

#Fabric District

VISION
DOCUMENT
2017/2018

ISLINGTON
LIVERPOOL



“a comprehensive approach to and drive towards the Regeneration of the Fabric District is long overdue. With some developments recently complete and some now on site there is great potential for it to become a vibrant mixed use area to the eastern edge of the City Centre. The work being done by the stakeholder group will ensure there is a joined up approach to a new vision, new plans and future development in this area. The Councils regeneration team is supporting the stakeholder group to create an new exciting destination district in Liverpool.”

Ann O’Byrne
Deputy Mayor
Liverpool City Council

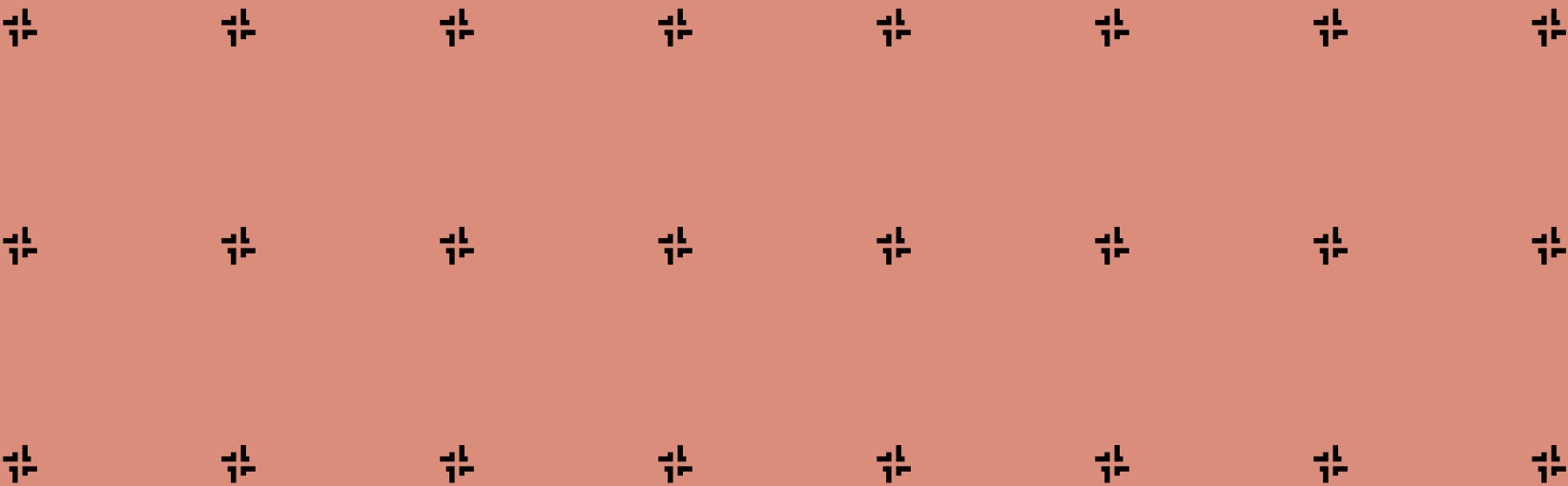
AVISION

**FOR A NEW
URBAN PLACE**

The Fabric District has been forgotten, neglected and unloved – an area bypassed by regeneration. However, this belies the opportunity to be found here. Adjacent to Liverpool City Centre, part of the city’s illustrious Knowledge Quarter, a two minute walk to it’s main station Lime Street, and less to it’s central library and hospital, traditional manufacturing still exists here, and green shoots of fledgling businesses are beginning to take hold with accommodation, leisure, office & workshop spaces in the pipeline. The Fabric District is being re-imagined by a fresh wave of entrepreneurs, established developers and longstanding business owners, with a new identity and a new inclusive vision.

“The Fabric District team have pulled together to create an exciting new brand for an area that is steeped in history. The Fabric District will regain its status as a vibrant part of Liverpool City Centre, providing much needed space for artist, independent retail and the creative, digital and tech sectors. This collaboration will help drive regeneration, attract investment into the area and connect the city centre more seamlessly with the rest of the Knowledge Quarter and surrounding neighbourhoods.

Colin Sinclair
CEO Knowledge Quarter Liverpool



KNOWLEDGE

FABRIC DISTRICT

We see the Fabric District as an exciting new place in Liverpool. One that retains the best of what’s already here and respects its history, while welcoming a new community of homes and businesses. Our area has been a little neglected in the recent past but has a vibrant history and has always had an undercurrent of fiercely local commerce, which still exists today.

The Fabric District has the potential to be a resurgent force in Liverpool’s economy. A place for businesses to thrive and grow supported by the best transport and service provision in the city. A new 10GB connection in the heart of the Fabric District gives us the best connection speeds the city can offer, with a free wifi network being rolled out across the area and the Lime Street fast train to London only a 2 minute stroll away.

We will also be welcoming a lot of new residents to the Fabric District from all walks of life. There are hundreds of new apartments being built within the area and more in the pipeline.

This incoming population of residents and businesses will require a step change in service provision and the quality of the public realm. With the council’s support and working with partners such as Mersey Forest and the Knowledge Quarter we will drive changes in our green infrastructure, carve out new public spaces, link effectively to neighboring areas and introduce public arts programs.

A large proportion of our area falls within the world heritage buffer zone and is bordered by significant heritage architecture. If we ensure the longevity of heritage assets within the Fabric District along with a high standard of design in our built environment, underwritten by the cities design review process our area has great architectural potential.

