

## **4.0 Building Details and Plans**

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## 4.1 Dale Street / North Street / Johnson Street

### Liverpool L2



**Tenure**

Freehold and Leasehold

**Property Description 127 Dale Street / Excelsior Accommodation**

The property comprises a six storey tower block that fronts Dale Street, a mix of adjoining circa 1900 storage and warehouse units, and two floors of office accommodation above the Excelsior pub.

The main Dale Street tower block was developed during the 1960s and is a concrete frame, brick clad with solid concrete floors and a flat roof, with metal framed windows. The internal fit out is of a basic specification, incorporating suspended ceilings and Cat II lighting. The sixth floor is currently vacant.

There is a mobile telephone mast located on the roof from which an income is received.

NML lease first and second floor accommodation above the Excelsior Pub from the Manchester Trading Company Limited. The term of the lease is 125 years from 1993, the rent one peppercorn per annum and the permitted use of the premises offices, storage space and for workshop purposes.

**22 Johnson Street (formerly known as the Media Centre)**

The property comprises an open span office space constructed in circa 1900. The building is brick, with metal framed windows and has a ground floor loading bay fronting the road. The internal fit out is basic, incorporating suspended ceilings and Cat II lighting throughout. The property is currently vacant.

**North Street (Warehouse & Cottage)**

The property extends to four floors including the ground floor and is of brick construction with metal framed single glazed windows. The property is concrete framed. The internal fit out is very basic providing storage and workshop facilities and natural light is poor. The property was a former manufacturing facility.

There is a former residential property annexed to the main building which is brick built, with wooden framed sash windows, and extends to two storeys. The fit out is again, basic.

**11-13 North Street & 15 North Street**

These properties are semi-derelict / derelict industrial buildings of brick construction. The internal fit out is very basic, natural light is poor. The properties were a former manufacturing facility and a night club. Both properties cover basement, ground and two upper floors.

**North Street car park**

The site is located to the rear of the North Street Warehouse and provides approximately 90 car parking spaces and generates an income of approximately £70,000 pa. There are some advertising hoardings to the rear of the car park fronting Great Crosshall Street for which an income is received.

**Floor Area**

<b>127 Dale Street</b>	
<b>Floor</b>	<b>Area (m2)</b>
<b>Basement</b>	<b>216</b>
<b>Ground</b>	<b>631</b>
<b>First</b>	<b>746</b>
<b>Second</b>	<b>553</b>
<b>Third</b>	<b>195</b>
<b>Fourth</b>	<b>195</b>
<b>Fifth</b>	<b>196</b>
<b>Sixth</b>	<b>194</b>
<b>Total</b>	<b>2,927</b>

<b>Offices above the Excelsior</b>	
<b>Floor</b>	<b>Area (m2)</b>
<b>First</b>	<b>81</b>
<b>Second</b>	<b>78</b>
<b>Total</b>	<b>159</b>

22 Johnson Street	
Floor	Area (m2)
Ground	128
First	128
<b>Total</b>	<b>256</b>

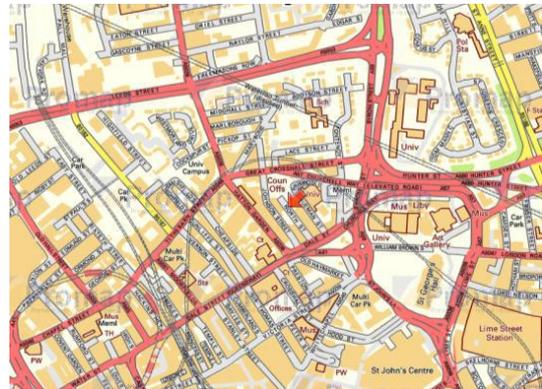
North Street Warehouse / Cottage	
Floor	Area (m2)
Basement	997
Ground	1,013
First	775
Second	679
Third	325
<b>Total</b>	<b>3,789</b>

11-13 & 15 North Street	
Floor	Area (m2)
Basement	256
Ground	234
First	236
Second	279
<b>Total</b>	<b>1,005</b>

**Site Area**                      **Whole site:**     0.50 hectares (1.24 acres)

**North Street car park:** 0.19 hectares (0.48 acres)

**Location**                      Dale Street (the A57), North Street and Johnson Street are located to the west of central Liverpool and are in close proximity to each other. The nearest railway station is Moorfields however Liverpool Lime Street station lies approximately 750 m to the east providing access to the North West and London.



The buildings are central to National Museums other City centre venues.



**Condition**

**127 Dale Street / Excelsior Accommodation**

The property is generally in a poor state of repair having benefitted from little capital investment in recent years. There are specific issues associated with the lift and ceilings which need addressing. It is no longer fit for purpose.

**North Street (Warehouse & Cottage)**

The property is generally in a poor state of repair having benefitted from little capital investment in recent years. There are specific issues associated with the roof which needs addressing. It is no longer fit for purpose.

**22 Johnson Street (formerly known as the Media Centre)**

The property is in a reasonable state of repair having been refurbished in 2002.

**11-13 North Street & 15 North Street**

These properties are in a semi-derelect / derelict state of repair. 15 North Street suffered a partial roof collapse in 2014 which necessitated significant shoring and dismantling works following extensive consultation with LCC Planning Conservation Officer.

**Rateable Value**

Based upon the current Valuation Office Agency rating, the current rateable values are

127 Dale Street Excelsior Accommodation	£152,000
22 Johnson Street	£4,550
North Street Warehouse / Car Park	£63,000
11-13 / 15 North Street	£0

**Planning Summary**

The buildings to the South of the site are within the Castle Street Conservation Area and the World Heritage Site buffer zone. The properties 11-13 / 15 North Street are Grade II listed.

**Recent Developments**

Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Installation of car park barriers
- Replacement heating pumps – Dale Street
- Replacement fire alarm Dale Street and North Street

## 4.2 The Midland Railway Building

### Whitechapel Liverpool L1 6HZ



#### Tenure

Long Leasehold

The property is held on a 999 year lease at a peppercorn rent from Liverpool City Council from 1993.

