

Development Specification

St Michaels Place, Huyton

October 2025

1. Introduction and Purpose

1. This Development Specification document has been prepared by Turley and submitted on behalf of Genr8 Kajima Regeneration Limited (the “Applicant”) in support of the hybrid planning application for ‘St Michaels Place’, a mixed-use development within Huyton town centre comprising a new Council Headquarters, hotel, public realm, active travel facilities and multi-story car park, residential and commercial floorspace with associated works.
2. The Development Specification, read together with the Parameter Plans submitted with the application provide the development parameters and controls for the scheme. Conditions will be attached to any ensuing planning permission which will require reserved matters to be in accordance with the Development Specification and Parameter Plans.
3. An Illustrative Masterplan (Ref: SMP-LUD-MP-ZZ-DR-U-90-00-01, Rev.00) has been prepared in accordance with this Development Specification, Parameter Plans and the Design Code for St Michaels Place guided by the [Huyton Village Masterplan](#) Supplementary Planning Document adopted by the Council in 2017. This Masterplan demonstrates one form of the development that could come forward within those parameters. The planning application also included an indicative phasing plan (Ref: SMP-LUD-MP-ZZ-DR-U-90-13-00, Rev. 01).

Application Documents

4. This Development Specification Document should be read alongside the suite of application documents that support this Application (as set out in Appendix 1 of the supporting Planning Statement).

The Proposals

5. The application is made in hybrid form and seeks planning permission for the following:

“Hybrid planning application comprising: (Part A) Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings. (Part B) Outline application comprising details of access, with all other matters reserved for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses.”

Detailed Application

- the demolition of the existing Municipal Tower and Annex, Computer Building, no. 22 Derby Road (Existing 'Kwik Tan' and 'Admiral Casino' units), associated car parks and removal of trees;
- the demolition of Lathom Road multi-storey car park, former Indoor Market Hall beneath and adjoining 'Lansdowne Way' shopping arcade;
- the change of use of Cavendish Walk from retail to flexible uses within Classes E and F1;
- the reprofiling of ground levels and installation of sustainable drainage infrastructure across the entire red line boundary;
- The provision of 2 no. highway access locations from Poplar Bank/Civic Way and Westmorland Road;
- the erection of a 5-storey new civic building to serve as headquarters of the Council (plot 1) with 4 no. accessible parking spaces and provision of additional VIP parking spaces to rear of Cavendish Walk;
- the erection of a 6-storey, 130-bed hotel (plot 4) with 2 no. (accessible) parking spaces;
- the laying out of a new public park and associated public realm covering an area of c. 1.4ha including pedestrian and cycle routes on to Archway Road, Derby Road, Civic Way and Westmorland Road;
- the removal of existing trees;
- the relocation of the Cenotaph.

Outline Application (Comprising 6 no. Development Plots)

- Up to 420 no. residential units comprising a range of tenures (Plots 2 (a and b), 3, 5 and 6);
 - Up to 5,600 no. sqm of commercial floorspace including active ground floor (Plots 2 (a and b), 3, 5 and 6)
 - New decked car parking at Lathom Road (up to 400 spaces), alongside Active Travel Facilities and public realm improvements connecting to Derby Road
 - the ability to provide meanwhile uses on plot no. 2a including sport and recreation uses (e.g. padel court), pocket parks, community gardens, events space (e.g. pop-up markets).
6. The upper development quantum referenced above is not sought in totality, therefore two scenarios which would maximise residential and commercial development are set out below:

- Up to 420 no. residential units and no more than 1,600sqm of commercial floorspace (intended to comprise active ground floor uses); or
- Up to 5,600sqm of commercial floorspace (intended to comprise 4,000sqm of office floorspace and 1,600sqm of active ground floor uses) and up to 370 residential units.

7. All matters are reserved for future approval.

The application seeks approval of the following Parameter Plans which define the extent of development and space across the Site setting out maximum parameters in respect of land use; quantum (measured by units for residential uses and floorspace for commercial units); maximum development extent; green infrastructure and building heights:

Table 1.1: Parameter Plans

Plan Name	Parameters
Land use	Identifies buildings to be demolished and associated car parks removed Identifies uses permitted within each plot Identifies the maximum extent of developable area within each plot
Access	Identifies vehicular access point to each plot
Building Heights	Identifies the maximum building height and storey count of each plot
Green Infrastructure	Identifies trees to be removed and committed areas for landscaping and biodiversity net-gain

