

DIS

COV



PADDINGTON
VILLAGE

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DISCOVER



PADDINGTON VILLAGE

Inspired by the sense of community you'd find in the likes of Greenwich Village in New York, Paddington Village is the £1bn flagship Knowledge Quarter Liverpool (KQ Liverpool) Mayoral Development Zone expansion site that sits at the eastern gateway to the city centre.

Once completed Paddington will be a 30-acre urban village presenting a significant opportunity of national significance with a focus on life sciences, technology, education and health and capable of creating upwards of 10,000 new jobs. Not only will it be a great place to work but it will be a great place to live, discover and socialise, with cafés, restaurants, shops, residential accommodation and events space. Liverpool City Council is developing the site in three phases; Paddington Central, Paddington South and Paddington North, with phase one now well underway.

Paddington Village is the £1bn flagship KQ Liverpool expansion site that sits at the eastern gateway to the city centre.



Live, work, study and play

Paddington North

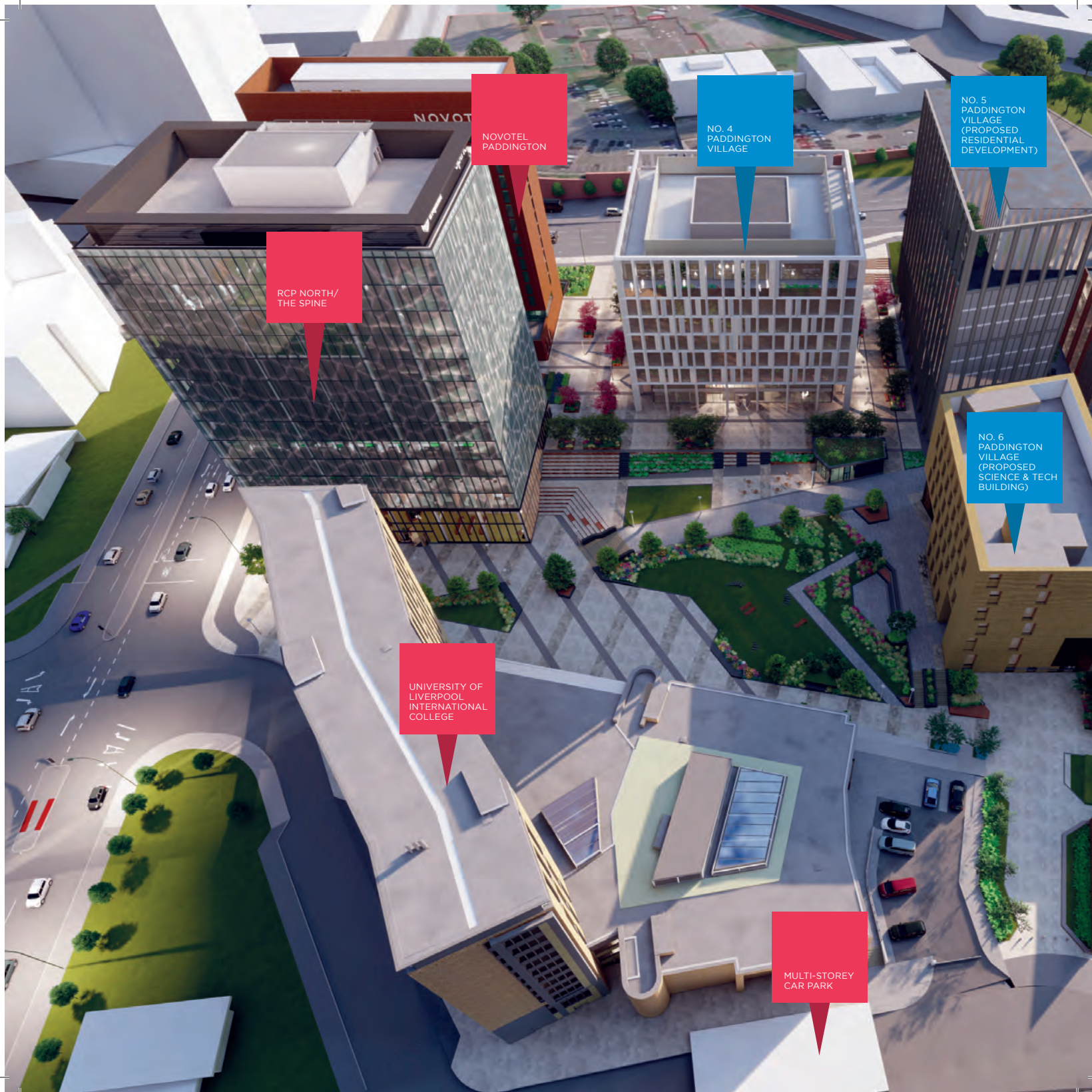
Paddington North, which sits opposite the new Royal Liverpool Hospital, will offer long-term opportunities for both university and commercial developments.

