



City Centre Living
**Residential
Development Update**

FEBRUARY 2007

Foreword

Liverpool Vision and the City Council produce a regular update on major developments in Liverpool City Centre. The updates aim to provide reliable and up to date information on developments currently underway or projected in the City Centre. A recurring feature of the updates is the range of projects involving residential accommodation.

With a resident population in the region of 14,000 people, the City Centre and the Waterfront are continuing to attract a steady stream of new housing developments. Between 2000 and 2006, the city centre residential market has witnessed the completion of approximately 3,100 bedspaces; this excludes the first wave of waterfront developments such as Albert Dock, Wapping and Waterloo Warehouse and the South Docks and the plethora of student schemes that have been developed over this period. More schemes are currently in the pipeline and the market is set to expand even further with a pipeline supply of 7,500 units in April 2006 of which 2,600 were under construction.

The purpose of this document is to provide more detailed information about the range and location of 'City Centre Living' projects referred to in the City Centre Development Updates.

- Part 1 of this schedule sets out residential schemes, which have been completed in 2005 and 2006;
- Part 2 lists schemes currently on site;
- Part 3 details schemes with planning permission, which have still to be implemented or have been submitted for planning consent but have yet to be determined.
- Part 4 lists recently completed, current and proposed Student Accommodation schemes around the City Centre.

We hope that the data included in the schedules will be useful to individuals and organisations involved in or interested in the provision of residential accommodation and that it will demonstrate the momentum behind the growth of the City Centre as a sought after place to live. As with the City Centre Development Update, and in the spirit of sharing information, the schedules are being widely circulated.

Should you have any queries, require further information, or have comments on the content of the schedules, please contact Jenny Douglas at Liverpool Vision on 0151-703-2703 or the City Centre Development Control Team on 0151-233-5627, we would be pleased to hear from you.

Further copies of this report and the City Centre Development Update are available from: -

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FLOOD OF APARTMENTS COMING ONTO CITY CENTRE CONTINUES TO RISE WHILST PRICES STABILISE



The Unity development as it was nearing completion in December 2006

2006 saw another year of feverish activity by developers bringing yet more new apartments to the City Centre market. This trend is set to continue into 2007 with around 1800 units due to be completed in the next 12 months. However, the recent figures up to September 2006 suggest that prices are no longer rising at the same levels as they have been for the last five years

The figures from the Land Registry indicate the values of new homes when completed and registered as they are sold. The average price dipped slightly from £161,655 in 2005 to £158,508 in the first three quarters of 2007. Experts are claiming this is a levelling out as Liverpool prices have stabilised in line with national trends.

With prices stabilising, the speculators buying off plan and selling on have now moved away from the City Centre property market. The investment market for 1 and 2 bed units remains strong however, reflecting the continued demand for accommodation to let and the good yields being achieved.

Average (Mean) Residential Property Prices in Liverpool City Centre, 2000-2006*

	2000**	2001	2002	2003	2004	2005	2006**	Change 2000-06**	Change 2005-06**
Apartments/Flats	£93,160	£98,499	£105,615	£130,098	£152,467	£161,655	£158,508	+£65,348 (+70.14%)	-£3,147 (-1.94%)
Terraced Houses	£93,188	£136,769	£135,472	£161,070	£161,121	£279,700	£245,380	+£152,192 (+163.3%)	-£34,320 (-12.27%)
Semi-Detached Houses	***	***	£105,616	£120,658	£168,543	£135,999	£210,690	***	+£74,691 (+54.92%)
Detached Houses	***	***	***	***	£248,905	£310,000	***	***	***

Source: Land Registry crown copyright material reproduced with the permission of the Land Registry. The material was last updated in December 2006 and covers the period from 1st April 2000 to 30th September 2006.

**NOTE: Data used does not cover entirety of the calendar years 2000 and 2006 (see above). Therefore the above table property price averages for 2000 and 2006 are only indicative of actual figures.

***NOTE: There are so few detached and semi-detached properties within the City Centre which come up for sale that for some years this data is either non-existent or unsuitable for comparisons and is therefore not included in this table if less than 5 sales per year.

A slight excess in supply over demand has created a buyer's market with owner-occupiers and tenants being able to shop around. This appears to be resulting in developers investing more in the quality of their product as they compete to secure sales. With specifications for interior fittings being higher than what was available just five years ago, some developers and even estate agents have also begun offering packages including help from interior design specialists and complete furnishing deals. It is understood that such packages are being targeted at owner occupiers

Higher specifications and designer interiors have pushed prices for some exclusive penthouses over the £1million mark, as seen at Tower Building and more recently in The Unity .

At the other end of the scale, a glance in the windows of City Centre estate agents and through local property magazines such as 'Your Move' still show some city centre apartments being available for around £100,000, which means that Liverpool still offers a selection of affordable homes in its city centre compared to many other cities.



Show apartment in Rumford Investments' Unity development – being used in current marketing

There is increasing evidence of a new market emerging as older people choose to live in the city centre. This is resulting in demand for larger 2 bed and 3 bed units. However, the level of demand is currently not sufficient to enable developers to cater exclusively to this market and it is expected therefore that most new schemes coming forward will continue to cater for the 1 and 2 bed market with a limited number of larger units introduced in some schemes.

