

20 February 2017
Delivered by email

Feargal McEvoy
Liverpool City Council
Planning Department
Municipal Buildings, Dale Street
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Dear Feargal

ANFIELD STADIUM: ACCESSIBLE STADIA WORKS

Further to our recent meeting I am pleased to enclose an application on behalf of Liverpool Football Club (LFC) for full planning permission for works to the Kop and Centenary Stands to improve accessibility at the Anfield Stadium; and the addition of a screen to the southern end of the new Main Stand to provide enhanced weather protection to spectators. The application has been submitted via the Planning Portal, ref: PP-05848835.

The application documents comprise:

- Application forms and certificate duly completed
- This letter setting out the planning case for the proposals
- Design and Access Statement prepared by AFL Architects
- Full suite of application drawings showing existing and proposed floor plans and elevations of the Kop and Centenary Stand prepared by AFL Architects (see attached list)
- Existing and proposed elevations of the new Main Stand prepared by KSS Architects (Drawings: 12609 311 PL4 South West Elevation and 12609 200 PL2 Section A-A)
- Photo-visuals of the proposals

The development will result in a net addition of 320m² internal floorspace to the stadium; accordingly an application fee cheque for the sum of £1,925 is enclosed.

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BACKGROUND

All Premier League football clubs are committed to improving accessibility to stadia by August 2017. This includes providing sufficient quantum and variety of wheelchair positions, accessible and amenity seating and associated facilities for home and away fans in accordance with Accessible Stadia Guidelines.

The recent expansion of the Main Stand at Anfield made a significant contribution towards meeting accessible stadia requirements; as part of that application further provision of wheelchair positions and amenity seating is also proposed in the future expansion of the Anfield Road Stand. In the meantime, the Club remains committed to meeting to improving facilities at the ground in the short term to achieve the accessibility target by August 2017. It has been working closely with the official Supporters' Committee and Liverpool Disabled Supporters Association (LDSA) and prepared plans to increase the number of wheelchair positions from 195 to over 250, and add over 150 extra amenity and easy access seats around Anfield Stadium.

The works include substantial improvements for away disabled supporters, who for the first time will be seated in the away section in the Anfield Road Stand. A new lift shaft will be added to the Centenary Stand to facilitate enhanced access for disabled supporters to all levels of that stand and internal structural improvements will be carried out to provide ramps with accessible gradients and convert lounge space into raised disabled seating areas. With the exception of the new lift shaft, the majority of works to improve accessibility to the stadium are internal and do not require planning permission.

Once all the works are completed the overall stadium capacity is expected to remain at around 54,000 seats.

In order to meet the objective of improving accessibility to the stadium by August 2017, the Club intends to carry out these works during the closed season (May – August 2017).

DEVELOPMENT PROPOSALS

The works for which planning permission is required comprise two extensions to the Kop Stand to provide replacement seating for some of that lost as a result of the accessible seating provision, and a new lift shaft to the Centenary Stand.

Kop Stand

The Design and Access Statement and application plans show the details of the proposed extension to the Kop Stand. In summary, the stand, which was re-built in the early 1990s, currently has a symmetrically stepped profile around the upper levels of the seating bowl; these extend out by two 'steps' from each end towards the wider central section. The application proposes to infill the outer step at each side of the stand, resulting in a symmetrical single-stepped profile towards the centre. The extended upper seating bowl will be clad in materials to match those existing with only limited discernible impact to the appearance of the stadium and views along Walton Breck Road.

Minor ancillary works are required to the south-western elevation of the Kop Stand to create an additional wheelchair access from the external concourse on Paisley Square. This will be achieved by removing four standard turnstiles and replacing them with three automated turnstiles served by two wider entrance doorways and a new exit gate.

Centenary Stand

The external works to the Centenary Stand comprise the provision of a new lift shaft to the northern (right hand) side of the central glazed entrance. The lift shaft will be constructed adjacent to an existing brick

stairwell / lift shaft. It will be constructed of red brickwork with curtain wall glazing to the front and a red metal soffit; the materials and detailing will match that used on the new Main Stand. In order to provide access to all levels of the stand and accommodate lift machinery the height of the lift shaft will be slightly taller than that of the existing stairwell.

