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Proposed Student Residential
Development, Philharmonic Hall,
Liverpool

Addendum to Design & Access
Statement

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1 Introduction

- 1.1 This Addendum document has been prepared by Drivers Jonas Deloitte on behalf of our client, Marcus Worthington Properties Ltd, in order to provide further information in respect of an application for Planning Permission and Conservation Area Consent for the redevelopment of Philharmonic Court, the site bounded by Catharine Street, Falkner Street, Caledonia Street and historically, by Sugnall Street.
- 1.2 The description of development for the application is as follows:
-
- “Planning application for demolition of existing student halls of residence and erection of new student residential accommodation with associated ancillary uses, access, landscaping and servicing.”
- 1.3 The Applications were submitted on 18 September 2012. Subsequent to this, a request for additional information has been received from the Planning Case Officer, Barbara Kirkbride. The purpose of this document is to provide the additional information which has been requested.

Structure of Statement

- 1.4 The remainder of this Statement will be structured as follows:
- Chapter 2 provides further detail in respect of the quality and direct benefits of the proposed on-site public realm and street trees, including further detail in respect of any footpath enhancement works and how these will be directly tied into the development proposal;
 - Chapter 3 provides a formal justification for waiving normal S106 commuted sum payment requirements, (including a numerical comparison between what is proposed and normal commuted sum payment requirements);
 - Chapter 4 clarifies the access arrangements and management procedures for fire evacuation and confirms the location of bedrooms for disabled students within the scheme; and
 - Chapter 5 provides a brief summary to this document.
- 1.5 This document should be read in connection with the Design and Access Statement and other material supporting the application submitted on 18 September 2012, which provides further justification for the proposed development.

2 Benefits of the Proposed On-Site Public Realm Works

- 2.1 The landscape design proposals for the proposed development have been designed by Planit. Further details on the proposed landscaping works are provided on the following pages, including details of how the proposed enhancements will ensure benefits not only to the proposed development itself but also to the wider area.

LEACH RHODES WALKER
LANDSCAPE ENHANCEMENTS

PLAN
1:400 @ A3



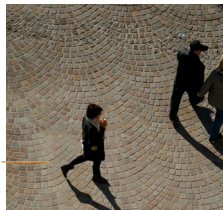
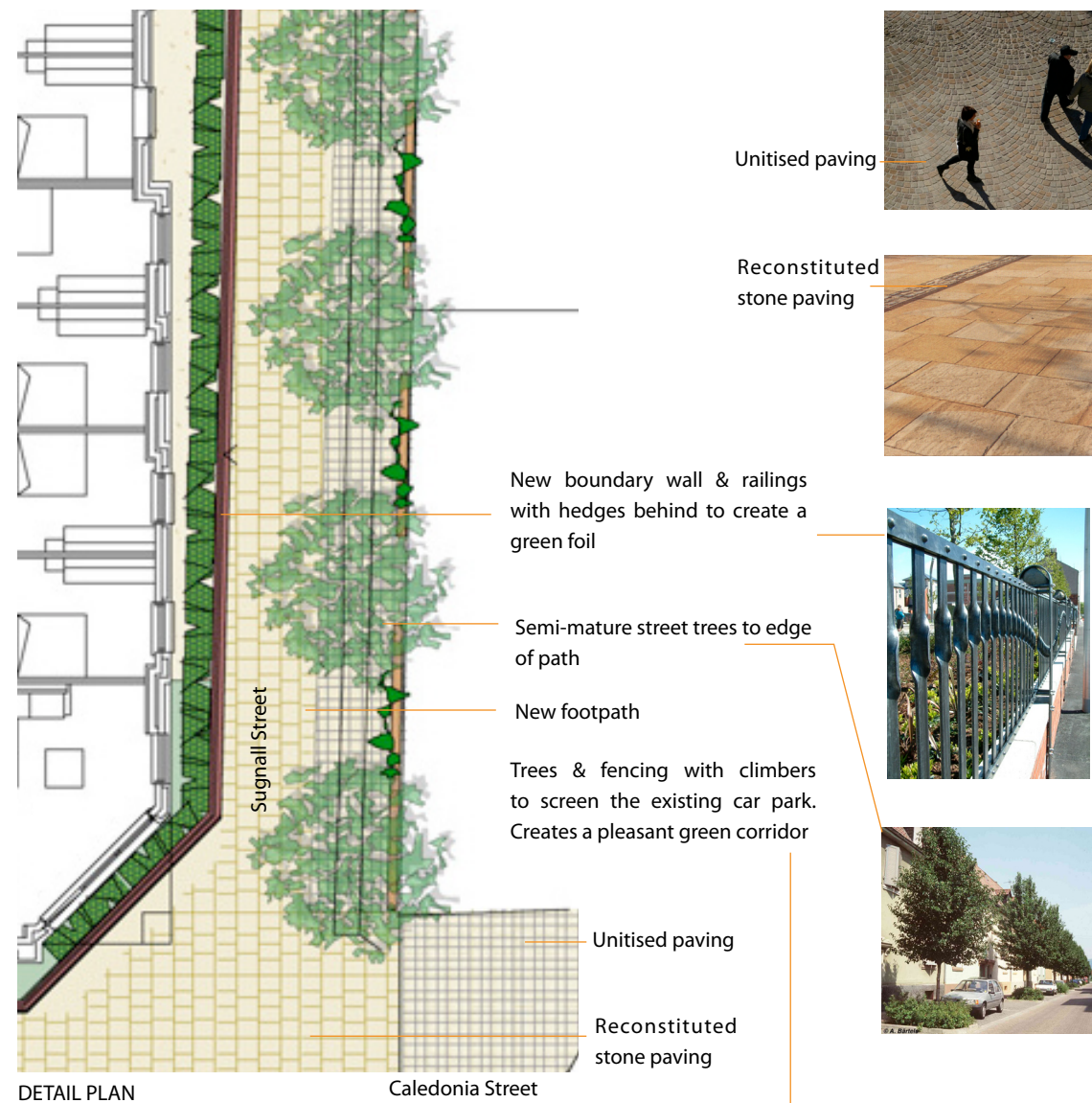
Extent of on-site landscape enhancements