New Property Sales in Liverpool City Centre, 2000-2006**

	2000	2001	2002	2003	2004	2005	2006**
Semi-detached and Detached House sales	3	4	14	9	19	7	7**
Terraced House sales	15	14	18	21	14	18	10**
Flats/Apartments sales	297	297	434	855	787	561	440**
TOTAL	315	315	466	885	820	586	457**

Source: Land Registry crown copyright material reproduced with the permission of the Land Registry. The material was last updated in December 2006 and covers the period from 1st April 2000 to 30th September 2006.

**NOTE: Data used does not cover entirety of the calendar years 2000 and 2006. Figures for 2006 only as far as September. Figures for the whole of 2006 will not be available until summer 2007.

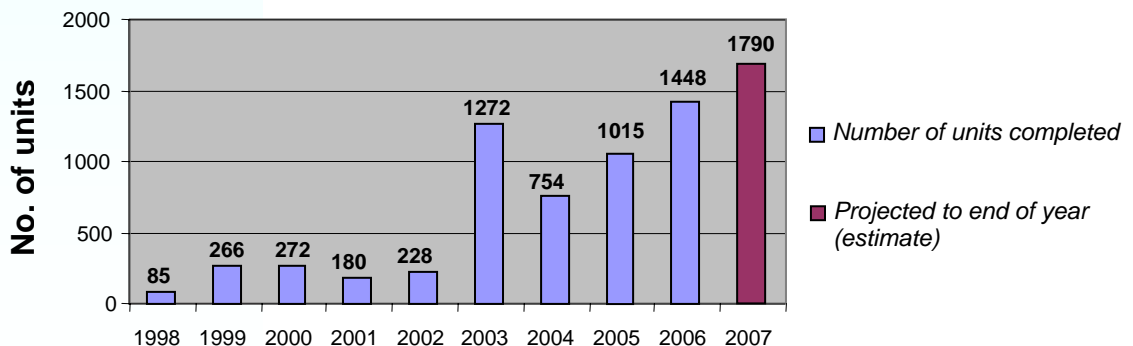


The popular "City Gate" development completed at Oldham Street in July 2006 has transformed this previous derelict area. Another similar development for an adjacent empty site is proposed.

The local press has often suggested that the announcement that Liverpool would be European Capital of Culture 2008 back in 2003 boosted the city's status to make it a property hotspot would appear to be a fair comment – although many of the larger volume schemes completed that year would have been in the planning pipeline for some considerable time before the successful announcement was made.

However, what is more clear is that since the award of the title, and as we head closer to 2008, the number of schemes coming through and reaching completion has indeed risen steadily. 2006 saw a peak at nearly 1500 units, but 2007 is set to exceed even that record with an even higher number of major schemes currently on site or due to commence in the very near future.

Number of Residential Units Completed in Liverpool City Centre 1998-2007



PART 1:

Schemes Completed 2006/07



New apartment building completed at Bridport Street/Ward Street/Vincent Street in January 2006

Address	Developer	Description	No of units	Date of Completion
Zone: CANNING				COMPLETED
39 Canning Street, L8	Mr & Mrs Macfarlane	Refurbishment of existing building to form 2 bed basement flat and restore remaining building as single dwelling.	2	January 2007
Former Coach House to rear 1 Canning Street	Mr P Hughes	To rebuild former coach house to form dwelling	1	October 2006
10 Gambier Terrace	Mr & Mrs Murphy	Conversion and refurbishment to flats	4	Summer 2006
9-11 Sandon Street, L8	Liverpool Housing Trust	Conversion to apartments	6	July 2006
Zone: COMMERCIAL				COMPLETED
Plot 5, Princes Dock	MWB (Liverpool) Ltd	41 apartments	41	January 2007
20 Chapel Street (formerly known as Unity)	Rumford Investments	Mixed use office/residential/retail scheme with 8 storey and 20 storey buildings containing one and two bedroomed apartments	161	December 2006 (apartments will be available from March 2007)
1-11 Hardman Street, L1	P R Homes Ltd	Conversion of upper floors to apartments	9	Autumn 2006
"City Lofts", Plot 1, William Jessop Way, Princes Dock	MDHC & City Lofts	To construct 2 residential towers, 20 and 10 floors high	162	June 2006
Tower Building, 22 Water Street, L3	Pierse	Conversion to provide residential units on floors 1 to 7	93	April 2006
The Albany and Windsor Buildings, Old Hall Street	The Albany	Conversion to apartments and 46 car parking spaces	123	February 2006
Zone: HOPE				COMPLETED
25 Roscoe Street	Remstone Developments Ltd	To erect a 2 storey house with attic accommodation following demolition of existing garage	1	December 2006
Zone: L1 / BALTIC				COMPLETED
30-35 Great George Square	Maritime	Redevelopment with 34 apartments, 3 maisonettes and 6 town houses	43	December 2006
"Chandlers Wharf", Pownall Street, Shaw's Alley, Tabley Street	J. Armor Ltd.	Residential development with associated car parking	132	November 2006
Quay House, Wapping/Hurst St	J. Amor Ltd.	6 storey apartment block with parking	11 flats	July 2006
Zone: LIME STREET GATEWAY				COMPLETED
Land bounded by Bridport St/Ward Street/ Vincent St	Jay Development Property Co	Redevelopment with 6 flats and ground floor office	6	January 2006

