

Apart - Hotel



Apart - Hotel



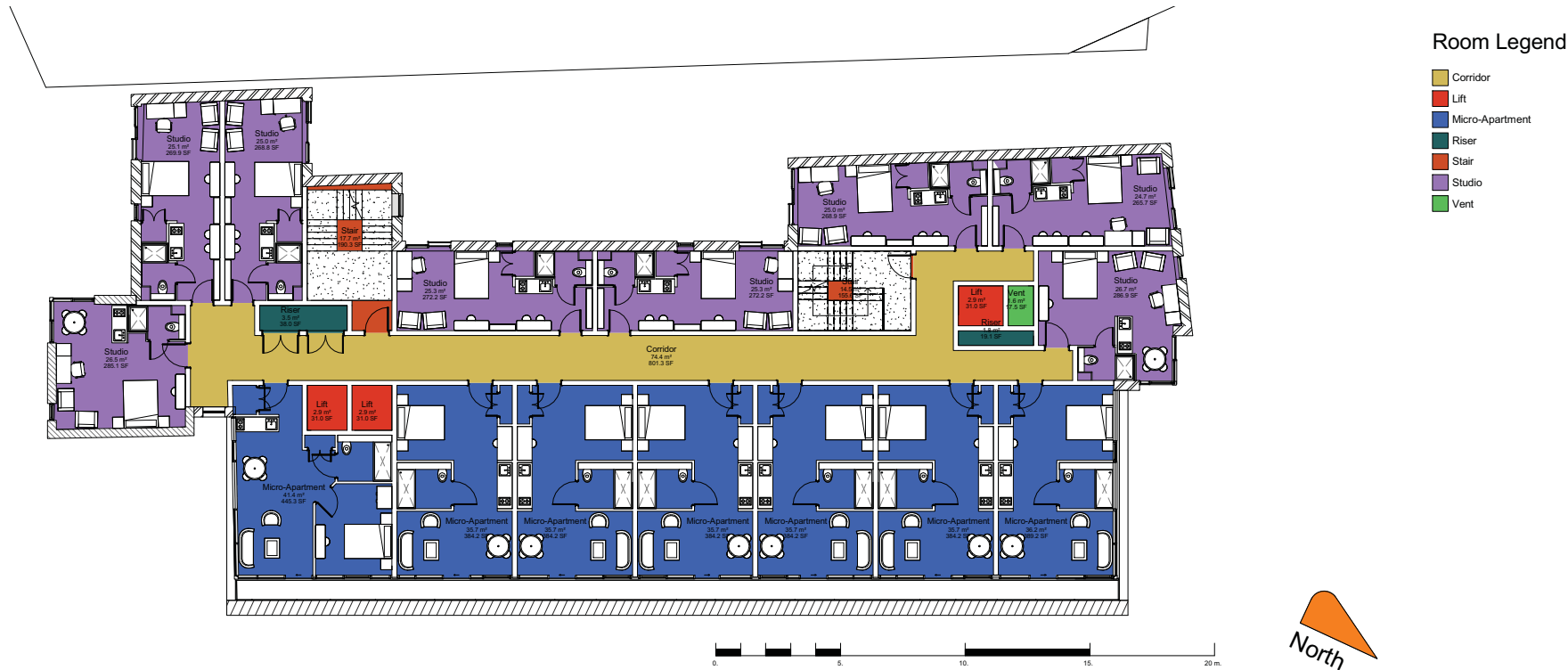
Apart - Hotel



Design Proposal

Proposed Fifth Floor Plan

Private Residential Apartments



1 Level 5 Plan
1:100

Design Proposal

Proposed Sixth Floor Plan

Private Residential Apartments



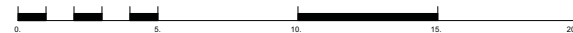
Design Proposal

Proposed Seventh Floor Plan

Private Residential Apartments



Private Residential Apartments



Design Proposal

Proposed Ninth Floor Plan

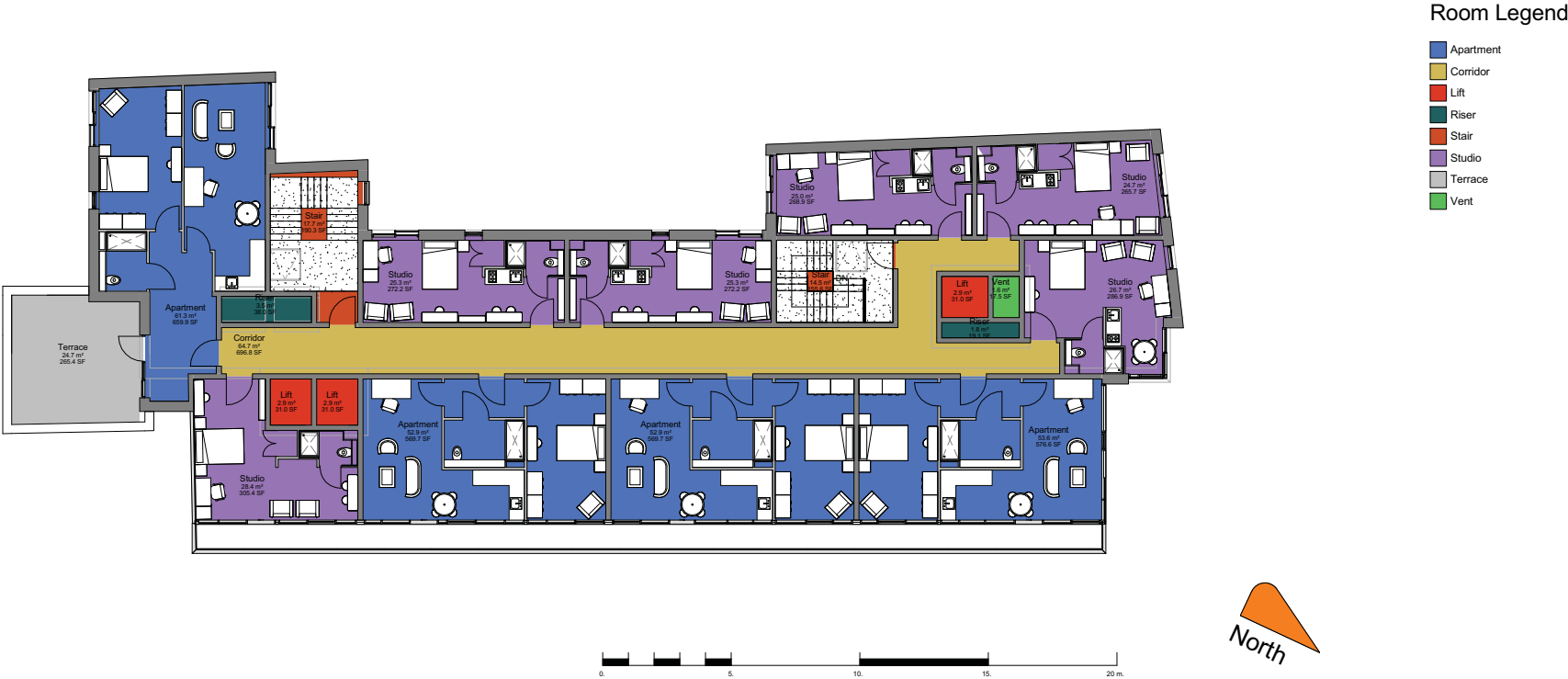
Private Residential Apartments



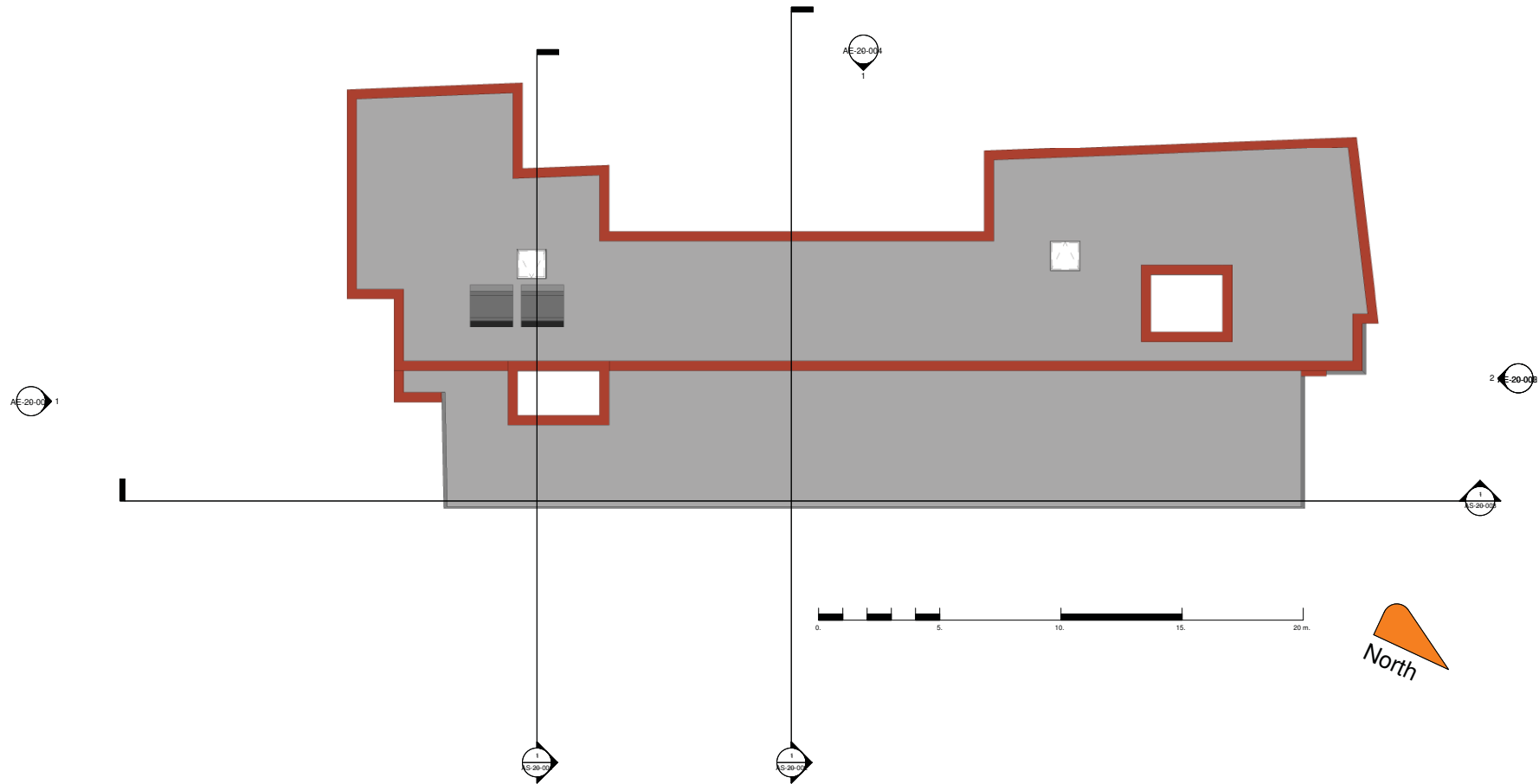
Design Proposal

Proposed Tenth Floor Plan

Private Residential Apartments



Design Proposal
Proposed Eleventh (Roof) Plan



Design Proposal

Schedule of Accommodation

Level -1			Level 3			Level 8		
Gym	133.0 m²	1	Apartment	47.3 m²	1	Corridor	74.4 m²	1
Laundry	48.2 m²	1	Corridor	74.2 m²	1	Lift	8.6 m²	3
Lift	5.8 m²	2	Lift	8.6 m²	3	Micro-Apartment	105.4 m²	4
Lobby	21.3 m²	1	Riser	5.3 m²	2	Riser	5.3 m²	2
Plant	55.7 m²	1	Stair	32.1 m²	2	Stair	32.1 m²	2
Commercial Unit	143.1 m²	1	Studio	439.9 m²	17	Studio	281.8 m²	11
			Vent	1.6 m²	1	Vent	1.6 m²	1
Level 0			Level 4			Level 9		
Additional Accommodation	113.4m²	1	Apartment	47.3 m²	1	Corridor	72.6 m²	1
Bin Store	25m²	1	Corridor	74.2 m²	1	Lift	8.6 m²	3