#### Property Description

This is a highly serviced, comprehensively equipped building. The building based in a former railway warehouse built in 1874 has a strong urban context and an impressive architectural quality in its own right. The location in the city centre is very prominent forming the majority of a city block with impressive elevations in brick and stone to all four sides.

The fabric is brick walls with stone detailing. Slate roofing with lead gutters. The building is of a composite construction with load bearing masonry walls, pre-cast concrete floors on steel beams, block work and plaster finished non load bearing partition walls and some timber mezzanines on the ground floor.

The former public area and café at the front of the building was refurbished in 2006 to provide additional exhibition and public space, however it has since been closed to the public due to funding constraints.

NML's Human Resources Department and Production Team have been relocated to the building from the Dale Street complex and occupy space which was previously available to the public.

#### Floor Area

Floor	Area (m2)
Basement	282
Ground	1,736
Mezzanine over Ground	458
First	1,551
Second	1,576
Third	178
<b>Total</b>	<b>5,782</b>

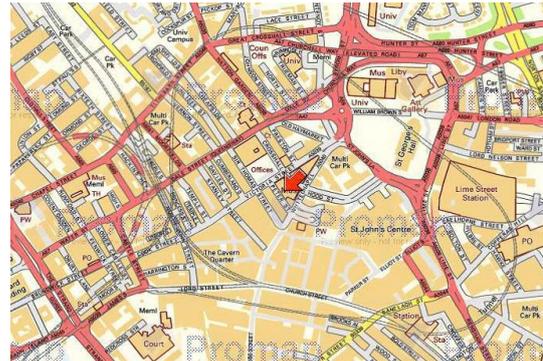
**Site Area** 0.55 hectares (1.37 acres)

**Location** The property fronts Victoria Street and runs parallel with Peter Street and is located in central Liverpool. Lime Street Railway Station is approximately 500 m to the east providing good rail links to London and the North West.

**Condition** The building is in a good condition commensurate with its age.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £197,000.

**Planning Summary** The property is Grade II listed.



**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- External painting
- Boiler replacement
- Improvements to heat exchangers
- Replacement LEV to Technical Services
- Installation of chiller in communications room
- New environmental monitoring system



## 4.3 World Museum Liverpool

### William Brown Street Liverpool L3 8EN



**Tenure** Freehold

**Property Description Bradbury Building**

This grade II listed building constructed in 1860, is located in William Brown Street. In 1941 a significant part of the Museum building was destroyed by fire leaving only the facade and part of the internal brickwork walls. The building was rebuilt in 2 phases. The first section was completed in June 1965 and comprised retention of the main facade and some internal walls; new precast and insitu concrete floors to the area adjacent to the front elevation alongside the Richard Foster Building. The second section was completed in 1968 and comprised the construction of a new separate building positioned alongside the first building and behind the retained facade. The building has six main storeys and two additional mezzanines.

**1965 Building.** The original masonry facades comprise a stone outer ashlar with brickwork inner facing. The floors are a combination of precast concrete, insitu concrete flat slab and insitu concrete trough floors

**1968 Building.** This phase of the building was framed columns at approximately 8m spacing supporting waffle floor units.

**Richard Foster Building (Mountford Building)**

The building was constructed between 1896 and 1902. The building is arranged around central courtyard and the new atrium. The walls are a stone outer ashlar with brickwork inner. The floors are filler joists with brick bats (subject to inspection). Filler joists span on to steel beams. Columns are located within the larger rooms of the basement. The roof consists of steel portal frames with profiled metal decking.

A major building and refurbishment project funded by the Heritage Lottery was completed in 2005.

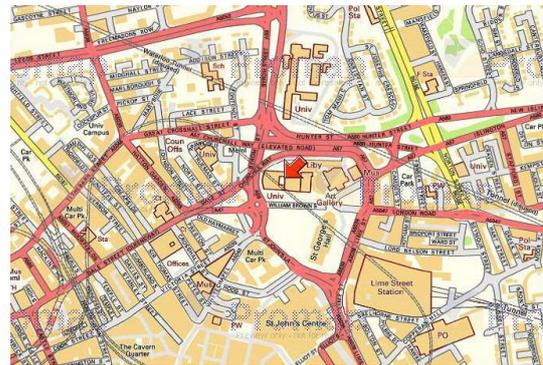
**Merseyrail Tunnel.** This tunnel passes directly beneath the Richard Foster Building and partially under the steps to the WML.

**Floor Area**

Floor	Area (m2)
Sub Basement	667
Basement	2,426
Ground	2,660
Level 1	3,587
Level 2	3,788
Level 3	3,878
Level 4	2,307
Level 5	1,333
Level 6	570
Level 7	149
<b>Total</b>	<b>21,365</b>

**Site Area**  
0.80 hectares  
(1.98 acres)

**Location** The property has frontages to both William Brown Street and Byrom Street and forms part of a larger building that includes the Central Library and the Walker Art Gallery.



**Condition** The building is in a good condition commensurate with its age.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £890,000.



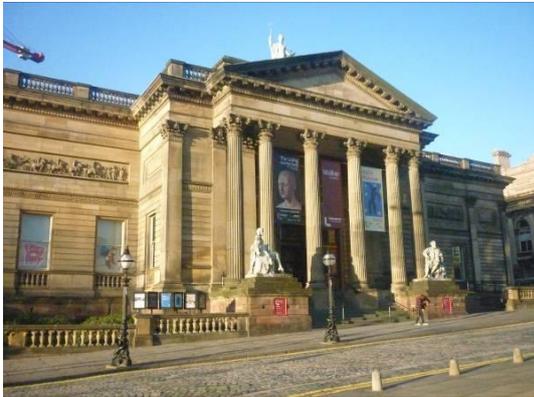
**Planning Summary** The property is Grade II\* listed and is within the William Brown Conservation area and Liverpool William Brown Street Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Installation of car park barriers
- Installation of LED lighting – aquarium
- Emergency lighting upgrade
- Replacement of the Bradbury lift
- Upgrade of the atrium scenic lifts
- Installation of new fire alarm
- New environmental monitoring system

## 4.4 The Walker

### William Brown Street, Liverpool L3 8EL



**Tenure** Freehold and Long Leasehold

In 2013 NML as part of the land transactions associated with the redevelopment of the central Library NML acquired the Picton Stack and formalised the tenure of the car park. NML is a leaseholder from Liverpool City Council of the top floor of the Clayton Stack

**Property Description** The building was completed in 1933. Suspended link corridors connect the two separate halves of the building.