Upon completion of the new hospitals, including the £429m Royal Hospital and the £157m Clatterbridge Cancer Centre, Paddington North will be within touching distance of one of the largest clinical campuses in the UK. The development framework also proposes an easy-access link bridge, which will connect the site directly to the heart of Paddington Village.

Paddington South

Paddington South will present the opportunity for mixed-use commercial, education and residential accommodation centred around landscaped public realm, which will connect seamlessly with Paddington Central.

Liverpool City Council is already working closely with Merseyside Police to relocate their vehicle repair centre, which is currently based on Paddington South.



NOVOTEL
PADDINGTON

NO. 4
PADDINGTON
VILLAGE

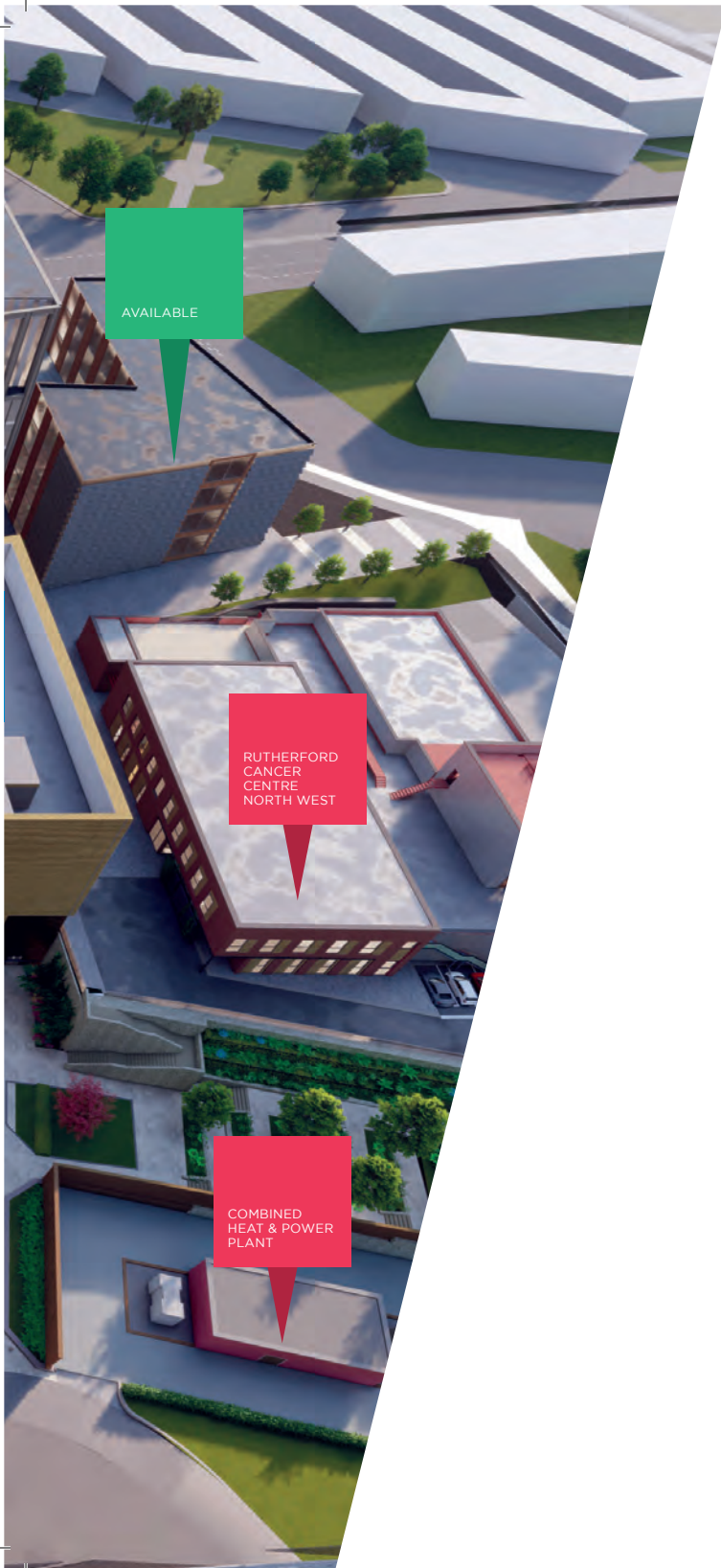
NO. 5
PADDINGTON
VILLAGE
(PROPOSED
RESIDENTIAL
DEVELOPMENT)

RCP NORTH/
THE SPINE

NO. 6
PADDINGTON
VILLAGE
(PROPOSED
SCIENCE & TECH
BUILDING)

UNIVERSITY OF
LIVERPOOL
INTERNATIONAL
COLLEGE

MULTI-STOREY
CAR PARK



PADDINGTON CENTRAL

Paddington Central is now well underway with six of the ten schemes already on site and progressing at pace.