Clean Store	25m²	1	Lift	8.6 m²	3	Micro-Apartment	139.9 m²	4
Corridor	33.2m²	1	Riser	5.3 m²	2	Riser	5.7 m²	2
Cycle Store	18.9m²	1	Stair	32.1 m²	2	Stair	31.7 m²	2
Foyer	175.1m²	1	Studio	439.9 m²	17	Studio	284.0 m²	11
Lift	8.6m²	3	Vent	1.6 m²	1	Vent	1.6 m²	1
Lobby	54.3m²	1	Level 5			Level 10		
Office	9.6m²	1	Corridor	74.4 m²	1	Apartment	208.1 m²	4
Plant	24.8m²	1	Lift	8.6 m²	3	Corridor	74.4 m²	1
Reception	7.6m²	1	Micro-Apartment	256.5 m²	7	Lift	8.6 m²	3
Commercial Unit	270.3m²	2	Riser	5.3 m²	2	Riser	5.3 m²	2
Stair	30.3m²	2	Stair	32.1 m²	2	Stair	32.1 m²	2
Sub Station	25m²	1	Studio	202.4 m²	8	Studio	154.1 m²	6
			Vent	1.6 m²	1	Terrace	0.0 m²	1
Level 1			Level 6			Vent	1.6 m²	1
Additional Accommodation	53.3m²	1	Corridor	72.6 m²	1	7052.5 m²		
Corridor	76.5m²	1	Lift	8.6 m²	3			
Lift	8.6m²	3	Micro-Apartment	256.5 m²	7			
Plant	6m²	1	Riser	5.7 m²	2			
Riser	7.6m²	1	Stair	31.7 m²	2			
Stair	41.1m²	2	Studio	204.6 m²	8			
Store	18.7m²	1	Vent	1.6 m²	1			
Studio	545.7m²	20	Level 7					
Vent	1.6m²	1	Corridor	72.6 m²	1			
			Lift	8.6 m²	3			
Level 2			Micro-Apartment	256.5 m²	7			
Apartment	46.9 m²	1	Riser	5.7 m²	2			
Corridor	74.4 m²	1	Stair	31.7 m²	2			
Lift	8.6 m²	3	Studio	204.6 m²	8			
Riser	5.3 m²	2	Vent	1.6 m²	1			
Stair	32.1 m²	2						
Studio	439.0 m²	17						
Vent	1.6 m²	1						

