

1533
DESIGN STATEMENT
CITY TERRACES, LIVERPOOL

IN SUPPORT OF SECTION 73 PLANNING SUBMISSION
30.05.18

Unit 4
Botanic Estate
198 Edge Lane
Liverpool
L7 9PL

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dv
ARCHITECTS

Provided by:

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PLANNING PROPOSAL SUMMARY

Full Planning was approved on 1st May 2018, Application 16F/0291. This approval was for the conversion of an existing building into residential use with an additional floor at 3rd floor level. This would provide 30No self-contained apartments with associated parking, access and landscaping.

Further to this permission, design developments have taken place and due to the viability of the scheme and the current housing market the 3Bedroom apartments are proving difficult to sell within the current market of this location and additional interest has been made for more 1Bedroom Apartments.


Our Client is keen to develop the site and does not wish to leave the site undeveloped/ empty for any longer than is necessary and therefore they seek the approval of some layout amendments to accommodate this change.


In order for the elevations to correlate with these plan amendments, the associated elevation changes have also been made to allow for fenestration reconfiguration to suit. Rationalisation of the elevation materials has also taken place, again from a viability approach.

Progress has been made with regards to investigating the site and this has revealed that the capacity of services to the site is limited to allow for the site to be developed into residential use. Therefore, the need for a sub station is required.

This Section 73 Application will seek to amend Condition 2 associated with the application, in order to make the necessary drawing amendments to facilitate these changes.

DV Drawings 1533 C 0100/ 0101/ 0102/ 0103/ 0104/ 0150/ 0200/ 0201/ 0300 will be submitted in lieu of approved drawings 13-24 PL(00) 001; 002; 100; 101; 102; 103; 200; 201 Rev A; 300.



Certificate issued to:
Blok Architecture Ltd
Blok Architecture Ltd
Second Floor
Edward Pavilion
Liverpool
L3 4AF

Application No: **16F/0291**
Date Issued: **1 May 2018**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995

Location: **Park Court, Park Street, Liverpool, L8 6QH**


Proposal: **To convert and extend building including an additional storey to form 30no. self contained flats with associated parking, access and landscaping**


Applicant: **Mr Graham Clarke**
21 - 23 Slater Street
Liverpool
L1 4BW

Date Valid: **01/02/2016**


In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **26 April 2018 GRANTED** planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)


Assistant Director Highways and Planning



Liverpool City Council, Regeneration, Planning,
Municipal Buildings, Dale Street, Liverpool L2 2DH
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EXISTING PLANNING APPROVAL - 16F/0291

2	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the local planning authority:</p> <p>(i) Drawing Numbers 13-24 <u>PL</u>(00) 001; 002; 100; 101; 102; 103; 200; 201 Rev A; 300</p> <p>(ii) Supporting Documents Design and Access Statement 01.02.2016 Planning Statement Transport Statement J672/TS Jan 2016</p> <p>REASON: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission.</p>
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PLANNING CONDITION TO BE AMENDED

