

DOCK BRANCH NEIGHBOURHOOD

Executive Summary

June 2024



**MACCREANOR
LAVINGTON**

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This document was produced by MACCREANOR LAVINGTON

Revision	Date	Description	Prepared	Reviewed	Approved
0	02 / 10 / 23	Draft	Team	ML	ML
1	04 / 10 / 23	Draft	Team	ML	ML
2	05 / 10 / 23	Draft	Team	ML	ML
3	13 / 05 / 24	Draft	Team	ML	ML
4	15 / 05 / 24	Draft	Team	ML	ML
5	17 / 05 / 24	Draft	Team	ML	ML
6	18 / 06 / 24	Draft	Team	ML	ML
7	27 / 06 / 24	Final draft	Team	ML	ML

EXECUTIVE SUMMARY

Introducing the Masterplan

Dock Branch Neighbourhood focuses on approximately 8 hectares of land around the disused Dock Branch Railway in Birkenhead, one of the earliest railways in the country. The railway line is planned to be transformed into Dock Branch Park, a new linear park and active travel corridor identified as one of nine catalyst projects that form a key part of Wirral Council's ambitious Birkenhead 2040 Framework.

The park will become the centrepiece of Dock Branch, a new liveable neighbourhood in the heart of Birkenhead with potential for approximately 990 new homes. Informed by robust commercial insight, the Dock Branch Neighbourhood Masterplan illustrates the scale of opportunity for transformative change, setting an agenda for co-ordinated investment and development.

Organised around a vision and set of holistic strategies, ultimately the masterplan aims to set Dock Branch - and Birkenhead - on a trajectory towards economically inclusive, environmentally regenerative and socially redistributive growth for existing and emerging communities.

The masterplan champions collaboration between public, private and third sector stakeholders to bring around and realise Dock Branch's potential. This includes new models of community-led stewardship of assets including the park, setting conditions for community innovation and self-organisation. To help realise this, the Council has established the Dock Branch Community Panel and will work with them to develop capacity to pioneer community-led action alongside key delivery partners.

SETTING THE SCENE

Purpose and role of the masterplan

Purpose and role of the masterplan

The Birkenhead 2040 Framework sets out Wirral Councils vision, and the wider opportunities, for the transformational regeneration of Birkenhead. The Birkenhead 2040 Framework establishes a twenty year plan, and identifies nine different neighbourhoods which each have delivery programmes. The Framework identifies Dock Branch Park as a 'catalyst' project, and the area surrounding Dock Branch Park as new neighbourhood having the potential to deliver around 1,200 new homes in next 5-15 years. The masterplan interfaces with the Dock Branch Park; however, the Park design is commissioned separately.

The masterplan establishes a vision and a spatial framework for the long-term evolution and transformation of the Dock Branch area into a new neighbourhood. The masterplan has further refined the indicative capacity identified in the 2040 Framework to approximately 990 dwellings, supporting

Wirral Councils ambition to deliver the transformation of the area into a thriving residential-led mixed use urban community at the heart of Birkenhead.

The overarching objectives for the Dock Branch Masterplan Study include:

- Establish an overarching vision for the Dock Branch;
- Create a masterplan which will establish a new community;
- Support the comprehensive and ambitious regeneration of Dock Branch;
- Informing the delivery strategy to realise the masterplan vision over time;
- Informing any business and funding cases, including the identification of infrastructure requirements;
- Inform as necessary Wirral Borough Council emerging Local Plan policy.



Dock Branch cutting

Masterplan boundary

The study area cuts through two key Neighbourhood Framework Areas – Birkenhead Waterfront and Central Birkenhead. The Dock Branch Neighbourhood area follows the land either side of a disused rail corridor which forms Dock Branch Park, and runs from the junction of Canning Street and Rendel Street to Conway Street in the South.



Location plan

SETTING THE SCENE

Drivers of change

Liverpool City Region

Wirral sits within the Liverpool City Region, a Combined Authority that encompasses the local authorities of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral. The Combined Authority enable cross-boundary co-operation and collaboration at a regional scale, coordinating infrastructure projects and driving investment for the benefits of local communities. The Liverpool City Region has a number of focus areas including transport, energy, the environment, economic growth, housing and spatial planning. Whilst the Spatial Development Strategy is yet to be finalized, a series of cross cutting themes have been set out. These include:

- Climate Change and Environment – committed to being the cleanest, greenest city region in the country
- Health and Well-being – encouraging active and healthy lifestyles
- Prosperous and Inclusive Economy – committed to creating a high-skill, high-value economy
- Placemaking, Communities and Housing – promoting good design with new, affordable and energy efficient homes
- Social Value – a commitment to equality social justice, inclusiveness, fairness, rewarding and promoting fair and ethical business

New draft new Local Plan

The new draft Local Plan (Reg. 19) sets out the strategy, policies and proposals for meeting Wirral's development needs in a sustainable and transformational manner, covering a plan period from 2021 to 2037. The document includes a series of strategic objectives focused on driving sustainability, improving health and well-being, reinforcing local distinctiveness and supporting thriving, mixed-use developments.

The successful regeneration of Birkenhead is central to the plan's strategy, with the plan setting out the vision and spatial strategy for ambitious change. As a part of this spatial strategy, a series of Regeneration Areas and Masterplan Areas have been identified with a suite of supporting policies. Central Birkenhead Regeneration Area (Policy RA 4) and Birkenhead Waterfront (Policy RA 3) sit at the heart of the strategy, recognised as critical to defining the sense of place, identity and health of the wider town and communities.