Design Proposal

Proposed Street Scenes



Renshaw Street / East Elevation

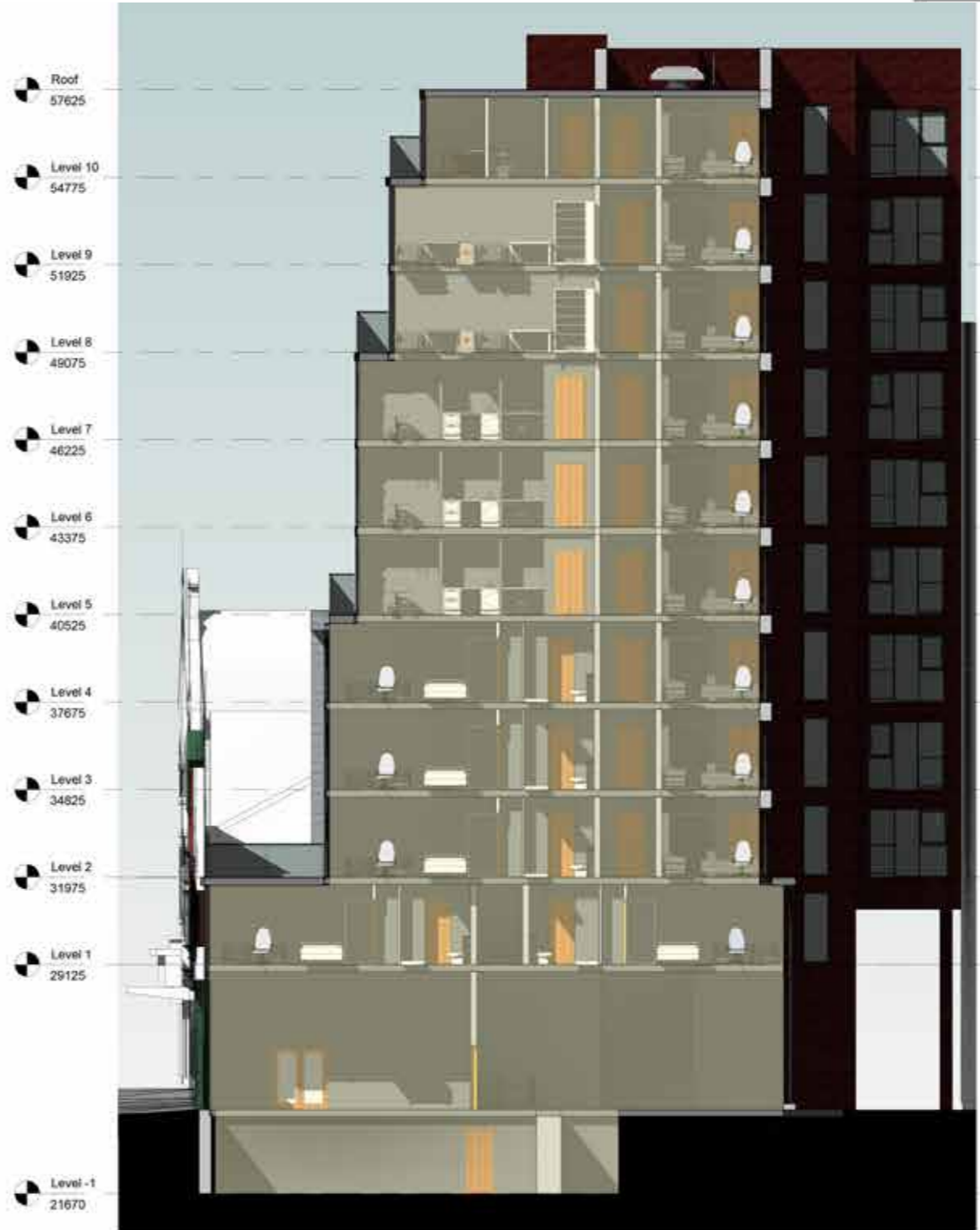


Heathfield Street / North Elevation

Design Proposal
 Proposed Elevations
 North - Heathfield Street

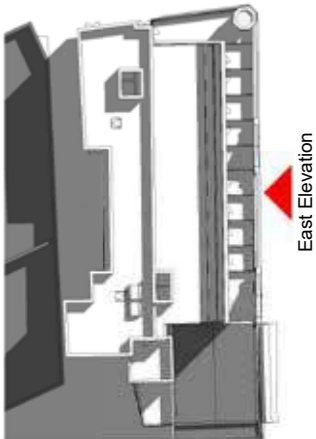


02_North Elevation



Sectional Elevation

Design Proposal
Proposed Elevations
East - Renshaw Street Elevation



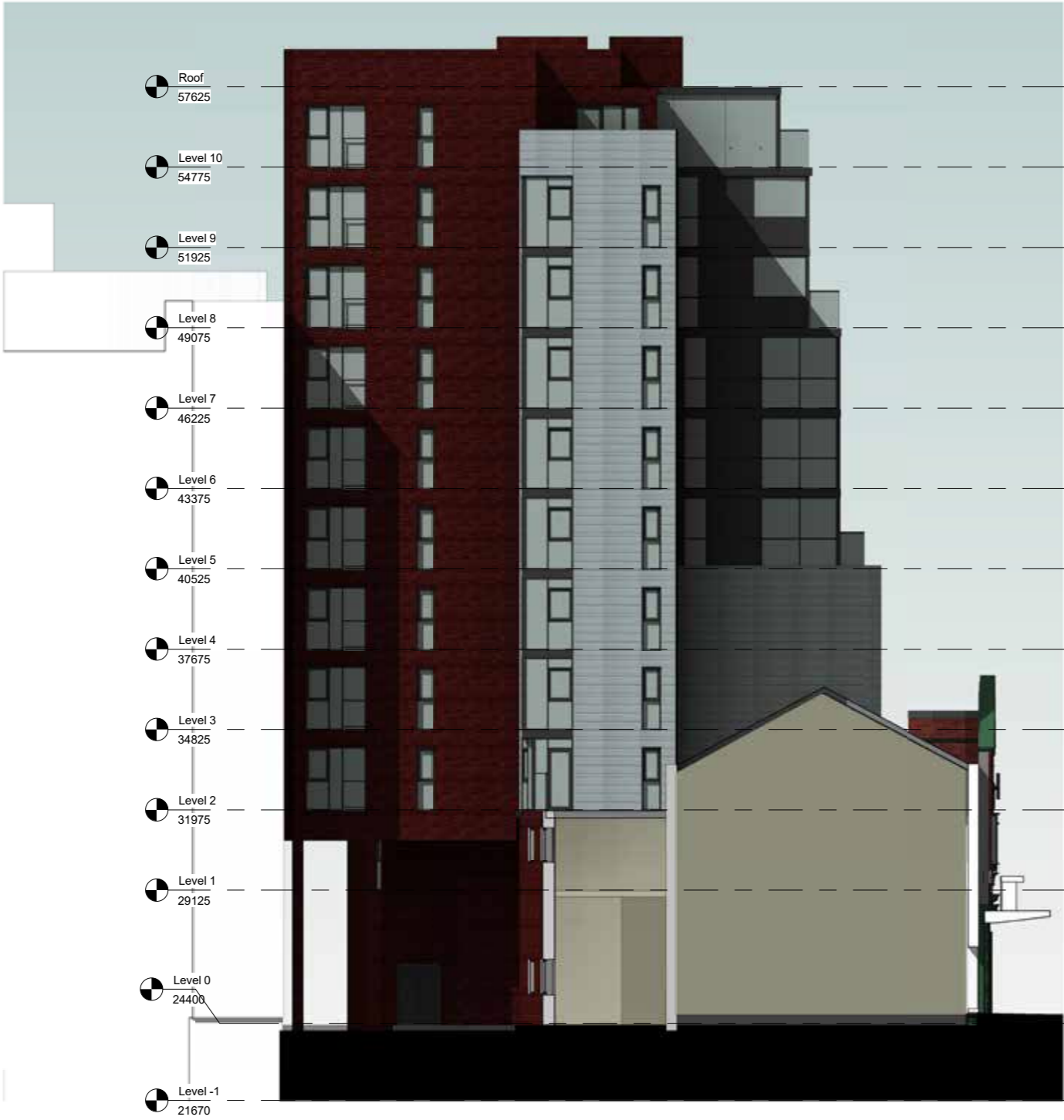
- Roof 57625
- Level 10 54775
- Level 9 51925
- Level 8 49075
- Level 7 46225
- Level 6 43375
- Level 5 40525
- Level 4 37675
- Level 3 34825
- Level 2 31975
- Level 1 29125
- Level 0.1 25000
24400
- Level -1 21670



