



**Statement of Community Engagement
Pall Mall Liverpool
June 2019**



Introduction

- The Statement of Community Engagement (SCE) has been prepared by UK NETWORKS on behalf of the Applicants (Kier Property Developments Limited and CTP Limited) in support of the Planning Application for PALL MALL LIVERPOOL. A full description of the development can be found in the Planning Statement. This report sets out a summary of the pre-application consultation that has taken place so far, identifying key themes and issues raised during consultation and provides a response to the same.
- The National Planning Policy Framework (NPPF) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone. The consultation methodology for PALL MALL LIVERPOOL was developed in close collaboration with LIVERPOOL CITY COUNCIL and with this guiding principle in mind.
- In preparing the consultation strategy, both the relevant provisions of the Localism Act 2011 and Liverpool City Council's Statement of Community Involvement (SCI) 2013 have been fully considered. Section 3.6 of Liverpool's SCI entitled 'Pre-Application Consultation states;
- *'The Localism Act 2011 introduced requirements for developers to engage with local communities prior to the submission of certain planning applications. This requirement is placed on the developer and not the City Council.'*
- *The requirement covers three points:*
 - **Developers must consult communities before submitting certain planning applications, having regard to any advice that their local planning authority may provide.**
 - **They must consider any responses they receive before they finalise their proposals and submit their applications.**
 - **When submitting their application they must account for how they have consulted the local community, what comments they have received, and how they have taken those comments into account.**
- The project team is committed to ongoing engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

Key Consultation Meetings

- There have been a series of consultation meetings held during the pre-application period including;

2017

- Presentation to the Mayor and Ward Councillors 17.5.2017
- Public consultation 1 5 - 6.7.2017
- Places Matter! presentation 1 21.8.2017
- Forum for Built Environment presentation 1 09.2017
- UKTI Presentation to Embassies around the world 09.2017

2018

- Project board & development agreements meetings - Assistant Director of Development & Investment Claire Slinger Various
- Project Board Meetings & Design and Remediation workshops with Principle Planning Officer Chris Ridland Various
- Pre-application meeting 1 10.5.2018
- Presentation to the Mayor and Ward Councillors 25.5.2018
- Pre-application meeting 2 7.6.2018
- Places Matter presentation 2 20.6.2018
- Briefings with Nick Kavanagh Director for Regeneration and Employment 3.7.2018
- Briefings with former Liverpool Mayor Cllr Sharon Sullivan 20.7.2018
- Briefings with former Lord Mayor Cllr Christine Banks 20.7.2018
- Briefings with ward member Cllr Nick Small 20.7.2018
- Corporate Access Forum presentation 1 23.7.2018
- Public consultation 2 25 - 26.7.2018

Key Consultation Meetings cont'd..

2019

- Project board & development agreements meetings - Assistant Director of Development & Investment Claire Slinger Various
- Project Board Meetings & Design and Remediation workshops with Principle Planning Officer Chris Ridland Various
- Briefings and presentations with ward member Nick Small & former Lord Mayor Cllr Christine Banks 11.2.19
- Briefing with Professional Liverpool Commercial Office Market Review Event 25.2.19
- Briefing with ARUP/SRF 13.3.19
- Meeting with Chief Executive of LCC – Tony Reeves & Nick Kavanagh Director for Regeneration and Employment to discuss wider regeneration strategy and vision 21.3.19
- Briefings with: Bill Addy – Liverpool BID 7.5.19
- Briefing with ARUP/SRF 7.5.19
- Pre-application meeting 3 14.5.2019
- Briefings with Cllr Christine Banks 3.6.2019
- Corporate Access Forum presentation 2 17.6.2019
- Public consultation 3 18 - 19.6.201
- Meeting with Merseyside Police Architectural Liaison Officer 19.6.2019
- Briefings with: Place Matters 20.6.19
- Briefing with: Julia McNally Employer Engagement Manager – Liverpool in Work 25.6.19

Design Evolution

- The evolution of the design has been informed by an extensive pre-application and consultation process and a process of testing landscape layouts, pedestrian routes, relationships to existing buildings, building scale and architectural expression amongst a great number of other considerations.
- The main points which have been expressed during the consultation process are as follows:
 - Building scale and height in relation to the X-Building
 - Proximity of Office A in relation to the X-Building and the width of Edmund Street
 - Number of trees in the landscape
 - Quantity of green space/ lawns
 - Diversity of planting/ species in the landscape
 - Management and lighting of The Gardens to ensure safety and good maintenance
- The key steps in the evolution of the design are outlined over the following pages. This is not an exhaustive account of the various consultations in relation to the development of the scheme, but describes the most significant changes that were informed by the process.

Design Evolution (2017)

Meeting	Feedback	Design Response
Places Matter presentation 1 21.08.2017	<p>Landscape needs further design development</p> <p>Key urban routes need greater clarity. The bridge route is important and needs to be clear within the masterplan</p> <p>The panel wanted to see further development of the Office A facade design at a future review</p>	<p>ReForm Landscape Architecture appointed to development landscape proposals</p> <p>Main routes on Edmund Street, the bridge and Bixteth Walk were developed in much greater detail</p> <p>Specific team and client workshops were held for the design development of Office A</p>

Design Evolution (2018)

Meeting	Feedback	Design Response
Places Matter presentation 20.06.2018	<p>Edmund street is an important route in to the site and shouldn't feel like the 'back' of the scheme. Consider planting here and also street width</p> <p>The new landscape should ideally increase the quality and quantity of trees in the gardens</p> <p>The consideration of local architectural character and the reference to important local precedents for Office A is welcomed. The facade design should have a level of detail which creates interest at street level and should be a building "of Liverpool".</p>	<p>Planting to Edmund Street was further developed</p> <p>Numbers and species of trees developed as part of the overall landscape design in consultation with local residents and key stakeholders</p> <p>Facade design of Office A continued to develop over a period of months with close consideration to local character</p>

Design Evolution (2018) cont'd

Meeting	Feedback	Design Response
Corporate Access Forum presentation 1 23.07.2018	Routes across the landscape should respond to likely desire lines and be clear for partially sighted and blind visitors and users	Key routes across the lawns were changed and widened in some instances to ensure desire lines were anticipated and that circulation around the space is clear
	Lighting in the landscape must be carefully considered to ensure routes are clear and potential trip hazards can be avoided	Lighting has been considered on an on-going basis and is described in the landscape chapter of this document
	Trees must be managed to ensure visibility across the landscape	The space will be managed and maintained by a management company, which will be created specifically for the site
	Signage and way finding should be provided for assistance in navigating the landscape and locating facilities	The landscape has been designed in order that it can integrate signage, lighting and other way finding devices, which will be developed in more detail at future design stages

Design Evolution (2018) cont'd

Meeting	Feedback	Design Response
Public consultation 2 25.07.2018 - 26.07.2018	<p>The colonnade spaces, particularly on Bixteth Street, were seen by some residents as potential locations for anti-social behaviour at night</p> <p>Edmund Street could be made wider to improve daylight penetration and create more space for trees</p> <p>The height of Office A was seen as slightly taller than expected by some residents</p> <p>The replacement of trees, in comparison with the existing gardens, was seen as important by all visiting consultees</p> <p>Management, security and lighting of the new gardens was seen as important by residents living immediately adjacent to the site and also people working nearby, who anticipate using the space on a daily basis once completed</p>	<p>Colonnades were removed and the base of building was revised in order to create a clearer composition of base, middle and top whilst also improving retail frontages</p> <p>Edmund Street was widened and trees were located to clearly indicate the pedestrian route when approached from Bixteth Street</p> <p>The height of Office A was reduced by one storey which, in combination with the increased width of Edmund Street, created a more sensitive relationship to the X-Building</p> <p>The landscape was developed to include a diverse range of tree and plant species to create a variety of different spaces catering to different activities within the landscape as well as increase the overall bio-diversity of the scheme</p> <p>The Gardens will be a managed space in private ownership with public access available to all occupiers. A management company will be created with responsibility for managing and maintaining the space, including cleaning, landscape maintenance and security. The environment will be safe, with appropriate levels of lighting and additional security measures such as CCTV, where necessary</p>

Design Evolution (2019)

Meeting	Feedback	Design Response
Pre-Application Meeting 3 14.05.2019	<p>The bridge provides an important route from the direction of Lime Street into The Gardens and should be described in more detail</p> <p>The use and scale of the pavilion should be clarified</p>	<p>The bridge has been developed as part of the illustrative scheme described in this report. It is also described in the Design Codes document forming part of the Outline Planning Application. Particular attention has been paid to the design of level changes and the clearance over the existing ramp providing access to the Exchange Station service area and there is a working scheme for the bridge which has been discussed with the managing agent of Exchange Station</p> <p>The maximum area and height as well as potential uses of the pavilion have been given greater scrutiny and are described in the Parameter Plan and Design Codes forming part of the Outline Planning Application</p>



2017 Consultation

2017 Consultation Overview



Stakeholders engaged:

- Local residents
- Local businesses
- Liverpool City Council elected members and officers
- Forum for Built Environment
- Places Matter



The plans and the public consultation event were advertised via:

- Letters and emails sent to stakeholders
- Community flyers sent to 412 local residences and businesses
- Advertisements in Liverpool Echo



Engagement has included:

- Public consultation events held on 5th & 6th July 2017
- Display boards for people to view
- Feedback forms at the event for people to leave their comments
- Members of the project team in attendance at the event to answer questions
- Project e-mail address and telephone number for people to provide further feedback or ask questions following the event

2017 Consultation Timeline



2017 Consultation Event

- Held at Exchange Station, Tithebarn Street, Liverpool, L2 2QP on 5th July 2017 3pm – 7pm and 6th July 2017 8am – 12pm
- Stakeholders notified 10 days prior to the event taking place
- Advertised through a variety of methods – flyers, advertisements in local media and correspondence to stakeholders
- 9 display boards providing details of the proposals
- Event attended by circa 75 people
- Feedback forms provided at the event
- 56 feedback forms completed and returned



2017 Consultation Material



**Pall Mall
Public Consultation**
The New Commercial Quarter, Liverpool

5 July 2017: 2pm until 7pm
6 July 2017: 8am until 12pm
Location: Exchange Station Concourse

Invitation Flyer



**Pall Mall
Public Consultation**
The New Commercial Quarter, Liverpool

5 July 2017
2pm until 7pm
6 July 2017
8am until 12pm
Location:
Exchange Station Concourse

Newspaper Advertisement

2017 Consultation Material – Consultation Display Boards

PALL MALL LIVERPOOL

Welcome to this exhibition about the initial proposals for Pall Mall Exchange. Please have a look at the proposals for the new public space and amenities and let us know your views

The proposals aim to provide a new public space around Exchange Station enclosed by new high quality buildings providing a variety of amenities to the area, and improving the street landscape to Pall Mall. The proposals for Pall Mall Exchange will be used to inform parts of the new Local Plan for Liverpool and help shape the future of this key area of the city.

VISIT US TO FIND OUT MORE

The consultation runs from Wednesday 5th July at 2.15pm to Thursday 6th July from 9am - 5pm. Please come and speak to one of the team who will answer any questions you may have about the proposals.

HOW TO COMMENT

Please use the feedback forms provided to let us know your thoughts on the initial proposals for Pall Mall Exchange. We appreciate you taking the time to visit the exhibition and to talk to the team. Your feedback is important and will help inform the future development of Pall Mall.


 



A CENTRAL SITE

Situated within Liverpool's city centre, the Pall Mall site is well connected to major transport hubs and will make a major contribution to local businesses and amenities



COMMERCIAL DISTRICT

The Pall Mall site lies within Liverpool's commercial district, containing the city's office core.

MOOREFIELD'S STATION

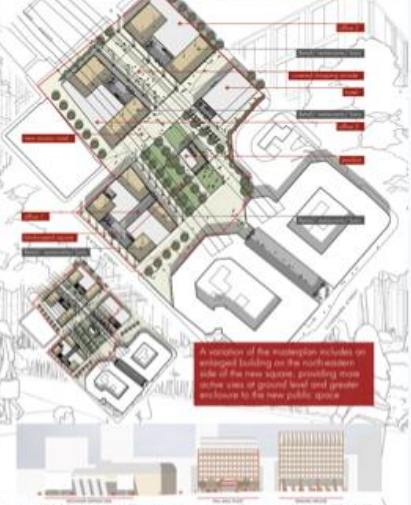

Access to Moorefield is available via Moorefield station, which is less than a five minute walk from the site and provides transport to John Lennon Airport and Liverpool South Parkway.

LIME STREET STATION

The site is well connected to major national transport via Lime Street station, from which regular services are available to London Euston and John Lennon Airport and Liverpool South Parkway.

THE MASTERPLAN

The masterplan is capable of delivering 330,000sqm of office accommodation and 70,000sqm of public realm, a significant addition to a number of ancillary uses.



A variation of the masterplan includes an enlarged building on the north eastern side of the new square, providing more office space at ground level and greater enclosure to the new public square.

