

12th July 2016

Liverpool City Council,
Planning,
Municipal Building,
Dale Street,
Liverpool
L2 2DH

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL DETAILED PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDING AND ERECTION
OF A PART 16, PART 19 STOREY MIXED USE DEVELOPMENT COMPRISING 395 APARTMENTS (C3 USE),
WITH ASSOCIATED COMMUNAL FACILITIES (INCLUDING RESIDENTS' GYM, CINEMA, ROOF TERRACE),
TWO GROUND FLOOR COMMERCIAL UNITS (A1/A2/A3/A4/D1 USE CLASS) AND ASSOCIATED
ACCESS, SERVICING, PARKING AND LANDSCAPING
21 STRAND STREET, LIVERPOOL**

The application seeks full detailed planning consent for the demolition of existing building and erection of a part 16, part 19 storey mixed use development comprising 395 apartments (C3 Use), with associated communal facilities (including residents' gym, cinema, roof terrace), two ground floor commercial units (A1/A2/A3/A4/D1 Use Class) and associated access, servicing, parking and landscaping. The application has been submitted on behalf of the applicant, FT Patten Properties (Liverpool) Ltd & Panacea Property Development, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £62,189 (PP-05261702).

The application is also supported by a full set of application plans produced by scheme architects Leach Rhodes Walker Architects. They include:

- 7494 L(00)117 B - Site Location Plan (Site Edged Red)
- 7494 L(00)01 A - Existing Site Plan
- 7494 L(00)157 - Proposed Demolition Plan
- 7494 L(00)02 J - Basement Plan
- 7494 L(00)03 L - Ground Floor Plan
- 7494 L(00)04 F - First Floor Plan
- 7494 L(00)158 - Second to Sixth Floor Plan
- 7494 L(00)159 - Seventh to Fourteenth Floor Plan
- 7494 L(00)121 D - Fifteenth Floor Plan
- 7494 L(00)122 D - Sixteenth Floor Plan
- 7494 L(00)123 D - Seventeenth Floor Plan
- 7494 L(00)124 D - Eighteenth Floor Plan

- 7494 L(00)23 B - Roof Level Plan
- 7494 L(00)90 C - Coloured Basement Plan
- 7494 L(00)105 D - Coloured Ground Floor Plan
- 7494 L(00)160 - Coloured Typical Floor Plan (7th-14th)
- 7494 L(00)108 C - Coloured 16th Floor Plan
- 7494 L(00)143 A - Proposed Building Elevation AA
- 7494 L(00)144 A - Proposed Building Elevation BB
- 7494 L(00)145 A - Proposed Building Elevation CC
- 7494 L(00)146 A - Proposed Building Elevation DD
- 7494 L(00)152 - Proposed Colour Building Elevation AA
- 7494 L(00)153 - Proposed Colour Building Elevation BB
- 7494 L(00)154 - Proposed Colour Building Elevation CC
- 7494 L(00)155 - Proposed Colour Building Elevation DD
- 7494 L(00)148 - Proposed Context Elevations A & B
- 7494 L(00)150 - Proposed Context Elevations C & D
- 7494 L(00)149 - Proposed Colour Context Elevations A & B
- 7494 L(00)151 - Proposed Colour Context Elevations C & D
- 7494 L(00)161 - Sketch View 1
- 7494 L(00)162 - Sketch View 2
- 7494 L(00)163 - Sketch View 3
- 7494 L(00)164 - Sketch View 4
- 7494 L(00)165 - Photomontage 1
- 7494 L(00)166 - Photomontage 2
- 7494 L(00)167 - Exploded Axonometric
- 7494 L(00)138 A - CGI Visual 1
- 7494 L(00)141 - CGI Visual 2

Submission of the application follows formal Pre-App feedback provided by Barbara Kirkbride on meeting on 15th September 2015. Further follow-up meetings were held with Officers on 22nd December 2015, 9th February 2016 and 19th May 2016. A meeting with Historic England was also held on 24th March 2016.

Our pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These include:

- Design & Access Statement, prepared by LRW Architects;
- Planning Statement, prepared by Zerum;
- Air Quality Assessment, prepared by Wardell Armstrong;
- Drainage Strategy, prepared by Curtins;
- Heritage Assessment, prepared by Turley Heritage;
- Land Contamination Report, prepared by Curtins;
- Landscape Strategy Document, prepared by DEP;
- Lifetime Homes Checklist, completed by LRW Architects;
- Noise Assessment, prepared by Wardell Armstrong;
- Statement of Community Involvement, prepared by Curtins;
- Transport Statement & Framework Travel Plan, prepared by Curtins; and
- Wind Assessment, prepared by RWDI.

Zerum Consult
4 Jordan Street
Manchester
M15 4PY

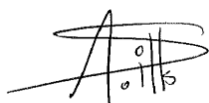
0161 667 0990
www.zerum.co.uk

Given the size of some of the supporting documents that make up the application we have provided a complete set of the application plans and reports on CD (enclosed). A full sized, paper set of the plans and Design & Access Statement has also been sent directly from Leach Rhodes Walker.

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I hope to hear from you in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read "N. Sills", with a stylized flourish above the name.

Nikki Sills
Associate Director