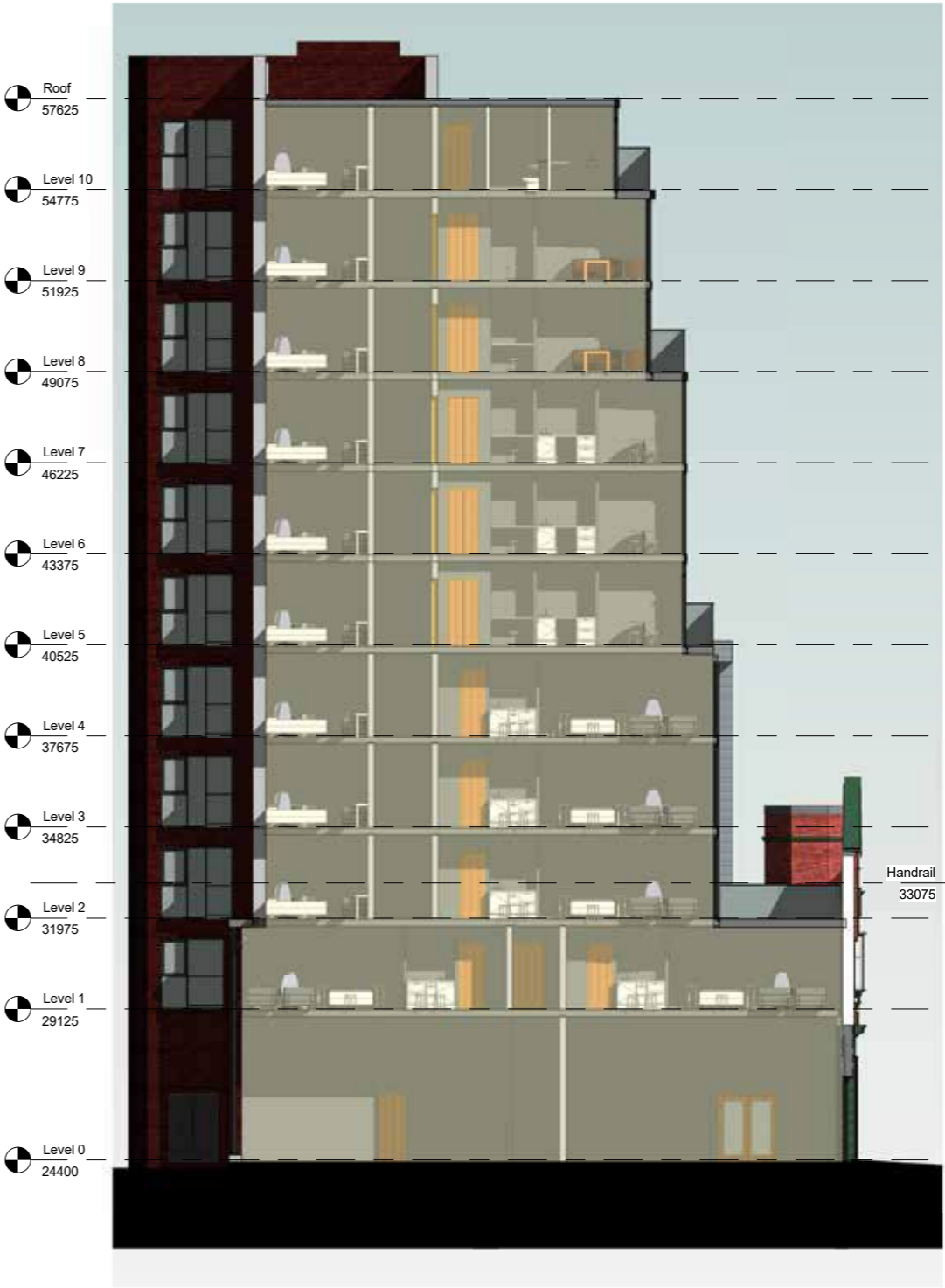
01_East Elevation



Design Proposal
Proposed Elevations
South - Side Elevation



03_South Elevation

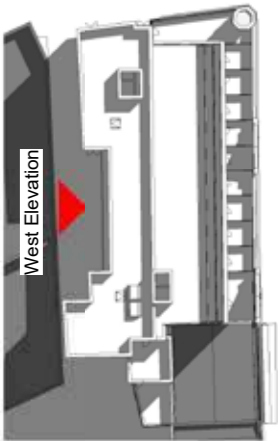


Cross Section

Design Proposal

Proposed Elevations

West - Rear Elevation



- Roof
57625
- Level 10
54775
- Level 9
51925
- Level 8
49075
- Level 7
46225
- Level 6
43375
- Level 5
40525
- Level 4
37675
- Level 3
34825
- Level 2
31975
- Level 1
29125
- Level 0
24400
- Level -1
21670