The proposed development will connect the city centre to the new (proposed) square and shopping arcade through the existing link within the Exchange Station building.

QUALITY BUILDINGS

The new public space will be enclosed by new buildings of the highest quality, contributing to Liverpool's distinctive architectural heritage and making a place with unique character








The buildings will be of the highest quality, contributing to Liverpool's distinctive architectural heritage and making a place with unique character.



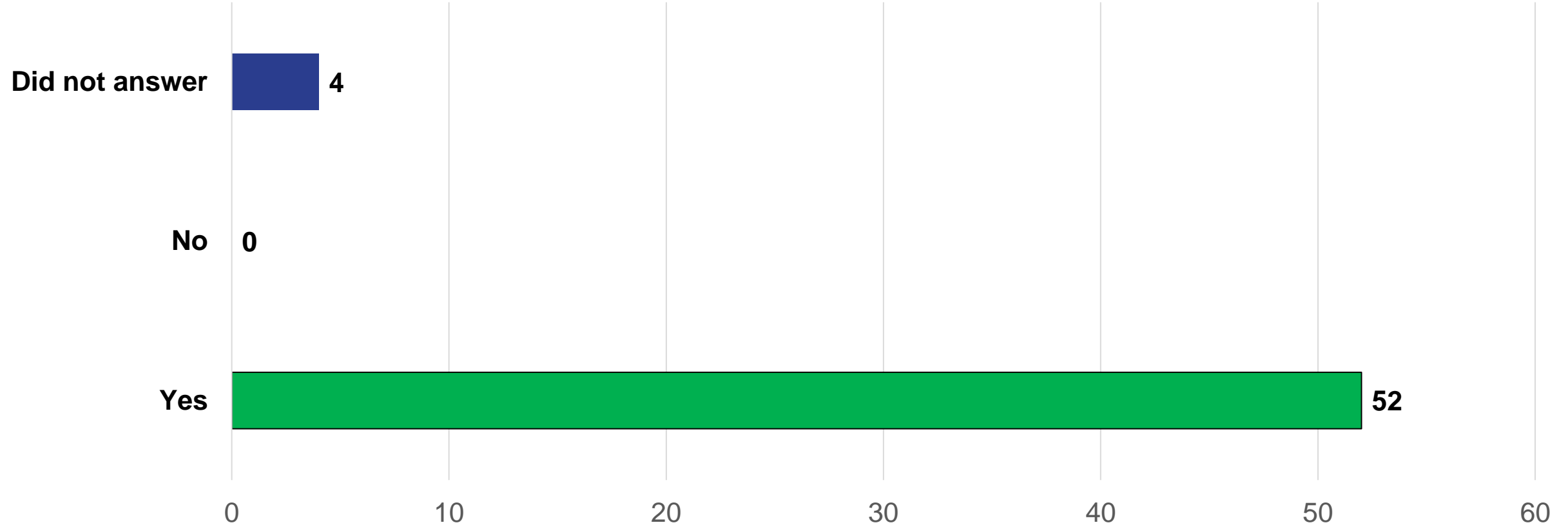
A view from the north eastern corner of the square, looking down the new building's north eastern corner, showing the new building's north eastern corner, showing the new building's north eastern corner.

2017 Consultation Material – Feedback Form

PALL MALL PUBLIC CONSULTATION JULY 2017 FEEDBACK FORM						
						
1 Please provide your name and contact details, so that we can keep you informed on the plans for Pall Mall as they progress.						
Name: <input type="text"/>						
Address: <input type="text"/>						
City/Town: <input type="text"/>						
Postcode: <input type="text"/>						
Email: <input type="text"/>						
Twitter ID: <input type="text"/>						
2 Please indicate which of the following apply to you (tick all that apply).						
<table border="1"><tr><td><input type="checkbox"/> I live locally</td><td><input type="checkbox"/> I work locally</td><td><input type="checkbox"/> I am a member of a local residents group or society. <small>(Please specify in the space below)</small></td></tr></table>		<input type="checkbox"/> I live locally	<input type="checkbox"/> I work locally	<input type="checkbox"/> I am a member of a local residents group or society. <small>(Please specify in the space below)</small>		
<input type="checkbox"/> I live locally	<input type="checkbox"/> I work locally	<input type="checkbox"/> I am a member of a local residents group or society. <small>(Please specify in the space below)</small>				
3 Do you support the regeneration of Liverpool City Centre? (tick your choice)						
<table border="1"><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></table>		<input type="checkbox"/> Yes	<input type="checkbox"/> No			
<input type="checkbox"/> Yes	<input type="checkbox"/> No					
4 Do you support the proposal to regenerate the Pall Mall site, which has been vacant for over 20 years? (tick your choice)						
<table border="1"><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></table>		<input type="checkbox"/> Yes	<input type="checkbox"/> No			
<input type="checkbox"/> Yes	<input type="checkbox"/> No					
5 Do you support the inclusion of a large public green space and square, forming the heart of the Pall Mall regeneration proposals? (tick your choice)						
<table border="1"><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></table>		<input type="checkbox"/> Yes	<input type="checkbox"/> No			
<input type="checkbox"/> Yes	<input type="checkbox"/> No					
6 Please indicate which features of the masterplan are of most interest to you:						
<table border="1"><tr><td><input type="checkbox"/> New offices</td><td><input type="checkbox"/> Green spaces</td><td><input type="checkbox"/> New retail</td><td><input type="checkbox"/> Other <small>(Please specify in the space below)</small></td></tr></table>		<input type="checkbox"/> New offices	<input type="checkbox"/> Green spaces	<input type="checkbox"/> New retail	<input type="checkbox"/> Other <small>(Please specify in the space below)</small>	
<input type="checkbox"/> New offices	<input type="checkbox"/> Green spaces	<input type="checkbox"/> New retail	<input type="checkbox"/> Other <small>(Please specify in the space below)</small>			
7 Do you have any comments on the initial designs for Pall Mall?						
<input type="text"/>						
8 What facilities would you like to see included in the scheme?						
<table border="1"><tr><td><input type="checkbox"/> More bars and restaurants</td><td><input type="checkbox"/> Convenience shopping</td><td><input type="checkbox"/> Leisure facilities</td><td><input type="checkbox"/> Other <small>(Please specify in the space below)</small></td></tr></table>		<input type="checkbox"/> More bars and restaurants	<input type="checkbox"/> Convenience shopping	<input type="checkbox"/> Leisure facilities	<input type="checkbox"/> Other <small>(Please specify in the space below)</small>	
<input type="checkbox"/> More bars and restaurants	<input type="checkbox"/> Convenience shopping	<input type="checkbox"/> Leisure facilities	<input type="checkbox"/> Other <small>(Please specify in the space below)</small>			
9 Please provide any additional comments on the proposals:						
<input type="text"/>						
10 How would you like to be kept informed about the proposals for Pall Mall?						
<table border="1"><tr><td><input type="checkbox"/> Email</td><td><input type="checkbox"/> Newsletter</td><td><input type="checkbox"/> Website</td><td><input type="checkbox"/> I do not wish to be kept informed</td></tr></table>		<input type="checkbox"/> Email	<input type="checkbox"/> Newsletter	<input type="checkbox"/> Website	<input type="checkbox"/> I do not wish to be kept informed	
<input type="checkbox"/> Email	<input type="checkbox"/> Newsletter	<input type="checkbox"/> Website	<input type="checkbox"/> I do not wish to be kept informed			
11 How did you hear about the public consultation event?						
<table border="1"><tr><td><input type="checkbox"/> Liverpool Echo advert</td><td><input type="checkbox"/> Letter</td><td><input type="checkbox"/> Word of mouth</td><td><input type="checkbox"/> Social media</td><td><input type="checkbox"/> Other <small>(Please specify in the space below)</small></td></tr></table>		<input type="checkbox"/> Liverpool Echo advert	<input type="checkbox"/> Letter	<input type="checkbox"/> Word of mouth	<input type="checkbox"/> Social media	<input type="checkbox"/> Other <small>(Please specify in the space below)</small>
<input type="checkbox"/> Liverpool Echo advert	<input type="checkbox"/> Letter	<input type="checkbox"/> Word of mouth	<input type="checkbox"/> Social media	<input type="checkbox"/> Other <small>(Please specify in the space below)</small>		
12 Did you find the information at this public consultation event useful?						
<table border="1"><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td><td><input type="checkbox"/> Neutral</td></tr></table>		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Neutral		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Neutral				
Thank you for taking the time to complete this feedback form. Your views are really important to us and will help shape the plans for the future of Pall Mall.						
   						

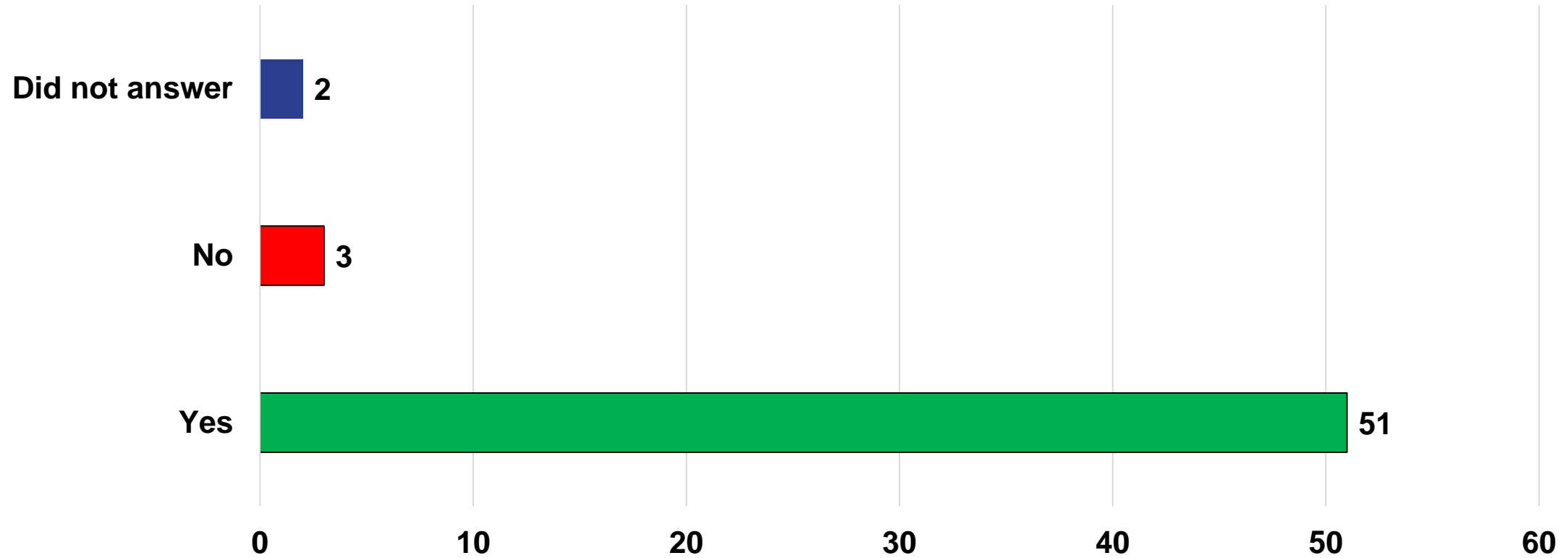
2017 Feedback Analysis

Q3. Do you support the regeneration of Liverpool City Centre?



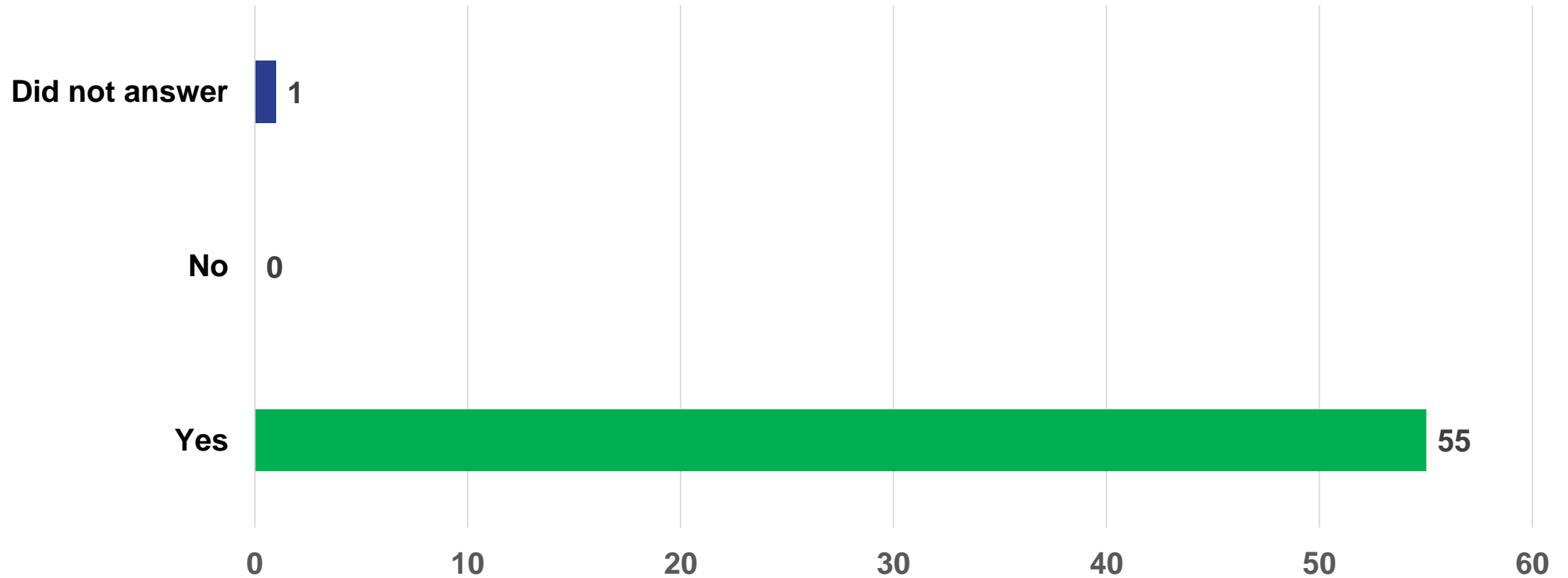
2017 Feedback Analysis

Q4. Do you support the proposal to regenerate the Pall Mall site, which has been vacant for over 20 years?