Address	Developer	Description	No of units	Date of Completion
Zone: LIVE WORK				COMPLETED
Westminster Chambers, 1-3 Crosshall Street	Space	Conversion of existing building into 62 apartments on upper floors with mixed commercial uses on the ground floors	62	December 2006
Lisbon Buildings, 33-35 Victoria Street, L1	Arrideo Park Developments	To convert 1st, 2nd and 3rd floors to 11 no. apartments including the refurbishment of existing 3rd floor flat	12	November 2006
18-25 Cumberland St, L2	David McLean & Iliad Developments	New build apartments	92	July 2006
6-12 Button Street & 10 Rainford Gardens, L2	I McLachlan	Conversion of top floor to 7 apartments	7	Early 2006
Zone: MARYBONE				COMPLETED
Focus Building, Great Crosshall Street	D&L City Developments	Demolition of former church and new 7 storey residential development	78	Spring 2006
53 Marybone / 38 Marlborough Street	Harvey Developments	To erect a 6 storey block of apartments	18	February 2006
Zone: RETAIL				COMPLETED
28 Mount Pleasant, L3	Thamesbrook Ltd	New apartment building on 6 floors, with restaurant on ground floor	41	February 2007
"Central Gardens", 38-44 Mount Pleasant	Thamesbrook Ltd	87 apartments and retail/leisure/commercial use on ground floor	76	April 2006
"City Gate", 3-27 Oldham Street	PR Homes	Two 7 storey blocks with 87 flats, plus commercial uses and new public space	87	May 2006
Zone: ROPE WALKS				COMPLETED
96 Duke Street, L1	Raymond Moss	Conversion of upper floors to apartments	11	November 2006
Argyle Court, Cleveland Square, Argyle Street, L1	Pierse	Refurbishment and infill construction to form mixed use development apartments, offices, commercial space, retail and a PCT health facility.	50	Summer 2006
70-74 Bold Street	Alross Estates Ltd	To convert upper floors to 16 self-contained flats	16	October 2006
76 Bold Street / 79 Wood Street	Mr Ali Passage to India	Rear extension to form one 4 bed flat and 2 x 2 bed flats	3	Autumn 2006
"Circle 109" 53-67 Kent Street/39-57 Lydia Ann Street	Pierse Homes	New 5/7 storey mixed use retail and residential development with external communal courtyard and two levels of car parking	98	Spring 2006
Argyle Street/Henry Street/York Street	Space	residential	78	Spring 2006
Zone: UNIVERSITY DISTRICT				COMPLETED
"The Atrium", 139A-143 London Road, L3	Nightingale Associates	To redevelop site with ground floor retail and 6 floors of apartments	26	February 2007
5-9 Prescott Street	Poseidon Investments Ltd	Conversion to 8 apartments with 2 retail units on ground floor	8	September 2006

19 new apartments under construction at "Bridpoint" (Bridport Street) close to Lime Street Station. All units were sold months before completion, which is expected to be summer 2007.



PART 2: Schemes on Site

Address	Developer	Description	No of units	Estimated Completion
Zone: CANNING				
11 Blackburne Place,	Swan Estates	Conversion to living accommodation	1	May 2007
5 Catharine Street, L8	BDA Ltd	Conversion from 3 apartments to 4 apartments	4	March 2007
Land at Egerton Street	Mr & Mrs J McVey	Erection of 2 terraced dwellings	2	January 2007
42 Falkner Street	Mr S Morris	Conversion of 4 flats to 1 dwelling house	1	April 2007
Zone: COMMERCIAL				
Lombard Chambers	Mr. Shahabuddin	Conversion to residential in two phases: - Phase 1: 5 apartments (2007) - Phase 2: 7 apartments (2008)	14	Phase 1 to be completed February 2007
Land at Brook Street, L3 – Tower West	The Beetham Organisation	To erect 40 storey tower to include 5 storeys of office accommodation and 35 storeys of apartments (127 units) with basement car parking.	127	2007
Site at Old Hall Street, Earle Street, St Paul's Square, L3	English Cities Fund	To construct new office buildings with ground floor shops/cafes/restaurants; two blocks of total 68 apartments; decked car park and new landscaped public square.	68	First phase – Early 2007
"Alexandra Tower", Plot 12, Princes Dock	MDHC & Millennium Estates	26-storey residential tower of 201 apartments with associated car parking.	184	Early 2008
Zone: HOPE				
"Mount Pleasant St", 3-7 May Place and 67-71 Mount Pleasant	Elizabeth Estates	To convert former school to 17 apartments; new build 24 apartments on vacant site with ground floor commercial	41	September 2007
Zone: L1/BALTIC				
174 Park Lane, L1	Vantage Property & Development Ltd	Construction of 69 apartments	69	August 2007
"L1ve", Hurst Street, L1	Windsor Developments	Redevelopment with apartments, retail and 400 parking spaces	312	2008
Zone: LIME STREET GATEWAY				
"Bridpoint", 29 Bridport Street, L3	Bridgescape	New 5 storey block of 19 x 2 and 1 bedroom apartments	19	Summer 2007
Zone: LIVE WORK				
Halifax House, Brunswick Street/ Fenwick Street	Huntsmere Ltd	To create 28 apartments to upper floors	28	Early 2007
21-29 Lord Street	Yardvalley Ltd	To convert first, second and third floors into flats	9	April 2007
38-40 Victoria Street, Liverpool, L1.	Stopgate Properties Ltd.	The convert upper floors into 3 no. one bedroom flats and 9 no. two bedroom flats	12	March 2007
Eden Square (former Fire Station & Gales Building), Hatton Gdn	Downing Developments	Mixed use new build and conversion for 145 residential units with commercial on ground floor and car parking approved.	145	Early 2007