The £20m enabling and infrastructure project, which received a £12m grant from the Liverpool City Region Combined Authority, is now complete meaning that all remaining plots are ready to go.

Key:



On-site



Design/Planning Stage



Available



PADDINGTON

CENTRAL

Public Realm:

At Paddington Village, there is a great emphasis on greenspace as a focal point for the development.

Sat in the heart of all the buildings is expansive public realm, filled with trees, green spaces and street furniture, making it the perfect place for people to meet up and relax. It will also double up as an events space, for anything from farmers markets to concerts, with all of the required infrastructure in place to turn any occasion into a real 'moment'.





THE SPINE



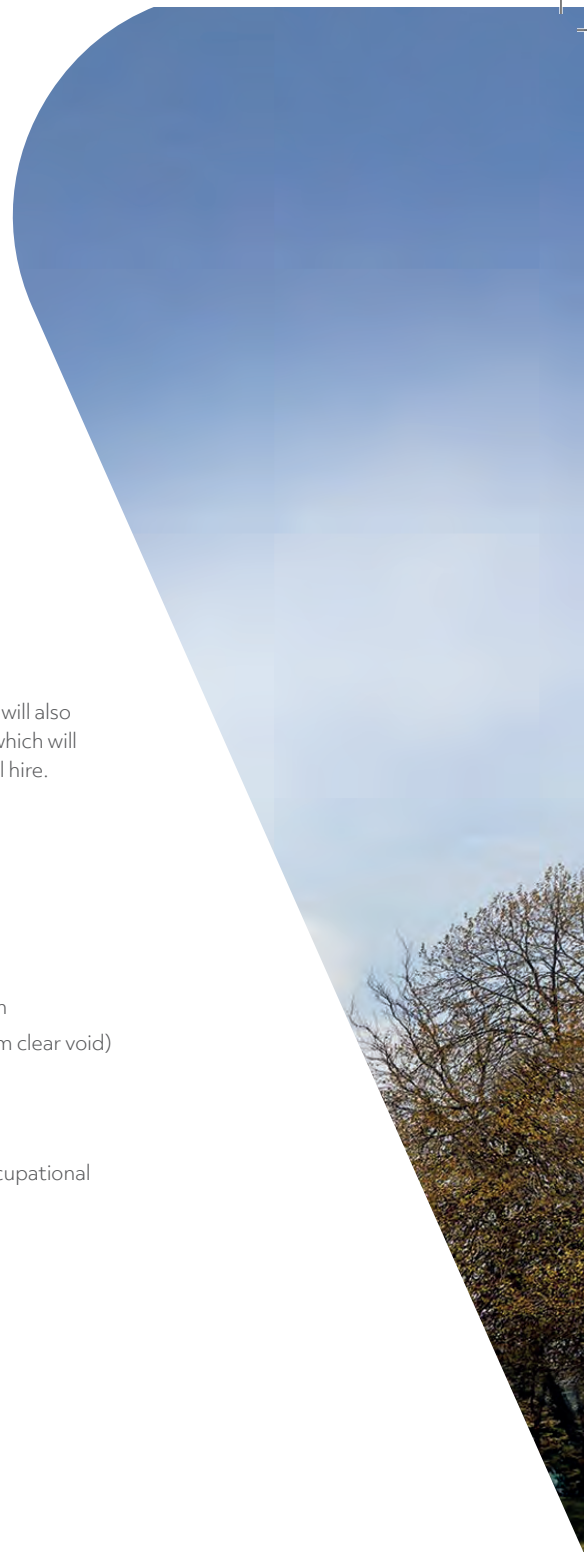
One of the world's healthiest buildings

The Spine is the new £55m headquarters of the Royal College of Physicians' and through its innovative design will be one of the healthiest workspaces for mental and physical wellbeing in the UK. The 14-storey, 160,000 sq ft building will not only be one of the first in the UK designed to achieve a WELL Standard Certification but also one of the most intelligent and will showcase best-in-class building connectivity.

Taking its name from the striking staircase on its north elevation that resembles human vertebrae, the Spine will boast internal biophilia including sky gardens, complete with high-oxygen producing plants, a fine dining restaurant available for private hire, a large bicycle and shower facility and undercroft car parking for 50 spaces, with five

electric charging points. The building will also house conference and events space which will be available for private or commercial hire.

- Wiredscore Accreditation
- WELL Certified
- BREEAM "Excellent"
- District heating
- Solar control glazing
- Finished floor to ceiling height 3.0m
- Full accessible raised floors (150mm clear void)
- LED light fittings
- 6 no 17 person passenger lifts + 1 dedicated goods lift
- Air conditioning designed to an occupational density of 1:8sq.m





FITNESS



WATER



LIGHT



NOURISHMENT



AIR



COMFORT



MIND

The Royal College of Physicians (RCP)

Founded in 1518 by a Royal Charter from King Henry VIII, the Royal College of Physicians of London is the oldest medical college in England and continues to this day to play a pivotal role in raising standards and shaping public health today.

