

PRE-APPLICATION REPORT

Location

Park Court, Park Street, Liverpool, L8

Description of Proposal

To convert derelict property into 30 self contained flats including an additional floor of accommodation. On site car parking would be provided for 13 vehicles.

Date of Site Visit

21 January 2015

Site Description

The site is located on the corner of Park Street and Upper Essex Street and comprises a redundant 3 storey former residential care home. To the north and west of the site are semi-detached dwellings and there is an open area of land west of the site facing Park Street. To the south-west is a primary school and to the south is the Park Road Sports Centre . Immediately to the east of the site is a pre-school and youth/community centre, the St John's Centre which shares a party boundary.

The building is a cruciform shape and has outside areas of curtilage associated with it, two of which have existing highway crossings indicating use as car parking.

Relevant Site History

The planning history below is relevant to the development under consideration but does not constitute a formal response under the Land Charges Act 1975

The site is previously developed (brownfield) land.

07F/2179 To convert and extend premises to provide 22 no. apartments Granted 24 October 2007

Planning Constraints

The site constraints below are relevant to the development under consideration but do not constitute a formal response under the Land Charges Act 1975

UDP Allocation - Primarily Residential Area

Relevant Planning Policies

Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that development should be carried out in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the Liverpool Unitary development Plan (UDP) adopted 2002 and the emerging Local Plan.

National Planning Policy Framework (NPPF)

NPPF Part 6 Delivering a wide choice of high quality homes

NPPF Part 7 Requiring good design

Liverpool Unitary Development Plan (UDP) Policies

H4: Primarily Residential Areas

H5: New Residential Development

H7: Conversion of Buildings for Multiple Occupancy

HD18: General Design Requirements

T6: Cycling

T12: Car Parking Provision in New Developments

Internal Consultations

The following key Council services would be consulted over a planning application. (others may be added during the planning application process)

Environmental Health

Highways

Design Team

Access Officer

External Consultations

The following key external organisations/individuals would be consulted over a planning application. (others may be added during the planning application process)

Neighbouring residents/businesses

Ward Councillors

United Utilities

Pre-application advice

The advice given below is as accurate as possible but is an officer's view of your proposal based upon the information you provide and material planning considerations. Advice is given without prejudice to any subsequent planning decision by the City Council.

Principle of Development:

- The application site falls within a Primarily Residential Area in the UDP and is previously developed land. Residential development would be acceptable in principle, subject to proposals satisfying other development plan policies governing suitability of access, design, residential amenity and relationships with other properties.

Scale

- The submitted information details an additional floor being added to make it a 4-storey building. This scale of building would not be inappropriate to this site, given the spaces around the buildings, the width of Park Street and the relationship to recent developments along the Park Road corridor which are of a similar scale.

Site Layout

- The cruciform shape of the building means that the four gable ends of the building have a closer interface distance to surrounding properties than the main faces of the building. The provision of habitable rooms with windows on the two uppermost floors of these gables may present overlooking issues with residential properties on Park Street, Upper Essex Street and the St John's Youth Centre. It is recommended that flat layouts are designed in such a way that any windows in these gable elevations are restricted to either non-habitable rooms, or secondary windows serving habitable rooms which can be obscure glazed.

- The arrangement of flats facing each other across internal corners will need to be carefully considered to avoid overlooking and privacy issues. In general, from the floor layout plans, the drawn relationships would appear acceptable.
- It is not clear from the proposed floor plans whether there is a window or outlook for the living room to the innermost flats in the southern 'arm'.

Appearance

- The submission includes elevations which demonstrate the addition of the extra floor, gallery access and balconies to some flats. There is no indication of materials, but a contrasting material for the additional floor would be acceptable in this instance rather than attempting to match old brick. Any new materials used for the upper extension could be reflected in the choice of balconies, gallery access and new doors and windows to give the building a more modern appearance.
- Boundaries would need replacing/upgrading with a style of fencing or wall that was secure, but more appropriate in style for a residential environment

Parking/Highways

- The proposal will need to be supported with a transport statement, and whilst no junction analysis will be required, details of the traffic generation and parking demands will need to be assessed within the transport statement. It is noted that there is unrestricted on-street parking available on Park Street, Upper Essex Street and Steble Street which would have to accommodate any additional parking should demand exceed the 13 spaces provided. Use of the adjacent sports centre can lead to demand for on-street parking, particularly at handover times for classes, but this rarely impacts on parking availability on Park Street.
- Highways would request a Merseyside Accessibility Standard Assessment is submitted with the transport statement.
- It is considered that servicing can be accommodated from the adopted highway without causing a significant obstruction to through travelling traffic.
- A limited amount of cycle parking is identified on the site plans. Provision of secure cycle storage at the rate of one space per residential unit should be provided.
- Street numbering to the property will need to be carried out through consultation with Highway Development Control officers, in the first instance the applicant should contact Ms Zita Carroll on 0151 233 0319 for details.
- Any vehicular crossings which are proposed or which become redundant as a result of the development should be reinstated to Liverpool City Council adoption standards and at nil cost to the Council.

Accessibility

- A Design and Access statement should be submitted with the application and include information on how inclusive design principles have been incorporated into the proposal. Please refer to "Design for Access for All" SPD,
- Details of accessible parking bays and locations required.
- Entrances and exit doors should have level thresholds. Details should accord with the requirement of the "Design for Access for All" SPD.
- The development comprises 30 units of which at least two units should be accessible to mobility impaired and wheelchair users. Accessible units should have en-suite facilities with minimum compartment size 2.4m x 2.5m. See BS8300:2009 for details.

- Kitchen serving accessible units should be designed and details be provided to demonstrate its accessibility for wheelchair users. See "Design for Access for All" SPD

Environmental Health

- The development should include adequate storage for refuse/recycling.
- The scheme is unlikely to require testing for contamination, however, depending on the landscape details, Environmental Health may require some input if there is to be imported soil and soft landscaped areas.

Other Matters

- The previous application for conversion to 22 apartments raised objections from, and on behalf of, the adjacent youth centre which is open most evenings. Concerns were raised about the imposition of residential accommodation which may lead to complaints about noise from the centre. Given this history, it may be worth considering sound insulation for some properties.

Section 106 Obligations

- Residential development would attract a S106 obligation in lieu of public open space provision of £1000 per residential unit.
- Should the design incorporate areas of good quality tree planting, it may be possible to waive the requirement for contributions towards the provision of street trees.
- 15% of the application fee would be payable towards S106 monitoring.

Application Fee

The planning application fee would be £11,550 for 30 flats. The fee charges may vary if your final proposal varies from the development described above.

Application Requirements

The following key documents should be submitted with a planning application. Further documents may be required during the planning application process.

Design and Access Statement

Planning Statement

Transport Statement

Merseyside Accessibility Standard Assessment (MASA)

If an application is submitted via the Planning Portal, it would assist the Council greatly if one hard copy of drawings and documents were provided.

I hope you find this response useful but would point out that it is given without prejudice to the consideration of any formal application for advertisement/listed building consent/planning permission/prior approval.

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Freedom of Information Act

We will generally not preclude access to information on pre-application discussions unless confidentiality is requested in writing. If confidentiality is requested, any request for information will be considered within the “exemptions” provisions of the Freedom of Information Act.

Note: Officers will be sensitive and flexible to the needs of the developer and the nature of any proposals, but will also be guided by the need to secure the best development and design, in accordance with national and local planning policy. There is an expectation that developers will respond positively to advice given when an application is formally submitted.