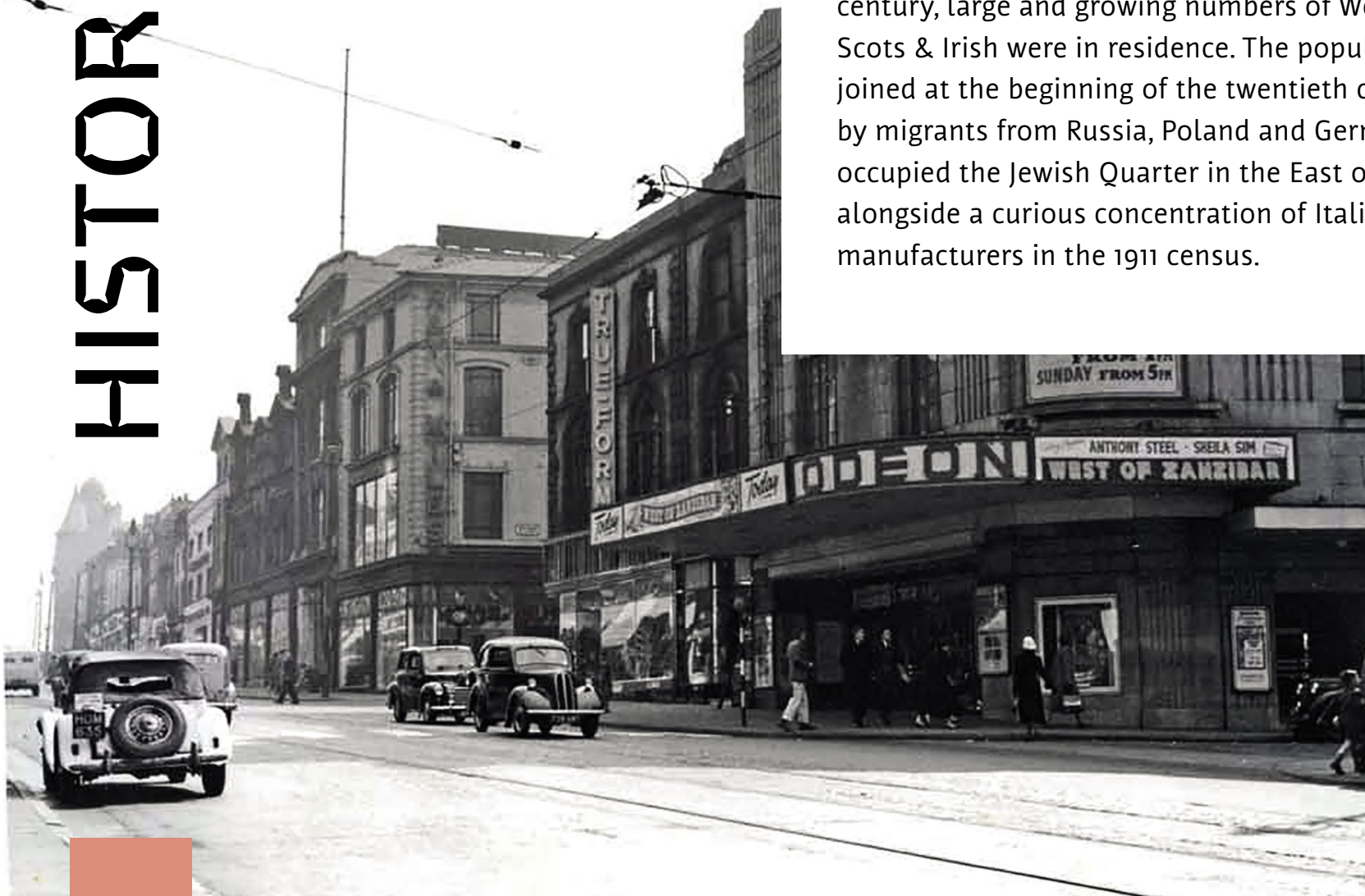
We hope to see the Fabric District grow into a bustling city center area where people work and play with lively, green and social streets bringing about increases in; jobs; businesses; homes; investment; active frontages; green space; cycle journeys; and community support as well as reducing the amount of anti-social behavior and crime.

HISTORICAL OVERVIEW

FABRIC DISTRICT

Since its inception, Islington has been a diverse & industrious area of Liverpool with a colourful and mixed history. As a hotbed for entrepreneurship since the mid nineteenth century, manufacturing, retail and the more controversial trend for prostitution have endured through the ages, combined with residential accommodation across the wealth divide. Of all the activities to be housed within the boundaries of Islington, the most prominent and longstanding have been those relating to fabric and fabrication, making Islington the historic Fabric District of Liverpool. Makers have stitched, sewn, constructed and manufactured here, with the early terraces housing hat makers, upholsterers, drapers, tailors, cabinet makers, furniture builders and printers.

At one time Islington was one of the most densely populated areas of the city, with a population as diverse as the industry it housed. The 1881 census shows roughly half of Islington's residents were not born locally, and from the mid to late nineteenth century, large and growing numbers of Welsh, Scots & Irish were in residence. The population was joined at the beginning of the twentieth century by migrants from Russia, Poland and Germany who occupied the Jewish Quarter in the East of Islington, alongside a curious concentration of Italian ice cream manufacturers in the 1911 census.



POTENTIAL



ROAD
5860m of streets



AREA
35 Hectares



ROOFTOP
64 potential rooftop spaces



EDUCATION
4 higher education campuses
within 2 minutes of our borders



TRAIN
2 minutes from Lime Street
Station



HOSPITAL
2 minutes to the Royal
Liverpool Hospital



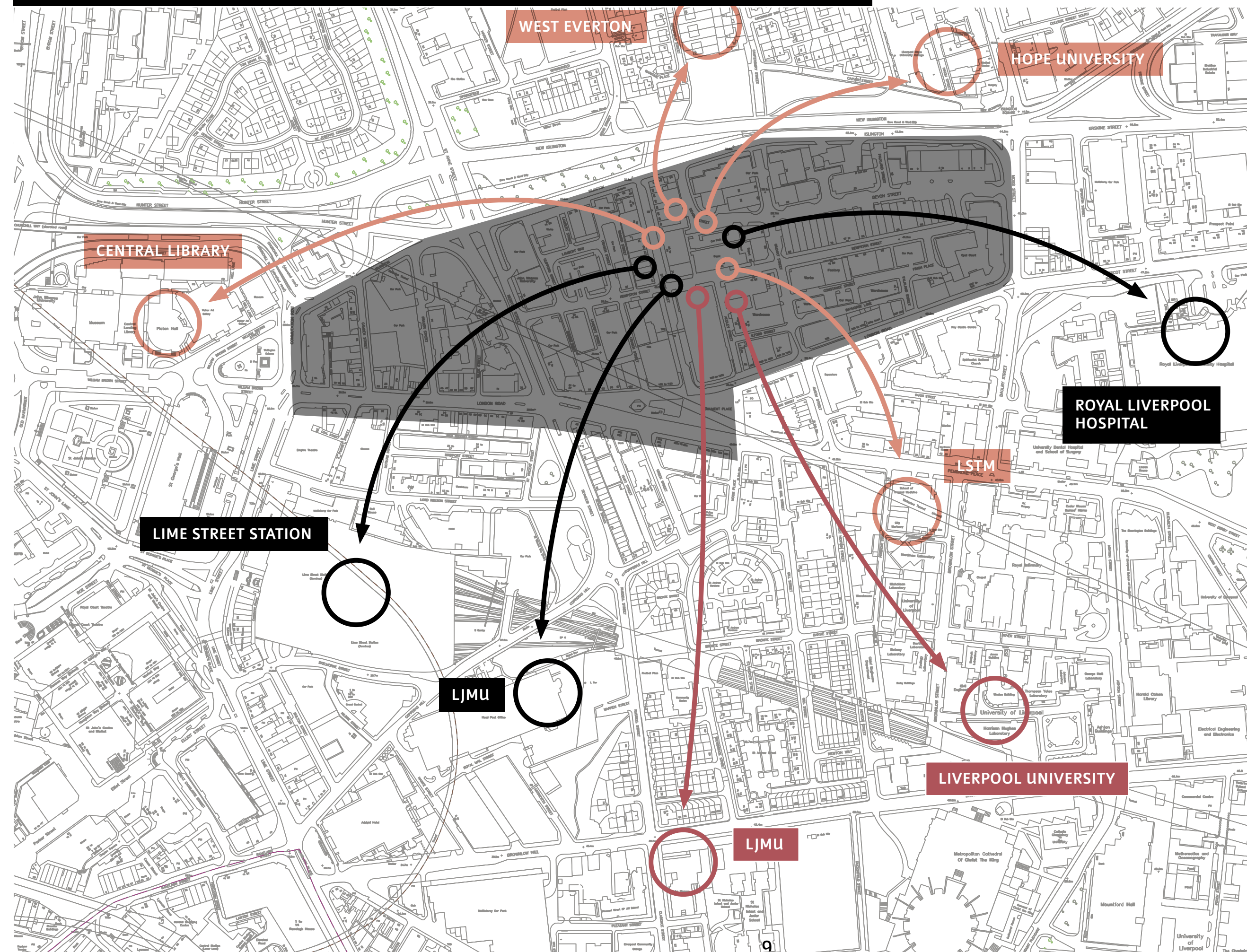
LIBRARY
2 minutes to the central
Liverpool library