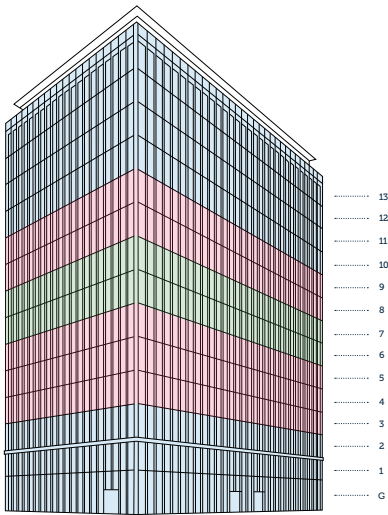
- Influencing the way that healthcare is designed and delivered
- Promoting good health and leading the prevention of ill health across communities
- Supporting physicians to fulfil their potential



Royal College
of Physicians







The Spine from the bottom up

Designing a new building is no easy task. It not only needs to be innovative, iconic and inviting but it also needs to be complementary to its occupiers and environment. That's why, when it comes to the Spine, we won't settle for anything less than world class.

As you enter the building there will be a shared public area, complete with a warm welcome, living wall, café and an informal tiered events space, perfect for seminars and presentations. This will be managed by the RCP and they will be happy to explore potential collaboration and shared use.

The building will also benefit from 74 bike spaces, showers, a drying room and undercroft parking.

Each of the floors, which are all c. 11,550 sq ft, will have extra high ceilings, advanced air purification, district heating systems and floor-to-ceiling glazing, providing some of the best views of the city centre and waterfront.

The top floors will be home to the RCP and there will be an internal sky garden, complete with high-oxygen producing plants.

Pre-Let

The Royal College of Physicians

Ground:	7,872 sq ft	(731 sq m)
First:	7,895 sq ft	(733 sq m)
Second:	11,656 sq ft	(1,083 sq m)
Tenth:	11,545 sq ft	(1,073 sq m)
Eleventh:	10,300 sq ft	(957 sq m)
Twelfth:	11,493sq ft	(1,068 sq m)
Thirteenth:	10,290 sq ft	(956 sq m)

Available

Third:	11,656 sq ft	(1,083 sq m)
Fourth:	11,539sq ft	(1,072 sq m)
Fifth:	11,539 sq ft	(1,072 sq m)
Eighth:	11,554sq ft	(1,072 sq m)
Ninth:	11,545 sq ft	(1,072 sq m)

HOTs Agreed

Sixth:	11,550 sq ft	(1,073 sq m)
Seventh:	11,550 sq ft	(1,073 sq m)





UNIVERSITY OF **LIVERPOOL** INTERNATIONAL COLLEGE

University of Liverpool International College recruits and prepares international students for entry into the University of Liverpool's degree programmes.

It is operated through a partnership with Kaplan International – the UK's leading global provider of diverse education and training. Kaplan combines 70 years of educational and learning excellence with leading online learning technologies, award-winning study materials and support from tutors and assessors.

The College currently operates out of the University's Sir Alistair Pilkington Building on Mulberry Street but has outgrown its facility in terms of both capacity and facilities required.

The purpose-built facility will enable the University and Kaplan to offer high levels of education and accommodation, whilst providing the young students with the life skills and support they need to succeed.

