

BALTIC TRIANGLE

Development Framework

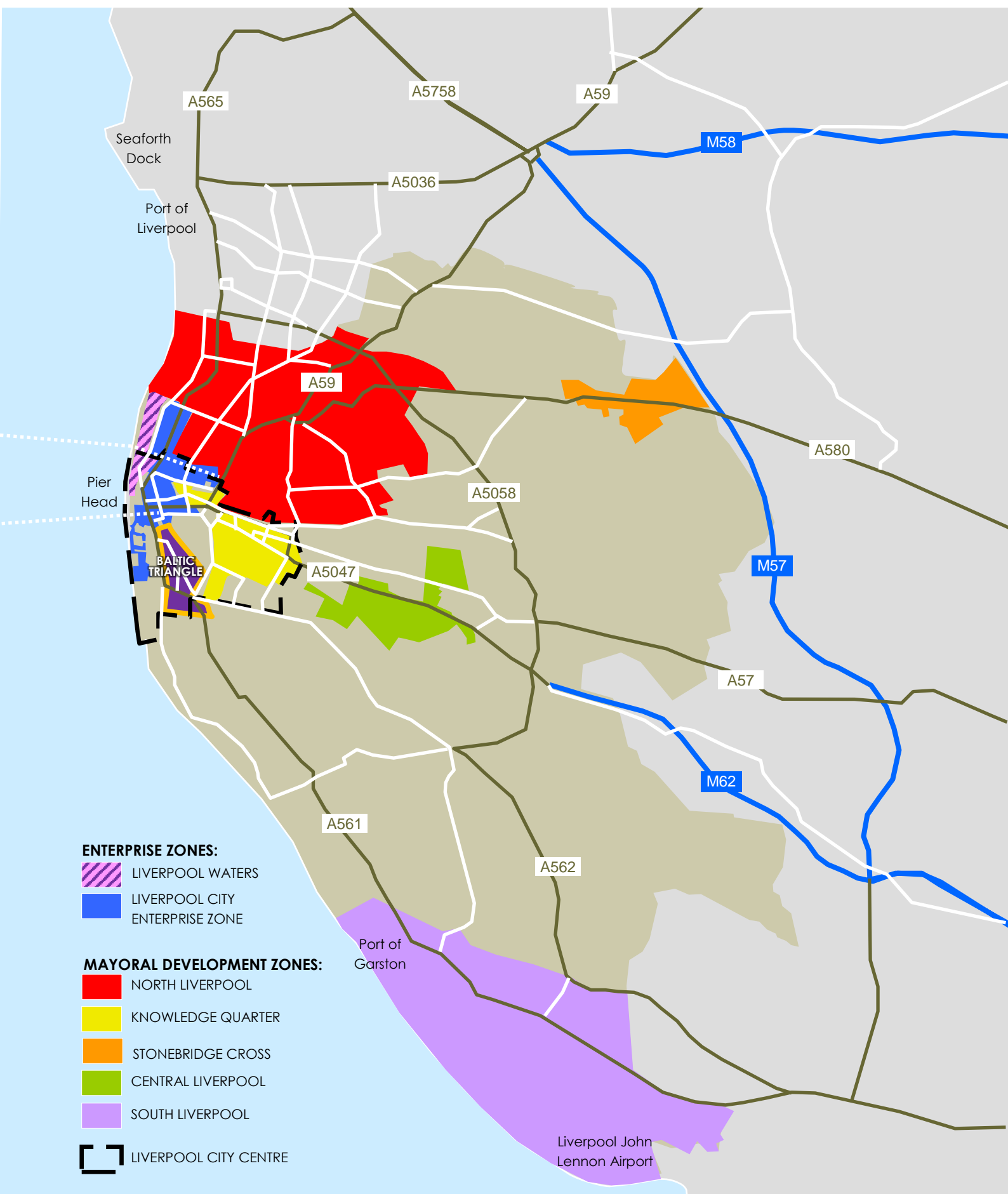
September 2017

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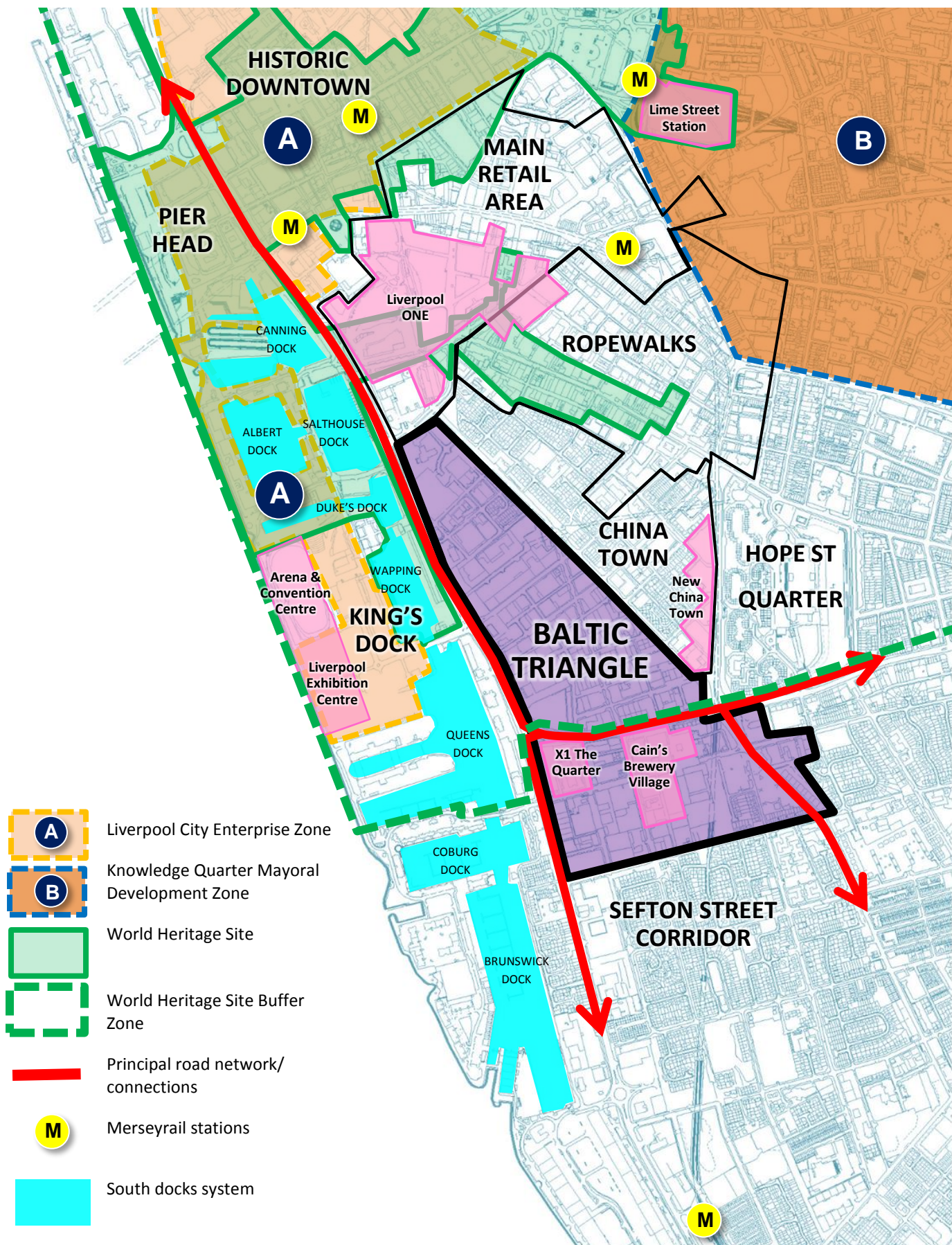
BALTIC TRIANGLE DEVELOPMENT FRAMEWORK

The purpose of the Baltic Triangle Development Framework is to articulate a shared vision of what the area will be like in the future. It provides the overarching context for regeneration and establishes principles for development – sitting above the detailed site-level proposals. The strategy will coordinate the other various strands of work in the area to ensure synergies are created that deliver the best possible outcomes for the Baltic Triangle area.

The status of this document is an informal framework for the City Council and its partners in regeneration. It will be used to demonstrate the aspirations for the area, help lever in funding, and guide the use of limited public sector resources.



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CONTEXT

1 CONTEXT

The Baltic Triangle occupies a pivotal and central location - positioned between a number of the city's most strategic regeneration investments. The area is within close proximity to the Knowledge Quarter Mayoral Development Zone and the Liverpool City Enterprise Zone, which – between them – have over £3 billion of schemes either on site or due to commence in the coming years. It also sits immediately next to parts of Liverpool's World Heritage Site, and straddles the World Heritage Site Buffer Zone along its southern edge.

Baltic Triangle sits at the southern end of the City Centre and acts as a gateway into the centre for traffic coming from Speke and Halton – and in particular from Liverpool John Lennon Airport some 8 miles away. The A5036 (Wapping/Chaloner Street) is a major arterial route linking the north and south, travelling parallel to the River Mersey and passing directly along the Baltic Triangle's western side. Also, the A562 (Parliament Street) passes across the southern half of the zone, bringing traffic to the City Centre from the east. Both these routes carry heavy volumes of traffic and are therefore significant barriers perceived to isolate the Baltic area from the waterfront, and northern end of the Baltic Triangle zone from its southern end.

Historically, the area was used to handle goods being transported via the docks and was a thriving industrial area. With the decline of the southern docks from the early to mid-20th century, traditional industries started to cease and the area lost its industrial community. By the 1970s, many of its former warehouses had become derelict, with some of them being demolished and replaced with lower quality, smaller scale industrial sheds; in turn, some of these now stand empty and in deteriorating condition. In more recent years, even the former Cain's Brewery, originally established at Stanhope



THE BALTIC FLEET PUB SEEN ACROSS WAPPING FROM BENEATH THE LIVERPOOL OVERHEAD RAILWAY, 1920s

Street has ceased production and the site put forward for a new £150 million mixed use scheme.

Today, the area now has an eclectic mix of indigenous businesses such as car repair workshops, mechanics, welders and tradespeople. These sit alongside the newer creative businesses such as digital media agencies, PR companies, architects, designers and musicians which have arrived over the last decade.

But it is also an area that is changing. Major residential regeneration investments are now emerging due to its high profile location, close proximity to the city centre, distinctive rich heritage and historic character. In particular, significant investment has been seen in the adjoining RopeWalks district where some £250 million has been spent over the last decade in new leisure, residential and creative industries; and also at Kings Waterfront which has seen the Liverpool Arena & Convention Centre, Exhibition Centre and three hotels all constructed since 2008. In addition,



FABRICATING MOULDS FOR CAST BRONZE STATUARY, CASTLE FINE ARTS, BRIDGEWATER STREET



"THE ARTESIAN", 12-14 JAMAICA STREET – NEW STUDENT ACCOMMODATION ABOVE NEW RETAIL/COMMERCIAL SPACE COMPLETED IN SEPTEMBER 2015. THE GROUND FLOOR COMMERCIAL UNITS HAVE NOW BEEN SUCCESSFULLY FILLED.

immediately to the north of the Baltic Triangle, the £1 billion Liverpool ONE shopping and leisure complex, completed between 2008 and 2016, has returned Liverpool to its former position as the country's sixth most popular shopping destination. Baltic is now surrounded with new uses and revitalised, high quality environments bringing people back to this previously neglected part of the City Centre.

These combined pressures are seeing significant new investor interest in the Baltic Triangle with hotel, student and residential schemes already getting a toe-hold in the area; some are now built and more applications are increasingly coming forward. That interest is worrying existing businesses operating from within the area who fear that they may be ultimately squeezed out of Baltic. This framework document seeks to rectify this situation by demonstrating that the zone can be regenerated successfully with new developments that can accommodate those new uses but also provide scope and space for growing the existing business community.

BALTIC TRIANGLE KEY STATISTICS



£128 million invested in new developments within the Baltic Triangle boundary since January 2012, with a further £62 million currently on site.



£600 million worth of development planned for Baltic Triangle (schemes with and currently seeking permission).



Almost 500 new jobs generated since January 2012, with a further 45 new jobs possible in developments currently on site and almost 800 planned in future schemes.



Over 1,000 apartments completed since 2012, with 448 currently on site and over 2,570 more with or seeking planning approval. In addition, 350 student bedrooms built, 150 on site and over 400 proposed.

MEET THE NEIGHBOURS

The Baltic Triangle lies on the south edge of the City Centre – the heart of the area is only 1km from Liverpool City Centre. It is surrounded by areas that have seen or are set to see significant investment in regeneration. These include:



Kings Dock

Kings Dock, located to the west of the Baltic Triangle forms part of the Liverpool Waterfront. The site is home to the £164m arena and convention centre which opened in 2008. In 2015 a new 8,100 sqm exhibition centre opened its doors to offer a new state of the art facility. The dock is also home to a multi-storey car park, apartments, 2 hotels and restaurants. In 2012 the HCA commissioned a Masterplan and Planning Brief for a 3.26 hectare site to bring forward further development.



Chinatown

Chinatown sits to the east of the Baltic Triangle, it is the oldest Chinese Community in Europe dating back to the early 1800s. In 2000 a new Chinese arch was erected at the top of Nelson Street to mark the entrance into China Town. The area is now home to a thriving Chinese community providing housing, restaurants and community facilities, and has plans to expand with a new £200 million mixed use residential and leisure scheme along Great George Street.



Liverpool One

The £1bn redevelopment of a 42 acre site in Liverpool City Centre has transformed the retail, leisure, residential and commercial provision within the heart of the city centre. Project inception started in the late 1990's with the first phases opening in 2008, and the last in 2016. Liverpool One is now home to over 200 retail units, 500 apartments, 2 hotels, 25 restaurants, 4 commercial office buildings, 2,000 car parking spaces, a cinema and bus interchange.

RopeWalks

The £12m public realm improvement programme of the RopeWalks area of Liverpool City Centre has levered in new residential, leisure, retail and cultural uses. Since January 2007, some £260 million has been invested here, creating a bustling bohemian area of the city which contains an eclectic mix of cafes, restaurants, bars and independent retail units. The area is also home to FACT, an arts and theatre venue, the Grade I listed Bluecoat and St. Luke's Church.