Weather Protection

This application also includes works to provide weather protection to supporters in the Kop. As a consequence of the Main Stand redevelopment a section of the Kop Stand roof was removed. While the Main Stand roof oversails seats within the Kop Stand, the prevailing winds in Liverpool result in driving rain and wind into the south-east corner.

Infill cladding is proposed as shown on the drawings prepared by KSS. These indicate that clear polycarbonate cladding would be supported off a hollow section triangulated / braced structure supported by the top and side of the existing Kop roof. It will be painted in grey (RAL 7037) to match the new Main Stand roof structure.

APPRAISAL

This application proposes relatively minor works to the existing Anfield Stadium, primarily to improve accessibility and provide enhanced facilities for disabled supporters. The external alterations comprise minor extensions to the Kop and Centenary Stands that have been designed and will be constructed with materials to match the existing.

Principle of Development

The proposals are entirely in accordance with the national and development plan policies in the Liverpool UDP, Anfield Spatial Regeneration Framework SPD and Design for Access for All SPD. Those policies provide in principle support for development that:

- Supports economic development and growth
- Specifically supports the football clubs, provided that there is no adverse impact on residential amenity (UDP policy C7)
- Is for the expansion of Liverpool Football Club (Anfield Spatial Regeneration Framework)
- Is for tourism facilities and improves a visitor attraction by providing new visitor support facilities (UDP policy E8)
- Creates inclusive buildings to meet the needs of all users including disabled people (Design and Access for All SPD).
- Is of a high standard of design and amenity for occupiers and users of buildings
- Provides disabled car parking at a ratio of 6% (UDP policy T13)

Design and Amenity

The development proposes relatively minor additions and external alterations to the existing stadium. The submitted plans and Design and Access Statement demonstrate that the extensions have been designed and will be constructed of materials that will enable them to be well-integrated with the existing stadium.

The extensions to the Kop Stand are at high level; they will be seen in the context of the existing roof form and will not have any significant impact on visual amenity or the street scene

The new lift shaft extension to the Centenary Stand will be constructed adjacent to and read alongside an existing brick core. Glass curtain walling has been added to the front façade of that extension to reduce its apparent scale and massing and match with the existing entrance to the Centenary Stand. The development will extend only marginally closer (approximately 2m) to the rear of properties on Skerries Road and will not have any discernible impact on the residential or visual amenity of those dwellings.

The new weather screen to protect spectators in the Kop Stand will be read against the scale and mass of the new Main Stand. It will be constructed of clear polycarbonate material to match the materials of the Main Stand, allowing light to penetrate and minimising its visual impact.

Access and Parking

While the works include new standard seating within the Kop Stand, there will be an overall slight net loss of seats within the stadium and there will be no impact on travel or transport arrangements.

The Design and Access Statement summarises the transport strategy and disabled access and parking provision agreed as part of the recent permission for the expansion of the Main and Anfield Road Stands. The transport strategy has been implemented and has been successful in effecting a modal shift towards the use of public transport for match-goers due, in part, to limited parking in the locality over which LFC has control, and improved bus accessibility.

The consent for the stadium expansion includes a condition requiring that at least 6% of all parking spaces available, for both match and non-match times should be laid out to a standard suitable for use by disabled people and signposted in accordance with BS8300.2009. In terms of the actual number of disability parking spaces provided, this is set out in the approved Transport Strategy Document for the stadium expansion which shows that:

- At the baseline (pre-application) position there were 44 disabled bays, representing 4% of provision at that time
- Following the expansion of the Main Stand, the number of disabled bays increased to 73, representing 5.9% of parking provision
- In the event of the Anfield Road Stand expansion, the number of disabled parking bays will remain at 73, although the overall proportion will increase to 6.4% due to a slight reduction in parking (loss of part of the Anfield Road car park).