NOVOTEL

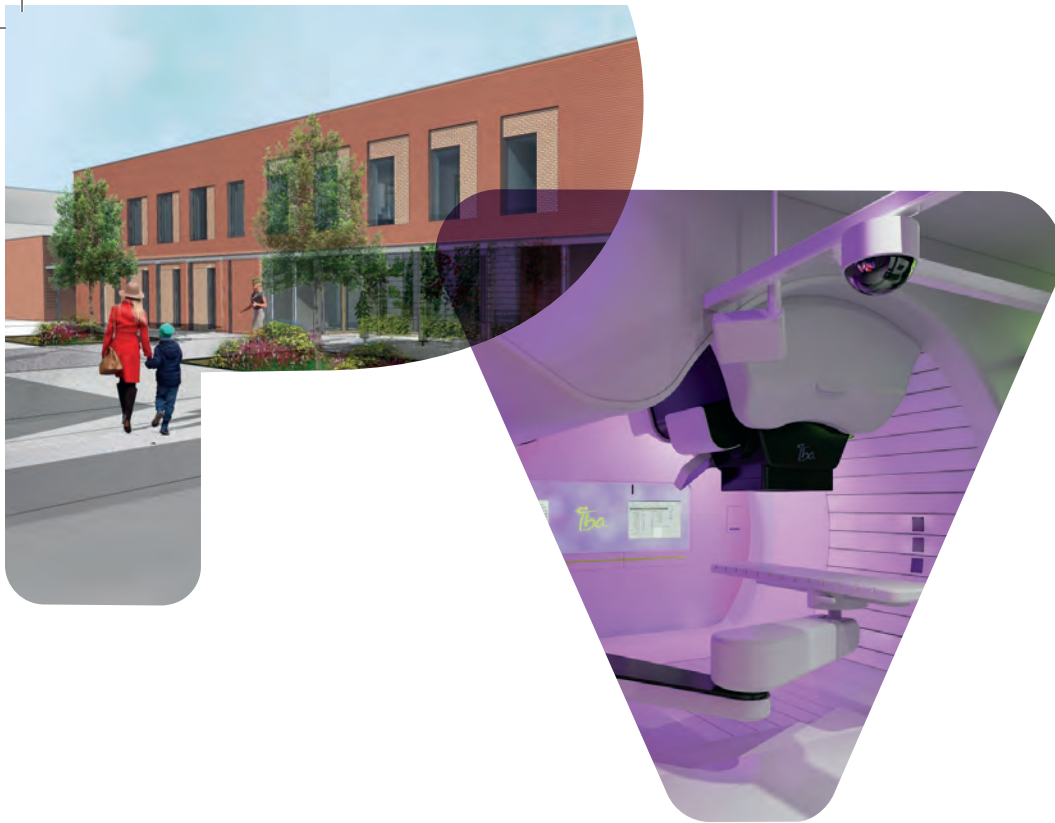
PADDINGTON

When completed the elegant Novotel will be one of the highest hotels in Liverpool and will become a beacon for Paddington Village and KQ Liverpool.

The new hotel is set to include a winter garden, a generous reception foyer and atrium with multi-purpose conference and event facilities, bar, restaurant and executive lounge, fitness suite and meeting rooms.


NOVOTEL





RUTHERFORD

CANCER CENTRE NORTH WEST

As part of their vision to create a better future for cancer patients by providing personalised and supportive care, The Rutherford Cancer Centre North West will open its doors in Liverpool in 2020.

Part of a network of Rutherford Cancer Centres operating nationally and internationally, the new Centre will bring the most advanced treatments in cancer care to the North West, including high-energy proton beam therapy, and the latest technology on the market to deliver radiotherapy, chemotherapy, imaging and diagnostics.

Rutherford
Cancer Centres

PADDINGTON VILLAGE CAR PARK

Opening in January 2021, the new 1,250 space multi-storey car park will not only service Paddington Village but will also meet the demand for parking across the wider Knowledge Quarter.

With a large number of disabled spaces, 12 electric parking bays and bicycle and motorcycle parking over 14 storeys, it could also be used as a park-and-ride hub for workers and visitors alike. Proposals are also in place to create an interchange for the new futuristic transport solution, which will also help to reduce the number of vehicles entering the city centre.

The ground floor will also house a new low-carbon energy centre, which will generate and distribute heat for the whole of the 30-acre Paddington Village site.



Liverpool has regenerated and transformed itself into a world-class destination with a dynamic reputation.





A city of ambition and opportunity

Liverpool is the UK's fifth largest city with a population of 1.52m and a global reputation for business, people and knowledge.

In recent years, Liverpool has regenerated and transformed itself into a world-class destination with a dynamic reputation. Liverpool is regularly cited as the most successful Capital of Culture to date, with the prestigious title providing the catalyst for huge investment and building developments within the city.

