Knight Frank

Planning Statement

Proposed Student Accommodation

at Land at Grove Street, Brownlow Hill and Peach Street, Liverpool, L3 5TX

Prepared on behalf of University of Liverpool and Ocon Construction Limited

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Contact details

University of Liverpool and Ocon Construction Limited, 2nd Floor, Bedford House, Oxford Street, Liverpool, L69 7ZP
Alistair McGuffie

Knight Frank LLP, Lancaster Buildings, 77 Deansgate, Manchester M3 2BW
Andy McMullan , 0161 833 7734 / 07786 250759, andy.mcmullan@knightfrank.com
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2 Introduction

2.1 This planning statement is prepared by Knight Frank LLP on behalf of the University of Liverpool and Ocon Construction Limited ('the Applicant') to support the submission of a full planning application for the erection of student accommodation following the demolition of the existing buildings at land bounded by Grove Street, Brownlow Hill and Peach Street, Liverpool, L3 5TX.

2.2 The purpose of this planning statement is to explain the proposal and consider it against the relevant planning policy.

2.3 The application is submitted jointly by the University of Liverpool and Ocon Construction Limited. Ocon Construction Limited are the University's preferred bidder following a tender process.

2.4 The submission of this full planning application follows twelve months of pre-application discussions with Liz Blake, Planning Officer and Rob Burns, Design Officer at Liverpool City Council. The application also follows extensive community consultation and consultation with key stakeholders within the City, as set out within the Statement of Community Involvement prepared by Four Communications.

2.5 Following agreement of the scope with the City Council, this planning statement should be read in conjunction with the supplied plans and other supporting documents which are included with the application. These include:

- Forms, notices and certificates;
- Design and Access Statement, prepared by Lewis and Hickey;
- All proposed plans prepared by Lewis and Hickey;
- The Minimum Accessibility Standard Assessment (MASA), prepared by JMP;
- Air Quality Assessment, prepared by WSP;
- Ecology Survey, prepared by White Young Green;
- Contaminated Land Report, prepared by White Young Green;
- Draft Section 106 Agreement;
- Foul Sewage Treatment Statement, prepared by Curtins Consulting;
- Landscape Plan, prepared by Ares Landscape Architects;
- Noise Assessment, prepared by SOL;
- Parking and Access Plan, prepared by Lewis and Hickey;

- Renewable Energy Statement, prepared by WSP;
- Contextual drawings, including long range views and structural elevations, prepared by Lewis and Hickey;
- Sunlight/Daylight Assessment, prepared by WSP;
- Travel Assessment and Draft Green Travel Plan, prepared by JMP;
- Utilities Statement, prepared by WSP;
- Statement of Community Investment prepared by Four Communications.

2.6 The planning statement outlines the site and the surrounding area, identifies the planning history, considers the proposal and assesses the relevant planning policy relevant to the proposal.

3 Site and Surrounding Area

The Site

3.1 The application site is of broadly rectangular configuration, measuring 1.6ha and lying within the administration boundary of Liverpool City Council. At the centre of the site is the School of Veterinary Science, a part three storey, part four storey and part single storey flat roofed building fronting onto Brownlow Hill. Linked to this building is the veterinary hospital, a single storey brick building with vehicular and pedestrian access from Crown Street. Both buildings were constructed in the 1960's/70's and are not considered to be of any architectural merit.

3.2 At the south easterly part of the site is a single storey electricity substation.

3.3 The remainder of the site comprises a combination of hard and soft landscaping. Along the eastern boundary, adjacent to the re-modified Grove Street is a slightly raised embankment that is vegetated. To the south of the main block of the School of Veterinary Science is a formal lawned area with a footpath surrounding. Fingal's Cave is a walled enclosure standing approximately 2.5m high surrounding the opening to the underground railway tunnel, which dissects the site in an easterly/westerly direction. A car park exists along the southern boundary of the site serving the surrounding lecture theatres, which accommodates 65 vehicular parking spaces. All open areas comprise of concrete flags and limited vegetation.

3.4 Crown Street is located on the eastern part of the site, travelling in the north south direction and is proposed for realignment in the development proposal, as discussed later.

The Surrounding Area

3.5 The site is bound by Brownlow Hill to the north, the realigned Grove Street to the east and Peach Street to the west. Beyond these highways, the development use is predominantly connected with the University of Liverpool. Briefly, these comprise the following:

North (All University owned) :

- Two storey tile clad computer laboratory building;
- Four storey tile clad electrical engineering and electronics, Block B;
- Seven storey tile clad electrical engineering and electronics, Block A; and
- Apex biosciences building.

