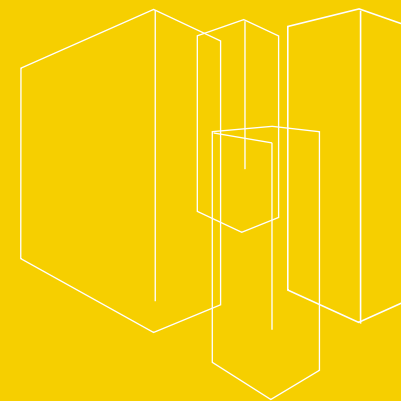


ISSUE NINE / MAY 2003



SUPPORTING THE CITY'S BID TO BE EUROPEAN CAPITAL OF CULTURE



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development update

Liverpool City Centre

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foreword

Welcome to the ninth edition of City Centre Development Update. Our aim is to provide readers with reliable and up to date information about the rapidly changing face of Liverpool City Centre, highlighting current and proposed developments and other major regeneration initiatives. Since our last edition there has been significant progress on a number of projects.

In the Commercial District work continues on Beetham Tower and 101 Old Hall Street, on the site of the former St Paul's Eye Hospital. The development will deliver 28 storeys of residential accommodation, a 5 star Radisson SAS hotel and high quality office accommodation. Floorspace has already been prelet to the Passport Agency and leading American insurance company Unysis who will take 80,000 sq ft in a major collaboration with Royal and Sun Alliance.

In September 2002, following the closure of the Rope Walks programme, Liverpool Vision were asked to take an overview role in the next phase of work in the area. Once a forgotten zone, the Rope Walks area has made a major contribution to the regeneration of Liverpool City Centre. This quarter of the city now boasts some of the most stylish bars, apartments and public spaces in the City Centre. The handover took place at the opening of St Peter's Square, a new public space linking Seel Street to Fleet Street.

At the end of 2002 Liverpool Vision selected its preferred scheme for the Fourth Grace development on Liverpool's world famous waterfront. Along with plans for a new cruise liner terminal, canal link, transport interchange and public realm improvements, the development will breath new life into the Pier Head and reinforce the City's reputation as an international visitor destination. (see page 3 for full feature).

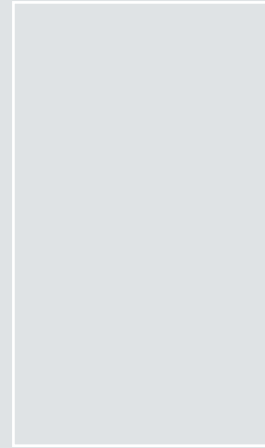
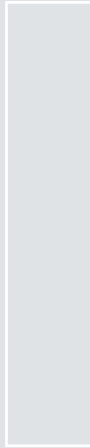
Liverpool is set to join Europe's leading lights with the announcement of the next phase of the ambitious City Centre Feature Lighting Strategy. The news follows the success of last year's pilot projects that included the illumination of St John's Gardens and the Mersey Tunnel entrance at Old Haymarket.

The £1.25 million project will dramatically illuminate 21 of the City's most prominent architectural landmarks focussing initially on the City's cultural quarter and the waterfront. Amongst the buildings and monuments earmarked for illumination are the Walker Art Gallery, Liverpool Museum, the Central Library, the Steeple Fountain and, the soon to be refurbished, St George's Hall. In the Pier Head district key buildings will include the historic St Nicholas' Church, The Cunard and Port of Liverpool Buildings. The works are due to be implemented over the next three years. (See the next issue for full feature).

As reported in the last Development Update, Liverpool's stunning new FACT centre opened to the public in February 2003. The £10 million centre, Liverpool's first purpose-built cultural project for over sixty years, is already proving enormously popular and providing a vibrant focal point in the £110 million redevelopment of Ropewalks.

We hope you enjoy this issue of City Centre Development Update.

amazing grace



Liverpool has always been a groundbreaking, innovative city. Its dramatic waterfront, the envy of many of its international rivals, is recognised around the world as the symbol of a city that has made a unique contribution to global culture and commerce.

In December 2002, Liverpool Vision recommended the proposal from development partners Countryside Properties and Neptune Developments, and designed by Alsop Architects, as its preferred scheme for the prestigious Fourth Grace development at the Pier Head. Landowners Northwest Development Agency and National Museums Liverpool subsequently endorsed the recommendation.

Commenting on the decision Liverpool Vision Chair Sir Joe Dwyer explained: 'The Alsop approach is distinctive and pioneering – reflecting Liverpool's tradition as a pioneering City with a willingness to embrace the new. The scheme is however concept only at this stage, and the developers and landowners will now address a range of issues before proceeding to detailed design and implementation.'

The Alsop scheme proposes a mix of residential, office, hotel and leisure uses, with space for a new world-class visitor museum celebrating Liverpool's unique history and culture. The centerpiece of the proposal is 'The Cloud', a distinctive concentric building accommodating prestige offices, a top quality hotel and a viewing gallery on the upper floors.

Subject to the necessary approvals, it is hoped that construction will commence in 2005 with a view to completion of the first phase – including the Cloud – in 2007, in time for Liverpool's 800th anniversary celebrations.

Leader of Liverpool City Council Mike Storey added: 'We have chosen a radical concept – a design as original and thought-provoking as the Three Graces were in their day. This bold choice comes after a stimulating debate in the city about the merits of each of four outstanding designs. The Alsop scheme will help to confirm Liverpool as a 21st Century City with global ambition.'

The Fourth Grace is Alsop's largest commission to date in Britain. Will Alsop commented: 'In selecting what is probably the most radical and challenging of the competing bids Liverpool Vision have demonstrated a real commitment towards the creation of a 21st century waterfront. The Fourth Grace will undoubtedly stretch the imagination and challenge preconceptions but I am confident it will come to be appreciated and enjoyed by future generations.'



paradise street retail development

One of Liverpool's major regeneration initiatives took a significant step forward when Liverpool City Council and Grosvenor signed a development agreement for the Paradise Street Development Area (PSDA). This follows the confirmation by the Deputy Prime Minister's office in November 2002 not to call in the Grosvenor Planning Application, which was formally given planning consent by the local Planning Authority in December 2002.

The Development Agreement formally binds the Council and Grosvenor to do what is necessary to assemble ownership for most of the Paradise Street Development Area and also to reach agreement with anchor tenants for the proposed development.

The target is for Grosvenor to have possession of 'PSDA' in order to commence the major works in towards the middle of 2004. This will allow part of the development to be opened during 2007 - the year of Liverpool's 800th anniversary - with the whole development 'open for business' in 2008.

Stephen Musgrave, Grosvenor's Chief Executive was upbeat about the agreement. " This marks a significant landmark in this very important public/private partnership. PSDA will bring huge benefits to the City Centre community, to the City as a whole and to Merseyside in general - jobs, houses, business, activity, significantly more visitors and a cleaner, safer environment,"

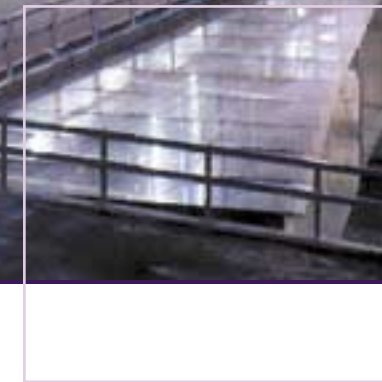


Councillor Mike Storey Leader of Liverpool City Council echoed Grosvenor's ambitions "This is the most exciting regeneration development currently taking place in the Country. It will transform the City Centre and is key to Liverpool's remarkable renaissance. The partnership approach is delivering unsurpassed benefits to the City and its people."

For a project of this size, achieving planning approval and a Development Agreement in less than 3 years is a remarkable achievement, despite the legal and technical complexities that have had to be resolved, and despite the fact there has been more consultation and public involvement than usual.

Grosvenor has delivered an approved Masterplan that breaks new ground in urban design and creates opportunities for over 20 world class buildings and public spaces. Some buildings have already been designed, by a team of acclaimed designers including internationally famous architects such as Cesar Pelli, Building Design Partnership, Sir Jeremy Dickson, Haworth Tompkins, Page and Park and local architects Brock Carmichael.

Landowners and occupiers in the PSDA are currently being offered the opportunity to negotiate the sale of their property, to relocate or to participate in the project. Meanwhile, major retailers and other occupiers are being offered the opportunity to secure space in the enlarged commercial heart of the new Liverpool.



It is expected that a Public Inquiry will be held during the summer to consider any objections to the Compulsory Purchase of property and the road closures that are required for the project.

Given good progress being made on these fronts, the PSDA will continue to move forward very quickly with additional architects being appointed for more buildings during the next few months and with further public workshops and exhibitions.

The PSDA is one of the UK's and Europe's leading Urban Regeneration Projects, recognised as an exemplar of best practice and co-operation between the public and private sector. The PSDA is crucial to the future success of Liverpool, and will not only create a world class environment but will also bring many thousands of jobs and additional expenditure to the City.

For further information contact:
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Campbell Square, Rope Walks

Active PR

demand for city living remains strong

Five years ago there were less than 3,000 people living in the city centre. Today, some 10,000 people enjoy the city living experience and numbers are estimated to double by 2007.

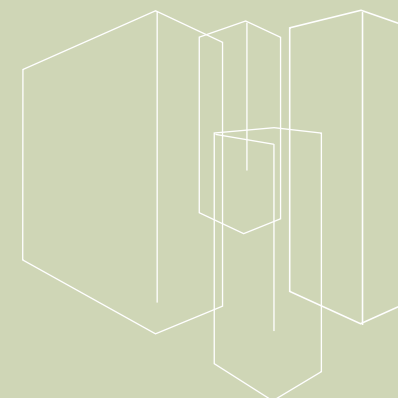
A recent study by consultants Jones Lang LaSalle, on behalf of Liverpool City Council and Liverpool Vision, confirms that the demand for city centre living remains strong. The study reports residential land values continuing to rise with new developments in the city centre core expected to generate sale values in the region of £180 - £200 per sq. ft.

