

# Introduction



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**The scale of Liverpool Waters and its ambitious long term vision make it one of the most prestigious waterfront investment and redevelopment opportunities in Europe with almost 2 million sqm of mixed use floorspace all with planning permission set over 60 hectares of vacant dockland – an investment exceeding £5 billion.**

Liverpool Waters offers investors and occupiers a unique opportunity to be in the heart of an exciting new waterfront quarter in one of the most recognised city brands of the world. It is a natural extension to Liverpool's Central Business District, in the fastest growing regional economy outside of London.

The World Heritage Site Inscription sets Liverpool Waters apart from all other UK cities and elevates the proposal to one of global significance.

Liverpool Waters has UK Government endorsement in that it has been allocated the status of 'Mersey Waters Enterprise Zone' and their additional support is given by the Department of International Trade through the Northern Powerhouse Investment Portfolio. It is only one of 12 projects that has Government endorsement for the North of England.

**Our vision has now become a reality.**

# About Liverpool Waters



**THE SITE** SPANS A  
LENGTH OF **2.3KM**



## RESIDENTIAL

9,000 DWELLINGS,  
733,000 SQM



## HOTEL & CONFERENCE

53,000 SQM  
OF FACILITIES

## 60 HECTARES

LIVERPOOL WATERS WILL  
REDEVELOP 60 HECTARES  
OF HISTORIC DOCKLAND

## BUSINESS SPACE

315,000 SQM  
OF OFFICES



## CRUISE LINER TERMINAL

18,000 SQM



PLANNING PERMISSION  
TO DELIVER APPROXIMATELY  
**2,000,000 SQM**  
OF DEVELOPMENT FLOORSPACE



## RESTAURANTS & CAFÉS

27,000 SQM



## PARKS & SQUARES

2 PARKS &  
18 SQUARES



# The Proposition



The pace at which Liverpool Waters is progressing has resulted in the need to release a further eight plots of land as shown shaded blue located in the Central Docks neighbourhood.

A new road into Central Docks is to be constructed by the City Council shortly that will service the new Isle of Man Ferry Terminal and proposed cultural building which opens up these plots for development.

Over these eight plots, we have planning permission for more than 200,000 sqm of floorspace that includes 75,000 sqm of offices, approximately 1,000 apartments and a cinema and other leisure facilities.

We would like any interested party to identify themselves and come and talk to us to explore how we might make progress working in partnership with ourselves and the City Council.





# Central Docks





# A new cultural hub for the UK

Central Docks will form the primary business, entertainment and leisure district of Liverpool Waters – covering almost **60 hectares** and having at its heart two breath-taking public parks and a new cultural hub dedicated to Liverpool's international heritage of music. It will be a dynamic place, promoting social interaction and cultural exchange within, around and through its buildings and public spaces.



**3,800**  
HOMES



**6,000**  
PARKING SPACES



**166,000sqm**  
OFFICES



**550 ROOMS**  
2 HOTELS

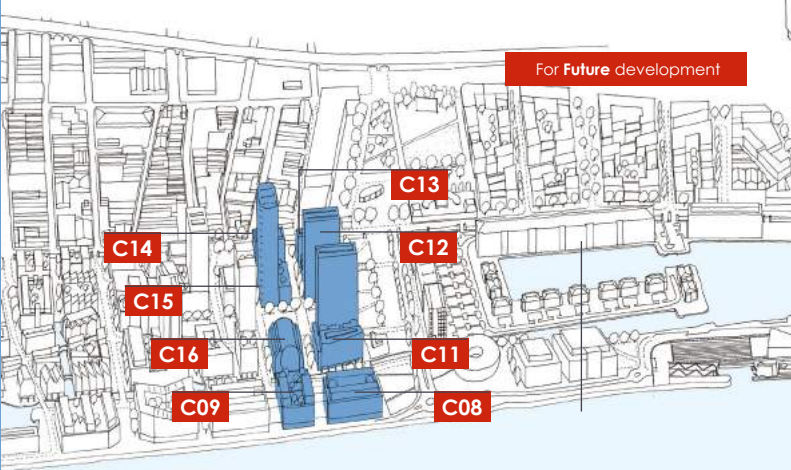


**25,000sqm**  
RESTAURANTS & BARS



**17,000sqm**  
CRUISE TERMINAL





## Central Dock Future Development

Central Docks will also become the new home to the Isle of Man Ferry Terminal and a new Embassy – another valuable contribution to this exciting mixed-use waterfront.

The permanent International Cruise Liner Terminal is to be constructed in neighbouring Princes Dock. Both terminals will become further valuable transportation hubs to Liverpool's world class waterfront.







why  
Liverpool?