East:

- New Vets Practice (under construction).

South:

- The Chadwick laboratory;
- Lecture room building; and
- Donnan laboratories .

West:

- Part single, part two storey and part three storey Alsop Parade, comprising retail and public house at ground floor with residential above;
- Mathematical science building; and
- Hard surface to open space.

It is clear therefore that the surrounding development is for educational university purposes with commercial space to support the day to day activities of students, residents and employees.

4 Planning History

4.1 A summary of the planning history relating to the site is detailed below.

Application Ref	Address	Proposal	Decision	Date
11F/1422	Crown Street, Outside Liverpool University Veterinary School of Science, Liverpool.	To vary condition 12 attached to planning permission 10F/1505 so as to allow switch room extension with access doors onto Crown Street.	Approved	15/08/2011
10F/1575	Crown Court, Outside Liverpool University Veterinary School of Science, Liverpool.	To extend existing substation.	Approved	19/08/2010
09F/1778	The University of Liverpool, Science Department, Chatham Street, Off Crown Street, Liverpool, L7 7ZH.	To erect a five storey building comprising of three floor central teaching laboratory with two floors of rooftop plant equipment.	Approved	10/12/2009
09F/1170	Liverpool University, Veterinary Science Building, Crown Street, Liverpool.	To erect raised link corridor extension at rear, including external ramp and stepped access.	Approved	27/07/2009
08F/1914	Small Animal Hospital, Liverpool University Veterinary Hospital, Crown Street, Liverpool.	Erect mondraft ventilation units and fume cupboard flues on roof.	Approved	23/09/2008

4.2 None of the recent planning history has any impact on the redevelopment potential of the site.

5 The Proposal

5.1 Full planning permission is sought for the demolition of all buildings within the site edged red to enable the comprehensive redevelopment of the site for student accommodation. In more detail, the application proposes the following schedule of accommodation:

1. 1224 en-suite student bedrooms;
2. 1 no. single bedroom apartment;
3. 3 no. warden's apartments;
4. 31 no. tutor rooms;
5. Support space, including, reception area, post room, offices, server room, WCs, laundry, communal area, staff room, changing rooms, cleaners' cupboards, plant room, linen store;
6. Commercial space (flexible use, either A1, A2, A3, A4, A5, B1, C2, D1, D2).
7. 92 no. vehicular parking spaces;
8. Cycle parking provision (126 no).

5.2 The Design and Access Statement prepared by Lewis and Hickey sets out the context of the proposal in full.

5.3 In summary, planning permission is sought for the construction of 1259 en-suite bedrooms, support services and ancillary commercial space set across three individually designed buildings (Blocks 1, 2 and 3).

5.4 Block 1 is located at the western part of the site, fronting onto Brownlow Hill. This building will be of broadly rectangular configuration with a gap at the southern part of the building to facilitate access to the internal courtyard. This building would accommodate the student facilities, management suite, commercial space and plant room at ground floor with student accommodation above.

5.5 Block 2 will stand in the centre of the site, again of broadly rectangular configuration. This building will house 92 no. vehicular parking spaces at sub-level. In addition, at this level, are proposed plant, storage and residential accommodation. Student accommodation is proposed on all other levels above.

5.6 Block 3 provides the gateway to the site for those approaching Liverpool City Centre from the east. The ground floor will comprise student accommodation, recycling facilities, server room, transformer room and plant. Bicycle parking facilities are proposed in the underpass. Upper levels will accommodate student bedrooms and tutor rooms.

5.7 A variety of materials are proposed on the three blocks, including glass reinforced concrete (GRC) panels, accent coloured GRC panels, spandrel panel and black brickwork with dark coloured mortar.

5.8 This application proposes extensive works surrounding the built form as detailed on the Landscape Plan prepared by Ares Landscape Architects . Blocks 1 and 2 will both have internal courtyards that will be of a semi-private nature to facilitate use at all times of the day and comprising social gathering space, raised lawns, buffer planting and trees. Block 3 will surround a semi-private courtyard that will front onto the proposed realignment of Crown Street, with raised beds and a feature Atlantic Cedar tree.

5.9 The application proposes an additional new access to the site in between Blocks 1 and 2 that will facilitate access to the car park below Block 2. Limited on street parking is on the short highway.

5.10 The application proposes opening up previously underused and indicatively private areas. The materials for the proposed public area comprise of the following:

- Yorkshire paving flags;
- Granite setts;
- Concrete block paving; and
- Conservation kerb edging.