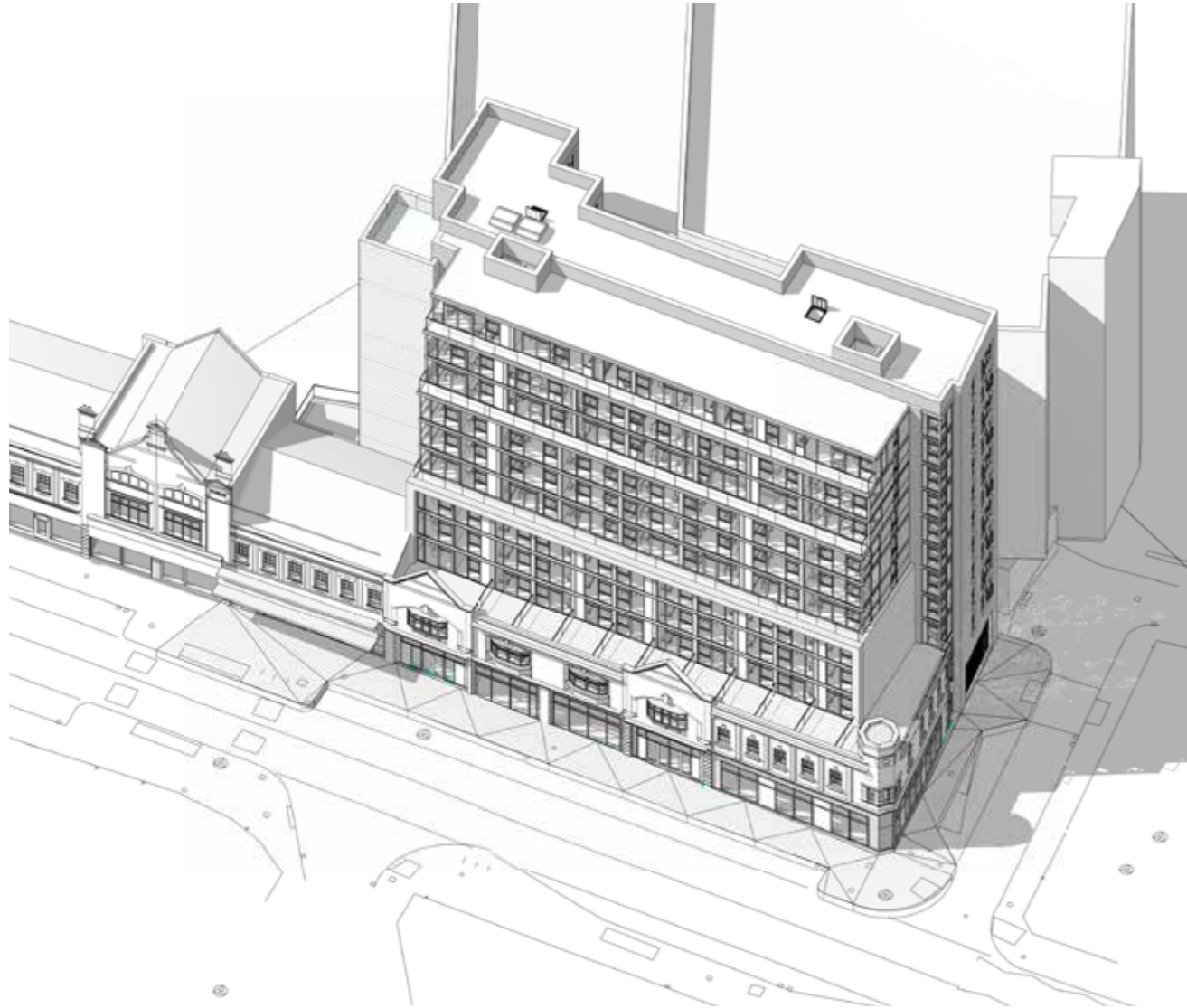
04_West Elevation



Design Proposal
Proposed 3D Views



Design Proposal
Proposed 3D Views



Design Development
Proposed Materials inc. Options



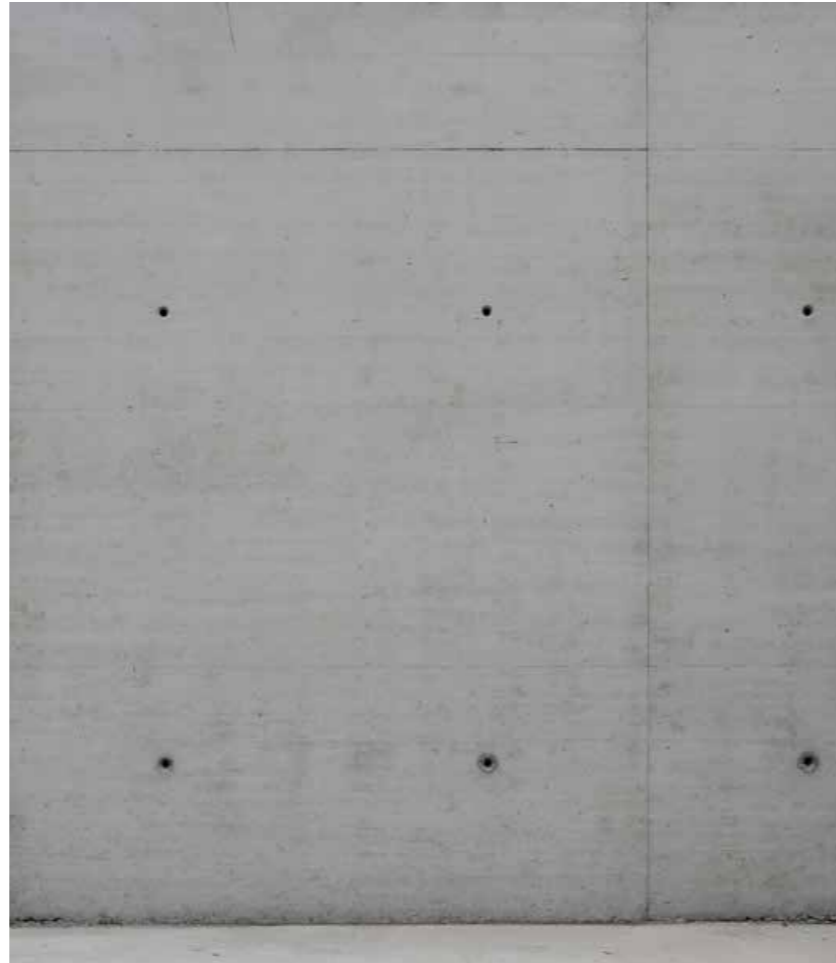
Red Brick



Glazing



Aluminium Cladding



Fair Faced Concrete



Corten Steel



Corrugated Metal



Zinc Cladding




Painted Render

5. Historic England & Heritage



Historic England
Pre-application Advice
21 June 2016


NORTH WEST OFFICE

Ms Emily Roberts
Knight Frank
11th Floor
No 1 Marsden Street
Manchester
M2 1HW

Direct Dial: 0161 242 1416
Our ref: PA00430408
Your ref: AM/er 539
21 June 2016

Dear Ms Roberts

Pre-application Advice


48-54 RENSHAW STREET, LIVERPOOL


Located within the heart of Liverpool, Renshaw Street runs up hill from St George's Hall to the junction of Leece Street and Berry Street, with the soaring structure of St Luke's forming the visual termination point of the road.


The street itself appears to have been established in the mid 18th century and whilst its line remains unaltered, the buildings that flank the roadway have changed over the centuries with structures of various dates remaining; as a consequence the quality of the built environment along Renshaw Street itself is mixed. The plot of land subject to the present pre application enquiry was formally the site of St Andrew's Church; however between the dates of the 1st edition ordnance survey maps and the 2nd edition, approximately around the turn of the century, the church has been replaced by the red brick run of commercial properties which remain today.