This confident appraisal is supported by 'Residential Review' magazine which reports some city centre residential schemes reaching £200 per sq. ft. with the landmark Beetham Tower development reaching £235 per sq. ft. Current estimates put gross rental yields between 7% - 8.5%.

The study suggests that there are sufficient schemes with planning approval to meet the projected demand for city centre living over the next 7 years.

However despite the projected growth in the city centre population, a number of measures are still required to maintain the momentum and sustain the city centre population. These include:

- maintaining a supply of refurbished residential floor-space within the Castle Street Live/Work and Rope Walks areas
- introducing better retail, health care and education services for city centre residents



The study's findings will help shape Liverpool Vision and City Council initiatives to create a more sustainable city centre population. Plans to introduce more family housing and support services into the Canning area are currently being developed with a number of Registered Social Landlords (Housing Associations). Area based action plans for Rope Walks, Baltic Triangle and the Commercial District are also exploring the potential for further residential development, environmental infrastructure and service provision. A further action plan will be developed for the Live/Work area.

Discussions with the universities, local learning providers and Liverpool Primary Care Trust are advancing to ensure that proposals reflect the needs of an increasing city centre population.

An executive summary of the Jones Lang LaSalle study can be obtained from Ann Hopper, Liverpool Vision Tel: 703 2710 or e-mail: ahopper@liverpoolvision.co.uk.

A full version of the final study can be viewed on the Liverpool Vision website at www.liverpoolvision.com/publications



While the nomination of central Liverpool and the waterfront as a potential World Heritage Site clearly underlines the outstanding quality and significance of the city's historic environment, the current condition of a significant proportion has raised some concern. In 2001 a survey of the city's listed buildings declared 174 (7%) to be 'at risk'. At twice the national average this represents a considerable problem and is symptomatic of a prolonged period of underinvestment. In recent years long-term vacancy and neglect have finally taken their toll on a number of high-profile buildings which have gone past the point of rescue and have been demolished. The Liverpool Echo's long-running 'Stop the Rot' campaign has highlighted the scale of the problem and generated an unprecedented level of public support.

The problem of 'buildings at risk' in Liverpool is particularly acute due to the sheer volume of the historic building stock and the severe period of economic decline that has been partly responsible for their retention. However, times have changed and the city is enjoying a renaissance. The reuse of historic properties has been at the forefront of this process. Listed warehouses, office blocks and former merchants' houses have been converted across the city to house bars, restaurants, offices and apartments. A renewed vibrancy has been brought to large areas while still maintaining the essential historical character that gives Liverpool its distinct identity.

buildings at risk

As part of the HELP (Historic Environment in Liverpool) initiative Liverpool City Council and English Heritage have jointly funded the dedicated post of Buildings at Risk Officer – the first such appointment outside London. In addition, Liverpool City Council has assigned a four year capital budget matched by further funding from partner agencies. This money enables the Buildings at Risk Officer to exercise the City Council's powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 in issuing Urgent Works and Repairs Notices on run down buildings.

In the past, few Urgent Works and Repairs Notices were issued due to the potentially onerous burden of picking up the cost of the works should the owner of a property be either unable or unwilling to comply. The Buildings at Risk Officer now has the resources at his disposal to fund the works in such circumstances and register the cost as a debt against the owner. Of perhaps even greater significance is the ability to invoke the ultimate sanction, that of compulsory purchase, which is automatically triggered by non-compliance with Repairs Notices.

The message is clear. Liverpool City Council and its partners at English Heritage, Liverpool Vision and NWDA are not

prepared to permit the further deterioration of Liverpool's precious historical assets and they have the means to do something about it. The Buildings at Risk Officer has prepared an extensive list of target properties, undertaken a number of detailed surveys and issued the first Urgent Works Notice prior to the Christmas break. These works to arrest the decay of the Welsh Presbyterian Church on Princes Road, through the removal and storage of some of the more precarious structural elements, have subsequently been completed.

While it has been essential to ensure that all available enforcement powers can and will be exercised to prevent further decline, strenuous efforts have also been made to promote the adaptive reuse of properties and thereby secure their long-term future. A bid to establish a Townscape Heritage Scheme in the Castle Street and Seel Street areas of the City has reached stage 2. If successful it will deliver a £9.5 million package of resources to support the repair and reuse of historic buildings within these parts of the city centre. Past successes such as the Canning Conservation Area Partnership have demonstrated the impact of heritage-led regeneration schemes in lifting the quality of an area and the positive benefits that this can have for the city as a whole.

For further information John Stonard on tel: 0151 233 4299

world heritage site

In January 2003 Liverpool's waterfront and commercial district were confirmed as Britain's only new nomination for World Heritage Status. Described as 'the supreme example of a port at the time of Britain's greatest global influence', successful inscription will officially recognise the unrivalled quality of the city centre and waterfront - placing it on a par with the Pyramids, Great Wall of China and Taj Mahal. Previous successful candidates have included Stonehenge, Hadrian's Wall, central Edinburgh, Bath and Greenwich. The nomination documentation, signed by the Secretary of State for Culture Media and Sport, will be sent to the UNESCO offices in Paris in February and a decision on the nomination will be made during 2004.

Announcing the decision, arts minister Baroness Blackstone commented "It is right that Britain's world famous industrial past be recognised, preserved and protected. Liverpool is already a world famous city. World Heritage status would help to bring alive its magnificent industrial heritage to a new international audience."

business improvement districts

Liverpool has been chosen to take part in a pilot scheme aimed at boosting city centres. Business Improvement Districts involve the council and local businesses or occupiers joining in partnership to provide a project or services to revitalise the businesses environment and local community. The Liverpool pilot area covers the Central Gold Zone, the area bounded by Renshaw Street, Charlotte Street, St John's Lane, Whitechapel and Church Street. The project team, working with local businesses and residents, will introduce new services over and above those already provided by the City. Liverpool's ambition to become the UK's 'Most Business Friendly City' will see a cleaner, safer City Centre environment and joint marketing and promotional opportunities.

public realm

Works will commence this spring for improvements within four key areas - Greater Williamson Square, the Cavern Quarter, East Moorfields and Covent Garden. Improvements to Sweeting Street are also due to commence very soon. The timetable for future public realm enhancements to streets and spaces within the City Centre will be integrated within the overall City Centre Movement Strategy construction programme and will be the subject of public consultation in Spring 2003.

merseytram

With Government funding of £170 million now in place, trams are set to once again return to the streets of Merseyside. The Merseytram system will make an enormous contribution to improving City Centre movement, and delivering regeneration and prosperity to the wider Merseyside area.

The first route from the City Centre to Kirkby will feature 21 easy access trams running from early morning to midnight. The service will operate every five minutes at peak time, with a journey time from the City Centre to Kirkby of approximately 40 minutes. A City Centre loop will include ten stops. The loop will provide a modern, efficient and attractive public transport option that will help connect and re-integrate, easing movement between the business, retail and waterfront areas. www.merseytram.co.uk



Beetham Tower, Old Hall Street

(Mark McNulty / Splinter D)

news in brief

the waterfront

The Pier Head masterplan proposes a destination of international quality that will attract people of all ages, backgrounds and interests. It underlines that no single element or project can generate the desirable level of activity, and recommends a number of 'priority' initiatives, including the Fourth Grace, cruise liner facility, canal link, ferry terminal, improved transport facilities and public realm improvements. Progress on the Fourth Grace is detailed in a separate section of this update. In terms of specific actions arising from the masterplan discussions are underway with the Alsop team on the possibility of incorporating an integrated 'transport interchange' in the scheme, including a tram stop, bus stops, ferry terminal and pedestrian links across the Pier Head and the Strand. Further details will emerge on completion of the next phase of preparatory work in May.

Detailed design, engineering, business planning and economic and environmental impact studies have been commissioned to support planning and funding applications for a berthing facility for cruise liners through an extension of the landing stage at Princes Dock. Subject to approvals, it is hoped that the facility will be operational in 2005.

The masterplan also recommended support for the proposed canal link as part of a wider scheme to link the Leeds/Liverpool canal with the Albert Dock. British

commercial district

Since the completion of the Commercial District Framework in Spring 2002, the first of the priority office developments has started on site. The Beetham Organisation is on site with the first phase of Beetham Tower and 101 Old Hall Street on the site of the former St Paul's Eye Hospital. The development will deliver 28 storeys of residential accommodation and a Radisson SAS hotel. Adjacent to this, work has started on the complementary office development fulfilling the statement by Jim Gill in the last update that at least one of the major office developments in the commercial district would be on site before the end of 2002. The office floorspace is already prelet to the Passport Agency and Unysis, a leading American insurance company and will be completed in March 2003. The next major office development will follow in quick succession, with Teesland's City Square, Moorfields the next to make a start in the early summer of 2003.

During Autumn 2002 it was announced that English Cities Fund had been appointed development partner to the Littlewoods Organisation to develop St Paul's Square area and refurbish 100 Old Hall Street. Unfortunately the recent buy out of Littlewoods has delayed progress whilst the new owners review their portfolio. Early indications suggest that the review will result in the scheme being put back on course. The Commercial District Framework lays particular emphasis on the area behind Mercury Court through to Leeds Street, and the contribution it can make in improving the offer of the Commercial District. Liverpool Vision with its partners is advancing a planning and development masterplan for the site that will see the scene set for the introduction of new infrastructure in the form of a linear park along the line of the old railway lines. The owners NWDA are already receiving approaches from interested developers.

