

21<sup>st</sup> August 2015

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

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
FULL APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS, AND THE ERECTION THREE 7-14  
APARTMENT BLOCKS CONTAINING 377 RESIDENTIAL UNITS (USE CLASSES C3) AND 812SQM OF  
PRIVATE COMMUNAL SPACE, WITH ASSOCIATED ACCESS, SERVICING, CAR PARKING, AND  
LANDSCAPING.  
LAND ON THE CORNER OF BEVINGTON BUSH/GARDENERS ROW/EDGAR STREET, LIVERPOOL L3 6JH**

Please find enclosed a Full Planning Application for demolition of existing buildings, 377 proposed apartments (Use Class C3) and ancillary communal residents-only facilities (Use Class Sui Generis) with associated access, servicing, car parking and landscaping. The application has been submitted on behalf of the applicant, Jamworks, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red and land within the applicants ownership outlined in blue; and
- A planning application fee of £ 60,889.00 (PP-04369161).

The application is also supported by an Existing Site Plan and a Proposed Site Plan, produced by scheme architects FCH. Also accompanying the application is the following:

- P14-092-02-01-001 Ground Floor Plan
- P14-092-02-01-002 Typical Floor Plan
- P14-092-02-01-007 Roof Plan
- P14-092-02-02-001 Existing Location Plan
- P14-092-02-02-002 Existing Location Plan
- P14-092-02-03-A-001 Ground Floor Plan
- P14-092-02-03-A-002 Typical Floor Plan (1st - 6th) - Building A
- P14-092-02-03-A-003 Roof Plan - Building A
- P14-092-02-03-B-001 Ground Floor Plan - Building B
- P14-092-02-03-B-002 First Floor Plan - Building B
- P14-092-02-03-B-003 Typical Floor Plan (2nd - 7th, 9th - 12th) - Building B
- P14-092-02-03-B-004 8th Floor Plan - Building B
- P14-092-02-03-B-005 13th Floor Plan - Building B

- P14-092-02-03-B-006 Roof Plan - Building B
- P14-092-02-03-C-001 Ground Floor Plan - Building C
- P14-092-02-03-C-002 Typical Floor Plan (1st - 6th) - Building C
- P14-092-02-03-C-003 7th Floor Plan - Building C
- P14-092-02-03-C-004 8th Floor Plan - Building C
- P14-092-02-03-C-005 Roof Plan - Building C
- P14-092-02-05-001 Elevation 01
- P14-092-02-05-002 Elevation 02
- P14-092-02-05-003 Elevation 03
- P14-092-02-05-004 Elevation 04
- P14-092-02-05-005 Elevation 05
- P14-092-02-05-A-001 Elevation 01 - Block A
- P14-092-02-05-A-002 Elevation 02 - Block A
- P14-092-02-05-A-003 Elevation 03 - Block A Typical Floor Plan
- P14-092-02-05-A-004 Elevation 04 - Block A
- P14-092-02-05-A-005 Elevation 05 - Block A
- P14-092-02-05-A-006 Elevation 06 - Block A
- P14-092-02-05-B-001 Elevation 01 - Block B
- P14-092-02-05-B-002 Elevation 02 - Block B
- P14-092-02-05-B-003 Elevation 03 - Block B
- P14-092-02-05-B-004 Elevation 04 - Block B
- P14-092-02-05-C-001 Elevation 01 - Block C
- P14-092-02-05-C-002 Elevation 02 - Block C
- P14-092-02-05-C-003 Elevation 03 - Block C
- P14-092-02-05-C-004 Elevation 04 - Block C

The proposed development includes residential units (C3 Use Class) along with communal residential space (Sui Generis Use Class). The proposal creates three blocks of apartments, with residents' only facilities in the ground floor, including launderettes, a gym and communal games/lounge areas. To allow for the proposal to take place, a disused warehouse is to be demolished. The proposal is part of the regeneration efforts similar to others within the 'Pumpfields' area. In summary the proposal includes:

- Demolition of the existing building;
- No. 307 studio flats;
- No. 70 1-bedroom apartments;
- Circa 812 sqm (8740 sqft) of communal residents' floorspace.

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

- Computer Generated Images (CGIs) & Montages – prepared by Infinite 3D;
- Design & Access Statement – prepared by FCH Architects;
- Landscape Plans – prepared by PlanIt;
- Planning Statement – prepared by Zerum;
- Transport Statement & Travel Plan, prepared by DTPC;
- CGIs and Montages - prepared by Infinite 3D;

Zerum Consult  
4 Jordan Street  
Manchester  
M15 4PY

0161 667 0990  
[www.zerum.co.uk](http://www.zerum.co.uk)

- Noise Assessment - prepared by AEC;
- Tree Survey - prepared by Mulberry;
- Geo-Environmental Survey - prepared by Clancy Consult;

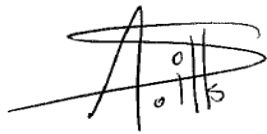
Given the size of some of the supporting documents, additional reports that make up the application have been provided on CD (2 copies enclosed). The correct revision of the application forms are also enclosed, for the avoidance of doubt.

The planning application fee has been paid by BACS transfer.

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,



**Nikki Sills**  
**Associate Director**

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