Liverpool City Region Plan for Prosperity, 2022



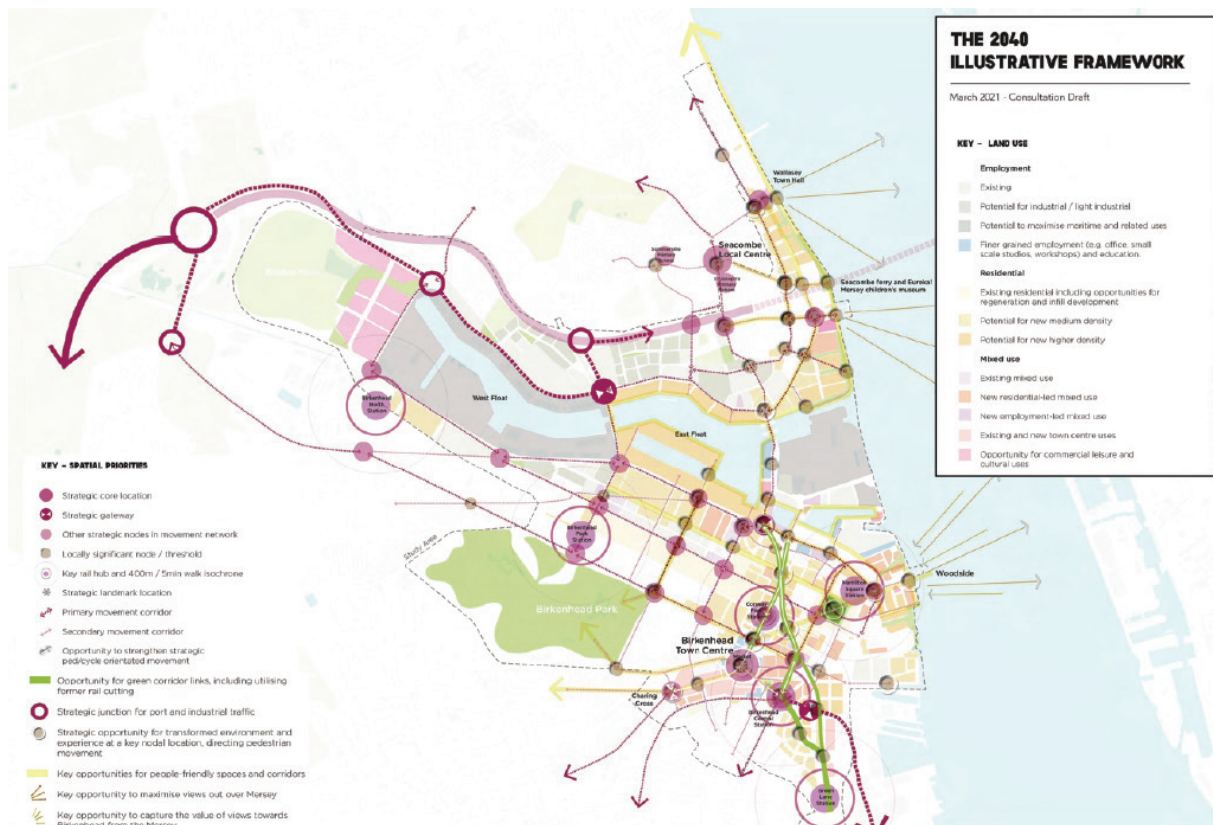
Wirral new draft Local Plan, 2022

2040 Framework

The new draft Local Plan is itself largely underpinned by the 2040 Framework – a holistic and practical regeneration framework responsible for the most transformational proposals for Birkenhead since the 1947 Town Plan. The framework identifies the potential to deliver 20,000 new homes over the next 20 years but recognises viability and market perception is a central challenge to overcome.

Sitting within the disused Dock Branch rail cutting, Dock Branch Park will be a new world-class linear park and active travel corridor that straddles both Regeneration Areas. It is identified as a catalyst project for creating the right conditions for investment and value growth in Birkenhead.

A strategic priority for the Council, a boundary for the Dock Branch Park (Northern section) Masterplan Area (Policy MPA-RA4.3) has been drawn, identifying approximately 8 hectares of underutilised brownfield or vacant land either side of the new linear park. Earmarked to become a new mixed use residential-led neighbourhood, the masterplan will steer development and drive meaningful regeneration in Birkenhead.



The 2040 Framework spatial vision, 2021

SETTING THE SCENE

Regeneration projects

Town Centre (Commercial Centre)

A major redesign and redevelopment of Birkenhead town centre is a flagship regeneration programme for Wirral Council. Creating a new office quarter, development of over 800 new homes on town centre sites, high quality public squares and spaces, and development of a new permanent indoor market, something fundamental to the history, character and spirit of Birkenhead. This town centre programme has been developed following extensive consultation and engagement with local residents, businesses and stakeholders who have consistently said that revitalisation Birkenhead town centre is one of their biggest priorities.

Wirral Waters

The principal example of the “Left Bank” regeneration vision is Wirral Waters. Led by Peel Land and Property (L&P) and located in the heart of Birkenhead, this programme alone is one of the largest regeneration projects in the UK. It will transform over 200 hectares of docks in Birkenhead over a 30-year timeframe. The programme seeks to create a new, internationally recognisable, sustainable destination that will create many thousands of new jobs and deliver many thousands of new homes. Wirral Waters has Freeport status and is a critical building block of the regeneration strategy for Birkenhead. It is not just its scale which makes Wirral Waters a major driver for Birkenhead’s regeneration, but the quality of design and holistic place-making approach being adopted.

Hind Street

The Hind Street Urban Village offers a unique opportunity to create a sustainable, market changing, low carbon exemplar urban village of up to 1,000 new homes. Major landowners, including the Council, have collaborated to produce a comprehensive masterplan and public consultation has been undertaken leading to a planning application that has now been submitted. The implementation of the Birkenhead Landing project will be an important context as it will include the removal of the two flyovers currently dissecting the site and creating a hostile road environment separating this future community from Central Birkenhead.

The project will enable the creation of this new neighbourhood which will include: an exemplar and innovative low carbon urban village, creating a new residential offer with scale and potential for inter-generational living; highly accessible, well-located, high-



The new Mallory and Irvine offices in the town centre



Visualisation of the plans for Wirral Waters

quality accommodation for families which can help to underpin diversification of the town centre including an enhanced food and drink and leisure offer; new open greenspace, linked to the delivery of the second phase of Dock Branch Park; and new social infrastructure – including specific potential to deliver an innovative and modern urban school to meet wider need across Birkenhead.