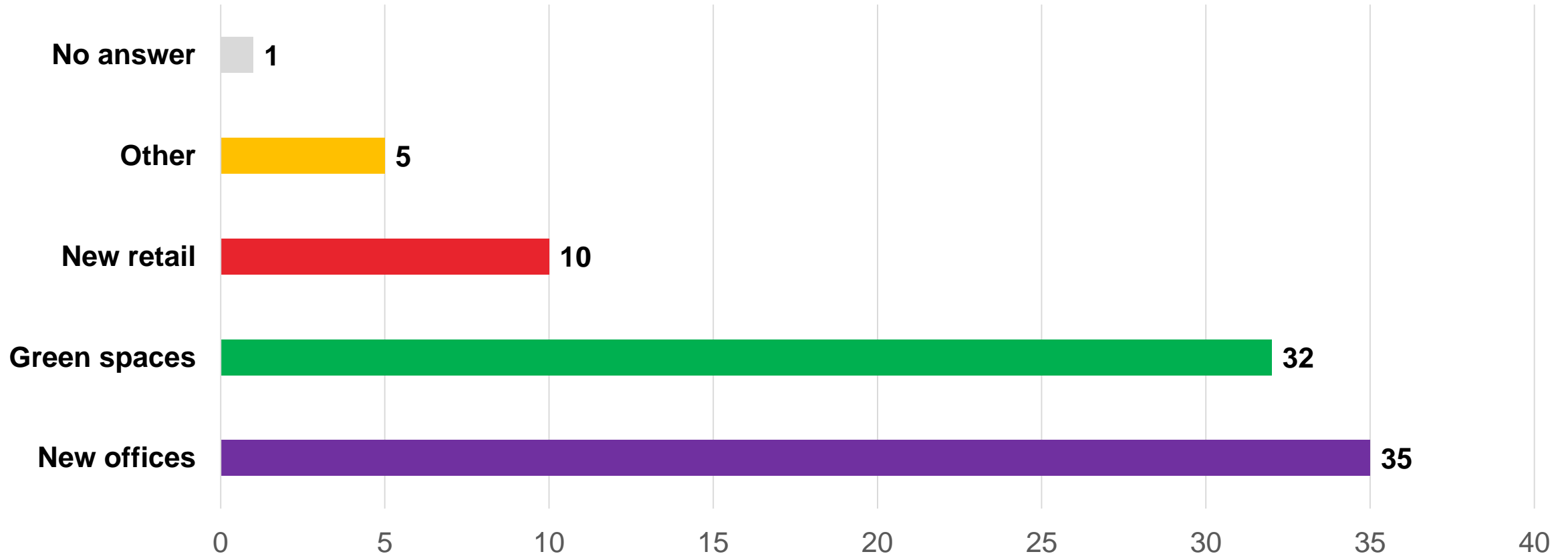
2017 Feedback Analysis

Q5. Do you support the inclusion of a large public green space and square, forming the heart of the Pall Mall regeneration proposals



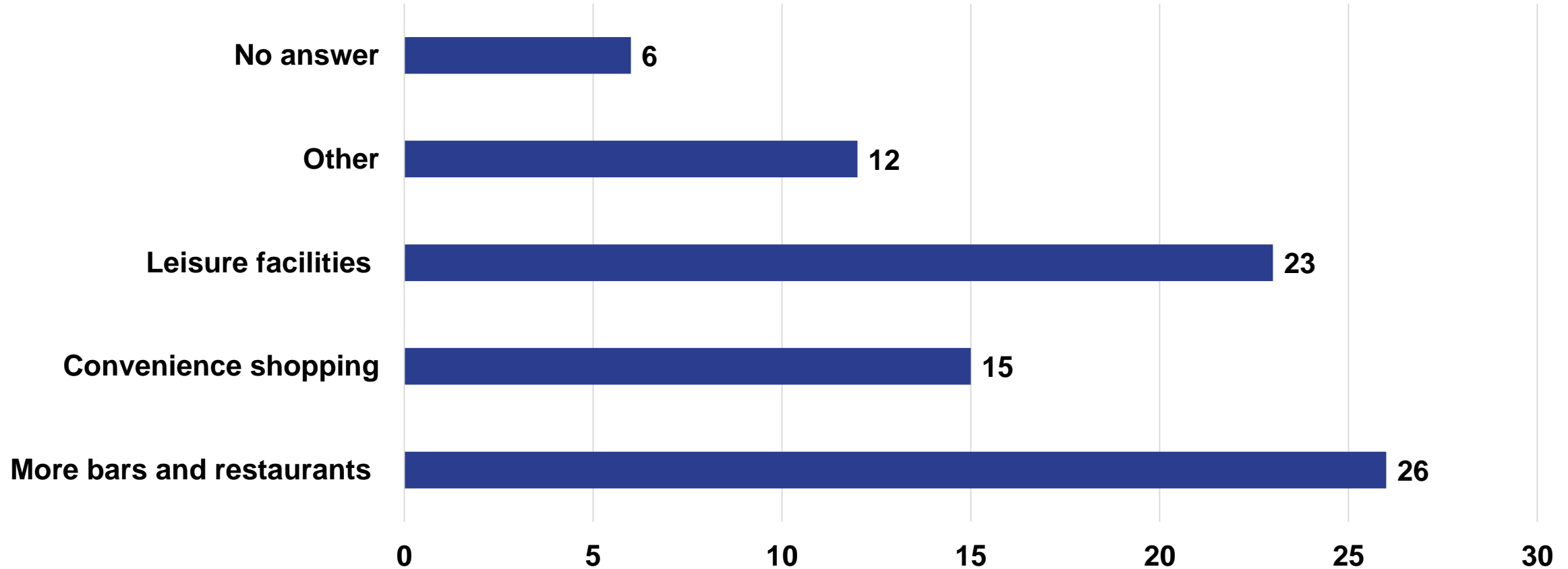
2017 Feedback Analysis

Q6. Please indicate which features of the masterplan are of most interest to you:

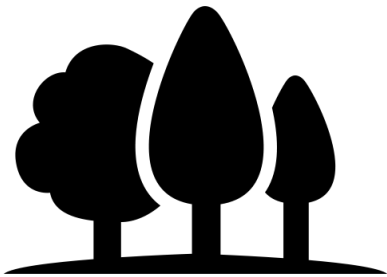


2017 Feedback Analysis

Q8. What facilities would you like to see included in the scheme?



2017 Written Comments



"I welcome the development of the open car park; but would prefer a larger green open space."

"Development destroys only open space green locally means cutting down of trees and loss of animal habitat. "

*"Public green space - as large as possible for workers / residents /
Pleased to see and hear " quality" mentioned so much"*

"This is the only green area in L2/L3. It should be valorised, to give to people a better idea of this city zone business, but in a green, healthy area!"

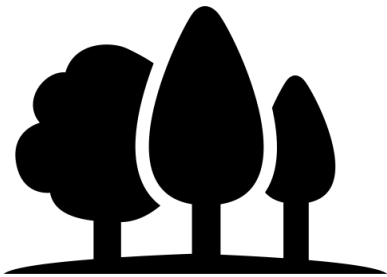
2017 Written Comments



“Well designed incorporating green space and enclosed areas.”

“Public realm needs to be expansive and contain some soft landscaping.”

“I’m worried that the new buildings in Bixteth Street corner will obscure the view on green areas, as it is now.”

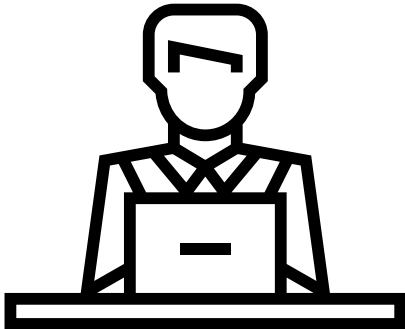


2017 Written Comments



“Great to see a developer taking the initiative and seizing the opportunity of a dearth of grade 'a' office supply which is restricting our ability to entice blue chip occupiers.”

“Good proposal. Pace of delivery critical. Liverpool is missing out on major inward investment due to a chronic shortage of Grade A office space.”



“Needs to happen as soon as possible. the office sector is seriously lagging behind”

2017 Written Comments

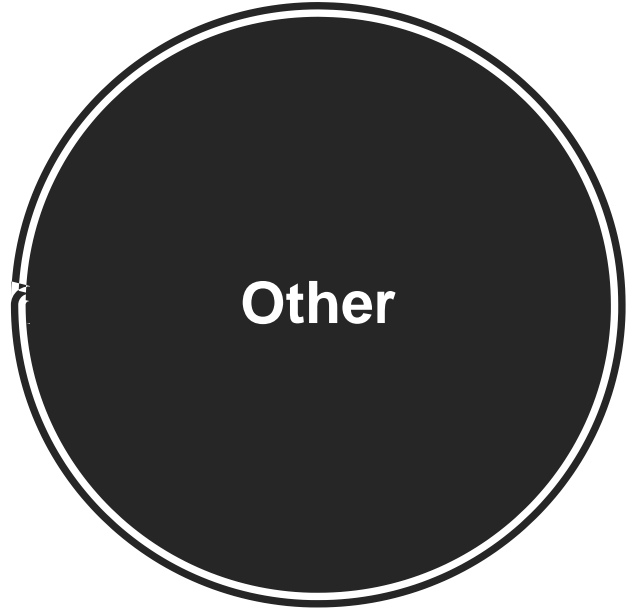


“Reduction on existing parking may cause strain on other local amenities.”

“Does not seem to have full advantage of the undercroft for parking”



2017 Written Comments



"Many residents in this area are concerned about the possible changes in terms of noise"

"Good to see use of an underused area which also attracts antisocial behaviour"

*"More emphasis on bicycle usage and links to existing routes?
On-going maintenance of green spaces must be a commitment."*



"Ambitious plans - have you considered low carbon approach? energy & sustainability."