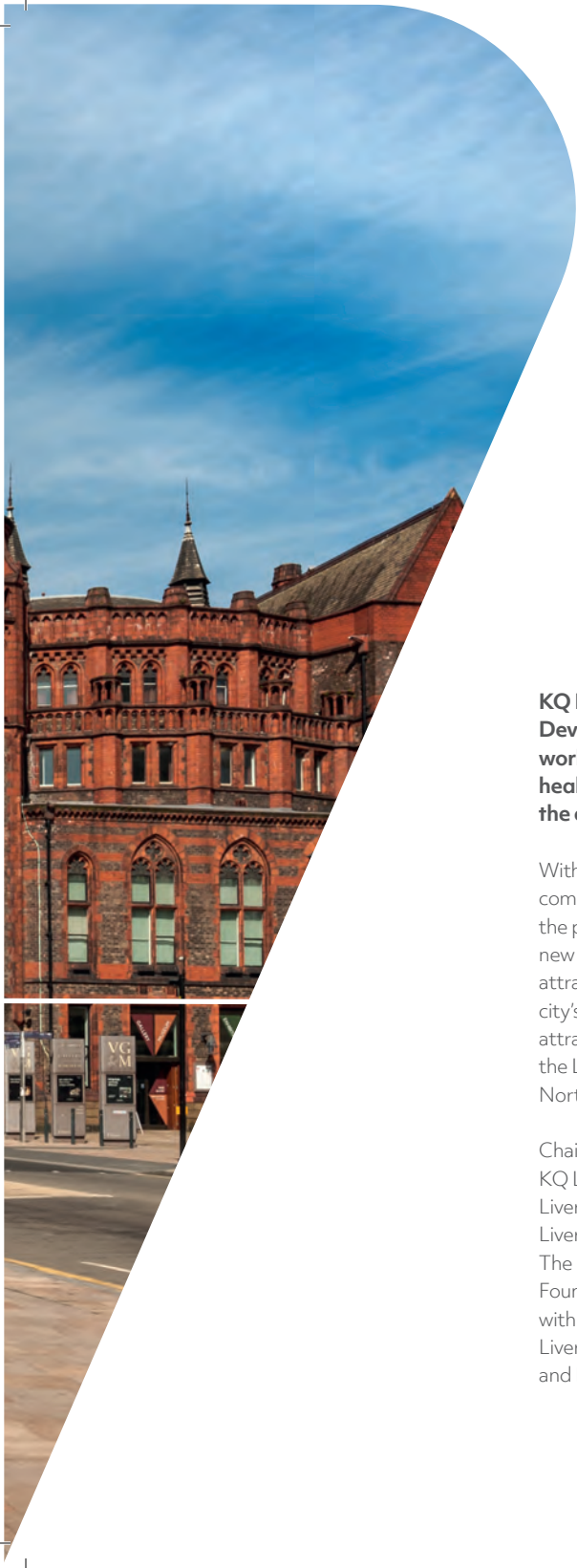
The city's biggest asset is its people – known for their warm welcome and great sense of humour. Liverpool was voted the UK's friendliest city by readers of Conde Nast and placed in Rough Guide's top 3 cities in the world to visit in 2014.

With two international airports within a 45-minute drive and a high-speed rail service to London in two hours, it has never been easier to reach Liverpool.

Liverpool provides a fantastic setting to explore the great outdoors; 120km of coastline and over 2,500 acres of parks and green spaces. National Parks, Snowdonia, Lake District and Peak District are all within two hours' drive of the city.

Liverpool is also brimming with culture and heritage; it has one of the most impressive collections of museums and galleries in Europe. The Royal Albert Dock attracts 5 million visitors each year and includes the Tate Gallery, the Beatles Story, International Slavery Museum and the Merseyside Maritime Museum, amongst others. The Museum of Liverpool is the first purpose-built museum in the UK for over 100 years and reflects the city's global significance through its unique geography, history and culture.





KQ Liverpool, a 450-acre Mayoral Development Zone, is home to some of the world's most influential players in science, health, technology, education, music and the creative and performing arts.

With over £1bn of new developments recently completed or underway – and a further £1bn in the pipeline – KQ Liverpool is bringing forward new development opportunities, successfully attracting new investment, increasing the city's employment figures, improving graduate attraction and retention rates and establishing the Liverpool City Region as a key player in the Northern Powerhouse.

Chaired by Professor Dame Janet Beer, the KQ Liverpool Board is made up of University of Liverpool, Liverpool John Moores University, Liverpool School of Tropical Medicine, The Liverpool University Hospitals NHS Foundation Trust and Liverpool City Council with the City Region Combined Authority, Liverpool Health Partners, the RCP, Bruntwood and Hope Street CIC.

Although the Knowledge Quarter as a concept has been around for over a decade, the official team, headed up by Colin Sinclair as Chief Exec, was formed in July 2016 and since then has made significant progress for the city region. From attracting the Royal College of Physicians to Liverpool and launching the Spine – the first speculatively built Grade-A office space for almost 10 years – to working with Liverpool City Council to launch the Upper Central masterplan.

Sciontec Liverpool, a new company equally owned by Liverpool City Council, University of Liverpool, Liverpool John Moores University and Bruntwood SciTech, has also been set up to oversee investment and development in science and tech buildings across Liverpool. Sciontec will be specifically responsible for updating the area's science and technology facilities and delivering new workspace and lab developments as Liverpool consolidates its position as a world-leading innovation district.

Key locations

Local amenities

With countless shops at Liverpool ONE, a huge variety of dining outlets and cafés on Bold Street and some of the best cultural attractions, and fine dining restaurants on Hope Street, you will be spoilt for choice.

Paddington Village could not be better placed to access some of the city's best amenities.