6 Planning Policy Overview

6.1 This section of the planning statement outlines the relevant planning policy framework on which an application of this nature will be considered.

6.2 Under the provision of Section 38 of the Planning Compulsory Purchase Act 2004, local planning authorities are required to determine planning applications in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise.

6.3 The Statutory Development Plan that covers this area are the saved policies of the Liverpool Unitary Development Plan adopted in November 2002, relevant supplementary planning guidance notes and adopted policies of the emerging Local Development Framework (LDF).

6.4 With regard to the adopted proposals map, the site is set within a mixed use area, and Crown Street which dissects the site, is classed as a primary and strategic route network. The site is not set within or adjacent to a conservation area. However, there are listed buildings within long distance views of the site, namely, the Victoria Building on Brownlow Hill and the Catholic Cathedral along Mount Pleasant, both of which are located to the west of the application site.

6.5 National Planning Policy provides guidance and advice, which is a material consideration.

National Planning Policy Framework (NPPF)

6.6 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and sets out the Governments new planning policies and how these are to be applied. The document constitutes guidance for local planning authorities and revokes the majority of the Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs).

6.7 The NPPF introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this. **Paragraph 14** notes that, in terms of making a decision, this means approving development proposals that accord with the development plan without delay.

6.8 **Paragraph 17** notes that there are twelve principles to the planning system. Given the proposed student accommodation development, it is important to note the following:

- Principle 4, which requires that planning should always seek to secure high quality design and a good

standard of amenity for all existing and future occupants of land and buildings;

- Principle 8 requires that planning encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Principle 12 requires that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

6.9 **Paragraph 19** of the NPPF notes that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight (my emphasis) should be placed on the need to support economic growth of the planning system.

6.10 **Paragraph 21** goes on to state that the planning system should support existing business sectors, taking account of whether they are expanding or contracting and where possible, identify and plan for new or emerging sectors likely to locate in that area.

6.11 **Paragraph 35** states that;

"planning should protect and exploit opportunities for the use of sustainable transport roads in the event of goods or people, therefore, development should be located and designed where practical to;

- *Accommodate the efficient delivery of goods and supplies;*
- *Give priority to pedestrians, cycle lanes and have access to high quality public transport facilities;*
- *Consider the needs of people with disabilities by all modes of transport.*

6.12 **Paragraph 58** sets out the design requirement for proposed development and seeks to ensure that;

- *"They establish a strong sense of place, using street schemes and buildings to create attractive and comfortable places to live work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain and appropriate mix of uses and support local facilities and transport networks;*
- *Respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping."*

6.13 With reference to design, **Paragraph 59** goes on to state that design policies should avoid unnecessary prescription or detail, should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and the access of the new development.

6.14 **Paragraph 69** of the NPPF focuses, amongst other matters, on healthy communities and supports planning decisions that promote opportunities for meetings between members of the community who might otherwise not come into contact with each other, including some mixed use developments, active frontages, which bring together those who live, work and play in the vicinity.

Liverpool Unitary Development Plan

6.15 The Council's attention is drawn to the following saved policies of the Liverpool Unitary Development Plan (UDP), adopted in November 2002.

6.16 Paragraph 5.80, which is part of the Strategic Objective and **Policy GEN9**, relating to Liverpool City Centre states that, *"the growth of the further and higher education sectors will obviously attract new students into the City with the consequent economic benefits this entails. Furthermore, this growth and the number of students has increased demand for accommodation and the educational sector has been active in providing new accommodation in renovating and adapting all the buildings."*

6.17 **Policy C6** relates to universities and colleges. The City Council will support the development of higher and further education by working with Liverpool University in identifying suitable expansion sites and premises to improve and extend existing campus, providing additional student accommodation and through the implementation of the car parking strategy.

6.18 The site is set within a mixed use area and **Policy E6** is relevant and states the following:

"1. In mixed use areas, as designated on the proposals map, planning permission will be granted for those uses specified in the mixed use area profile subject to the provisions of other relevant planned policies;

3. Assessing development proposals within those mixed use areas and on sites for various types of development, which are located in the City Centre, the City Council will promote the principle of mixed use development whereby a range of complementary uses will be encouraged, subject to the provision of the relevant planned policies."

6.19 **Policy H3** relates to City Centre living and states that the Council will encourage and support proposals which improve the City Centre housing through full or part conversion of existing buildings and the development of new housing in mixed use areas and the inclusion of housing within mixed use development schemes.

