

Scotts Quay Neighbourhood Framework Executive Summary

The purpose of this Neighbourhood Framework is to develop, and create design principles in order to enhance the quality of the future development in the Scotts Quay area and ensure proposals are of the highest design quality. That means attractive, inclusive, safe, welcoming and sustainable places to live and work that relate well to their surroundings.

The Scotts Quay Neighbourhood Framework will interpret and illustrate a proposed masterplan which aims to create a new high-density mixed use sustainable living area maximising the potential of its setting, combining existing and new homes to create a quality and thriving waterside community.

The document will:

- Create a clear, legible and phaseable development plan for the future of the ScottsQuay area.
- Create a new setting for a residential focus for the Scotts Quay area, maximising its waterfront potential to deliver an aspirational place to live with a unique identity.
- Respond to the needs of local residents and business and create somewhere that creates high quality residential settings that can coexist with the businesses in the local area.
- Ensure that development is sensitive to its context and improves the character and quality of the local area, maximising on the sustainable links to the Mersey Ferry at Seacombe, the cycling of the SUstrans and Wirral Circular Trail, as well as public transport routes to Birkenhead Road.
- To create development that is well-connected to the surrounding area is inclusive and accessible.
- To enhance the sense of safety and security for residents.

The Vision for Scotts Quay is to create somewhere with a distinct high density mixed use residential identity. A place maximising the waterfront views and a series of streets and squares focused on family life.

The future Scotts Quay will be a place to call home for a new community on the waters edge, but also somewhere that improves the lives of existing residents in the surrounding streets. There will be clear subdivision between residential and industrial business uses, and commercial workplace uses will integrate sympathetically into Scotts Quay to key edges creating a mixed use sustainable community. Amenities for residents will be enhanced with new outdoor green space, a range of playspaces, and new retail and leisure amenities for the area to support a 15 minute neighbourhood.

The waterfront promenade will be enhanced to become a green river park, with places to relax, new planting, but also places to buy a coffee or have a meal capitalising on the view. Birkenhead Road will become a green spine for the community, promoting active travel with better cycling and walking routes and the road downgraded visually with new buffer planting to existing homes, new street trees, and additional homes fronting the street to create somewhere that feels well passively supervised and loved.

Scotts Quay is a gateway to the Wirral from those arriving from the Ferry port, and the Architecture or public art will landmark this location and create something to be proud of representing the best of the Wirral and Merseyside.

Introducing a new urban grid to the Scotts Quay area is at the heart of the proposals. This is looking to achieve new permeability to the waterfront, new residential planning with flexibility for both family homes and apartments, and linking to the historic street network to the west of Birkenhead Road. The framework has been developed to allow for the sequential delivery of the principal area of regeneration.

To the west of Birkenhead Road will be a low-rise housing development consisting mainly of 3-bedroom townhouses and 3-4 storey apartment buildings. The urban grain will be made by reinstating historic urban blocks and using historic road alignments to create a strong urban structure.

The east side of Birkenhead Road will be a medium- to high-rise housing development with a mixture of 1, 2 and 3 bedroom apartments. These blocks will increase in height from 4-6 storeys to 15 against the waters edge. The Urban Grid layout informed by the historic street grain to the West of Birkenhead Road will frame strong view corridors towards Liverpool's iconic waterfront.

The objective of the framework is to transform Scotts Quay into a new high-density sustainable living area maximising the potential of its setting, combining existing and new homes to create a quality and thriving waterside community.

The vision for Scotts Quay is:

1. A Landmark mixed use residential neighbourhood, that changes the balance of Scotts Quay from industry to residential.
2. A unique place on the river and dock frontage, capitalising on views and the elements.
3. A place with a skyline identity, and one that integrates with its low rise neighbours.
4. A place that improves the setting of the existing residents in the area and one that creates clear lines between business and living.
5. Somewhere that respects and clearly expresses its industrious heritage, where the past is felt by both old and new residents
6. A celebration point on the waterfront promenade, where people experience the views to the Liverpool and Birkenhead skylines in a place that encourages dwelling time in a green setting