Key sites and buildings

- 1 RCP
- 2 The University of Liverpool Health & Life Sciences Campus
- 3 The Royal and Clatterbridge Hospitals
- 4 Liverpool School of Tropical Medicine
- 5 Sensor City
- 6 The Victoria Gallery and Museum
- 7 Materials Innovation Factory
- 8 Liverpool John Moores University, Mount Pleasant Campus
- 9 University of Liverpool, The Foundation Building
- 10 Liverpool Institute for Performing Arts (LIPA)
- 11 City of Liverpool College
- 12 Liverpool Science Park
- 13 Liverpool John Moores University, City Campus
- 14 Liverpool Life Sciences Accelerator
- 15 Liverpool Hope University, Creative Campus

Places of interest

- A Liverpool Cathedral
- B The Metropolitan Cathedral
- C The M&S Bank Arena & Convention Centre
- D Lime Street Station
- E Liverpool Philharmonic
- F Liverpool One
- G The Royal Liver Building
- H Albert Dock
- I Everyman Theatre
- J The Town Hall
- K Central Library
- L China Town
- M Exhibition Centre Liverpool
- N Walker Art Gallery
- O The World Museum
- P Unity Theatre
- Q Liverpool Playhouse Theatre

Local Amenities

- 1 Subway
- 2 Caffé Nero
- 3 Costa
- 4 Greggs
- 5 Tesco
- 6 Land (Accelerator)
- 7 Land (LSP)
- 8 Everyman Theatre & Café
- 9 Pen Factory
- 10 Hope Street Hotel
- 11 Central Station
- 12 Lime Street Station
- 13 Bold Street
- 14 McDonalds
- 15 Pure Gym



Walking distances 2 mins 5 mins 10 mins 15 mins



STRENGTH IN CULTURE

Liverpool is a global brand, with music, the creative and performing arts and sports synonymous with the city's international reputation.

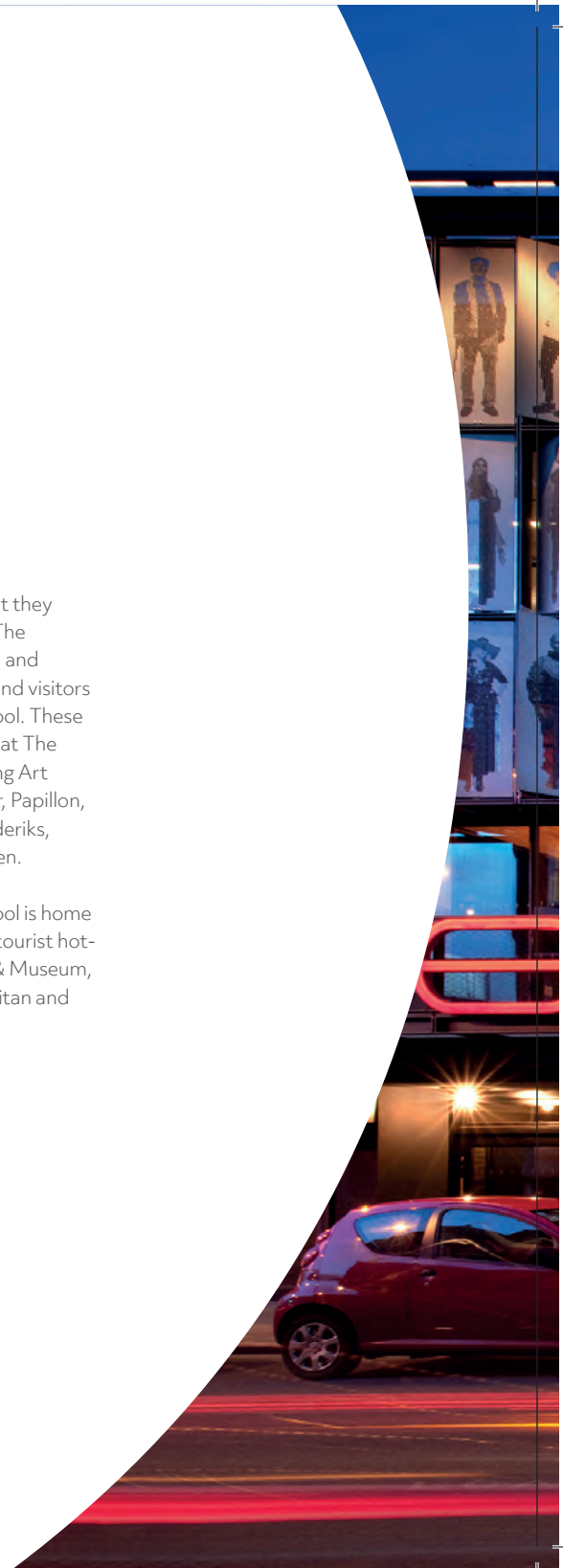
One of the things that most differentiates KQ Liverpool from other innovation districts is the richness of the culture that is embedded into the fabric of the place. The KQ Liverpool ecosystem is fuelled by culture – it's what gives the place vibrancy and energy.