2018 Consultation

2018 Consultation Overview



Stakeholders engaged:

- Local residents
- Local businesses
- Liverpool City Council elected members and officers
- Mayor of Liverpool
- Statutory consultees e.g. Historic England
- Places Matter
- Corporate Access Forum
- Bixteth Gardens residents



The plans and the public consultation event were advertised via:

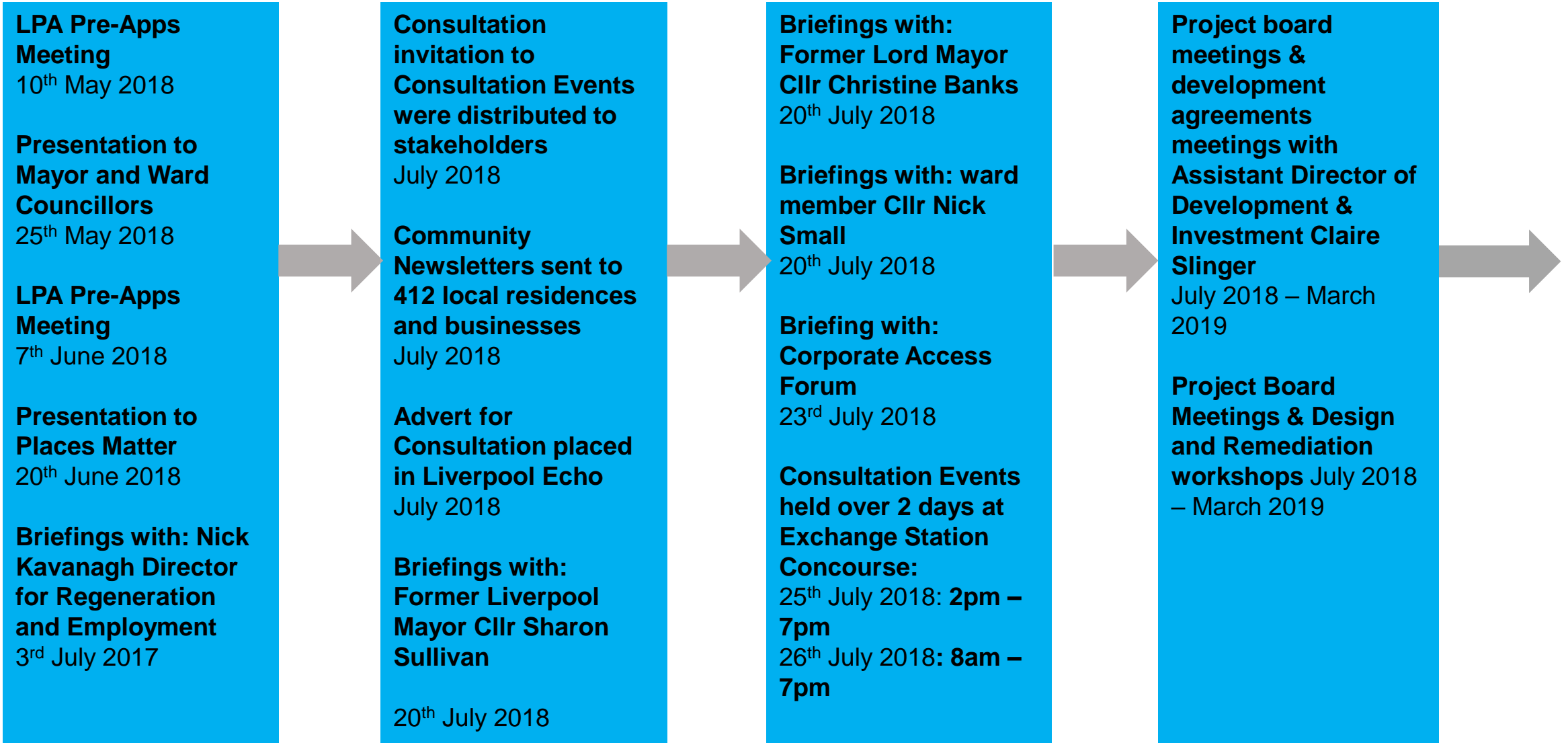
- Letters and emails sent to stakeholders
- Community flyers sent to 412 local residences and businesses
- Advertisements in Liverpool Echo newspaper



Engagement has included:

- A public consultation events held on 25th & 26th July 2018
- Display boards of the proposals
- Feedback forms for members of the public
- Members of the project team at the event to answer questions
- Contact e-mail address and telephone number for people to provide further feedback or ask any further questions following the event

2018 Consultation Timeline



2018 Consultation Timeline cont'd..

**Briefings at:
Local residents
representative
meeting attended by
Cllr Nick Small & Cllr
Sharon Sullivan**
22nd August 2018
2^{ns} October 2018

**Briefings with:
Historic England**
22nd August 2018

**Briefings with: Save
Bixteth Gardens**
22nd August 2018
3rd October 2018

**Pall Mall Website
launched** September
2018

**Briefings with: Chris
Brown – Liverpool
Vision**
31st October 2018

**Presentation to Place
Northwest**
14th November 2018

**Meeting with Cabinet
member for
Education – Barbara
Murray to discuss
education initiatives**
4th December 2018

Design review

2018 Consultation Event

- Held at Exchange Station, Tithebarn Street, Liverpool, L2 2QP on 25th July 2018 12pm – 7pm and 26th July 2018 8am – 7pm
- Stakeholders notified by letter/e-mail 10 days prior to the event taking place
- Advertised through a variety of methods – flyers, advertisements in local media and correspondence to stakeholders
- 9 display boards providing details of proposals
- Event attended by circa 100 people
- Feedback forms provided at the event, of which 54 were completed



2018 Consultation Material

Consultation Flyer

PALL MALL
LIVERPOOL

YOUR JOURNEY
STARTS HERE

SCHEME OVERVIEW



The scheme is a high-quality office-led development comprising of 400,000 sq ft of much needed Grade A+ office space for Liverpool, along with retail and leisure uses around a new, generous landscaped green public square.


The scheme will create an inspiring setting for businesses and provide much-needed urbangreen space for residents and visitors to enjoy.

Based on an exploration of successful public spaces and building typologies across Liverpool city centre, the proposed scheme further includes a variety of public spaces including colonnades, several lawn areas, covered arcades and internal "streets" which provide connections through the ground floor of the buildings.

This richness produces a destination within the city and encourages successful occupation of the proposed buildings, as well as ensuring that ground floor active uses are supported and complimented by the new public realm.







Newspaper Advertisement

**Pall Mall
Public Consultation**
The New Commercial Quarter, Liverpool

Wednesday 25th July: 12pm - 7pm
Thursday 26th July: 8am - 7pm
Location: Exchange Station Concourse,
Tithebarn Street, Liverpool, L2 2QP







2018 Consultation Material – Selection of Display Boards

PALL MALL LIVERPOOL

Welcome to this exhibition about the initial proposals for Pall Mall Exchange. Please have a look at the proposals for the new public space and amenities and let us know your views

The proposals aim to provide a new public open space (Pall Mall Exchange) enclosed by new high quality buildings providing a variety of amenities to the west, and improving the street frontage to Pall Mall. The proposals for Pall Mall Exchange will be used to inform parts of the new central plans for Liverpool and help shape the future of this key area of the city

Visit us to find out more

The consultation runs from Wednesday 25th July at 12:30pm to Thursday 26th July from 9am - 7pm. Please come and speak to one of the team, who will answer any questions you may have about the proposals.

How to comment

Please use the feedback forms provided to let us know your thoughts on the initial proposals for Pall Mall Exchange. We appreciate you taking the time to visit this exhibition and to talk to the team. Your feedback is important and will help inform the future development of Pall Mall.

TEAM EXPERIENCE

The carefully assembled team has extensive experience in making places of enduring quality in cities across the UK. Here is a selection of past projects delivered by members of the team

ST. PAUL'S PLACE
LIVERPOOL

SOVEREIGN STREET
LEEDS

PACIFIC QUAY
GLASGOW

BRINDLEY PLACE
BIRMINGHAM

A CENTRAL SITE

Situated within Liverpool's city centre, the Pall Mall site is well connected to major transport hubs and will make a major contribution to local businesses and amenities

COMMERCIAL DISTRICT

The Pall Mall site lies within Liverpool's commercial district, containing the city's office core.

MOORFIELDS STATION

Access to Manchester is available via Moorfields station, which is less than a five minute walk from the site and provides transport to John Lennon Airport and John Lennon Airport via Liverpool South Parkway.

LIME STREET STATION

The site is well connected to major national services via Lime Street station, from which regular services are available to London Euston and John Lennon Airport via Liverpool South Parkway.

SITE CONSTRAINTS

Redevelopment of the Pall Mall site will be complex due to a number of constraints which will need to be dealt with in advance, and as part of construction works

UNDERGROUND TUNNELS

The site was once a major transport hub, with a tunnel running from the north into the former Exchange Station, now connected into the office building in which this exhibition is being held. Beneath the line of the former main tracks, there are two rail tunnels which are in active use. These will have to remain underground by new construction works. Similarly, any future development of the wider site will need to deal with the pedestrian tunnel to the north.

SERVICE INFRASTRUCTURE

The site contains a substation providing an electricity supply which will need to be kept in service throughout construction works. The current plans include the relocation of this substation to the northwestern side of the site, facing on to Pall Mall. This will generally improve the street frontage given the removal of the substation and provide an opportunity to upgrade the local electricity infrastructure.

EXISTING LEVELS

Due to the site's former use as a railway, there is a significant difference in the original ground level. There are a number of level changes between the current main level and the upper level of the site where there is now a car park. These will be incorporated into a working model plan for the vehicle use to ensure accessibility to all people and vehicles.

PUBLIC REALM

There is a great opportunity at Pall Mall to create a world class public park that improves the existing offer for residents and the surrounding businesses

SCALE

The above comparisons give an indication of the scale of the proposed open space.

HISTORY, IDENTITY & INTERPRETATION

There is a richness of character associated with the potential site use that has been lost in the current space. The new public realm aims to draw upon the historic identity, creating a space that is unique and is grounded both in the site, and in Liverpool.

PLANTING STRATEGY

Species include:

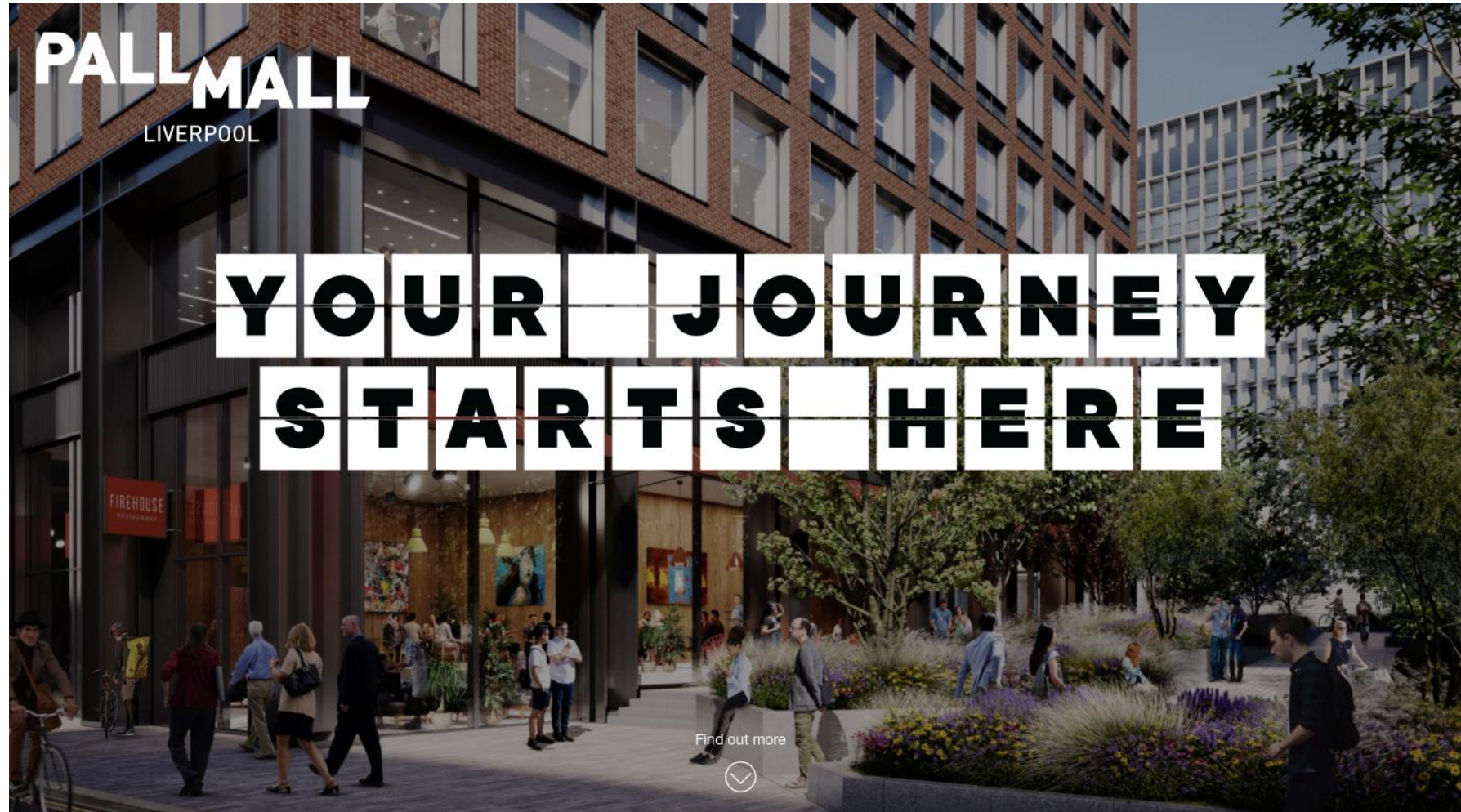
- Oak
- Plane
- Cherry
- Maple
- Almond
- Willow
- Box
- Yew
- Juniper
- Lavender
- Hydrangea
- Philadelphus
- Spirea
- Camellia
- Hydrangea
- Philadelphus
- Spirea
- Camellia

Plant area (proposed) will be used to provide a green space for the site.