Waterfront

The Mersey River waterfront represents Birkenhead’s most underutilised asset but the vision as set out in the Birkenhead 2040 Framework Strategy will change that. Wirral Waters is transforming the dockside waterfront and the masterplan for the Waterfront will expand the transformation to the Mersey riverfront. Inspired by riverside towns and cities across the globe which have used their waterfront location to focus regeneration, over the next



Visualisation of the vision for Dock Branch Park

20 years we will create a greener, more active waterfront environment that celebrates the views across to Liverpool and encourages vibrancy and life along this historically closed off environment. Birkenhead's own Graces – iconic architecture and spaces designed for people to visit and linger – will form a new skyline vista to complement Liverpool's.

These connected spaces will flow together and encourage movement along the waterfront with activity at every stop. Birkenhead waterfront will include: a canvas for world class architecture; residential-led mixed use neighbourhoods; a globally recognised arts destination as the climax of the cultural axis connecting Central Birkenhead to its waterfront; and a celebration of the heritage of the area and the role the waterfront has played in the fortunes and evolution of Birkenhead and the wider Liverpool City Region.

Dock Branch Park

This is a truly iconic and transformational project for the town. It will see the creation of a beautiful new linear park and active travel corridor along the disused Dock Branch Railway, one of the earliest railways in the country. It will bring to life a neglected gem of Birkenhead's heritage and link three key development areas: Wirral Waters, the Town Centre and Hind Street Urban Village. The park will become the centrepiece of a new neighbourhood through creative use of the surrounding sites. Dock Branch Park will provide much needed greenspace within the heart of the town, with an emphasis on wildlife, nature and play. The project will involve working with community groups to identify opportunities for community ownership from the outset, building on the Community Wealth Building principles which are core to Birkenhead 2040 delivery.

SETTING THE SCENE

Birkenhead's qualities and characteristics

Birkenhead is a dynamic and evolving place with a multifaceted identity. To summarise one aspect of its unique character is to do it a disservice, yet to comprehensively capture all of its special qualities is almost impossible. Birkenhead can be defined by its unique combination of people, townscape, activities and pioneering spirit that collectively make the town such a vibrant and enticing destination.

People

The crafters, the fabricators, the residents, the artists, the innovators, the curators, the business owners, the restorers, the artisans, the musicians, the designers, the manufacturers, the tradespeople, the carpenters, the volunteers, the engineers. These are the people that make Birkenhead so special.



Common Good event taking place at Future Yard in Birkenhead, July 2022

Ambition

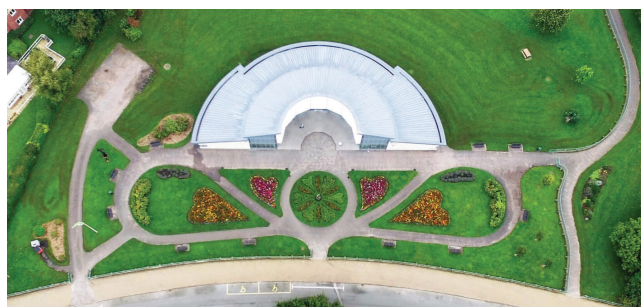
Birkenhead is an ambitious place with a firm vision for the future. A number of priority projects and infrastructure are being set in place to unlock the potential of the Mersey Waters Enterprise Zone and the Liverpool City Region Freeport, reinvigorating the town with high quality homes, jobs, streets and spaces.



Wirral Met College's Wirral Waters Campus, sitting within the Mersey Waters Enterprise Zone

A town of firsts

From the country's first public park in Birkenhead Park, Europe's first street tramway running from Woodside to Birkenhead Park, the world's first tram to train interchange at Birkenhead Dock railway station and the world's first tunnel to be built under a tidal estuary with the Mersey Railway Tunnel, Birkenhead truly is a town of globally significant firsts.



Birkenhead Park, the world's first public park

Unconventional

Birkenhead has a track record of doing things differently. Its creative and cultural sectors are dominated by niche micro and small businesses, carving out their own path in unconventional pursuits. Forward-thinking voluntary and third sector organisations embody Birkenhead's 'DIY mindset', creating lasting social benefit and change.



Ron's Place in Birkenhead - a home for outsider art saved for auction by community campaigning

Diverse mix

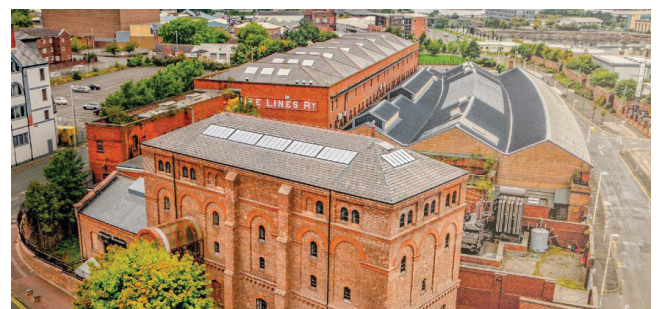
An industrious town of different commercial activities, Birkenhead has long been and will continue to be a hotbed for innovation. Concealed behind warehouse and workshops doors, a diverse mix of activities take place that reinforce the town's rich heritage of production in engineering, manufacturing, creative and cultural industries, food and drink processing and health care.



Birkenhop - a new beer released by Wirral-based Brimstage Brewery with hops grown locally in Birkenhead

Townscape

Birkenhead's urban fabric is composed of many elements that define its unique townscape. The grid street pattern, the long views, the Georgian proportions, the stone and brickwork, the consistent datum, the punctuated ventilation towers and the architectural details combine to create a rich and varied palette.