6.20 Residential proposals in non-residential areas will be supported where the development would not prejudice or harm the character, viability or functioning of the areas predominant land use or adjacent areas, in terms of scale, density and design, where it forms an integral part of the City Centre and is not planned and designed as distinctly separate, with self-contained zones, and where it provides adequate safeguards for the amenity and health of future residents.

6.21 **Policy H5** relates to new residential development and states that planning permission for new residential development will be permitted where the density, design, layout respect the character of the surrounding area and maintains levels of privacy and amenity through existing and future residents and where the highway, parking provision ensures a safe, attractive, convenient and nuisance free highway environment for pedestrians and cyclists.

6.22 **Policy E5** concerns economic development outside regeneration areas and states that the City Council will encourage the development of a range of employment activities, outside the economic regeneration areas, subject to the safeguarding of amenity of residential and other neighbouring uses, the standards of design, materials proposed, and the accessibility to the public transport network.

6.23 **Policy HD18** relates to the general design requirement and states the following (edited by writer):

"When assessing proposals for new development, the City Council require applications to comply with the following criteria:;

1. *The scale, density and massing of the proposed development relate to its locality;*
2. *The development includes characteristics of local distinctiveness in terms of design, layout and materials;*
3. *The building lines and layout of the development relates to those of the locality;*
4. *External boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;*
5. *All plant and machinery and equipment are provided within the building envelope, or at roof level as an integral part of the design;*
6. *Not relevant.*
7. *The development has regard to and does not detract from the City skyline, roof scape and local views within the City;*
8. *The satisfactory development or redevelopment of adjourning land is not prejudiced;*
9. *There is no severe loss of amenity or privacy to adjacent residents.*
10. *Not relevant.*
11. *Adequate arrangements are made for the storage and collection of refuge within the curtilage of the site*

and the provision of litter bins where appropriate;

12. *The exterior of the development incorporates materials to discourage graffiti;*
13. *Adequate arrangements are made for pedestrian, vehicular access and for car parking."*

6.24 **Policy HD19** relates to access for all and states that the City Council will ensure that consideration is given to the need to ensure ease of access and movement for disabled people between and within public areas by careful provision, siting and design of parking areas, paths, dropped curbs, pedestrian crossing, street furniture and open space.

6.25 **Policy HD20** relates to crime prevention and states that the City Council will encourage developers, in the design and layout of developments, to incorporate measures which reflect the need to make proper provision for personal safety and crime prevention.

6.26 **Policy HD21** relates to energy conservation and outlines that the City Council expects developers to minimise the overall demand for energy arising from the development proposal by taking into account the need for energy sensitive siting, orientation, layout and the design of new developments.

6.27 **Policy HD23** relates to new trees and landscaping and notes that all new development proposals should make proper provision for planting and successful growth of new trees and landscaping, including any replacement planting provided as compensation for the loss of any trees due to development, and in particular should provide high quality landscaping and boundary treatments and promote nature conservation for the use of native species and the creation of wildlife habitats where appropriate.

6.28 **Policy HD24** relates to public art and notes that the Council will encourage the provision of appropriate new works of art and that they will be expected to contribute to their surroundings and the amenity of the wider area.

6.29 **Policy HD12** relates to new development adjacent to conservations areas, and whilst the site is not immediately adjacent to a conservation area, it is worth highlighting it due to the potential long distance views into the nearby area. This policy states that development on land adjacent to a conservation area will only be permitted if it protects the setting of a conservation area and important views into and out of it.

6.30 **Policy T6** relates to cycling and states that the City Council will promote and support initiatives designed to maximise the role of cycling as a transport mode by catering for cyclists needs on the design and development site and by ensuring secure cycle parking facilities.

6.31 **Policy T7** relates to walking and pedestrians and notes that the City Council will encourage walking as a mode of transport and make the pedestrian environment safer and more convenient by improving access and mobility for all pedestrians, catering for pedestrians needs by giving consideration to the provision of safe and convenient walking routes through development sites and by introducing the possibility of traffic calming and speed reduction measures in areas where heavy pedestrian flows are expected or can be anticipated.

6.32 **Policy T12** relates to car parking in new developments and states that all new developments which generate a demand for car parking will be required to make provision for car parking on site to meet the minimum operational needs of the development. This will be determined by the nature and type of the use and if off site parking would result in a danger to highway and pedestrian safety, whether the locality served by public parking facilities and whether off site parking would result in demonstrable harm to residential amenity and the accessibility of the development site by public transport services.