INSPIRATION

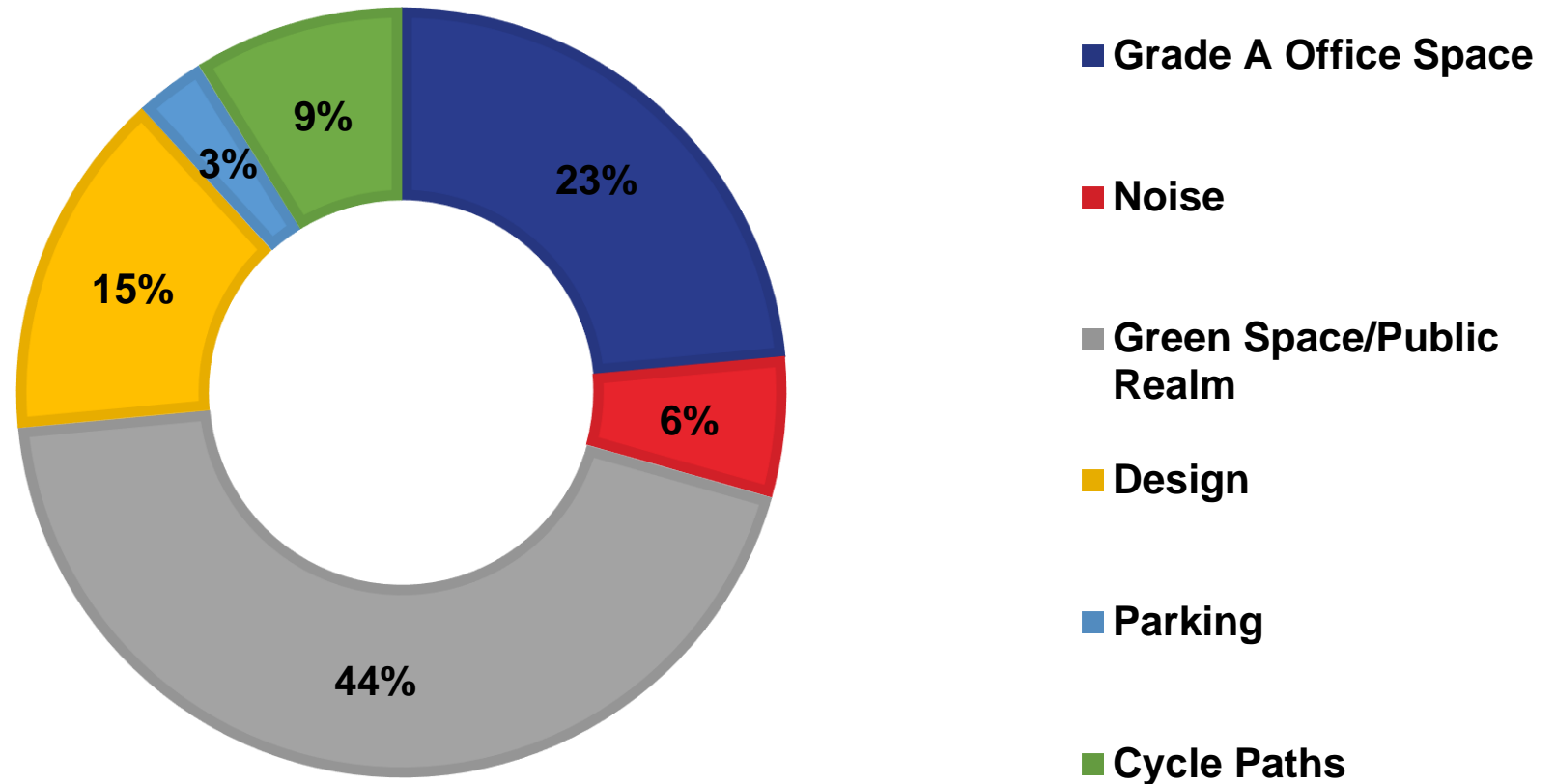
2018 Consultation Material – Website

www.pallmallliverpool.co.uk

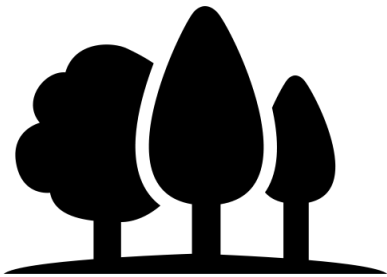


2018 Feedback Analysis

% Breakdown by issue from 54 feedback forms



2018 Written Comments



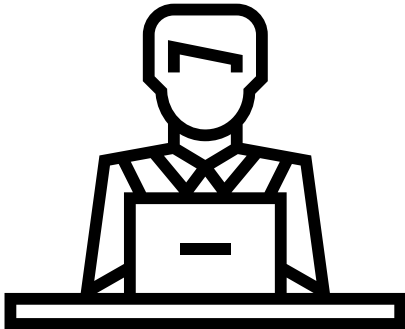
“The park area is an improvement on last year's plans. I like the amount of seating and trees. The architect's most helpful in understanding what they want to achieve.”

“Many people regret the loss of the existing open space, but replacing it with a lateral new space is a good solution which I support”

“The redevelopment and increase in green space & public realm is an improvement”

“I support the redevelopment in principle, however I do have concerns about the loss of green space & the impact upon both existing mature trees and wildlife, as well as uses of the green space.”

2018 Written Comments

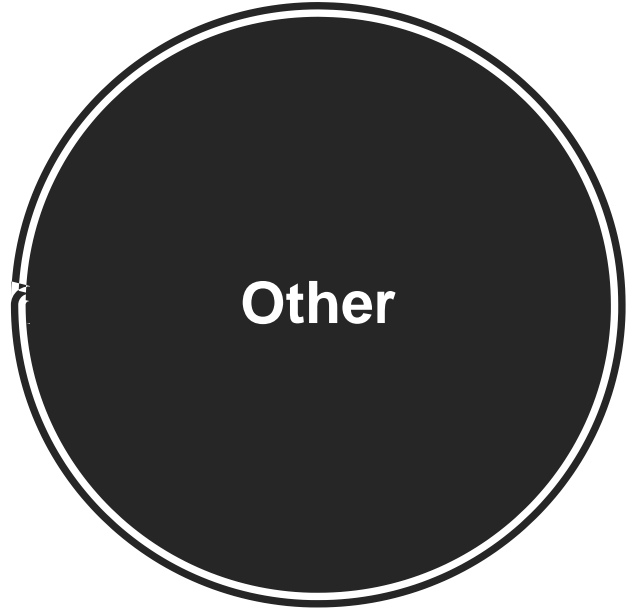


“This site should be focused on Grade A office space. It is poor quality green space in current form, nothing more!”

“I fully support this development. The city's shortage of Grade A office space is seriously holding back the city's economy. The success/future of Liverpool's commercial district depends on this development.”

“About time - excellent addition and extension of the commercial district”

2018 Written Comments



"Misses opportunity for a cycle path from Pall Mall to St Paul Square"

"I'm worried about the noise and traffic on Bixteth Street"

"The designs look solid. To compete with cities like Manchester/Leeds etc. Building materials need to be top quantity"

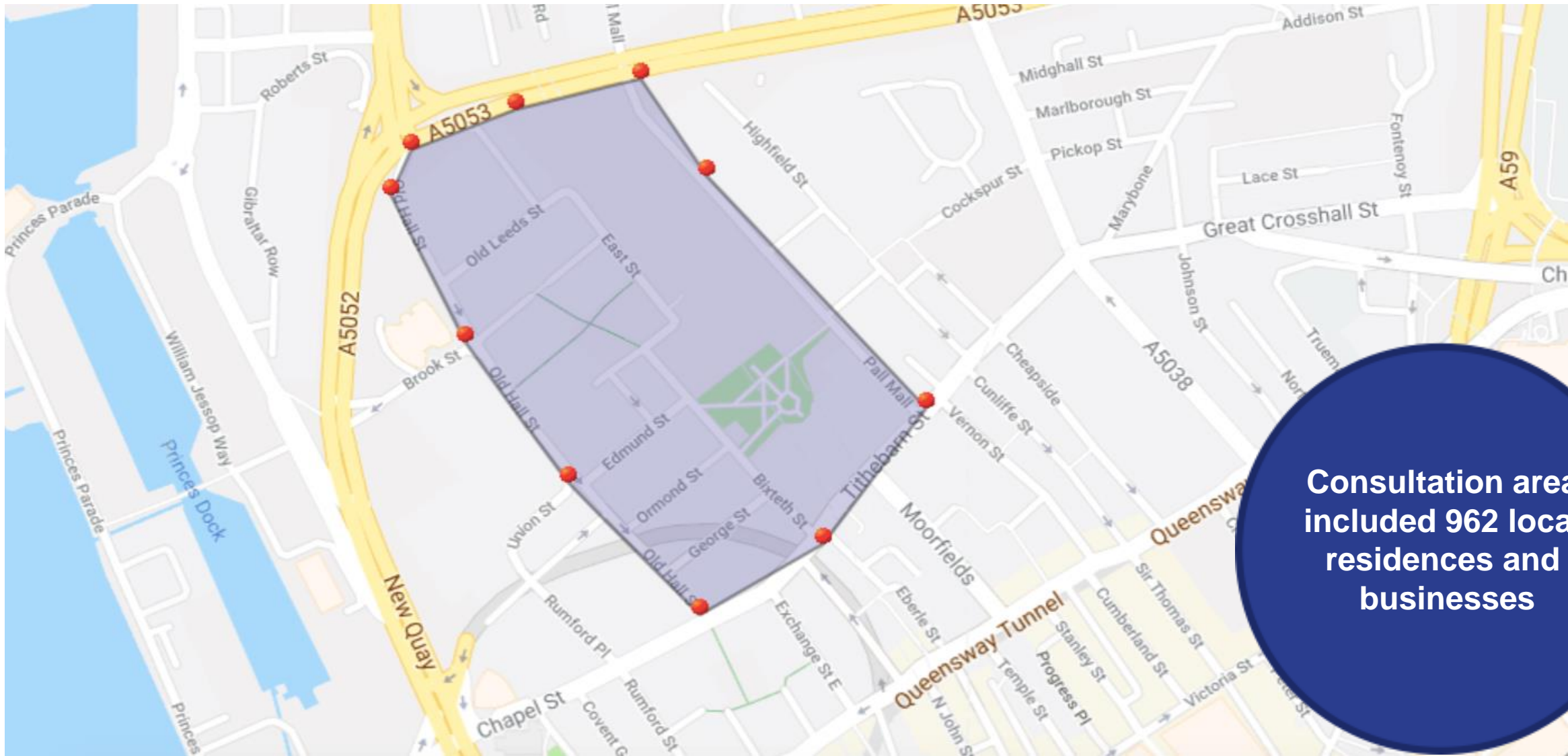


"Looks a fantastic and eco-friendly way of regenerating the area"



2019 Consultation

2019 Consultation Area



**Consultation area
included 962 local
residences and
businesses**

2019 Consultation Overview

Stakeholders Engaged:



- Local residents and businesses
- All Liverpool City Councillors and Senior Council Officers
- Liverpool City Region Combined Authority Mayor and Authority
- Members of Parliament
- Business, Community and Amenity Organisations
- Liverpool Bid Company
- Downtown Liverpool in Business
- Engage Liverpool
- Liverpool In Work
- Statutory Consultees

The plans and the public consultation event were advertised via:



- Letters and emails sent to stakeholders
- Community flyers sent to 962 local residences and businesses
- Advertisements in Liverpool Echo newspaper
- Advertised on Pall Mall website
- Advertised on various social media platforms

2019 Consultation Overview



Engagement has included:

- A public consultation events held on 18th & 19th June 2019
- Display boards for people to view
- Feedback forms at the event for people to leave their comments
- Members of the project team at the event to answer questions
- A Freepost address, e-mail address and telephone number for people to provide further feedback or ask any further questions following the event



Consultation event attended by 57 people



42 out of 49 respondents support the proposals

2019 Consultation Timeline

Project board meetings & development agreements meetings with Assistant Director of Development & Investment Claire Slinger
July 2018 – March 2019

Project Board Meetings & Design and Remediation workshops with Principle Planning Officer Chris Ridland
July 2018 – March 2019

Briefings and presentations re emerging landscape design proposals with: Ward Member Nick Small & Former Lord Mayor Cllr Christine Banks
11th February 2019

Briefing with: Professional Liverpool Commercial Office Market Review Event
25th February 2019

Briefing with: ARUP/SRF
13th March 2019

Meeting with: Chief Executive of LCC – Tony Reeves & Nick Kavanagh Director for Regeneration and Employment to discuss wider regeneration strategy and vision
21st March 2019