Address	Developer	Description	No of units	Estimated Completion
Zone: MARYBONE				
Hamilton House, Pall Mall	Green Apple Urban Developments	Redevelopment of existing building with new storeys added, for use as residential apartments with ground floor retail/commercial and parking	126	Summer 2007
Imperial Halls, Fontenoy Street/Great Crosshall Street, L3	Green Apple Urban Developments	To demolish existing building and form 116 residential apartments with underground car parking.	116	Autumn 2007
St Patrick's Court, 55-63 Great Crosshall Street, L3	Property Regeneration Homes Ltd	To convert existing building to create 9 apartments, and new building on adjoining site providing 41 apartments together with 2 ground floor units for retail/office uses	50	January 2008
Zone: RETAIL				
21-29 Lord Street	Yardvalley Ltd	To convert first, second and third floors into 9 flats	9	April 2007
Paradise Street Area Development	Grosvenor Estates	Retail-based development for 1 million sq ft retail and leisure floorspace plus 307 residential units, recording studios, offices, 2 hotels, new bus station, 3000 car parking spaces, new public park	307	2008
"La Sansoeur," 62 Roscoe Street, L1	Ergo Ltd (NW)	Construction of 29 apartments with 3 office units and car parking	29	Early 2007
Zone: ROPEWALKS				
"Elysian Fields", (former Catering College), Colquitt Street, L3	Iliad Muskens	To erect a mixed development of commercial (café/restaurant) space with 104 apartments	101	March 2007
"Portside House", 27-35 Duke Street	Pierse	Mixed use development comprising of 3 commercial units with 85 no. 1 & 2 bed apartments and duplex units & car parking at ground and basement levels	85	Summer 2007
"Lever Court", 37-41 Duke Street, Liverpool, L1 5AP.	Iliad	To erect 6 storey building comprising mixed development of commercial floorspace with ground and basement car parking and 62 apartments	62	2008
72-76 Duke Street	Eccleston Properties Ltd	Mixed use development of 32 apartments, car parking, central courtyard and commercial space to Duke Street frontage to be used for retail or office purposes	32	Summer 2007
"The Jam Works", 47-49 Fleet Street, L1	Idiom Estates Ltd	To erect a six storey mixed use development consisting of 25 no. apartments over ground floor retail units together with basement car parking	25	Early 2007
32 – 34 Henry Street Liverpool, L1	Sherlock Holmes	To erect 21 apartments in an 8.5 storey building with commercial/office space on the ground floor together with basement car parking	21	May 2007
"The Foundry", 34-46 Henry Street and 9-17 Lydia Ann Street, L1	Maritime Housing	Redevelopment by conversion of existing buildings and part new build to provide commercial /leisure/ educational accommodation and apartments	89	March 2007
Zone: UNIVERSITY DISTRICT				
130 London Road, L3	Mr A Syed	To use building as a retail unit and with 4 flats together with 3 storey extension to rear	4	Summer 2007
142-148 London Road, L3	J&D Property Services	Alterations and extensions to provide 14 apartments	14	July 2007
191-205 London Road & 6-8 Falkland Street, Liverpool, L3	Parkmoor Group plc	To erect a 6 storey development comprising 5 storeys of 38 apartments over ground floor retail space	38	December 2007