Shore Road Pumping Station, a Grade II Listed Building located within the Hamilton Square Conservation Area

THE VISION FOR A LIVEABLE NEIGHBOURHOOD

Wider vision

The vision for Dock Branch Neighbourhood to be a happy, healthy, fun and inclusive place that is known as much for its buildings and spaces as it is for the vibrant communities who live and work there. This is to say, it will be liveable place that is as ecologically generous to its air, water, soil and natural systems, as it is socially magnanimous to its diverse communities of residents, businesses and visitors. This liveable vision is shared at the town-wide and neighbourhood level, set out within the draft Birkenhead Design Guide, and the Dock Branch Neighbourhood Masterplan set out here.

Liveable Birkenhead Doughnut

The draft Birkenhead Design Guide creates a vision for Birkenhead's transformation that integrates the concept of Doughnut Economics with Liveable City Principles. It envisions the future Birkenhead as a liveable and enjoyable place, which raises the social foundation of the community and fosters equitable access to opportunities while remaining within the ecological ceiling of what the climate of the planet can take. The outcome is a socially and ecologically just vision integrated with progressive and robust design principles.



Liveable Birkenhead
Doughnut

Dock Branch Neighbourhood vision

The vision for Dock Branch Neighbourhood is organised into a series of overarching aims and a subset of interlinked themes and principles, working in synergy to embed liveability and resilience at the heart of the neighbourhood.

The principles provide a framework of ‘hard’ and ‘soft’ measures to achieve the vision aims; guiding the stewardship planning, design and delivery of the neighbourhood. Hard measures can be described as material, spatial and physical interventions that are

masterplan-oriented, such as building and street design. Soft measures can be described as programmed, managed and operational interventions that require collaboration between a diverse set of actors, such as community stewardship and innovative leasing strategies. Neither in isolation can deliver the transformational regeneration for Dock Branch Neighbourhood and both must be committed to in order to realise its full economic, environmental and social potential.

Dock Branch Neighbourhood will be

Economically inclusive

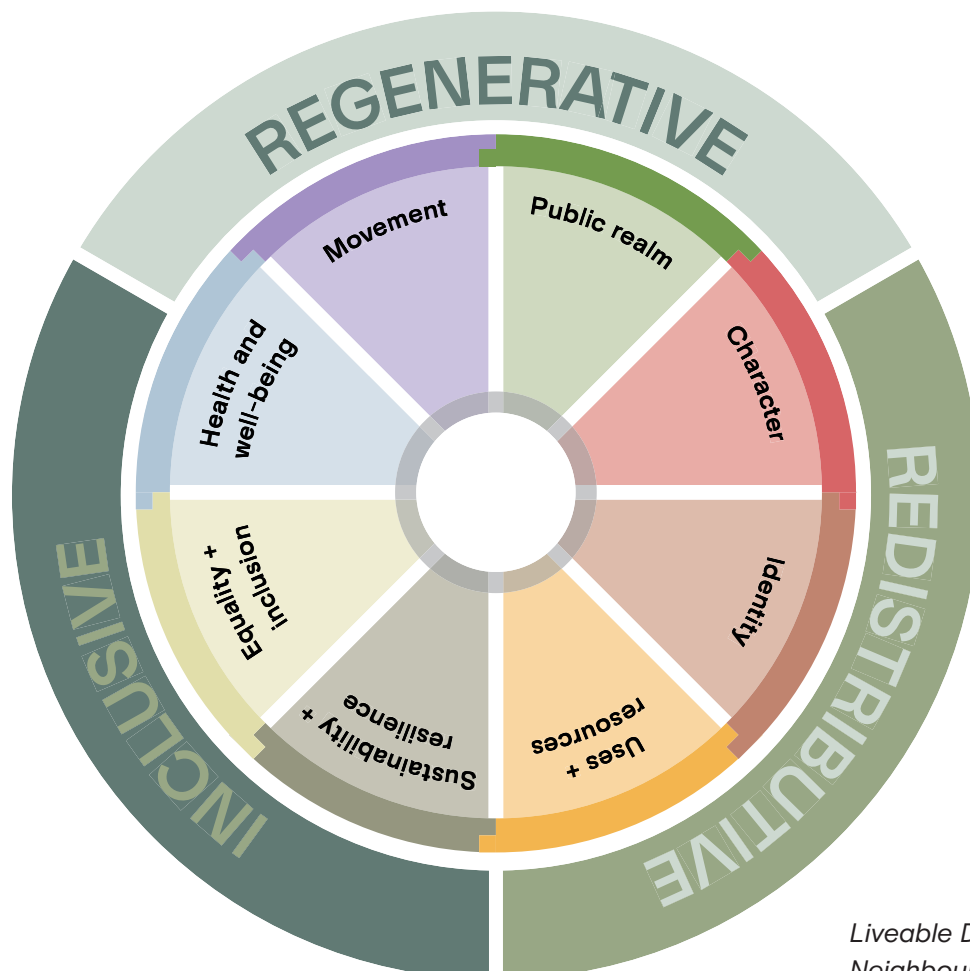
- A diverse range of industries and flexible workspaces will be found within the neighbourhood, supporting Birkenhead’s established and growing sectors and providing access to local employment opportunities.

Environmentally regenerative

- Natural and human systems will be in harmony, prioritising natural capital that upholds ecosystems services and delivers a variety of benefits at the local, regional and global scale.

Socially redistributive

- Civil, commercial and political interests will converge to break convention. Progressive models of delivery and stewardship will empower local people to address local issues and opportunities with place-based solutions.



*Liveable Dock Branch
Neighbourhood Doughnut*

WHAT KIND OF PLACE WILL DOCK BRANCH NEIGHBOURHOOD BE?

Key characteristics

A summary of Dock Branch Neighbourhood's key characteristics can be found below.

A compact neighbourhood

Dock Branch will return everyday intensity to the streets of Birkenhead, delivering a mix of buildings, uses and resources that supports a liveable and walkable neighbourhood, whilst respecting the low to mid rise scale that is characteristic of the town. A range of compact typologies will deliver high quality homes that share courtyards and gardens, whilst pocket parks and rain gardens encourage doorstep play and wildlife along the streets.