The “public” facades are comprised of a sandstone outer facing with a brickwork backing layer whilst the rear facades to the main building and all of the 1930s extensions are completed in plain brickwork.

The suspended floors are a mixture of timber joists, masonry vaults, concrete trough slab (1930s extension) and concrete solid slab.

The roof to the main building is generally formed from timber trusses although different roof structures have been adopted elsewhere including a reinforced concrete slab laid to a fall to the 1930s extension.

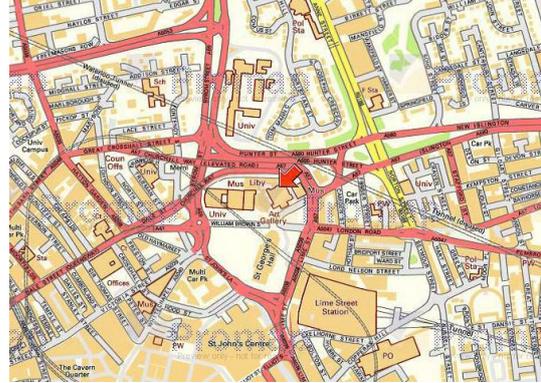
**Floor Area**

Floor	Area (m2)
Basement	1,270
Ground	2,269
Mezzanine over Ground	400
First	3,223
<b>Total</b>	<b>7,162</b>

**Site Area** 0.49 hectares (1.20 acres)

**Location** The property fronts William Brown Street and forms part of larger building that includes the Central Library and the Museum of Liverpool.

**Condition** The property has undergone renovation work with the development of a gallery for children and a renovation of the sculpture gallery. The gallery still suffers from older lighting systems which are proving hard to maintain, but the property is generally in a fair condition having regard to its age and use.



**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £580,000.



**Planning Summary** The property is Grade II\* listed and within the William Brown Conservation area and Liverpool William Brown Street Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Replacement of the mains distribution boards
- Boiler replacement
- Installation of LED lighting – Sculpture Gallery
- Installation of car park barriers
- The construction of a new school lunch area and cloakroom
- Upgrade of the emergency lighting system
- Installation of new roof – Galleries 11&12

## 4.5 The County Sessions House

William Brown Street, Liverpool L3 8BX



**Tenure** Freehold

**Property Description** The building was completed in 1884. The load bearing masonry facades are comprised of sandstone facings bonded to brickwork backing at the front of the building whilst the rear elevations are of solid brickwork construction. Internal walls are from solid brickwork.

The lower floors generally comprise masonry vaulting which span onto loadbearing walls or iron beams. Upper floors are in the main formed from timber joists although there are small areas of concrete suspended flooring.

The roof is a complicated construction formed around a central lightwell core which has itself several internal levels. The main structural material throughout is timber, with a variety of cladding materials being employed. These range from slates to asphalt/felt, lead lined guttering, glazing and translucent corrugated panelling.

Although the building is essentially detached, an underground corridor connects the property to the Walker. To the rear of the property is a small service yard which is used for deliveries.

Discussions have taken place in recent years with Liverpool City Council in consideration of the building being used for the Coroner's Court.

**Floor Area**

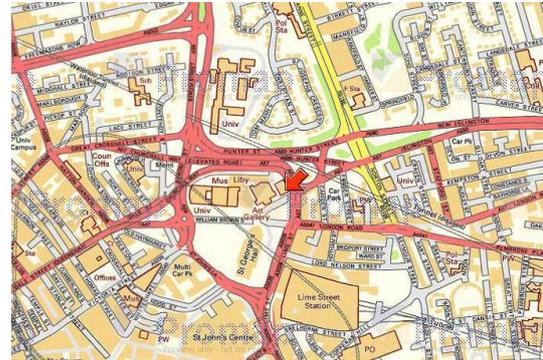
Floor	Area (m2)
Basement	250
Ground	579
First	627
Mezzanine over First	86
Second	359
<b>Total</b>	<b>1,911</b>

**Site Area** 0.11 hectares (0.26 acres)

**Location** The property fronts William Brown Street and Commutation Plaza and is to the north east of the Walker Art Gallery.

**Condition** The property is largely under utilised. Internally, the residential accommodation on the upper floors is in a poor condition with the remaining parts of the property in an average condition having regard to its age and use.

Extensive work has taken place in recent years in stonework repairs to the external structure.



**Rateable Value** There is no assessment for the property in the 2010 Rating List on the Valuation Office Agency website.



**Planning Summary** The property is Grade II\* listed and within the William Brown Conservation area and Liverpool William Brown Street Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Upgrade of the emergency lighting system

## 4.6 Merseyside Maritime Museum

### Albert Dock, Liverpool L3 4AQ



#### Tenure

Leasehold

The property is held on a 150 year lease at a peppercorn rent from Merseyside Development Corporation from 1985.

#### Property Description

The Maritime Museum occupies a former warehouse building constructed in the mid 19<sup>th</sup> Century by Jesse Hartley.

A galvanised wrought iron sheet roof laid over lightweight wrought iron trusses. This original roof was covered with cork insulation and a metal cladding in the 1984 refurbishment.

An internal frame of cast iron circular columns connected at each floor level by socket and spigot joints. Cast iron inverted Y section beams span between these columns. Brickwork arches which span between the flanges of the Y beams and provide support to the floors of the warehouses.

Robust masonry external walls are 18" with large iron tie bars are embedded in the floors at each level.

