

**GVA**

Evolving Cities

# The changing face of **Liverpool**



# Evolving cities

The UK's cities are undergoing a renaissance. Large scale place making schemes are dramatically improving how they are perceived, making them more desirable places to live and work, and better able to attract new people and businesses.

The Changing Face of Liverpool is one of our series of reports looking at how the UK's key cities are evolving and the transformational change that is occurring, either in terms of the scale of regeneration activity or a shift in perception.

For each city, we identify the key locations where such change has occurred over the last 10 years, and the major developments that continue to deliver it. We then explore the key large scale regeneration opportunities going forward.



# Liverpool today

Liverpool is a story of resurgence. Historically, it has been a hugely significant city for the UK. In the early 19th century almost 40% of the world's trade passed through its docks and it was a global destination and cultural centre.

The 20th century was a more mixed picture with periods of both prosperity and hardship. The 70s and 80s in particular were a period of severe decline for Liverpool. As with other Northern industrial cities it suffered from Britain's manufacturing slump. The docks were rendered largely obsolete by the advent of containerisation and by the early 80s the city had one of the highest unemployment rates in the UK. It was beset with high profile social problems and structural decline.

Liverpool's circumstances today are vastly improved. Employment and earnings growth since the late 90s have been strong and both measures have outperformed the averages of the region, the other Core Cities

and the UK. Encouragingly, the city has also seen a sustained period of population growth over the last decade following an extended period of significant decline.

Urban regeneration has been instrumental in delivering this improvement and in many ways the city centre is virtually unrecognisable from twenty years ago.

At the same time the city's richly historical assets have enabled its character to be retained. An excellent example of this is Albert Dock which was an early example of the regeneration efforts and has been central to Liverpool's renaissance. It is a UNESCO listed world heritage site and contains the largest number of Grade 1 listed buildings in the country.

Liverpool is once again a destination of regional, national and international significance. Liverpool ONE re-shaped the retail core, regenerated a whole quarter of the city and acted as a huge catalyst for further investment and regeneration. It has provided a massive boost to the city's economy and elevated Liverpool into the top UK shopping destinations.

The airport expansion and arrival of low-cost airlines have opened up the city to international tourists and Liverpool2 has once again made the city a major global shipping centre, creating one of Europe's most advanced ports.

Kings Waterfront has been developed into a major hub for conferences and cultural events and St Paul's

Square has played a major role in the improvement of Liverpool's commercial offering. It has become the focal point for Liverpool's commercial district, exemplifying high standards of architecture, design, quality and sustainability.

The first section of this report identifies the schemes from the last 10 years that brought about Liverpool's change. The scale of the schemes we look at varies, for some the size of the project alone would warrant inclusion, others are smaller but have had a very significant impact. They have all contributed iconic buildings, public spaces and added to Liverpool's resurgence.

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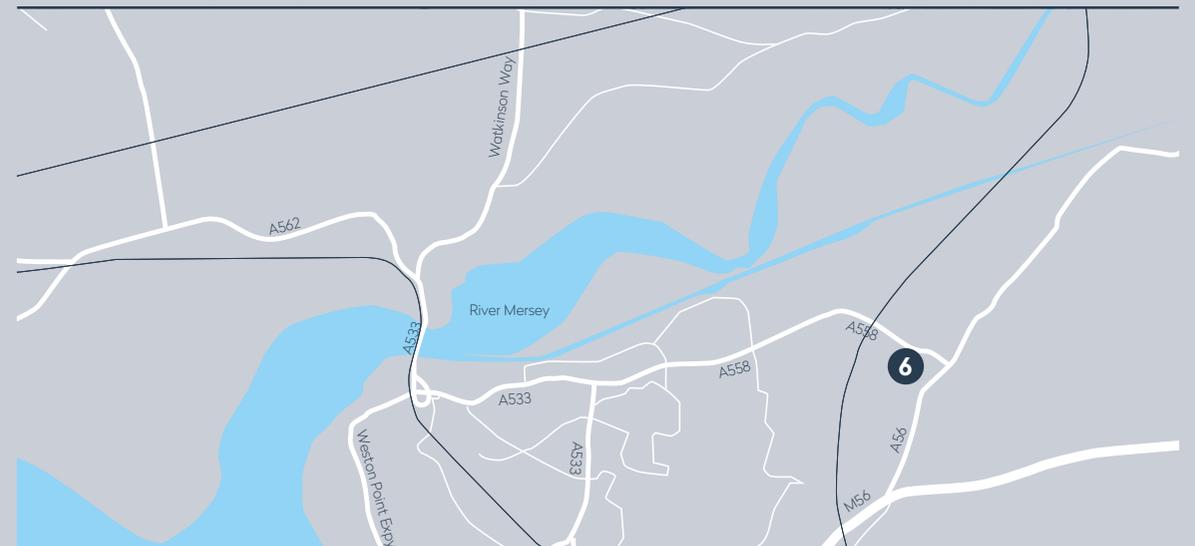
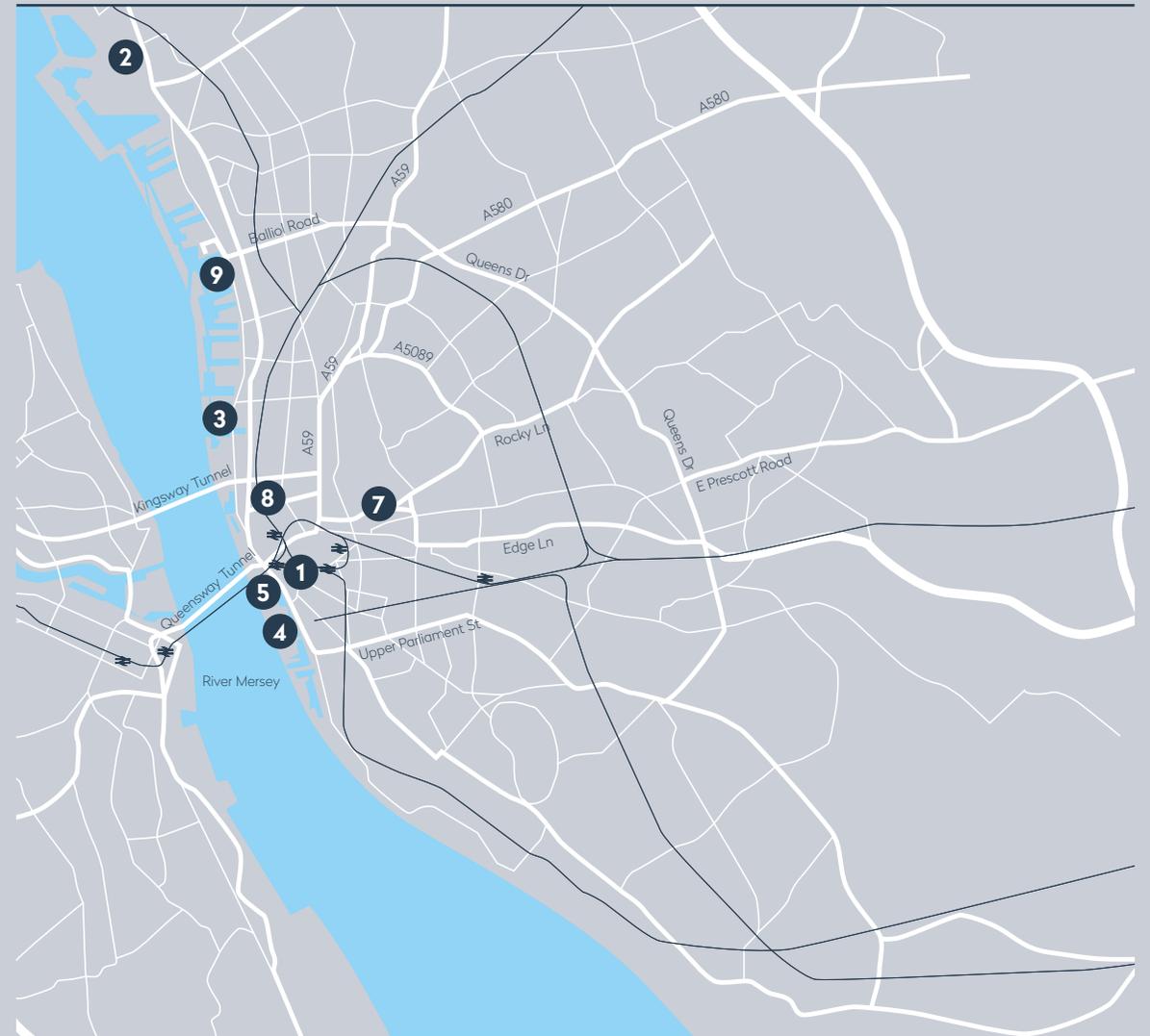
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# Liverpool ONE