1



3

# Liverpool

2



4

- 1 Central Teaching Laboratory
- 2 University of Liverpool

- 3 Lime Street Station
- 4 Arena and Conference Centre

**FASTEST RISING  
PRODUCTIVITY** OF ANY  
MAJOR CITY OUTSIDE LONDON

THE **KNOWLEDGE &  
CREATIVE SECTOR**  
AMOUNTS TO OVER **10% OF  
THE TOTAL ECONOMY**, WHICH IS  
HIGHER THAN IN THE UK AS A WHOLE

PHARMACEUTICALS SECTOR  
DOMINATES THE KNOWLEDGE  
ECONOMY BUT THE  
**UK'S LARGEST WEALTH  
MANAGEMENT CENTRE**  
OUTSIDE LONDON IS ALSO TO BE  
FOUND IN LIVERPOOL





The last  
12 months

This is a split-image aerial photograph of a city waterfront, likely London's Canary Wharf. The top half shows a largely undeveloped area with some industrial buildings and a few modern structures. The bottom half shows the same area after significant development, with numerous modern high-rise buildings, a new bridge, and a large parking lot. The text 'The last 12 months' is overlaid in the center, with the '12' underlined, indicating the time period of the development shown.

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## 2016 has been a busy year for the Liverpool Waters team during which we have seen:

**£300 million** of committed investment, with deals done including land sales to Moda Living; Your Housing/ Hive; Regenda, the Isle of Man Government and Liverpool City Council.

Over **200,000 sq ft** of completed property transactions within the existing built estate.

**A commitment to 750 apartments**, which are due to start construction this year. In addition to an existing 1300 apartments, this pushes the total number of residents to 4,300.

**1,400 people** working within Liverpool Waters.

**Over 20 music events**, pulling in over **100,000 people** into Liverpool Waters.

# Princes Dock



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Princes Dock is already an integral part of the Liverpool Waterfront, an established area of **Grade A office space** sited alongside **hotels, leisure facilities** and quality **high rise residential** development.

Over the next three years, Princes Dock will become **a true mixed-use neighbourhood** with over 600 PRS units and a permanent home for Liverpool's burgeoning cruise industry.



**1,200**  
HOMES



**1,601**  
PARKING SPACES



**580**  
5\* HOTEL ROOMS



**25,900 SQM**  
CRUISE LINER TERMINAL

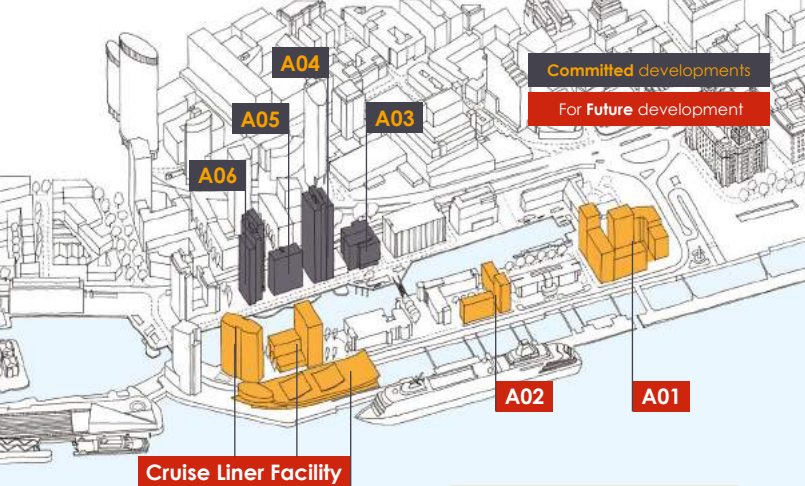


**12,800 SQM**  
OFFICES



**19,000 SQM**  
RESTAURANTS & BARS





## Princes Dock Near Future Development

### Committed Development



RESIDENTIAL  
UNITS



OFFICE  
SPACE

A06

Hive City



830 SQM



225



29

A04

The Lexington



304



34



DINING  
SPACE



NUMBER OF  
STOREYS

A05

Plaza 1821



246 SQM



105



16

A03

William Jessop House



8,879 SQM



8





# Northern Docks

An aerial night-time photograph of the Northern Docks development in London. The image shows a large, modern residential and commercial complex with numerous lit-up buildings and a prominent curved waterfront promenade. The surrounding urban area is visible in the background, and the water in the foreground reflects the city lights. The title "Northern Docks" is overlaid in large white text on the left side of the image.

The Northern Docks is another opportunity within Liverpool Waters – a neighbourhood of over 3,000 homes woven within the fabric of the internationally recognised historic dock that has earned the city its World Heritage Site status.

The Northern Docks is a unique part of the Liverpool Waters masterplan. Its unrivalled waterfront setting and views coupled with the distinctive dockland fabric creates opportunity for a vibrant neighbourhood.