Waterways is currently progressing design, engineering and legal work, and holding detailed discussions with the Alsop team, the City Council and Merseytravel on the section across the Pier Head, with a view to submitting detailed planning and funding applications later in 2003. Subject to approvals, the first section of the link through the North Docks should be completed in 2004.

Landowners and businesses remain concerned about standards of care and maintenance of public realm areas at the Pier Head, and have asked for a management regime to be introduced that will ensure the long term quality of any improvements undertaken. A particular concern is Canada Boulevard which will be the focus for Battle of the Atlantic celebrations in May but where a high proportion of trees and benches are missing. Discussions are continuing on the most appropriate approach to the design and implementation a longer term programme of improvements.

One of the most important challenges at the Pier Head is to provide a safe and attractive means for pedestrians to cross The Strand. Various alternatives – including a pedestrian bridge and tunnel envisaged by the Alsop scheme – are under consideration. It is anticipated that more specific proposals will emerge in May following the refinement of the Alsop proposal and from consultancy work to be commissioned through the Movement Management Team.

2003 has been particularly notable for the amount of new build apartments springing up in the district. Bellway and Crosby Homes are nearing completion on their respective schemes on Pall Mall and Bixteth Street whilst the Sentinel scheme on Chapel Street has pre sold apartments off plan. Princes Dock has also seen continued construction. The site is now entirely owned and managed by the Princes Dock Development Company who bought out their development partner McLeans last year. They have continued with the impressive build out with the third office development nearing completion and a Malmaison Hotel, multi storey car park and day nursery about to start on site. The challenge now for PDDC and Liverpool Vision is to ensure that this successful development area is sustained by ensuring good and clear routes into the Commercial District.

live work area

The Travel Lodge on Old Haymarket opened its doors to the public in the summer of 2002 and the opening of the nearby Travel Inn is due in April 2003. Together these two hotel developments are introducing a new ingredient into the Live/Work community. Investment has been seen in particular in quality eating and drinking venues and the Victoria Street area is recognised as a quality entertainment destination in the city centre. Intense development activity over the past 3 years in the East Moorfields area will end this year with the completion of the Travel Inn on Vernon Street and Beetham's Cable House development on Cheapside. With the development activity nearing completion the City Council is set to start a major programme of public realm improvements starting in the spring with the East Moorfields area. This pattern of development activity followed by complementary improvements to the public realm will be seen throughout the city centre over the next few years.

On Victoria Street the City Council has been involved in the demanding process of choosing a development partner to deliver new office accommodation on the car park to the rear of the Municipal buildings. Bids have been received from strong consortia that now await the outcome of the Council's deliberations.

In Temple Square, the developer Villegate has successfully been refurbishing and redeveloping an area typical of what the Live/Work area has to offer. With refurbished and new office accommodation on site, they are now in a position to refurbish premises to the west of the new square for residential accommodation, and to the east where a 45,000sq ft office development is planned. Following this the final public realm scheme can be implemented and the transformation of the area will be complete. The Live/Work area has, over the past few years seen a concentration of conversion activity, being one of the first areas to successfully introduce city living. The number of new apartments being brought forward has led to a slight slow down in this part of the market. The recently completed City Living Capacity study (Jones Lang LaSalle) has recommended that Liverpool Vision should be more proactive in bringing vacant and semi vacant Victorian buildings in the area to the market to ensure that this sector holds its own alongside new build. Liverpool Vision will be acting on this advice over the coming months.

On the edge of the Live/Work area lies Liverpool Vision's own offices, currently located on the first floor of 1 Old Haymarket. By April 2002 the Vision team will be relocated to the ground floor where larger accommodation will enable a small exhibition area to be opened as well as being able to provide much improved access for the public.

lime street gateway/cultural quarter

At the heart of this area lies Lime Street station, an elegant structure that is marred by poor access and unsympathetic shop units on its main frontage. Since publication of their Strategic Regeneration Framework in 1999, Liverpool Vision has been working towards transforming the station into the sort of gateway to its city centre that Liverpool deserves. On Liverpool Vision's behalf, English Partnerships have bought the freehold of all the shop units fronting Lime Street outside the station and are now in negotiation with tenants to relocate them. This gives the ability to demolish the shops and present a much stronger and more attractive face to the city.

In parallel, Merseytravel and Network Rail have completed a review of the functioning of the station. This has resulted in proposals to streamline track usage, completely overhaul the concourse and create new entrances on Lime Street, at its junction with Skelborne Street and most interestingly at its eastern end at the top of Copperas Hill. The proposals by consultants need to be carefully considered and costed but it is hoped that 2003 will see Network Rail making important decisions about the transformation of this key gateway.

Improvements to pedestrian crossing points on Lime Street will be undertaken more immediately, as part of the city centre public realm programme.

area update

For further information on any project in area update contact: Jenny Douglas, Liverpool Vision
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retail

Probably the most significant event for Liverpool's regeneration recently has been the granting of planning permission for the redevelopment of the Paradise Street Development Area by Grosvenor. The scheme due for completion in 2007/8 will contribute significantly to the major step change needed to make Liverpool a premier European city. Having obtained planning permission the developer with its partner Liverpool City Council is in discussion with affected landowners and businesses as the next step in the delivery process.

In tandem with supporting this major redevelopment Liverpool Vision is also turning its attention to other parts of the retail area. Land Securities are being encouraged to progress their ideas for the refurbishment of St John's Centre – particularly its external appearance and improvements to the public realm in Williamson Square and the streets leading into it are due to commence on site in March 2003.

rope walks

After an inevitable slow start some 6 years ago the Rope Walks area is starting to display its regeneration with development schemes nearing completion and a massive public realm improvement programme coming to an end. Most notably, the FACT centre, epitomising Ropewalks as the creative quarter opened its doors in February 2003. Other major schemes completed or on site include East Village (former Kent Street Depot), the Tea Factory and the award winning Campbell Square development.

It is evident however that there are still too many deteriorating listed and historic buildings in the area. The City Council, in the context of its Buildings at Risk programme has identified all the vulnerable properties in the area and in a prioritised manner is opening up dialogue with

marybone

To the north of the city centre lies the relatively small but significant Marybone area. An area of traditional family housing redeveloped in the 1980s and early 1990s, this area has recently seen the introduction of student accommodation in the Vauxhall Road and Gt Crosshall Street area. This is significantly boosting the residential population in the area and is resulting in the introduction of new small shop units and in the near future a new medical centre. On the western side of Vauxhall Road there are also a number of new build apartments for sale planned. The Bellway development is already on site in Pall Mall and a scheme is also planned on the site of the former St Mary's Church. The area is important, not least because it accommodates a city centre family housing area and a local primary school, but also because it links the successful Byrom Street campus of JMU with its Tithebarn Street Learning Resource Centre. Liverpool Vision seeks to help to sustain and grow both these communities in the area.

The former Head Post Office site on Whitechapel continues to cause concern, with little tangible evidence of progress on site. Liverpool Vision is currently looking at the potential of adjacent areas for regeneration. In particular the site links into the Cavern Quarter where a second public realm improvement scheme is programmed to commence in March 2003.

Equally important for Liverpool is that the retail area has been designated as a pilot Business Improvement District. This concept imported from America enables local business to contribute both financially and with their time to the day-to-day management of their area.

owners to persuade them to carry out remedial work pending redevelopment. These discussions are backed up by the ability of the City Council to serve 'urgent works notices' and 'listed building repairs notices' on owners failing to maintain their property in a reasonable condition.

Given that public sector intervention is still needed to drive forward regeneration in this area it has been decided to produce a Phase 2 Action Plan. To be completed by April 2003, it is expected that the Action Plan will identify a framework for development in terms of density and massing as well as key public realm schemes not completed in Phase 1 of the Action Plan. Priorities for future developments will also be identified as well as strategies for implementation.

L1

The L1 area, sitting between Ropewalks and the waterfront is one of the largest concentrations of established affordable housing in the city centre. Largely redeveloped in the 1980s, the run down area of Gt George Street is to benefit from investment by Maritime Housing Association working with a private sector partner. Maritime, an RSL, is currently in the process of selecting a development partner. Together they will present to tenants and the City Council their proposals for investment in the area, and provision of mixed tenure residential development providing family and none family accommodation. The development will create new public spaces and a strong new frontage to Gt George Street, a key route into and out of the city centre from the south sitting prominently opposite the Anglican cathedral.

baltic triangle

Lying immediately west of the L1 community is the Baltic Triangle. This area of businesses, mainly light industrial in nature operating from a mixture of Victorian warehouses and modern purpose built units. Liverpool Vision and the City Council recognise the importance of working with the local business community to support them in developing the area as an important centre of local employment opportunities. The area also contains a wealth of Victorian warehouses, many of them identified as being of historic interest. These warehouses, most of which lie at the edges of the area offer the opportunity to introduce a mixed use environment by converting them to residential use. The market is already starting to deliver this change at the northern end of the area closest to the city centre. Working with the City Council, Liverpool Vision has recently identified a number of development opportunities in the St James Street area in particular that can be brought forward for early development. A more detailed exercise will be

university district

Liverpool Vision did not identify the area to the east of the city centre as a priority when it produced its Strategic Regeneration Framework in 1999. Since then, circumstances have changed and it is now felt that the area has a significant part to play in the economic revival of Liverpool. The School of Tropical Medicine has significant expansion plans, including enhanced facilities and research capabilities that will put the school on a par with the London school. The Merseyside Hospital Trusts are reviewing health care provision in the area resulting in decisions needing to be made about the role of the Teaching Hospital, and both Universities have development proposals that will see the expansion and consolidation of their campuses in the area. Linking all these fields of research, development and education together is the decision by the Northwest

The L1 Local Partnership is very active in the area and working with its cluster partnership has recently employed 2 neighbourhood wardens charged with patrolling the area and dealing with issues of importance to the local community such as dumping of waste and anti social behaviour. The wardens also patrol the Canning area to the east of the cathedral.

