

4th May 2018

Liverpool City Council,
Planning,
Cunard Building,
Water Street,
Liverpool
L3 1DS

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
REVISED DETAILS FOR FULL PLANNING APPLICATION (REF: 16F/2922)
FORMER BOGANS CARPETS UNIT, NEW BIRD STREET, LIVERPOOL, L1 0DN**

Please find enclosed a revised scheme details which we ask are considered under the current planning application reference 16F/2922. The revised information is provided on behalf of the applicant Miami Limited. The revised submission comprises:

- Site Location Plan with application boundary edged in red;
- Planning Statement (This covering letter);
- Design and Access Statement;
- Key Views Assessment;
- Daylight and Sunlight Assessment; and
- Transport Statement Addendum.

In addition, the re-submission is also supported by a full set of revised plans and drawings, prepared by FCH Architects, which include:

- P17-148-02-02-001_C – Location Plan
- P17-148-02-02-002_B – Proposed Block Plan;
- P17-148-02-03-000_E – Proposed Basement Plan;
- P17-148-02-03-001_G – Proposed Ground Floor Plan;
- P17-148-02-03-002_F – Proposed Mezzanine Floor Plan;
- P17-148-02-03-003_E – Proposed 1st – 4th Floor Plan;
- P17-148-02-03-004_E – Proposed 5th – 7th Floor Plan;
- P17-148-02-03-005_E – Proposed 8th Floor Plan;
- P17-148-02-03-006_D – Proposed Duplex Mezzanine Floor Plan;
- P17-148-02-05-001_B – Proposed New Bird Street Elevation;
- P17-148-02-05-002_C – Proposed Jordan Street Elevation;
- P17-148-02-05-003_B – Proposed Newhall Street Elevation;
- P17-148-02-05-004_B – Proposed St. James Street Elevation;
- P17-148-02-05-005_B – Proposed Courtyard Elevation 1;

- P17-148-02-05-006_C – Proposed Courtyard Elevation 2;
- P17-148-02-05-007_B – Proposed Courtyard Elevation 3; and
- P17-148-02-05-008_B – Proposed Courtyard Elevation 4.

Description of Development

Reflecting the changes proposed as part of the revised submission the description of development associated with the planning application is proposed to be revised and the two descriptions are set out below:

Previous Description of Development

To erect 11 storey block creating 156 apartments (C3 Use) with 1,344 sq.m of commercial floor area on ground floor (Use Classes A1, A2, A3, B1, D1 and D2) together with associated 104 car parking spaces, 126 cycle spaces, on site amenity space, landscaping and external works.

Proposed Description of Development

To erect 10 storey block creating 202 apartments (C3 Use) with 1,222 sq.m of commercial floor area on ground floor (Use Classes A1, A2, A3, B1, D1 and D2) together with associated 49 car parking spaces, 176 cycle spaces, on site amenity space, landscaping and external works.

The Proposed Amendments

The current proposals have revised the scheme to enhance the efficiency of the internal layout and arrangement ensuring that a greater density can be achieved on the site. In order to deliver this with an improved density and apartment mix the scheme has involved a minor increase in the total footprint of the building.

The currently proposed scheme reduces the number of storeys across the whole development from 11 to 10 with the removal of one level of basement car parking. The second basement level is to be removed, improving overall viability. The removal of the second basement level reduces the amount of parking from 104 to 49 parking spaces of which 5 would be accessible. The revised scheme will still deliver close to 1:1 ratio for the number of cycle spaces with 176 cycle storage spaces provided.

The ground floor has been able to benefit from an additional commercial unit ensuring that there will be the two larger commercial units addressing St James Street and Newhall Street respectively and an increase from 12 to 13 creative units.