Piled timber foundations to the internal iron columns which bear onto stone pile caps.

#### Floor Area

Floor	Area (m2)
Basement	1,490
Ground	1,285
Mezzanine over Ground	601
First	1,575
Second	1,731
Third	1,723
Fourth	1,830
<b>Total</b>	<b>10,235</b>

**Site Area** 0.23 hectares (0.57 acres)

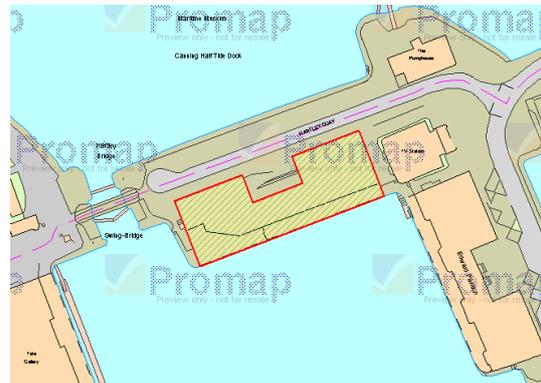
**Location** The property is situated on the Albert Dock and is adjacent to the Martin Luther King III Building (the former Granada Studios) and Tate Liverpool.

**Condition** The property is in a reasonable condition commensurate with the age of the building. However the building has an ageing electrical and mechanical infrastructure which will require significant investment over time.



Extensive work has taken place in recent years in stonework repairs to the external structure.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £645,000



**Planning Summary** The property is Grade I listed and is within the Albert Dock Conservation Area and is within the Liverpool World Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Toilet refurbishment phase I
- Toilet refurbishment phase II
- Installation of new fire alarm
- New environmental monitoring system
- Installation of new mains electrical distribution boards

## 4.7 The Martin Luther King III Building

### Albert Dock, Liverpool L3 4AX



**Tenure** Leasehold

**Property Description** The property was developed in 1846/7. The property fell into disrepair and was occupied and refurbished by Granada TV. The accommodation is currently used as offices and for events. It is proposed to become the part of the International Slavery Museum and plans are developed to link the building to the Maritime Museum at upper levels. The accommodation extends to 1,492 sq m over basement, ground and two upper floors.

#### Floor Area

Floor	Area (m2)
Basement	450
Ground	400
First	262
Second	380
<b>Total</b>	<b>1,492</b>

**Site Area** 0.06 hectares (0.14 acres)

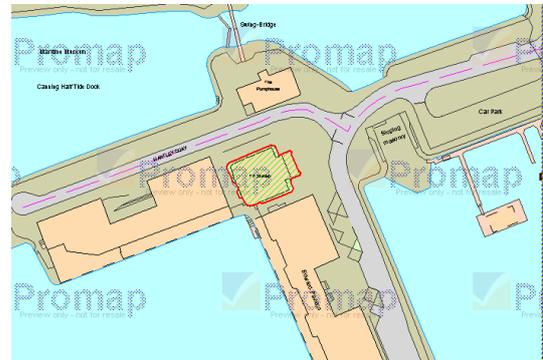
**Location** The property is situated on the Albert Dock and is adjacent to the Merseyside Maritime Museum and close to the Tate Liverpool.

**Condition** The building has been the subject to a series of upgrade works since NML's occupation to enable it to be used initially as offices and more recently as an event space.



Extensive work has taken place in recent years in stonework repairs to the external structure and phased roof replacement

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £115,000



**Planning Summary** The property is Grade I listed and is within the Albert Dock Conservation Area and is within the Liverpool World Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Replacement of main roof
- Installation of new fire alarm
- Internal refurbishment of atrium space
- Installation of a new lift

## 4.8 The Piermaster's Group / Cooperage Building / Mermaid House

### Albert Dock, Liverpool L3



**Tenure** Leasehold

The properties are held on a 150 year lease at a peppercorn rent from Merseyside Development Corporation from 1985.

**Property Description** The properties were developed in the 1850s. The accommodation is used as display, educational and ancillary purposes for the Museum.

The Cooperage has a felted roof supported on steel trusses. Walls are solid brick construction. There is a steel escape staircase on the South East elevation. There is a ground floor solid floor to part of the building and a timber floor to an area adjacent to the Piermaster's house.

The Piermaster's House has a slated roof on a traditional hipped roof construction. Solid brick construction walls. Solid floors to the entrance part of the building and a timber floor in the house.

Mermaid House has a slated roof on a traditional hipped roof construction. Solid brick construction walls and timber floors.

**Floor Area**

Floor	Area (m2)
Cooperage Basement	89
Cooperage Ground	86
Cooperage First	88
Piermaster's Office Ground	48
Piermaster's House Ground	102
Piermaster's House First	60
Piermaster's House Second	59
Mermaid House Ground	52
Mermaid House First	53
<b>Total</b>	<b>637</b>

**Site Area** 0.035 hectares (0.08 acres)

**Location** The properties are situated on the Albert Dock and are adjacent to the Merseyside Maritime Museum and close to the Tate Liverpool.

**Condition** The Pier Master’s House, Office and Cooperage are in reasonable condition considering their age and use.

Mermaid House suffers from the ingress of damp and efflorescence. Work is ongoing to remedy this problem

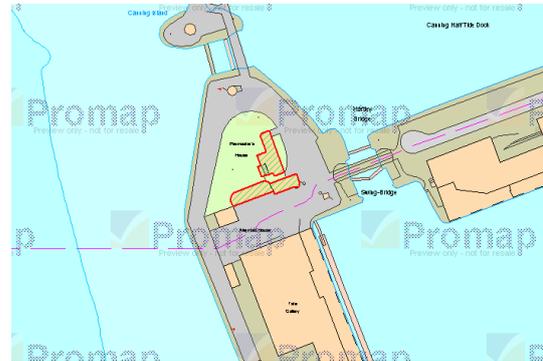
Extensive work has taken place in recent years in brickwork repairs to the external structure.