Sefton Street Corridor

To the south of the Baltic Triangle and the City Centre boundary, the Sefton Street Corridor is an extended mixed use zone along the riverfront featuring residential apartments, business/office uses, storage warehouses and car showrooms. At its southern end, Eloquent Global have submitted plans for 198 apartments between Sefton Street and Caryl Street. This is expected to be the start of a push for more residential developments along this extended Waterfront corridor.



2 AREA CHARACTERISTICS



FROM TOP: (1) STANLEY AUTO-ENGINEERS, SIMPSON STREET; (2) QUEENS DOCK BUSINESS CENTRE; (3) ELEVATOR STUDIOS; PARLIAMENT STREET

Employment: Commercial

The Baltic area is traditionally an industrial area of the city which grew and benefited from its proximity to the docks. Over the years many of these traditional industries have declined so there is no one major employer or source of employment. Instead, the area is made up of a mix of small to medium sized businesses providing a range of employment.

The area is home to a number of indigenous businesses such as mechanics, metal beaters, repair workshops and small independent retail units.

In the 1980s, the now defunct Merseyside Development Corporation facilitated the opening of the Queens Dock Business Centre on Norfolk Street. Today, it offers secure, individually alarmed spaces for established and developing businesses of all sizes, although most of its tenants use between 200 and 3,500 square feet.

Over recent years the area has attracted a new breed of employers with the rise in digital media and creative industries. Key to this has been the establishment of Elevator Studios in 2007. The building is a Grade II listed warehouse which has been renovated to provide 90,000 sq ft of flexible space for artists, musicians and commercial business. The warehouse houses 35 standard sized offices and 18 full floor offices which are occupied with small to medium businesses providing employment in the area.

In 2009, Baltic Creative CIC was established with the aim of providing flexible workspace for the emerging creative and digital media companies. Many of these companies are start-up businesses requiring small to medium sized flexible workspaces to establish and develop their business. Baltic Creative CIC owns and manages a number of workspaces which are home to a diverse range of businesses providing employment in



Lucid

LUCID GAMES LTD

Established in 2011 by senior developers from Bizarre Creations, Lucid – now based inside Elevator Studios – has almost 40 employees. They have worked on some of the biggest gaming franchises to come out of the UK in the last 20 years. From PS1 classics such as “Formula 1 97”, the BAFTA winning “Project Gotham Racing” franchise through to recent blockbusters such as “Blur” and “James Bond 007:Blood Stone”, this Liverpool-based firm have contributed to some of biggest selling games of the last two decades.

More recently they have successfully won contracts to build dynamic new IP, and have completed a number of technically challenging work-for-hire contracts.



digital media training, PR and Communications, web design, translation services, photography, surveying and publishing. Since 2009, Baltic Creative has invested over £3 million in refurbishing small warehouse units on Jamaica Street and Jordan Street, and has plans for further expansion.

Other key creative facilities in this area include Camp and Furnace and the North Liverpool Academy Studio School and Life Sciences UTC. Collectively these represent an exciting, vibrant and expanding creative and digital cluster.

In 2011, the Women’s Organisation built and opened their new £5.3 million Women’s International Centre for Economic Development (WICED) on James Street. Its aim is to improve the rates and performance of women’s economic participation and female entrepreneurship. Their state of the art facility now houses 28 incubation spaces for new and high growth women led enterprises and 80 virtual incubation spaces. Since 2010, WICED has helped to create over 1000 new businesses, created over 2000 new jobs, been a physical home to over 150 businesses and become a landmark in the city as the first dedicated space for women’s enterprise.

BALTIC CREATIVE

Baltic Creative CIC was established in 2009 to provide creative space that meets the varied needs of the creative and digital sector and is playing a major part in the regeneration of the Baltic Triangle. Their unique Creative Campus, shop front studios, multifunctional warehouses, workshops and managed workspaces are all designed not only to support creativity, innovation and commercial success but also be flexible to meet the ever-changing needs of the sectors.

The company's CIC status ensures all surpluses are reinvested into supporting the businesses, investing in its buildings and investing in the sector generally. Baltic Creative CIC owns and manages all of its buildings so oversees this reinvestment. The scheme has already achieved recognition as a model of best practice for successful growth and collaboration.

Its most recent investment at 22 Jordan Street, completed in April 2016, completely refurbished the property to provide five new shop front mezzanine spaces facing onto Jamaica Street, along with three ground floor studios, adding almost 5,000 square feet of new space. Baltic Creative have a number of forthcoming projects which will see new commercial investment and employment brought into the area. Work is due to commence on a new 'Tech Hub' at 61-63 Norfolk Street which will provide 17,000 sq ft of commercial space and 150 jobs. Plans are also progressing for the 'Northern Lights' project, based in the Cain's Brewery Village to provide 45,000 sq ft of commercial space and 108 jobs. Plans are being drawn up for 2-6 Jordan Street which will see an additional 25,000 sq ft of commercial space and 250 jobs brought into the area.



54 ST. JAMES STREET

54 St James Street is a flagship facility for enterprise that was established in 2011 in order to measurably improve the rates of economic participation and entrepreneurship. Created by charity and social enterprise; The Women's Organisation and home to over 230 businesses; 54 St James Street is an internationally renowned centre for entrepreneurship and economic development. Through business incubation, hot desking services, virtual tenancy, high-spec meeting and conference spaces; 54 St James Street is able to continue supporting the work of The Women's Organisation and serving the business needs of thousands of businesses within the Baltic Triangle and the wider Liverpool City Region.

The Women's Organisation, which was established in 1996, developed 54 St James Street as part of the 'WICED' project to create a Women's International Centre for Economic Development. This project incorporated the creation of the business centre together with an international research hub around women's economic development. Alongside their research driven work; The Women's Organisation offers a full programme of support and advice in business start-up and growth, personal development and training and also continues to influence policies on the economic development of women at a local, national and international level.

Employment: Retail

The Baltic Triangle area has seen a dramatic rise in residential provision which has led to a handful of new independent retail businesses operating from commercial units at ground floor level of new residential blocks. Amongst these pioneers are estate agents, a deli and hairdressing/beauty salons. These have become a source of new employment within the area, with the retail/ servicing sector anticipated to grow as more residential developments are completed in the coming years.

On the Chaloner Street frontage overlooking the Queen's Dock are two fast food outlets. MacDonald's arrived in 2000 with one of the city centre's first drive-thru outlets; KFC arrived in early 2012. Although providing local employment, the small scale of the two buildings set in front of towering historic warehouses has been criticised for being of inadequate scale.

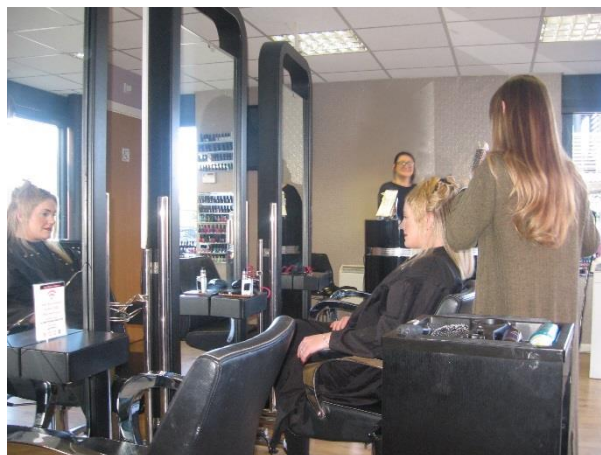
Baltic is also home to a several trade counter outlets selling, for example, building supplies, bathroom tiles, fireplaces, roller shutter blinds and antiques.

Employment: Tourism and Leisure

Situated on the edge of the city centre and within walking distance of the commercial district Baltic's prime location has led to an increase in hotel and apart hotel provision over recent years. The area's proximity to the Albert Dock, Liverpool Echo Arena & Conference Centre and city centre make it an ideal base to explore the city or attend concerts and conferences, a fact confirmed in the Liverpool Hotel Futures Report published in 2014 by Hotel Solutions which highlighted the Waterfront area including Baltic as being increasingly attractive to hotel investors.

The two hotels currently within the area boundary are the 192 bed Ibis Hotel which underwent a £2m refurbishment in 2015, and the 151 bed Hampton by Hilton built and completed in 2010. Both hotels are within walking distance of tourist attractions such as the Albert Dock, Beatle's Museum, Cavern, Liverpool One, Tate Liverpool and Echo Arena, and just 5 miles from the two football stadia.

A recent application has been approved to build a new luxury 306 bed hotel on derelict land fronting Chaloner Street at its junction with Norfolk Street. This new development, provisionally named "Vincent Residence and Hotel", demonstrates increasing interest in the area for provision of facilities to support the tourism and leisure industries, and will also contain 50 'over-



L1 HAIR AND BEAUTY BOUTIQUE, UPPER POWNALL STREET



KFC AND MCDONALDS DRIVE THRU RESTAURANTS ON CHALONER STREET



HAMPTON BY HILTON HOTEL, HURST STREET, COMPLETED IN 2010



PROPOSED: VINCENT RESIDENCES AND HOTEL



PLYWOOD BAR, CAMP AND FURNACE



24 KITCHEN STREET



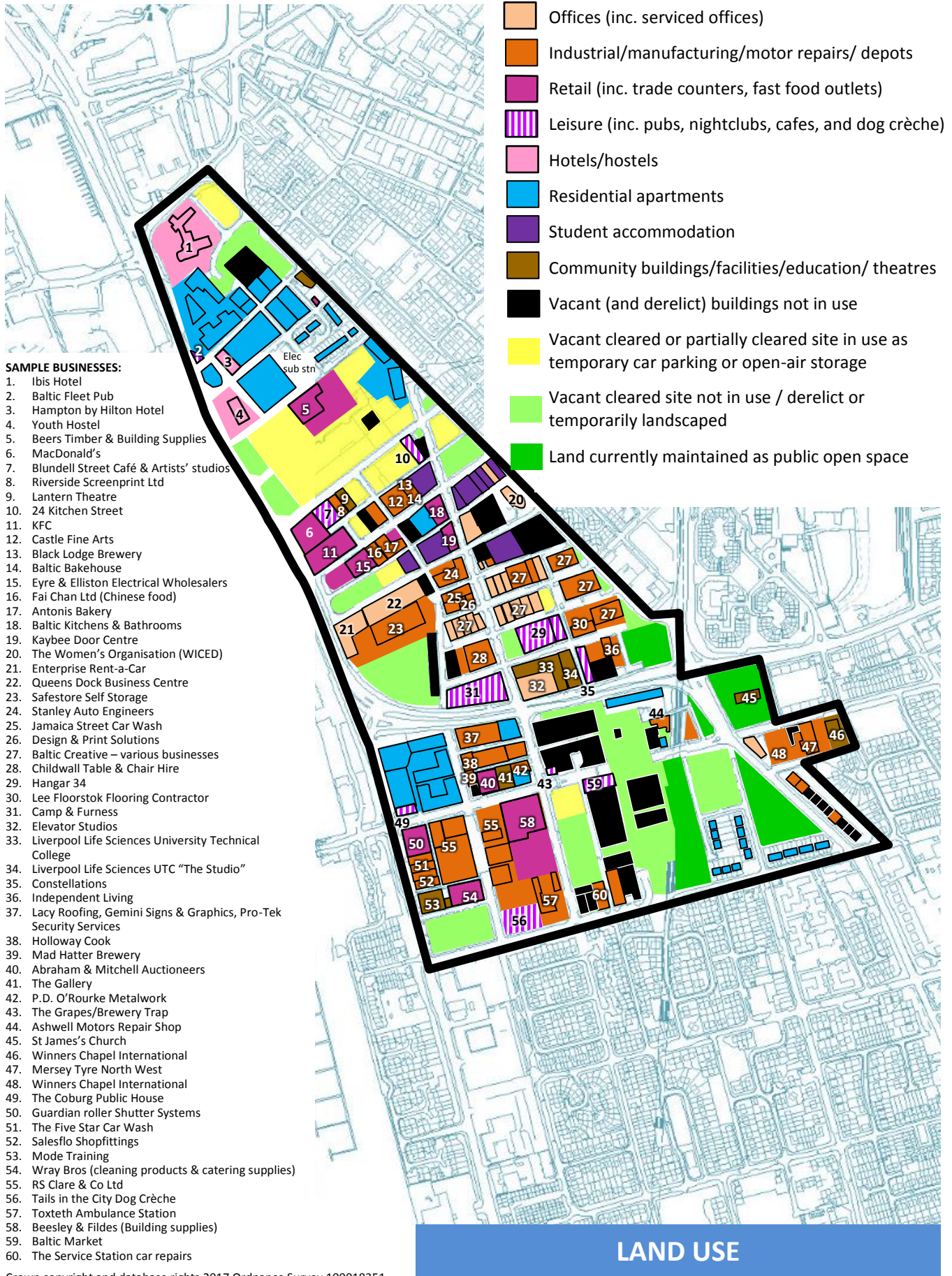
BALTIC MARKET, CAINS BREWERY VILLAGE

sized' serviced apartments, a 10,000 sq ft basement event space for conferencing and banquets, and a range of luxury rooftop services, including restaurant, lounge, spa, gym and outdoor circuit training terrace.

Due to the number of historic warehouses with affordable rents, there have been a number of nightclub and music venues within the Baltic area for several years. Venues such as the Baltic Social, Camp and Furnace, Hangar 34, Constellations and 24 Kitchen Street provide desirable event spaces. As well as providing a place for socialising, these cater for the creative industries attracted to the large warehouse venues ideal for hosting art installations, performance art, music events and art workshops.

Opened in late June 2017, Baltic Market (billed as a place to "eat, drink and dance") now has up to 10 food traders each week that will change on a monthly basis. These include established Liverpool businesses and street food traders. It is also acting as a food incubator for newly qualified chefs from local colleges and/or budding restaurateurs who might want to trial their ideas before committing to bricks and mortar. The venue, providing 25 full time and 50 part time new jobs, contains a cocktail bar and sells local beers with live music and DJs. Independent Liverpool, the organisers, hope to use the venue to host events such as farmers' markets, cinema nights and quizzes as the market beds in. Independent Liverpool started in 2013 and was co-founded by David Williams and Oliver Press. It started off as a blog to highlight the city's best kept secrets and has since evolved into the heartbeat of independent culture in the city

This supply of independent leisure venues along with a number of cafes and bars makes the Baltic area a visitor destination, especially for those searching for something different to the existing options within the city centre.