Choice of how to live

Dock Branch will cater for a range of lifestyles and needs, delivering a choice of homes – providing different sizes, types, tenures, ways of living and accessing places to live. A mix of urban terraces, townhouses, maisonettes and apartments will be found across the neighbourhood, whilst innovative models will be used to unlock affordable homes including Community Land Trusts, co-housing and custom housing.

A happy and healthy place

Walking and cycling will be the most common forms of travel within the neighbourhood with Dock Branch Park forming world-class active travel link between the town centre and the docks. Active lifestyles will be encouraged through the design of buildings and the neighbourhood, including easy access to secure cycle storage, an integrated network of pedestrian and cycle routes and high quality active travel infrastructure throughout. Neighbours will know and look out for one another whilst nature and wildlife will be a part of everyday life, both fostering a sense of contentment and well-being.

Adaptable to changing needs

Lifestyles and behaviours change and its important our built environment facilitates this with ease. From home working to growing families and changing commitments, adaptable building design will enable homes to be flexible and support changing needs without need to major intervention. At the neighbourhood scale, ground floors will be capable of switching to and from commercial uses, whilst car barns and on-street parking can be repurposed to other uses as demand continues to decline.

Climate resilient

With the changing climate, the neighbourhood will designed to be carbon-negative wherever possible and to minimise its impact on the environment elsewhere. A green, biodiverse, absorbent and edible landscapes will characterise the neighbourhood's landscape and roofscape. Meanwhile, buildings will be constructed to passive design principles to keep them naturally warm in winter and cool in summer, making them affordable to run.

An innovative economic mix

Dock Branch will continue Birkenhead's historic balance of production over consumption, creating a range of workspaces to encourage the town's economic diversity and resilience. Workshops and studios will encourage industrious activities that build on the town's establishing and growing strengths within manufacturing and engineering, creative and cultural industries, food and drink and health and well-being. The close proximity of these industries will encourage unconventional collaboration and innovation between sectors, unlocking an economy of convergence.

Culture and heritage

Heritage assets will have a new lease of life, with adaptive reuse through refurbishment and retrofit securing alternative futures for historical buildings and structures. These assets will be sensitively integrated into the neighbourhood, used to contrast, complement and ground new development. Likewise, culture will permeate the neighbourhood from public art works and installations in Dock Branch Park and creative workspace in the Argyle Creative Quarter, to performing arts rehearsal and performance spaces.

Reinforcing local character

New development will draw on the rich architectural palette of typologies, proportions, details, colours, textures and materials found across the town's best examples of Georgian, Victorian and industrial heritage to reinforce Birkenhead's local character. Proposals will represent a positive evolution in character through contemporary reinterpretation of local vernacular, working with the Laird Grid to reinstate Birkenhead's civic pride.

Renewable and circular resources

Dock Branch will maximise opportunities to generate on-site renewable energy through widespread use of solar panels, whilst energy will be managed and distributed efficiently through a district heat network and electricity microgrid. Circularity will be a defining feature of the neighbourhood, eliminating the concept of waste through heat recovery, communal organic waste converters and rain water harvesting, reducing the environmental impact and improving resilience.

New models of stewardship

With local authorities increasingly under financial and resourcing strain, new models of management are needed in Dock Branch. A blend of public, private and third sector collaboration can provide the right combination of vested interest and long term vision to coordinate, co-invest and shape growth as the neighbourhood matures and develops. These innovative models of stewardship will place local people at the heart of redefining the way problems are identified, decisions made, projects funded, services provided and benefits shared. Dock Branch will represent a type of quiet, devolved revolution where the mixed communities are empowered and self-organising



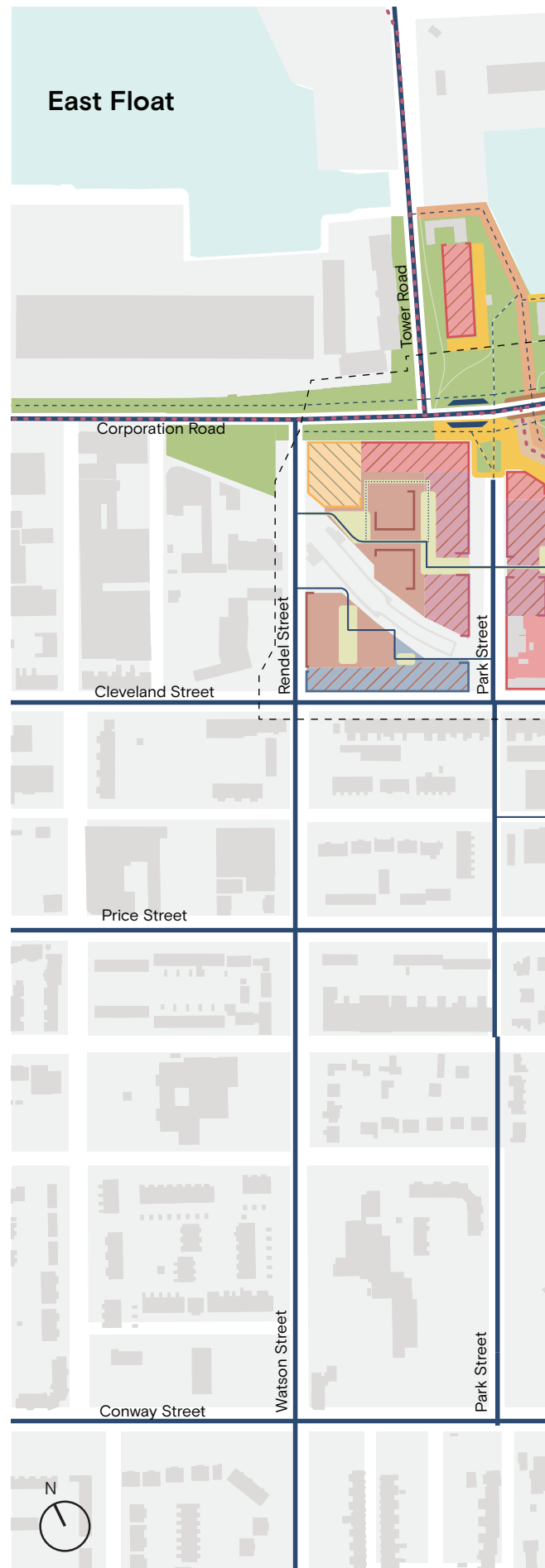
The neighbourhood will be made up of different character areas, each with a bespoke mix of buildings, streets, spaces and activities, including Dock Branch Works (pictured).