The Northern Docks will build around existing dock water spaces and heritage assets to develop an unprecedented residential neighbourhood allowing residents to have exceptional unrivalled waterfront views and reside in a distinctive area of character and vibrancy.



**3,000**  
HOMES



**3,200**  
PARKING SPACES



**2,000sqm**  
OFFICES



**7,000sqm**  
COMMUNITY SERVICES



**5,000sqm**  
RETAIL



**8,000sqm**  
RESTAURANTS & BARS



## DO THE ORDINARY WELL

The urban neighbourhood's architectural style is simple and timeless and should be seen as a modern reinterpretation of some of most successful, dense and enduring neighbourhoods. The space between the buildings has the opportunity to create vibrant, social spaces for people to use and embrace as their own.



## SUSTAINABLE LIFESTYLES

Liveability, sustainability and efficiency is to be at the heart of the design proposals, both within the public realm and within the architecture. All buildings should be examples of modern sustainable living with the neighbourhood exemplifying and encouraging sustainable lifestyles.



## A CONNECTED COMMUNITY

The neighbourhood is designed around people. Highly permeable and walkable streets with generous pavements prioritise access for pedestrians and cyclists. The new neighbourhood will also have excellent digital connectivity.



## A SAFE AND SECURE LIVING ENVIRONMENT

A mix of uses throughout the neighbourhood puts eyes on the street, both day and night. Doors on the street and windows create safe streets with good passive surveillance. Active uses at ground level help create vibrancy and a delightful public realm whilst increasing real and perceived safety.



## WALKABLE NEIGHBOURHOOD

The physical size of the northern quarter neighbourhood is such that it is easily walkable, and with new pedestrian links along the waterfront and dockland it will become an easily accessible area. A truly walkable neighbourhood means the offer of community and retail facilities must also be accessible.



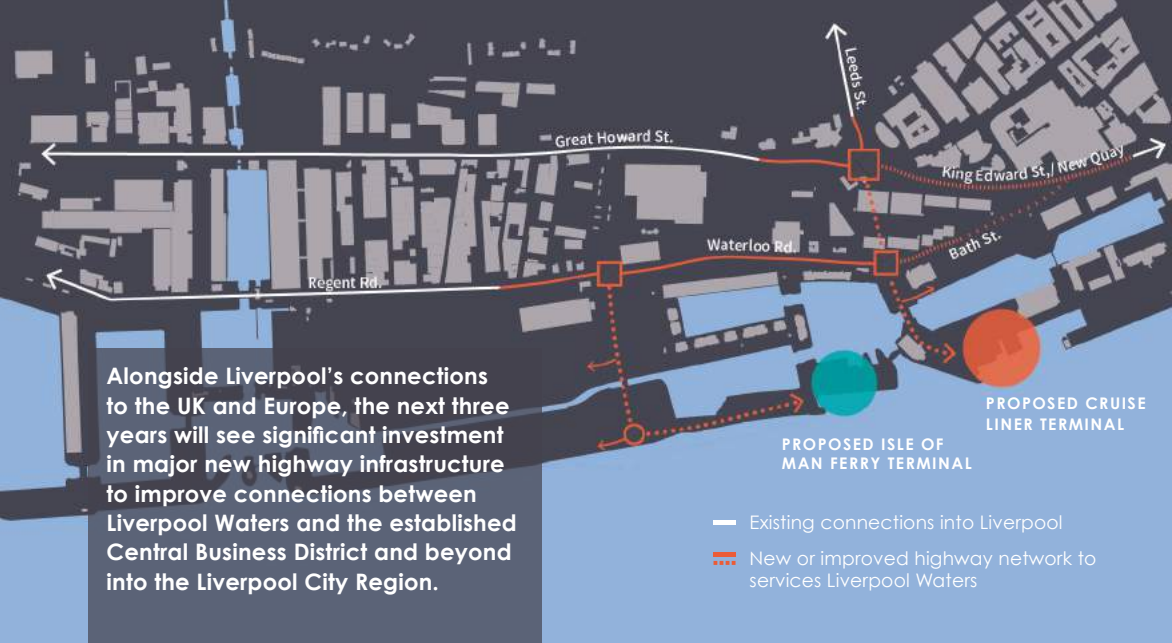
## NEIGHBOURHOOD MANAGEMENT AND STEWARDSHIP

A dedicated management team will work at the heart of the Northern Quarter development and will act as the stewards. The management team will be seen as a trusted and reliable body that can help facilitate any future community needs, and guide them.

A large ferry or cargo ship is docked at a pier on the left side of the image. The ship is illuminated with warm lights, and its reflection is visible in the water. In the background, a city skyline is visible across the water, with various buildings lit up. The sky is a deep blue, suggesting twilight or early evening. The overall scene conveys a sense of connectivity and infrastructure.