Liverpool ONE was a landmark regeneration project that opened in 2008, with a dramatic effect on the city centre and boost to the city's economy. It created approximately 5,000 permanent posts and 3,300 in construction. It has won multiple awards including the best urban regeneration from RTPI.

Liverpool ONE is a mixed use redevelopment of 42 acres of previously underutilised land within Liverpool city centre. It delivered 1.4 million sq ft of retail space, 25,000 sq ft of offices, a 14 screen multiplex cinema, 230,000 sq ft of further leisure space, 600 homes and 2 hotels.

There were also significant infrastructure improvements, including a new transport interchange and much better links between the Ropewalks and the Waterfront. It has driven Liverpool's rise as a retail destination and its influence and success are ongoing.

Its market share in the North West has grown by 58% since opening and last year 29 new brands signed for stores. It has attracted aspirational brands such as Harvey Nichols to the city and been a catalyst for wider regeneration and investment.

Liverpool ONE is split into six main districts:

**Hanover Street** – an informal district, re-using old buildings with a mixture of hotel, residential, retail and leisure.

**Peter's Lane** – this area links the existing Church Street area to the new district and comprises a mixture of arcades, streets and squares with

fashion retailers such as Ted Baker, Reiss, Karen Millen and Jigsaw.

**New Manesty's Lane** – a large retail building housing the flagship branch of Flannels along with the first ever standalone branch of Ermenegildo Zegna outside London.

**Paradise Street** – a wide pedestrianized shopping street, with flagship store John Lewis, JD Sports and Urban Outfitters.

**South John Street** – the heart of Liverpool ONE, an open air shopping centre with two levels of retail high street shops with a link to the park and restaurants on the top level.

**The Park** – forming a key part of Liverpool ONE is the reinstated Chavasse Park, which rises in terraces from Strand Street to pavilions on a terrace high above South John Street connecting the leisure operators such as Pizza Express, Wagamama and Café Rouge.

Liverpool ONE has significantly transformed Liverpool's city centre. The demand from retailers and leisure operators is increasing, which is seeing surrounding areas regenerated as a result of the success of the scheme.



# Liverpool2

**Liverpool2 is a new deep-water container terminal at the Port of Liverpool. It utilises state-of-the-art technology and equipment and is one of Europe's most advanced container terminals.**

The scheme is a £400 million infrastructure development that will help create a new ocean gateway for UK trade and stimulate the North West economy. One of the biggest construction projects in the UK, Liverpool2 will be one of the world's most modern deep-water container terminals, creating 500 direct jobs and 4500 indirect jobs.

Liverpool2 is the only major container terminal in the north or west of the UK and the Port of Liverpool is already the country's biggest transatlantic port (45% market share). Liverpool2 will allow the latest 'megaships' in the global fleet to call directly in Liverpool,

for onward transport of goods to the rest of the region and wider UK, via road, rail and water via the Manchester Ship Canal.

The new terminal was opened in November 2016 and more than doubles the Port of Liverpool's container capacity. The project is part of a £750 million infrastructure and property development programme that is creating thousands of jobs and new sites for business growth across the region. The Peel Group is leading the Ocean Gateway project, which aims to transform the North West with 50 projects over 50 years and £50bn worth of investment.



# Liverpool Waters – Malmaison, City Lofts, Princes Dock

**Liverpool Waters is the largest single development scheme by financial size in the UK. It is a major transformational scheme for the city and covers 60 acres of former docklands adjacent to the waterfront.**

The vision is that this will transform the city centre and North Liverpool and create a waterfront offer that competes with major international cities. The total expected floor space delivery will be 183 million sq ft across 88 individual development plots. The project is in the nascent stages with site clearance now mostly complete and delivery anticipated over the next 30 years.

The expected total investment value for the scheme is £5 billion and to date has been funded by Peel Holdings (who own the site) and third party investors who are involved with specific aspects of the project. There are a number of opportunities for developers and investors to get involved with the scheme going forward. The scheme is in the Mersey Waters Enterprise Zone and as such

benefits from a range of incentives such as rates relief and simplified planning.

The highlights of the outline planning permission are; 8 million sq ft of residential space delivering up to 9,000 units; 3,340,000 sq ft of office space; 570,490 sq ft of hotel & conference space; 290,000 sq ft of restaurants & cafés; 205,000 sq ft of pubs/wine bars; a new cruise liner terminal; new ferry terminal and road and public transport infrastructure.

The residential element of the scheme includes 730 PRS units from 3 different developers. These will commence construction in 2017. Infrastructure works will also be focussed on in the initial stages, including additional roads linking surrounding areas.



# Kings Dock

**Kings Dock is a major riverside development which forms part of the wider regeneration of Liverpool Waterfront. The waterfront has been transformed over a period of 30 years since the closure of Kings Dock, Queens Dock and Princes Dock.**

The original development proposals stalled as a result of the 2008 economic downturn. The HCA is currently working closely with Liverpool City Council on how best to bring forward the next phase of development.

The initial phases of development including the Liverpool Echo Arena, BT Convention Centre, multi storey car park, two hotels and the shared equity housing have already been completed. In addition, a new Exhibition Centre and Pullman Hotel adjacent to the Arena and Convention Centre are now complete, having opened in late 2015 and early 2016 respectively. So far each parcel has been funded individually with European Regional Development Funding playing a prominent role to date.

The remainder of the site is the subject of a masterplan and planning brief from November 2012. This effectively widens the potential range of planning uses which would be permissible and specifically encourages leisure/destination type uses which would complement the facilities already developed.

However, the document is relatively non prescriptive in nature in order to encourage developers to come forward with a range of proposals. An updated masterplan and planning brief is currently being prepared which is expected to promote the site for a leisure led development scheme.