**Rateable Value** There is no assessment for the property in the 2010 Rating List on the Valuation Office Agency website

**Planning Summary** The property is Grade II listed and is within the Albert Dock Conservation area and is within the Liverpool World Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Installation of new fire alarm
- External fabric repairs



## 4.9 The Great Western Railway Building

### Mann Island, Liverpool L3 1DG



**Tenure** Freehold

**Property Description** This brick built structure was originally developed as a railway shed. It is of solid brick construction with a slated roof over steel trusses. The accommodation is now used to house the Combined Heat and Power plant for the Museum of Liverpool and surrounding site. There is office accommodation located at the East end of the building.

The locomotive shed is leased to Energy Combined Power Ltd, the operators of the CHP system for a period of 17 years, from 2011.

**Floor Area**

Floor	Area (m2)
Ground	347
First	69
<b>Total</b>	<b>416</b>

**Site Area** 0.09 hectares (0.22 acres)

**Location** The property is located on Mann Island adjacent to the Museum of Liverpool and NML's Maritime Park / Graving Docks

**Condition** The building has been the subject to a series of upgrade works and is in good condition.

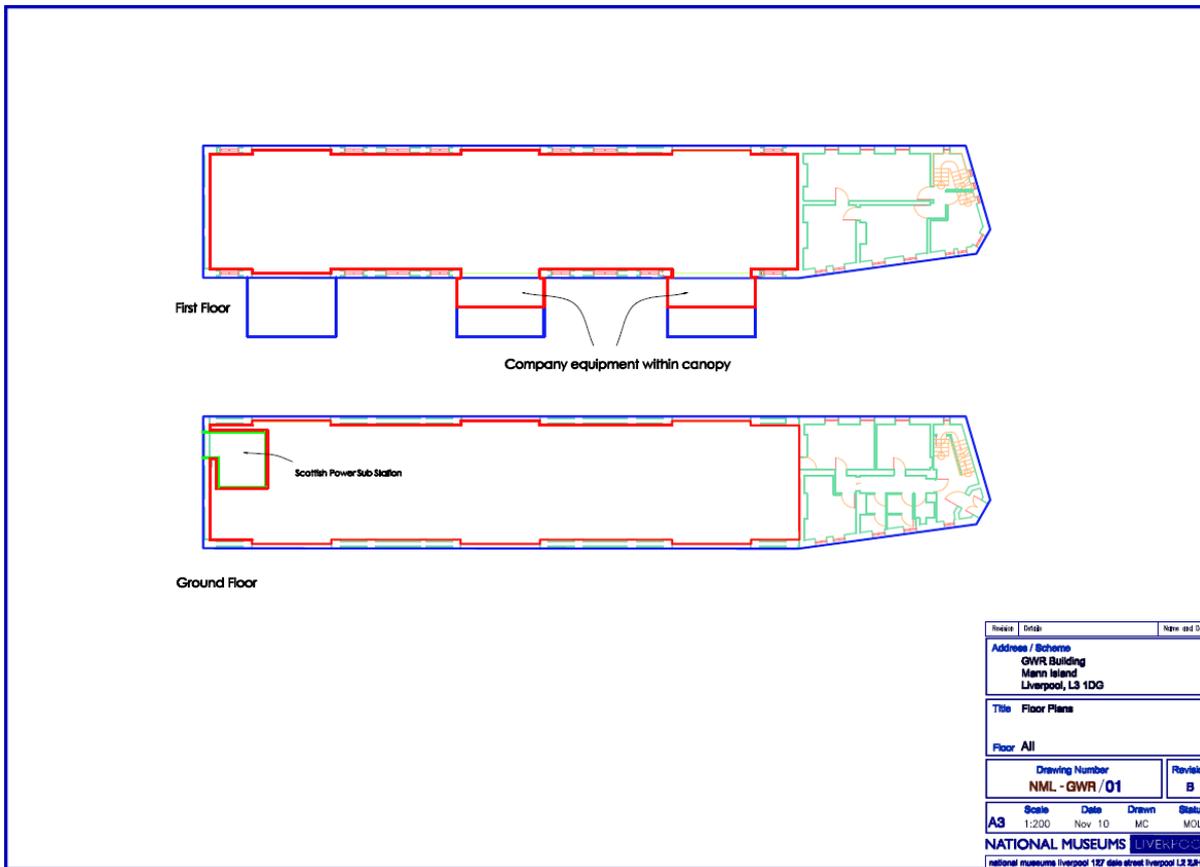
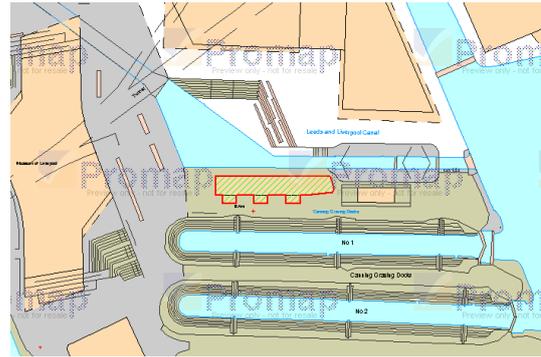


**Rateable Value** There is no assessment for the property in the 2010 Rating List on the Valuation Office Agency website.

**Planning Summary** The property is within the Albert Dock Conservation Area and is within the Liverpool World Heritage Site.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Installation of new fire alarm
- Internal refurbishment of internal office spaces



Revised	Date:	Name and D.
<b>Address / Scheme</b>		
GWR Building Mann Island Liverpool, L3 1DG		
<b>Title</b> Floor Plans		
<b>Floor</b> All		
<b>Drawing Number</b>		<b>Revised</b>
NML - GWR / 01		B
<b>Scale</b>	<b>Date</b>	<b>Drawn</b> <b>Stake</b>
A3	1:200 Nov 10	MC MOL
<small>National Museums Liverpool 127 Dale Street Liverpool L3 5RF</small>		

## 4.10 Sudley House

**Mossley Hill Road, Mossley Hill, Liverpool L18 8BX**



**Tenure** Freehold

**Property Description** The building is constructed in fine Cheshire new red sandstone with smooth Ashlar face with narrow joints. The walls are of solid masonry construction with an inner brick lining with a lime plaster interior finish. Windows are timber double hung sliding sash units.