6.33 **Policy EP11** relates to noise and states that in the case of new development close to existing uses, which are authorised or licensed under pollution control legislation, and which are a potential nuisance to the proposed development, planning permission will not be granted unless the City Council are satisfied that sufficient measures can and will be taken to protect amenity and environmental health.

6.34 **Policy EP2** relates to contaminated land and states that before determining any application for planning consent on land which the City Council considers is seriously contaminated, the Council will require the application to:

1. Submit details of the site and type, degree and extent of any contamination; and
2. Submit details to the City Council of specific remedial measures required to deal satisfactorily with any hazard, together with the proposed timescale of the implementation and the measures.

6.35 There are a number of adopted supplementary planning guidance notes, supplementary planning documents and technical advice notes which expand upon the policies set out above and have been given due regard in the preparation of the proposal.

Local Development Framework (LDF)

6.36 The Statement of Community Involvement (SCI) which was adopted by the Council on 18th July 2007 has been fully considered and the supporting Statement of Community Involvement prepared by Four Communications adheres to the requirements of this development plan document.

6.37 With the exception of a number of supplementary planning documents and the (SCI), the Core Strategy and the Site Allocations Development Plan document are yet to be adopted, nor are they at a suitably advanced point which would warrant them being considered as a material consideration and therefore the draft policies have not been used in assessing the proposal.

7 Consideration of Proposed Development

Principle of Development

7.1 Whilst a minority of the site comprises lawned areas, which offers some slight relief in the urban context, the site as a whole can be classed as previously developed brownfield land. All tiers of planning policy encourage the redevelopment of brownfield land, particularly in an urban and highly sustainable location, close to a variety of modes of public transport.

7.2 The principle of the reuse of the site for redevelopment therefore accords with local and national planning policy. Furthermore, none of the buildings on the site are listed, are within or are on the edge of a conservation area, nor are any of the buildings proposed for demolition of any architectural merit and redevelopment of this brownfield site therefore accords with the thrust of national and local planning policy.

Principle of Proposed Uses

7.3 As set out in the site and surround area chapter, the application site is set within a predominantly university area. The proposed student accommodation, whilst not for a replacement teaching facility, would not be out with the general thrust of this educational quarter of the City Centre.

7.4 **Policy C6** recognises the good work that Liverpool University is doing towards the provision of increased and improved student accommodation in the City Centre and the significant economic benefit that such a development can have. Furthermore, there is overwhelming policy support for the provision of residential accommodation within the City as outlined in **Policies E6** – Mixed Use Areas, **H3** – City Centre Living and **H5** – New Residential Development. It is considered therefore that the principle of student accommodation in this area is supported at a local policy level.

7.5 The application proposes the provision of 171 cluster and 1259 en-suite rooms, which although is a high density, is considered appropriate for this City Centre location and consistent with development proposed elsewhere within the City Centre and the thrust of planning policy. A nearby development by the University of Liverpool at land at Chatham Street, Myrtle Street and Grove Street (Application Ref 09F/1546) proposed a similar density and no issues were raised in the consideration of this scheme.

7.6 The application for consideration proposes a self-contained and well managed student residence. The scheme is arranged around a cluster arrangement whereby a number (between 6 and 12) bedrooms share one kitchen and living room facility. In addition, the application proposes extensive support services at the ground floor, which will assist with the on going management of the student accommodation above. The number of student units is therefore considered entirely appropriate for the setting.

7.7 As detailed in the proposals chapter, the application proposes a number of student support services including, reception, common room and meeting rooms, employers offices, staff changing area, as well as service areas including service room, transformer room, plant, linen/general store an recycling facilities. These proposed uses are spread across the site to avoid a concentration within one particular area. They are however integral and vital to the smooth and successful running of the student accommodation and whilst ancillary, in terms of quantum and floorspace, they are entirely necessary for the proposed use.

7.8 The application proposes 564sqm of non-residential accommodation within Block 1, comprising 338.7sqm in Block 1 and 225.1sqm in Block 2. At this stage, the University are unclear as to what these non-residential areas are to be used for. They may be required for further University support staff accommodation or alternatively the University may try to lease the space to a commercial operator. Accordingly, a range of uses are proposed and the University would ask for flexibility from the Council in the determination of the application.