MARKET
Monument place daily market

PLACES ON OUR BORDERS

- Over the road
- Less than 5 minutes
- Less than 10 minutes

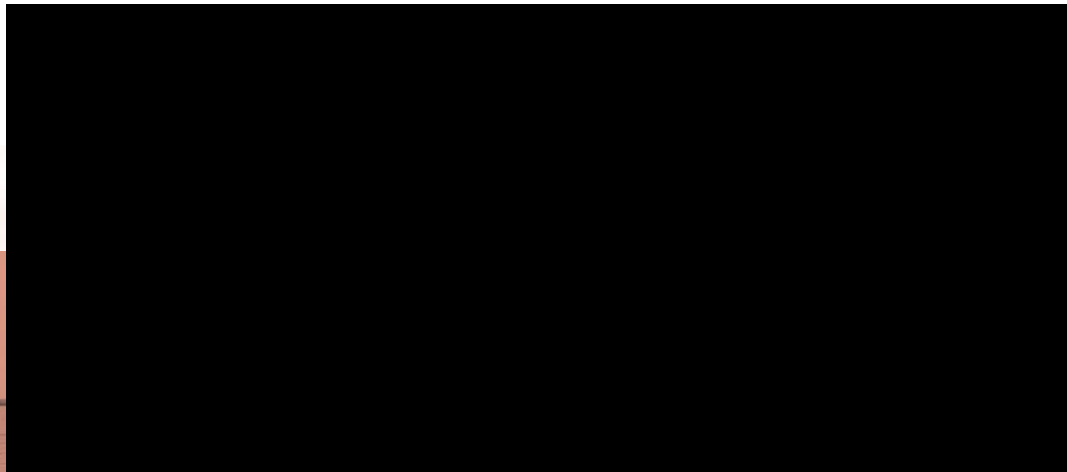


Future
Passers through

Local government
ARTS ORGANISATIONS
Residents
Bordering residents
hospital patients
BUSINESS
TENANTS
Potential businesses
Fabric District
Institutions in the area
WIDER CITY REGION
Current residents

STAKEHOLDERS





THE OPPORTUNITY

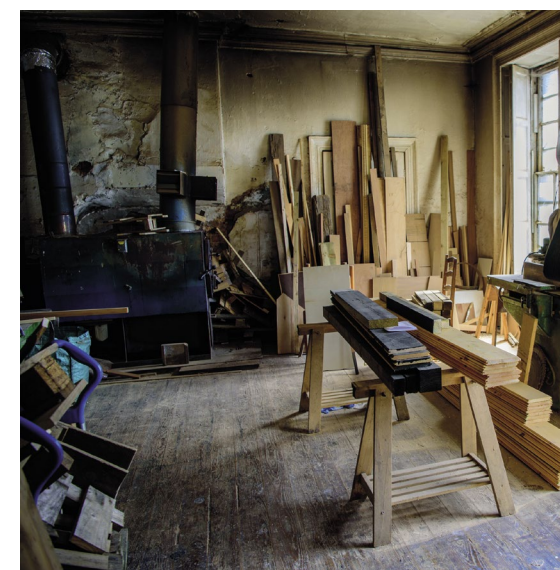
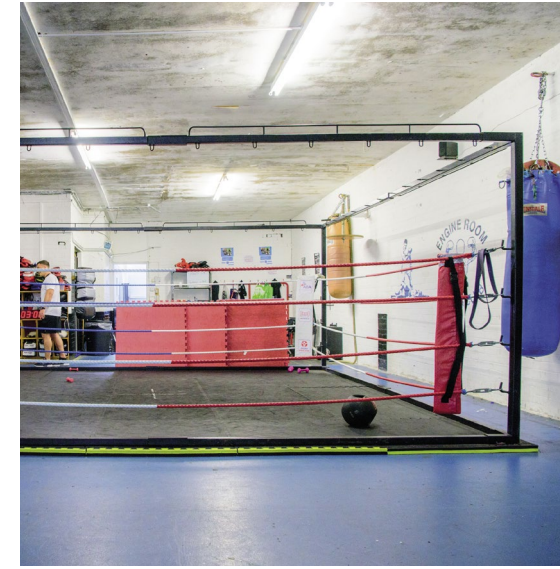
Regeneration of the Fabric District is essential to bring this enclave of Liverpool City Centre back to life. Some aspects need to be revived & improved, whereas others should be conserved, supported and nurtured.

Historically the Fabric District has been full of independent businesses. From the precursor to T. J. Hughes, Owen Owen's, furniture store to Guiseppe Melaronge's ice cream factory at the turn of the 20th century, businesses have been started and ideas and industry have flourished in Islington.

Today many independent businesses still thrive, if quietly, in the Fabric District. Here is where you should come for your bespoke cabinetry and upholstery. To find fabrics and patterns and learn how to use them from the experts in Stafford Street's textiles shops. Get glam wedding dresses and Scouse couture made to measure, all natural cosmetics and find a bespoke hat from the same place as the tailors of Savile Row.

But we are not all about work. Learn to dance, box, wrestle, get fit and stay fit in one of several independent gyms. Eat internationally, you'll find local grub on Monument Place, Turkish kebabs on London Road and Asian cuisine on Pembroke Place as well as Chinese and Middle Eastern supermarkets. Make the most of one of Liverpool's longest standing daily markets by visiting the fruit and veg stalls, butchers, house and garden plant sellers. You can also pick up a new outfit in the market or at TJ Hughes department store which has been running on London Road since 1925.

INDEPENDENT BUSINESSES





As well as supporting the Fabric District's existing business, we want to create new, permanent space for incubator businesses, industrious makers and manufacturers, knowledge and tech based start-ups and up-starts.

Here at Try & Lilly we are longstanding tenants of the Fabric District. We are looking forward to seeing positive change in the area, but it is important that the area remains business-friendly to support existing businesses as well as attracting new ones.

Emma Graham
Director, Try & Lilly Ltd.