8. The Parameter Plans are accompanied by a Design Code which establishes a framework for the consideration of future reserved matters applications. It is expected that the Design Code will similarly form an approved document however it will make clear where design principles are either obligatory or a guide/ encouraged. Topics within the Design Code include:

Masterplan-wide considerations

- Placemaking structure
- Key Environments
- Embedding Local Character

- d. Colour Palettes
- e. Hardscape Materials
- f. Softscape & planting
- g. Performance criteria (sustainability, BNG etc)

Plot specific guidance

- a. Plot definition
- b. Illustrative massing context
- c. Key environment interface
- d. Building frontages & servicing
- e. Entrances, privacy & thresholds
- f. Scale, massing & form

2. Existing Site and Surroundings

- 2.1 The application site as shown on the supporting Location Plan (Ref: SMP-LUD-MP-ZZ-DR-U-91-00-01, Rev. 00) comprises 3.8ha of land within the centre of Huyton. At present it contains a number of existing Council-owned buildings including the Municipal Tower as well as 406 no. parking spaces and established rows of trees.

Table 2.1: Existing Buildings and Floorspace

Building	Total Floorspace (GIA sqm)
Municipal Tower	3,763
Municipal Annex	1,536
Computer Building	1,160
Lathom Road Multi Storey Car Park	2,744
Former Indoor Market	2,246
Cavendish Walk	1,534
Lansdowne Way Arcade	714
No. 22 Derby Road	105

- 2.2 The 406 no. parking spaces will be demolished and made unavailable over a phased basis. A detailed strategy for alternative parking within Huyton centre during both construction and operational phases is contained within the supporting Parking Strategy document prepared by Astute.

Table 2.2: Car Parking Provision (Existing)

Location	Car Parking Spaces
Archway Road (short stay + Brown Zone)	138
Library (Red Zone)	103
Yorkon (Green Zone)	61
Venue	50

KMBC Front Visitors	24
Municipal Offices Members	30

3. Proposed Development Specification

(A) Detailed Proposals

3.1 The development will comprise:

Demolition:

Demolition of the existing Municipal Tower and Annex, Computer Centre, Lathom Road multi-storey car park, former Indoor Market Hall beneath and adjoining 'Lansdowne Way' shopping arcade, no. 22 Derby Road and removal of associated car parks including Lathom Road.

Council HQ

A single new office building will replace a number of old past their current life Municipal Buildings and provide a new home for Knowsley Council as the catalyst and anchor of the wider masterplan.

As a key response to the Council's declared Climate Emergency, the new Council Headquarters will target BREEAM Excellent as a minimum standard rating and align with the UK Green Building Code 2024 for both embodied and operational carbon targets.

It will provide 8,461sqm GIA of space over Ground plus 4 floors with the ground floor housing a number of bespoke Council services such as the Council Chamber which will also function as a multi-function conference suite and open into a main feature central atrium business lounge, central security monitoring suite, Children's Services and training rooms sitting alongside traditional reception, back of house and plant equipment room functions.

The upper floors will perform as more traditional open plan modern office floorplates with a combination of fixed and collaborative workstations, amenity and kitchen areas with a number of cellularised spaces for a range of functions such as meeting rooms and private offices for Executive Directors and Political Leadership.

Access to external amenity is provided via strategically placed external balcony terraces on the south/front face of the building fronting onto the proposed Village Green with the fourth floor also providing access to a larger external terrace on the west side of the building.

Externally to the building, the northern façade has been set back 10m from the back of the Archway Road footpath, this serves a number of purposes including responding to security considerations, emergency egress routes from the building core and an appropriate distance from the Archway Road dual carriageway and residential properties on the other side of the road.

To the southern elevation, the main entrance to the building is framed by the 'civic circle' element of new public realm with relocated Cenotaph and Village Green. To the

left hand side of this façade is a dedicated and separate entrance for member of the public when attending Council Chamber events.

To the east elevation, an external generator serves as back up supply for the building, adjacent to the LV switch room, 4 no. accessible car parking spaces and access/egress routes to allow servicing of the bin store and suitable access for maintenance vehicles.

Hotel

The proposed development is a 130-bed hotel, integrated into the wider Masterplan for Huyton Town Centre. The hotel will feature front-of-house public areas on the ground floor, including a reception, restaurant, and gym, in accordance with the hotel brand standards. Back-of-house areas, also located on the ground floor, will accommodate operational facilities and plant equipment.