Renshaw Street forms part of the setting of the Grade II* listed St Luke's Church and the street as a whole is located in the buffer zone of the World Heritage Site. The importance of the key view along Renshaw Street towards St Luke's Church is recognised in the Liverpool Maritime Mercantile City World Heritage Site, Management Plan and Supplementary Planning Document.

It is the termination of the road at the grade II* listed St Luke's Church which helps to elevate the importance of the street, as part of the wider setting of the church. Described as an example of early 19th century perpendicular gothic and sat at on an elevated plinth, the church dominates its surroundings and provides the focal point at a conversion of a number of principle roads. But it is perhaps best known as the 'bombed out church,' as it has been left as a symbolic, roofless ruin and is of considerable importance to the public of Liverpool as an accepted, yet unofficial,


SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk


Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.


NORTH WEST OFFICE

memorial to those who lost their lives in the wars.

The present pre application enquiry relates to a proposal to construct a 12 storey mixed used development to the rear of 48 to 54 Renshaw Street, whilst retaining the façade of part of the existing buildings. Historic England's remit for consideration with regard to the proposals put to us, is to determine the likely level of harm which could occur to the setting of a grade II* listed building. We also offer advice on the impact of the proposed development on the Outstanding Universal Value of the World Heritage Site.


The fundamental issue to consider in both these points is whether the proposed new development will negatively impinge on the key view of St Luke's from along Renshaw Street.


With regard to the design of the proposed building itself, we consider the drawings provided to be massing concepts as opposed to a fully worked up scheme. Within the submitted Heritage Statement it is recognised that the re-development of the site does have the potential to affect the setting of St Luke's and as a consequence the statement recommends that a number of verified views are produced which would demonstrate the potential impact and recommends which views should be considered. We agree with this way forward which would also establish the impact on the OUV of the proposed development and are happy to advice further when these have been provided. We would also recommend to the local authority to request that any application should be supported by heritage Impact Assessment in line with UNESCO's guidelines in order to fully understand any impact on the OUV of the WHS.

The suitability of the proposed scale of development in this location will depend on the impact of the structure on the identified key view from Renshaw Street up to St Luke's and until verified views of the proposals are proposed, it is not possible to accurately establish the likely level of harm in order to advise accordingly. We would, however, welcome sight of the visualisations once they have been produced and could provide further more detailed comments at that point.

We would also like to take the opportunity to provide some additional advice on the proposed part-facade retention in the scheme. We are not convinced of the success of the retention of a small section of the existing building as proposed and would like to understand the reasoning behind this decision better. In our view it is questionable

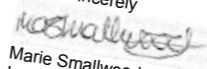

SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



NORTH WEST OFFICE

whether this element will be understood when not three dimensional. The hierarchy of massing in the proposed building needs to be further addressed and more successfully executed and we wonder whether it would be a more honest approach to fully redevelop the site.


Next Steps
The next steps for the proposal will be the production of verified views of the proposed development.

Yours sincerely

Marie Smallwood
Inspector of Historic Buildings and Areas
E-mail: marie.smallwood@HistoricEngland.org.uk


SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk


Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

Historic England
Pre-application Advice
23 June 2016



Historic England

NORTH WEST OFFICE

Ms Emily Roberts
Knight Frank
11th Floor
No 1 Marsden Street
Manchester
M2 1HW

Direct Dial: 0161 242 1416
Our ref: PA00430408
Your ref: AM/er 539
23 June 2016

Dear Ms Roberts

Pre-application Advice

48-54 RENSHAW STREET, LIVERPOOL

Thank you for contacting us on 21st July 2016 seeking our pre-application advice on proposals for the above site. We do not wish to comment in detail, but offer the following general observations.

Advice

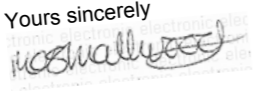
Following on from our letter dated the 21st June, a number of visualisations have been produced which depict the massing of the proposed new building, within the streetscape of Renshaw Street. In reviewing these visualisations, we can confirm that we do not believe the development will impact on the view along Renshaw Street to St Luke's Church; as a consequence no harm will be caused to the setting of the church or the identified key view, which forms part of the buffer zone of the World Heritage Site. We would therefore raise no objections to the proposal, were it to be submitted in its present form, as a formal planning application.

You do not need to consult us again on these proposals at pre-application stage unless, as the scheme develops, there are material changes to the proposals which would have an impact on the historic environment.


It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.


Yours sincerely



Marie Smallwood



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk



Stonewall
DIVERSITY CHAMPION

Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



Historic England

NORTH WEST OFFICE

Marie Smallwood
Inspector of Historic Buildings and Areas
E-mail: marie.smallwood@HistoricEngland.org.uk



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk



Stonewall
DIVERSITY CHAMPION

Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

Heritage Statement
48-54 Renshaw Street

July 2016



Contents

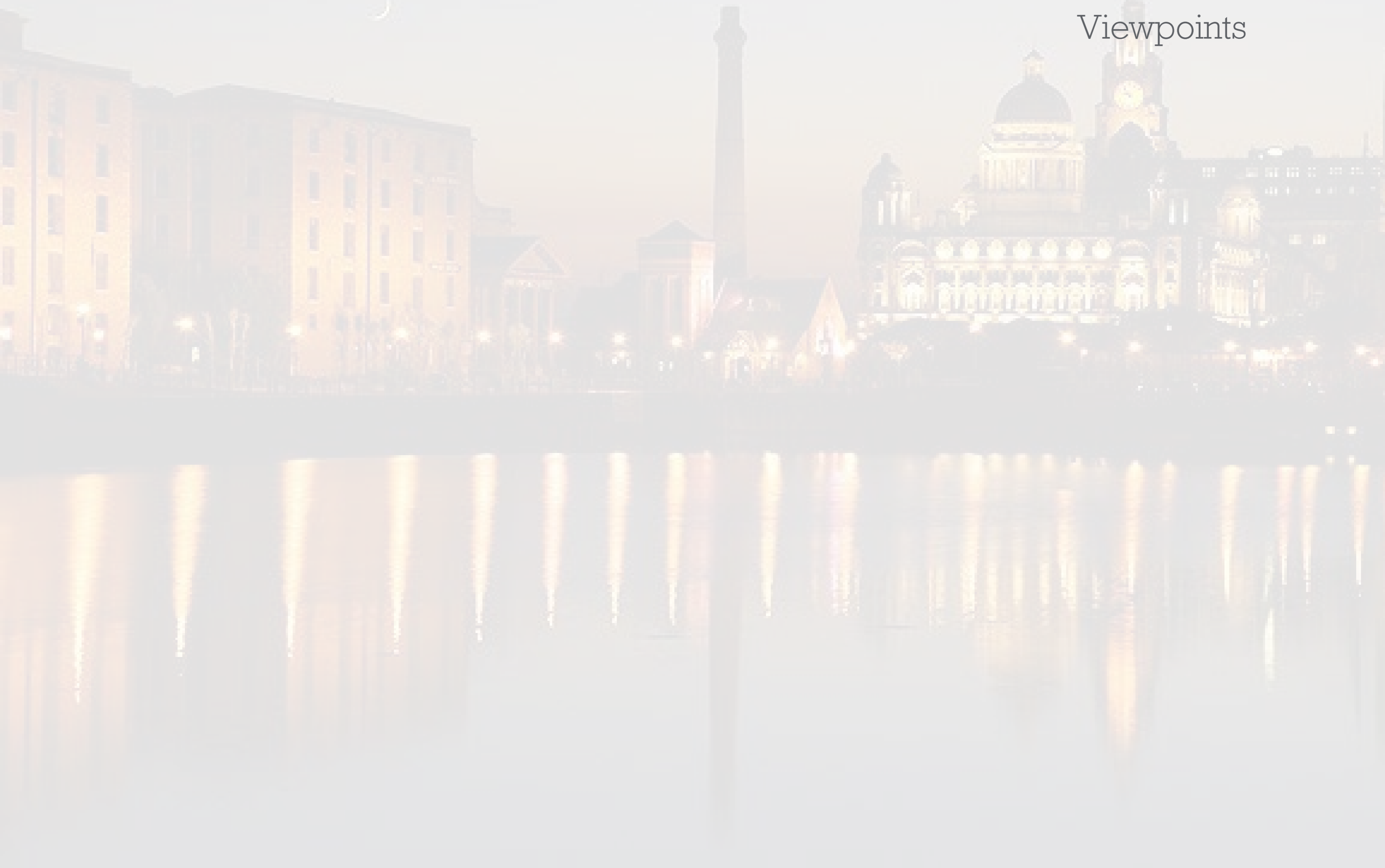
Executive Summary	1
1. Introduction	3
2. Heritage Assets	5
3. Site Context and Development	7
4. Assessment of Significance	10
5. Impact Assessment	28
6. Conclusion	41
Appendix 1: List Entry Descriptions	42
Appendix 2: Statement of Outstanding Universal Value	18
Appendix 3: Nos. 48-84 Renshaw Street. Full Assessment of Significance	21
Appendix 4: Heritage Legislation, Planning Policy and Guidance	26
Appendix 5: Photographs – Numbers 48-84 Renshaw Street	32
Appendix 6: Historic England Pre-Application Consultation Correspondence	1