# Mann Island & Museum of Liverpool

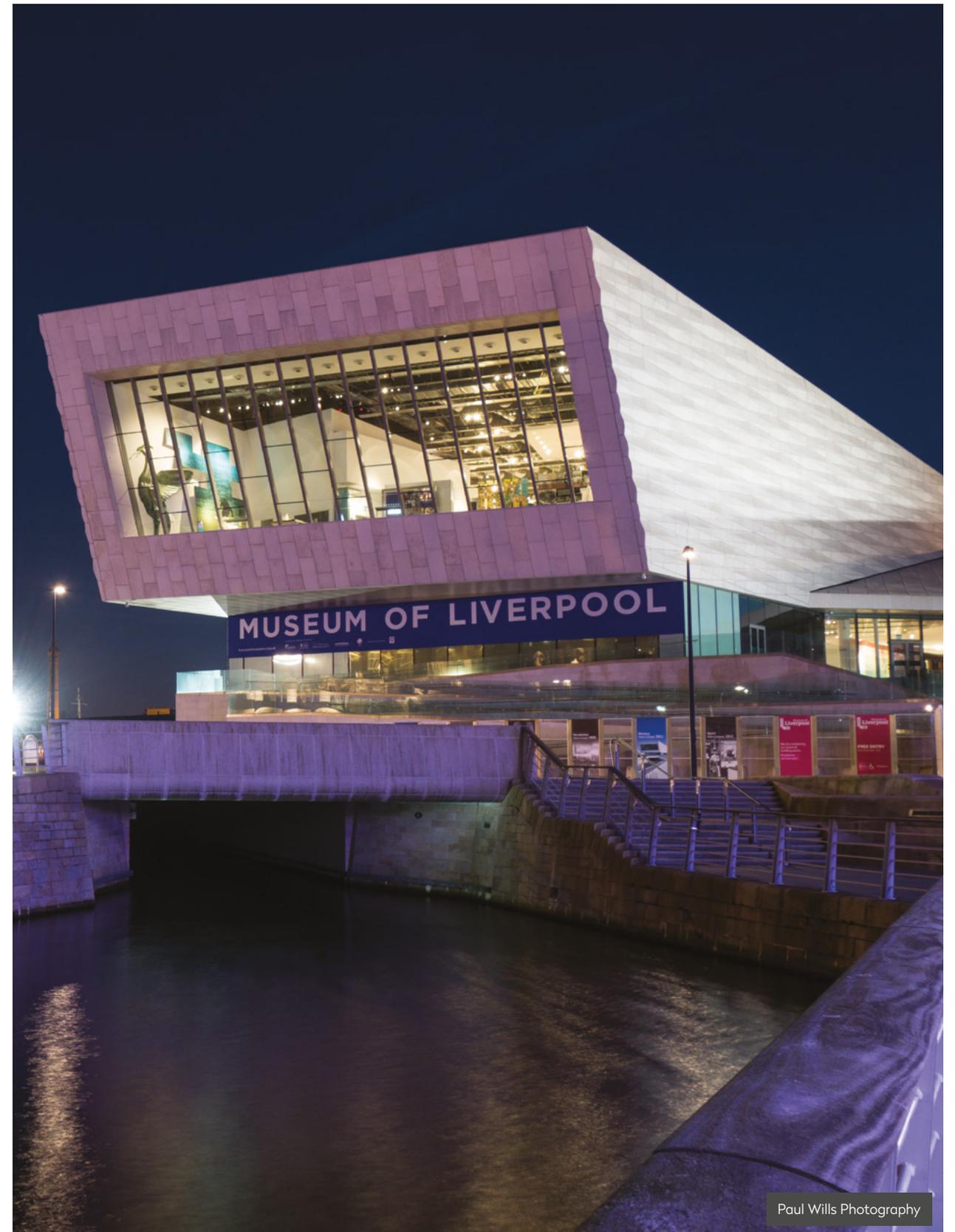
Mann Island is a stand out mixed used scheme consisting of three buildings and three public spaces. The development completed in 2010, reconnecting Liverpool's city centre to its historic waterfront and opening up previously enclosed areas of the dock.

The aesthetic of the scheme is striking and it continued Liverpool's tradition of architectural ambition and willingness to embrace maverick design.

The £72 million project was a joint venture between National Museums Liverpool, Neptune Developments and Countryside Properties with Broadway Malyan as architects. It delivered almost 400 residential units, 75,000 sq ft of retail/leisure, 140,000 sq ft of office space and a 20,000 sq ft internal exhibition space. Two of the buildings are mixed commercial and residential spaces and are called Longitude and Latitude.

RIBA are a commercial tenant at Latitude and frequently conduct exhibitions in the double-height glass atrium, called Equator House, that connects the two buildings. There is an additional 16,500 sq ft of space in the building at mezzanine level which is currently available.

The office building was entirely pre-let to Merseytravel at a headline rent of £20.50 psf and they have since sub-let a number of floors. It is one of only two BREEAM "Excellent" office buildings in the city and is owned by Commerz Real Estate.



# Sci-Tech Daresbury

Sci-Tech Daresbury is a science and innovation campus home to over 100 high tech companies in areas such as advanced engineering, digital/ICT, bio medical and energy and environmental technologies.

It is internationally recognised through the reputation of the STFC Daresbury Laboratory and The Cockcroft Institute. It has had a very important role in establishing Liverpool's reputation in life sciences and advanced engineering.

Some of its most notable individual developments include:

- The Hartree Centre, a world-class centre of excellence in high performance computing, developed a joint venture with IBM
- Accelerator Science and Technology Centre (ASTeC) and the Cockcroft Institute (which is on the wider campus), at the leading edge of particle accelerator development and application
- Innovations Technology Access Centre (I-TAC), STFC's multiple award winning business incubation facility; major new facility providing office, laboratory and workshop space for high-growth businesses

- SuperSTEM, one of the world's highest-resolution electron microscopes and funded by the Engineering and Physical Sciences Research Council (EPSRC)

It originally opened in 2006 but has expanded and ambitious plans are in place for its future growth which long term could deliver another 1 million sq ft of space over a 100 hectare site. To date it has been funded through various mechanisms including joint ventures with occupiers, Enterprise Zone Capital Grant Funding, the Science and Technologies Facilities Council and the European Regional Growth Fund.

Currently an investment of over £25 million is being implemented to deliver new laboratory and office facilities, power infrastructure upgrades, land acquisition and an improved campus environment.



# Knowledge Quarter

The Knowledge Quarter is a concentration of knowledge economy assets in Liverpool's urban centre. They make a major contribution to Liverpool's economy of around £1 billion each year, equivalent to 15% of the city's economic output and supporting around 14,000 jobs.

The Knowledge Quarter has helped cement Liverpool's reputation as a leader in sciences and other high-tech industries. This report will look at the past and the future of the Knowledge Quarter separately, as both aspects are significant and deserve a dedicated section.

The city's universities and hospitals underpin the Knowledge Quarter. Over the last ten years there has been major investment in knowledge based commercial developments in the area which have added a further dimension.