Note: Illustration represents one way in which development could be brought forward and does not reflect a prescriptive or 'final' design.

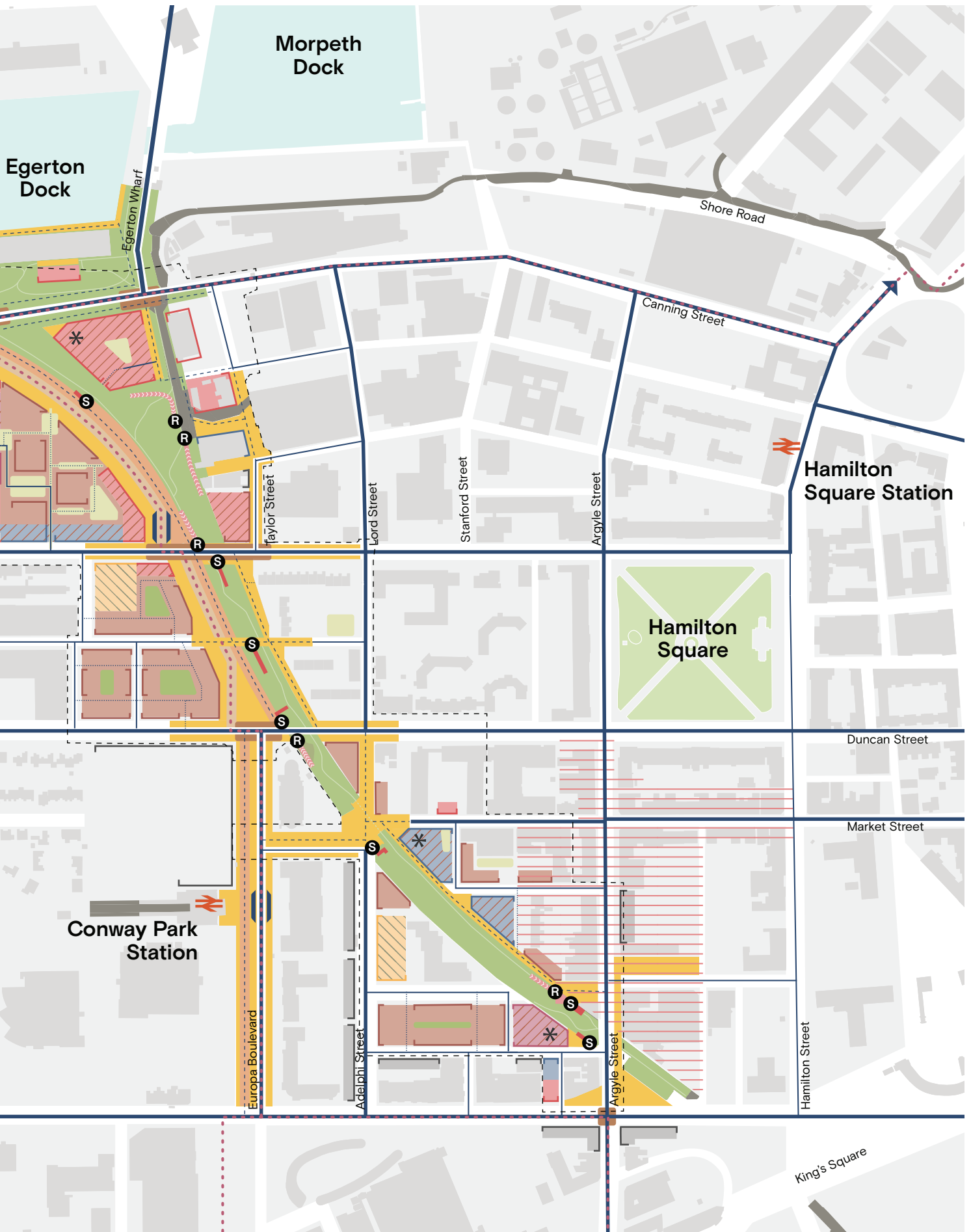
DESIGN FRAMEWORKS

Land uses

- Masterplan boundary
- ▬ Frontage
- Residential
- Commercial: retail / office / leisure / community
- Industrious: workshops / wholesale / employment
- Flexible: residential / industrious / commercial
- Low threshold enterprise space
- ▨ Argyle Street Local Centre
- ▨ Mixed-use with residential on upper floors
- ▨ Car barn (upper floor)
- Wider development opportunities
- Hard public open space
- Green public open space
- Residential courtyard
- Service / amenity yard
- Promenade
- Wyrall Mass Transit route (indicative)
- ▬▬▬ Wyrall Mass Transit mobility hub (indicative)
- ▬ Primary route
- ▬ Secondary route
- ▬ Public route (walking and cycling)
- ⋯ Semi-public route (walking)
- Pedestrian and cycle priority junction
- Ⓡ Dock Branch Park access (ramp / graded slope)
- Ⓢ Dock Branch Park access (steps)
- ✱ Potential location for taller element