-  Retain & increase commercial & light industrial, workshop, retail or leisure space at ground floor level.
-  Expand on the amount of permanent space for businesses of all kinds
-  Encourage student retention by offering affordable practical incubator workspace with good access to adjacent educational networks
-  Collaborate and share skills through the Fabric District community
-  Provide practical support to our vibrant business community

Supporting the business community of the Fabric District will bolster the local economy, create new jobs for local people and help cement Liverpool's reputation as a growing, business-friendly city.

WELCOME

“As part of the Fabric District team we are excited to help drive the process of change that will hopefully ensure a vibrant neighbourhood emerges that is a great place to live and a prosperous place to do business.”

Michael Birkett
CEO Regenda

The Fabric District currently houses a number of Liverpool residents and students, but more accommodation is on the way.

To create an area of the city with it's own identity and life, new developments need to retain the space for businesses to thrive, as well as providing high quality homes. Apartment accommodation will start appearing in the Fabric District over the coming year, with plans to attract year round residents. Accommodation on offer in the future should be diverse and wide ranging in type, to cater for an equally diverse community.

With such proximity to the Knowledge Quarter, the Royal Hospital, Lime Street Station and the Liverpool Library and Museums, the Fabric District will naturally become a key location for those interested in living centrally, with access to some of Liverpool's internationally renowned institutions.



By extending the accommodation offering of Liverpool, the Fabric District will help merge the city centre with residential areas in the North and West, reducing the impact of the Islington road divide, and helping to spread the prosperity generated in the city centre



SUSTAINABILITY

Regeneration of the Fabric District provides Liverpool with an important opportunity to drive innovation in sustainability. Future proofing the city's newest developments by considering their ongoing environmental impact will put the Fabric District at the forefront of Liverpool's responsibility to reduce carbon emissions.

"we hope that we can support the local community to realise their vision for a green network to complement the new buildings springing up in Islington."

Paul Nolan
Director, Mersey Forest

We will enhance the currently minimal green infrastructure to improve the wellbeing of residents in and around the Fabric District.

Utilise rooftops to create a series of terraces and much needed recreational green space making full use of the available architecture.

Create a green barrier to reduce the impact of the busy Islington commuter road on the Fabric District and West Everton neighbourhoods.

Encourage power sharing initiatives to build a locally produced energy network.

21st century-proof any new parking initiatives by making electric car chargers available.

Update on street parking to reduce its footprint, without negatively impacting local businesses. Allowing for more greenspace.

Build safe cycle routes through the area, and introduce a comprehensive network of cycle infrastructure.

Improve the area for pedestrians by utilising the Fabric Districts wide boulevards for greenery & arts.

“The vision for this area will be integral to the renaissance of what was a bustling vibrant area offering all things to all people, jobs, places to socialize, to purchase things out of the ordinary also making the area green, clean, and safe, the catalyst for a healthier environment for indigenous residents and the visitor economy showcasing the skills and artisans prevalent in Liverpool and beyond.”

Sharon Sullivan
Councillor Liverpool city council central ward



COMMUNITY

Supporting the current, established community and the future community of the Fabric District is a priority. The most pressing challenge is enhancing and rejuvenating the public realm of an area somewhat forgotten.

We will introduce Liverpool's first, public, free wifi zone across the Fabric District.

Increase the amount of space designated for independent leisure, retail and a food and beverage outlets to provide the social spaces needed to nurture the growing community.

Create a mechanism for the use of temporary private and public space such as thoroughfares, car parks, rooftops, empty buildings and brownfield sites in the area for use as arts, events, market, pop up and community space.

Create permanent and temporary outdoor social spaces using a combination of new green space, street furnishings and commissioned artwork.

Develop mechanisms for benefiting the local population and populations on the borders of the Fabric District in West Everton and beyond through local discounts, skill sharing and time exchange.

Keep a channel of communication with the Whitechapel Centre open for advice on addressing any issues of homelessness and street drug taking in the area and lend our support to their work within the Fabric District.

Liase with local police in the area and establish a strategy to improve the practical and perceived safety of the area.



“The rich knowledge that existing users and stakeholders have can often be missed when regenerating an area. Through genuine engagement of stakeholders, the public and potential partners in the vision for the Fabric District from the outset, there will be greater buy-in, broader understanding of aspirations and an enriched vision for a successful, sustainable district that meets the needs of diverse groups. Those we engaged with during the pop-up event were passionate about the future of Islington, made valuable observations about potential challenges and shared ideas which supported those outlined within the vision document.”

Jo Harrup
Placed

PLACED ENGAGEMENT

The event was successful in engaging around 80 people, many who were regular visitors to London Road and the market and – to a much lesser extent – Islington, or the ‘Fabric District’ itself. Those we spoke to were enthusiastic about proposed improvements and the desire of the Stakeholder Group to make it a better place to live, work and spend time. They were broadly enthusiastic about the priorities the Group had begun to identify and were particularly keen to see more greenery, greater opportunities for diverse businesses and makers to move into the area, better street furniture including lighting, quality cafes rather than what is felt to be limited provision, and enhancement of the market offer.

Many people had a real emotional connection with the area, sharing memories and stories of when it was thriving. Despite changes and a sadness at what has been lost over the years there are many people that remain frequent visitors to the market and London Road. It was clear to see they believe it has massive potential, whilst recognizing the challenges as people who use the area on a regular basis. However, they told us that currently it doesn’t offer much to keep you there. Many of those we spoke to were older people, and they stressed that currently it doesn’t offer much to attract the younger generation who tend to go straight to the city centre.

There was a real sense that there are broader challenges which investment and strategic support would help to address; for example, currently Islington is an area they would not spend time in the evening, and there were numerous comments about the need to find a positive way to address challenges including homelessness. People felt improvements proposed by the Stakeholder Group could help make it a place to spend time rather than just pass through. As well as improvements to the Fabric District itself, they stressed the need for better connections to surrounding areas, particularly communities from neighbouring North Liverpool.

| | |
|-------------------------|----|
| Greenery | 13 |
| Commercial/retail space | 12 |
| Market | 11 |
| New Business and makers | 7 |
| Street Furniture | 7 |
| Co-Working Spaces | 6 |
| Art | 5 |
| Entertainment | 5 |
| Accommodation | 3 |
| Food and Drink | 3 |
| Lighting | 3 |
| Urban Play | 3 |
| Nightlife | 3 |
| Quality Thoroughfare | 1 |

TAKING STEPS TO IMPROVE OUR PUBLIC REALM

It is critical to improve the public realm of the Fabric District, currently the perfect blank canvas with wide streets and pavements and lots of interesting and under-used corners. The area needs to feel safer and more welcoming to the current and future community, as well as providing space for people to congregate and socialise. With a mixture of private and public input this change can be enacted.

“The Fabric District is an important site for student engagement with the city. Many are accommodated in or near its area. It has a fantastic potential to be a major influencer of perception of our city in a positive light which it currently sadly falls far short of realising.”

Professor John Hyatt
Director of Art Labs, LJMU

FABRIC DISTRICT



We will create new social spaces and interventions across our public realm in the form of street furniture, greening and arts installation.