Client
YPG Developments Ltd
Our reference
YPGH3002
22 July 2016

Note. Please refer to Heritage Statement, included as part of submission package.



6. Verified Viewpoints





50mm View from above Subway entrance, St. Georges Plateau



Massing Restrictions



Massing as discussed at pre-app December 2015



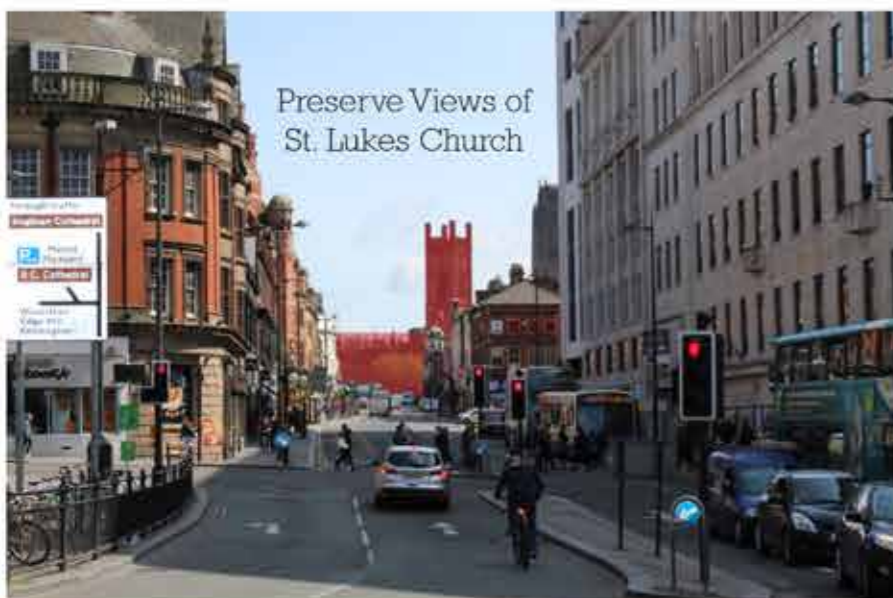
Proposed Massing in Context inc approved 40m (13 Storey) development on the site of the former Rapid DIY building, Renshaw Street



Location Map - Renshaw Street



50mm View from Renshaw Street pedestrian crossing island



Preserve Views of
St. Lukes Church

Massing Restrictions



Massing as discussed at pre-app December 2015



Proposed Massing in Context inc approved 40m (13 Storey) development on the site of the former Rapid DIY building, Renshaw Street



Location Map - Renshaw Street



50mm View from Renshaw Street bus stop



Massing Restrictions



Massing as discussed at pre-app December 2015



Proposed Massing in Context



Location Map - Renshaw Street



50mm View from the corner of Renshaw Street and Berry Street



Massing Restrictions



Massing as discussed at pre-app December 2015



Proposed Massing in Context inc approved 40m (13 Storey) development on the site of the former Rapid DIY building, Renshaw Street



Location Map - Renshaw Street



50mm View from the corner of Renshaw Street and Berry Street



Massing Restrictions



Massing as discussed at pre-app December 2015



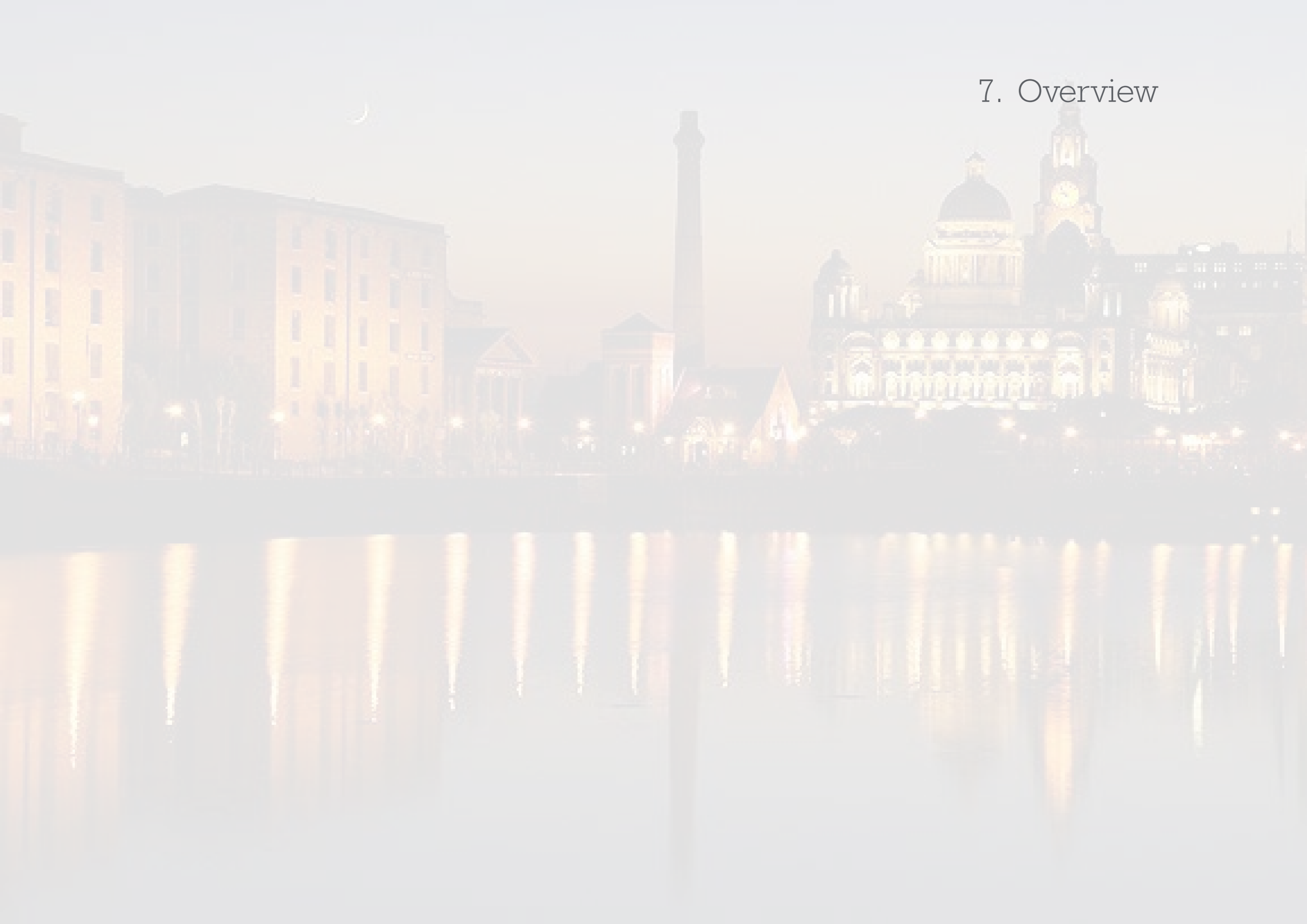
Proposed Massing in Context inc approved 40m (13 Storey) development on the site of the former Rapid DIY building, Renshaw Street