MATERIALS KEY

- HARDWORKS**
- SETTS
100mm x 100mm (approx)
 - PAVING PAVING
Laid in bands/ stack bond
Reconstituted stone or similar
 - SETTS TO PARKING AREAS
100mm x 100mm (approx)
 - COURTYARD PAVING
Bold paving bands of various shades/ colours
 - CONCRETE
Exposed aggregate concrete or similar
to bike storage area
 - LOW BOUNDARY WALL
Approx. 500mm high. Reconstituted stone
walling or similar with railings.
 - BRICK WALL
To screen cycle storage area. Height tbc.
 - COURTYARD BENCHES
 - COURTYARD SEATING EDGE
Contrasting colour to courtyard paving
 - SCREENING TO ADJACENT CAR PARK
Timber slatted fence with climbers
 - TEMPORARY SURFACE
Type 3 MOT crushed and compacted
hardcore built up to final formation levels
- SOFT WORKS**
- COURTYARD ORNAMENTAL GRASSES &
HERBACEOUS PLANTING.
Seasonal interest throughout.
 - LAWN
High quality cultivated turf to lawn areas .
 - FEATURE SHRUB BANDING:
low height boxus hedge
 - HEDGING:
Evergreen hedge to entrance. 1-1.2m high
 - FEATURE TREES:
Semi Mature 30-35cm girth Rootballed and wrapped.
 - MULTI-STEM TREE
2.5-3m high. Rootballed and wrapped.

LEACH RHODES WALKER

LANDSCAPE ENHANCEMENTS



DELIVERING A QUALITY ENVIRONMENT

The landscape design detailed opposite clearly sets out the intention to deliver a high quality public realm adjacent to the new development. The proposals describe our approach to the street scene improvements.

ADJACENT STREETS

The proposed development includes a high quality, uplifted public realm scheme which extends beyond the boundaries of the development in order to ensure it is fully integrated into the surrounding environment. The proposed uplifted materials palette within the site will go some way to raising the quality of future street improvements in the vicinity. Unitised paving is proposed in lieu of flexible materials to not only safe guard against potential future access to below ground servicing but provide a more robust, easily maintained and aesthetic surface finish for all paths surrounding the development which is in line with the Liverpool Public Realm Design Guide. The materials have been chosen to complement & enhance the conservation area that the site sits within, whilst also unifying the perimeter to the development.

Drop off & servicing bays will have modular units in order to integrate them with the street scene & create a high quality surface.