RS CLARE, STANHOPE STREET

Employment: Industrial

Baltic also continues to be home to industrial companies.

Until recently, the Stanhope Street area had been synonymous with the brewery industry. Robert Cain built the original brewery here in 1887; through the decades it was taken over and invested in by Higson's, Boddingtons of Manchester, and finally by the Dusanj brothers who also bought the Cain brand. The brewery ceased production in 2015 and the buildings have planning permission for conversion to residential and leisure to include a craft brewery.

Brewing in Baltic, however is not dead: Higson's Brewery Ltd is currently converting two vacant warehouses at 62-64 Bridgewater Street into a brewery that will include a distillery, visitors centre, retail and sampling hall. Meanwhile, the Mad Hatter Brewing Company established in 2013 off Caryl Street to manufacture American influenced cask ales, and the Black Lodge Brewery develops specialist ales on Bridgewater Street.

RS Clare & Co Ltd was founded in Liverpool in 1748 by Richard S Clare. Today, the longest established company manufacturing lubricants in the UK, they make and apply anti-skid surfaces and markings, and also manufacture speciality products for rail, oil & gas, steel, marine and automotive industries throughout the world. In 2014, the company built a £1.5 million extension to its Stanhope Street plant. It employs around 175 people.

Baltic has a number of ironmongery firms, and also one, more specialist company, Castle Fine Arts, who design and manufacture bespoke statues in bronze. Operating from a warehouse on Bridgewater Street, they have been responsible for several of the bronze statues appearing across Liverpool and the north west



BLACK LODGE BREWING, KITCHEN STREET



CASTLE FINE ARTS, BRIDGEWATER STREET



SAFESTORE SELF STORAGE, QUEENS DOCK, JORDAN STREET

in recent years, including the statues of the Beatles installed at the Pier head in 2016.

The zone is also home to several motor repair businesses, including specialists dealing with taxis and tyre replacements, and car washes.

Former warehouses are also useful for storage: Safestore has been operating from Queens Dock on Jordan Street for several years using an existing building and extending into a purpose-built structure to the rear of the Queens Dock Business Centre. Meanwhile, Urban Space Self Storage uses a former storage yard off Dexter Street and a nearby site further up the road to site purpose built metal containers for customers to store their belongings in.

Education



The North Liverpool Life Sciences University Technical College (UTC) arrived in the former Novas Contemporary Urban Centre in September 2013 following a £4.5 million refurbishment of the building. It caters for preparing 14 to 19-year-olds for careers in, for example, the health care sector and pharmaceuticals. UTCs combine practical and academic studies, with employers at the heart of shaping the curriculum. Sponsored by the University of Liverpool, Redx Pharma and the Royal Liverpool University Hospital, North Liverpool UTC caters for 800 students from as far afield as Southport, St Helens, Runcorn and Widnes.



NORTH LIVERPOOL UTC, GREENLAND STREET

The Grade II Victorian warehouse building in Greenland Street also houses 'The Studio', a separate, smaller school of around 300 pupils who specialise in digital technologies such as gaming and coding.

Mode Training, based at the Alima Centre on Sefton Street, is a Liverpool-based work-based learning provider offering apprenticeships and other training for individuals, businesses and schools on Merseyside. It helps people develop their skills to recognised certified standards. Mode's courses are offered to school pupils, school leavers and individuals in employment. Their portfolio includes apprenticeships, NVQs and other industry-approved qualifications in barbering, call centre operations, customer care, hairdressing, performance skills.



MODE TRAINING, SEFTON STREET

The Women's Organisation based at 54 St James Street is the largest provider of gender specific entrepreneurship training and development programmes in the UK. It develops and delivers entrepreneurship teaching programmes internationally and provides learning opportunities to over 1,200 participants each year from its site in the Baltic.



PARK LANE PLAZA, 174 PARK LANE, COMPLETED 2008

Residential

Historically, the Baltic Triangle has been an industrial/warehousing zone with little residential accommodation. Other than along St James Street on the eastern boundary of the zone, almost all of the terraced shops with flats above were demolished in the latter half of the 20th century.

The influx of new homes started in the early 2000s when investors began looking at sites close to the core of the City Centre. Although designated in the Unitary Development Plan (adopted November 2002) as an industrial area, Baltic had many warehouse buildings that had stood empty for decades. With no prospects for business regeneration, investors stepped in to buy properties or land at the northern end of the zone closest to the then emerging Liverpool ONE shopping and leisure complex. Amongst the first residential schemes were the conversion of 29 Cornhill to 11 apartments (2004), the new build at 32-34 Shaw's Alley bringing 30 apartments (2005), and then new developments at Quay House (11 apartments in 2006) closely followed by Chancellors Wharf bringing 132 apartments in two new blocks straddling Cornhill. Between 2004 and June 2017, some £100 million has been invested by the private sector in creating over 860 apartments in a mixture of conversions and new build projects.

The above numbers are growing. £45 million is currently being invested in over 450 apartments in schemes such as "The Tower at X1 The Quarter" (196 units to complete in autumn 2018), "Parliament Residences" at 32-34 Parliament Street (44 units to complete in winter 2018), and Kings Dock Mill (204 apartments to complete in winter 2018). Significantly, an additional 2,525 units are currently proposed (either with or seeking planning permission) at an estimated value of £430 million. Many of these are being proposed by the Private Rented Sector which is growing in significance in the city centre. If built, these will go some way towards the city's commitment to build new homes and to bring vacant and derelict properties back into use.

Baltic is also becoming popular with investors in the student accommodation sector. With sites and opportunities within the Knowledge Quarter now dwindling, attention is turning to other parts of the City Centre which still have significant scope and capacity for larger volume student schemes. Some £56 million has been invested in student stock in Baltic since 2014, bringing 780 student bedrooms, with Baltic House Phase 1 currently on site bringing an additional 150. A further 318 bedrooms are proposed for phases 2 and 3.



BURTON CLOSE (OFF PARK LANE) HAS A SMALL INFILL RESIDENTIAL SCHEME OF TERRACED AND SEMI DETACHED HOMES BUILT IN THE 1980s.



29 CORNHILL (LEFT) AND CHANDLERS WHARF, SHAW STREET



KINGS DOCK MILL PHASE 1 BROUGHT 240 APARTMENTS TO TABLEY STREET IN 2010. PHASE 2 IS CURRENTLY ON SITE.

Residential and Student schemes recently completed and on site:



COMPLETED: THE CARGO BUILDING, HURST STREET
- 324 apartments for the Private Rented Sector (June 2017)



COMPLETED: NORFOLK HOUSE PHASES 1 & 2, SIMPSON STREET
- 256 student studio apartments (completed February 2017)



COMPLETED: 3A TO 9 BRIDGEWATER STREET
- 247 student apartments (completed September 2016)



ON SITE: BALTIC HOUSE PHASE 1, BRICK STREET/NORFOLK STREET
- 150 student bedrooms for completion early 2018



ON SITE: BRIDGEWATER STREET AND WATKINSON STREET
- conversion and new build to create 9 townhouses



ON SITE: THE TOWER AT X1 THE QUARTER
- 196 apartments for completion late 2018/early 2019



ON SITE: KINGS DOCK MILL PHASE 2
- 204 apartments to complete winter 2018/spring 2019



ON SITE: PARLIAMENT RESIDENCES, 32-34 PARLIAMENT STREET
- 44 apartments to complete summer 2018

Residential and Student schemes proposed:



PROPOSED: ONE PARK LANE
– Permission granted August 2015 for 284 PRS apartments



PROPOSED: BATIC SQUARE
– Permission granted August 2015 for 284 PRS apartments



PROPOSED: BLUNDELL STREET/KITCHEN STREET/SIMPSON STREET
– Permission granted for 200 apartments in February 2017



PROPOSED: CAINS BREWERY VILLAGE
– Permission granted for mixed use development with 450 flats



PROPOSED: GRAFTON STREET/HILL STREET/BRASSEY STREET
– Permission being sought for 301 apartments



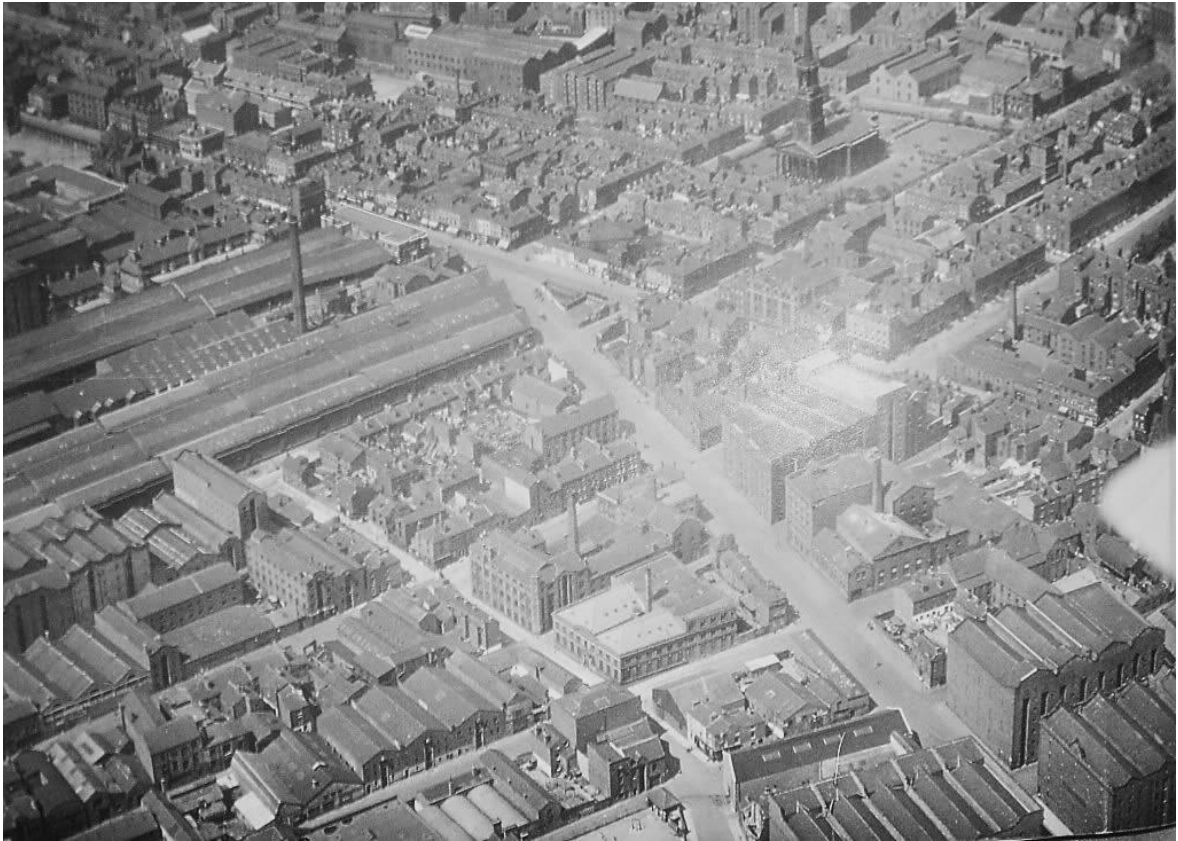
PROPOSED: LAND EAST OF BRASSEY STREET
– Permission being sought for 246 apartments



PROPOSED: ST JAMES COURT, GREENLAND STREET/NEW BIRD ST
– Permission granted for 157 apartments



PROPOSED: BERRY HOUSE, NORFOLK STREET/BRICK STREET
– Permission being sought for 147 student apartments



PARK STREET/JAMAICA STREET JUNCTION, 1930s



WAPPING WAREHOUSE (FOREGROUND) WITH TABLEY STREET, SPARLING STREET AND KINGS DOCK STREET, 1930s

Heritage and Historic Environment

The Baltic Triangle sits at the southern end of – and mostly within – the Liverpool Maritime Mercantile City World Heritage Site (WHS) and Conservation Area Buffer Zone. The WHS Supplementary Planning Document (Liverpool City Council, 2009) recognises the scale, extent and value of dock buildings and structures, together with their role in attracting new investment.

Baltic is rich in historic warehouses that fall into the above category, and also has a number of other noteworthy buildings that are either listed or otherwise represent landmarks which make a positive contribution to the area's streetscape. In addition, many of the east-west running streets slope gently down to the waterfront, giving framed vistas of either the Wapping Warehouse at Kings Dock or else to the southern docks themselves. The medium scale of the original buildings and their orientation are therefore key characteristics within the Baltic Triangle area which should be respected and preserved.

The key listed buildings are as follows:

- **St James's Church** – originally built in 1774-5 and Grade II* listed, including parts of its surrounding churchyard walls, has been vacant since the mid 1970s. "St James in the City" is an Anglican church group who meet inside a tent inside the building on Sundays. The vision of their St James 'Heritage & Hope' project, initiated in 2012, is to transform the building into a welcoming and usable space for the benefit of the local community. Their fund-raising efforts continue.
- **Former Heaps Rice Mill** – Grade II listed – currently has permission to be converted into apartments, with new build apartments planned for the land surrounding it.
- **Nordic Church and Cultural Centre** (Gustaf Adolfs Kyrka) in Park Lane is an imposing Grade II listed neo-Gothic brick building. Completed in 1884 specifically as a place of worship and sanctuary initially for Scandinavian seamen and later extended to the thousands of emigrants from Scandinavian countries on their way to the 'New World', it today operates as a cultural centre for Merseyside's Nordic community and is run by the Liverpool International Nordic Community Charity Company (LiNC).