7.9 Ancillary uses as part of a wider scheme are supported at a local level, through **Policy E6**, which states that the City Council will promote the principle of mixed use development whereby a range of complementary uses will be encouraged, subject to the provision of other relevant policies. Flexibility with this element of the scheme will allow for these active frontages to be occupied at the earliest possible opportunity and we would strongly encourage the Council to adopt a degree of flexibility when considering this element of the scheme. Appropriate conditions can be placed on these units to ensure that these do not prejudice the successful running of the student accommodation above. In any event, given the University's position in retaining the student accommodation, they would not allow for a commercial operator to use this area of the building that would prejudice the saleability of the student units.

Design

7.10 The Design and Access Statement prepared by Lewis and Hickey provides an assessment of the proposal in full.

7.11 The pre-application process with Liverpool City Council has been in two distinct phases. The first phase, which took place between May 2011 and October 2011 was to agree the scale, form and massing of the proposed development and the arrangement of the three blocks. This was successfully agreed with Rob Burns, Design Officer at Liverpool City Council and following two rounds of presentations to Places Matter, two contractors were shortlisted. Pre-application consultation with the City Council then focused on detailed design proposals between January 2012 and April 2012, to ensure that the submission proposal would accord with the aspirations of the City Council.

7.12 The Design and Access Statement sets out the process of evolution of the design proposals from initial concept through to final design. The application proposes three individually designed buildings which are distinctive from each other and yet offer an element of consistency so that they flow along the extensive Brownlow Hill frontage. Building lines are varied owing to the angle of Brownlow Hill and parapet heights are varied to provide visual interest. The gateway corner element of Block 3 provides a statement element when viewed from the east.

7.13 The scheme successfully manages to provide two active frontages to the north and south and the reinstatement of the historic Crown Street Highway.

Landscaping

7.14 **Policy HD23** of the saved UDP puts significant emphasis upon the provision of new trees within development. The proposed landscaping plan prepared by Ares Landscape Architects and the Supporting Design and Access Statement set out the strategy.

7.15 The application proposes a street tree scheme in accordance with the requirements of the Council's planning obligations technical advice note of one tree per five clusters. With regard to the actual public realm works, the proposed development has significantly improved the current position and also the minimum that could be expected on the site, as evidenced on the supporting information regarding the Section 106 Agreement.

7.16 In addition to the design and proposed hard and soft materials being of the highest quality, the spaces around the buildings make the spaces much more open and public, to not just students but general members of the public. The creation of the new Crown Street is a continuation of Crown Street to the north of Brownlow Hill, which will improve pedestrian links through and around the site.

Long Distance Views

7.17 As noted throughout the planning statement, the site is not set within a conservation area, none of the buildings are listed, nor is the site set on the boundary of a conservation area. Notwithstanding this, there are two notable listed buildings to the east of the site, Victoria Buildings on Brownlow Hill and the Roman Catholic Cathedral located on Mount Pleasant. Stage 1 of the design process focused upon agreeing an appropriate scale and massing, and more latterly the detailed design process has sought to ensure that any long distance views of the two heritage assets are not compromised.

7.18 As part of the pre-application process, the Council asked for two long distance perspectives to be provided in support of the application. As viewed looking in a westerly direction, when sited on Edge Lane with the Archbishop Blanch School in the foreground and when looking in a westerly direction when sited at the junction with the realigned Grove Street and Brownlow Hill.

7.19 The supporting Design and Access Statement and the supporting perspective views demonstrate and ensure that the setting and long distance views of these two listed building remains unaffected.

Surrounding and Future Occupants

7.20 A range of local policies seek to ensure that the amenity of the existing and future occupiers of the site and surrounding area are not compromised by the proposed development as set out previously. In order to demonstrate the scheme's acceptability with regard to these issues, a noise impact assessment is submitted in support of the proposal.

7.21 With specific regard to noise, the assessment concludes that the impact will be acceptable subject to appropriate mitigation measures.

7.22 The sunlight statement prepared by WSP seeks to identify the extent of overshadowing the new residents may present to neighbouring properties in the form of a sun path analysis of the buildings in the summer, winter and spring/autumn conditions. The simulation is a worse case scenario as there is no account taken of the overshadowing effects of adjacent buildings, which means that the impact of the new buildings will be less significant than the simulation suggests. The assessment concludes, as follows:

- In the winter the sun's low altitude casts shadows on buildings immediately to the north of the new development, which will spend most of the day in shade;
- In the spring and autumn the buildings in the surrounding area are generally not overshadowed for much of the day, except when the sun is low in the sky as it rises and sets;
- During the summer months the sun is high in the sky almost all of the day with the buildings in the surroundings unaffected, aside from very early in the morning and very late in the evening.