PART 3: Anticipated Schemes

The Foundry, Lydia Anne Street, will be completed by spring 2007



Address	Developer	Description	No of units	Comments (status)
Zone: CANNING				ANTICIPATED
35 Back Canning Street	Mr B Ball	To erect 1 no. three bedroom mews house	1	Permission granted October 2006
5 Canning Street, L8	Mr S Taylor	Conversion to 3 flats	3	Granted January 2005
39 Catharine Street, L8	Dr Kumar	To convert into 6 flats & provision of car parking facilities	6	Permission granted August 2005
33-45 Egerton Street & 173 Bedford Street South, Liverpool, L8.	Liverpool Housing Trust	To convert student accommodation into 7 family dwellings and 6 self-contained apartments including external works.	13	Permission granted April 2006
30 Falkner Square, L8	Marc Wood	Conversion of basement to 1 two bedroomed flat	1	Application 06F/3728 submitted January 2007
74 Huskisson Street, L8	Newville Properties	To retain 3 flats & convert remaining accommodation into 2 flats.	5	Permission granted October 2004
Mythos Village, 24 Myrtle Street, L7	Mr L Konstantinides	12 residential flats	12	Permission granted 2003
8 Sugnall Street, L8	Ms H Ainscough	Conversion of pub to house	1	Granted March 2004
Zone: COMMERCIAL				ANTICIPATED
Central Docks, L3	MDHC	Mixed use residential development with light industrial/ business units, leisure and tourist accommodation	2000 flats and houses	Outline permission granted 2003
Cotton Exchange, Old Hall Street, L3	Langleycourt Ltd	To modify for conversion of part of the building to provide 22 apartments	22	Permission granted July 2005
Plot 3a, William Jessop Way, Princes Dock	Mersey Property Company Ltd	Mixed use development of 133 apartments in 30 storey tower with hotel, offices and mixed commercial development with associated car parking. £80m	133	Planning application 07F/0028 submitted January 2007
Churchill House, Tithebarn Street	Property recently acquired by Derwent Lodge Estates, owners of the West Moorfields site.	To alter and extend existing building to provide a mixed-use development of 76 residential units & ground floor retail	76	Permission granted April 2005. Discussions ongoing re bringing forward the development opportunity.
"New World Square", Plot 7, Princes Parade, Princes Dock	Lead Asset Strategies	Mixed use development with residential apartments, Hotel/Health Centre/Spa, offices, other commercial space, public plaza, 380 subterranean car parking spaces on 3 levels; vehicular access from Princes Parade with associated servicing and delivery arrangements. £130 million	362	Planning application 06F/1371 submitted May 2006
Site to rear of Mercury Court, bordered by Leeds Street, Pall Mall, Back Leeds Street, East Street, Edmund Street and Bixteth Street, L2	Liverpool Vision	Mixed development with offices, ground floor retail/ restaurant uses, 322 residential units, basement car parking, multi storey car park, landscaped open space, the erection of 2 electricity sub stations, to alter and improve existing internal road and create new internal roads across site, and to create new public realm and associated landscaping	322	Outline permission granted October 2005

Address	Developer	Description	No of units	Comments (status)
Zone: HOPE				ANTICIPATED
6 Hardman Street, L1	Baker Properties	Conversion of upper floors into 3 x 1 bedroom apartments	3	Permission granted November 2005
Cubitt House, 31 Hope Street, L3	Cosmopolitan Commercial Ltd	To convert student hostel into ground floor commercial space and upper floors to 9 no. apartments, form new shop fronts	9	Permission granted June 2006
38 Hope Street, L1	TRB Estates (Liverpool) Ltd	To convert upper floors to apartments	4	Permission granted May 2005
38 Knight Street, L3	Mr S Burgess	To erect 2 townhouses.	2	Permission granted January 2005
43 Knight Street, L3	Mr Ellenbogen	Conversion to 3 apartments	3	Permission granted March 2005
41 Rodney Street, L1	Chartergate Properties Ltd	To convert into 8 no. self contained flats	8	Permission granted October 2005
54 Rodney Street, L1	L Cunningham	Conversion of basement to 2 bed apartment	1	Granted December 2004
56 Rodney Street, L1	Elliot Property Co Ltd	Conversion to flats	4	Granted April 2005
15-17 Roscoe Street, L1	P&J Cowan	Conversion to two mews houses	2	Permission granted September 2004
Watkinson Street Warehouses, 56 Norfolk Street, Baltic Triangle, Liverpool 3 & associated buildings	Borden Properties Ltd	To refurbish existing warehouses, demolish existing industrial units & erect new part-five/part six storey building, to comprise a total of seventy nine self contained apartments and eight commercial units	79	Planning application 07F/0148 submitted January 2007
Zone: L1 / BALTIC				ANTICIPATED
St James Street/New Bird Street, Liverpool L1	Distinctive Developments	Mixed development of 114 residential apartments with ground floor retail units and basement car parking.	138	Permission granted September 2006
Corner of Great George St/Hardy St/ Sankey Street	Lacy Roofing	Redevelopment with 14 apartments and ground floor retail	14	Permission granted May 2005
Junction Of Jamaica St/ Blundell Street/ St. James Street/ Kitchen Street, L1	Urban Space	To construct 58 apartments with parking in blocks varying from 5 to 7 storeys, together with 3 retail units	58	Permission granted December 2004
Land at junction of Kent Street and Grenville Street South	The Diocesan Board of Finance	To erect residential development of 6 x 3 storey townhouses, 12 x 3 storey 2 bed apartments, and 76 x 1 bedroom apartments ranging from 3 to 6 storeys	94	Outline application approved with conditions February 2006
Land Bounded by Hurst Street, Cornhill, Shaws Alley and Tabley Street	King Dock Mill And Porter Brothers Ltd	To erect mixed use development in a 12, 10, 8 and 6 storey building comprising 227 residential apartments, 279 m2 of commercial floorspace for uses within Classes B1, A1, A2, A3, A4, & A5, 110 bedroom hotel (Class C1), 150 space car park, landscaping, public realm works and associated & servicing works, following demolition of existing warehouse	227	Planning application 06F/0990 submitted April 2006. Start expected May 2007.
Heaps Mill, Park Lane, Liverpool, L1	Apollo Bannertown Heapmill LLP	To refurbish, alter and extend former Rice Mill buildings and erect 2 new blocks (5 to 14 storeys) to provide 355 no. apartments and commercial units. £60 million scheme	355	Permission granted September 2006.
Watkinson Street Warehouses, 56 Norfolk Street, Baltic Triangle, Liverpool 3 & associated buildings	Borden Properties Ltd	To refurbish existing warehouses, demolish existing industrial units & erect new part-five/part six storey building, to comprise a total of seventy nine self contained apartments and eight commercial units	79	Planning application 07F/0148 submitted January 2007