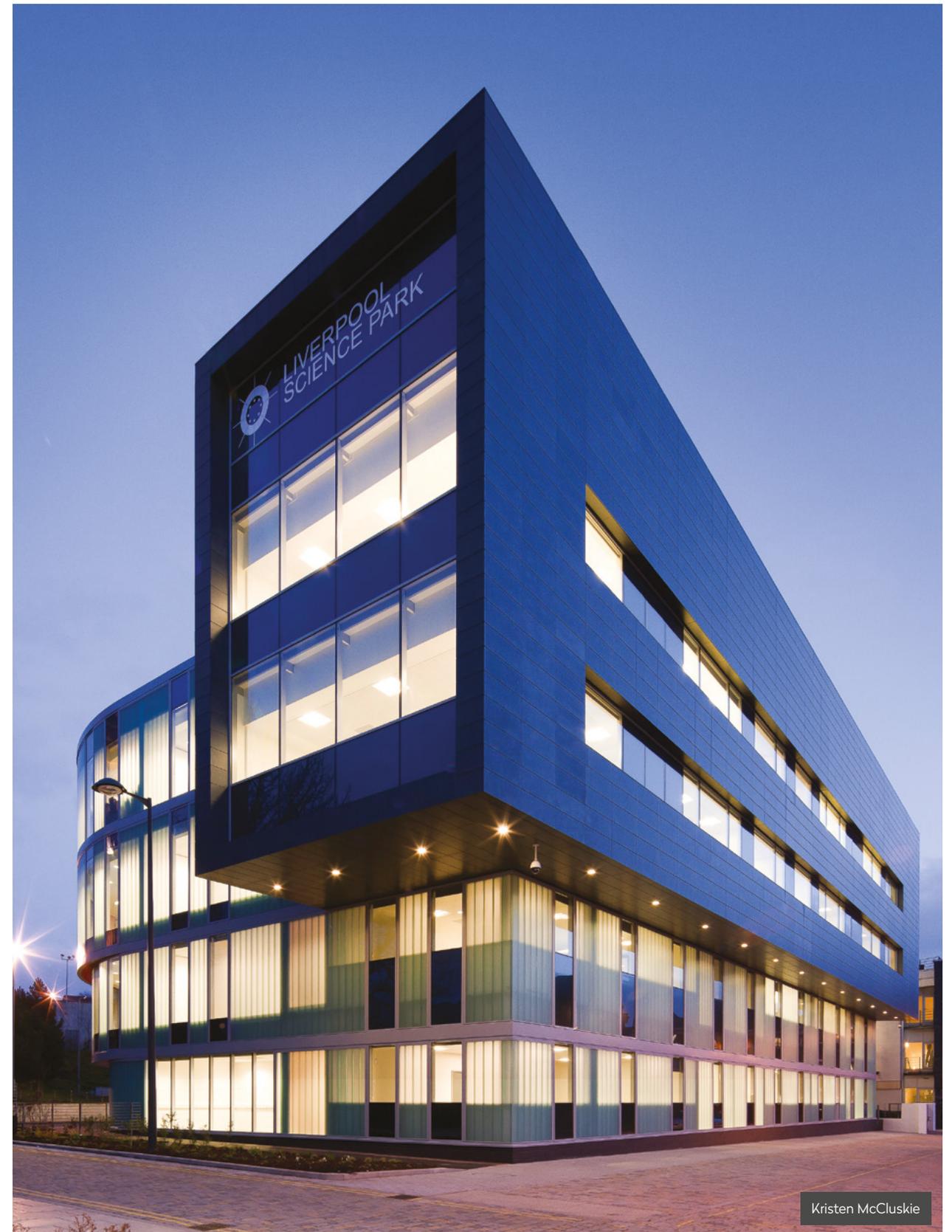
The most significant of these are; Liverpool Science Park which currently provides over 120,000 sq ft of high-spec office and commercial lab space. There is currently an occupancy rate of approximately 90% and the most recent 40,000 sq ft wing opened in 2014.

Liverpool Bio Innovation Hub is an incubator space for SMEs, totalling 65,000 sq ft. It was funded by the

European Regional Development Fund and provides state of the art lab facilities including commercial access to the latest Biobank technologies.

The Materials Innovation Factory is a joint venture between Unilever and the University of Liverpool and was supported by the Higher Education Funding Council. It is a BREEAM Excellent rated facility that provides 125,000 sq ft of space including labs and offices. It is an excellent example of the public and private sector collaboration in the Knowledge Quarter that Liverpool aspires to increase in the future.

Sensor City is a joint venture between the University of Liverpool and Liverpool John Moores University. It is a 125,000 sq ft facility and focusses on incubating start-up businesses and entrepreneurs in the field of sensor technology. Its ambition is for Liverpool to become known as a global hub for sensor technology.



# St Paul's Square

**St Paul's Square is regarded as the most significant new commercial led development in Liverpool city centre within the last decade and is the focal point for Liverpool's commercial district.**

The scheme comprises 374,000 sq ft of Grade A offices (3 buildings), 50 luxury apartments, a 400 space multi storey car park and new public realm. It has played a major role in the renaissance of Liverpool's commercial offering and has set new standards in terms of architecture, design, quality and sustainability.

St. Paul's Square represented the first phase of the new Commercial District Masterplan centred around Old Hall Street and Pall Mall. Development of the first phase was completed in October 2017 and comprises;

No. 1 St. Paul's Square which delivered 131,000 sq ft of prime office space, pre-let to Hill Dickinson LLP and AIB;

No. 2 St. Paul's Square, an 11 storey residential tower containing 50 luxury apartments, 400 space multi storey car park, the square and associated public realm.

The second phase of development, No. 5 St. Paul's Square, consisted of 134,000 sq ft of Grade A offices which is currently let to DWF, Quilter Cheviot, Hays, Lloyds Banking Group and Denholm Logistics.

The third and final phase of development, No. 4 St. Paul's Square, provided an 8 storey Grade A office building totalling 109,000 sq ft and was Merseyside's first speculatively developed BREEAM "Excellent" office building. The building is let to Santander, Mercers, MSB, GVA and CBRE.

The scheme was developed by English Cities Fund (ECF) a joint venture between Legal & General, HCA and Muse Developments. Standard Life Investments currently own the second phase of offices at No. 5 St. Paul's Square.



# Titanic Hotel, Ten Streets and Stanley Dock

Ten Streets covers 125 acres of former dockland between the northern edge of the city centre and the Tobacco Warehouse at Stanley Dock. It currently contains a mix of historic dock warehousing and industrial buildings.

The success of the Titanic Hotel and the on-going redevelopment of Stanley Dock acted as catalysts for the launch of the Ten Streets Vision in early February 2017.

The Titanic Hotel was the first step in Stanley Dock's regeneration, converting a grade-II listed warehouse into a distinguished hotel. It showcases acclaimed interior and exterior design, successfully blending the building's rich history with its modern use.

Harcourt Developments delivered Titanic Hotel and are now redeveloping the Tobacco Warehouse at Stanley Dock. This is a residential led, mixed-use development which will see over £130 million invested. It will convert the Tobacco Warehouse and South Warehouse into:

- 448 apartments / business units
- 36,300 sq ft of exhibition space
- 10,900 sq ft of retail space
- 8,700 sq ft café/restaurant/bar
- 44,100 sq ft offices
- 104 room short stay hotel
- 132 room long stay hotel