The roof covering consists of blue/grey Welsh slate at approximately 30° pitch. The roof to the west wing has a prominent circular “cupola” with lead faced cap.

Internally the property has plaster and papered walls and ceilings, timber and carpeted floors, and electric heaters in each room. The basement does not have plastered walls, and the flooring is of exposed concrete and mortar. The majority of ground floor and first floor rooms have suspended fluorescent strip lighting or pendant lighting.

A number of ground floor drawing and dining rooms have retained the original internal fittings and decorative coverings.

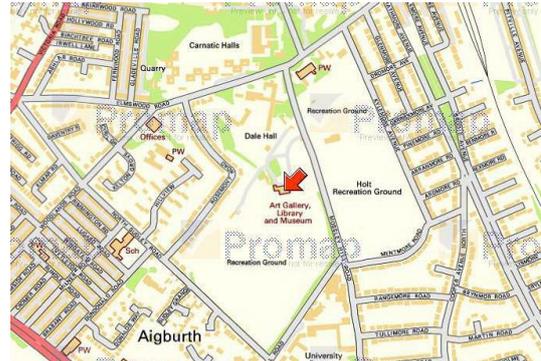
**Floor Area**

Floor	Area (m2)
Basement	371
Ground	509
First	466
Second	151
<b>Total</b>	<b>1497</b>

**Site Area** 0.07 hectares (0.18 acres)

**Location**

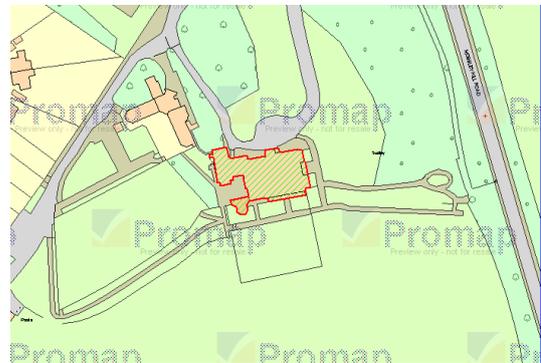
The property was constructed in the early 1800s and was originally a single private dwelling. The building is located on a landscaped estate off Mossley Hill Road and Elmswood Road, in the borough of Mossley Hill, Liverpool. The park is owned by Liverpool City Council.



**Condition**

The property has undergone renovation work to the lower and upper levels to create refurbished education and exhibition space and included the installation of a new lift along with a temperature control and humidification control system.

Externally the property is in reasonable condition with extensive replacement of the roof having taken place. The conservatory was conserved in 2003.



**Rateable Value**

Based upon the current Valuation Office Agency rating, the current rateable value is £37,500

**Planning Summary**

The property is Grade II listed and is within the Mossley Hill Conservation Area.

**Recent Developments**

Since 2013, the Estate Management Department has undertaken a number of small works projects including

- New environmental monitoring system
- Dry rot treatment
- External redecoration

## 4.11 Juniper Street I

### Juniper Street, Liverpool L20 8EL



**Tenure** Freehold

**Property Description** The property is a former bonded warehouse of concrete prefabricated construction approximately 45 to 55 years old. The construction is of a concrete frame with brick and concrete infill panels and concrete floors. The roof is of a composite insulated cladding.

The property has a high eaves height loading bay, a concrete frame, a divided internal floor plan, and environmental and humidity control. NML has upgraded the property in 1999 replacing the roof and installing mezzanine floors to increase floor and storage space.

**Floor Area**

Floor	Area (m2)
Ground	4,831
Mezzanine over ground	1,654
First	3,087
Mezzanine over First	1,094
<b>Total</b>	<b>11,510</b>

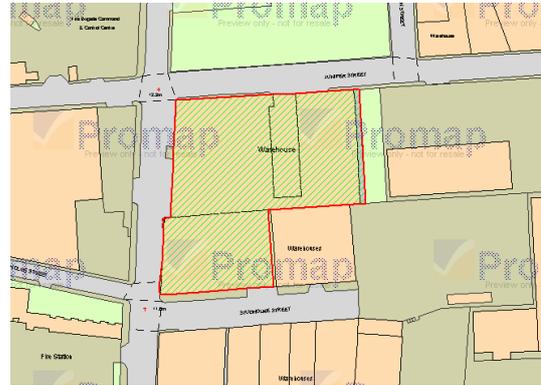
**Site Area** 0.51 hectares (1.26 acres)



**Location** The property fronts Juniper Street and Bankhall Lane and is located in the Kirkdale district of Liverpool. Bank Hall and Sandhills railway stations are in the locality and the A565 (Derby Road) provides access into central Liverpool.

**Condition** The building is in a reasonable condition commensurate with its age.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £71,500



**Planning Summary** The property is not listed and is not located in a conservation area.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Upgrade of Building management System
- Installation new fire alarm
- New frontage
- New environmental monitoring system
- Installation of new security system

## 4.11 Juniper Street II

### Juniper Street, Liverpool L20 8EL



**Tenure** Leasehold

The property is held on a 5 year lease from Mr S Dorian from 2011.

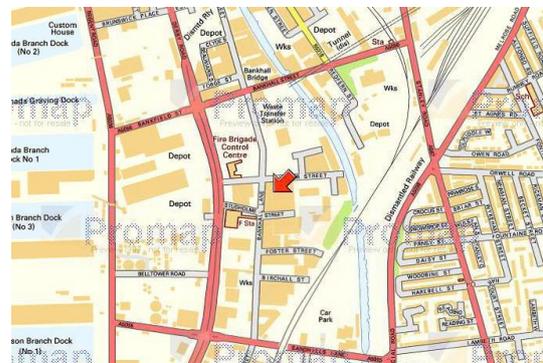
**Property Description** The property is a warehouse constructed on a steel frame with composite insulated cladding to the walls and roof. The ground floor is concrete. There is a large mezzanine over the ground floor.