The last update reported L1's success in being awarded £350,000 towards the cost of redesigning St George Square. Camlin Lonsdale have been appointed by the City Council and the Partnership to work with the local residents and other parties to design a square that will both work for local residents and recreate the area as a significant and high quality piece of public realm for the city centre.

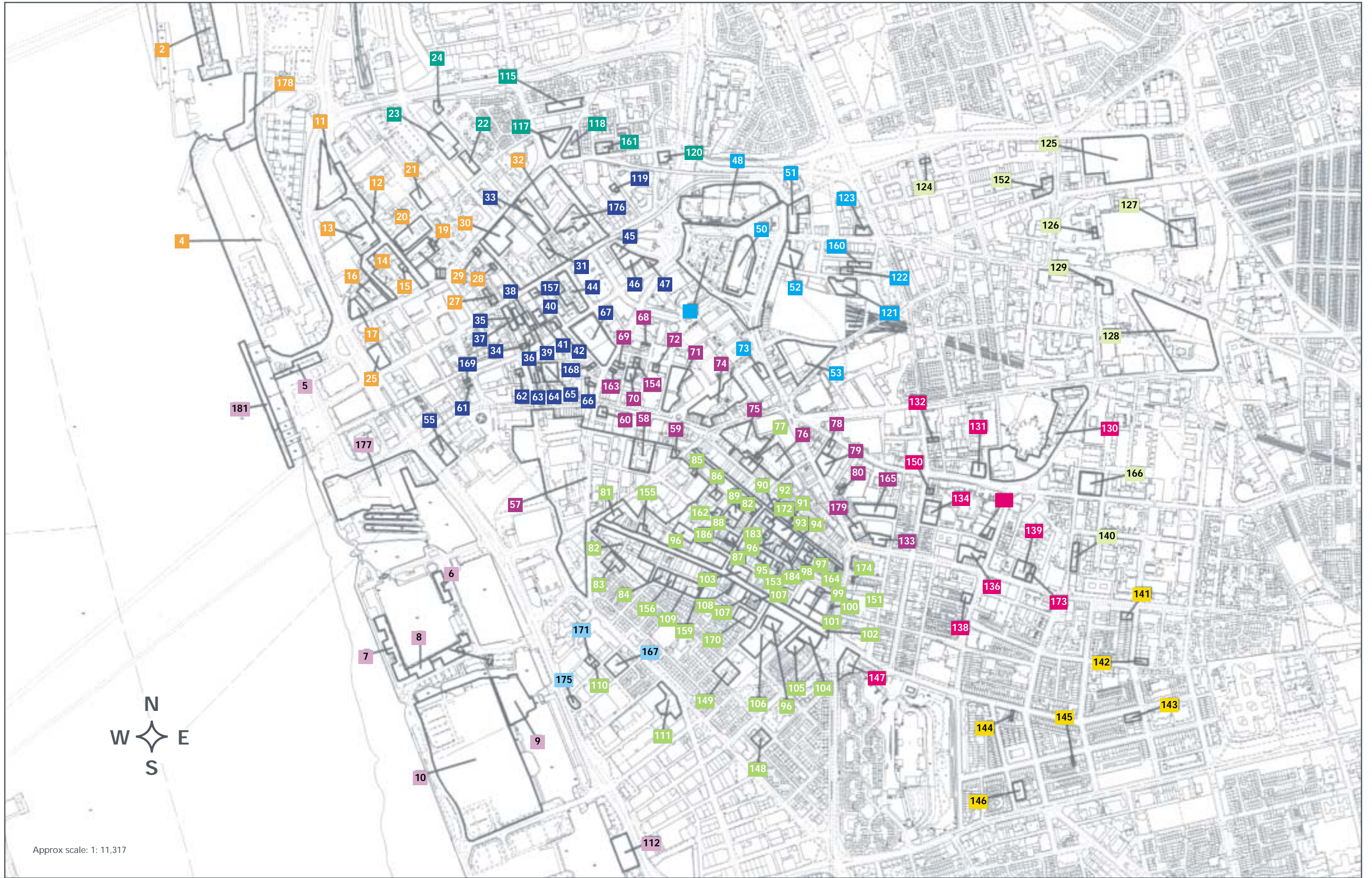
conducted with the business community later in 2003 to consider issues such as space for expansion and improvements to the quality of the environment in the area.

hope street

Work continues to create the new civic space at the Roman Catholic Cathedral. At the same time a Conservation study has been undertaken at St James Cemetery and work will be starting shortly to improve maintenance security and lighting as the first phase of an improvement programme. Within Hope Street itself the plans for a new hotel opposite the Royal Liverpool Philharmonic Hall are coming to fruition with the new hotel planning to be open for business by May 2003.

A feasibility study is also due to commence on St Lukes Church looking at options to bring the building and gardens back into more active use. One of the options to be considered is the idea from the United Nations for a Peace Centre.

Development Agency to sponsor and lead on the delivery of a Science Park in the City Centre. NWDA's commitment to this facility in Liverpool demonstrates its importance in the region's Economic Strategy. Initial discussions suggest the Science Park will be distributed on a number of sites in the Brownlow Hill area with the first phase focussing on land and buildings adjacent to the Metropolitan Cathedral. Both Universities and the City Council have joined with NWDA to secure the phased delivery of the project. To the east of the area the City Council is also working up its plans for the Hall Lane Improvement scheme. When completed this new stretch of road will divert through traffic to the north and south improving the environment in the area, as well as presenting potential development opportunities and will also assist in re-establishing the area at the end of Edge Lane as a fitting gateway into the city centre.



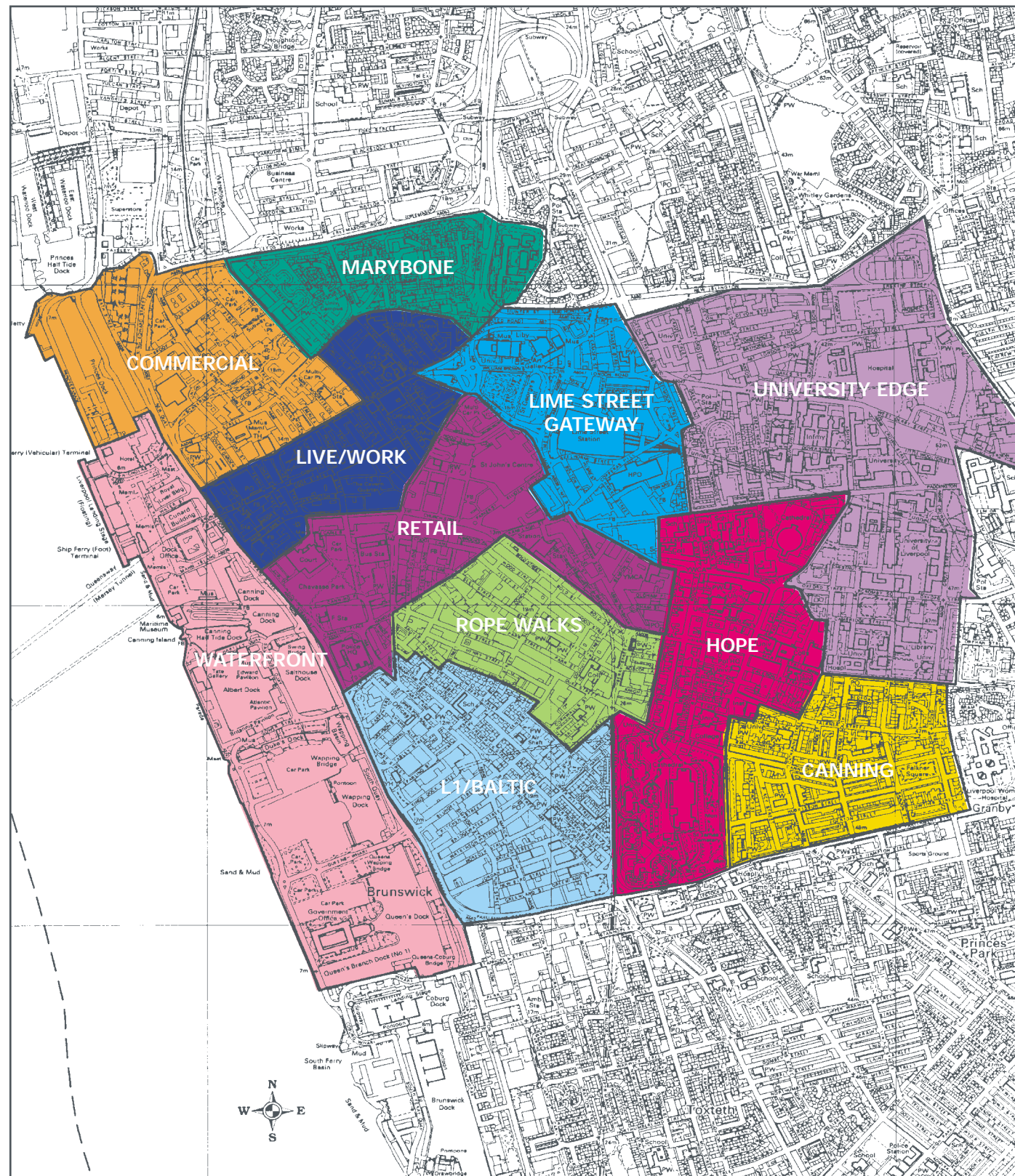
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The City of Liverpool
LA076228
2003