Environmental Measures

7.23 The Council have no specific policy with regard to ensuring a particular level of BREEAM accreditation or minimum environmental measures as part of major new development. Notwithstanding this, the University are seeking BREEAM accreditation 'Excellent' as part of the development and environmental measures to ensure that the impact upon the environment is reduced and secondly, to reduce running costs over the lifetime of the building for the University.

7.24 The Energy and Renewables Statement prepared by WSP sets out the energy reduction strategy as a three stage approach. The first measure was to reduce the development's energy demand by passive means, then to use high efficiency/low energy building service systems and finally to deploy appropriate onsite renewable energy generation. The statement by WSP sets out the energy reduction strategy for each system.

7.25 For heating were a number of measures including:

- Careful design and glazing provision, high performance glazing, improvements to thermal fabric all that seek to reduce heat loss;
- Use of the University's CHP district heating system to reduce carbon emissions; and
- Use of air source heat pumps as an alternative means of providing heating in conjunction with thermal cooling where required.

7.26 With regard to water, the following measures will be employed:

- The use of flow restricted taps;
- Use of automatic isolation valves in communal toilet areas;
- Use of intelligent metering to provide leak detection, with the benefit of reduced consumption.

7.27 With regard to small power, the following measures will be put in place:

- A phased balanced design;
- Power factor correction;
- Mechanical systems to be selected to maximise energy efficiency and reduce electrical demand.

7.28 In respect t of ventilation, the following measures will be used:

- Mixed mode low localised ventilation systems for social hub areas;
- Heat recovery;
- Demand match ventilation;
- Occupancy sensors with the intention of reducing electricity consumption.

7.29 With regard to cooling, the following measures will be in place:

- Air source heat pumps for cooling with an efficient performance.

7.30 With regard to lighting, with the aim of reducing electrical consumption, measures include:

- Dynamic modelling;
- High efficiency fittings;
- High efficiency external lighting; and
- Daylight linking technology in social hub areas.

Contaminated Land

7.31 **Policy EP2** of the UDP sets out the requirements for applicants prior to full planning permission being granted. In support of the application, a GEO Environmental and GEO Technical Report has been prepared by White Young Green Environment in October 2011. This report not only asses the extent of land contamination, but also ground conditions, ground gas and a GEO technical assessment.

7.32 The report notes that the contamination risk posed to future site uses, construction workers, future buildings and services is considered to be low to moderate due to the current uses of the site and the proposed use of good housekeeping practices and PPE site development workers. The contamination risk posed to controlled water is considered to be low to moderate due to the sensitivity of the aqua underlying the site. The risk of contamination posed by offsite sources is considered to be low. The risk to the site from onsite sources from ground gas is considered to be moderate. Suitable gas protection measures will be required.

Ecology

7.33 A need to ensure protected species are taken into consideration as part of the development proposal is prevalent throughout all levels of national and local planning policy. An extended Phase 1 Habitat Survey, prepared by White Young Green Environment accompanies the application.

7.34 The report identifies the potential constraints and notes that there is no potential or evidence of bats, breeding birds including barn owls, badgers, great crested newts and reptiles on the site. The report recommends that all vegetation clearance is to be undertaken outside of bird breeding season between March to August inclusive to avoid disturbance, which the University have duly done, and that new areas of soft landscaping should be planted with natural species of local provenance.

Transport

7.35 The application is supported by a Travel Plan, Transport Assessment and Liverpool City Council's Minimum Accessibility Standard Assessment (MASA), all prepared by JMP.

7.36 The Transport Assessment makes the following conclusions in respect of the proposed development:

- The site is well linked to the existing pedestrian and public transport network;
- The development proposals will not increase trip generation to the site as the facility will simple involve the reinstatement of existing staff parking lost as a result of development proposal;
- The development will avoid the need for students who take up rooms at this development to travel to campus each day as this is a more convenient location to access key services;
- The new site provides an ideal opportunity to encourage an increase in the use of sustainable travel modes.

7.37 In light of these findings, JMP concludes that the proposed Crown Court residence, with regard to the Travel Plan is not of a material impact on the operation of the existing highway network and therefore planning permission should not be refused for this reason, in the absence of measures to encourage sustainable development.

7.38 In 2005, the University adopted a site wide umbrella travel plan for staff, students and visitors to the site. The 2005 plan was updated in 2009, for the period 2009 to 2013. The enclosed travel plan deals with the development site in isolation.