**Floor Area**

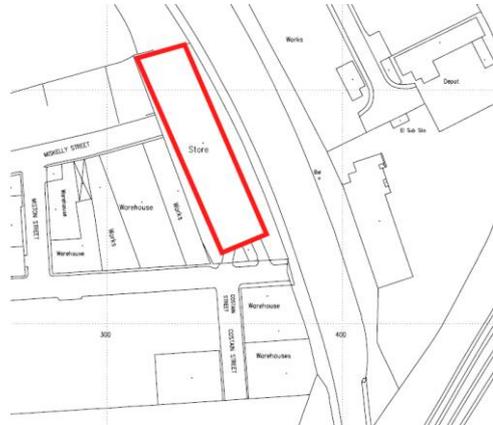
Floor	Area (m2)
Ground	1,435
Mezzanine over ground	320
<b>Total</b>	<b>1,755</b>

**Site Area**

0.15 hectares (0.42 acres)



**Location** The building is at the junction of Juniper Street and Costain Street in the Kirkdale district of Liverpool. Bank Hall and Sandhills railway stations are in the locality and the A565 (Derby Road) provides access into central Liverpool.



**Condition** The building is in a reasonable condition commensurate with its age.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £36,750

**Planning Summary** The property is not listed and is not located in a conservation area.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Installation of new security installation

### 4.13 The Oratory Mortuary Chapel, St James Road, Liverpool L1 7AX



**Tenure** Long leasehold. The Property is held on a 999 year lease from the Liverpool Cathedral Committee from 1980.

**Property Description** The property was originally designed as a Mortuary Chapel and is constructed of red sandstone blocks with classical style columns at the main entrance to the building.

Internally the building has plastered and painted walls with decorative columns, cornicing, and a central rectangular roof light. A new steel door has been fitted at the rear of the property.

The main building is on a raised plinth accessed by five steps.

**Floor Area**

Floor	Area (m2)
Ground	122
<b>Total</b>	<b>122</b>

**Site Area** 0.15 hectares (0.36 acre)

**Location** The property is on the corner of Upper Duke Street and Cathedral Gate and is adjacent to Liverpool Cathedral. Access to the main roads of Liverpool is provided by Great George Street.



**Condition** Work has been recently undertaken to the roof / gutters to remedy a fault which has over time caused dry rot to occur within the internal lining of the

building. This work is ongoing and in conjunction with the requirements of the Planning Conservation Officer.

**Rateable Value**

There is no assessment for the property in the 2010 Rating List on the Valuation Office Agency website

**Planning Summary**

The main structure of the property is Grade I listed and the railings and piers are Grade II listed.



**Recent Developments**

Work has recently been completed to repair / renovate / decorate the external gates and railings, together with extensive work to tidy the grounds.

Revision		Details		Name and Date	
Address / Scheme					
The Oratory					
Mortuary Chapel					
Liverpool L1 7AX					
Title					
Floor Ground					
Drawing Number				Revision	
NML - ORAT/01					
Scale	Date	Drawn	Status		
A4	1:150	06/01/06	GM	Base	
<b>NATIONAL MUSEUMS</b>					
national museums liverpool 127 dale street liverpool L2 2JF					

## 4.12 The Museum of Liverpool Pier Head, Liverpool L3 1DG



**Tenure** Freehold

**Property Description** The building provides modern, purpose built museum space over ground, first and second floors and opened in 2011, providing open plan galleries, back of house space and associated café and shop space, arranged around a central spiral staircase. There is also exposed plant room on the roof.

The building is built on a concrete cellular raft and is constructed with a steel frame and rain screen which is clad in profiled jura limestone. The roof is a raised seam construction with a circular skylight.

The building is powered by a Combined Heat and Power plant which is located within the GWR Building.

**Floor Area**

Floor	Area (m2)
Ground	4,093
First	2,147
Second	2,467
Roof / Plant	296
<b>Total</b>	<b>9,003</b>

**Site Area** 1.4 hectares (3.47 acres)

**Location** The property is located on the Pier Head in the Liverpool Docks adjacent to the River Mersey and is within close proximity of the Three Graces, the Pilotage building, the GWR building and the Canning Docks.



The property use within the immediate locality of the building is offices with some museum uses located along the Mersey. The nearest main road is the A5036, with the nearest train station located on James Street, approximately 0.2 miles north east of the site.

**Condition** The building is in good condition however there are a number of outstanding defects from the base-build and a number of potential latent defects which must be addressed. Work is due to begin in 2016 to rectify the problems associated with the steps / terraces and ceilings.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £1,500,000

**Planning Summary** The property is within the Albert Dock Conservation Area and is within the Liverpool World Heritage Site.



**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Replacement external security cameras
- Installation of new security bollards
- Construction of new staff room

## 4.19 The Pilotage Building Pier Head, Liverpool L3 1DG



Tenure Freehold

**Property Description** The property was developed in 1883 and used to form part of the Museum of Liverpool Life. However, the former Boathall and link between the Pilotage and Boathall have since been demolished.

The building is of brick construction with a slated roof, timber floors and timber sash windows. The building was completely renovated between 2010 and 2014.

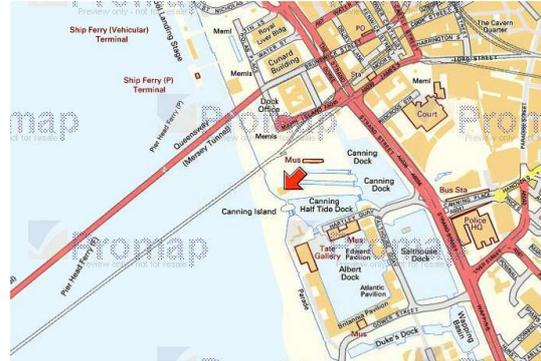
It currently provides staff accommodation for the Waterfront venues.