The council's standards for disabled parking provision relate to the proportion of parking spaces overall, and not to the number of seats provided for disabled supporters. While the current application proposes an increase in the level of wheelchair and amenity seating positions in the stadium it will not result in any change to the overall quantum of car parking provided for visitors to the stadium and the proportion of disability parking spaces will remain as existing. In the circumstances, there is no requirement to change the quantum of disability spaces since the 6% standard is already met in accordance with the council's policies.

SUMMARY AND CONCLUSIONS

This application is for relatively minor works to the existing Anfield Stadium primarily to improve accessibility and facilities available for disabled supporters. Extensions to the Kop Stand are required to

replace some of the standard seating lost as a consequence of those works; a weather screen is also proposed to improve the comfort of spectators in the Kop Stand.

The works are entirely in accordance with national and development plan policies to support sustainable development, access for all and the football club. The application does not raise any highways, parking or other technical issues; it does not result in any significant or demonstrable harm that would outweigh the clear benefits arising from the development. In the circumstances, planning permission should be granted without delay in accordance with paragraph 14 of the Framework.

I trust that you have sufficient information to enable you to register and determine this application without delay. Should you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely

Sam Ryan
Director

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Application Drawings prepared by AFL Architects

161203-AFL-00-ZZ-DR-A-01101 Location Plan P2

161203-AFL-00-ZZ-DR-A-20101 Proposed Site Plan - Ownership & Planning Boundaries P2

161203-AFL-CE-GF-DR-A-01101 Centenary Stand - Existing Ground Floor Plan P1

161203-AFL-CE-GF-DR-A-20101 Centenary Stand - Proposed Ground Floor Plan P1

161203-AFL-CE-01-DR-A-01101 Centenary Stand - Existing First Floor Plan P1

161203-AFL-CE-01-DR-A-20101 Centenary Stand - Proposed First Floor Plan P1

161203-AFL-CE-02-DR-A-01101 Centenary Stand - Existing Second Floor Plan P1

161203-AFL-CE-02-DR-A-20101 Centenary Stand - Proposed Second Floor Plan P1

161203-AFL-CE-03-DR-A-01101 Centenary Stand - Existing Third Floor Plan P1

161203-AFL-CE-03-DR-A-20101 Centenary Stand - Proposed Third Floor Plan P1

161203-AFL-CE-04-DR-A-01101 Centenary Stand - Existing Fourth Floor Plan P1

161203-AFL-CE-04-DR-A-20101 Centenary Stand - Proposed Fourth Floor Plan P1

161203-AFL-CE-XX-DR-A-01201 Centenary Stand - Existing Main Elevation P1

161203-AFL-CE-XX-DR-A-01202 Centenary Stand - Existing Gable Elevations P1

161203-AFL-CE-XX-DR-A-20201 Centenary Stand - Proposed Main Elevation P1

161203-AFL-CE-XX-DR-A-20202 Centenary Stand - Proposed Gable Elevations P1

161203-AFL-KO-GF-DR-A-01101 KOP Stand - Existing Ground Floor Plan P2

161203-AFL-KO-GF-DR-A-20101 KOP Stand - Proposed Ground Floor Plan P1

161203-AFL-KO-XX-DR-A-01201 KOP Stand - Existing Main Elevation P1

161203-AFL-KO-XX-DR-A-01202 KOP Stand - Existing North West Gable Elevation P1

161203-AFL-KO-XX-DR-A-01203 KOP Stand - Existing South East Gable Elevation P1

161203-AFL-KO-XX-DR-A-20201 KOP Stand - Proposed Main Elevation P2

161203-AFL-KO-XX-DR-A-20202 KOP Stand - Proposed North West Gable Elevation P1

161203-AFL-KO-XX-DR-A-20203 KOP Stand - Proposed South East Gable Elevation P1

161203-AFL-KO-ZZ-DR-A-01101 KOP Stand - Existing Terrace Plan P1

161203-AFL-KO-ZZ-DR-A-20101 KOP Stand - Proposed Terrace Plan P1

161203-AFL-00-ZZ-RP-A-1000 Design & Access Statement P3