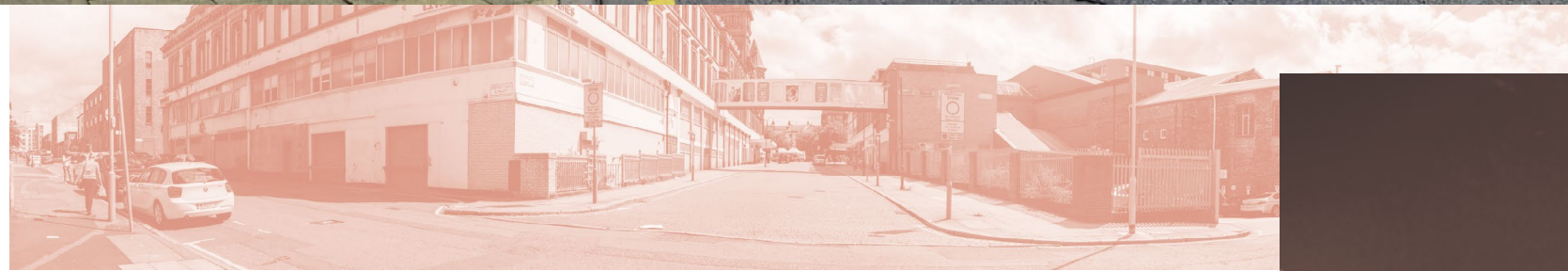
Work towards the implementation of pedestrianised zones along focal thoroughfares in the area to provide increased social space and the opportunity for serious green intervention.

Continue liaising with the council on the improvement of lighting in the area.

Liaise with the council on their restructure of parking to ensure a ready supply of parking as well as increased green and other public space if the parking footprint can be reduced.

The Fabric District is a natural thoroughfare from the North and West of Liverpool to the city centre. Ensure cyclists and pedestrians have safe, quiet routes to the city centre, where possible cycle paths should be instated to allow free flow of bikes and pedestrians.

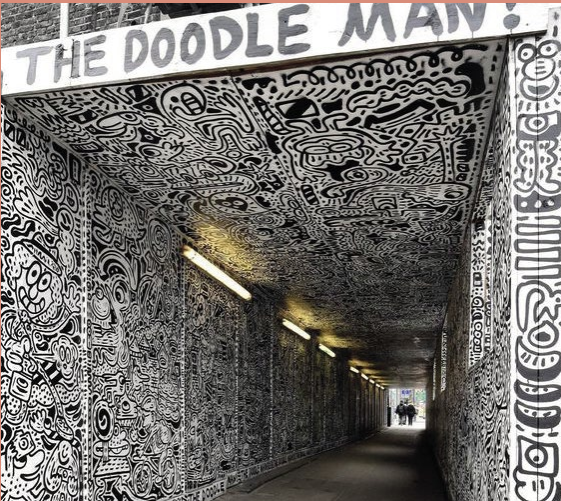
Enact the FAB ART LIVERPOOL arts strategy and support it by providing a broad range of public and private spaces for its implementation.



OUR PUBLIC SPACES



STREET ART



STREET FURNITURE



STREET GREENERY

FABRIC DISTRICT



STREET SCULPTURE



PUBLIC REALM MAP

GREEN ROUTES - These indicate the focal routes that intersect and surround the Fabric District. Creating green infrastructure along these routes would improve the public realm for those working and living in the Fabric District as well as those passing through.