All such works on adopted land will be designed and installed to adoptable standards to create a safe and robust environment.

STREET TREES

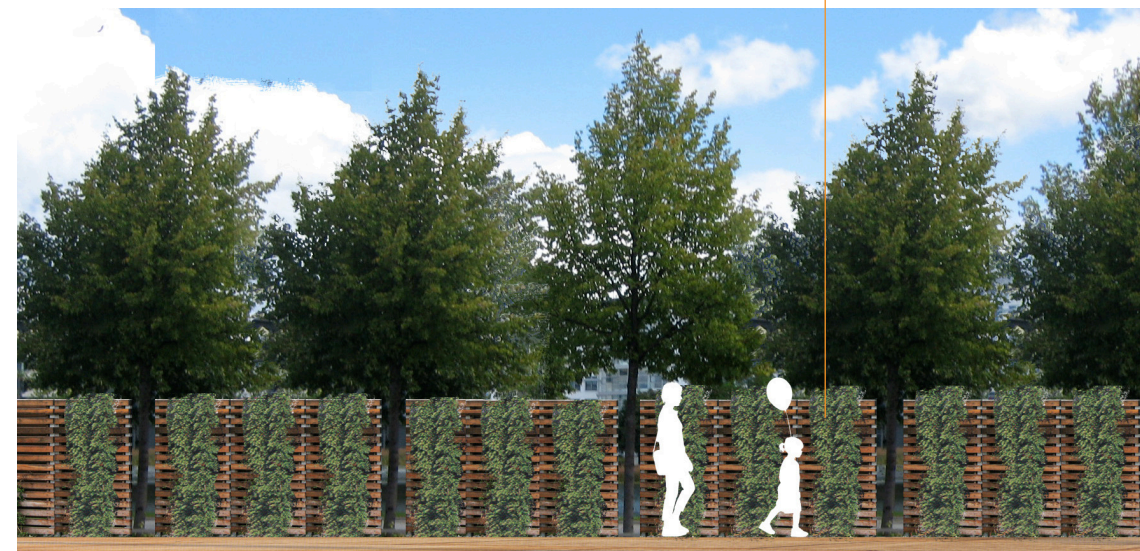
A number of semi mature trees (up to 6m in height) are to be planted along the edge of the existing car park, along the new pedestrian footpath between Falkner & Caledonia Streets, helping to animate the street. The trees will add an instant impact, help to screen the car park & add human scale, creating a pleasant avenue walkway. Upright, fastigate tree species are proposed for the Caledonia Street frontage to provide screening to bedrooms and also to animate the streetscene but will be subject to final approval from LCC Trees and Woodland Manager.

Hedging along the new footpath side of the development will provide a green envelope to the development & enhance the greening of the footpath. The perimeter of the scheme will feature high quality low stone walls and railings to integrate with the character of the area.

Tree planting species will be selected to add seasonal interest around the development, diversifying the character of the streets throughout the year. Providing avenues of trees in this way may also add to the biodiversity value of the site and may go some way to providing wider foraging lines for local wildlife.

IMPROVING PEDESTRIAN CONNECTIONS

A key component of the proposal will be the re-introduction of a pedestrian footpath between Falkner Street & Caledonia Street. Sugnall Street had been an adopted highway back in history but was de-allocated and used as a private car park. The new footpath will feature high quality unitised paving to complement & enhance the conservation area. Semi-mature trees & fencing with climbing plants will screen the car park, creating a pleasant green avenue to walk down. The other side of the footpath will feature high quality low height wall with railings & hedge behind, the green envelope to the new development, whilst also enhancing the Georgian character of the area.



ELEVATION

3 S106 Considerations

- 3.1 We understand that Liverpool City Council would usually seek Section 106 Contributions for the following:

Item	Amount
Open Space/Public Realm	£2,000 per dwelling ¹
Street Trees	1 tree per 5 dwellings (or £4,000 per tree, if not provided within the development)
Public Art	15% of planning application fee
City Centre Model	£500 per block towards the cost of updating the City Centre model
Highways Works	To restore and improve the pedestrian and highway network surrounding any major development
S106 Monitoring Officer	15% of planning application fee

- 3.2 Based upon the above, the proposed development would ordinarily require payments along the lines of the following:

Item	Charge
Open Space/Public Realm £2,000 per cluster/self-contained unit	£166,000
Street Trees 1 tree per 5 dwellings	Either: 17 trees or; £68,000
Public Art 15% of application fee	£2,980
City Centre Model Contribution towards cost of updating the city centre model	£500
S106 Monitoring Officer 15% of application fee	£2,980
Total Commuted Sum Payable	£172,460 (assuming street trees provided within the development).