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development schedules



Scale: 1: 16,500

CITY CENTRE ZONES

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The City of Liverpool
LA076228
2003

	Address	Description	Developer	Status	Development Costs	Completion Target
CANNING						
141	Mythos Village, 24 Myrtle Street, L7	Creation of 21 student flats	Mr L Konstantinides	Planning permission granted July 2002	Not known	Not known
142	Vacant Land corner Chatham Street/ Faulkner Street, L8	Construction of new 3 storey building with 14 self contained apartments	Mrs A White	Completed	Not known	Not known
143	38-40 Falkner Square /78-78a Canning Street	Conversion of existing building to 25 new flats	Liverpool Housing Trust	Planning permission granted April 2001	Not known	Phase 1 - Sept 2002
144	12 Canning Street, L8	Conversion of existing building and existing mews building at rear to 7 self contained apartments	R. Hayes	Planning permission granted April 2002	£0.5 million	2003
145	66 Huskisson Street, L8	Conversion to 5 flats	Advent Property UK Ltd	Planning permission granted June 2001	Not known	Not known
146	21-31 Percy Street	Redevelopment to provide student accommodation	Cosmopolitan Housing Association/LIPA	Completed 2001	£1.1 million	2001
COMMERCIAL						
2	Land adjoining East and West Waterloo Docks, L3	Redevelopment for 144 flats	Barratt Chester Ltd	On site	Not Known	Late 2002
4	Princes Dock	Phased development for offices, leisure / hotel and residential parking use	Princes Dock Development company (MDHC /David McLean)	Crowne Plaza Holiday Inn Hotel completed. Infrastructure works completed. Phase 2 office development completed and occupied. Phase 3 office development completed and pre-let to Criminal Records office. Phase 4 office development planning permission approved and on site. Revised Masterplan to be approved. Phase 5 to erect 151 bedroom hotel. Planning application approved	Total known development cost not known. Phase 2: £8 million	Crowne Plaza Holiday Inn: 1998. Phase 2: Late 2000. Phase 3: Late 2001. Phase 4: 2003
11	Beetham Tower (former Eye Hospital Site), Old Hall Street	Redevelopment with a 140,000 sq ft office block, 10 storey 200 bed Radisson hotel, and 28 storey tower with 132 units	The Beetham Organisation & Radisson SAS Hotel Group	Planning permission granted October 2001 and Phase 1 on site	Hotel/ residential = £25 million; Office building = £15 million	Hotel/ Residential on site for late 2003 completion
12	Old Hall Street/ Rumford Place	Major environmental improvements to streetscape and revision of traffic circulation	Liverpool City Council	Completed	£1.25 million	Spring 2001
13	City Exchange, New Hall Place, (formerly known as the Corner Project)	Remodelling of office complex including improved entrances, new office floorspace, retail & atrium/ exhibition areas	Royal Sun Alliance plc	Completed	£10.5 million	October 2001

	Address	Description	Developer	Status	Development Costs	Completion Target
14	7 Union Street	Conversion to apartments	Chartwell	Planning permission granted July 2000	Not known	Not known
15	Harley's Building, 11 Old Hall Street	Conversion to 20 apartments	South Sefton Estates	Planning permission granted October 2001	Not known	2003
16	The Sentinel (former Richmond House), Chapel Street	Redevelopment with 9 storey and 14 storey office buildings with retail units and bar/restaurants at ground floor level; also 8 storey and 20 storey building with 147 one and two bedroomed apartments with ground floor retail	Rumford Investments Ltd	Planning permission granted November 2001.	£60 million	Late 2003
17	Liverpool Thistle Hotel, Chapel Street	Refurbishment of Hotel to create leisure club and new entrance at ground floor level, with function suite on first floor.	Thistle Hotel plc	Planning application 02F/1355, to increase residential units from 118 to 147. Approved 28/08/02	£2 million	Not known
19	Windsor Buildings, 31 George Street, L3	To demolish Windsor Building and erect 9 residential apartments and 46 parking spaces for adjacent Albany development	Albany Ltd	Planning application 02F/03498 granted in December 2002.		
20	The Cotton Exchange, Old Hall Street	Conversion of 7th floor from offices to 13 apartments	Langley Court Ltd	Planning permission granted April 2000 subject to conditions	£1.5 million	Not known
21	Bixteth Street/ Edmund Street/ St Paul's Square	Construction of 120 apartments and 595m sq of commercial space	Crosby Homes (NW) Ltd	On site	£6.5 million	2003
25	Tower Building, 22 Water Street	Conversion to provide A3 uses (food and drink) on ground floor, and 93 residential units on first to seventh floors	Pierse	Planning permission granted. On site	Not known	Not known
27	Rigby's Building & associated properties at 19-25 Dale Street, 1-11 Leather Lane, 4-10 Hackins Hey	Restoration and conversion to residential, retail and offices, renovation of pubs and provision of new restaurant	Imperial Property Co. Ltd	Completed	Not known	Spring 2002
28	41 Moorfields, L2	To erect 8 storey office development	Site sold to NWDA	Planning permission 01F/1781 granted	£4.2 million	
29	The Railway, 18 Tithebarn Street	To Provide bedroom accommodation to form hotel and self contained flat	Mr M Prendergast	Completed	Not known	Early 2002
30	City Square, Tithebarn Street /Moorfields	Redevelopment for 142,000 sq ft multi-storey office building	Teesland Development Co Ltd	Planning permission granted.	£20 million	2003/4
32	East Moorfields Public Realm - including Hewitts Place, L2	Environmental Streetscape work including new public square at Hewitts Place off Vernon Street	Liverpool City Council	Work starts June 2003	£1.8 million	2003
178	Princes Half Tide Dock, Bath Street L3	To erect 4 storey office development and associated car parking.	Princes Dock Development Company	Planning permission 02RM/2941 granted January 2003.		

	Address	Description	Developer	Status	Development Costs	Completion Target
H O P E						
130	Metropolitan Cathedral of Christ the King, Cathedral House, Mount Pleasant	Construction of new offices and civic space surrounding the Metropolitan Cathedral, including demolition of Merseyside Innovation building	Neptune Group	On site	£1.4 million	2003
131	The Irish Centre, Mount Pleasant, L3	Proposals for function room / hotel extension	New Dimensions Property Ltd	Refurbishment announced in press.	Not known	Summer 2004
132	Bonapartes, 21 Clarence Street, L3	Conversion of public house into 6 apartments	Mr R Dears	Planning permission granted	Not known	Not known
134	St Andrews Church of Scotland, Rodney Street	Conversion for use as offices, medical consulting rooms	Dr Prasad	Council serving notices to achieve repairs and considering use of funded CPO powers with development partner. (LJMU). Planning and Listed Building Consent applications submitted to carry out repair works.	Not known	Not known
136	International Inn, 4 South Hunter Street, (off Hardman Street) L1	New 100 bed space hotel	Hope Street Properties	Completed	Not known	January 2002
138	Hope Street Hotel, 40 Hope Street, L1	Conversion of 4-5 star boutique hotel and restaurant	A J Buckingham Ltd	Scheme on site	£1.5 million	May 2003
139	3-5 Myrtle Street, L7	To redevelop premises into 59 apartments and ground/ lower floor office space including new block to rear	Downing Developments	Planning permission 02F/0581 granted 24/04/02	£4.5 million	November 2003
147	Cathedral Chambers Phase 2, Upper Duke Street	Construction of 56 residential apartments for rent	Liverpool Housing Trust	Completed	£3.5 million	Completed 2002
150	3-5 Rodney Street, L1	To convert offices into student flats comprising 4 flats with a total of 34 bedrooms.	Birchfield Properties Ltd.	Planning application in preparation October 2002		
173	5 Myrtle Street	Conversion of first and second floor into student accommodation. 4 apartments with 8, 2, 8 & 1 apartments respectively (19 in total).	George Downing Ltd.	Planning application approved November 2002. On site		2003
L 1 / B A L T I C						
167	Land bounded by Pownall Street, Shaw Street and Tabley Street and intersected by Cornhill, L1	To erect 132 apartments in 2 related blocks with associated car parking and external works	J Amour Ltd	Planning permission 02F/2870 granted December 2002		
171	32-34 Shaw's Alley	To demolish existing building and redevelop by erecting multi storey building to provide 27 apartments	Baltic Triangle Ltd	Revised application submitted		