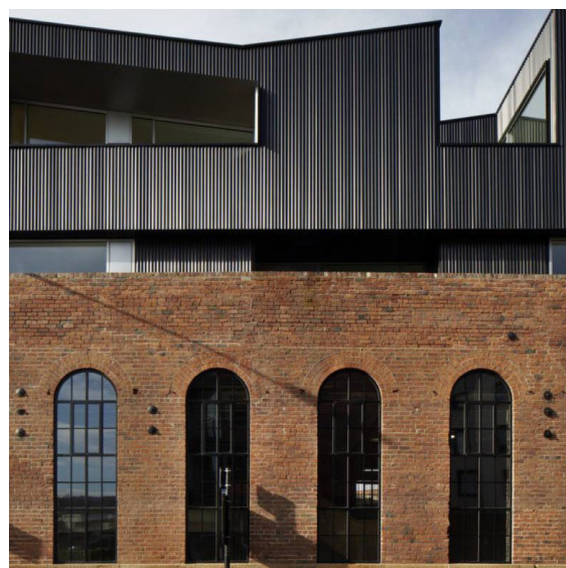
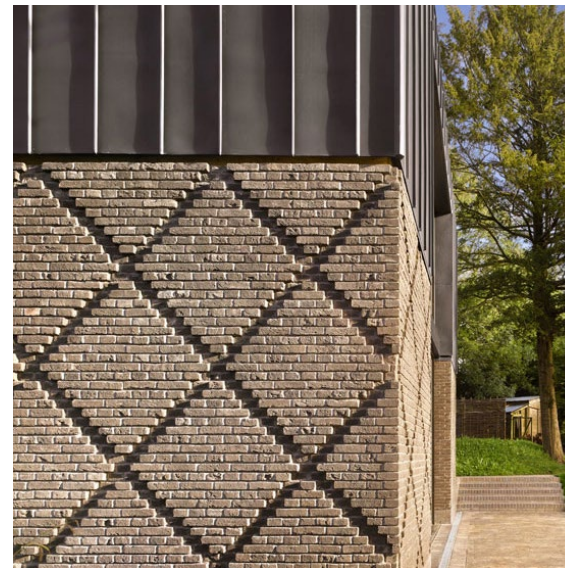
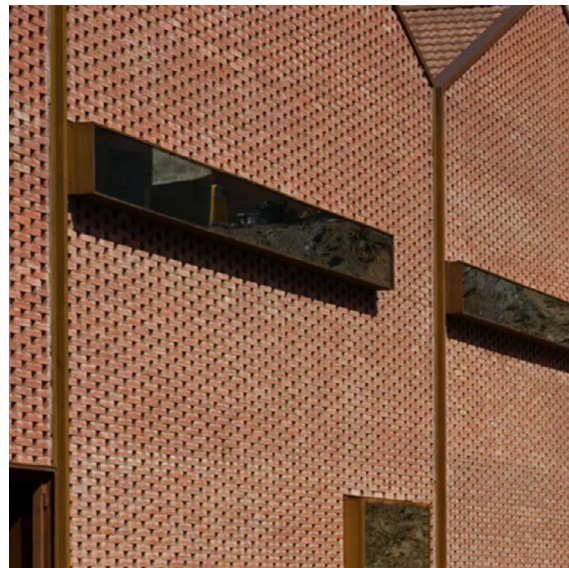
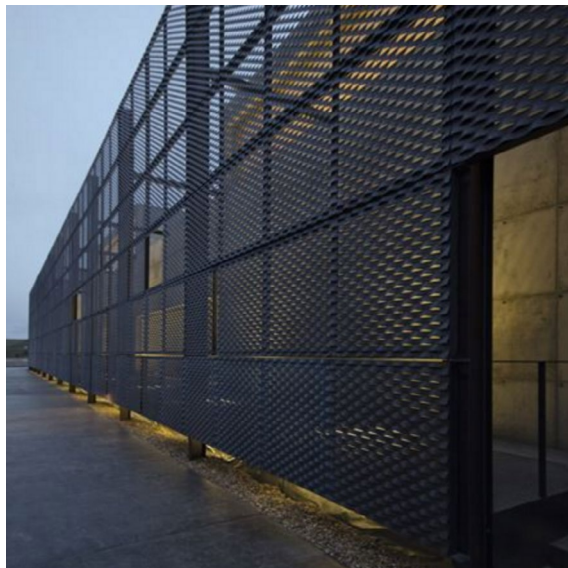
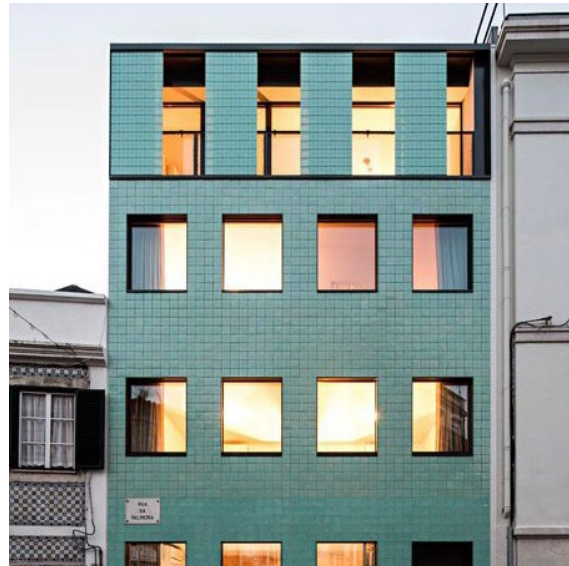
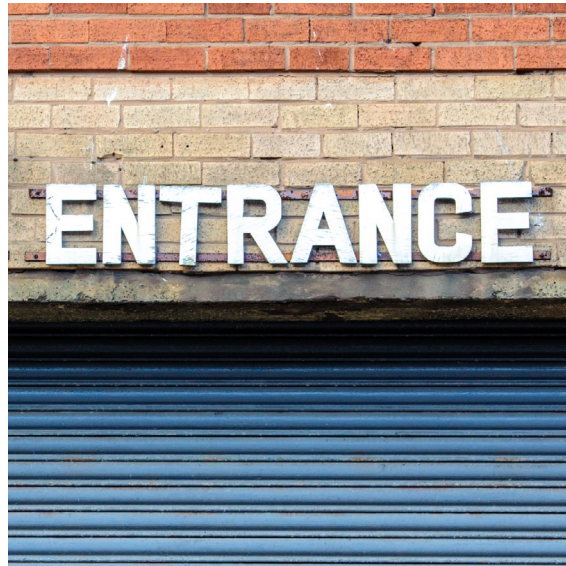
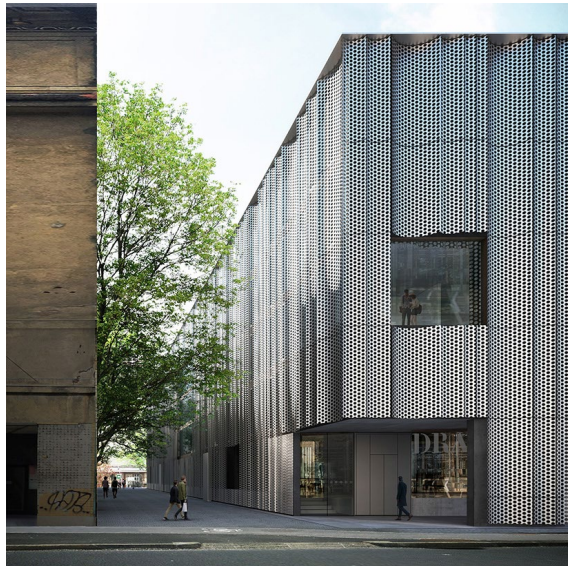
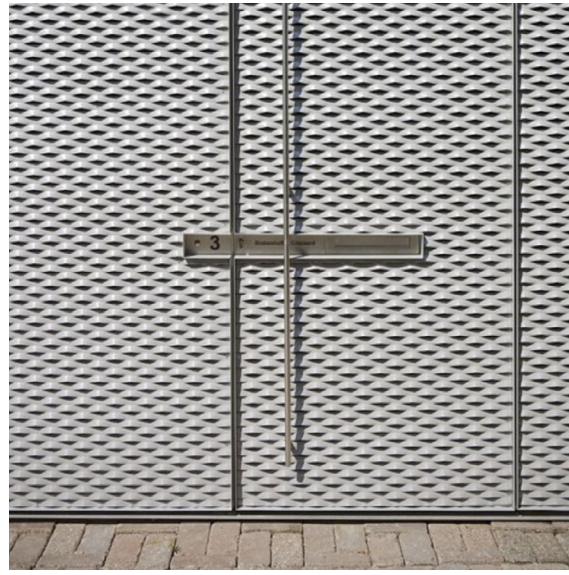
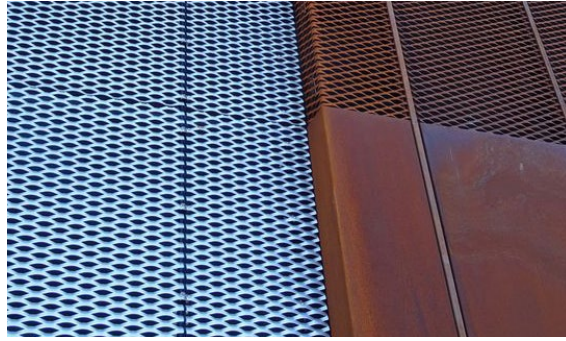
STREET INTERVENTION SITES - these are our initial thoughts on sites to create street interventions in the form of commissioned art, street furniture, etc. They appear at crossroads of major roads dissecting the area and in current public space and are positioned to provide the best catalyst for further intervention across the area.

PUBLIC CAR PARKS - these are the council run car parks within the Fabric District and are noted here as there is the potential for change in the public realm involving these. Whether that is introducing green space surrounding them or reclaiming the land for public space in the event that parking in the area became more ground efficient.

ENTRY POINTS - these points are what we currently consider as the main entrances to the Fabric District. These are also potential sites for intervention whether that be signage, gateways or other street interventions that let you know you are heading into the district.