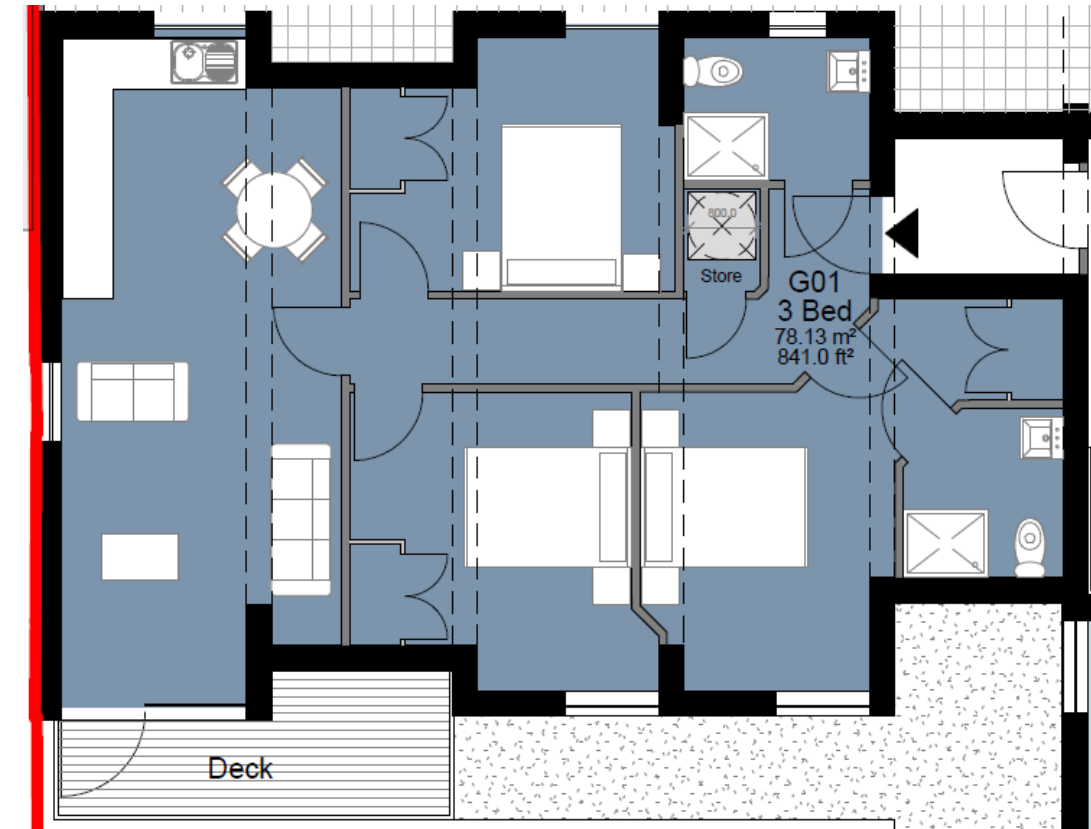
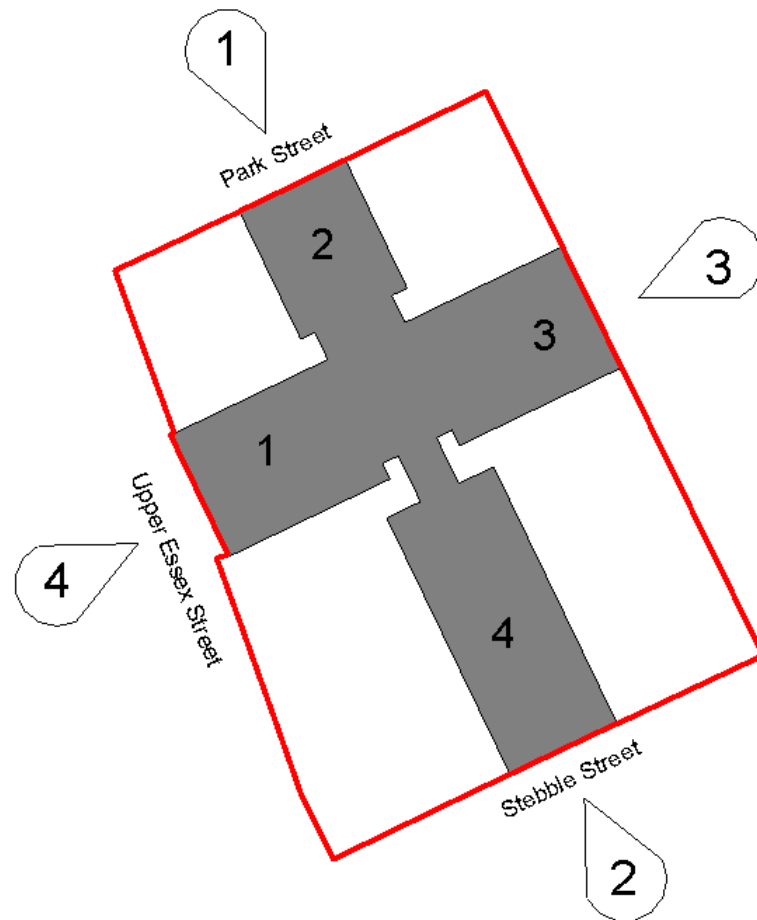
PLAN AMENDMENTS

Wing 2 in the existing permission provides a 3Bed apartment on each floor. As part of the Section 73 Submission, we seek to amend the 3 bed apartments into 2x 1Bedroom apartments per floor.