Briefings with: Bill Addy – Liverpool BID
7th May 2019

Briefing with: ARUP/SRF
7th May 2019

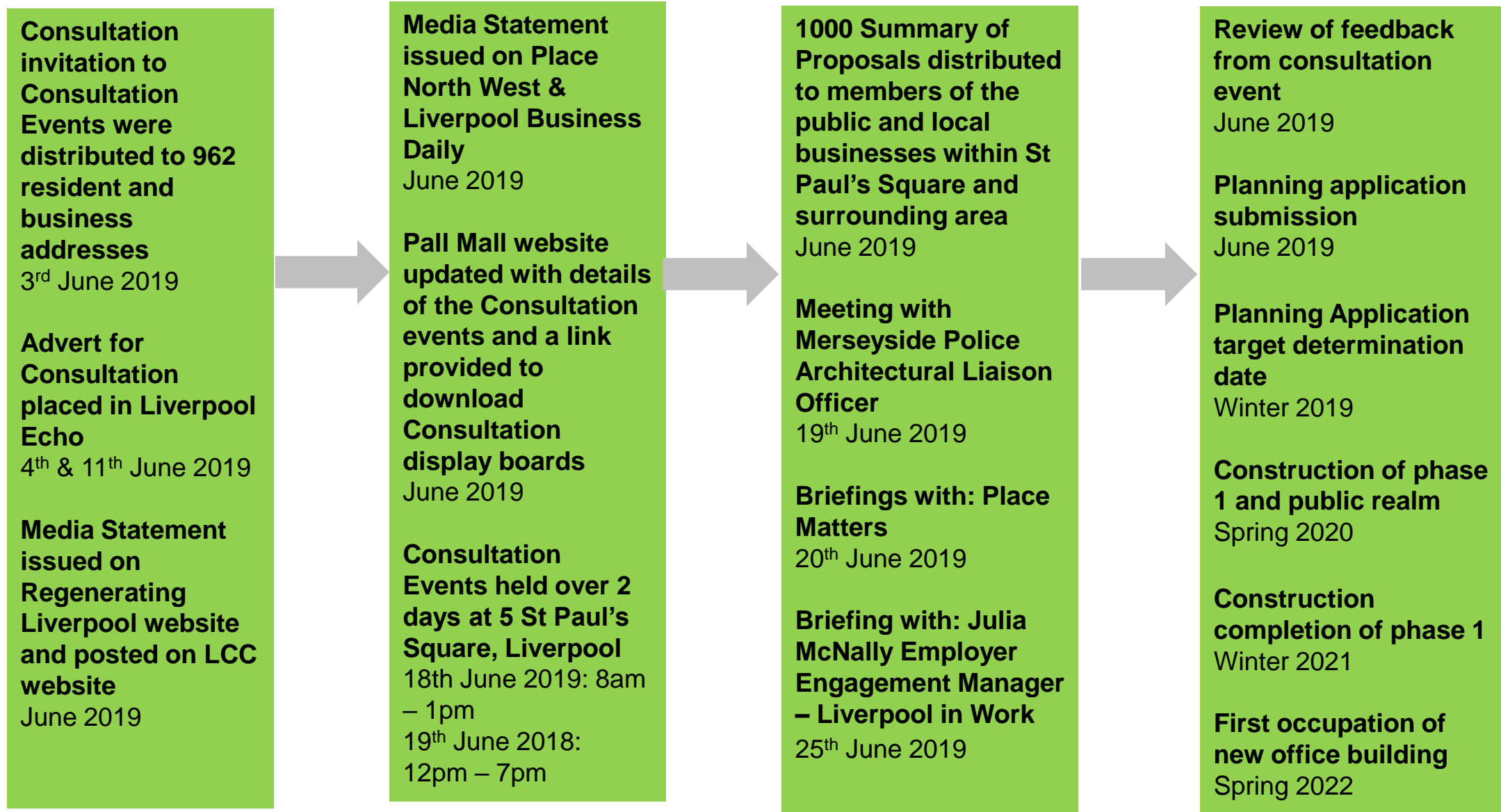
LPA Pre-Apps meeting
14th May 2019

Briefings with: Cllr Christine Banks
3rd June 2019

Presentation to Corporate Access Forum
17th June 2019

Consultation invitation to Consultation Events and Summary of Proposals were distributed to Stakeholder, Business organisations Community & Amenity organisations
3rd June 2019

2019 Consultation Timeline cont'd...



2019 Consultation Event

- Held at 5 St Paul's Square, Liverpool, L3 9SJ on: 18th June 8am – 1pm, 19th June 1pm – 7pm
- Stakeholders notified 14 days prior to the events taking place
- 962 Invitation flyers distributed to local residence and businesses 14 prior to events taking place
- Advertisement in local newspaper Liverpool Echo on 4th & 11th June
- Circa 1500 Summary of Proposals distributed to members of the public and local businesses within St Paul's Square and surrounding area
- Pall Mall Liverpool website updated with details of the Consultation events and a link to Consultation display boards
- 8 display boards providing details of Context, Design Brief, Public Park and Green Space, Masterplan and wider context
- Events attended by 57 people
- Feedback forms provided at the events, of which 27 were completed
- A further 24 enquiries were received following the event via email or telephone
- All individuals enquiries have received either a verbal or written response





2019 Consultation Material – Invitation Flyer

PALLMALL

LIVERPOOL

Pall Mall Liverpool has an important role to play in extending Liverpool's commercial district and helping to grow the Liverpool City Region economy. It can be a catalyst for Liverpool and the wider City Region, helping to make the city the obvious choice for leading companies looking for a base in the North West of England. Pall Mall will help Liverpool attract and retain talent within the city and we expect it to deliver over 2,000 knowledge-intensive jobs.

Set within attractive city centre gardens our vision is to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy.



INVITATION TO VIEW
PALL MALL LIVERPOOL
PROPOSALS

PALLMALL

LIVERPOOL

PUBLIC CONSULTATION

Kier Property and CTP Ltd have the pleasure of inviting members of the public and the local business community to attend the public consultation events to view the proposals for **Pall Mall Liverpool**; to discuss the scheme with members of the project team; and to provide feedback on the proposals.

If you have any questions in the meantime, please call **Alun Hayes**, who is handling community engagement, on **0151 640 0352** or email **alun@uk-networks.com**

THE PUBLIC CONSULTATION EVENTS WILL BE HELD ON:



Date: **Tuesday 18th June 2019**
Time: **8am to 1pm**
Venue: **5 St Paul's Square, Liverpool, L3 9SJ**



Date: **Wednesday 19th June 2019**
Time: **1pm to 7pm**
Venue: **5 St Paul's Square, Liverpool, L3 9SJ**

You will also be able to view the proposals and provide your feedback via **www.pallmallliverpool.co.uk** from Tuesday 18th June 2019.

Or you can submit your comments in writing by posting them to:
FREEPOST UK NETWORKS
(no stamp is required)



2019 Consultation Material – Newspaper Advert

ADVERTISEMENT FEATURE

2,400 jobs boost as part of transformational plans for Pall Mall Liverpool.

Liverpool's commercial business district is set for a 2,400 jobs boost as part of transformational plans for Pall Mall Liverpool.

Developers Kier Property and CTP Ltd have released a new CGI image revealing the latest design for the £200m development. The proposals will see the redevelopment of the overspill car park at Pall Mall and the open space behind the Exchange Station building to create 400,000 sq ft of new Grade A office space, a 280 bedroom hotel, associated retail and leisure amenities, all set within attractive city centre gardens.

The 400,000 sq ft office-led development will be the first new Grade A office space built in Liverpool since 2011. The latest Commercial Office Market Review, an independent report produced by Liverpool BID (Business Improvement District) and Professional Liverpool highlights the lack of Grade A office space availability in Liverpool which is now becoming a major barrier to business growth and attracting more businesses to the City and the Liverpool City Region.

Henry Martin, Development Manager at Kier Property said:

"Our vision for Pall Mall Liverpool is to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy."

"The plans include extensive public realm, including a central green space the equivalent size of Williamson Square and a significant increase in the number of trees and planted areas."

"We are committed to ongoing consultation with the local community and are looking forward to sharing our final plans with stakeholders and members of the public, before submitting a planning application later this month."

Members of the public are invited to attend consultation events on Tuesday 18th and Wednesday 19th June.

The first event is being held on Tuesday 18th between 8am and 1pm at 5 St Paul's Square, Liverpool. The second event will take place the following day on Wednesday 19th June between 1pm and 7pm at 5 St Paul's Square, Liverpool.

For anyone unable to attend either of the events, further information can be found via the website www.pallmallliverpool.co.uk which will be updated on 18th June.



Pall Mall Liverpool Public Consultation

A new business community in the heart of Liverpool

Tuesday 18 June:

8am - 1pm

Location: 5 St Paul's Square, Liverpool, L3 9SJ

Wednesday 19 June:

1pm - 7pm

Location: 5 St Paul's Square, Liverpool, L3 9SJ

PALL MALL
LIVERPOOL

CTP

KIER

2019 Consultation Material – Summary of Proposals





PALL MALL
LIVERPOOL

HAVE YOUR SAY!

To have your say on the proposals for the redevelopment of Pall Mall Liverpool then please visit www.pallmallliverpool.co.uk

Leave your comments on the proposals in the dedicated feedback section of the website. All comments will be reviewed by the project team to inform the final proposals ahead of a submitted single planning application.

You can also submit your comments in writing by posting them to:
FREEPOST UK NETWORKS
(no stamp is required)

For general enquiries please contact:
Alun Hayes,
Community Engagement,
on 0155 6400362

Pall Mall Liverpool has an important role to play in extending Liverpool's commercial business district and helping to grow the Liverpool City Region economy. It can be a catalyst for Liverpool and the wider City Region, helping to make the city the obvious choice for leading companies looking for a base in the North West of England. Pall Mall will help Liverpool attract and retain talent within the city and we expect it to deliver over 2,000 knowledge-intensive jobs.

Set within attractive city centre gardens, our vision is to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy.



PALL MALL
LIVERPOOL



120
Number of new trees being planted, an increase of 68 trees on the previous green space.



2,400
Number of jobs created.



400,000 sq. ft
of Grade A office space, plus a new upscale hotel and complementary retail and leisure uses.



130
Cycle spaces with hower and changing facilities, the introduction of Electric Vehicle chargepoints and a reduction of 150 car parking spaces on the site.



995 sq. m
An increase of 550 sq. m in planted areas with greater biodiversity within green space the equivalent space of William Square



£200 million
Gross Development Value (GDV) investment in transforming Liverpool's Commercial Business District.

2019 Consultation Material – Feedback Forms



PALLMALL
LIVERPOOL

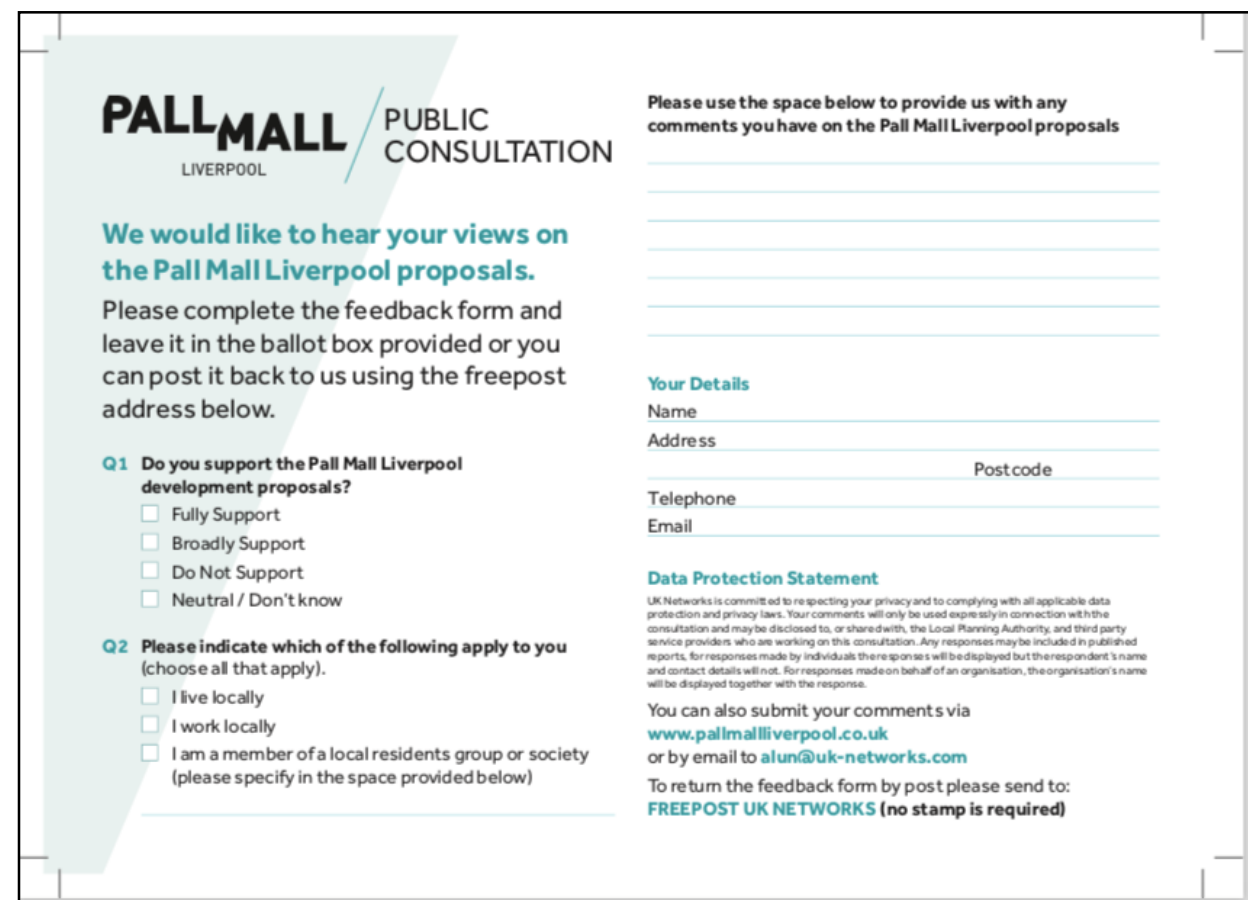
PUBLIC CONSULTATION

FEEDBACK FORM

Pall Mall Liverpool has an important role to play in extending Liverpool's commercial district and helping to grow the Liverpool City Region economy. It can be a catalyst for Liverpool and the wider City Region, helping to make the city the obvious choice for leading companies looking for a base in the North West of England. Pall Mall will help Liverpool attract and retain talent within the city and we expect it to deliver over 2,000 knowledge-intensive jobs.

