

Barbara Kirkbride  
Principal Planning Officer  
Planning & Building Control  
Liverpool City Council  
Municipal Buildings  
Dale Street  
Liverpool  
L2 2DH

18 September 2012

Our Ref: C-0205461-01/MS/KP

Dear Ms Kirkbride,

## **Full Planning Application and Application for Conservation Area Consent for the Redevelopment of Philharmonic Court site for New Student Residential Development**

On behalf of our client, Marcus Worthington Properties Limited, we are pleased to submit as application for Full Planning Permission as well as an application for Conservation Area Consent for the redevelopment of the site known as Philharmonic Court, Liverpool 8. Full planning consent is sought for a new student residential development for The University of Liverpool, comprising 354 beds. The design proposals are of a high quality design and include bespoke landscaping proposals, both of which seek to enhance the Canning Street Conservation Area within which the site sits.

### **The Site**

The site is bound by Caledonia Street, Catharine Street, Falkner Street and, historically, by Sugnall Street. It is owned by the University of Liverpool and is currently occupied by student residential accommodation known as Philharmonic Court. The current buildings on site are now out-dated and no longer meet the standards required for modern student accommodation. In addition, due to their age, the buildings do not meet current building standards in respect of climate change mitigation, accessibility and building performance. As detailed above, the site is located within the Canning Street Conservation Area.

### **The Applicant**

Our client is recognised as one of the UK's most trusted commercial property developers. For more than three decades Marcus Worthington Properties Limited has been providing student housing for colleges and universities in both semi-rural and city centre locations. Based in Preston, they are currently working on a number of development schemes within the North West and further afield, including a new student residential development in Manchester.

## The Proposals

The proposals for the Philharmonic Court site allow for the creation of 354 bed spaces, within a development which rises from 1 storey to 6 storeys in height. The proposals have been designed to respond to the character of the local area and, in particular, to enhance the Conservation Area. The proposals will also include high quality landscaping proposals.

The design proposals have sought to respond to a number of user requirements, and to minimise the impact of the development on the local area. In particular, the development will be car-free and as such there will be no car parking spaces provided as part of the development (although a lay-by will be provided which can be used as a drop-off and collection point at the beginning and end of term time). The development does include provision for 94 secure cycle spaces, and refuse management has been designed to ensure that this is carefully managed by the University.

The design proposals have been revised following our pre-application consultation with you and your fellow Officers in order to respond to the feedback which you provided and we therefore trust that you find the scheme proposals to be acceptable to you.

## Submission Material

The formal description of development is as follows:

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“Planning application for demolition of existing student halls and erection of new student residential accommodation with associated ancillary uses, access, landscaping and servicing.”

The following documents and plans are enclosed in support of the application for Full Planning Permission:

- Planning Application Form and Ownership Certificate;
- ‘Red Edge’ Plan prepared by Leach Rhodes Walker;
- Scheme elevations, plans and sections prepared by Leach Rhodes Walker;
- Design and Access Statement prepared by Leach Rhodes Walker;
- Supporting Statement prepared by Drivers Jonas Deloitte;
- Heritage Appraisal prepared by Kevin Murphy Heritage;
- Transport Statement (including Framework Travel Plan located at Appendix C) prepared by Fairhurst;
- Sustainability Energy Statement prepared by Clancy Consulting;
- Acoustic Survey Report prepared by Red Acoustics;
- Phase 1 Site Investigation Survey prepared by Fairhurst;
- Ecological Survey prepared by RSK Environment;
- Tree Survey prepared by Christians Environmental;

- Surface Water and Foul Water Design Statement prepared by Fairhurst;
- Formal Request for Environmental Impact Assessment (EIA) Opinion; and,
- Application fee cheque for £19,865.

Please also find enclosed the following documents in support of the application for Conservation Area Consent:

- Application Form and Ownership Certificate;
- 'Red Edge' Plan prepared by Leach Rhodes Walker;
- Elevations and plans prepared by Leach Rhodes Walker;
- Heritage Appraisal prepared by Kevin Murphy Heritage; and,
- Photographs/photomontages prepared by Leach Rhodes Walker.

A CD is also enclosed which contains electronic versions of all of the above application material.

### **Summary**

The proposed development will provide much needed student accommodation for the University of Liverpool. This purpose built accommodation will improve a key site within the Canning Street Conservation Area, and play a key role in attracting students to study at The University of Liverpool. The high quality building design and landscaping proposals provide an overall attractive development which will enhance the Canning Street Conservation Area and will deliver overall improvements to the street scene surrounding the site, greatly enhancing the current situation.

We trust that you will find the application documentation to be in order and look forward to receiving notification of the formal registration of the application. Should you have any queries relating to this application please contact either Kelly Paddick (0161 455 6558) or Michele Steel (0161 455 6578) to discuss.

Yours sincerely

**Michele Steel**  
**for Deloitte LLP (trading as Drivers Jonas Deloitte)**

cc. R Worthington, Marcus Worthington Properties Limited