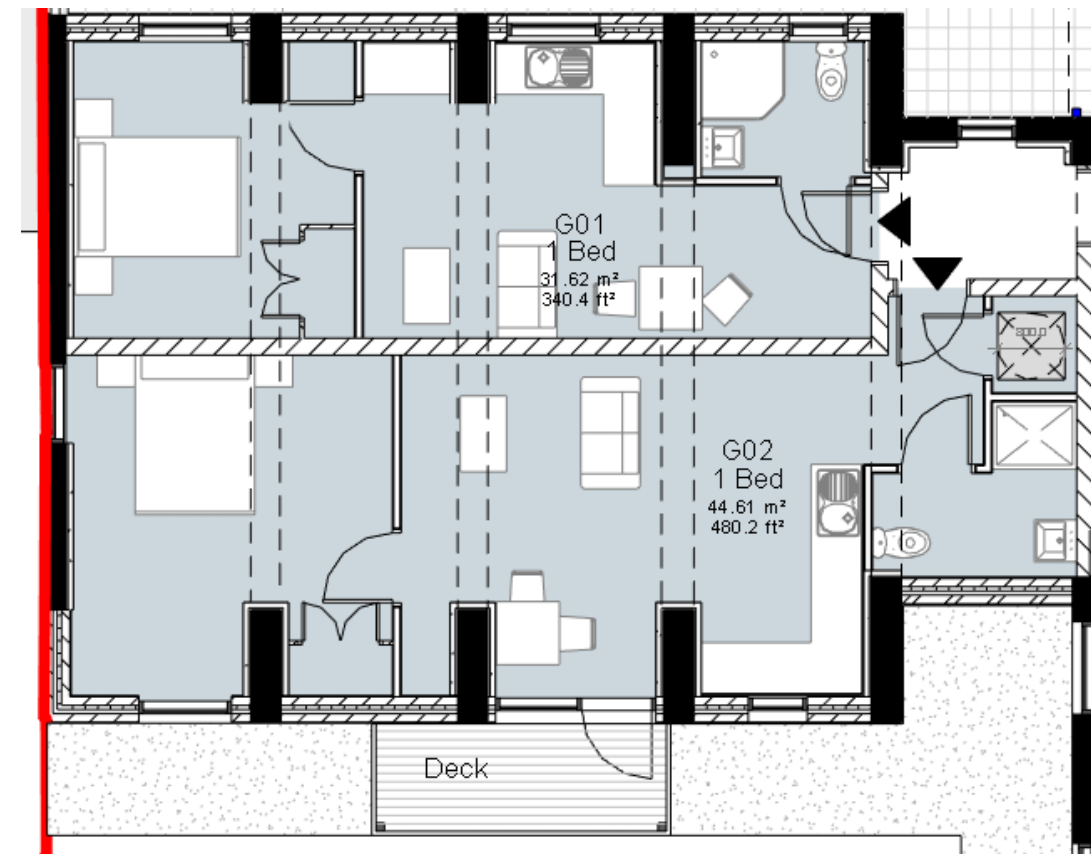
This will increase the apartments from 30No to 34No however the overall bedroom spaces will decrease from 52Bedrooms down to 48No bedrooms across the scheme.

The drawings proposed to show these changes are:-

- 1533 C 0100 PROPOSED GROUND FLOOR PLAN
- 1533 C 0101 PROPOSED FIRST FLOOR PLAN
- 1533 C 0102 PROPOSED SECOND FLOOR PLAN
- 1533 C 0103 PROPOSED THIRD FLOOR PLAN
- 1533 C 0104 PROPOSED ROOF PLAN
- 1533 C 0150 PROPOSED APARTMENT SCHEDULE



WING 2 - EXISTING 1 X 3 BEDROOM LAYOUT



WING 2 – PROPOSED 2 X 1 BEDROOM LAYOUT

ELEVATION AMENDMENTS

Due to the plan amendments in Wing 2 this has associated effects on the elevation treatment/ window arrangement within this area. Therefore, the elevations have been amended to suit.

In addition to this, the viability of the numerous material choices and the associated detailing of the jointing of these materials were becoming awkward, resulting in untidy detailing.

The rationalisation of the elevations has led to a material pallet of existing brick work, render and metal balconies with glass balustrading.

The drawings proposed to show these changes are:-
 1533 C 0200 PROPOSED ELEVATIONS 1+2
 1533 C 0201 PROPOSED ELEVATION 3+4
 1533 C 0300 PROPOSED SECTIONS A-A,B-B+C-C



SUB STATION REQUIREMENTS

Additional site investigations have revealed that the site does not have sufficient services and therefore a sub station will be required.

Level access is required for the sub station from the street and we have tried as best possible to conceal this within the walled boundary of the site.

We do not wish to cause any visual impact to existing neighbours nor do we want to obliterate any proposed views of the apartments. Therefore, the proposed location has led to a slight reconfiguration of the carpark area

The drawings proposed to show these changes are:-

1533 C 0100 PROPOSED GROUND FLOOR PLAN



1

Park Street Elevation - Proposed
1 : 100