Set within attractive city centre gardens our vision is to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy.

KIER **CTP**



PALLMALL
LIVERPOOL

PUBLIC CONSULTATION

We would like to hear your views on the Pall Mall Liverpool proposals.

Please complete the feedback form and leave it in the ballot box provided or you can post it back to us using the freepost address below.

Q1 Do you support the Pall Mall Liverpool development proposals?

☐ Fully Support
☐ Broadly Support
☐ Do Not Support
☐ Neutral / Don't know

Q2 Please indicate which of the following apply to you (choose all that apply).

☐ I live locally
☐ I work locally
☐ I am a member of a local residents group or society (please specify in the space provided below)

Please use the space below to provide us with any comments you have on the Pall Mall Liverpool proposals

Your Details

Name _____
Address _____
Post code _____
Telephone _____
Email _____

Data Protection Statement

UK Networks is committed to respecting your privacy and to complying with all applicable data protection and privacy laws. Your comments will only be used expressly in connection with the consultation and may be disclosed to, or shared with, the Local Planning Authority, and third party service providers who are working on this consultation. Any responses may be included in published reports, for responses made by individuals the responses will be displayed but the respondent's name and contact details will not. For responses made on behalf of an organisation, the organisation's name will be displayed together with the response.

You can also submit your comments via
www.pallmallliverpool.co.uk
or by email to alun@uk-networks.com

To return the feedback form by post please send to:
FREEPOST UK NETWORKS (no stamp is required)

2019 Consultation Material – Selection of Display Boards

WELCOME

PALL MALL
LIVERPOOL



Welcome to the third consultation event to view the latest proposals for Pall Mall Liverpool. After you have finished reviewing the information on display, we would be grateful if you could take a few moments to share your feedback via the forms provided.

Pall Mall Liverpool has an important role to play in extending Liverpool's commercial district and helping to give the Liverpool City Region economy a boost. It can be a catalyst for Liverpool and the wider City Region, helping to make the city think about the kind of companies looking for a base in the North West of England.

Pall Mall will help Liverpool attract and retain talent, which they will expect to deliver 2,400 jobs, including 200 new permanent jobs.

Set within a new park and a new public space, our vision is to set a new benchmark for working environments in Liverpool by creating a district that provides a mix of work, play, and leisure, and a place to enjoy. Pall Mall Liverpool will help to make this important location a place to live.

The first planning application will be submitted in June 2019 for a new 20,000 sq ft light extension to the building and new public open and green space.



KIER / CTP

PALL MALL
LIVERPOOL
www.pallmallliverpool.co.uk

CONTEXT

PALL MALL
LIVERPOOL



The Site

Work proposed by the development is for a 120,000 sq ft office and retail development. The site is located in the city center, adjacent to the Liverpool City Centre and the Liverpool City Centre. The site is located in the city center, adjacent to the Liverpool City Centre and the Liverpool City Centre.

Key features of the site include:

- A 120,000 sq ft office and retail development.
- A 25,000 sq ft light extension to the building.
- A new public open and green space.

The site is located in the city center, adjacent to the Liverpool City Centre and the Liverpool City Centre.



KIER / CTP

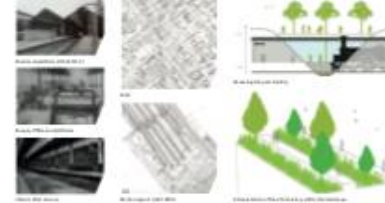
PALL MALL
LIVERPOOL
www.pallmallliverpool.co.uk

PUBLIC PARK AND GREEN SPACE

PALL MALL
LIVERPOOL


Uniqueness

There is a history of the area and the previous office that the office was replaced. The new park aims to draw from the history, creating a park that is unique in the city, both in its design and its location.




Planting Strategy

The park will be a mix of trees and shrubs, with a focus on native species. The planting strategy is designed to create a park that is both beautiful and functional, with a mix of trees and shrubs that will provide shade and shelter for the park users.



What will the scheme deliver

The park will be a mix of trees and shrubs, with a focus on native species. The planting strategy is designed to create a park that is both beautiful and functional, with a mix of trees and shrubs that will provide shade and shelter for the park users.



KIER / CTP

PALL MALL
LIVERPOOL
www.pallmallliverpool.co.uk

THANK YOU

PALL MALL
LIVERPOOL



Thank you for attending the event today. Please take a moment to fill out a feedback form to let us know your views. If you have any further questions, please do not hesitate to contact us on:

0151 640 0152 | atun@uk-networks.com

FREEPOST UK NETWORKS | www.pallmallliverpool.co.uk

NEXT STEPS

The key milestones for the project are:

- Summer 2019: Hybrid planning application submission.
- Winter 2019: Art and public space consultation.
- Spring 2020: Construction of phase 1 and public realm.
- Winter 2021: Construction of phase 2 and public realm.
- Spring 2022: First occupation of new office building.

KIER / CTP

PALL MALL
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www.pallmallliverpool.co.uk

2019 Consultation Material – Website updates

www.pallmallliverpool.co.uk

PUBLIC CONSULTATION



A new business community in the heart of Liverpool

Tuesday 18 June:

8am - 1pm

Location: 5 St Paul's Square, Liverpool, L3 9SJ

Wednesday 19th June:

1pm - 7pm

Location: 5 St Paul's Square, Liverpool, L3 9SJ

PALLMALL
LIVERPOOL



KIER

2019 Consultation Material – Website update

www.pallmallliverpool.co.uk

PUBLIC CONSULTATION

PUBLIC PARK AND GREEN SPACE

The proposals will create a new green space, a park and a public realm, providing a high quality environment for the community.



Public Park and Green Space

PUBLIC PARK AND GREEN SPACE

The proposals will create a new green space, a park and a public realm, providing a high quality environment for the community.



Public Park and Green Space

MASTERPLAN AND WIDER CONTEXT

The proposals will create a new green space, a park and a public realm, providing a high quality environment for the community.



Masterplan and Wider Context

To view the public consultation information please use the link below.

[DOWNLOAD PDF](#)

FEEDBACK

We have prepared a small questionnaire so we can gather your feedback.

Name* _____ Address* _____

City / Town _____ Postcode* _____

Telephone _____ Email* _____

Q1 - Do you support the Pall Mall Liverpool development proposals?

☒ Fully Support ☐ Broadly Support ☐ Do Not Support ☐ Neutral / Don't know

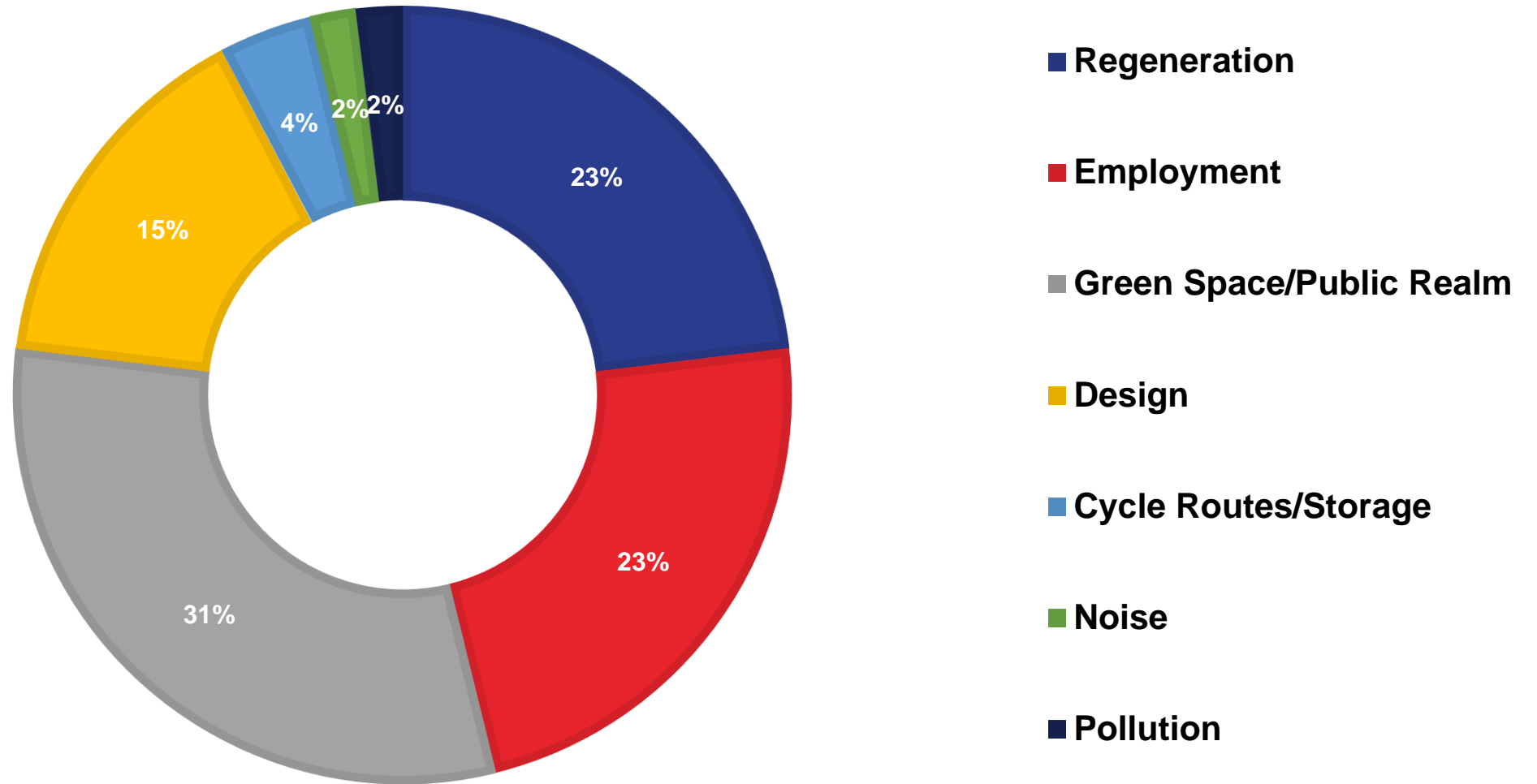
Q2 - Please indicate which of the following apply to you (choose all that apply)

☐ I live locally ☐ I work locally ☐ I am a member of a local residents group or society

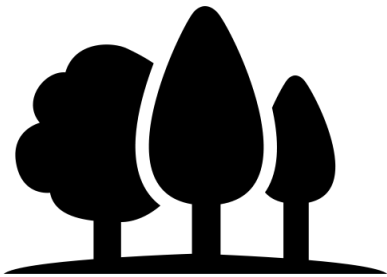
Please use the space below to provide us with any comments you have on the Pall Mall Liverpool proposals

2019 Feedback Analysis

% Breakdown by issue from 54 feedback forms



2019 Written Comments



“The new park and gardens will be a major upgrade to what was previously there too.”

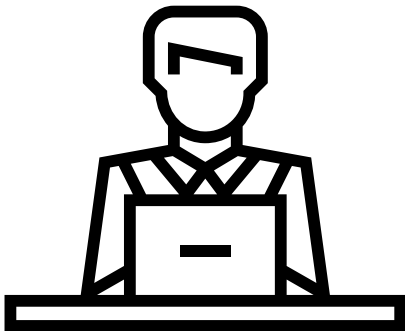
“I support these proposals completely, new high quality green spaces that improve on the low quality ones they replace plus the grade A offices. Liverpool needs to have a future more of this please.”

“Fully support this much needed scheme add to the commercial office offer whilst also creating significant green space.”

“The green space and mature trees that were there before will not be replaced by your "proposals" to plant a few twigs”.

“The public realm is a critical part of the development and I do hope it is constructed as indicated.”

2019 Written Comments



"This should be the number 1 priority to get build to ensure longer term success of the city region in creating quality jobs."