¹ It has been agreed with the LPA that in the case of student residential development the payment is required per cluster/self-contained unit.

- 3.3 To summarise, the Section 106 contribution required for the development proposal, when considered against Liverpool City Council's guidance is £172,460.
- 3.4 However, given that the majority of the payments are for investment in the public realm, our client does not consider that a payment in this instance is reasonable or indeed necessary. The investment which they have committed to make in respect of public realm works as part of the proposed development is over and above that which would normally be expected or required for a proposal of this type or size and therefore any additional payment is not considered reasonable, especially given the limited viability of the proposed development in the current economic climate.
- 3.5 To evidence this fact we set out below details of the additional investment which our client proposes to make, compared to a standard specification for a scheme of the type proposed.

Standard Landscape Specification

STANDARD SPEC	QUANTITY	PRICE/UNIT	TOTAL
PUBLIC INTERFACES & PARKING			
HIGH GRADE CONCRETE	195msq	£60/msq	£ 11,700.00
HIGH GRADE CONCRETE	557msq	£50/msq	£ 27,850.00
TARMAC	83msq	£23/msq	£ 1,909.00
TARMAC	76sqm	£18/msq	£ 1,368.00
TIMBER FENCE	215m.lin.	£55/m.lin.	£ 11,825.00
TIMBER FENCE	43m.lin.	£75/m.lin.	£ 3,225.00
TIMBER FENCE+CLIMBERS	50m.lin.	£500/ lin.m	£ 25,000.00
CONCRETE KERBS	267m.lin.	£30/m.lin.	£ 8,010.00
GATES- STANDARD	2	£2,000.00	£ 4,000.00
HEDGING	50m.lin.	£25/m.lin.	£ 1,250.00
NONE	30m.lin.	—	—
13 trees 14-16	13 X 20-25	£300.00	£ 3,900.00
			£ 5,000.00
STANDARD PLANTING	234msq	£25/sqm	£ 5,850.00
LAWN	164msq	£8/sqm	£ 1,312.00
HARDCORE	400msq	£8/sqm	£ 3,200.00
	TOTAL		£ 115,399.00
COURTYARD			
HIGH GRADE CONCRETE	710msq	£50/msq	£ 35,500.00
BENCHES ALIGNED	68m.lin.	£250/lin.m	£ 17,000.00
TIMBER BENCH	12	£600.00	£ 7,200.00
7 x 14-16	7 X 20-25	£300	£ 2,100.00
10 X 2.5-3m	10 X 450cm	£250	£ 2,500.00
STANDARD PLANTING	210msq	£20/msq	£ 4,200.00
STANDARD EXT. LIGHTING	10 (approx)	£350	£ 3,500.00
	TOTAL		£ 72,000.00
	TOTAL		£ 187,399.00

Enhanced Landscape Specification

ITEM- ENHANCED SPEC	QUANTITY	PRICE/UNIT	TOTAL
PUBLIC INTERFACES & PARKING			
SETTS - pavement	195msq	£110/ sqm	£ 21,450.00
RECONSTITUTED STONE PAVING	557msq	£110/ sqm	£ 61,270.00
SETTS- parking	83msq	£125/ sqm	£ 10,375.00
CONCRETE-EXPOSED AGG.	76sqm	£75/ sqm	£ 5,700.00
LOW WALL & RAILINGS	215m.lin.	£250/ lin.m	£ 53,750.00
HIGH BRICK WALL	43m.lin.	£250/ lin.m	£ 10,750.00
TIMBER FENCE + CLIMBERS	50m.lin.	£500/ lin.m	£ 25,000.00
KERBS & EDGES	267m.lin.	£60/ lin.m	£ 16,020.00
GATES - AUTOMATIC	2	£4000.00	£ 8,000.00
HEDGING	50m.lin.	£25/ lin.m	£ 1,250.00
LOW HEIGHT BOX HEDGE	30m.lin.	£90/ lin.m	£ 2,700.00
STREET TREES + GRILL + PIT	13 X 20-25	£600+ £500	£ 8,300.00
EXTERNAL LIGHTING			£ 5,000.00
ORNAMENTAL PLANTING	234msq	£50/sqm	£ 11,700.00
LAWN	164msq	£10/sqm	£ 1,640.00
HARDCORE	400msq	£10/sqm	£ 4,000.00
	TOTAL		£ 246,905.00
COURTYARD			
COURTYARD PAVING BANDS	710msq	£75/sqm	£ 53,250.00
COURTYARD SEATING EDGE	68m.lin.	£500/lin.m	£ 34,000.00
COURTYARD BENCHES	12	£1,000.00	£ 12,000.00
SPECIMEN TREES	7 X 20-25	£600+ £500	£ 4,700.00
MULTI-STEM	10 X 450cm	£800	£ 8,000.00
ORNAMENTAL PLANTING	210msq	£50/sqm	£ 10,500.00
EXTERIOR LIGHTING	10 (approx)	£500.00	£ 5,000.00
	TOTAL		£ 127,450.00
	TOTAL		£ 374,355.00