Location Map - Renshaw Street



7. Overview





YPG Renshaw Street Social and Economic Benefits

Introduction

YPG Renshaw Street is a 160 apartment development in the heart of Liverpool City Centre. With this project we plan to construct a 75 unit apart-hotel on levels 1 – 4 with 85 new studio & 1 bed apartments across levels 5 - 10 with restaurant / commercial units on the ground Floor level which will have a positive economic impact on Liverpool. Our aparthotels will help to boost the already active tourism industry in Liverpool by satisfying the ever-growing demand for accommodation and attracting more visitors to this bustling city. Furthermore, the YPG Renshaw Street investment will create a large number of new jobs during its development.

Design Phase

Throughout the design process, YPG Renshaw Street will be supported by an estimate of 15 expertly qualified professionals, including:

- Architects
- Consultants
- Surveyors
- Structural Engineers
- Interior Designers
- Marketing

Construction Phase

The labour involved with the project will require a predicted 60 on-site and off-site staff members with occupational skills, ranging from:

- Project Managers
- Plant Mechanics/ Fitters
- Roofers
- Floorers
- Glaziers
- Scaffolders
- Electricians
- Bricklayers
- IT/ Technical
- Painters and Decorators
- Logistics
- Plumbing/ Heating/ Air Conditioning/ Ventilation

Operation

The day-to-day operation of the YPG Renshaw Street studio apartments and aparthotels will require a forecasted 20 staff members in management, administration and maintenance, creating jobs such as:

- General Managers
- Shift Managers
- Receptionists
- Porters
- Concierges
- Housekeepers

With the addition of the restaurant on street level, an estimated 25 new employment positions are generated in the food and beverage industry:

- Chefs
- Waiters/ Waitresses
- Bartenders
- Cleaners
- Dishwashers
- Cashiers

YPG Renshaw Street plans to create a predicted 120 new jobs throughout the development and construction of the studio apartments, aparthotels and restaurant, which will no doubt boost the economy in Liverpool.

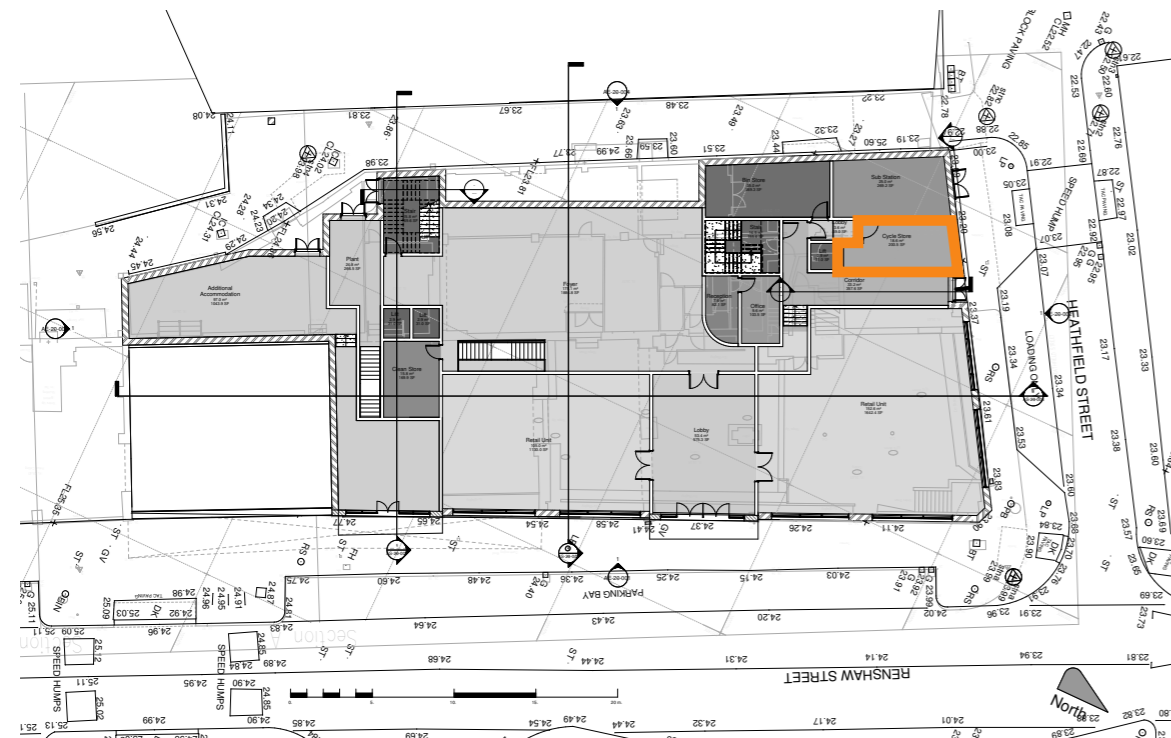


Overview

Access & Transport

As part of the development proposal it is planned to provide a minimum of 40 cycle spaces on site within a designated (18.6sqm/ 200sqf) secure cycle storage area on the ground floor. Parking for the apart hotel is being negotiated with the existing car park to the rear with a potential service charge option for the private apartments which would allow a space in the main car park also.

Finally, service access will be retained at the rear of the building for the adjacent buildings on the terrace.



Ground Floor plan highlighting the proposed size & location of cycle store