	Address	Description	Developer	Status	Development Costs	Completion Target
175	Land at Wapping/Hurst Street	To erect 6 storey apartment block comprising 11 flats and car parking	J Amour Ltd	Planning permission granted 27/11/01		
LIME STREET GATEWAY						
48	National Museums & Galleries, Brown Street	Refurbishment (including access improvements)	NMGM	Phase 1 completed.	£33 million	Completed
50	St George's Hall	Ongoing phased refurbishment	Liverpool City Council & St George's Hall Charitable	Currently on site. Total project value of £18m to improve physical and intellectual access to all areas of the building, essential restoration work, the reopening of the I Smal Concert Room, new pavement level South entrance and visitor facilities.	Total refurbishment cost £18 million	April 2004
51	Commutation Plaza, Commutation Row	Redevelopment, commercial and residential	Maritime Housing Association	Completed and occupied	£4.1 million	2002
52	Empire Theatre, Lime Street/2-10 London Road	Expansion of theatre to provide enlarged stage (Phase 1), enhanced audience facilities and new box office (Phase 2)	Apollo Leisure/Empire Theatre (Merseyside) Trust	Phase 1: completed 2001 Phase 2: completed 2002	£10.5 million (Phase 1 & 2)	Completed 2003
53	Lime Street/Skelhorne Street	New mixed use development with 1100 student bedspaces, 150 bedroom hotel and commercial facilities. Planning permission gained	Maple Oak Plc.	Student residential element on site to be completed 2003. Awaiting confirmation of Hotel element. On site.	£60 million	Autumn 2003
73	Former ABC Cinema, Lime Street	To use premises for A3 purposes		Premises being considered for Vision centre.	Not known	Not known
121	Gladstone Hotel, Lord Nelson Street	Refurbishment of existing hotel	Saagar Associates	Work not commenced.	£15 million	Not known
122	13-19 Lord Nelson Street	Conversion to 24 residential flats	Lord Nelson Street Properties	Phase 1: (13-15) "Trafalgar Court" completed. Phase 2: (17-19) completed	Not known	Phase 1: Summer 2001. Phase 2: Early 2002
123	"Gateway 2", London Road	Ground floor commercial/leisure units with 5 storeys of residential accommodation	Pencare	Completed	£4 million	Completed 2002.
160	Land bounded by Ward Street, St. Vincent Street and Bridport Street, L3	To erect new build construction of 8 no. two bed flats, 4 no. one bed flats, office accommodation and basement car parking	Maritime Housing Association	Planning Application 02F/2120 refused November 2002		
LIVE WORK						
31	Vernon Street/Cuncliffe Street, L2	Construction of a 5 storey "Travel-Inn" hotel with 162 rooms.	Whitebread Hotel Company	Completed	£6 million	April 2003

	Address	Description	Developer	Status	Development Costs	Completion Target
175	Land at Wapping/Hurst Street	To erect 6 storey apartment block comprising 11 flats and car parking	J Amour Ltd	Planning permission granted 27/11/01		
33	Cable House (former Plesseys Building), 39-81 Cheapside	Conversion of former engineering works for 90 residential apartments, 80,000 sq ft commercial floorspace with 60 car parking spaces underneath	The Beetham Organisation	Completed	£6 million	Completed 2002
34	1 Victoria Street	Conversion of upper floors to residential	Heyes & Standige	Planning permission granted.	Not known	Not known
35	Former Royal Insurance Building, 1-9 North John Street	Conversion to 95 bedroomed "Boutique" hotel	Art House Hotels	Planning permission granted. Scheme due to commence.	Not Known	October 2003
36	Fowlers Building, 3-9 Victoria Street	Conversion to include licensed premises to ground floor, with 27 apartments to upper floors	Derwent Lodge Estates Ltd	Completed	Not Known	Late 2001
37	Sovereign Chambers and Regency Chambers, Temple Lane	To convert and refurbish existing buildings into 53 apartments with retail units to lower ground floor level	Villagate Properties Ltd	Planning permission 02F/2154 granted November 2002		
38	Temple Square	Refurbishment of existing office accommodation and creation of a new square	Villagate Properties Ltd	Phase 1 offices completed. Phase 2 basement car park completed. Phase 3 new build leisure completed.	£12 million	2002
39	5-7, Temple Court	Construction of a mixed use bar/restaurant with commercial office space above	Villagate Properties Ltd	Planning permission granted	£4.5 million	August 2003
40	13-19 Temple Street, L2	New build 6 storey office with 2 floors basement parking	Villagate Properties Ltd	Planning permission granted, expected to commence on site late 2002	£1 million	Mid 2004
41	21 Temple Street, L2	Conversion to offices and 3 apartments	Pr (Property Regeneration) Homes Ltd	Completed and occupied	Not known	Not Known
42	25 Victoria Street	Conversion of upper floors to residential	HKP Properties	Completed	Not known	
44	68 Dale Street (former Municipal), 4-24 Sir Thomas Street, 18-20 Cumberland Street, 45 Victoria Street, L2	Mixed use conversion/refurbishment of buildings to include 92 residential apartments, shops and offices	Illiad Group	Planning permission granted January 2002. On Site	£10 million	2003
45	4-24 Old Haymarket (Manchester Street)/5-9 Preston Street	Construction of 100 bed Travelodge with A3 retail on the ground and lower ground floor areas	Granada Travelodge Property Department	Completed	3.5 million	August 2002
46	11-13 Preston Street	Conversion to mixed use residential (13 loft apartments) and 2,000 sq ft retail	Maritime Housing Association	Completed	Not known	September 2001
47	Old Haymarket (Manchester Street)	Phase 1: Refurbishment/redevelopment to provide	Urban Splash	Phase 1: Completed. Phase 3 planning	Phase 1: £4.5 million.	Phase 1: April 2000. Phase 2:

	Address	Description	Developer	Status	Development Costs	Completion Target
		offices/residential accommodation. Phase 2: see sites 45 and 46. Phase 3: Redevelopment of 26-38 Old Haymarket (Manchester Street) to be determined. Total 0.25 million sq ft floorspace.		application granted for office accommodation	Phase 2: £3.5 million+. Phase 3: Not known.	August 2002. Phase 3: 2004.
55	Kingston House Hotel, James Street, L2	Demolition of existing building and erection of new 14 storey building with 99 new build apartments above ground floor leisure facilities		Planning permission granted July 2001 negotiations to sell lease underway	£10 million	Not known
61	Mason House, 48 Castle Street, L2	Conversion of offices to 7 apartments	Alross Estates Ltd	Planning permission granted	Not known	Not known
62	Harrington Chambers, 24 North John Street	To convert and extend to form 30 self-contained flats	Merseyside Developments Ltd	Planning permission granted further amendments sought. On site	£4.5 million	Summer 2002
63	Central Buildings, North John Street / Castle Street	Conversion to 120 roomed "Hard Days Night" Beatles-themed Hotel.		Planning permission granted. Application for ERDF Objective 1 approved. Scheme undergoing a review process following purchase by new developer	£4.5 million	2004
64	4 Mathew Street, L2	Construction of 4 storey mixed use development incorporating a licensed premises on ground and basement level, with offices and retail space above	Iliad	Planning permission granted	£2 million	Summer 2002
65	Cavern Court, Mathew Street, L2	Major refurbishment of existing retail and office complex	The Moorfield Group Ltd	Completed	£2 million	Summer 2001
66	7 Whitechapel/ 7 Button Street	Demolition of existing building for redevelopment of 3 storey A3 unit.	Weatherspoons	Completed	Not known	Late 2001
67	"The Met Quarter", Old Post Office, Victoria Street	Conversion/redevelopment to provide retail accommodation, restaurants and bars	Walton Group	Planning permission granted. Construction started on site November 1999 work has halted whilst scheme is reconsidered. Proposed changes have been the subject of recent discussions with the Local Planning Authority.	£10 million	March 2003
119	Former Malt House, Trueman Street, L3	Conversion of derelict former Malthouse building into 530 sqm of office accommodation over 3 floors.	Arrowe Properties	On site	Not known	2003
157	40-46 Dale Street, L2	To convert floors 3, 6 and 7 into residential units, 13 in total.	Whitechapel Enterprises Limited	Planning permission 02F/2047 granted 16/09/02	£0.6 million	
168	56/58 Stanley Street, L1	To use lower, ground, first and second floors for licensed retail, third and	Ringmaster Ltd (Leon Lenik)	Planning permission approved November 2002.		

	Address	Description	Developer	Status	Development Costs	Completion Target
		fourth floors as hotel rooms, fifth floor for services with basement to be used as cellar, services and storage				
169	42 Castle Street	To refurbish existing retail premises to provide a Sainsbury Local store	Sainsburys Supermarkets Ltd	Planning permission 02F/2977 approved December 2002		
176	Former Fire Station Site and Gales Building, Hatton Garden	To demolish Gales Building and adjoining structures to allow construction of new build block. Internal conversion of Former Fire Station to commercial units on ground floor and basement with apartments on upper floors. Landscaping to courtyards.	Downing Developments	Planning application 02F/3412 refused March 2003		
MARYBONE						
22	St Mary's Church, Priory & Parish Hall, Prussia Street/ Highfield Street/ Cockspur Street	Redevelopment for 7 storey residential development of 2 bedroomed apartments	Nextdom Ltd	Planning permission 02F/0411 granted 20/06/02	Not Known	Not known
23	Land Bounded by Pall Mall and Highfield Street, including 40 Pall Mall	Demolition of Leadworks and construction of 133 apartments in 5/6 storey new building, and 20 apartments in refurbished 40 Pall Mall	Bellway Homes (West Lancs) Ltd	On site	£3 million	2003
24	Highfield Street/ Leeds Street	Redevelopment for offices	Kingham Knight Associates	Complete	£0.75 million	2003
115	Land at Midgehall Street/Marlborough Street	Redevelopment for 9 bungalows	Liverpool Housing Action Trust	Planning permission granted July 2000. On site	Not known	May 2003
117	Marybone/Vauxhall Road/Back Pickop Street	Redevelopment for ground/ first floor 300 seat lecture theatre, bar and retail with student flats over	Cosmopolitan Housing Association	Completed	£8 million	Summer 2001
118	Site bounded by Great Crosshall Street/Marybone, L3	Construction of (phase 1) student accommodation and offices; and (phase 2) mixed use	Cosmopolitan Housing Association	Planning permission granted. On site	£8 million	August 2003
120	Former bottling works, corner of Byrom Street/Great Crosshall Street	Conversion to student flats	LJMU	Completed	Not known	Autumn 2001
161	Former Holy Cross Church, Great Crosshall Street, L3	To erect 7 storey (plus basement) new- build mixed use building comprising basement car park, ground floor commercial unit and upper floors with total of 55 residential apartments	D & L Developments	Planning Permission 02F/2544 approved December 2002		
RETAIL						
57	Paradise Street Development Area	Retail based development for 1 million sq ft retail & leisure floorspace plus 307	Grosvenor Estates	Planning permission granted October 2002	£750 million	2006