Address	Developer	Description	No of units	Comments (status)
Zone: L1 / BALTIC <i>continued</i>				ANTICIPATED
Former car wash – Jordan Street/Jamaica Street	Ergo	Part new build part conversion of existing buildings to form a residential and commercial use development, comprising 84 residential units, and 8,000 sq. ft. of commercial floorspace	84	Planning Application submitted December 2006
Jamaica St/Greenland St/Flint St – Former Childwall Table & Chair Hire	Ergo	Part new build, part conversion to house 120 residential apartments, plus 20,000 sq.ft of commercial floorspace	120	Planning Application submitted February 2007
Zone: LIME STREET GATEWAY				ANTICIPATED
Lime Street Station, Concourse Shops, Concourse House, Lime Street	English Partnerships and Iliad	To create a public space and to construct 27 storey mixed use building including retail and office units and 152 residential units following the demolition of Concourse House and adjoining retail units. Works to include closure of subway link between Lime Street and St Johns Centre and modification of subway connection to Merseyrail off Gloucester Street entrance to Lime Street Station and associated alterations to access	152	Permission granted August 2005
30 London Road Liverpool, L3	Stockton Properties C/o	To convert function room at first floor level of public house into 3 apartments and refurbish existing 3 apartments on second floor	6	Permission granted January 2004
Site at junction of Seymour Street, St Vincent Street & Lord Nelson Street, L3	Pencare Properties	Mixed development of 73 apartments and commercial space.	73	Permission granted September 2006
“Grand Central”, Skelhorne Street/ Bolton Street/ New Hilbre Walk, L3	Chieftain Construction	New 160 bedroom hotel and 153 apartments with ground floor commercial/retail units in a 2 block development of 32 and 12 storeys	153	Planning application 05F/0294 refused – awaiting outcome of appeal
Zone: LIVE WORK				ANTICIPATED
71 Dale Street, L2	Mr Walker	Conversion of existing building to 3 apartments with ground floor retail	3	Permission granted April 2005
Imperial Warehouse, 11 Davies Street, L1	Mr J White Crasa	To erect a two storey residential development comprising 7 apartments at roof level to existing 4 story building	7	Permission granted August 2004
Mason Building, Exchange Street East,	Allen Kallin Investments Ltd	To convert office accommodation to 5 apartments	5	Permission granted March 2004
Pekin Building, 19-23 Harrington Street	Harvey Malcolm	To convert upper floors into 9 self contained flats	9	Permission granted May 2005
18-20 Harrington Street	Life Advertising Ltd	To carry out external alterations and extend premises to provide two additional floors comprising two self-contained apartments.	2	Planning permission granted October 2004
1 Hewitts Place/38 Vernon Street, L2	Mr Atkinson	To erect 21 no apartments, restaurant and 18 car parking spaces following demolition of existing buildings	21	Planning permission granted May 2005
Old Haymarket – Phase 3 (ex Manchester St), L1	Urban Splash Ltd	To erect mixed development comprising landscaped open space, ground floor and mezzanine (commercial, leisure/retail accommodation) with 8 floors of apartments	96	Planning application 06F/3676 submitted December 2006
29 Princes Street	Mason Owen & Partners	To convert warehouse to 4 no. residential units	4	Permission granted 2003
31 Princes Street	Derwent Lodge Estates	To convert and extend existing premises into 12 apartments	12	Permission granted May 2005