Land use framework



DESIGN FRAMEWORKS

Streets and open spaces

- - Masterplan boundary
- █ Primary street
- █ Secondary street
- █ Tertiary street
- - Public route (walking and cycling)
- ⋯ Semi-public route (walking)
- ▶ Access / servicing
- Tree street
- █ Wild street
- █ Hard public open space
- █ Green public open space
- █ Residential courtyard
- █ Service / amenity yard
- █ Promenade
- - Wirral Mass Transit route (indicative)
- Play street
- |||| Calm street
- / / Wirral Mass Transit mobility hub (indicative)
- / / Car barn
- Pedestrian and cycle priority junction
- Ⓡ Dock Branch Park access (ramp / graded slope)
- Ⓢ Dock Branch Park access (steps)



Streets and open spaces framework



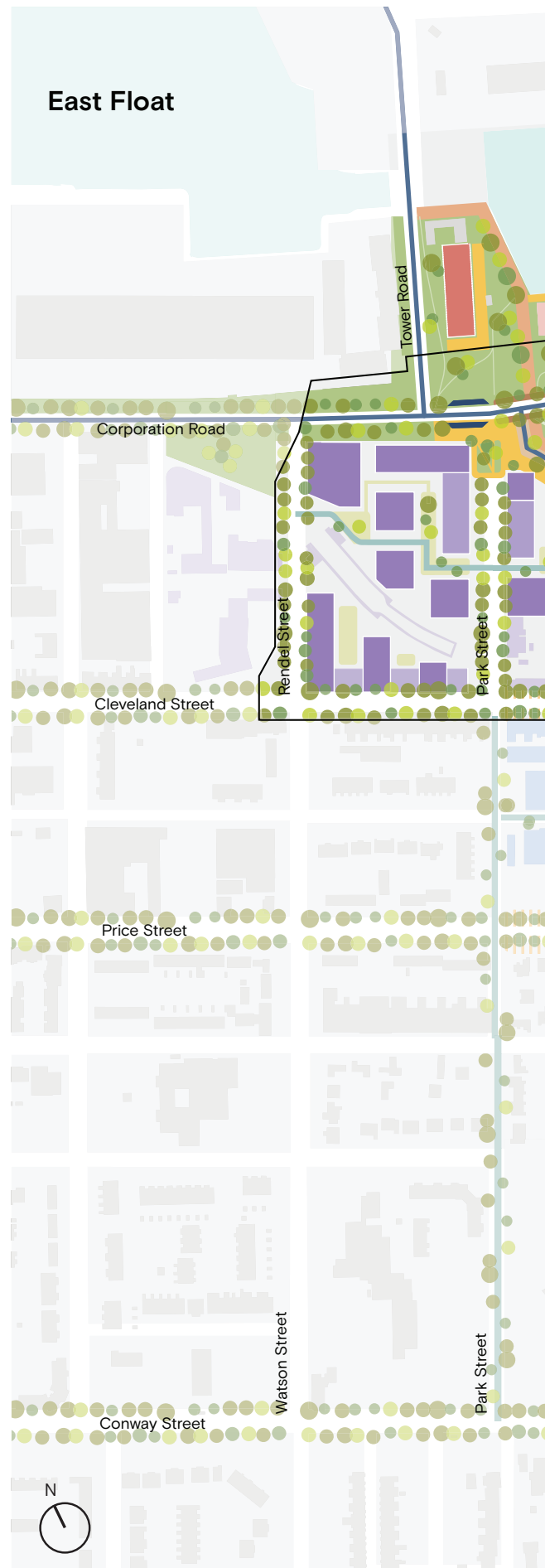
ILLUSTRATIVE PROPOSALS

Illustrative masterplan

The four character areas are each defined by a distinctive uses mix, built and landscape character that celebrates the unique qualities of Birkenhead and maximises the opportunity presented by Dock Branch Park. Working in tandem with the wider regeneration projects set out within the 2040 Framework, the masterplan sets the ambition for transforming Dock Branch Neighbourhood into a vibrant, safe and welcoming place to live, work and visit.

Whilst development will come forward over time the masterplan sets a framework for guiding the right type and form of development in the right locations. Proposals here demonstrate an illustrative masterplan informed by the masterplan strategies and frameworks, working within the established parameters to illustrate one way in which development could come forward.

- Masterplan boundary
- Argyle Quarter
- Trinity Gardens
- Egerton Point
- Dock Branch Works
- Hard public open space
- Green public open space
- Residential courtyard
- Service / amenity yard
- Tree street
- Wild street
- Wirral Mass Transit route (indicative)



Plan drawing of the illustrative masterplan

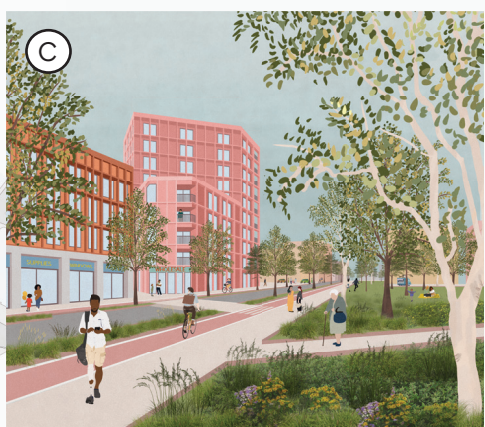


ILLUSTRATIVE PROPOSALS

Illustrative height and massing



The illustrative masterplan demonstrates the approach to height and massing across the neighbourhood. In accordance with the masterplan strategies and frameworks, building heights sit broadly between three and six storeys to reinforce central Birkenhead's low to mid-rise character. On occasion building heights of up to eight storeys are used to enrich the townscape and aid local legibility. This considered approach to enhances the best of Birkenhead's inherited qualities whilst positively contributing to its evolving character.



Axonometric drawing of the illustrative masterplan. Annotations denote location and orientation of views within the proposals.

CAPACITY AND DELIVERY

Indicative capacity

Overall quanta of uses

As a mixed-use liveable neighbourhood, Dock Branch will be a place where one can sleep, play, entertain, fix, learn and work. These activities and uses have been carefully chosen to build on Birkenhead's existing and emerging strengths, adding to and diversifying the existing mix found within Dock Branch. Working within the parameters established in the masterplan strategies and frameworks, an indicative capacity has been identified for the neighbourhood.