ST JAMES'S CHURCH, ST JAMES PLACE



HEAPS RICE MILL, PARK LANE



NORDIC CHURCH AND CULTURAL CENTRE, PARK LANE



BALTIC FLEET PUB, WAPPING, A SIGNIFICANT LOCAL LANDMARK



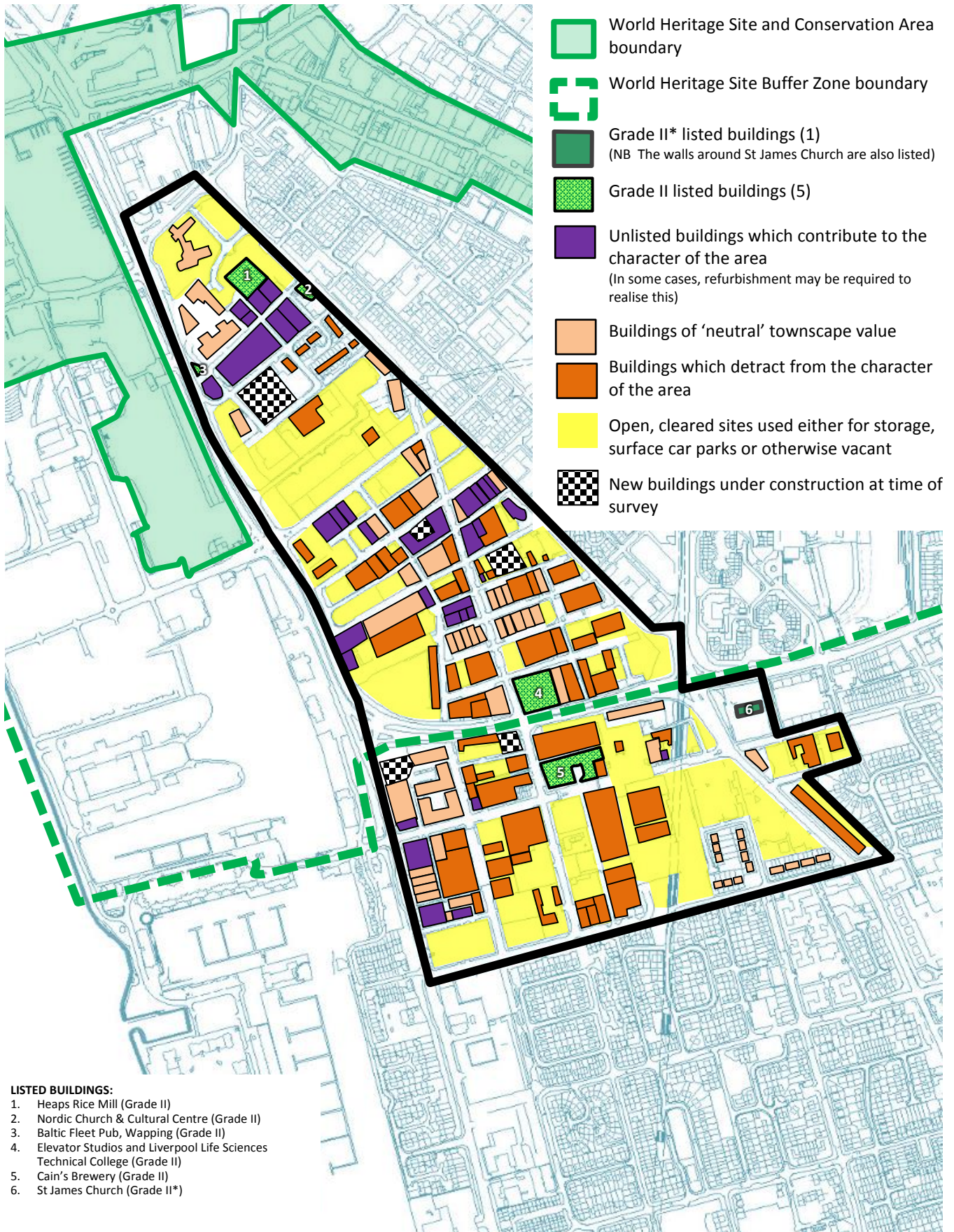
ELEVATOR STUDIOS AND LIVERPOOL LIFE SCIENCES UNIVERSITY TECHNICAL COLLEGE, PARLIAMENT STREET



FORMER CAINS BREWERY

- **Baltic Fleet Pub** (Grade II listed) is a key landmark on the Strand/Wapping/Chaloner Street corridor. It was built after a compulsory purchase order along the dock road in the early 1850s to widen the road and develop Wapping Dock. Initially called Turners Vaults, it was built to a late Georgian design for men working on the adjacent docks. The building was subsequently added to circa 1856 in a Victorian design when the road widening was finished. This new building was called The Baltic Fleet. Its style and bright external decoration make it stand out on this busy traffic route into the city from the south.
- **Elevator Studios and Liverpool Life Sciences University Technical College.** Once used to store cargo such as cotton, spices and coffee in the industrial days, the creative revolution has taken over warehouses which are now filled with music, art and innovative business ideas. This Grade II listed building stands on the key junction of Parliament Street and Jamaica Street. Originally renovated at a cost of nearly £10 million in the early 2000s as the Novas Contemporary Urban Centre, the building was later divided into two and became home to Elevator Studios and the Liverpool Life Sciences Technical College.
- **Cain's Brewery.** The Grade II listed building of today was built on Stanhope Street in 1888 by Robert Cain, the founder of Cain's Brewery. Following his death in 1907, the company he had established merged with Walkers of Warrington. The new Walker Cain's business only lasted two years before the Stanhope Street site and the right to brew Cain's ales was sold to Higson's, which kept the Cain's brand alive and associated with Liverpool for much of the last century. Brewing ceased at the site within recent years, with the Cain's brand owners currently looking to convert the building into a residential accommodation/leisure based mixed use development.

In addition to the above, the Baltic Triangle has several unlisted buildings in its streets of merit: former warehouses, industrial buildings and pubs of some considerable character. Whilst some remain in use, others are in poor condition and urgently in need of efforts to preserve and adapt them for future generations to appreciate. These assets are mapped on the following page, with subsequent pages listing several of the key examples of note.



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HERITAGE ASSETS

Buildings not listed but which contribute to the unique character of Baltic:



VACANT: ANGEL VAULTS PUB, 29 STANHOPE STREET



VACANT: 61-63 NORFOLK STREET



VACANT FORMER WAREHOUSE, 66 BRIDGEWATER STREET



NEW RESIDENTIAL: KINGS DOCK MILL, TABLEY STREET



OFFICES: 56 NORFOLK STREET



SELF STORAGE, (FORMER SHIPWRIGHT'S HOUSE), 37 CHALONER STREET



60-64 KITCHEN STREET



THE COBURG PUBLIC HOUSE, 1-3 STANHOPE STREET



RESIDENTIAL CONVERSION: 29 CORNHILL



UNDERUSED FORMER WAREHOUSE: WATKINSON/JAMAICA STREET



LANTERN THEATRE & FORMER WAREHOUSES, BLUNDELL STREET



VACANT: 35 BRIDGEWATER STREET

3 INFRASTRUCTURE



WAPPING/CHALONER STREET'S HEAVY TRAFFIC ON 6 LANES IS A MAJOR BARRIER TO PEDESTRIAN MOVEMENT



...BY COMPARISON, PARK LANE IS A TRANQUIL BUT UNDERUSED TREE-LINED BOULEVARD BETWEEN BALTIC AND CHINATOWN

Movement: Connectivity and Permeability

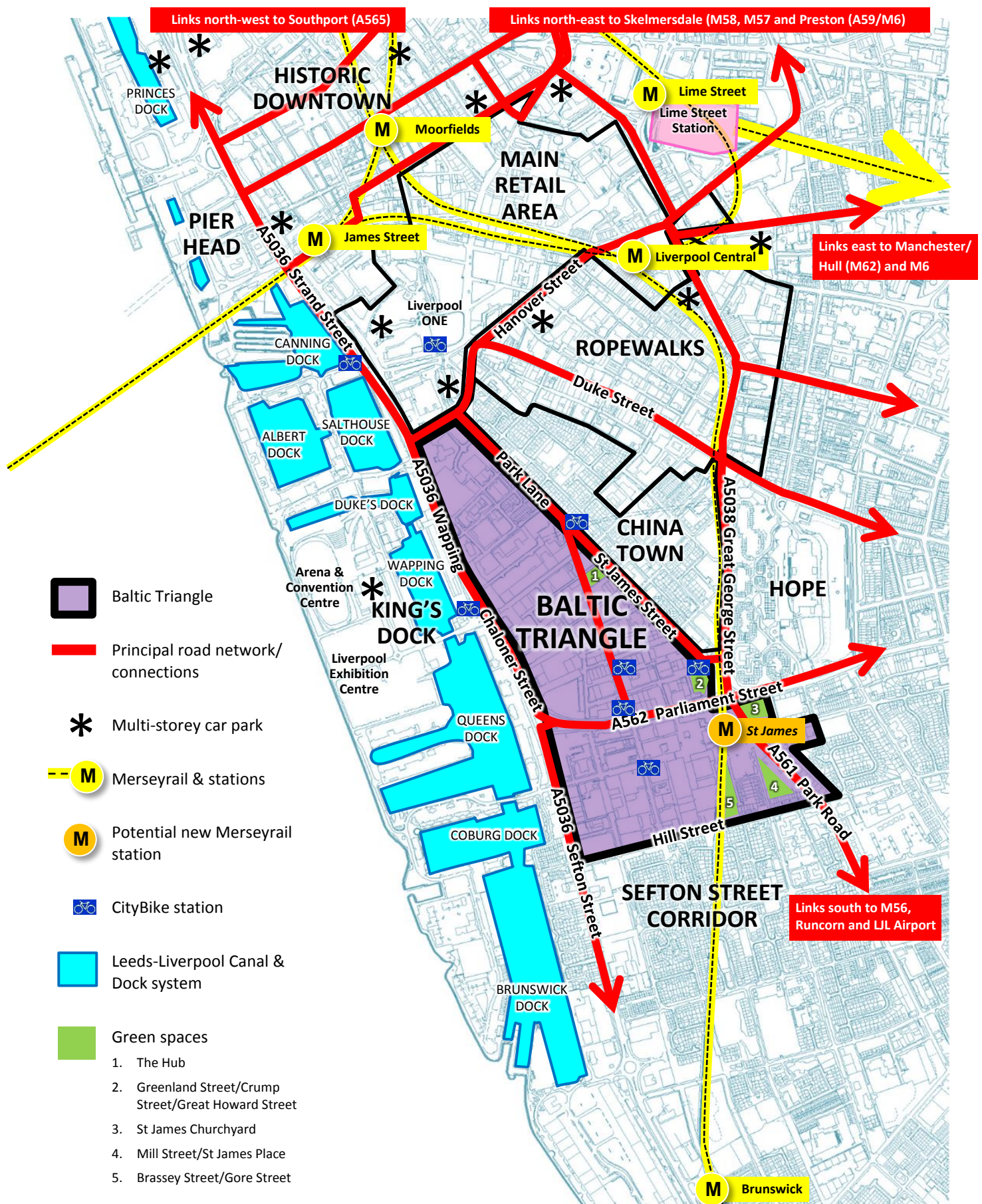
ROADS:

The Baltic Triangle is bounded by Hill Street to the south, St. James Street (A561) to the east, Chaloner Street/Wapping to the west (A5036) and Liver Street to the north. The A561 is a major A road which brings large volumes of traffic into the city from across South Liverpool and Halton. The A562 (Parliament Street) is another main route into the city centre, this brings traffic in from south Liverpool, along the southern edge of the Baltic Triangle and links in to the A5036 (Chaloner Street/ Wapping). The A5036 runs parallel to the River Mersey and provides a 3 lane route through the city centre and into north Liverpool. The proximity of these major A roads and routes into and through the city centre makes the area easily accessible by car.

The area is characterised by a number of streets cutting through it running east to west, however not all of these open onto the waterfront and make moving east to west across the area difficult. Chaloner Street/Wapping was originally planned and built as part of the proposed - but only partially completed - inner motorway ring around the City Centre planned in the 1960s; its 6 lanes of fast moving traffic act as a significant psychological barrier to pedestrian movement from Baltic to the Kings Waterfront area.

RAIL:

Rail connections directly into the area are limited. The closest station, Liverpool Central is 0.9 miles away with a further 2 train stations approximately 1 mile away. The stations are Brunswick to the south and Liverpool Central and Liverpool Lime Street to the north in the city centre.



TRANSPORT LINKS & GREEN SPACES

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BRUNSWICK STATION



LIVERPOOL CENTRAL STATION, ONE OF THE CLOSEST MERSEYRAIL UNDERGROUND STATIONS, UNDERWENT A £20 MILLION REFURBISHMENT IN 2012. FURTHER MAJOR EXPANSION WORK TO INCREASE CAPACITY IS EXPECTED.



REMAINS OF BUILDINGS AND PLATFORMS AT THE ABANDONED ST JAMES STATION, NORTHERN LINE

Merseyrail's Brunswick station is on the northern line which runs from Hunts Cross in the south of the city to Southport and Ormskirk in the north. Brunswick station provides 35 car parking spaces and 18 cycle spaces to facilitate on- and off- travel from the station. The northern line also links in with services to Birkenhead and West Kirkby.

Merseyrail also operate Liverpool Central, which is a mile from the Baltic Triangle. The station can be used to access both the northern line and the Wirral line for accessing all locations between the city centre Southport, Ormskirk, Hunts Cross and West Kirkby. Liverpool Lime Street can be accessed on foot within 15 minutes and provides local, regional and national rail connections. The station provides 52 cycle spaces and is within close proximity to a number of multi-storey car parks to facilitate on- and off- travel and commuting. Although refurbished in recent years, the station is currently operating beyond its capacity, and with passenger numbers expected to increase, Network Rail has announced a major upgrading of the station is needed to introduce additional platforms. This work is expected to be carried out over the next 10 years.

Merseyrail also has an ambition to reopen the abandoned St James Station. Closed in 1917, it sits in a cutting close to the junction of Parliament Street and St James Place. The problem is that the area for the platforms is too narrow to accommodate the width required for modern safety standards; the work necessary will require substantial excavation into the adjoining rock walls. Although an expensive project, the requirement for direct access into the area is key to attracting larger businesses and increasing employment opportunities. Merseytravel have commissioned an 'Initial Demand and Benefit Study' to look at the potential opening of a new station at either St James or Chinatown. With the number of proposed and confirmed new developments such as Kings Waterfront, New Chinatown and Cain's Brewery Village which would all, combined, introduce significant new footfall into the area, a new station would provide a vital transport hub directly to employment sites. Although not finalised and published, the initial findings of the study show that the opening of a new station is feasible, albeit at a high cost, with a potential for over 2 million new passenger trips in 2021.