	Address	Description	Developer	Status	Development Costs	Completion Target
		residential units, recording studios and offices, 2 hotels, new bus station, 3000 car parking spaces, new means of access, public open space including a new public park				
58	Bluecoat Arts Centre	Refurbishment as a cultural centre with enhanced facilities for arts and heritage, education, retail and tourism	Bluecoat Arts Centre Ltd	Feasibility completed. Funding applications to be submitted and determined in 2003. Proposed refurbishment to commence in 2004.	To be determined	To be determined
59	Site at corner of Hanover Street/ School Lane	Redevelopment of site with restaurant, bar, members club, offices and manager's flat. 2nd Application Oct 2002, To erect 3 commercial units with basements and 24 residential units above.	Illiad Group. 2nd Application Metropolitan Investments	Planning permission granted - site also within Paradise Street Scheme 2nd Application Awaiting Planning (02F/3081)	Not known	Not known
60	Former Next Store, Church Street/ Paradise Street, L2	Refurbishment as new Zara (clothes store)	Not known	Completed and occupied	Not known	December 2001
68	8 Williamson Square	Demolition of existing building and replacement with 2 storey retail unit or bar/restaurant	Core Properties	Planning permission granted January 2001.	Not known	Not known
69	36-38 Whitechapel	Demolition of existing building and replacement with 2 new shops units.	Picton Group plc	On site	Not known	Complete
70	Former Poundstretcher Store, 14-26 Williamson Street	Refurbishment of Building as two units	Lancaster Holdings plc	Completed	Not known	Late 2001
71	John Lewis Store (Formerly George Henry Lee)	Refurbishment of store, involving closure of Leigh Street and new internal circulation	John Lewis Partnership	Phase 1 completed	£6 million	Completed 2002
72	21-23 Williamson Square	Redevelopment for retail and offices. Erect new 4 storey building plus basement proposal	Kingsley Properties	Full planning permission 02F/1401 granted in July 2002.	Not known	2004
74	Clayton Square	Creation of new floorspace in extension into Elliot Street	Markland Development	Planning permission granted for modified scheme following earlier refusal	£2 million	Not known
75	Central Station Retail Complex	Phase 1: Refurbishment of retail complex, mall areas and new canopy to ramped Bold Street Entrance and re-elevating of frontages	AXA Real Estate	Completed	£2 million	November 2001
76	Land to the rear of Central Station (including 9-19 Bold Street - see 77 below)	Redevelopment of the area for retail and leisure facilities, including a cinema complex	Railtrack Developments Ltd	Planning permission granted but site proposal likely to change	Not known	Not known
78	28 Mount Pleasant, L3	Demolition of Mount Royal Hotel and erection of a residential building with 41 apartments above a ground floor level restaurant	Thamesbrook Ltd	Planning permission granted April 2001	£5 million	Not known

	Address	Description	Developer	Status	Development Costs	Completion Target
		residential units, recording studios and offices, 2 hotels, new bus station, 3000 car parking spaces, new means of access, public open space including a new public park				
79	Central Hall, Renshaw Street	Conversion of upper floors to casino, restaurant, night club and convention centre	Endmore Limited	Planning permission granted. On site	£5 million	Not known
80	10 Benson Street	Conversion of existing building to 23 self contained flats	North West Lettings	Planning permission granted September 2000. Scheme on site	Not known	Not known
133	19-33 Leece Street	Development of vacant site to provide residential accommodation, shops, offices and leisure uses	To be determined	Options for promoting development under consideration	Not known	Not known
154	14/18 Richmond Street, Liverpool L1	To alter/improve no.18 (Unit 1), demolish nos. 14-16 and erect new 2 storey building (Unit 2).	Altmore Developments Ltd (Applicant)	Planning permission 02F/1461 granted 16/07/02	£0.7 million	May 2003
163	28-30 Whitechapel, L1	To erect a 3-storey retail development following demolition of existing building	Copeland Ltd	Planning permission 02F/2270 granted 09/10/02		
165	3-27 Oldham Street, L1	To develop two no. 7 storey blocks containing 77 flats with 65 associated car parking spaces, together with A3, B1 & D2 space on ground floor and basement and creation of new public space.	PR (Property Homes) Homes	Planning application 02F/2698 granted February 2003		2004
179	89 Renshaw Street	To erect retail development	Frenson Ltd	Outline planning application submitted January 2003.		
ROPE WALKS						
77	7-19 Bold Street	Conversion of basement of 7-13 and ground floor 9-19 Bold Street to A3 (cafes/restaurants/food outlets); first floor of 9-19 and second and third floors of 7-19 to same or D2 (assembly & leisure)	Blu Property Management Company	Planning permission granted May 2001 prior to and to rear of Central Station application (ID 75) having been made	Not known	Not known
81	1-3 Duke Street (Casartelli Building) /24-30 Hanover Street	Rebuilding of premises to provide shops and 30 flats with basement car park	Liverpool Property Holdings Ltd	Planning permission granted April 2001. Phase 1 complete. Work on phase 2 has not yet begun.	£4.3 million	Repairs to existing structure: end 2001; Development: end 2002
82	Campbell Square: land bounded by Duke Street/Henry Street/York Street/Cambell Square/Lower Duke Street	125 residential units, 30,000 sq ft office floorspace, 3 bars, restaurant and new public square.	The Beetham Organisation and Cruden Construction	Phase 1: completed Phase 2: on site	£16 million	Phase 1: September 2001 Phase 2: Summer 2002

	Address	Description	Developer	Status	Development Costs	Completion Target
		residential units, recording studios and offices, 2 hotels, new bus station, 3000 car parking spaces, new means of access, public open space including a new public park				
83	Cleveland Square, Argyle Street, L1	Alterations and infill construction to form mixed use development of 24 apartments offices, commercial space and retail	Markvale Ltd	Planning applications 02F/0999 and 02F/1000 approved 30/07/02		
84	Liverpool Arts Village: 20-26 Henry Street, 9-15 York Street and 1-5 Lydia Ann Street, L1	Construction of mixed use development comprising artists studios, coffee bar, 22 studio flats and offices	Maritime Housing Association Ltd	Planning permission granted January 2001. On site	£3 million	Late 2002
85	8 Fleet Street, L1	Redevelopment for 4 residential units in a 5 storey block	Poseiden Investments Ltd	On site	Not known	Summer 2002
86	18-20 Fleet Street, L1	Demolition of building to rear and refurbishment of remaining building(s) with additional 4 storey extension	Borderpark Ltd	Planning permission granted	£3 million	Late 2003
87	30-32 Slater Street/ 60 Steel Street, L1	Redevelopment for 3 storey offices	Frenson Ltd	Planning permission granted	Not known	Not known
88	Seel House, 29-35 Seel Street L1	Conversion to 70 room town house hotel by Alias Hotels Plc	Alias Hotels Plc	Planning application 02F/1289 granted 02/07/02	£5-10 million	Late 2003
89	Car park, corner of Fleet Street/Concert Square	Redevelopment for ground floor bar/restaurant with 32 apartments on 4 additional floors	Miller Homes and Laurella Ltd	Planning permission granted May 2000. On site	£3.3 million	July 2003
90	66 Bold Street	Conversion of upper floors to residential	Not known	Planning permission granted	Not known	
91	86 Bold Street	Refurbishment to include retail at ground floor level, offices on 3 floors above	Frenson Ltd	Planning permission granted July 2001	£0.3 million	Sept 2002
92	66-68 Bold Street	Conversion of upper floors to 49 bedroom hotel	Mr B Gallagher	Planning permission granted	Not known	Not known
93	"Tea Factory" Wood Street (Gold Crown Foods)	Conversion to offices, workshops, gallery/exhibition space, residential and retail	Urban Splash	Completed	£9 million	Spring 2002
94	The FACT Centre, 92 Wood Street	Redevelopment of site for a film & arts centre, café/ restaurant	Foundation for Art & Creative Technology with City	Completed. Open	£8 million	February 2003
95	St Peters Church, Seel Street	Conversion to offices	Urban Splash Ltd	Phase 1: completed Phase 2: planned	£2.1 million	Phase 1: 2002 Phase 2: 2003
96	Wolstenholme Square, Bold Street Square, Arthouse Square, Nuns Garden, Merchants Square (Kent Street)	Creation of various public squares	Liverpool City Council/Liverpool Rope Walks Partnership	Schemes being progressed by agreement. CPOs not being pursued. Mostly Completed	£1 million	Summer 2002
97	96 Wood Street	Demolition,alteration and refurbishment of existing	Charlton Homes	Planning Permission 02F/1630 granted 22/10/02	£0.8 million	Not known