7.39 The plan seeks to promote the use of sustainable methods of travel and reduce single occupancy vehicle travel. Given the highly accessible location of the site, an effective travel plan will assist in promoting sustainable travel by staff, residents and student and hence reducing the need for car use. The plan sets out a number of measures, which seek to achieve a number of objectives, which are as follows:

- To improve and provide safe access to the development site by a variety of transport modes;
- To seek to reduce the overall level of car journeys to and from the site;
- To promote and maximise the proportion of employees traveling to the site by more sustainable modes;
- To provide information regarding the choice of alternative travel modes available;
- To promote healthy lifestyles;
- To manage the demand for parking; and
- To minimise traffic generation on the local road network

Public Art

7.40 **Policy HD24** relates to public art and encourages the provision of new art works as part a development proposal. The existing Veterinary Science building incorporates murals of a bull and a horse, and the

University has a commitment to relocate these features within the proposed development. In addition, and in accordance with the requirement of the Planning Obligations Technical Advice Notes, the University and Ocon will work with the Council's Public Arts Officer in preparing a strategy for further works of public art within the development.

Planning Obligations

7.41 The City Council adopted a Section 106 Planning Obligations Planning Advice Note in 2005, which was updated on 7th November 2008 at its Executive Board Committee. The update determined that student accommodation was now a use that was within the thresholds of providing a contribution. A draft Section 106 is included as part of the submission.

7.42 The justification for the proposed contribution is set out below.

7.43 Open Space – adopted formula requires £2000 per unit (in this instance per cluster) for sites in the city centre. We have agreed in principle that the contribution can be calculated by working out the cost of the proposed open space works and deducting the cost for a standard scheme that proposed standard concrete paving throughout and paying any shortfall.

The cost of the proposed scheme would be £937,623 and that the cost of a standard concrete paying scheme would be £559,401, equalling a £378,222 uplift.

Using the adopted formula the contribution should be £342k (171 units), however given the scheme proposes an uplift of £378222, this more than covers the Council's required contribution.

The external landscaping cost analysis enclosed in Appendix 1 provides further detail in respect of open space.

7.44 Trees – adopted formula requires that schemes should plant one tree per 5 units (clusters) or make a contribution of £4k per tree using the same approach. At 171 units the scheme would require 34 trees.

The landscape scheme proposes 31 trees currently, one of which is an Atlantic Cedar, which has been requested by the Council. As we are only 3 trees short of the required contribution and one of the trees will offer an improved local environment, a contribution will not be offered for trees.

7.45 Public Art – adopted formula requires a contribution of 15% of the planning application fee to part fund the

Council's costs in relation to the implementation of a strategy for the provision of public art. The planning application fee is £31,345.

7.46 City Centre Model – Council require developers to pay a contribution of £500 to the cost of updating the city centre model and developing the 3d virtual model.

7.47 Highway works – in principle, subject to seeing the detail and evidence from the City Council, agree to the imposition of conditions.

8 Conclusion

8.1 The overriding aim of the development plan, in accordance with national policy, is to achieve sustainable development with priority given to the use of previously developed land within urban areas and to preserve and enhance the natural and built environment.

8.2 Full planning permission is sought on behalf of the University of Liverpool and Ocon Construction Limited for the construction of student accommodation, student support services and ancillary commercial space. The application is submitted following extensive pre-application discussions with Liverpool City Council Planning Department and Urban Design Department to achieve a development proposal that accords with the applicant's and the Council's aspirations.

8.3 In accordance with the requirements of the Council's Adopted Statement of Community Involvement, extensive engagement has been undertaken with local residents, businesses and key stakeholders within the area and the City Council.

8.4 In conclusion, the development will:

- Promote the efficient use of land through high density, mixed use development on previously developed land;
- Provision of improved accommodation for University of Liverpool students, making the City a more attractive student environment for school levers and mature students.
- A first class, high quality design, due to the use of a variety of materials, variety of scale, bulk and massing, creating individuality and interest in each block;
- Opening up of the site to all members of the public, with the creation of high quality public realm works to lead into University Square;
- Facilitating alternative modes of transport to the site with the creation of cycle parking;
- Facilitating pedestrian movement in and around the site; and
- Creation of jobs to support the University development.

8.5 The proposal is consistent with national and local planning policy, which support at all levels mixed use development, that will create a number of benefits to the local area and the wider economic market. It is therefore respectfully requested, that in the absence of any other material considerations, the proposal is supported .

Appendix 1 - External Landscaping Cost Analysis