BUSES:

Liverpool One Bus Station is located an easily accessible half a mile from the heart of the Baltic Triangle and less than 1 mile from the Cain's Brewery Village at the furthest point of the framework area. The station provides access to various locations

throughout the City Region network. Services currently run through the study area via St. James Street connecting the area with the city centre and north Liverpool.

PEDESTRIANS AND CYCLING:

Creating improved pedestrian and cycle connections is important for encouraging sustainable transport and connectivity to the city. Pedestrian and cycle routes should cater for key desire lines, such as routes to and from the City Centre, East-West from the waterfront to the residential developments and beyond to the wider city centre and China Town. Key routes should be appropriately lit and well maintained.

There are 6 City Bike stations within the Baltic Triangle, these provide access to bikes to hire for travelling around the city. All of the nearby train stations provide a City Bike hire point to allow people travelling into the city by train access to the surrounding area. This cycle provision connects the city centre to the Baltic Triangle for visitors and people who work and live in the area.

Following a successful funding bid, the City Council is currently developing plans to provide a 'Green Route' linking the RopeWalks area of the city with Queen's Wharf, the route would pass through China Town and the Baltic Triangle. This would allow pedestrians and cyclists a safe and secure route through the area and improve links between the city centre, Baltic Triangle and the waterfront. This would have a positive impact on businesses and residents as it would provide a safe and secure route from the city centre and encourage people to visit the area.

Funding from the Liverpool City Region Combined Authority Growth Deal for Sustainable Transport Enhancements Programme will be used by Liverpool City Council to carry out a number of public realm improvements to the 'Baltic Triangle Active Travel Route'. The route runs from Liver Street, along Park Lane to the junction with St. James Street/ Jamaica Street. The work proposes the introduction of segregated cycle tracks, upgraded footpaths and street lighting and carriageway resurfacing. Additional proposals include the installation of a signalised toucan crossing on Park Lane between Beckwith Street and Forrest Street; upgrading the existing pelican crossing to a signalised puffin crossing on Park Lane between Cornhill and Tabley Street; reinstating existing bus stops and the re-location of some on street parking. Works are due to take place January – April 2018 and will enhance the pedestrian and cycle links between the city centre and Baltic Triangle as well as linking in with the existing Radial route 10.



CITY-BIKES OUTSIDE BALTIC CREATIVE, JAMAICA STREET



THE CARGO BUILDING, HURST STREET, VIEWED FROM DUKE'S DOCK

WATERWAYS: CANAL & DOCK SYSTEM:

The dock system runs the entire length of the western boundary of Baltic Triangle. The area is separated from the dock system by the A5036 (Chaloner/ Wapping), although several buildings and sites along the western edge of Baltic have views of the waterway system.

The docks offer prime locations for development opportunities which would benefit the Baltic Triangle by attracting new residents and business premises. In 2015, Glenbrook invested £30m to convert the former HMRC building into 257 private rented sector apartments. Following the success of this development they are proposing to build a further 240 apartments. The proposed extension of Kings Dock for leisure uses



MID-WEEK PARKING ON VACANT SITE AT BLUNDELL STREET, MORE THAN ILLUSTRATING THE CHRONIC NEED FOR PARKING SPACE

will further enhance the existing dock system and is a key opportunity for growth within the Baltic Triangle.

It is imperative that safe routes between the Baltic Triangle and waterfront are established in order to maximise the potential links between the two areas. The provision of the 'green route' will be key to this.

PARKING:

The area is currently managed by a Council operated traffic regulation order which enforces a two hour parking limit. Businesses and residents are issued with a parking permit which allows them to park on street for free. There are a handful of privately run but poor quality surface level car parks operating in the area. These car parks provide limited provision for the increasing number of residents and businesses located in the area and the lack of parking is something which needs to be addressed for the area to continue to thrive as a location for business and leisure.



"THE HUB", BRIDGEWATER STREET

GREEN SPACES AND NETWORKS:

As a traditionally urban industrial area, Baltic has very few opportunities for public open space. Clearance of buildings over the decades has resulted in some low quality green spaces being created. With the increasing spread of residential and student accommodation into the area, more attention is needed to identify public greenspace of value that complements surrounding buildings and uses, and is of greater quality than at present.

The main green spaces existing at present are:-

- **"The Hub", Bridgewater Street/St James Street/ Jamaica Street**

This cleared site was earmarked for a new square back in 2008 when Jamaica Street's pavements and roadway were being improved. However, the scheme was postponed when the necessary funding could not be found. The space, currently grassed, has recently been attracting innovative use of spare timber as adhoc seating produced by the local community.

- **Greenland Street/Crump Street/Great Howard Street**

A site cleared prior to the 1980s now with mature trees growing on it. In 2008, New York architects Diller, Scofidio and Renfro designed "Arbores Laetae" – or Joyful Trees: three hornbeam trees which rotated amongst several other similar



GREENLAND STREET/CRUMP STREET/GREAT HOWARD STREET

trees. The installation was one of several commissioned as part of the Liverpool Biennial of that year. The trees have not moved for many years, and it is likely that the mechanism which spun the trees around is no longer functioning.

- **St James' Churchyard**

The elevated churchyard around the Grade II* listed church is grassed and surrounded by mature trees. Despite its low quality grassland, it offers superb opportunities for renovation as public space.

- **Mill Street/St James Place**

This triangular open space on a prominent site adjacent to the main road linking the City Centre with South Liverpool was landscaped in the early 1980s when visitors were expected to be coming to the Garden Festival (1984). It originally featured a children's play area, but this was removed in the late 1990s due to vandalism. Part of the site was developed for social housing in the early 2000s, whilst the remainder has been identified as a site for new housing despite it having a good selection of semi-maturing trees.

- **Brassey Street/Gore Street**

This rectangular open space was landscaped in 1988 when more Council owned flats along the Gore Street boundary existed. Those flats were demolished in the early 1990s and – to date – nothing built to replace them. The now dense overhanging foliage from maturing trees and the undulating topography of the land have made it a location for drug addicts to hide from view whilst using substances. However, new plans recently announced for medium level apartments on the adjacent former industrial site include for improvements to the greenspace, including provision of a new children's play area. The prospect of building new homes on either side of the space will make it resemble a traditional village green and help to enhance security and community safety.



ST JAMES' CHURCHYARD



MILL STREET/ST JAMES PLACE



BRASSEY STREET/GORE STREET OPEN SPACE - WITH VIEWS TOWARDS THE ANGLICAN CATHEDRAL

4 PLANNING & DESIGN PRINCIPLES

Future Development

This Development Framework aims to guide future development within the Baltic Triangle to ensure that it is sympathetic to the existing businesses and residents while enhancing the area.

With the increasing popularity of the area it is important that development is controlled to ensure that it contributes to creating a vibrant and sustainable mixed use community without having a detrimental impact upon the distinctive character of the area. The land within the area boundary is predominantly in private ownership. This has led to a lack of City Council control over the rate of development in the area in recent years. However, a number of controls can be implemented through the planning process and through Council led initiatives.

In order to achieve the vision for the area a number of key principles have been developed.

Block Structure

The Baltic Triangle Area comprises a strong historic urban grid which this framework seeks to embrace. The block structure is generated by the street hierarchy based on the historic urban grain of the area. This enables the character of the area to be maintained and the existing buildings worthy of retention to be integrated into the new development.

Continuous building lines should be developed to retain the character of the area and avoid spaces which are not overlooked. Wherever possible the development blocks should be closed to ensure that there is a clear definition between private and public space. Continuous frontages should be developed without blank frontages to maximise natural surveillance and consequentially safety.

Land Use

Since the millennium, Baltic's relatively cheaper floorspace in underused warehouses and industrial units has been popular with new and emerging 21st century businesses, particularly in the digital and creative sectors. This has changed perceptions of what Baltic, a traditionally productive zone, can offer.

Due to the rising popularity of the area and the availability of derelict industrial units, however, more recent years have also seen an influx of residential and student accommodation developments. The increase in residential and student accommodation has led to some conflicts between existing businesses and new residents.

The area has over 600 existing or proposed student apartments, something which needs to be controlled to preserve the creative and business focus of the area. In April 2015, Mayor Joe Anderson commissioned an independent review of student accommodation in the city due to the rise in planning applications for new purpose built student accommodation in the city centre. The review concluded that although there is no need to place a moratorium on new student accommodation in the city centre there is a requirement to encourage accommodation into appropriate areas of the city. This needs to be considered for any future student accommodation proposals within the framework boundary.

The area would benefit from an increase in family accommodation, this is something which would be welcomed and encouraged in any new proposals.

The traditional scale of Baltic's buildings is an average of 4 to 6 storeys. As the older industries have moved out, the businesses that have moved in or remained have tended to prefer ground floor and perhaps first floor contact with their customers at pavement level. This has left upper floors of substantial warehouse

EMPLOYMENT GENERATING SCHEMES

SCHEME	TYPE OF COMMERCIAL FLOORSPACE WITHIN LARGER SCALE DEVELOPMENTS CONTAINING OTHER ELEMENTS											SQ FT COMMERCIAL ANTICIPATED*	JOBS ANTICIPATED*
	A1	A2	A3	A4	B1	B2	B8	C1	D1	D2			
COMPLETED SINCE 2012													
"The Cargo Building", Wapping	✓										6,200	25	
24 Kitchen Street									✓		1,930	12	
"The Artesian", 10-14 Jamaica Street	✓	✓	✓		✓						3,520	30	
"Libertas", 40-50 St James Street	✓										1,300	5	
3a Bridgewater Street	✓										3,000	8	
5-7 Bridgewater Street					✓						3,860	40	
12 Jordan Street					✓						9,660	90	
Baltic Creative, 18-22, 43-59 and 61 Jordan Street	✓	✓	✓	✓	✓	✓	✓		✓	✓	187,320	180	
"Constellations", 35-39 Greenland Street										✓	72,500	25	
"The Terrace at X1 The Quarter", Sefton Street/ Parliament Street	✓										4,780	25	
R.S. Clare & Co Ltd, Stanhope Street						✓					14,000	8	
"Baltic Market", Stanhope Street	✓		✓						✓	✓	14,000	50	
TOTAL											322,070	498	
SCHEMES CURRENTLY ON SITE													
62-64 Bridgewater Street						✓					11,810	14	
Bridgewater Street and Watkinson Street		✓									1,190	7	
"Baltic House – Phase 1", Norfolk Street/Brick Street	✓	✓	✓								2,350	12	
"Parliament Residence", 32-34 Parliament Street	✓	✓	✓		✓						1,930	10	
TOTAL											17,280	43	
PROPOSED SCHEMES (WITH AND SEEKING PERMISSION)													
"One Park Lane", Land bounded by Park Lane, Pownall Street, Liver Street and Beckwith Street	✓		✓	✓							9,700	38	
"Baltic Square", Park Lane, Beckwith Street, Carpenters Row and Cornhill (former Heaps Rice Mill)	✓	✓	✓	✓						✓	6,160	25	
King's Dock Mill – Phase 3, land at Hurst Street, Sparling Street, Tabley Street, Wapping	✓		✓	✓				✓		✓	5,370 (excluding hotel)	25 (+55 in hotel)	
66-68 Kitchen Street			✓								6,100	9	
Land bounded by Blundell Street, Kitchen Street and Simpson Street	✓										4,250	18	
Bridgewater Street/ Simpson Street/ Watkinson Street	✓	✓	✓	✓	✓						1,900	10	
"Vincent Hotel", Land between Norfolk Street, Watkinson Street	✓		✓	✓	✓			✓		✓	5,821 (excluding hotel)	20 (+10 in hotel)	
56 Norfolk Street and land bordered by Jamaica Street	✓				✓						3,565	20	
5-7 Watkinson Street		✓	✓				✓				12,530	40	

SCHEME	TYPE OF COMMERCIAL FLOORSPACE WITHIN LARGER SCALE DEVELOPMENTS CONTAINING OTHER ELEMENTS											SQ FT COMMERCIAL ANTICIPATED*	JOBS ANTICIPATED*
	A1	A2	A3	A4	B1	B2	B8	C1	D1	D2			
PROPOSED SCHEMES (WITH AND SEEKING PERMISSION) continued													
61-63 Norfolk Street					✓						16,500	100	
"Vienna House", Jamaica Street/ Norfolk Street/Brick Street	✓		✓		✓						7,730	40	
"Berry House Gallery+", Land between Norfolk Street and Brick Street			✓		✓					✓	7,775	40	
Former Bogans Carpets, New Bird Street	✓		✓	✓	✓				✓	✓	14,440	55	
"St James Court", Greenland Street/ New Bird Street and St James Court	✓	✓	✓	✓	✓						10,815	50	
1-3 Crump Street/23 Greenland Street	✓	✓	✓	✓	✓	✓	✓		✓	✓	14,000	125	
Cain's Brewery Village, Stanhope Street	✓	✓	✓	✓				✓		✓	93,000	525	
Land bounded by Grafton Street, Hill Street & Brassey Street						✓	✓				5,970	30	
Land east of Brassey Street	✓	✓	✓	✓	✓				✓	✓	18,570	150	
12-30 Parliament Street	✓	✓	✓	✓	✓					✓	3,860	20	
TOTAL											248,065	795 (+65 in hotels)	

• Based mostly on data supplied as part of planning application process



ELOQUENT GLOBAL LTD'S PROPOSAL FOR ERECTING TWO BUILDINGS (15 STOREYS AND 10 STOREYS) CONTAINING APARTMENTS AND GROUND FLOOR COMMERCIAL SPACE WITH CAR PARKING SOUTH OF THE FORMER CAIN'S BREWERY. EMERGING NEW DEVELOPMENTS SHOULD BE SIMILARLY ENCOURAGED TO ALLOW GROUND FLOOR SPACE FOR BUSINESS USES.