Residential quanta

Increasing the residential capacity of the neighbourhood is a core objective of the masterplan and it is therefore the prevailing use. The indicative capacity has been informed by a design-led approach and draft Local Plan policies on residential density and dwelling mix. These new homes will come in three main typologies:

- Houses with their own front doors and gardens to the rear;
- Maisonettes that are either accessed on the ground floor with their own front doors and gardens to the rear, or on the top floor, with generous roof terraces and views across the neighbourhood; and
- Apartments accessed off a communal corridor, with shared entrances to a street or square.

Family-sized dwellings will form a significant proportion of the residential offer, with approximately 30% being 3-bedroom or larger. These will be accommodated with houses, maisonettes and apartments to provide choice about where and how people choose to live.

Residential	103,900 m ²
Commercial / Community	8,500 m ²
Industrious	8,350 m ²
Low Threshold Enterprise Space	3,300 m ²
Car Storage	13,200 m ²
Total GEA (m²)	137,250 m²

Indicative area schedule

Houses	50
Maisonettes	50
Apartments	890
Total	990 dwellings

Indicative residential typology schedule

1-bedroom	35%
2-bedroom	35%
3-bedroom or larger	30%

Indicative residential dwelling mix schedule

Approach to delivery

Approach

The Council will oversee the governance and delivery of the Dock Branch Neighbourhood through the Wirral Regeneration Partnership which has been established to drive delivery of the Birkenhead 2040 Framework.

The Council will continue to work with the Dock Branch Community Panel to ensure that the emerging proposals are consistent with the vision for the area, as articulated in the Dock Branch Co-creation workshop and this masterplan document. An important part of the delivery approach is community stewardship, which would aim to develop the capacity for community-led action and stewardship in collaboration with Dock Branch's diverse resident, business and third sector communities.

The Council will engage with key delivery partners – existing businesses, landowners, developers and investors – to unlock future development. In the short term they will look to use their assets in the area to unlock development and leverage private sector. In the longer term there may be a requirement for the Council to acquire additional sites to create larger, more viable residential sites. They will also play a role in seeking additional sources of funding (e.g. Homes England and LCRCA) to ensure that new development aligns with the principles of the masterplan.



View looking east across Egerton Dock. Photography credit © Pete Carr Photo

GLOSSARY

A-Z of technical terminology

Building line

Where the outer edge of a building meets a street or open space, defining the difference between public and private realms.

Built form

The overall three dimensional shape, size and configuration of a building as a result of its layout, scale and massing.

Datum

The prevailing building height of an area which serves to unify different building typologies and architectural styles through this shared and defining characteristic.

Doorstep play

A landscaped space including engaging play features for young children under 5 that are close to their homes, and places for carers to sit and talk.

Enclosure

The extent to which streets and open spaces are visually defined by buildings, walls and trees. A continuous perimeter of these components between public and private space can achieve enclosure.

Facade

The design components comprising an elevation e.g. windows, materials, details.

Fenestration

The arrangement and design of entrances, windows, balconies and other openings on a building facade. A well composed fenestration can achieve well balanced proportions and help reduce visual bulk.

Frontage

The external face of a building that fronts onto a street or open space and is characterised by entrances, windows and other openings that create interest and activity, especially at ground floor.

Legibility

The combination of buildings, streets, trees and open spaces that use visual cues to create an intuitive and easily navigable environment.

Massing

The three dimensional volume and structure of a building. Massing is expressed through the size, shape and scale of its different components. Commonly understood as the expression of a building without any finer architectural elements and details.

Natural surveillance

The placement of physical features, activities and people in such a way as to maximise visibility and foster positive social interaction.

Perimeter block

Buildings arranged along the edge of an urban block, using their physical mass to define the outer (and public) edge of the block, forming a boundary between public and private space. The blocks themselves have limited permeability but are set within a highly permeable street network.

Permeability

A connected street or pedestrian network with a high frequency of routes that allow easy passage of movement, often associated with a fine urban grain.

Roofscape

The landscape of building rooftops viewed from above.

Scale

Most commonly understood as building height, though scale is relative to another (usually neighbouring) building's height. It can also relate to the size of a building's different elements e.g. massing, fenestration, rather than purely its absolute building height.

Set back

A step-like recess in massing of upper storeys, often used where proposed building heights exceed prevailing building height datum of a street. This strategy can preserve the established street width ratio and allow daylight to reach lower storeys.

Street hierarchy

A system of classifying different streets within a movement network principally based on the type and volume of movements a route supports, as well as its characteristics in terms of neighbouring building scale, use and enclosure.

Street width ratio

The proportional relationship between building heights and street width, having a direct bearing on the sense of enclosure.

Sustainable drainage systems (SuDS)

A collection of water management practices that aim to align modern drainage systems with natural water processes and encourage its infiltration, attenuation and passive treatment.

Tall element

Components of a building that exceed the established building height datum of the building it belongs to. For example, where the corner of a courtyard block apartment building steps up to 8 storeys and the remainder of the building is at 6 storeys.

Tenure

The conditions under which a building or space is occupied and operated, typically a financial and ownership structure e.g. freehold.

Townscape

The visual appreciation of an urban area informed by the combination of and relationship between its physical components and attributes e.g. the scale and facade design of buildings along a street.

Typology

A classification of building types based on their fundamental characteristics, focusing on their form and function.

Urban fabric

All-encompassing term capturing the physical characteristics of urban areas, includes the streets, buildings, soft and hard landscaping, signage, lighting, roads and other infrastructure.

Urban grain

The arrangement and relationship between buildings and streets. A fine urban grain pattern consists of compact buildings arranged in a highly permeable network of streets and pedestrian routes that wrap around or permeate small urban blocks.

Wayfinding

The ways in which people orient themselves in physical space and navigate from place to place, using the built and natural environment to do so.

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