- 3.6 The above schedule highlights that the additional investment which is proposed by our client is £186,956 (this is based upon the uplift in cost between the standard specification and the enhanced specification for public interfaces and the courtyard).
- 3.7 This figure is over and above the £172,460 that would otherwise be expected in the way of a commuted sum S106 Contribution that has been calculated for the proposed scheme.
- 3.8 Both scenarios include works to improve the pedestrian and highway network surrounding the development as required in connection with a Highways Contribution. These works include reinstating a pedestrian connection between Falkner and Caledonia Street and providing pick up / drop off and servicing space along Caledonia Street.
- 3.9 We therefore respectfully request that the requirement for an additional contribution towards S106 requirements is waived in this instance, as it is evident that the amount required has been invested in the scheme and that the uplift in quality that this will provide will be of benefit to all users of the site and the general public (as detailed in Chapter 2 of this Addendum Report).

4 Access Arrangements

Proposed Lift Access

- 4.1 In terms of lift access within the proposed development, it was agreed with the Council's Access Officer, Mo Mohammadi, prior to submission that fire evacuation lifts will be provided in accordance with Liverpool City Council's 'Design for Access for All' Supplementary Planning Document (SPD) and that the lifts will be part M compliant.

Proposed Fire Evacuation Procedures

- 4.2 Details of fire evacuation procedures will be determined by the University of Liverpool, in line with their estate wide management procedures.

Location of Disabled Bedrooms

- 4.3 The disabled student bedrooms which will be provided within the proposed development are identified on drawings 7163-L-(00)57J, 7163-L-(00)58G, 7163-L-(00)59G, 7163-L-(00)60H and 7163-L-(00)61H, which show the exact location of all disabled student rooms. It is not possible to provide an 'equal split' between clusters and bedrooms as there are considerably more bedrooms than studios in the scheme. This has been agreed with Mo Mohammadi, prior to submission of the application.

5 Summary and Conclusions

Summary

- 5.1 This Addendum Statement has been prepared in support of an application for Planning Permission for the redevelopment of a site on Philharmonic Court, Liverpool.
- 5.2 The application for the proposed development is described as:

“Planning application for “Demolition of existing structures and erection of student accommodation with associated ancillary uses, access, landscaping and servicing.”

- 5.3 It has provided further information in respect of the following:
- the quality and direct benefits of the proposed on-site public realm and street trees, including further detail in respect of footpath enhancement works and how this will be directly tied into the development proposal;
 - a formal justification for waiving normal commuted sum payment requirements, (including a numerical comparison between what is proposed and normal commuted sum payment requirements);
 - the capability of lifts and management procedures for fire evacuation and confirms the location of bedrooms for disabled students within the scheme.

Conclusions

- 5.4 We trust that this document provides further details of the development and clarifies the proposals in respect of landscaping, access and the proposed arrangements for dealing with Section 106 contributions. We therefore hope that this responds to the information request issued by the Local Planning Authority.
- 5.5 The proposed redevelopment of the site is for a high quality student residential scheme that meets the aspirations of the Liverpool Knowledge Quarter.
- 5.6 For this reason and the reasons set out in our full planning submission, we encourage Liverpool City Council to support the proposed development and grant full planning permission.

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