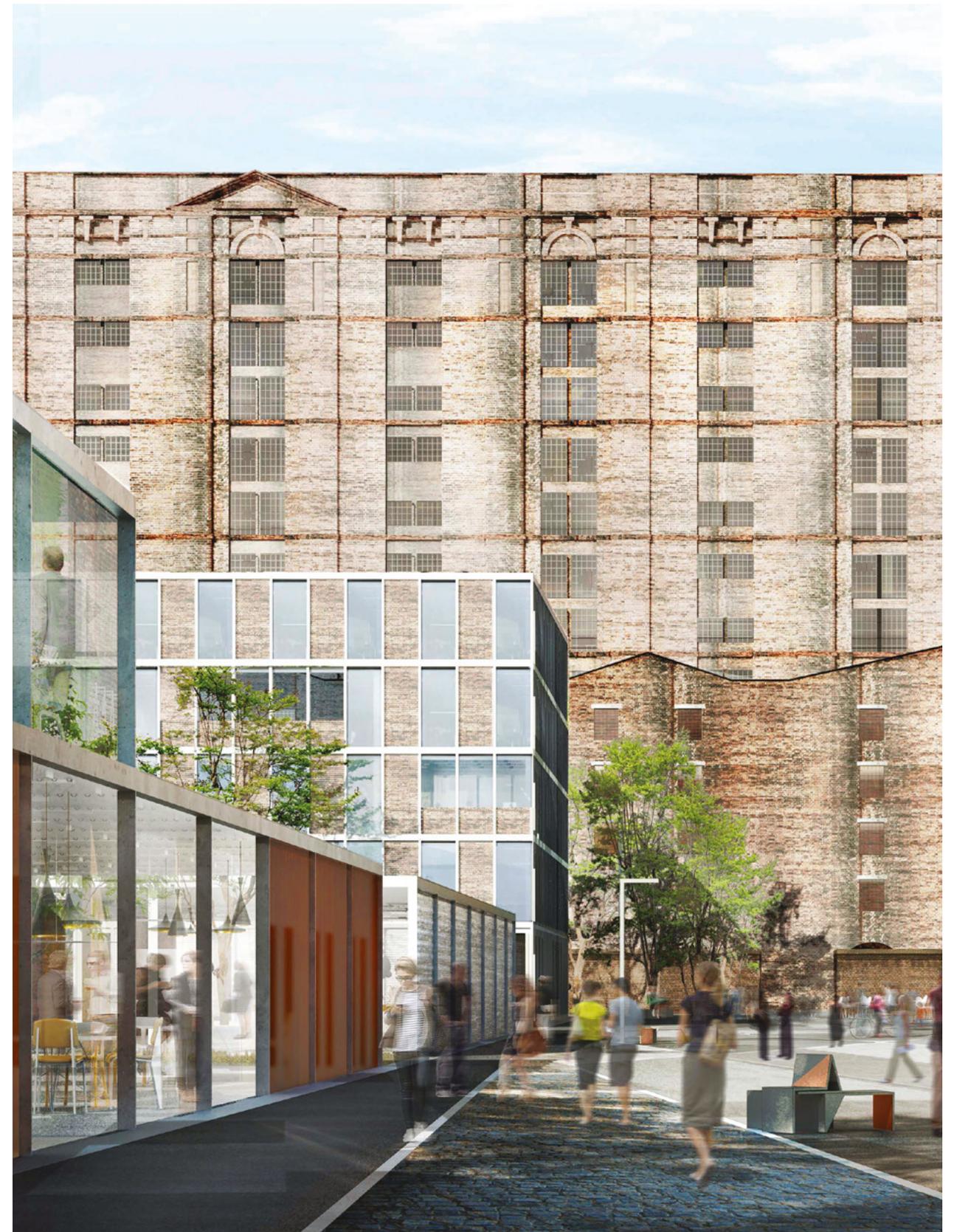
The Tobacco Warehouse is Liverpool's largest listed building and its redevelopment will create a landmark destination for the city, building momentum for the wider Ten Streets regeneration.

Unlocking the potential of the Ten Streets scheme will be further enabled by infrastructure improvements that better connect the location. The A565 will be widened, the Merseyrail system improved and new cycle and pedestrian routes will be created.

Ten Streets will have a focus on cultural and creative uses with a view to becoming recognised as a hub for cultural enterprise. There will be workspace as well as a new music/event venue with a cutting edge revolving stage.

The scheme will continue Liverpool's tradition for embracing architectural innovation and bold design. It will also emphasise sustainability and digital connectivity. New public spaces will be created which will be used to host outdoor events and performances.

Ten Streets will ultimately be the gateway to Liverpool Waters and the wider North Shore area and be as important to Liverpool's future economy as the Commercial District and Knowledge Quarter.



# Liverpool tomorrow

**Liverpool's transformation to date has been drastic and will provide the platform for continued regeneration and development over the next decade.**

Looking forward, Liverpool Waters, the £5.5 billion mixed-use proposal for a 60-hectare area north of Albert Dock, will transform the northern waterfront of the city. This will tie in with other opportunities, such as the Pall Mall development, enabling expansion of the commercial district. There will also be additions to the city's retail offer which will ensure Liverpool retains its place in the retail hierarchy, including the struggling retail area between Liverpool One and Lime Street Station

The Knowledge Quarter will continue to receive investment, extending the space available, adding accommodation and improving public realm and infrastructure. This offering is crucial if Liverpool is to be successful in realising its goal of having a reputation for innovation

and attracting knowledge-based, high value added industries.

There is roughly 250,000 sq ft of office space under construction, predominantly in the Knowledge Quarter, that is due to complete in 2017. Looking forward Liverpool has a fairly significant pipeline, with around 4.8 million sq ft planned for Liverpool city centre and the immediately surrounding area.

Infrastructure improvements are needed for Liverpool to continue to grow economically and to differentiate itself from its competitors. Liverpool is fortunate in that it has a wealth of infrastructure assets, including an underground rail system that can be expanded and improved. Pedestrian connections in the city centre also need to be

improved and there are plans to do so, focusing on the city's strategically important streets.

As with other cities in the UK, Liverpool faces significant challenges with housing provision and affordability. These are issues it needs to address to avoid them becoming more serious and threatening future growth.

Liverpool also suffers from a productivity gap relative to comparable cities in the UK and Europe. Its industrial structure is still weighted towards public sector employment and is relatively low on scientific-technical sectors. To build on the success to date in attracting high tech industries, Liverpool needs to continue to make progress in producing a suitably skilled workforce.

Brexit also poses a threat to Liverpool, it has benefited significantly from Britain's EU membership in terms of funding and in recent years has also been successful in attracting overseas investment. Moving forward, it is important Liverpool continues to do this. It has ambitious targets for levels of future inward investment and the city needs to deliver appealing opportunities to achieve them.

This section of the report looks at the key schemes that will deliver Liverpool's growth and development ambitions over the coming 10 years.





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# Wirral Waters

Wirral Waters is the largest single development scheme by floor area in the UK. It will be transformational for Wirral and the Liverpool City Region. The area is designated as an 'area of need' and the project will have huge socio-economic benefits and is expected to create around 20,000 jobs.

The site is in the single ownership of Peel Holdings, who have several major regeneration initiatives underway in the city. Planning was granted in 2012 and the total floor space that will be delivered is in the region of 16 million sq ft. There are a number of key strategic partners including Wirral Council, Mersey Maritime, Liverpool University and other educational providers.

The initial phases, including infrastructure improvements and site clearance, are largely complete. A 48,000 sq ft Grade A office block, Tower Wharf, has also been completed along with an Education Campus for Wirral Metropolitan College totalling 35,000 sq ft.

The next stages that will run concurrently are; a manufacturing, energy & automotive supply park

that will ultimately deliver up to 1 million sq ft; a hydraulic tower that will provide a 8,300 sq ft Maritime Knowledge Hub with ancillary retail/leisure space; 200 residential units and a 32,300 sq ft office building.

The final scheme will deliver in the region of 13,500 residential units; 4.5 million sq ft of office and R&D space; 645,834 sq ft of retail space; 409,026 sq ft of hotel and conference facilities and just over 1 million sq ft of D1 & D2 space.