PALETTE



THE BUILT ENVIRONMENT

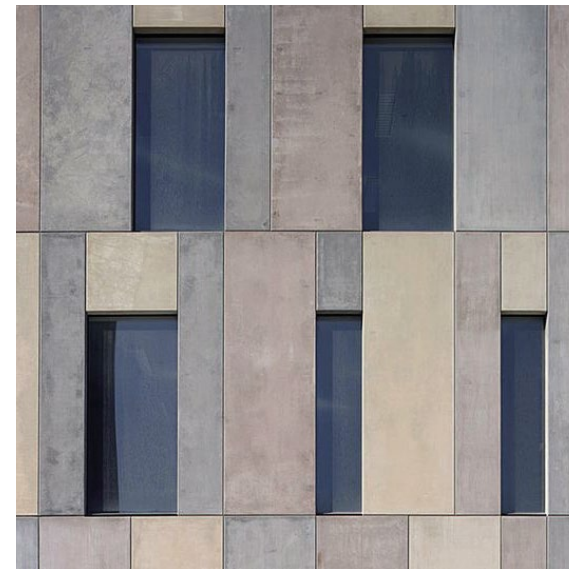
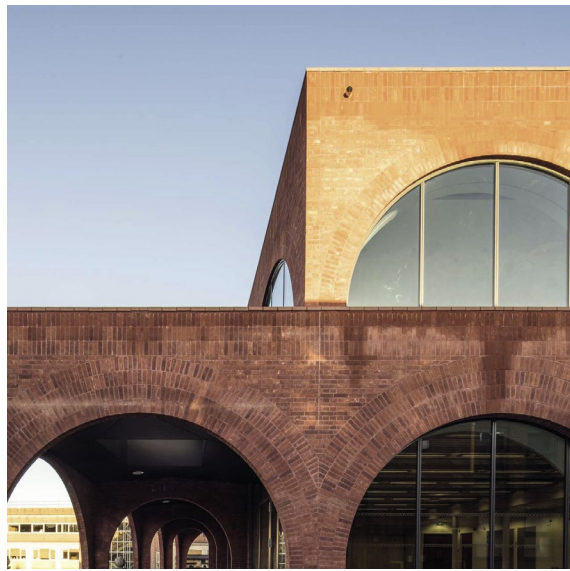
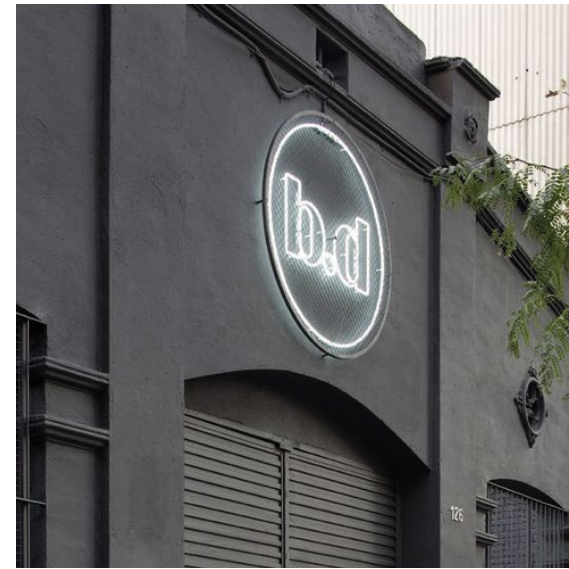
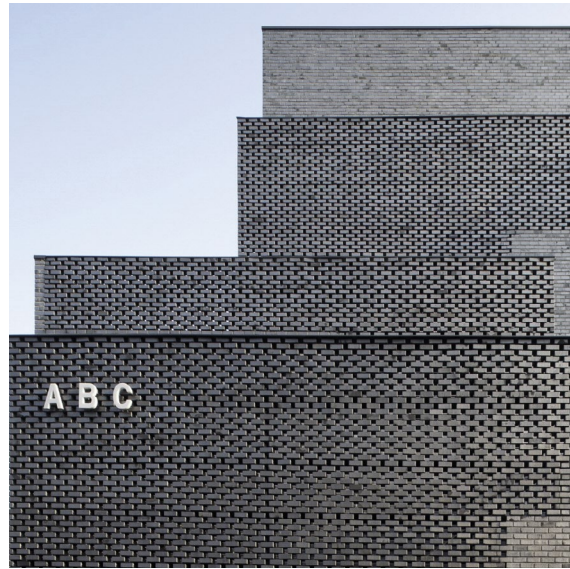
The current built environment in the Fabric District is a mixed bag of styles and uses with grand, beautiful buildings from the past alongside an assortment of practical and industrial buildings that form an industrial patina of textures typical of Liverpool's hard working heritage. This embellished with a few strokes of architectural finery and luxurious finish is a mix we like and feel should be retained and celebrated throughout the regeneration process.

We will encourage thoughtful and sensitive design across all aspects of regeneration in the Fabric District.

Define an interesting, textured mix of external finishes that combine to produce a design led, creative and functional area and one that references the past and current built environment.

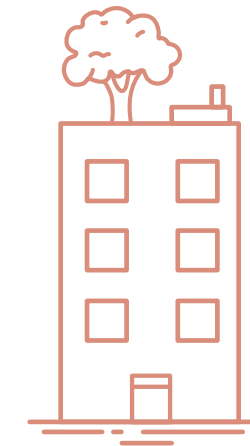
In line with the area wide arts strategy encourage the creation of space for exterior commissioned art in all targeted forms.

Encourage the use of integrated greenery in development projects and current buildings that is visible from the street.

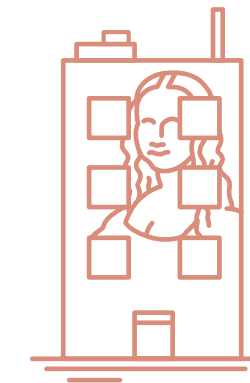


Fabric District Toolbox

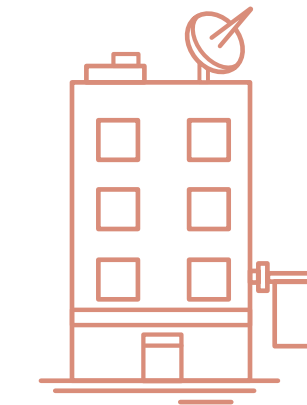
Unifying elements to include across all developments.