Buildings either vacant, or at worst, semi derelict. A successful pattern for the 21st century should therefore try to adapt to mixed uses, with ground and first floor levels reserved for commercial business use, with upper floors available for suitable uses including residential accommodation. This latter use will bring new residents into the zone, increasing activity and indirect self-policing at night and weekends – all of which would benefit local businesses. Any new developments must be sensitive to the surrounding environment by ensuring that that potential conflicts between commercial/ leisure uses and residential developments are controlled using appropriate restrictions on noise, disturbance and hours of operation.

Several current and proposed schemes are already following the above model, with ground and/or first floors with proposed commercial floorspace. Since 2012, space for almost 500 jobs has been created, whilst recent applications will provide an additional 795 jobs if and when these schemes go ahead. Developers are submitting schemes suggesting a mix of uses (classes A1 to A4 [various retail]; B1, B2 and B8 [offices, industry and storage]; D1 & D2 [leisure and predominantly gyms]), leaving the inference as flexible as possible for them to respond to demand.

Retaining Heritage

There are limited listed buildings within the framework boundary, but due to its history as an industrial area there are a number of red brick warehouses and buildings that are intrinsic to the maritime character of the area that need to be retained in order to preserve the sense of place. There will be a presumption in favour of retention of these non-designated heritage assets. Any future development proposals that retain existing buildings of character need to demonstrate that their renovation will be carried out in a sympathetic manner, which does not detract from the heritage of the area. Particular consideration will be given to new development within the setting of existing listed buildings including the Anglican Cathedral. In this respect new developments should not detrimentally affect the setting. This will be particularly important for any proposed developments near to the existing Grade II listed Liverpool Life Sciences University Technical College, the former Cain's brewery, and the Grade I Anglican Cathedral.

The area is also located within the World Heritage Site Buffer Zone, and therefore great care should be taken when designing schemes so that they do not impact on the Outstanding Universal Value of the Property. Detailed heritage impact analysis to be

carried out in accordance with ICOMOS Guidelines may be required as part of the proposed development.

Design Quality

As development increases it is imperative that the City Council retains control of design quality via the planning process. It is acknowledged that this development framework is an opportunity to achieve high level design quality. Any refurbishment of existing heritage assets needs to be carried out in a sympathetic way which retains the character of the building while providing fit for purpose residential/commercial developments.



63 BLUNDELL STREET, TYPICAL OF THE 4 TO 6 STOREYS TRADITIONALLY COMMON IN THE BALTIC TRIANGLE

Tight control over the quality of new build developments is equally as important, especially within close proximity to the areas' listed buildings. New developments should promote the highest quality of contemporary design, promoting innovation in architectural design, construction and sustainability using good quality long lasting materials which reflect and compliment the historic character of the area. Measures to ensure residents are protected from noise pollution need to be addressed through the planning process. This will help to address concerns from existing businesses when new residential properties are developed within close proximity to existing commercial and leisure venues.



THE ARTESIAN, JAMAICA STREET, SUCCESSFULLY BRINGING NEW BUSINESS SPACE AT GROUND FLOOR LEVEL

Scale and Massing

The scale and mass of development have a significant effect on the quality of the environment. In addition, the height and articulation of roofscapes must be designed in an appropriate manner for the World Heritage Site Buffer zone status. Good contextual design needs to be applied to new developments to ensure that the proposed scale and massing is suitable for the location. The area currently contains a mixture of low level industrial units and older medium height warehouses.

The building lines within the Baltic area are fixed by the historic streets and building lines. In addition to varieties in street widths, the area is characterised by buildings of different scale occasionally adjacent to each other. This combination of varied dimensions both in the horizontal and vertical planes is a major element in defining the character of the Baltic Triangle, and it is considered of fundamental importance that any proposals add to this diversity.

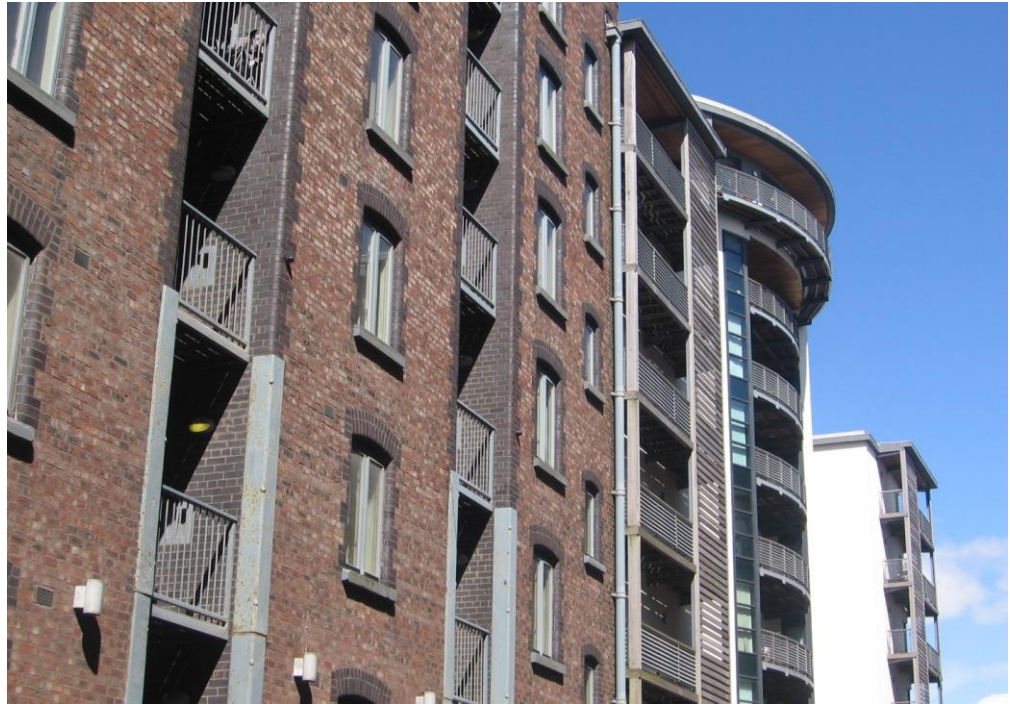
The framework establishes a flexible approach to building heights, in which development will be treated on its own merits and within its immediate context. It is expected that development blocks will achieve inherent variety in height where necessary to prevent the imposition of a false horizontal roof-line datum and to respond to local street context.

Frontages and Active Uses

Frontages should be continuous limiting set back areas, whilst all development must have entrances and windows onto the adjacent streets and spaces to ensure a level of natural surveillance is provided. The framework encourages active uses at ground floor level to create animation, such as commercial uses, cafes etc. Appropriate planning controls will be required to carefully manage potential conflicts between such uses and residential uses.

Infrastructure & Access

Businesses in the Baltic have expressed concerns about access to the area and that in order to sustain and build upon economic activity there needs to be accessible and safe access routes. The main pedestrian route from the city centre is along St James Street. The street is currently in a fairly poor condition, and is bounded by rear gardens of surrounding properties so is not overlooked by residential or commercial units. This lack of street presence can be intimidating for pedestrians and does not encourage footfall into the area. The street also contains a number of recessed grassed areas in poor condition and often used for fly tipping. The use of Section 106 money should be encouraged in the area to improve the street and make it more user friendly for pedestrians and cyclists.



SOME RECENT SCHEMES HAVE SUCCESSFULLY BLENDED NEW DEVELOPMENTS IN WITH THE OLD (CORNHILL)

Liverpool City Council has recently secured some funding from Horizon to introduce a number of green routes around the city centre. The routes are being introduced to improve pedestrian and cyclist access to the waterfront via safe and attractive routes. One of the routes is proposed to run from the RopeWalks area through China Town and the Baltic (via Blundell Street) and on to Queen's Wharf. Work on the Baltic green route will include street planting, urban greening, green walls and green artwork. The environmental benefits will include the capture of pollutants and reduction of surface level flooding. The introduction of this green route will increase footfall into the Baltic and provide a safe and accessible route for visitors, people who work in the area and residents.

Further enhancements to sustainable travel are being implemented through the introduction of the 'Baltic Triangle Active Travel Route'. The proposals for improvements along Park Lane will make the area more accessible and safer for pedestrians and cyclists. Works are due to complete by April 2018 and are part of the City Council's commitment to encouraging sustainable transport in the city.

The introduction of increased parking is also required in order to sustain growth in the area. At present the level of on street parking is not sufficient for the growing number of businesses and residents in the area. Key to this would be the introduction of a multi-storey car park. This is

something which, in the appropriate area, the City Council would encourage and support.

The 2018/19 Highways and Transportation Capital Programme includes a package of works worth circa £4m to deliver surface improvements works to Parliament Street from the junction with Smithdown Road to Sefton Street. This will include upgrading existing pedestrian crossings points and the installation of new ones as required. One of the proposed new crossing points is at the junction of Parliament Street/Jamaica Street/Grafton Street. This will create a safer pedestrian connection between the core of the Baltic Triangle and the emerging developments around the former Cain's Brewery site.

A major key to the success of the Baltic is the provision of a new station at St James. This would provide direct rail access into the area, something which is vitally important for attracting new businesses and employment. Merseytravel have recently commissioned an 'Initial Demand and Benefit Study' to assess the requirement for a new station. The results have not been finalised but early indications show that the new station would be feasible and hugely beneficial to the area. With the ever increasing development and growth of commercial space it is imperative that the option to open the station is fully explored and this is something which the City Council encourages and supports.

Public Open Space

Public open space plays a vital role in enhancing the quality of life for residents and local businesses.

Access to open space within the Baltic Triangle is currently limited due to the area's history as an industrial district. This has led to a densely populated street pattern of warehouses and industrial units with little open space. Although over recent years many of these units have been renovated for residential or business use, the built density still remains.

The area contains five pieces of green open space as listed in Section 3. With the exception of one of them which has been earmarked for new housing development for some considerable time, the retention and enhancement of these public open spaces is to be encouraged, in particular 'The Hub'. This space provides an opportunity to invest in a high quality piece of open space for the increasing number of residents and businesses in the area.

Design of open spaces should be sensitive and reflect the historic context in a contemporary manner. This attention to detail and implementation should minimise future maintenance costs.

Public Realm/ Public Art

The Development Framework recognises that public realm improvements are key to creating an attractive environment for businesses and residents and will encourage an increase in footfall from the city centre and surrounding neighbourhoods.

A key pedestrian and cycle route linking Liverpool One with the Baltic Triangle is along Park Lane. At present the street suffers from a lack of surveillance due to the design of surrounding properties. This creates a negative image of the street and can be a barrier to encouraging footfall along the street. New proposed residential developments on the Heap's Rice Mill will provide some public realm improvements with the planting of street trees.

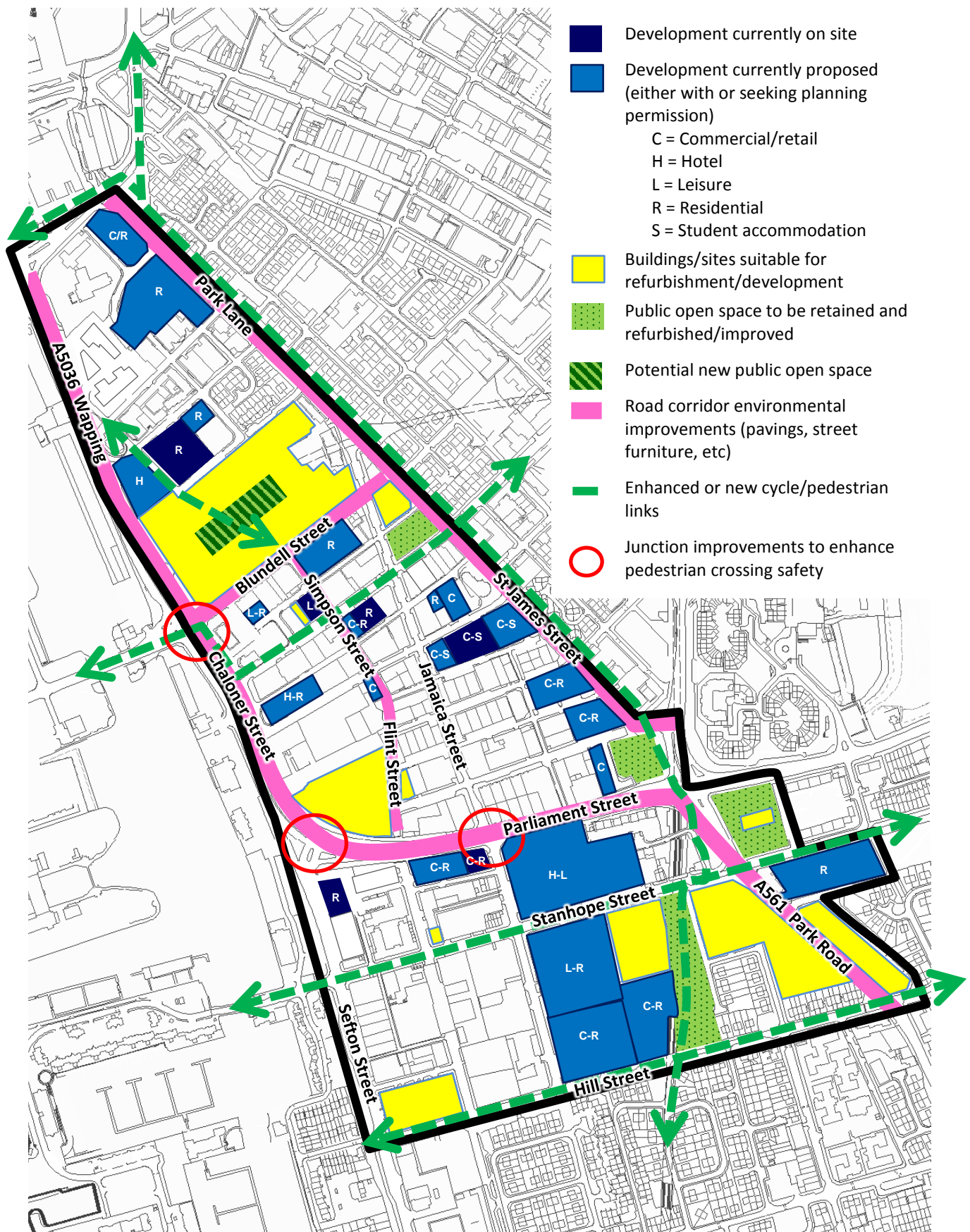
The development of new residential properties will improve safety and provide a sense of security for pedestrians with the introduction of street surveillance. An aspiration here is to utilise Section 106 money to improve public realm along the route to improve the street scene and create an attractive and safe route into the area.