	Address	Description	Developer	Status	Development Costs	Completion Target
		building. Erection of new 6 storey extension to provide retail/leisuer/office at ground floor & 47 residential units on upper floor.				
98	Manoli's Yard (Former Weatheralls Factory), 6-12 Colquitt Street	Redevelopment with mixed use comprising retail, office and flat accommodation with basement parking	Iliad Ltd	Completed	£4 million	September 2002
99	94/98 Seel Street, L1	Conversion to student accommodation	Marietta Wong	Planning permission approved	Not known	Not known
100	40-42 Berry Street	Conversion to student accommodation	Eurowines	Completed	Not known	Complete
101	159-175 Duke Street /1-9 Dukes Terrace	New Build and conversion of existing buildings to residential, including nursery	Maritime Housing Association Ltd	Planning permission granted March 2001. On site	£3 million	Late 2003
102	Public Realm Programme: Various Rope Walks streetscapes and roadways	Major programme of environmental improvements including new pavements and surfaces, street lighting, etc	Liverpool City Council/Rope Walks Partnership	Complete. China Town environmental improvements completed	£14 million	June 2002
103	Former NCP car park at corner of Duke Street, Slater Street, Parr Street L1	To convert into 82 apartments incorporated with a mixed use of A1 retail + A3 food and drink to the ground floor	Liverpool Development 2001 Ltd	Planning application 03F/0398 submitted. February 2003	£10 million	Not known
104	Former Scandinavian Hotel, Nelson Street	Demolition of existing building and construction of new 6 storey hotel and residential building with underground parking, and to erect separate 4 storey building adjoining 10 Nelson Street with ground floor retail and office above.	Downing Developments	Planning permission granted. February 2002. CPO by Liverpool City Council "agreed in principle" – likely to be Spring 2003.	£15 million	Not known
105	1-9 Cornwallis Street	Conversion to 42 residential apartments	Stonecrest Properties Ltd	Planning permission granted July 2000. On site	£2.5 million	May 2003
106	Kent Street Depot	Mixed use development comprising a training centre for Liverpool Community College, apartment blocks for rent or joint ownership, workspace, shops and cafes.	David McLean, Iliad and Maritime Housing Association	On site	£20 million	Late 2003
107	118-124 Duke Street	Conversion to offices	Frenson	Planning permission granted October 2000	£0.5 million	Sept 2003
108	102 Duke Street, L1	Construction of 7 new apartments and extension at rear of building	Westcliffe Developments Ltd	Completed	Not known	Early 2002
109	34-36 Henry Street & 9-17 Lydia Anne Street, L1	Develop site by conversion of existing buildings and part new build to provide commercial/leisure/ educational accommodation and 89 apartments	Maritime Housing Association	Planning permission 02F/0529 granted 29/05/02	Not known	Not known
110	29 Corn Hill, L1	Conversion of existing warehouse to retail on ground floor and basement, with 11 residential apartments on floors 1 to 6 above	J Amor Ltd	On site.	Not known	August 2003

	Address	Description	Developer	Status	Development Costs	Completion Target
		building. Erection of new 6 storey extension to provide retail/leisure/office at ground floor & 47 residential units on upper floor.				
111	174 Park Lane, L1	Construction of 54 new apartments Ltd	Vantage Property & Development 02/09/02	Planning permission 02F/1476 granted September 2002	Not known	Not known
148	Corner of Upper Pitt Street/Hardy Street	Construction of a 3 storey building to form a new Chinese Gospel Church and 10 flats; refurbishment of the existing church and day nursery to include 11 additional flats.	Pinecourt Housing Association & CDS	Completed	Not known	Late 2001
149	St Michaels Parish Hall, Upper Pitt Street, L1	Construction of 4 no. two bedroom apartments	Romfield Homes Ltd	Planning permission 02F/0809 granted 24/05/02	Not known	Not known
153	80-82 Seel Street, Liverpool L1	To convert upper floors into 5 self-contained flats, with restaurant bar on the ground floor: associated alterations and 3 storey extension at rear.	Mr. W. Hugh (applicant)	Planning permission 02F/1425 granted 15/07/02		
155	27/35 Duke Street	Demolition of existing structures and erection of 7 storey building plus penthouse, 78 unit residential development and commercial use in basement and ground floor	Abbey Projects	Planning permission 02F/1847 granted November 2002		
156	28/30 Henry Street, L1	Convert & extend existing warehouse to provide 24 dwellings with basement car parking	Braidwater Moncrief	Planning permission approved December 2002		
159	48-50 Henry Street, L1	To demolish existing building. And erect a residential development comprising basement/ground floor residential car parking, 32 apartments on first to fifth floors, and 7 duplex penthouses on the sixth floor	Braidwater Moncrief	Planning permission 02F/2112 granted November 2002		
162	25-27 Seel Street, L1	Refurbish existing building and erect a 3-storey glazed extension. A1, A2, A3, B1, C2, D1, D2 Uses. Create a pedestrian route from Fleet Street to Seel Street.	Frenson Ltd	Planning permission 02F/2337 granted November 2002		
164	108-112 Wood Street, L1	To erect a new 3-storey building comprising hot food take-away shop on ground floor with 2 self-contained flats above	Mr S Hughes	Planning permission 02F/2391 granted 11/10/02		
170	53-67 Kent Street/ 39-57 Lydia Ann Street/74-84 Henry Street	To demolish existing buildings, and erect 5/7 storey mixed use residential and retail/commercial development with associated	Greg Ormesher Southern Plus	Planning Permission granted January 2003.		

	Address	Description	Developer	Status	Development Costs	Completion Target
		external communal courtyard and two levels of car parking. (98 apartments in total)				
172	47-49 Fleet Street	To erect a six-storey mixed use development consisting of 20 no. apartments over ground floor retail units together with basement car parking, following demolition of existing building	Signal Money Ltd.	Planning Permission 02F/3190 granted January 2002		
174	2 Bold Place	To develop vacant site by the erection of a four storey building consisting of a business unit at ground floor level with 3 no. flats on upper floors.	JR Properties	Planning application submitted 2/12/02		
UNIVERSITY EDGE						
124	54/56 Stafford Street, L3	Conversion to 3 retail units at ground floor, and upper floors to form 4 flats for student accommodation	D Arslanian	Planning permission 02F/0870 granted 14/05/02	£20 million	Not known
125	Former Blakes Car Showroom, Prescott Street	Redevelopment for nurses home (540 Bedspaces), 13,200 sq ft retail and car parking for 720 vehicles	The Moorfield Group	On site.	£20 million	2003
126	University of Liverpool, Department of Clinical Engineering, Daulby Street	Extension to existing building to form new offices, laboratories and seminar rooms	University of Liverpool	Planning permission granted	Not Known	Not known
127	Linda McCartney Centre and Education Centre, Royal Liverpool University Hospital, Prescott Street	Conversion and extension to provide new clinical services and education centre	Royal Liverpool and Broadgreen University Hospitals	Completed	Not Known	Late 2001
128	University of Liverpool, Biosciences Centre, Pembroke Place/Crown Street	Construction of new biosciences and business incubation centre	University of Liverpool	On site	£15 million	2003
129	University of Liverpool, Faculty of Medicine	Construction of two lecture theatres, seminar rooms and cafeteria	University of Liverpool	Completed	Not known	Early 2002
140	59-89 Mulberry Street	Conversion of former nurses home/laundry to university seminar/teaching building	University of Liverpool	Planning permission granted	Not known	Not known
152	Land at the junction London Road/Moss Street	To demolish 211-223 London Road and 3-11 Moss Street. Alterations to 225-227 London Road to provide 2 wings - 5 storey new build accommodation comprising 72 residential apartments and 2 storeys of commercial office space while retaining public house	Planning Applicant: Pencare Properties Ltd	Planning permission 02F/3207 granted Jan 2003		
166	University Sports Centre, Oxford Street	To erect a three-storey extension to existing centre	University of Liverpool	Planning Permission 02F/2750 approved		

	Address	Description	Developer	Status	Development Costs	Completion Target
	/Mulberry Street	so as to provide a sports hall, fitness room, dance studio and ancillary accommodation		November 2002		
W A T E R F R O N T						
5	Pier Head	Car Marshalling area	MDHC	Planning and related consents granted.	Phase 1: £2 million	Not known
6	Edward Pavillion, Albert Dock	60,000 sq ft office development for Swiss Life	Albert Dock Company/Linehall Developments	Completed and occupied	Not known	Autumn 2001
7	Albert Dock Complex retail units	Conversion from smaller shop units to larger units to attract bigger name stores	Albert Dock Development Company	Scheme completed and occupied by The Room Store	Not know, but part of overall £40 million investment in the Albert Dock complex	2002/03
8	Britannia Pavillion, Albert Dock	Hotel	To be announced	Albert Dock Development Company in discussion	Not Known	Not Known
9	Kings Waterfront (part of the site)	Redevelopment for 200 apartments: 93 for rent (LHT and Riverside HA), 107 for private sale	Fiortho/Morrison Homes	On site	£20 million	2003
10	Kings Dock Waterfront	Mixed use development including purpose built conference and arena facilities	To be determined	Pre-development work on arena and conference facilities. Review of masterplan for site	£200+ million	To be determined
177	Fourth Grace, Mann Island	340 residential units, 8,000 sqm office space, transport interchange, Museum / gallery space.	Alsop	Alsop chosen as winner of design competition in December 2002	£177 million	2007
112	Chaloner Street/Queens Dock	Casino	Hotel and Investment Management Ltd	Completed	£2.5 million	Completed late 2002
181	Pier Head, Cruise Liner Terminal	To redevelop the Pier Head as a Cruise Liner Terminal		To progress the Cruise Liner Terminal Project specifically through: the development of designs and costs; the obtaining of a Harbour Revision Order; the development of a detailed Business Plan to build upon and develop to full bid stage the outline Business Plan previously supported through SRB6. This will form the basis for full funding bids to secure the requisite finance to develop a Cruise Liner Terminal at the Pier Head.	£10 million	2005
N O N S I T E S P E C I F I C						
54	Magistrates Court	Development of a new magistrates court	Lord Chancellors Department/City Council	Preferred site identified but not confirmed	£24 million	2005
180	City Centre Signage and Interpretation Strategy	To improve information, both directional and interpretative, to visitors to the city centre through the provision of on street and on site panels and plaques.	City Focus	Phase 1 complete. Phase 2 starts April 2003.	£1.2 million	2005