The building will have a gross internal area of 4,842sqm and a height of 22.5m. Access points include the main entrance at the north of the building facing the public realm, with service and back-of-house access points situated at the rear along Civic Way. The development will provide two accessible car parking bays, two motorcycle parking bays, and cycle parking for staff and short-stay visitors. Service vehicles will access the service yard via Civic Way.

Cavendish Walk

Cavendish Walk is a parade of retail units at the northern end of Derby Road with 50% of the building currently unoccupied following the departure of B&M Bargains. The proposed development would see the building comprehensively refurbished to provide a multi-use community hub, reactivating this end of the high street and driving much needed footfall to this area of the town centre.

It will be anchored by the relocated library within the ground floor of the currently vacant unit, with the first floor of the vacant unit being used a temporary de-cant location for Council staff whilst the new Council HQ is being constructed and is then proposed for flexible managed workspace for micro and SME businesses in the medium to longer term.

Plans for the remaining currently tenanted units will be to extend and expand the Community Hub uses once the last of these leases expires.

Cavendish Walk constitutes an early phase of development as it is required to accommodate a relocated Huyton Library when the existing library is converted to the Council's Chambers and additional Council staff temporary de-cant desk space, once the Municipal Tower and Annex are demolished.

External improvements are also proposed to the building to provide additional natural light to the 1st floor and repair/replace damaged shop fronts.

Public Open Space

- Open green space, tree, hedgerow and wildflower planting
- Pedestrian and cycle routes
- Relocated cenotaph
- Seating, lighting and associated furniture
- Wayfinding signage

3.2 The proposed total floorspace by land use for the detailed proposals are set out in **Table 3.1** below:

Use	Gross Internal Area (sqm)
Council HQ	8,461
Hotel	4,842
Total	13,303

(B) Outline Proposals

9. The Outline Proposals are divided into 6 Development Plots which are defined on the Parameter Plans. The total floorspace is divided between the Development Plots in accordance with the floorspace schedule in Table 3. The total floorspace cap for each use would not be exceeded.

Housing:

Up to 420 no. units (Use Class C2/C3) on plots 2 (a and b), 3, 5 and 6, comprising any of the following

- Market and affordable housing units;
- Later living and retirement accommodation;
- Assisted living.

Community and Commercial Uses (up to 5,600 GIA sqm)

At present envisaged to allow for circa. 4,000sqm of office accommodation with circa. 1,600sqm of retail, food and drink, community and other Class E and F1 uses at active ground floor levels:

- Use Class E (Commercial, business and service)

- Shops
- Restaurants/ cafes
- Financial/ professional services
- Indoor sport and recreation
- Medical services
- Day centre/ nursery
- Offices
- Research and development
- Use Class F1 (Learning and non-residential institutions)
 - Education
 - Museum/ gallery
 - Library
 - Public hall
 - Place of worship
 - Law court

Upgraded Car Parking at Lathom Road

The Lathom Road plot comprises Lathom Road multi-storey car park, former Indoor Market Hall beneath and adjoining Lansdowne Way shopping arcade. All existing buildings and structures will be demolished in order to provide for the construction of a parking decks comprising up to 400 no. spaces in the event that this is required based on the quantum of development to come forward at reserved matters stage (see supporting Transport Statement and Parking Strategy documents for further detail). The Lathom Road works also incorporate an Active Travel Facilities and enhanced route through to Derby Road to aid in permeability through the town centre.

Meanwhile Uses

- Sports and recreation uses including ball courts
- Pocket parks and community gardens
- Market stalls including food and drink sales
- General events space

Plot No.	Plot Specific Parameters
2a	Uses comprising residential or commercial and provision for 'Meanwhile Uses' in interim period Maximum developable area of 0.2148 ha Maximum height of Ground floor plus 11 storeys
2b	Uses comprising residential or commercial Maximum developable area of 0.1967 ha Maximum height of Ground floor plus 7 storeys
3	Uses comprising residential or commercial Maximum developable area of 0.211 ha Maximum height of Ground floor plus 5 storeys
5	Uses comprising residential or commercial Maximum developable area of 0.1538 ha Maximum height of Ground floor plus 4 storeys
6	Uses comprising residential or commercial Maximum developable area of 0.2223 ha Maximum height of Ground floor plus 5 storeys
7	Uses comprising public realm and landscaping
9	Uses comprising car parking, active travel facilities, public realm and landscaping Maximum developable area of 0.57ha Maximum height of Gound Floor plus 4 storeys Capacity: Maximum of 400 spaces