverse

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>River Mersey and across to Birkenhead. There are some historic warehouses visible in this view, but these are seen in the context of a variety of built form. No's 3-4 Great George Place is visible in the middle ground.</p> <p>The proposed development will be prominent in this view, blocking out much of the vista that is currently seen.</p>		
<p>From Anglican Cathedral grounds looking west</p> <p>Visualisation No.7</p>	Low	<p>This view is taken from the Anglican Cathedral grounds to the north west of the Cathedral, looking west over relatively modern residential buildings. No heritage assets were visible in this view due to the intervening modern residential buildings.</p> <p>From ground level, the proposed development would be seen in parts just above the roofline of the present buildings. Although noticeable within the view, there would be no change to heritage values.</p>	None	None
<p>View south-east from Liverpool Museum</p> <p>Visualisation No.8</p>	High	<p>This viewpoint is taken south-east from Liverpool Museum. The tower of the Anglican Cathedral can be seen over buildings in the middle distance. Albert Dock is visible to the right</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		of this view. The proposed development is not visible.		
From Park Lane Visualisation No.9	Low	<p>This view is taken from the west end of Park Lane. The Anglican Cathedral is glimpsed to the left through vegetation. To the right of the centre, in the middle distance, is the Swedish Seamans Church (Grade II* listed). In the far distance, there are partial views of Church of St Vincent de Paul and the tower of the Church of St James (Grade II* listed). In the right of the view are buildings associated with the docks.</p> <p>The tower and taller parts of the proposed development would be viewed at the far end of the street above the vegetation and behind the Church of St Vincent de Paul. It would not erode or change any of the heritage values within the view.</p>	None	None
From junction of Sefton Street, Parliament Street and Chaloner Street Visualisation No.10	Medium	This viewpoint is taken from the junction of Sefton Street, Parliament Street and Chaloner Street which is in an industrial area. The tower and roofline of the Anglican Church are visible over the warehouses on the right hand side of the view.	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>The development would be visible from this viewpoint and would include the rooflines of the lower buildings, one or two of the top storeys of the middle buildings, and the tower. These buildings would block the roofline of the Anglican Cathedral. The tower of the proposed development would block a small part of the tower of the Anglican Church.</p> <p>However, it is not considered that this is a key view, or the best view of the Anglican Cathedral. The proposed development would not erode or change any of the heritage values within the view.</p>		
From junction of Jamaica Street and Watkinson Street Visualisation No.11	Low	This viewpoint is taken at Jamaica Street and Watkinson Street and is one of five kinetic views along Jamaica Street. It is within an industrialised area with a number of warehouses and mills along the street. The proposed development site would not be visible behind current buildings and therefore there would be no change.	None	None
From junction of Jamaica Street and Norfolk Street	Medium	The view taken north-east from the junction of Jamaica Street and Norfolk Street is the second kinetic view along Jamaica	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
Visualisation No.12		<p>Street. The Anglican Cathedral is visible in the far distance just to the right off centre above the buildings and vegetation in the middle distance. To the left off centre, is the Church of St Vincent de Paul.</p> <p>The proposed development would partially block views of the Anglican Cathedral although its tower would remain visible. However, the consented development of Norfolk Street (Pinnacle/Blok) (colour burgundy on the visualisation) will completely block views of the Anglican Cathedral tower.</p> <p>This view is not considered a key view and is not the best view of the Anglican Cathedral or the Church of St Vincent de Paul. The development would not erode or change any of the heritage values within the view.</p>		
From junction of Jamaica Street and Brick Street Visualisation No.13	Medium	<p>This viewpoint is taken north-east at the junction of Jamaica Street and Brick Street. This is the third kinetic view along Jamaica Street.</p> <p>The Anglican Cathedral is in the centre in the middle distance.</p> <p>The development would block views of the main body of the Anglican Church leaving the</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		tower in view. The tower of the proposed development would be to the right of the Anglican Cathedral. This viewpoint is not a key view and not the best place to view the Anglican Cathedral from. The development would not erode or change any of the heritage values within the view.		
From junction of Jamaica Street and Jordan Street Visualisation No.14	Medium	<p>This fourth kinetic viewpoint, taken at the junction of Jamaica Street and Jordan Street shows the Anglican Cathedral just off centre. The area is industrialised with modern warehouses lining either side of Jordan Street.</p> <p>The development would block views of the main body of the Anglican Church leaving the tower in view. The taller parts of the proposed development and the tower would be to the right of the Cathedral. This view is not considered to be a key view and not the best view of the Anglican Cathedral. The development would not erode or change any of the heritage values within the view.</p>	None	None
From junction of Jamaica Street and New Bird Street	Medium	This viewpoint is taken from the junction of Jamaica Street and New Bird Street and looking north-east. It is the fifth kinetic	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
Visualisation No.15		<p>view along Jamaica Street.</p> <p>The Anglican Cathedral is visible just left of the centre.</p> <p>The development would block out the main body of the Anglican Church leaving the tower in view. This view is not considered to be a key view and not the best view of the Anglican Cathedral. The development would not erode or change any of the heritage values within the view.</p>		
View south from Grenville Street South Visualisation No.16	Medium	<p>This viewpoint is taken towards the south-east from Grenville Street South.</p> <p>The Anglican Cathedral is visible behind vegetation and a row of residential housing on Grenville Street South.</p> <p>The proposed development would block views of the Anglican Church leaving the tower in view which would be above the proposed development. However, this view is not considered to be a key view and not the best view of the Anglican Cathedral. The development would not erode or change any of the heritage values within the view.</p>	None	None
Albert Dock in	Medium	This viewpoint is taken from	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
corner of Salthouse Quays Visualisation No.17		<p>Albert Dock in the corner of Salthouse Quays.</p> <p>The dock itself is listed Grade II. Partially visible, in the middle distance in the centre of the photo, is Heap's Rice Mill (Grade II listed), and the Anglican Cathedral in the far distance. The proposed development would not be seen due to existing buildings and vegetation.</p>		

Visualisation No.1
From Wallasey Town Hall (SPD View 2)

Visualisation No.2a
North From Woodside Ferry Terminal

Visualisation No.2b
South From Woodside Ferry Terminal (SPD View 3)

Visualisation No.2c
South From Woodside Ferry Terminal (SPD View 3)

Visualisation No.3
From West Quay of Wapping to Anglican Cathedral (SPD View J)

Visualisation No.4

**View looking south down Great George Street showing the former Congregational Chapel
(The Blackie)**

Visualisation No.5

View of 3-4 Great George Place (The Wedding House) as seen from the south

Visualisation No.6
View looking east from St James's Mount

Visualisation No.7
From Anglican Cathedral grounds looking west

Visualisation No.8
View south-east from Liverpool Museum

Visualisation No.9
From Park Lane

Visualisation No.10

From junction of Sefton Street, Parliament Street and Chaloners Street

Visualisation No.11
From junction of Jamaica Street and Watkinson Street

Visualisation No.12
From junction of Jamaica Street and Norfolk Street

Visualisation No.13
From junction of Jamaica Street and Brick Street

Visualisation No.14
From junction of Jamaica Street and Jordan Street

Visualisation No.15
From junction of Jamaica Street and New Bird Street

Visualisation No.16
View south from Grenville Street South

Visualisation No.17
Albert Dock in corner of Salthouse Quays

APPENDIX B
(DRAWING)

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