



Case study

Hive City Docks, Liverpool



Hive City Docks, Liverpool

Key facts:

Location: Liverpool

Client: Peel Group

Sector: Regeneration/Residential

Status: Planning approved

Area: 278 apartments

The 31-storey scheme was designed to deliver 278 private rental apartments, a roof-top premium restaurant with ground floor bistro and bar facilities and a 24-hour concierge service. Intended to take two years to build it was to be delivered under Your Housing Group's Hive brand, its private rented sector arm that has already delivered a scheme in Warrington's Church Street.

The project forms part of Peel group's £5.5bn Liverpool Waters development scheme.

Lindsey Ashworth, development director at Peel, said: "Hive City Docks is one of a cluster of three residential towers that will connect the River Mersey and Princes Dock with the City centre. This beautiful building design reaches the high quality standards required by Liverpool Waters and is unique in so many ways as demanded by such a dynamic location."

Chris Bolland, managing partner at architects Brock Carmichael said: "Our experience designing many of the most iconic buildings

built in Liverpool over the last 42 years meant we were able to work with Peel, YHG, and the City to bring their vision of city waterside living to life."

Planning permission was obtained in 2018 and the pre-commencement conditions were all discharged. In addition a section 96A non-material amendment application was granted primarily to achieve a number of cost savings. These amendments included:

- Reduction of building footprint by 350mm on southeast and northwest facades;
- Reduction in building height by 1850mm;
- Increased floor area to 1st floor plant space;
- Amended window locations;
- Removal of residents terrace at level 26;
- Change in proposed façade material from smooth concrete finish to a stone effect metal cladding with powder coat finish'