As well as upgrades to existing transport infrastructure there will be the introduction of the Wirral Streetcar, a light rail system that will serve the development



# Pall Mall Exchange

**Pall Mall Exchange is a prime strategic development site located in the heart of the commercial district, adjacent to the award winning St. Paul's Square.**

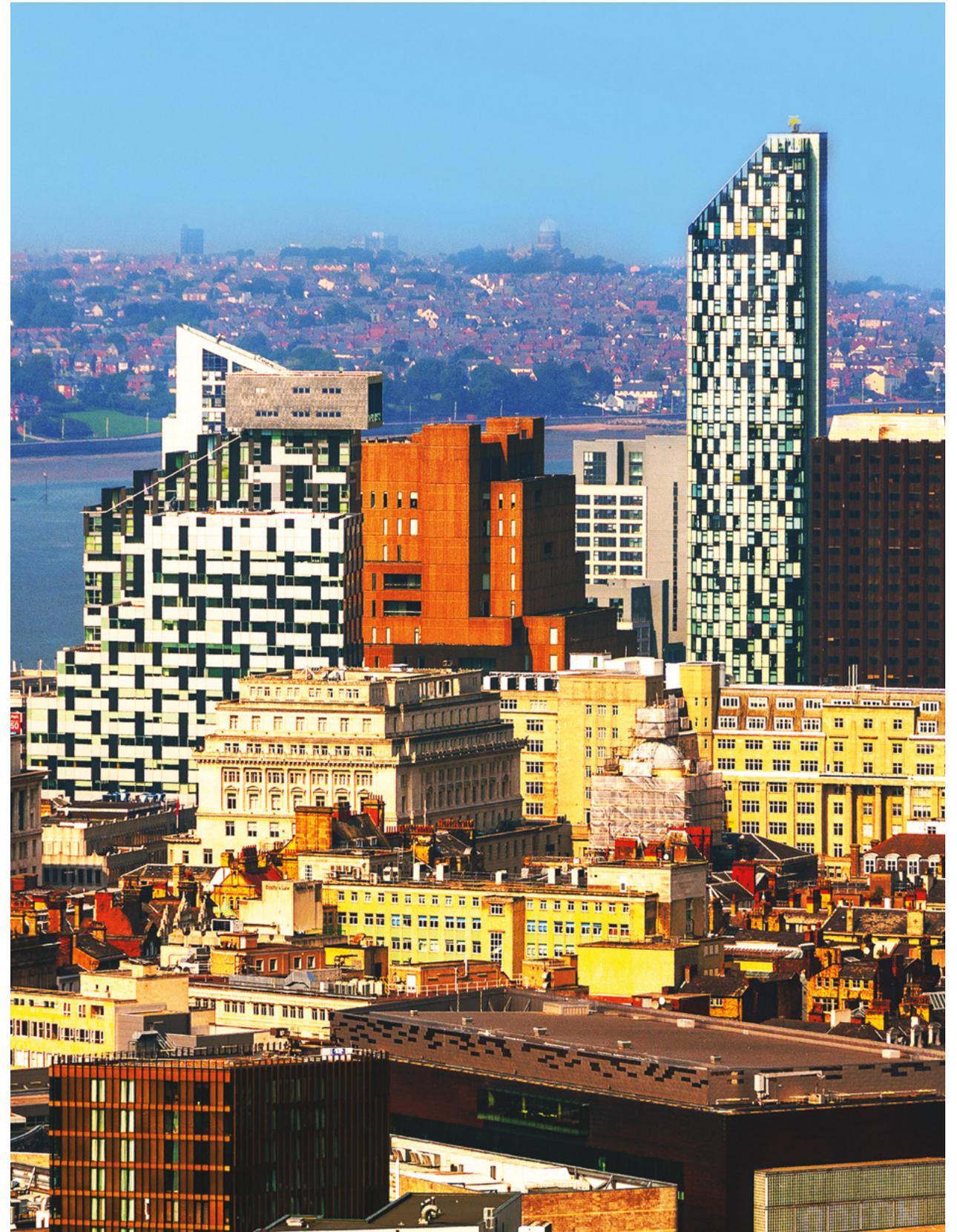
The site is situated within close proximity (200m) to Moorfields Merseyrail station which provides direct access to Liverpool Lime Street (which is also a 10 minute walk) and the Merseyrail network.

It is also a 5 minute walk from the main retail area (Liverpool One) and is within close proximity to other amenities on Old Hall Street & Castle Street.

The site doesn't currently have a planning consent but we understand that a planning application will be submitted by the end of 2017. The whole site is capable of delivering up to 1.5 million sq ft of office space.

The freehold has now been transferred from the HCA to Liverpool County Council (who will appoint delivery partners via existing frameworks). This process is currently underway and there is a shortlist of 3 developers.

In tandem with the transfer, the City Council has assembled funds to deal with the remediation of the site and has inherited a reclamation strategy (ARUP), and other pre-development strategies undertaken by HCA. The City Council has options in terms of development and are able to deliver an accelerated programme. The masterplan and site layout plans will be confirmed and a planning application submitted by the end of 2017.



# Former Garden Festival Site

The site has significant potential and has languished for too long. It has been derelict for a number of years during which there have been several mooted development plans that ultimately failed to materialise.

The council took control of the 90 acre site last year after a 10 year deadline passed for the developer to commence residential development.

The council has since carried out remediation of part of the site and K2 architects are currently designing a masterplan to regenerate the site into a new 'cultural garden suburb'. This will likely have a number of distinct neighbourhoods that could ultimately provide up to 2,500 homes.

The regeneration is also likely to include cultural venues, a waterpark and the creation of new inlets, docks, gardens and public realm. There is also the possibility that the regeneration will have a strong focus on 'green' credentials.

There is very little detail currently available as the masterplan has not been published yet but there is a clear dedication from the highest levels of the local government to finally deliver a thorough regeneration of the site.



# Knowledge Quarter – Paddington & Health Campus

The Knowledge Quarter has exciting expansion plans to build on its already considerable success. The plans are for a 30 acre, £1 billion expansion known as Paddington Village, at the eastern gateway to the city centre.

It will ultimately deliver 1.8 million sq ft of science, technology, education and health space. It is inspired by Greenwich Village in New York and the aim is to create a place with a strong sense of community and identity. The Royal College of Physicians has been announced as an early anchor tenant, taking 70,000 sq ft of space for their Northern Centre of Clinical Excellence.

The initial phase of the scheme is Paddington Central and will deliver infrastructure, public realm, the Northern Centre of Excellence and Liverpool International College. This phase is being delivered by Morgan Sindall and is expected to be completed by 2019 and will also see the creation of further development plots to make them market ready.

The second phase is Paddington South which will be mixed-use and include residential and leisure space centred around landscaped public realm. There are also plans for a new train station that will link into the existing underground network and connect the Knowledge Quarter to the wider area.

The final phase will be Paddington North which will be opposite the new Royal Liverpool Hospital and will offer long term commercial and residential development opportunities. There are also proposals for an easy-access link bridge which will connect the site directly to the heart of Paddington Central.



# New Chinatown

Liverpool's Chinatown is the oldest in Europe and is a vibrant feature of the city, with a strong identity and rich history. The area suffered following the financial crisis and an ambitious regeneration scheme is underway to revitalise and further develop the area.

New Chinatown is located adjacent to the historic Chinese Quarter and the Baltic Quarter and is very close to the traditional retail core and waterfront. The masterplan runs parallel to Great George Street and adjacent to the vast Anglican Cathedral. It will create a new, distinctively Chinese urban quarter, strongly influenced by Chinese architecture and design.