Address	Developer	Description	No of units	Comments (status)
Zone: LIVE WORK <i>continued</i>			ANTICIPATED	
42-44 Stanley Street, L1	Goldsmith Williams Solicitors	Conversion to restaurant with 11 new one bedroom and 8 no. two bedroom apartments	19	Permission granted May 2006
Wellington Buildings, The Strand	Downing Developments	To create 28 basement car parking spaces, refurbished office area at ground and levels 1 & 2; and apartments on upper floors	92	Permission granted May 2006
23 Temple Street, L2	Heffey	Mixed development of 6 storeys comprising 2 floors retail with apartments above	?	Permission granted March 2005
Zone: MARYBONE			ANTICIPATED	
Bispham House, Lace Street, Liverpool, L3	FM Developments Ltd	To refurbish existing 15 storey residential block and add two new floors with 96 no.1 & 2 bedroom apartments; create 43 no. surface level car parking spaces	96	Planning permission granted September 2006.
Prussia Street/ Highfield Street/ Pall Mall	Persimmon	New build 7 storey residential development of 2 bedrooomed apartments - planning permission granted November 2004	102	Not on site as development currently under review.
"Juggler's Yard", Vauxhall Road, Midghall Street, Marlborough Street	Iliad	New 8 storey building to accommodate 57 apartments with ground floor commercial space and 2 levels of basement parking for 57 vehicles	57	Permission granted September 2004
Zone: RETAIL			ANTICIPATED	
37-43 Berry Street/1-8 Knight Street	Frenson Ltd	New building behind retained façade to provide 14 residential units	14	Permission granted December 2004
46 Berry Street, L1	Mr Cheung	To carry out works to convert ground and basement floors to Use Classes A5, A3, A2 or A1, erect single storey extension at rear and create 2 bedroom self contained residential unit on upper floors.	1	Planning permission granted July 2006
Central Village - land bounded by Cropper Street, Bold Street and Renelagh Street (to the rear of Central Station)	Central Regeneration Ltd	Mixed use development consisting of five buildings of 25, 20, 9, 9 and 5 storeys, incorporating 438 residential units, a hotel, retail/food/drink, financial and professional services, assembly & leisure, non-residential institutions, business and marketing suite, basement car parking and landscaping,	438	Permission granted July 2006
"The Courtyard", 3 Oldham Place, L1	Hurleston Brook Limited	To erect 51 apartments and 29 car parking spaces in a basement car park, landscaping courtyard and pedestrian access	51	Planning permission granted September 2005
Paradise Project: Site 4B – 15/17 Hanover Street, L1	Grosvenor Ltd	To part demolish existing buildings behind retained facades to provide new building with ground floor retail and 4 floors above with 28 apartments above	28	Planning application 05F/3176 submitted October 2005
Paradise Project – Site 5B (Land on the Corner of New Manesty's Lane, Paradise Place and Paradise Street)	Grosvenor Ltd	To erect mixed development of 2 retail floors and 2 floors of 23 no. apartments	23	Permission granted September 2006
Paradise Project – Site 6 (Paradise Street, New Manesty's Lane and College Lane)	Grosvenor Ltd	To erect mixed use development of 3 lower levels of retail Use and 10 storeys of apartments above	78	Permission granted August 2006
Paradise Project: Site 7 – Peters Lane, College Lane,	Grosvenor Ltd	To erect mixed development of a retail and residential block, change of use of basement, ground and first floors of the Russell Building to Retail	36	Permission granted July 2006

Address	Developer	Description	No of units	Comments (status)
Zone: RETAIL		<i>continued</i>		ANTICIPATED
Paradise Project: Site 11 – Canning Place Hotel & Apartments	Grosvenor Ltd	New 11 storey building with ground floor restaurant, 209 bedroomed hotel and 63 apartments above	63	Permission granted September 2006
Paradise Project: Site 12, off Strand Street, L1	Grosvenor Ltd	To erect building ranging in height from 5 to 20 storeys, comprising 330 residential apartments, 260 car parking spaces and commercial floorspace	330	Permission granted October 2006
11-13 Parker Street, L1	Mitchells & Butlers	To convert 4 upper floors together with additional 6 th floor roof extension to provide 35 residential apartments	35	Planning application 05F/3228 submitted September 2005
40-58 Renshaw Street, L1	Rapid Hardware Ltd	To redevelop with ground floor retail units and apartments above	20	Permission granted August 2004
Zone: ROPEWALKS				ANTICIPATED
54-56 Berry Street, Liverpool, L1	Mr Le	To carry out refurbishment works to create 2 retail units at basement and ground floor with 4 residential units at first and second floors	4	Planning application 06F/2641 submitted August 2006
Duke Street/Parr Street/Slater Street	Liverpool Development 2001 Ltd	Conversion to residential apartments with ground floor retail	90	2006
86-90 Duke Street	Langtree Group plc	Mixed development of 25 residential units and 2400 sq. metres of design & innovation centre, office/workshop space; live/work accommodation and cafe bar.	25	Permission granted November 2005
127-137 Duke Street & 46-54 Parr Street, Liverpool, L1.	Duke Street Developments	To erect 43 one and two bedroomed apartments with below ground car parking; retain and refurbish 127-137 Duke Street, alter and convert 135 Duke Street to residential (49 dwellings in Duke Street).	92	Revised application submitted December 2006
143-145 Duke Street, Liverpool, L1	P Jones Compass	To carry out restoration and conversion works with a new 3 storey extension to provide 9 no. residential apartments.	9	Permission granted November 2006
118/126 Duke Street	Frensons Ltd	To develop site to form restaurant, offices and residential apartments involving conversion of 118/124 Duke Street and construction of new building on the site of 126 Duke Street and the rear of the site fronting Henry Street	?	Planning application 07F/0105 submitted January 2007
Fleet Street (adjoining rear of 13-15 Slater Street), L1	Shed Km Ltd	To erect a six storey mixed use development comprising 2 options – Option 1 = 160 apartments with offices & ground floor parking, or Option 2 = offices with ground floor retail or offices	16	Permission granted October 2004
25 Henry Street, L1	Poseidon Investments	To refurbish and extend existing building for 12 self contained apartments over 7 storey with commercial unit on 2 floors.	10	Permission refused
28/30 Henry Street, L1	To be confirmed	New mixed use development with basement car parking, offices on ground, 1st and 2nd floors, and apartments on 3rd to 5th floors	12	Permission granted early 2004
Former Scandinavian Hotel, Nelson Street	Downing Developments	Hotel and residential apartments	28	No anticipated start on site
11 Parr Street, L1	Riverside	To redevelop with ground floor retail and apartments above	12	Permission granted December 2004
45 Seel Street, L1.	Mr G Clarke	To carry out internal works to provide office accommodation at basement and ground floor levels with 2 no. flats to first and second floors.	2	Permission granted September 2006

