

Date: 26 May 2017

Planning Department  
Liverpool City Council  
Cunard Building  
Water Street  
Liverpool

Dear Sirs

**Planning (Listed Buildings & Conservation Areas) Act 1990**  
**Town & Country Planning Act 1990**

RE: Application for planning permission and conservation area consent for demolition of unlisted buildings and redevelopment of the site for mixed uses comprising 5 storey education facility building, two linked blocks for student accommodation and ground floor commercial units, public realm, landscaping and associated external works

Hardman House & Haigh Building, Hardman Street/Maryland Street, Liverpool, L1

Planning Portal Application Ref: PP-06090424

This letter and attached Planning & Regeneration Statement are written in support of a planning application in respect of the above-mentioned site.

The site comprises the existing Hardman House and Haigh building, separated by the privately owned Back Maryland Street.

The proposals, in summary, will provide for demolition of the existing buildings followed by redevelopment of the site by way of three blocks; two blocks will be linked rising from 5 storeys to 8 storeys, providing student accommodation with ground floor commercial uses fronting Hardman Street and South Hunter Street.

There will be a standalone 5 storey block on the footprint of the Haigh Building to provide new higher level education facilities.

The scheme provides a new area of public realm linked to the new education building and student accommodation blocks with a pedestrian link through South Hunter Street to Hardman Street.

The Planning & CAC Application is submitted on behalf of our client Liverpool Edge (Hardman Street) Ltd – a registered limited company based in Liverpool with offices situated in the Haigh Building on the site.

The Council is aware of the client's numerous significant developments delivered in the Hope Street/Myrtle Street area of the city and further south in the Dingle.

The proposed development will deliver further regeneration led economic development which the client company have a proven track record in successfully delivering within the area.

The Planning & Conservation Area Consent application has been lodged online via the Planning Portal, supported by relevant plans/drawings, application fee and Certificate of Ownership.

The application fee of £40,398 is paid direct by the applicant through bacs paid on Tuesday 23 May 2017.

Also provided is a suite of other supporting documents including a bespoke Heritage Statement prepared by Rob Burns, former Design and Conservation Manager at the City Council, which is prepared having taken account of other supporting documents including the 2012 Conservation Appraisal undertaken by Peter de Figueirado, Muir Associates structural survey and Ridge & Partners economic viability report.

We trust that along with the submission documents and plans that the Council has sufficient information to process and approve the joint Planning & CAC application in due course.

In the meantime, we look forward to continuing to work with the Council to deliver this exciting major new development, with its high quality architecture, important regeneration benefits and improvements to the public realm around Maryland Street.

The proposals have been fully considered against relevant planning, technical and heritage policies and we conclude that planning permission and associated CAC should be granted in due course.

Regards

*Colin Williams*

**C D Williams**

**Director**

**The Planning Studio**

cc – Mr D Kelly, Carpenter Investments