"Excellent and much needed development. Can't wait to see it built. Get Standard Chartered and AXA Insurance and other sponsors affiliated with LFC to open an office at Pall Mall. Be perfect"

"Desperately needed grade A office space that Liverpool needs beyond doubt. If anything these proposals should be even larger. We are being left in the dirt by other nearby cities in this area and our white collar economy has suffered massively"

2019 Written Comments



Employment



“In my opinion the project is absolutely essential to the growth of the local economy. Improving the look of the area. Creating new jobs by attracting much needed investment to our city.”

“A must for the city to attract business and create jobs, a good catalyst for the area.”

“I am really eager to see the redevelopment of this area and the realisation of brand new Grade A office space which the city really need. Hopefully it brings with it new well paid jobs and investment. The park looks like it will exceed the green space that was there.”

“I fully support the proposal and think that the development of such high quality commercial space is the next piece of the journey of the city.”

2019 Written Comments

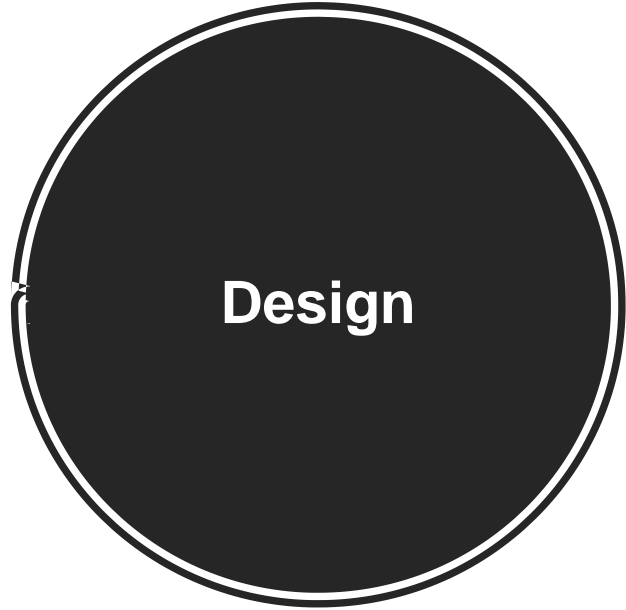


“From what I've seen from the proposal so far there doesn't seem to be any details on sustainable travel. What infrastructure will be put in place, such as dedicated cycle routes, cycle parking, shower facilities etc?”

“Missed opportunity for a cycle path from Pall Mall to St Paul Square”

“I believe more emphasis should be placed on the amount of cycle storage available. Pall Mall Liverpool will hold a large workforce/leisure/etc population. To hold only 130 cycle spaces is very small in comparison to the amount of people travelling to the site.”

2019 Written Comments



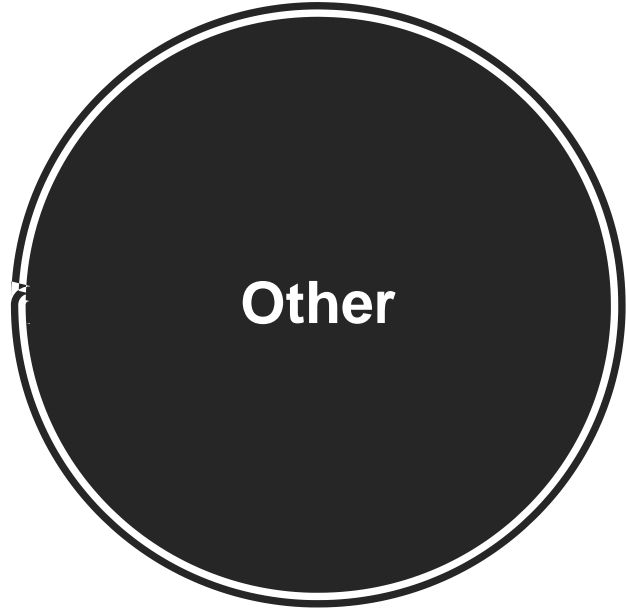
"Great design which will transform the area. Looking forward to seeing the buildings rise."

"Great design which will transform the area. Looking forward to seeing the buildings rise."

"Broadly positive, however concerns regarding building height, increased traffic and green space remain. I live directly opposite the development and am concerned regarding loss of light to my property. However increased retail and amenities are somewhat attractive."

"The proof as ever, is in the pudding however I am heartened to hear from the architects that real thought is being put in to balance commence with environmental concerns. Having an accessible and functioning green space for workers and residents is really important."

2019 Written Comments



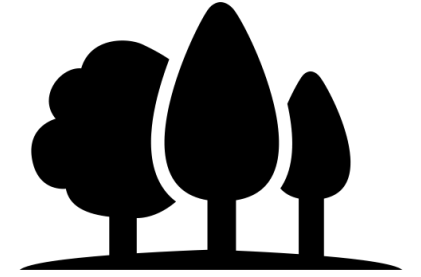
"Increase in noise, pollution and rubbish that will no doubt litter the area"

"How will roads cope with extra traffic and all the pollution?"

"The air quality around the business district is already terrible"



2019 Responses to Feedback – Public Open and Green Space



Response

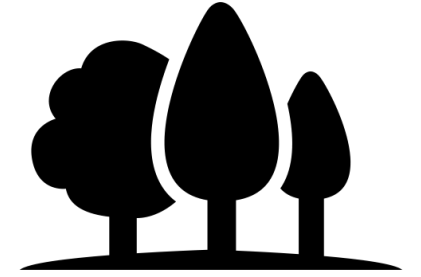
The landscape and public realm proposals for Pall Mall have developed through a comprehensive and iterative design process that has been routed in a series of core principles. These include;

Reinforcing a sense of belonging: The proposals will establish a renewed sense of place by celebrating the positive and unique characteristics of the site's heritage and the local context, which previously, had not been made evident. Aspects of the site's past as a railway station will be creatively reinterpreted and integrated into the design, through form, material and detailing. To positively tie through to the existing street network materials found locally throughout the Commercial District, including granite, will be used. The landscape and public realm will look and feel like an intrinsic part of the local area and be an exceptional open space within the city.

Supporting wildlife and biodiversity: The proposals will introduce over double the amount of planted areas compared to the previous situation, with approximately triple the amount of plant species. In addition, the scheme will also include over double the number of trees than the previous situation. Trees have been widely specified to be of a semi-mature stock size, with occasional 'anchor trees' of at least 8m high which will be located to provide focal interest and impact. No trees have been specified to be planted within containers. Trees will predominantly be located within soft landscape areas including lawns and planting beds. Where they exist in hard landscape, the tree pits will comprise below-ground cellular systems which reduce soil compaction, create generous volume of soil and provide enhanced rooting zones.

Cont'd overleaf....

2019 Responses to Feedback – Public Open and Green Space cont'd...



Response

The increase in tree numbers will help tackle air quality issues through their proven ability to remove pollutants in the air and intercept of micro particles such as soot, dust and car emissions. Trees absorb and store carbon dioxide (CO₂) from the atmosphere. Trees also lower air temperatures making urban areas more habitable for both humans and wildlife.

Overall and in the long term, the proposals will offer a more biodiverse (due to species variety, and typologies of landscape) and sustainable environment (due to SUD systems including rain gardens, and climate resilient planting).

Resilience to climate change: The proposed landscape will address global issues such as flooding, air quality, biodiversity and urban heat islands, through the introduction of new, more bio-diverse plant communities, extensive tree planting and Sustainable Urban Drainage systems (SUDs) that manage surface run-off locally and reduce stresses upon the existing sewer system.

Promoting wellbeing: In addition to there being more trees and a greater variety of planting species, the public realm will provide a valuable community resource, offering a variety of opportunities to socialise, play, relax or take a walk and at the same time act as an extension to the work place. It will be a space for city life and culture, designed to accommodate a vibrant mix of small interventions and activities at all times throughout the day and the week.

In addition, later phases will include more public open and green space which will result in an overall and significant increase in the quantum and quality of green space as well as green linkages in and around the Commercial Business District.

2019 Responses to Feedback – Office Space

Response

The majority of feedback received relating to the need for Grade A Office space has been positive about its inclusion in the proposals. However, there have been some people who have questioned the need for Grade A Office space, citing empty space they have seen elsewhere in the City Centre. According to the latest Commercial Office Market Review, produced in partnership by Liverpool BID Company and Professional Liverpool, Liverpool's Commercial Business District is in urgent need of new Grade A office space.

Grade A space provides the latest office specification demanded by occupiers, particularly with sustainability, flexibility and wellness at the forefront of modern working. Existing and a new businesses which are looking to grow or open in Liverpool are looking for office accommodation which provides the above in order to attract and retain talent however this is challenging due to the limited stock available.

Liverpool's Commercial Business District (CBD)

Liverpool City Council is currently consulting on its vision for the CBD, which covers 40 acres of Liverpool city centre. The draft document aims to grow the economy of the CBD, which currently has a workforce of more than 60,000 people, over the next 15-20 years by:

- enhancing transport links and connectivity
- identifying development plots for high quality Grade A office space
- transforming underused buildings
- improving public realm
- internationally marketing the area

The £200m plans for Pall Mall Liverpool will be the first Grade A office development in the City since 2011 and can be a catalyst for Liverpool and the wider City Region, helping to make the city the obvious choice for leading companies looking for a base in the North West of England.

2019 Responses to Feedback – Employment

Response

As highlighted on the previous page (Response to Feedback – Office Space) Pall Mall Liverpool has an important role to play in extending Liverpool's commercial district and helping to grow the Liverpool City Region economy. It can be a catalyst for Liverpool and the wider City Region, helping to make the city the obvious choice for leading companies looking for a base in the North West of England.

Pall Mall will help Liverpool attract and retain talent within the city and we expect it to deliver 2,400 jobs, including 2,000 knowledge intensive jobs. Set within an attractive city centre park our vision is to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy. Pall Mall Liverpool will help transform this important location within the city.

The development partners (Kier Property Developments Limited and CTP Limited) have engaged with Liverpool City Council, Liverpool In Work and the wider business community about how to maximise the benefits of the scheme to Liverpool's business district and job opportunities for Liverpool's residents.

Early discussions with potential occupiers for the scheme have been positive.

2019 Responses to Feedback – Cycle Storage and Car Parking

Response

Cycle Storage

A number of comments received have related to cycling provision. The scheme has been amended to maximise cycle storage. The number of spaces for cycles for Office Building A has increased to 132 spaces. There will be similar numbers provided in the other two office buildings proposed for later phases as well as additional provision for cycle spaces within the public realm area. The cycle storage currently proposed for the development is in excess of the latest BREAM guidelines and LCC's prevailing planning policy requirement.

Car Parking

There were some comments relating to the loss of car parking. The main Pall Mall car park is unaffected by the development proposals, however the car parking on the overspill parking area will not be re-provided within the development. There is a significant stock of public parking available at other locations in the immediate area and a Car Park Assessment Study has been conducted as part of the Transport Assessment submitted with the application to demonstrate that the displaced demand can be accommodated elsewhere.

The site is well located and close to public transport including Moorfields train station and individual Travel Plans will be developed with occupiers and Liverpool City Council to encourage more sustainable modes of transport to and from the site.

2019 Responses to Feedback – Design

Response

The majority of interest in the scheme's design has centred around the green space and public realm, which is covered under 'Response to Feedback – Public Realm and Green Space'. Generally comments relating the design of Building A have been positive. There was just one negative comment which referred to the design as 'architecturally boring'.

A specialist project team was appointed to deliver this important project for Liverpool and the City Region. From the outset, the brief was to set a benchmark for working environments in Liverpool by creating a distinct city centre destination for workers, residents and visitors to enjoy. Critical to the success of the plans for Pall Mall Liverpool is delivering quality and the betterment of the public open and green space to enhance biodiversity and better use of the space.

Award winning architects, Allies and Morrison and landscape architects, Re-Form have led the design process. Both the designs of Office Building A and the public realm has taken cues from the site's history and previous uses as Exchange Railway Station and the development sits well within the existing context.

The scheme has undergone several design reviews including externally with Places Matter-Design Review Panel and Liverpool City Council officers.

2019 Responses to Feedback – Other

Construction Management/Noise Pollution

There has been two comments received which have related to construction management and noise pollution. As is standard practice, planning conditions will require a Construction Management Plan (CMP). The CMP will include measures to mitigate disruption caused by the site's redevelopment. For example, days and hours of work, delivery times, 24 hour emergency contact number etc.

The site will be a Considerate Construction Site. The scheme, contractors, suppliers will voluntarily register with the Scheme and agree to abide by the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

Air Quality

A small number of comments received have related to air quality. The increase in tree numbers will help tackle air quality issues through their proven ability to remove pollutants in the air and intercept of micro particles such as soot, dust and car emissions. Trees absorb and store carbon dioxide (CO₂) from the atmosphere. Trees also lower air temperatures making urban areas more habitable for both humans and wildlife.

A benefit from reducing the amount of car parking on site, combined with encouraging sustainable modes of transport, is that the development is likely to have positive effects on local air quality.