Further improvements could be made with the introduction of street signs at the main entrance points into the Baltic Triangle. This will create a sense of place and identity as well as sign-posting visitors helping to create a legible place alongside new development.

The introduction of pieces of public art which reflect the areas history would also help to create a sense of place and individual identity. These could be located at key junctions and sites around the area and should be encouraged as part of any future developments.



DIRECTIONAL SIGNAGE INSTALLED IN 2009 (JUNCTION OF ST JAMES STREET AND JAMAICA STREET)



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DEVELOPMENT OPPORTUNITIES

Key Development Opportunities

Kings Dock Street Industrial Estate



This 2.84 hectare site sits adjacent to – and has a frontage onto – Wapping, the A5036 linking South Liverpool with the City Centre and Waterfront. It represents a significant mixed use development opportunity on a prime site with views across the Wapping Dock.

Although flat, the site is surrounded by land which rises from pavement level at Wapping to some 7 metres higher at Park Lane/Jamaica Street. Access to Sparling Street, Blundell Street and Park Lane/Jamaica Street is therefore currently restricted due to significant and varying level changes. This does, however, offer the opportunity to create additional access and pedestrian/cycle through routes within a multi-layered development.

Mostly in private ownership, the site has one surviving wholesale trade business, Beers Timber & Building Supplies, and also a car hire business. The remainder of the former industrial use buildings have been stripped/partially demolished for use as temporary surface level car parking.



The site would be ideal for mixed uses with an emphasis on ground and lower level business spaces for storage/distribution, offices, creatives and craft workshops. This could be complemented with upper level residential or hotel accommodation. Depending on the mix of uses, there could be scope for the inclusion of a central public open space with links to Sparling and Blundell Street to the north and south.

TOTAL SITE AREA:	2.84 hectares / 7 acres
SUITABLE USES:	Offices & Creatives, Leisure & Assembly, Workspaces, Institutions & Education, Hotel, Residential
OWNERSHIP	Mostly private sector with some Council ownership

St James Place/Mill Street/Gore Street



Two adjacent sites totalling just over 1.04 hectares sit next to the A561 St James Place/Park Road which links the City Centre to South Liverpool. Both owned by the City Council, they originally contained housing which has been demolished, the last being over two decades ago. Both sites are temporarily landscaped, with the larger site having been remediated in the mid 1980s and now supporting a sizeable stock of maturing trees, some of which, depending on layout, could be carefully integrated into a new design. A third, smaller former pub site of 0.33 hectares at the junction of Hill Street and Mill Street is also available.

The opportunity exists to reintroduce residential family housing to the three linked sites, sitting as they do close to the Gore Street/Brassey Street public open space which is currently expected to be improved with new play facilities courtesy of an adjoining new proposed development for apartments.



TOTAL SITE AREA:	1.37 hectares / 3.38 acres
SUITABLE USES:	Residential
OWNERSHIP	Mostly Liverpool City Council

Norton Scrap Site, Chaloner Street/Parliament Street/Flint Street



A prominent key site on this important junction of Sefton Street, Parliament Street and Chaloner Street. This 0.79 hectare site slopes westwards and offers excellent slightly elevated views across Queens Dock towards the River Mersey.

This development opportunity offers the chance to create a landmark building that will sit opposite “The Tower @ The Quarter”, a 25 storey residential block and mark the key southern gateway into the City Centre from South Liverpool.

The site would be ideal for a mix of uses; much of it has already been significantly excavated and would therefore offer scope for underground parking for a scheme of significant size.



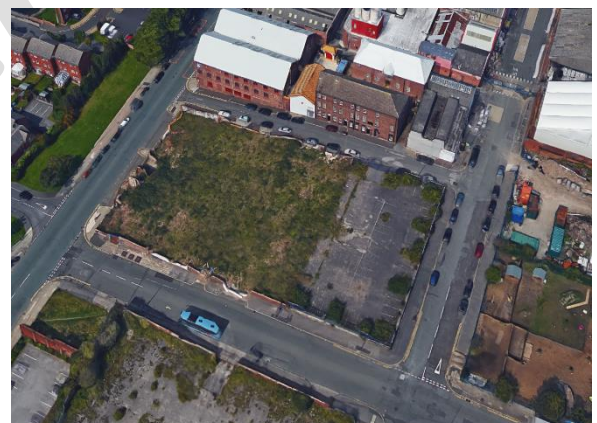
TOTAL SITE AREA:	0.79 hectares / 1.95 acres
SUITABLE USES:	Offices & Creatives, Leisure & Assembly, Workspaces, Institutions & Education, Hotel, Residential
OWNERSHIP	Private sector

East Side of Sefton Street, 39-41 Sefton Street/3-15 Hill Street



The previously derelict buildings on this sloping and elevated site overlooking Sefton Street and the waterfront were demolished in 2014. Planning approval has been granted to lay out a temporary surface car park on the remaining 0.45 hectare site.

However, the site represents an opportunity to create a range of mixed uses with a frontage to Sefton Street, a main thoroughfare linking South Liverpool and the City Centre.



TOTAL SITE AREA:	0.45 hectares / 1.11 acres
SUITABLE USES:	Offices & Creatives, Leisure & Assembly, Workspaces, Institutions & Education, Hotel, Residential
OWNERSHIP	Private sector

Head Street Industrial Estate

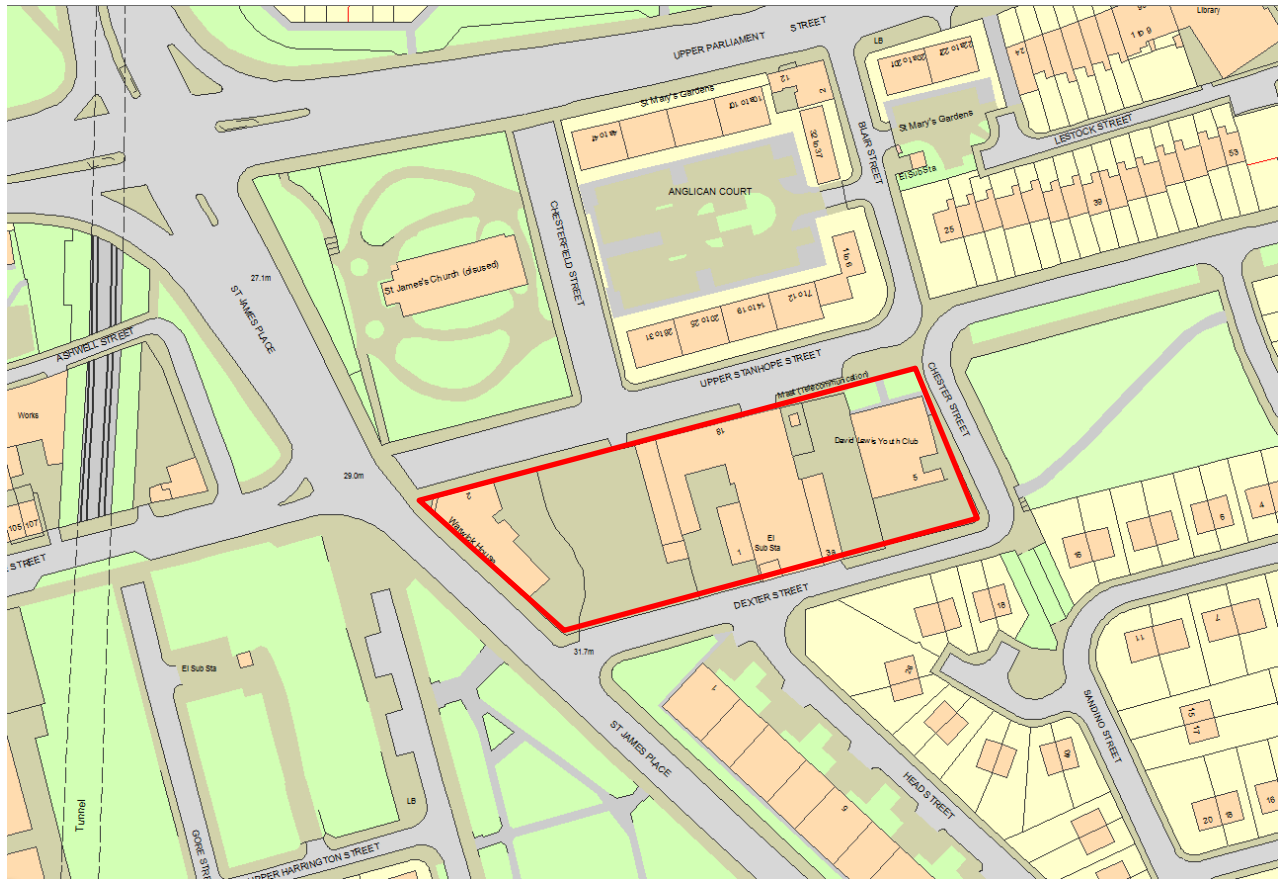


This Council owned 0.45 hectare site is currently occupied by a row of early 1980s single storey industrial units, most of which are currently empty and several of which are in poor and failing condition. The opportunity exists to either refurbish the units, or to demolish and rebuild for employment or other uses.



TOTAL SITE AREA:	0.45 hectares / 1.11 acres
SUITABLE USES:	Light Industrial, Storage
OWNERSHIP	Liverpool City Council

St James Quarter: Upper Stanhope Street/Dexter Street



In July 2015, Urban Space Ltd were granted outline permission for a redevelopment the 0.55 hectare part Council/part private sector owned site between Upper Stanhope Street and Dexter Street. The proposal includes for redeveloping much of the site for residential purposes by erecting 3, 4 and 5 storey blocks of 178 flats with two internal courtyards and associated parking.

These early plans have not yet been progressed but are considered to be a worthwhile scheme for this location that would enhance the setting of the Grade II* listed St James Church and adjacent modern residential developments.

TOTAL SITE AREA:	0.55 hectares / 1.11 acres
SUITABLE USES:	Residential
OWNERSHIP	Mostly private ownership with some (20%) Liverpool City Council



DEVELOPMENT PRINCIPLES

The following principles have been established to guide proposals for investment and development in Baltic Triangle.

Movement and connectivity

- Improve public transport linkages from and to the zone, particularly the areas around Parliament Street.
- Enhance east-west links across the Baltic Triangle area linking Kings Dock and the Waterfront with Ropewalks and the Knowledge Quarter beyond it.
- Improve cycleways along Park Lane and the various City Bike Scheme Hubs within the zone.
- Improving pedestrian crossing facilities at key junctions on some of the major roads which abut the zone, including Parliament Street/Jamaica Street
- Support the re-opening of St James Merseyrail Station
- Support potential proposals for a multi-storey carpark in an appropriate location

Support economic growth

- Support local businesses to expand employment opportunities including particularly creative industries and small start-up office space, hybrid units, light manufacturing and engineering uses, with local cafes/shops along key frontages and streets.
- Urge developers to include for employment uses listed above on the ground and lower floors of larger scale schemes to support business and employment growth.

Sense of place

- Encourage a more diverse mix of uses, principally employment generating uses.
- Encourage increased activity along street frontages, particularly at the lower floor level and in the evenings to avoid 'dead frontages' and provide natural surveillance
- Encourage development of larger residential units to encourage family living to create a long-term community
- Encourage a more diverse mix of tenures and unit sizes
- Create a distinct sense of place and identity for Baltic with the use of bespoke signage and street furniture (funded primarily through emerging Section 106 monies).

Heritage and historic environment

- Encourage the retention and conversion of historic warehouses.
- Encourage building scale, form and massing to respond to the scale and drama of the warehouses, streets and framed views of the River Mersey and the Anglican Cathedral to the east.
- Insist upon high quality building and landscape design to respond to the World Heritage Buffer Zone setting.

Delivery and Area Management

- Support existing partnership working arrangements including with the local business community.
- Co-ordinated working between LCC and stakeholders to ensure restrictions on noise, disturbance and hours of operation are adhered to.



BLENDING NEW WITH THE OLD (CORNHILL)



THE TERRACE AT X1, SEFTON STREET

COMPLETED DEVELOPMENTS & DEVELOPMENT PIPELINE

There are a lot of exciting developments coming forward in Atlantic Corridor and the surrounding area. A positive momentum has been generated, building market confidence and delivering real change in the area. We are committed to harnessing this momentum and influencing future developments to ensure that they are the right type and quality for Atlantic Corridor.