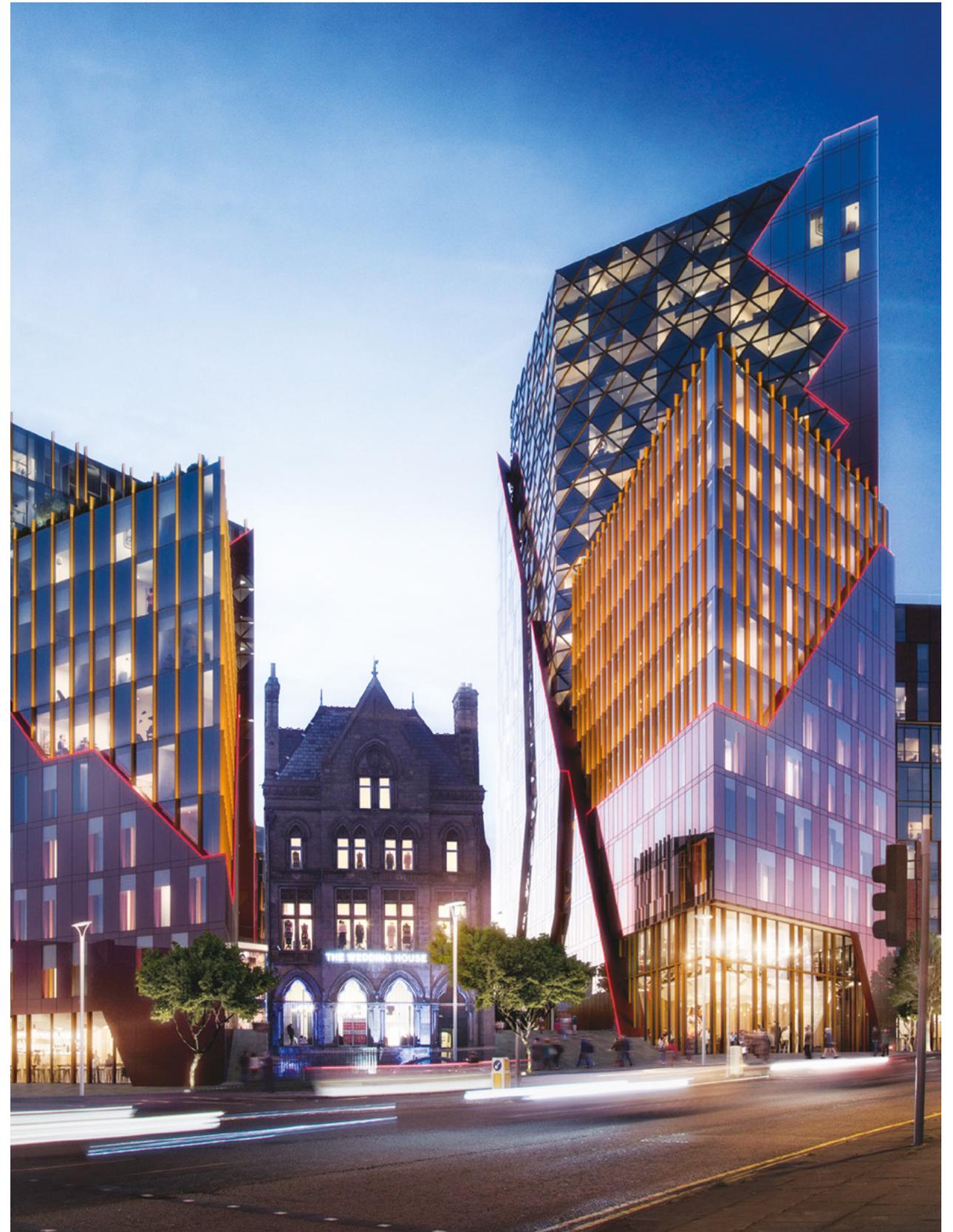
The scheme has an estimated cost of £200 million and is being heavily backed by Chinese investment partners, having been promoted by the UK Trade & Investment Organisation. Some of the units will be focussed on enabling Chinese businesses to establish themselves in the UK.

North Point Global are the current developer for the scheme but at the time of going to press were reportedly

in advanced talks with Your Housing Group on a purchase or joint venture basis. The first phase is due to be delivered before the end of 2017 and will deliver 145 residential units with ancillary commercial space.

The final development, to be delivered over 3 phases, will provide 790 residential units, 150,000 sq ft of commercial space, a 150 bedroom hotel and a 120,000 sq ft Chinese inspired retail bazaar. The residential units will target the prime end of the market and be managed by Urban Lifestyle, who will deliver a round the clock concierge service.

This scheme will deliver a differentiated, exciting new destination in Liverpool and be an important platform for developing further relationships with Chinese investors and businesses.



# Central Village

Central Village is a major regeneration scheme in the heart of Liverpool city centre, adjacent to Liverpool Central station. The £160 million scheme was planned to deliver a retail and leisure led mini village, creating a new destination and improving linkages in the city centre.

The site was until recently under multiple ownership which hampered its completion. All the uncompleted elements have recently been consolidated into a single ownership which should facilitate a smooth conclusion to the scheme. There are three main components of the scheme:

## The Watson Building

This is an extension of the famous Lewis' department store and has created 74,000 sq ft of flexible Grade A office space, delivered by West Nile Developments. An adjacent 13 storey block of student accommodation by Legacy Student Living is underway and will provide just under 200 student beds.

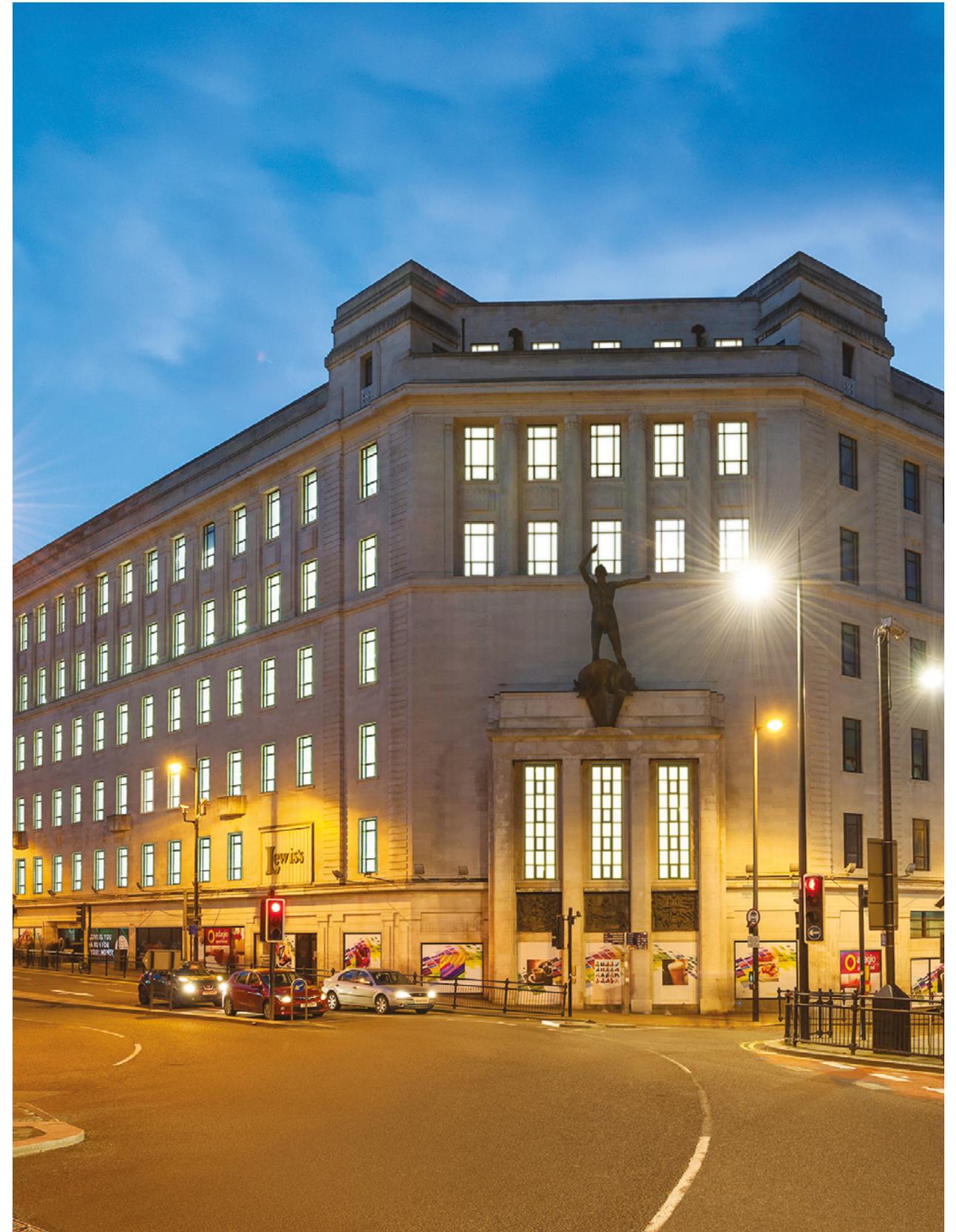
## The Department

This is the office element of the rebranded Lewis' Building which is an iconic presence in the city

centre and provided 75,000 sq ft of Grade A accommodation, with the NHS leasing half the space. Work to complete the transformation of Lewis' is currently ongoing and so far has delivered an Adagio Aparthotel and Pure Gym. The complete project will provide a mixture of retail and leisure space.