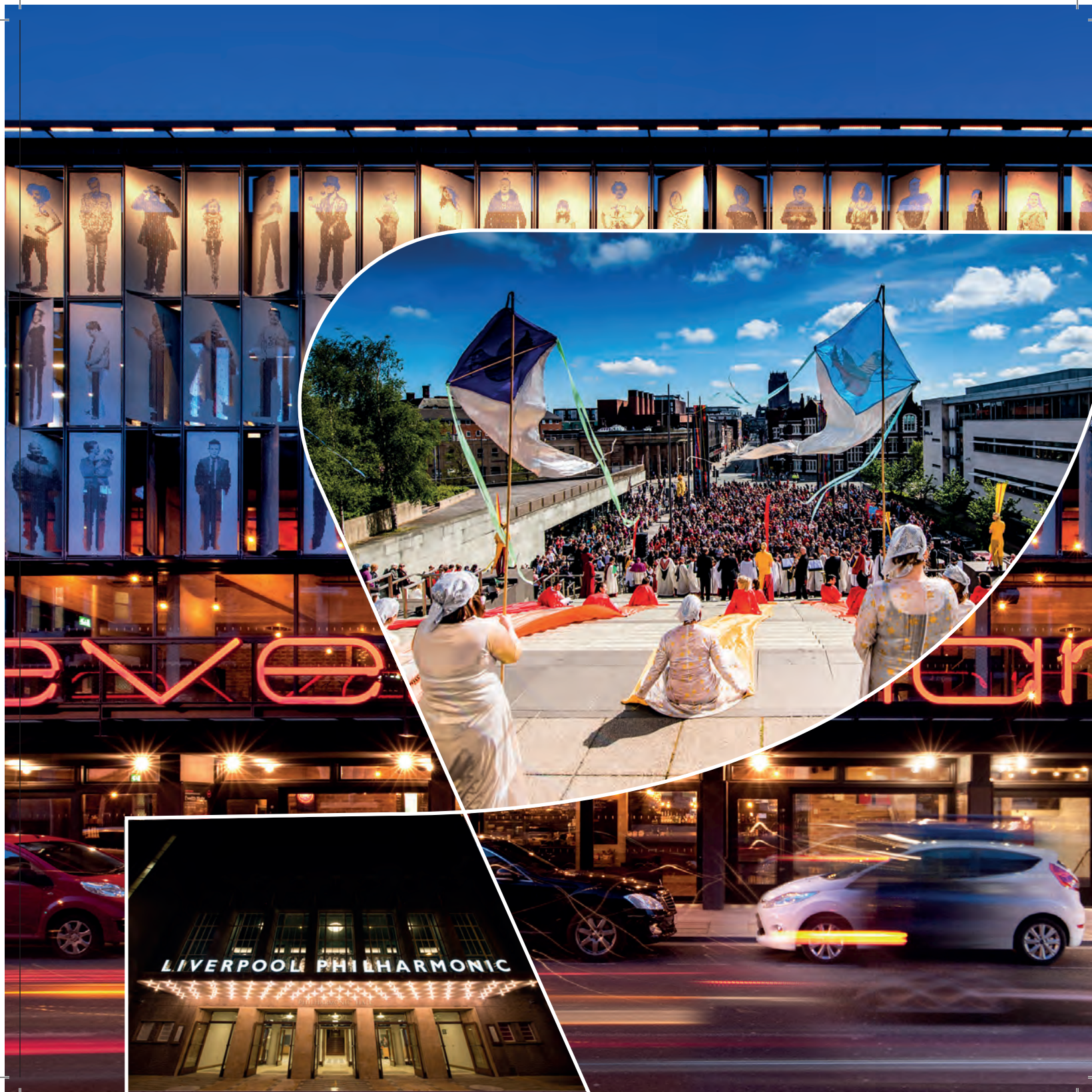
Music is undeniably a key part of the KQ Liverpool proposition, with the Liverpool Philharmonic and the UoL Institute of Popular Music located here but it also plays a much wider role in the city. In 2015, Liverpool was recognised as a UNESCO City of Music, due to its extraordinary musical heritage.

The creative and performing arts are also at the heart of KQ Liverpool, with the Everyman and Unity theatres and the Liverpool Institute for Performing Arts, which is one of the UK's leading institutions for the creative and performing arts.

People work hard in KQ Liverpool but they also know how to enjoy themselves. The independently owned restaurants on and around Hope Street offer residents and visitors alike some of the best food in Liverpool. These include: The London Carriage Works at The Hope Street Hotel, the award-winning Art School, 60 Hope Street, The Quarter, Papillon, The Pen Factory, Moose Coffee, Frederiks, Roski, Oktopus and Free State Kitchen.

And it doesn't stop there. KQ Liverpool is home to some of Liverpool's most popular tourist hotspots, including the Victoria Gallery & Museum, Blackburne House and the Metropolitan and Anglican Cathedrals.







Want to discover more about
Paddington Village? Get in touch

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www.kqliverpool.co.uk

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