



The City of Liverpool

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Application for approval of details reserved by condition.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:	Mr	First name:	Elliot	Surname:	Lawless	
Company name:	Baltic Development Ltd					
Street address:	92 London Road			Country Code	National Number	Extension Number
	Seymour Chambers			Telephone number:		
				Mobile number:		
Town/City:	Liverpool			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	L3 5NW					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

**2. Agent Name, Address and Contact Details**

Title:	Mr	First Name:	Falconer	Surname:	Chester Hall	
Company name:	Falconer Chester Hall Ltd					
Street address:	12 Temple Street			Country Code	National Number	Extension Number
				Telephone number:	0151 2435800	
				Mobile number:		
Town/City:	Liverpool			Fax number:		
County:	Merseyside (Met County)			Email address:		
Country:	United Kingdom					
Postcode:	L2 5RH			info@fcharchitects.com		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:

Suffix:

House name:

Street address:

Simpson Street

Town/City:

Liverpool

County:

Liverpool

Postcode:

L1 0AJ

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

334715

Northing:

389375

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:

Miss

First name:

Elizabeth

Surname:

Blake

Reference:

14F/1333

Date (DD/MM/YYYY):

25/07/2014

(Must be pre-application submission)

Details of the pre-application advice received:

Scale and Massing

The site is bounded by fairly small streets, particularly Watkinson Street which is just 7 metres wide. The widest street is Norfolk Street at 12 metres. The Baltic Triangle Planning Framework indicates that streets of 7-8 metres should have buildings of no more than 4 residential storeys in height while a building of 5 storeys would be appropriate on streets of 12 metres. The two upper floors step back from the back of pavement increasing this interface by approximately 1.5m, although at this height there are no facing elevations. Even at 15 metres the Framework recommends no more than 6 residential storeys.

The other key factor in terms of context is the surrounding buildings which are a mix of 1-2 and 3-4 storey buildings. The building does not address any major thoroughfares or open spaces and is not located at a central or significant node within the area where a taller building would be logical. The framework sets out that there is a need to ensure new development is balanced to allow for suitable sense of enclosure and retention of natural light to buildings (both in terms of the application site and facing buildings) and public spaces. A building of this height would dominate and overshadow nearby streets and buildings.

The Planning Framework is considered to be a useful guide to building heights and while this guidance is applied with a degree of flexibility where the specific merits of the proposal suggest this is appropriate, this scheme more than doubles the recommended scale for the site and presents no specific merits to justify this large deviation from the Framework.

Appearance of the elevations

Setting aside the objections to the scale and massing, the design approach to the appearance of the building is supported. The use of brick and the regular window pattern , referencing warehouse typology while bringing elements of modern design such the textured brickwork is supported and considered to be a positive response to the context. The zigzag elevations at the upper level are an interesting reference to the roof lines of nearby industrial sheds. While it is disappointing to see that the 'Key Design Principles' for the site are exactly the same as those given for other sites on Islington, which present a very different context and character, the site analysis following on from these principles reveals that an understanding of the visual context has informed the development of the architectural response to the site.

A key characteristic of the area is it's varied rooflines from large to small warehouses and industrial sheds with various roof shapes and it is positive that these irregularities in roofline are referenced in the design and access statement. Modular student blocks can often be presented with long unbroken rooflines and this scheme is to some extent falling into this mould on its longer elevations. It is questioned whether a greater degree of articulation could be given to the roofline, although it is recognised that there is detailing on the vertical plane at this level.

Use

As indicated verbally at the pre-application stage, there are no objections to a residential end user on the site and the allocation of a significant degree of ground floor space to business use is particularly welcomed.

Residential Amenity

The units meet the minimum floor area requirements.

The inclusion of a roof-garden is welcomed as it will provide residents with outdoor amenity space, although it is noted that very little communal space is provided within the building and this should be reconsidered as most of the units are small. For example, the recent approval on Wapping included facilities such as function rooms and a large kitchen which residents could book when hosting a gathering too large for a compact studio. Furthermore, as the scheme is presented for general residential occupation rather than student end users, it is recommended that a wider range of sizes of unit is provided as the units are likely to appeal only to the young single people and there does appear to demand for a range of sizes of accommodation in the area. This would also bring the scheme closer in line with the Planning Framework which states that the city will seek to promote a diverse residential offer in the Baltic Triangle.

Conclusion

While some aspects of the proposals are considered to be very positive, the scale of development is such that we can not offer it planning support at this stage. A building between 4 and 5 storeys would be supported on this site. As the scheme is likely to require a significant re-think I suggest the application is withdrawn and the proposal reworked.

Ref: 27: 6099

Planning Portal Reference:

004545523

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

To erect part 5, 7 and 9 storey building comprising 12 Class B1 serviced office spaces (617.5sqm/7346 sqft) with a reception area and 3 meeting rooms, 156 residential studios over the upper storeys, together with a laundry, bin store, residents foyer, sub-station and plant room and internal cycle store and rooftop garden

Application reference number: 14F/1333 Date of decision: 02/04/2015

Please state the condition number(s) to which this application relates:

Condition number(s): 10.0, 18.0, 22.0

Has the development already started? Yes No If Yes, please state when the development was started: 30/08/2015

Has the development been completed? Yes No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Conditions:  
10.0 - See document "8722-1350-02" (Acoustic Report)  
18.0 - See document "Allpark\_Ltd\_Double\_Stacker\_Spec\_Sheet" and drawing "P14-015-04-03-001"  
22.0 - See document "8722-1350-02" (Acoustic Report)

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? Yes No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

If Other has been selected, please provide:

Contact name:  
Title: First name: Surname:  
Telephone number:  
Country code: National number: Extension number:  
Email Address:

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. Date 07/10/2015