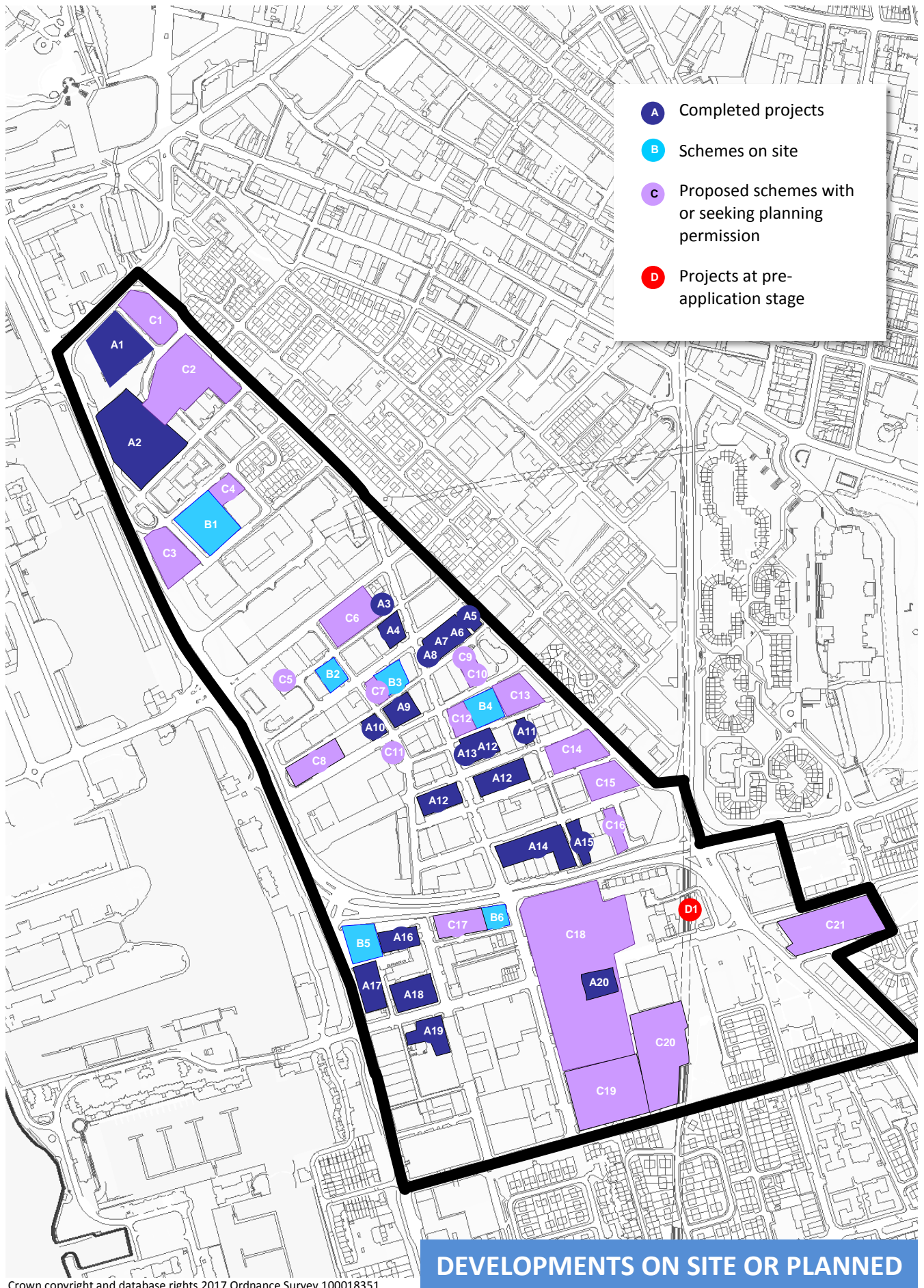
The map and table below show the schemes in the area that have recently completed, are currently on-site, or have planning permission.

MAP REF	ADDRESS	DESCRIPTION	DEVELOPER	STATUS	COST	COMPLETION
COMPLETED SINCE JANUARY 2012						
A1	Ibis Hotel, Wapping	Absorption of the former Formula Hotel into the adjoining Ibis Hotel with internal changes to reduce overall number of rooms to 192.	Ibis Hotels	Completed	£0.4m	May 2015
A2	"The Cargo Building", Wapping	3 new buildings (13, 10 and 8 storeys) to include retail/ commercial space and 324 apartments, residents-only gym, public square, underground car park.	Promenade Estates	Completed	£0.2m	June 2017
A3	24 Kitchen Street	Conversion of warehouse to mixed use public event space, including café/restaurant, bar.	Windle & Roberts	Completed	£1m	Winter 2016
A4	"The Artesian", 10-14 Jamaica Street	New 6/7 storey mixed use building with 99 student bedrooms, gym and 9 commercial units at ground floor	Lawless Developments Ltd	Completed	£0.3m	September 2015
A5	"Libertas", 40-50 St James Street	New mixed use building with ground floor retail units and parking with 62 student bedrooms above	Baltic Properties North West	Completed	£8m	Summer 2014
A6	3a Bridgewater Street	Conversion and extension of existing warehouse to 7 x 3 bedroom apartments with ground floor retail/commercial unit and underground parking	Baltic Properties North West (BPNW)	Completed	£3m	April 2016
A7	5-7 Bridgewater Street	New 8 to 10 storey building containing 118 student studio apartments above ground floor commercial unit, communal space and parking on lower ground floor.	Baltic Properties North West (BPNW)	Completed	£1m	September 2016
A8	9 Bridgewater Street	Conversion to 74 bedroom student accommodation	Baltic Properties North West (BPNW)	Completed	£15m	December 2014
A9	"Norfolk House – Phase 1", 70-78 Norfolk Street	To erect 5 to 9 storey apartment building containing 156 student studio apartments.	Baltic Developments Limited	Completed	£20m	September 2016
A10	"Norfolk House – Phase 2", Norfolk Street/ Watkinson Street	To erect 9 storey apartment building containing 100 studio apartments with ground floor foyer, flexible lounge space, cycle, plant and bin storage.	The Elliot Group	Completed	£1.5m	January 2017
A11	12 Jordan Street	To convert former food production/office building into studio/office accommodation with addition of ground floor extension and new second floor.	12 Jordan Street Ltd	Completed	£3.1m	April 2014

A12	18, 20, 43, 45, 47, 49, 51, 53, 59 and 61 Jordan Street	To amend permission 11F/0869 (To change use of 10 industrial units to mixed uses including B1 (offices/light industrial), B2 (general industrial), B8 (storage or distribution), D2 (assembly and leisure), A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes) and D1 (non-residential institutions) to include use A4 (bar/drinking establishment) and Auction Rooms (sui-generis).	Baltic Creatives CIC	Completed	£4.5m	September 2012
A13	22 Jordan Street	To refurbish to provide 7 individual office units with independent access doors fronting Jamaica Street.	Baltic Creatives CIC	Completed	£300k	September 2016
A14	North Liverpool Life Sciences UTC, 41-51 Greenland Street	To change use to education centre	Mott Macdonald	Completed	£3m	September 2013
A15	"Constellations", 35-39 Greenland Street	Conversion to club/nightclub.	Mr Carl Whiteside	Completed	£0.5m	April 2015
A16	"The Studios at X1 The Quarter", Sefton Street/Parliament Street	To erect 224 studio apartments in a 10 storey building with ancillary communal facilities	X1 Developments	Completed	£15m	September 2015
A17	"The Terrace at X1 The Quarter", Sefton Street/Parliament Street	To erect 101 apartments in a 17 storey building	X1 Developments	Completed	£11m	September 2016
A18	"The Courtyard at X1 The Quarter", Sefton Street/Parliament Street	To erect 89 apartments and townhouses	X1 Developments	Completed	£10m	September 2014
A19	R.S. Clare & Co Ltd, Stanhope Street	To extend existing factory	R.S. Clare & Co Ltd	Completed	£1m	September 2014
A20	"Baltic Market", Stanhope Street	Conversion of former warehouse to a retail/food hall, 2 bars, a performance area, multi-purpose hall, restaurant and cinema for a temporary period of 5 years.	Independent Liverpool	Completed	£0.5m	June 2017

ON SITE

B1	"Kings Dock Mill – Phase 2", Land at Hurst Street	To erect 11/12 storey block containing 204 apartments	YPG Developments Limited	On site	£15m	September 2018
B2	62-64 Bridgewater Street	To convert existing industrial premises to craft brewery, including beer production, distillery, visitor centre, retail sales unit, sampling hall and ancillary facilities.	Higson's Brewery Limited	On site	£2.5m	October 2017
B3	Land bordering Bridgewater Street and Watkinson Street	To partially convert existing vacant warehouse into 5 town houses, erect 4 x 4 storey town houses and erect commercial unit for use as office.	HUP (BALTIC)	On site	£1.7m	December 2017
B4	"Baltic House – Phase 1", Norfolk Street/Brick Street	New 9-11 storey building with 150 student bedrooms communal facilities, and office/creative workshop space at ground and first floor level	Pinnacle Student Developments Limited	On site	£14m	September 2017
B5	"The Tower at X1 The Quarter", Sefton Street/Parliament Street	To erect 25 storey building containing 196 residential apartments	X1 Developments Ltd	On site	£25m	September 2018
B6	"Parliament Residence", 32-34 Parliament Street	To redevelop site to provide 44 residential apartments within a new 5/6 storey building with ground floor parking office/ workshop space	Assetcorp	On site	£3.5m	Spring 2018



MAP REF	ADDRESS	DESCRIPTION	DEVELOPER	STATUS	COST	COMPLETION
CURRENTLY WITH OR SEEKING PLANNING PERMISSION						
C1	"One Park Lane", Land bounded by Park Lane, Pownall Street, Liver Street and Beckwith Street	Two new 10 to 20 storey buildings with 284 apartments (34 x 3 bed, 136 x 2 bed, 54 x 1 bed and 60 studios); four commercial units, gymnasium, cafes, basement parking	One Park Lane Limited	Permission granted August 2015	£50m	June 2018
C2	"Baltic Square", Park Lane, Beckwith Street, Carpenters Row and Cornhill (former Heaps Rice Mill)	Conversion of former mill into 123 apartments; to redevelop adjacent land with three blocks, 10, 11 and 14 storeys with 194 apartments and 200 serviced apartments, together with commercial floorspace.	Inhabit	Permission granted November 2014	£80m	June 2018
C3	King's Dock Mill – Phase 3, land at Hurst Street, Sparling Street, Tabley Street, Wapping	219 bedroom hotel with ground floor gym and retail space.	Fountain Trustees & Hurst Street Ltd	Permission granted March 2015	£50m	Not known
C4	Vacant land at Tabley Street	To erect 10/11 storey residential apartment block to provide 55 flats.	Baltic Cool Limited	Application 17F/1283 submitted May 2017	£5m	Not known
C5	66-68 Kitchen Street	Hybrid application for mixed use development comprising retention of existing commercial uses on ground, first, second and third floors and conversion/extension of fourth floor to create new restaurant/cafe; and outline application to erect 8 storeys of additional residential accommodation above warehouse to create 30 self-contained flats.	Waterfront Holdings	Application 15F/0827 submitted April 2015	£2m	Not known
C6	Land bounded by Blundell Street, Kitchen Street and Simpson Street	To erect 2 blocks of 7-9 storeys creating 200 apartments, ground floor commercial floorspace and basement car parking.	Songbird Ltd	Permission granted February 2017	£40m	Not known
C7	Bridgewater Street/ Simpson Street/ Watkinson Street	Conversion of ground floor to retail/commercial space with 26 apartments on upper floors (with two storey extension).	Tesni Properties Ltd	Permission granted October 2016	£1.5m	Not known
C8	"Vincent Hotel", Land between Norfolk Street, Watkinson Street	To erect 15 storey mixed used development comprising 306 bed hotel, 50 residential apartments with gym, spa, restaurant, conferencing/ banqueting facilities, entrepreneurial hub, sky lounge, basement parking.	The Elliot Group	Permission granted June 2017	£70m	Not known
C9	56 Norfolk Street and land bordered by Jamaica Street	To demolish existing warehouse, erect 10 storey block creating 171 student apartments and 2 units of commercial space	Borden Properties Ltd	Application 17F/1143 submitted April 2017	£10m	Not known
C10	5-7 Watkinson Street	To convert warehouse to 12,500 sq ft of offices	Mr Duncan Birch	Permission granted April 2017	£1m	Not known
C11	61-63 Norfolk Street	To renovate existing warehouse and erect first floor extension for use as work space for creative industries.	Baltic Creative	Permission granted June 2016	£2.7m	August 2018
C12	"Vienna House", Jamaica Street/ Norfolk Street/Brick Street	To demolish all existing structures and erect 9 storey building, comprising 89 student studio apartments, 8 ground floor commercial units and conversion of 43 Jamaica Street to self-contained offices (Phase 3).	North Point Global	Application 16F/0809 submitted April 2016	£9m	Not known

MAP REF	ADDRESS	DESCRIPTION	DEVELOPER	STATUS	COST	COMPLETION
CURRENTLY WITH OR SEEKING PLANNING PERMISSION						
C13	"Berry House Gallery+", Land between Norfolk Street and Brick Street	To redevelop with 9 storey building comprising 147 student apartments, 11 ground floor commercial units, first floor restaurant and basement car parking.	North Point Global	Application 16F/0825 submitted April 2016	£10m	Summer 2018
C14	Former Bogans Carpets, New Bird Street	To erect 11 storey block creating 164 apartments ground floor commercial space and parking	Miami Ltd	Application 16F/2922 submitted December 2016	£15m	Not known
C15	"St James Court", Greenland Street/ New Bird Street and St James Court	Rebuild 10 storey mixed use scheme consisting 4 commercial units on ground floor and 157 apartments on 1st-9th floors.	Hillmore Developments Limited	Permission granted May 2016	£30m	Summer 2018
C16	1-3 Crump Street/23 Greenland Street	To erect 6 storey building containing commercial units providing flexible floorspace for retail, offices, light industry/manufacturing and distribution	Mr Lekia Lebari-Orleans	Permission granted July 2017	£2m	Not known
C17	12-30 Parliament Street	To erect a part 8 and part 11 storey building comprising 145 residential apartments with ground floor commercial unit	AC Parl St 2	Permission granted August 2017	£10m	Not known
C18	Cain's Brewery Village, Stanhope Street	New tourism/leisure/retail hub with four screen cinema, food store, 450 apartments, 400 space multi-storey car park. Grade II listed brewery building to be restored to include 100 room boutique hotel, digital works studios, food market, spa, gym, restaurants, function rooms.	Cain's Brewery	Permission granted March 2014	£150m	2018
C19	Land bounded by Grafton Street, Hill Street & Brassey Street	New 4 to 9 storey development with 301 residential units, ground floor commercial uses.	Mr S Woods	Permission granted December 2016	£25m	Not known
C20	Land east of Brassey Street	To erect two buildings (15 storeys and 10 storeys) comprising 246 apartments, ground floor commercial space and car parking	Eloquent Global Limited	Application 16F/2879 submitted November 2016	£20m	Not known
C21	Land between Upper Stanhope Street, Chester Street and Dexter Street	To redevelop site for residential purposes by erecting 3, 4 and 5 storey blocks of 178 flats with two internal courtyards and associated parking	Urban Space Limited	Outline permission granted July 2015	20m	Not known
PROJECTS AT PRE-APPLICATION STAGE						
D1	Proposed St James Merseyrail station	Potential new Merseyrail station	Merseyrail	On Merseyrail's aspiration list. Study to be conducted.	Not known	Not known



KINGS DOCK MILL PHASE 2, ON SITE



SECTION THROUGH SONGBIRD'S PROPOSED RESIDENTIAL SCHEME BOUNDED BY BLUNDELL STREET, KITCHEN STREET AND SIMPSON STREET



Liverpool
City Council