# Connecting Infrastructure

Alongside Liverpool's connections to the UK and Europe, the next three years will see significant investment in major new highway infrastructure to improve connections between Liverpool Waters and the established Central Business District and beyond into the Liverpool City Region.



- Existing connections into Liverpool
- - - New or improved highway network to services Liverpool Waters



## LIVERPOOL JOHN LENNON AIRPORT



Aside from its well known maritime links, Liverpool sits at the heart of the UK's transport network:



It is the **major UK port** for trade with **North America** and handles around 33.5 million tonnes annually.



## CAR

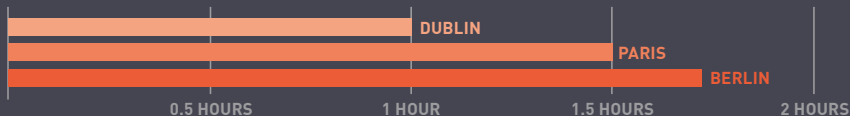
With approximately two thirds of the UK's population located within a two hour drive of the City Centre, Liverpool is at the hub of the north west motorway network.



## LIVERPOOL LIME STREET STATION



## LIVERPOOL JOHN LENNON AIRPORT



# Community



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## Prime event space on the waterfront

Cultural and sporting events are already taking place across the Liverpool Waters estate – from the epic annual Sound City festival to the World Corporate Games.

In 2016, **60,000** people visited Liverpool Waters as part of its events programme, celebrating the historic waterfront and the communities that lie along and around it. That number is set to grow beyond 100,000 in the next two years, as events by world renowned brands like Cream grow their size and residency within the Liverpool Waters estate.



**SOUND CITY+**

**vevo**





# Events

- 1 Sound City
- 2 Weddings
- 3 Dragon Boat Racing
- 4 Winter Run
- 5 Fitness Bootcamp
- 6 Duck Trail
- 7 Celebrity Cruises
- 8 Cream Steel Yard
- 9 European Corporate Games



# Wirral Waters

Wirral  
Waters

Liverpool  
Waters





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**Wirral Waters is the sister project of Liverpool Waters and of similar size located on the opposite side of the River Mersey.**

Wirral Waters is a 2 million sqm waterfront city extension on the left bank of the River Mersey opposite Liverpool's iconic waterfront.

Supported by UK Central Government, Wirral Waters benefits from both Enterprise Zone and Housing Zone status.

Driven by a pioneering spirit and a commitment to place-making and sustainability – delivery at Wirral Waters has started with a RIBA award winning construction college and a BREEAM Excellent office building.

Sites have been remediated and infrastructure installed.

A pipeline of deliverable projects has now emerged including innovative, high density residential projects, an educational and cultural hub as well as MEA Park – a waterside advanced manufacturing campus that focuses on the Energy and Maritime sectors.

A nighttime photograph of the MediaCityUK development in Manchester, UK. The image shows several modern, multi-story office buildings with illuminated windows and blue and green exterior lighting. A curved bridge with red lights spans the River Media in the foreground. The city lights and buildings are reflected in the water. The sky is a deep blue.

# The Peel Group

MediaCityUK, Manchester



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**Our vision is to create sustainable environments where people and businesses can flourish.**

[www.peel.co.uk](http://www.peel.co.uk)

The Peel Group is one of the leading infrastructure, real estate and investment enterprises in the UK with collective investments owned and under management of more than **£5 billion**. We are a family-owned concern and our diverse network of businesses range from ports to airports; land to leisure; media to hotels; wind farms to biomass; and a portfolio of investments in major public companies. Our long-term strategic projects include **Liverpool Waters** and **Wirral Waters**; **Liverpool2** (Peel Ports); **MediaCityUK**; **Port Salford**; **Trafford Quays**; **Chatham Waters** in Kent and **Glasgow Harbour**.

An aerial night photograph of a city skyline, likely New York City, viewed from across a body of water. The city is illuminated with various lights, and several tall skyscrapers are prominent. In the upper right corner, a large display of fireworks is exploding in the dark sky. A large ship is visible in the water near the city's edge. The overall scene is vibrant and celebratory.

**2017**  
**to 2020**

# Timeline



The Lexington, Hive and Plaza 1821 residential towers **begin on site**

Design team **selected** and **Planning submitted** for permanent International Cruise Liner Terminal

**New highway connections** to strategic network and improved pedestrian connectivity to the City Centre to **tie in with Cruise Liner Terminal** and a growing Princes Dock.

Isle of Man Ferry Terminal and Embassy **begins on site**

Plaza 1821 **completes** followed by The Lexington and Hive towers

International Cruise Liner Terminal **open for business.**

FROM  
2017

TO  
2020





Liverpool  
City Council