## The Boardwalk

This element was to be built on the land between Lewis' and Central Station. The previous plan was for it to be a leisure led area, anchored by an Odeon cinema together with outdoor seating, water features and a continental style square with cafés and restaurants. In addition the site had planning for a 240 bed hotel and a 10 storey residential building. The new owners are in the process of reviewing their options for the scheme.



# Flint Street – Nortons – Baltic Triangle

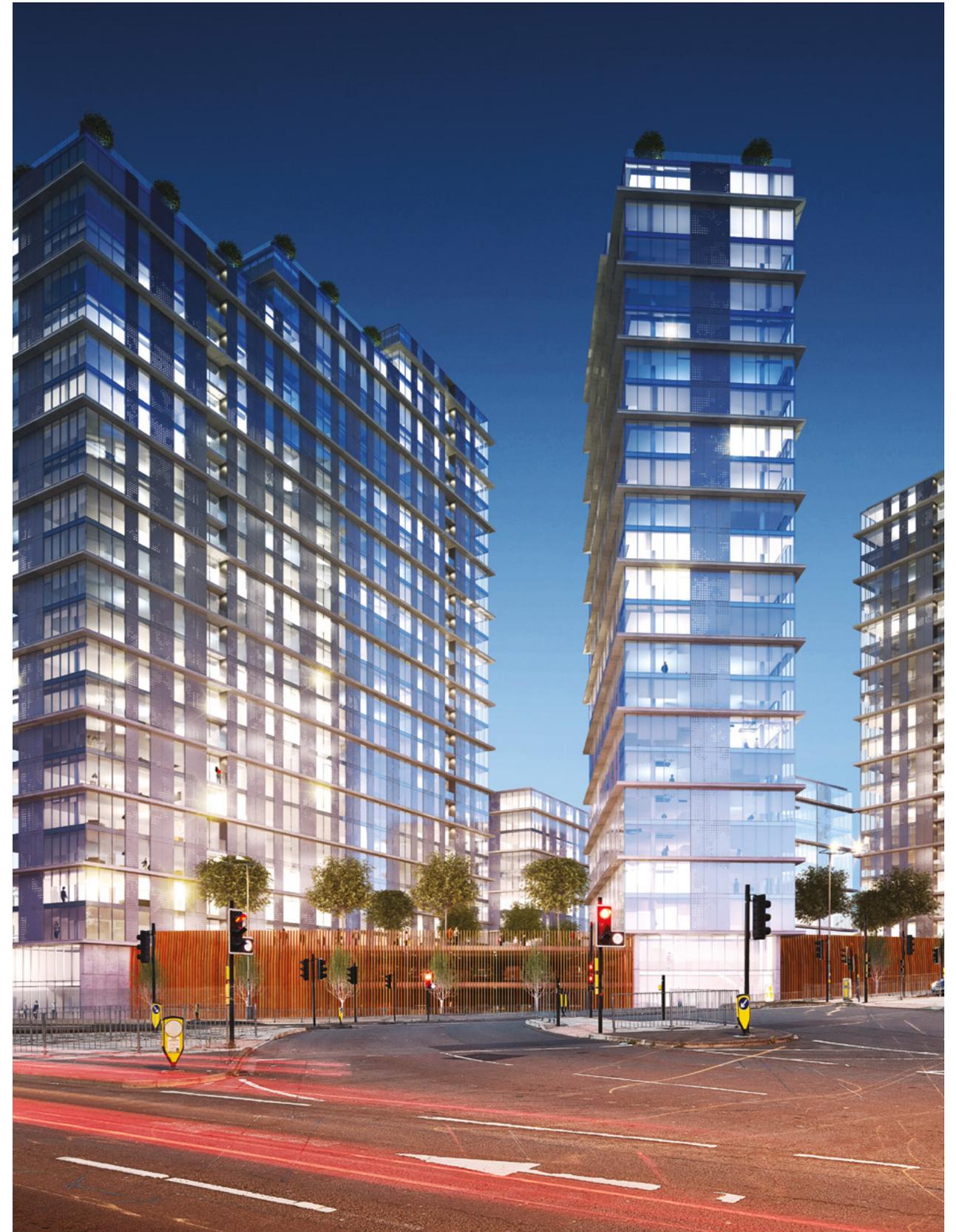
Flint St is a major development opportunity in Liverpool's Baltic Triangle district. The area is already established as Liverpool's premier location for creative companies and is seeing significant on-going investment and transformation.

The Cairns Brewery site (see separate section) just across from Flint St, will deliver a 1 million sq ft mixed use development including; cinema, supermarket, bars, restaurants and food hall. X1 developments have a 25 storey residential tower opposite and this will provide part of the southern gateway to the city, with Flint Street now available to complete it.

The Flint street site is 1.9 acres and occupies a strategic gateway location. It does not currently have planning permission but Liverpool City Council are fully supportive of its redevelopment. Initial feedback from the Council indicates a preference for a residential led mixed use scheme.

This could deliver over 650 residential units and deliver a striking development, with panoramic views of the UNESCO waterfront, the Welsh hills and two iconic cathedrals. An indicative scheme has been drawn up to reflect the potential of the site. It consists of 3 towers, ranging in heights, with potential for commercial/retail on the ground floor of each tower.

The site is currently on the market with bids expected by mid February 2017. From there a preferred developer will be selected, heads of terms will need to be negotiated and the developer will have to submit planning, with a view to starting on site Spring/Summer 18.



# Cains Brewery

Cains is a famous Liverpool brand and its brewery building is an iconic example of Victorian architecture, well known in the city and is now Grade II listed.

The wider brewery site is referred to as Cains Brewery Village and is undergoing an extensive and transformational redevelopment. This will deliver 1 million sq ft of mixed use space with a focus on a diverse retail and leisure offering. The regeneration will create a tourist anchor and activity hub at the southern end of the city centre and will link the site into the Marina and Waterfront.

The plans include a new Cains brewery which will enable the brand to continue producing a wide range of beer and will be integral to the destination. The retail and leisure offering will emphasise independent, artisan and boutique options. This will include a large open plan retail hall for food vendors, a 94 room boutique hotel and a retail market for independent fashion businesses.

An upmarket supermarket operator is also being sought, along with an independent arthouse cinema and a beauty and fitness centre. There will also be residential space at the scheme and this is likely to either take the form of high quality homes or a significant student provision which could be as many as 2,500 beds.

The vision for Brewery Village addresses an existing gap in Liverpool's market for the more independent and varied offering that these operators will provide. The scheme will secure existing jobs in the brewery and create new opportunities, with the total projected employment contribution standing at 800. It is expected to generate economic output of £25 million per year for the city.



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