Address	Developer	Description	No of units	Comments (status)
Zone: ROPEWALKS <i>continued</i>			ANTICIPATED	
48 Seel Street	Mr G Clarke	To convert premises into 3 residential flats	3	Permission granted November 2003
79-85 Seel Street	Frenson	Mixed use development	5	Permission granted July 2003
108-112 Wood Street, L1	Miss Wong	To erect 4 storey building with ground floor food & drink shop with 3 flats.	3	Planning application submitted March 2005
Zone: UNIVERSITY DISTRICT			ANTICIPATED	
7-19 Greek Street	Townrange Ltd	To redevelop site with ground floor retail and 35 apartments above	35	Revised application 06F/2505 submitted August 2006.
152 London Road	Mr Ball	To erect 5 storey extension following demolition of rear annex and refurbishment of existing building to create 13 flats with A1/A3 use at ground level	13	Permission granted June 2006
2 Moss Street, Liverpool, L6	Parkmoor Group Plc	To carry out internal conversion and refurbishment works to create commercial office space at ground & basement levels with 6 no. apartments above	6	Planning application 06F/2601 submitted August 2006
Hilton House, 12a Moss Street, Liverpool	Moss Street Developments Ltd	To erect 62 no. two bedroom apartments with parking following demolition of existing buildings	62	Permission granted 2003
Zone: WATERFRONT			ANTICIPATED	
Kings Waterfront	Phase 1 Residential – David McLean Remainder of site - private developer(s) to be confirmed	Mixed use development incorporating multi-use arena, exhibition area, conference centre, public piazza, multi-storey car park (Liverpool City Council/English Partnerships), hotels (McAlee and Rushe), residential, office, leisure, retail, community and open space uses	1800	Arena, conference centre, multi-storey car park and piazza on site. Hotel development scheduled to commence late 2006. Phase 1 residential scheduled to commence late 2006.
Land bounded by The Dolby Hotel, Queens Dock, Sefton Street and 112 Mariners Wharf	Lotta Properties Ltd	To erect 22 storey tower block comprising 119 residential units together with 3 storey block comprising 5 duplex residential units plus parking and garden decks fronting onto Queens Dock and 4 storey block comprising 11 residential units and residents health club fronting onto Sefton Street	135	Permission granted September 2006
Port Of Liverpool Building, Mann Island, L3	Downing Developments	To erect single storey roof extension, to create 18 no. 2 bedroom flats, together with new underground car park, new public precinct and internal modifications.	18	Permission granted September 2005
Plot A, Kings Waterfront, Liverpool, L1	David McLean Developments Ltd & City Lofts Developments Ltd JV	To erect 429 residential units and retail unit in three blocks with public realm works, landscaping and associated infrastructure	429	Permission granted September 2006
Mann Island Site.	Neptune Developments	Mixed development comprising two apartment buildings with two levels of basement car parking (483 spaces) and one predominantly commercial office building (13,079 sqm gross) all with ancillary retail, cafes, bars and restaurants (7,236 sqm); covered public space (1,247 sqm); open public space, public realm works and landscaping	376	Planning application 06F/2191 submitted July 2006

PART 4: Student Accommodation In and Surrounding Liverpool City Centre either Completed Since 2005, On Site or Anticipated



Address	Developer/Owner	Description	No of units	Status
Zone: UNIVERSITY EDGE				COMPLETED
Opal Court, London Road / Moss Street	Opal Property Group Ltd	Retention of former Prince of Wales pub with redevelopment of adjacent buildings for student apartments, commercial and leisure	565 student bedspaces	COMPLETED: Early 2006
Zone: HOPE				ANTICIPATED
Blakes Building, South Hunter Street / 35 Hardman Street, Liverpool, L1	Hope Street Properties Ltd	To convert roofspace of existing student accommodation into 15 study studio bedrooms with associated common room & installation of roof lights	15 studio bedrooms	ON SITE: Permission granted August 2006. Completion expected May 2007.
Zone: ROPE WALKS				ANTICIPATED
59A Bold Street	Mr S Davenport	To convert first, second and third floors into 3 student apartments	3	ANTICIPATED: Permission granted September 2004
157 Duke Street, L1	Mr S Stampione	To erect 3 additional floors & refurbish existing building into ground floor commercial unit, with 4 student flats with communal kitchens on upper floors.	4	ANTICIPATED: Permission granted March 2006



The City of Liverpool

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