The proposed mezzanine level has been refined such that the apartment mix has been enhanced to include 5 two bedroom apartments and one one-bed apartment are able to be included. The remaining first to eighth floors have been able to incorporate an additional five apartments on each floor. The revised apartment mix and the proportion of the overall are set out in Table 1.0 below in relation to the previously presented scheme:

Table 1.0

Previously Presented Scheme			Currently Proposed Scheme		
Apt Type	No.	Percentage	Apt Type	No.	Percentage
Studio	0	0%	Studio	0	0%
1-Bed	44	28%	1-Bed	109	53%
2-Bed	98	63%	2-Bed	90	45%
3-Bed	8	5%	3-Bed	0	0%
Duplex	6	4%	Duplex	3	2%

Table 1.0 above indicates that the revised scheme proposes a similar level of two-bedroom apartments, whilst securing a substantial increase in the number of 1-bedroom apartments. The revised proposals ensure an improved quantum of development can be delivered on the site within a very similar development footprint, scale and massing of the previous approval.

Externally the scheme has presented a similar approach to the design and materiality of the previously presented scheme.

Planning Assessment

Principle

As there is no change to the proposed use across the development site, the principle of the proposed development remains in accordance with that which was previously presented to the committee and was considered acceptable, in accordance with the aspirations for the Baltic Triangle Planning Framework 2008 and the Strategic Investment Framework 2012.

In the intervening period the emerging Liverpool Local Plan has recently been approved for public consultation, whilst at this stage it is only afforded limited weight as a material consideration, the document provides an indication of the direction of travel for Liverpool City Council.

The change to the principle position in relation to the site location in the emerging local plan is that the site is now considered to be within the city centre rather than adjacent to the city centre. The site-specific policies relating to the development within the emerging Local Plan are:

- Policy CC14 – The Baltic Triangle;
- Policy EC6 – Mixed Use Areas and Sites for Various Types of Development

Policy EC6 reiterates this position outlining that a mix of uses will be accepted within these areas.

The principle of proposed development fully accords with the emerging Local Plan policies as a mix of uses are provided across the site, consistent with Policy CC14, including an increase on the number of creative units reflecting the importance of these spaces to provide much needed accommodation for the growing creative/digital sector within the area.

The provision of residential apartments contributes to the mix of residential accommodation within a highly sustainable city centre location complimenting the commercial and creative units which introduce ground floor activity and improve vitality and viability of the locality.

The apartment mix has been refined and enhanced ensuring that there is a comparable provision of two-bedroom apartments and increasing the number of one-bedroom apartments reflecting the market demand for this type of accommodation and ensuring that there is a greater choice for prospective buyers. The diversification of the apartment mix yet further and improved density on the site provides a greater contribution to Liverpool's housing supply and furthers choice within the market.

It is therefore considered that the revised proposals remain in accordance with the principle of the previous scheme and are fully in accordance with the site-specific policies (Policy CC14 and Policy EC6) of the emerging Local Plan.

Highways

The removal of one level of basement parking has reduced the overall provision of parking spaces to 49 spaces including 5 accessible spaces.

The revised scheme has incorporated a high level of cycle spaces to encourage further the use of sustainable methods of transport.

The supporting Transport Statement addendum sets out in more detail how the scheme is well supported by a range of sustainable transport means and the scheme compliance in relation to highways. The supporting framework travel plan sets out the diverse range of options available to future residents of the scheme.

Design

The design and scale were considered during the previous planning committee at which point the location and height of the proposed development were considered to be appropriate for the area, reflecting the historic townscape through the approach to the roofline and did not have an adverse impact upon views to and from the Grade I Listed Anglican Cathedral.

The inclusion of balconies and use of materials were considered to be positive elements of the previous scheme. The current proposals have reflected that by retaining balconies to deliver design interest to the building and using a complimentary materials palette.

The current proposals due to the minor increase in the building footprint have been supported by a revised key views assessment which evidences that the change proposed has a negligible increase upon key views across Liverpool. Consequently, it is considered that the amendment does not alter the previous appraisal of the development from a townscape context.

On this basis it is considered that the revised scheme retains the key elements of the previous scheme which were recommended for approval and consequently consider that these should be supported in this instance.

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We trust the enclosed is satisfactory to allow you to update the existing planning application Ref: 16F/2922, and we look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact us.

I hope to hear from you in due course.

Yours faithfully,



Mike Ralph, BA (Hons) BPL MRTPI
Partner