### Floor Area

Floor	Area (m2)
Ground	536
First	520
Second	163
<b>Total</b>	<b>1,219</b>

Site Area 0.26 hectares (0.64 acres)

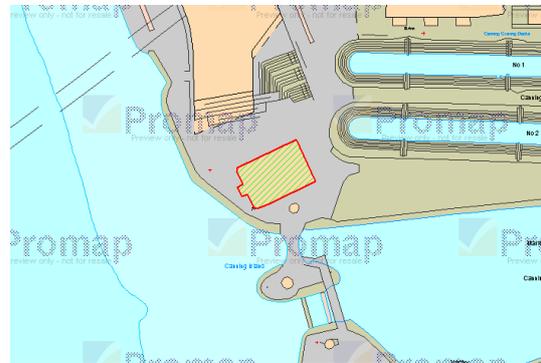
**Location** The property is on the Pier Head in the Docks, which fronts the River Mersey and is adjacent to the new Museum of Liverpool.



**Condition** The property is in good condition having benefitted from works to the external fabric in 2010 and a complete internal refurbishment in 2014.

**Rateable Value** There is no assessment for the property in the 2010 Rating List on the Valuation Office Agency website

**Planning Summary** The property is within the Albert Dock Conservation area and within the Liverpool World Heritage Site but is not listed.



## 4.14 Lady Lever Art Gallery

### Port Sunlight Village Wirral CH62 5EQ



**Tenure** Freehold

**Property Description** The whole building was constructed between 1914 and 1922. The structure is completely in reinforced concrete. The main outer walls are in reinforced concrete with an outer cladding of Portland stone. The floors and the roof construction are all in reinforced concrete, the roof being pierced in many places by glazed lanterns, providing natural top light to the galleries.

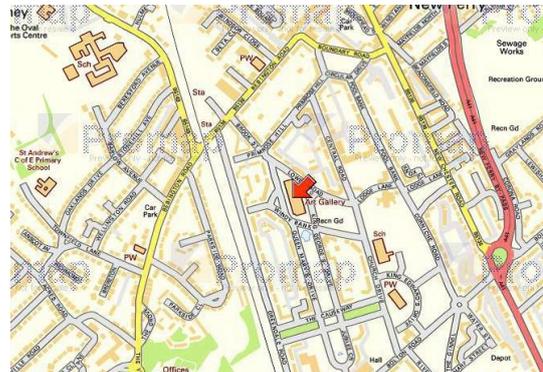
The south galleries of the building are currently being refurbished as part of a Heritage Lottery Funded project.

**Floor Area**

Floor	Area (m2)
Basement	2,206
Ground	2,037
Mezzanine over Ground	173
<b>Total</b>	<b>4,416</b>

**Site Area** 0.55 hectares (1.37 acres)

**Location** The property is at the junctions of Lower Road, Queen Mary’s Drive, and King George’s Drive in Port Sunlight. The gallery was developed as part of the garden village of Port Sunlight in 1922 by William Lever. The immediate locality of the property is residential and landscaped public green space with associated public facilities.



The A41 New Ferry Bypass / Chester Road running north / south provides the main access to central Liverpool,

and the nearest rail station is Bebington also providing access to Liverpool Lime Street station and London and the North West.

**Condition** The property is generally in a satisfactory condition with the exception of areas of the roof which are in a poor condition and elements of the reinforced concrete structure which has resulted in water ingress into the basement.

Internally the property has been maintained to a good standard.

**Rateable Value** Based upon the current Valuation Office Agency rating, the current rateable value is £189,000. Lady Lever Art Gallery is however exempt from rates from Wirral Borough Council



**Planning Summary** The property is Grade II listed and is within the Port Sunlight Conservation Area.

**Recent Developments** Since 2013, the Estate Management Department has undertaken a number of small works projects including

- Replacement of main roof – south
- External fabric repairs
- New environmental monitoring system
- Refurbishment of security control room
- Installation of new boiler

## 4.14 Maritime Park / Canning Docks

### Pier Head / Mann Island, Liverpool L3 1DG



**Tenure** Freehold

**Property Description** The site is of considerable historic importance. It includes two Grade II listed dry docks constructed in 1756-9 and are the oldest surviving docks in Liverpool. They are accessed from the Canning Half Tide Dock and are within the Albert Dock Conservation Area.

**Site Area** 8275 m2  
0.55 hectares (1.37 acres)

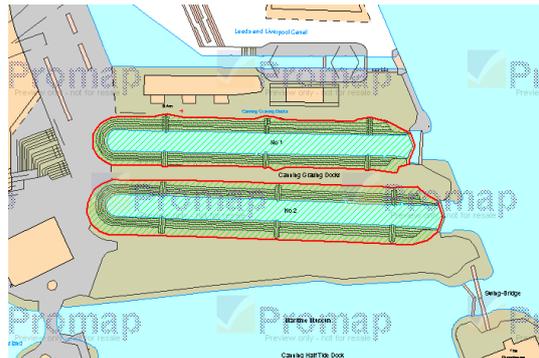
**Location** The Maritime Park / Canning Docks are located adjacent to the Museum of Liverpool site at the Pier Head. They are bounded by a canal and the Canning Dock / Canning Half Tide Dock.



**Condition** The site is currently closed to the public due to the condition of the quaysides which present a number of hazards. Work is required to upgrade access, security and safety before they can be fully reopened.

The graving docks require maintenance to the pointing of the altar courses and constant attention is required to the pumps within the docks.

**Rateable Value** There is no assessment for the property in the 2010 Rating List on the Valuation Office Agency website



**Planning Summary** The Graving Docks are Grade II listed and are within the Albert Dock Conservation Area and is within the Liverpool World Heritage Site.

**Recent Developments** The site has for some years been the subject of proposals in conjunction with Liverpool Vision / Liverpool City Council for the refurbishment of the area to provide bridge links across the Canning Half Tide Dock, Graving Docks and Canal, together with the access, security and safety improvements which would allow the site to be used for public events.

There has been no funding to date to facilitate this work.