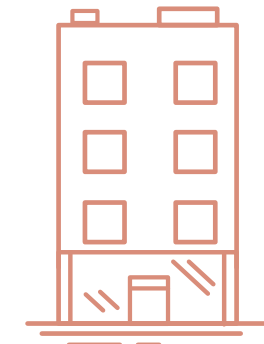
ROOFTOP GARDENS



CREATIVE FACADES

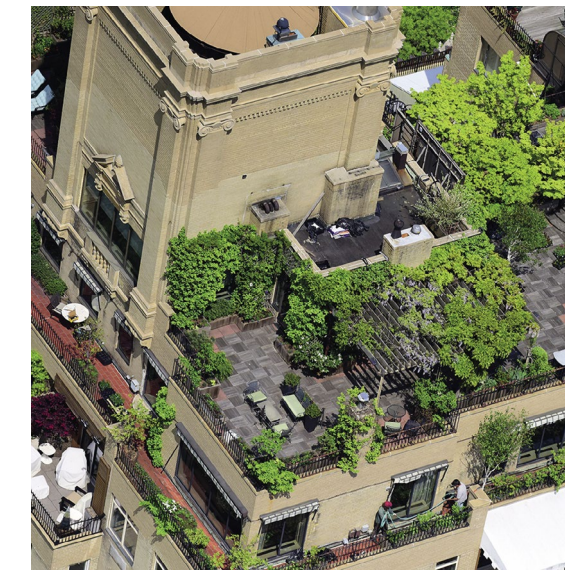
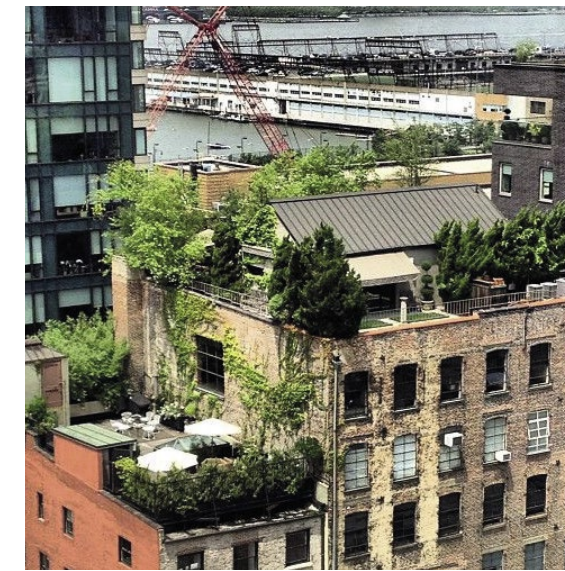
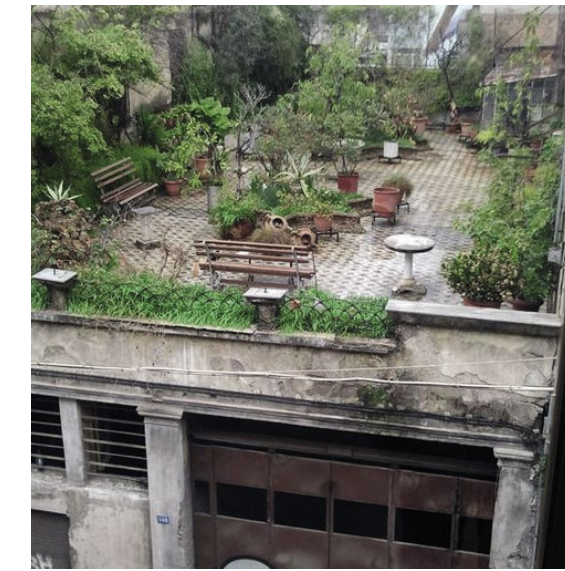


INVENTIVE SIGNAGE



SHOP FRONTS

GREENING BUILDINGS



A MIXED USE AREA

FABRIC DISTRICT

An extremely important aspect in making the Fabric District an exciting and sustainable area is a vibrant mix of use. The best way to create this is to retain at least the amount of floor space currently available to non-residential uses and add to this a varied residential offering to introduce a vibrant population over a range of age categories with both transient and year round local occupants.

USE TYPES TO INCLUDE:

MANUFACTURE

SMALL SCALE MAKING

WORKSPACE

CULTURAL OFFERING

STUDENT ACCOMMODATION

COMMUNITY SPACE

FAMILY HOMES

PROFESSIONAL APARTMENTS

RETAIL AND LEISURE

FOOD AND BEVERAGE



A BROAD MIX OF USE ACROSS THE AREA



UPSTAIRS

GROUND FLOOR



DEDICATED NON-RESIDENTIAL

QUANTIFIABLE OUTCOMES

INCREASES IN

BUSINESS FLOORSPACE

NUMBER OF BUSINESSES

METERAGE OF ACTIVE FRONTAGES

NUMBER OF HOMES

GREEN COVER

NUMBER OF TREES

CYCLE JOURNEYS

PUBLIC SOCIAL SPACES

ARTS INTERVENTIONS

NUMBER OF JOBS

INWARD INVESTMENT

DECREASES IN

ANTI SOCIAL BEHAVIOUR

CRIME

UNUSED BUILDINGS

GOVERNANCE

In Spring 2017 the Fabric District Stakeholder Group was formalized by registering the Fabric District Community Interest Company. The CIC's core principle is to provide benefit to the current and future residential and business community in the Fabric District.

The four principles being addressed by the CIC cover the physical, economic, commercial and social landscapes of the Fabric District.



Physical - To encourage the sympathetic development of underused land and premises to accommodate a range of businesses and a high quality mixed residential offering within the area. To drive the improvement of the public realm including highways, street lighting and green infrastructure.

Economic - To stimulate economic growth through the creation of a strong community network driving increased business activity, business sales, new jobs and new business ventures while supporting existing and established businesses. We aim to increase the employer base across the area, and the extent of business activity.

Commercial - To advocate for independent businesses operating within the area that strive to develop a high quality image and reputation to their customers and/or tenants. The CIC seeks to promote the area as one for independent businesses, which we envisage as having greater loyalty both to the area and the local population, consequently being more likely to employ local people.

Social - To foster and promote social responsibility in all activities involving or connected with the CIC and it's stakeholders. The CIC will focus on retaining money invested in the area for the area, local employment, inter trading and joint bidding for work by businesses, collaboration between existing businesses & wider publicity.

NEXT STEPS

Q2 2018 - Fabric District CIC Public Consultation event and Launch to the press accompanied by MAY 1968 arts festival.

Q2 2018 - Fabric District Vision to be presented to Council Cabinet for approval.

Q2 2018 - Work starts on a new development framework in collaboration with LCC Regeneration dept.

Q2 2018 - Urban Green Up to publish green infrastructure master plan for the area.

Q2 2018 - Gildart Arts strategy starts to be implemented.

Q3 2018 - Funding strategy developed for further work by Fabric District CIC.

Q4 2018 - Plans for public Realm improvements are developed.

Q1 2019 - Delivery of the new development framework for Cabinet approval.

Building a mandate for our vision - We want to speak to everybody in our area and everybody interested in it. We will do this through broad public consultation; consultation with business currently operating in the Fabric District; with business interested in coming to the Fabric District; with major institutional stakeholders from inside and outside the area and with land owners within our borders.

Working with Liverpool City Council - We will work collectively with Liverpool City Council with a view to officers taking a report to cabinet to seek their endorsement of the Vision.

Development Framework - Liverpool City Council are working towards the production of a development framework for the area that will help capture the aims of the Fabric District vision and take into consideration the consultation work already underway.

The Framework will be an informal document to guide future development by setting out a number of key development principles helping to ensure that there is a positive, holistic approach to further investment and development. The Framework will articulate a shared vision of what the area will be like in the future.

Meanwhile - In the background we will be carrying out place making and community work throughout the Fabric District in the form of arts and other street interventions and events work, subject to the necessary consents.

To stitch the idea of the Fabric District in peoples minds we will use our brand collateral to introduce a sense of place by affecting street signs & furniture, hoardings and walls so that when people are in the Fabric District, subject to necessary consents. They know about it.

CONTACT INFORMATION

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Twitter: [@fabdistrictuk](https://twitter.com/fabdistricktuk)

