

Planning Statement

Eldon Grove

Prepared on behalf of JGLT Development Ltd

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Contact details

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1 Introduction

- 1.1 This planning statement is prepared by Knight Frank LLP on behalf of JGLT Developments Ltd ('the Applicant') to support the submission of a full planning application and listed building consent for land at Eldon Grove, land bounded by Bevington Street, Limekiln Lane, Bond Street and Titchfield Street.
- 1.2 The purpose of this planning statement is to explain the proposal and consider it against the relevant planning policy.
- 1.3 The submission of this full planning application and listed building consent follows pre-application discussions with Victoria Vaughan-Williams and Chris Griffiths on 9 December 2015; 22 December 2015 and 13 January 2016.

Submission Documents

- 1.4 Following agreement of the scope with the City Council, this planning statement should be read in conjunction with the supplied plans and other supporting documents which are included within the application. This includes:
- Form, notices and certificates;
 - Phase 1 Desk Top Study prepared by ADS Structural;
 - Preliminary Ecological Appraisal prepared by Brooks Ecological;
 - Trees and Construction BS5837 Arboricultural Report prepared by Andrew Harker Associates;
 - Noise Impact Assessment prepared by PDA;
 - Surface Water Drainage Design Statement prepared by Weetwood;
 - Heritage Statement prepared by Turley;
 - Transport Assessment prepared by Vectio Consulting;
 - Design & Access Statement and Plans prepared by DAY Architectural; and
 - Landscaping Plans prepared by Urban Green.
- 1.5 This planning statement outlines the site and the surrounding area, identifies the planning history, considers the relevant planning policy and appraises the scheme.

2 Site and Surrounding Area

The Site

- 2.1 The proposed development site is bounded by Bond Street to the north, Limekiln Lane to the east, Bevington Street to the south and Titchfield Street to the west.
- 2.2 The site currently appears as urban wasteland but there are a number of listed buildings within the site boundary, which are listed below:
- List entry no. 1063307 – Street lamp between Eldon Grove and Bevington Street
 - List entry no. 1252983 – Eldon Grove Labourers' Dwellings, West Block and attached railings
 - List entry no. 1252984 – Eldon Grove Labourers' Dwellings, Centre Block and attached railings
 - List entry no. 1252997 – Eldon Grove Labourers' Dwellings, Eastern Block and attached railings
 - List entry no. 1252998 – Railings and piers to Bevington Street Recreation Ground, Bevington Street, Limekiln Lane and Titchfield Street
 - List entry no. 1346277 – Street lamp between Eldon Grove and Bevington Street

The Surrounding Area

- 2.3 Scotland Road (A59) runs approximately 160m to the east of the site with the A59 slip road for the Kingsway Tunnel located approximately 100m to the south of the site. Vauxhall Road (A5038) is located some 220m to the west of the site.
- 2.4 The area, immediately adjoining the Application Site, largely consists of modern residential development to the west, north and east. To the south are a series of terraced dwellings contemporary with Eldon Grove, dating from the early 20th century.
- 2.5 The wider area includes the Wallasey Tunnel entrance and related infrastructure to the south; Vauxhall Road to the west which provides an open aspect across undeveloped land towards the application site; and the A59 to the east.

3 Planning History

3.1 A review of Liverpool City Council's Online Statutory Register has been undertaken and the following applications are considered to be relevant:

3.2

LPA Reference	Proposal	Decision & Date
01F/0197	To erect 8 new dwellings and lay out associated parking, landscaping, and boundary treatments (including revised access, parking layout, and landscaping, associated with refurbishment of grade II listed flats granted under planning permission 00F/2258)	Approved subject to S106 November 2001
01L/0477	To erect 8 new dwellings and lay out associated parking area	Approved subject to S106 agreement November 2001
00F/2258	To refurbish premises to provide 48 self-contained flats with associated alterations to elevations and external works	Approve with Conditions 13-03-2001
00L/2363	To refurbish premises to provide 48 self-contained flats with associated alterations to elevations and external works	Approve with Conditions 13-03-2001
99L/0556	To rehabilitate premises to provide 48 self-contained flats with associated alterations to elevations and external works	Withdrawn 22-03-2000
C33224	To convert former tenement buildings into 60 single bedroom and 24 two bedroom flats (outline application Article 5(2) General Development Order 1963)	Approve with Conditions 06-06-1972
C33224/02	To convert former tenement buildings into 60 single bedroom and 24 two bedroom flats (Approval external appearance only)	Approve with Conditions 09-10-1973
C33224/03	To convert former tenement buildings into 60 single bedroom and 24 two-bedroom flats (approval of layout of car parking and surface treatment and means of enclosure)	Approve with Conditions 28-04-1975
L33224/04	To convert former tenement building into 60 single bedroom and 24 two bedroom flats (approval of landscaping)	Approve with Conditions 17-11-1975

Summary of Planning History

- 3.3 The planning history demonstrates that the Council have previously accepted the redevelopment of this site with a number of different schemes. The redevelopment approved includes the remodelling of the existing buildings and new build within the grounds.
- 3.4 It is important to note, the committee report for 01F/0197 which states, *“The site is within a Primarily Residential Area as defined by Policy H4 of the UDP and residential development is therefore acceptable in principle. The overall design, materials and layout are satisfactory and would not result in any loss of amenity to existing residential properties or be detrimental to the setting of the listed building. The Planning and Building Control Manager considers that the development of the land is acceptable in that it is linked with the overall refurbishment of the Grade II Listed Building.”*

4 The Proposal

4.1 Full planning permission and listed building consent is sought for the redevelopment of the Eldon Grove site.

4.2 The proposal is for;

“Redevelopment of the former tenement building at Eldon Grove and new residential development to provide 138 apartments with associated works including parking and landscaping”

4.3 The proposal is for a mix of one, two and three bedroom apartments. The schedule below demonstrates the number of proposed units per block:

Block	Number of Units
Refurbishment Block A	18
Refurbishment Block B	9
Refurbishment Block C	18
New Build Block D	28
New Build Block E	23
New Build Block F	17
New Build Block G	8
New Build Block H	17
Total – 138 units	

4.5 Block A, B and C are the existing tenement building which is being refurbished. Block A will have 8 one bed apartments, 8 two bed apartments and 2 three bed apartments over three floors. Block B will have 2 one bed apartments, 5 two bed apartments and 2 three bed apartments over three floors. Block C will have 8 one bed apartments, 8 two bed apartments and 2 three bed apartments. This will result in 15 apartments per floor over the three blocks, with a total of 45 apartments.

4.6 Block D will be four storeys, with 6 apartments on the ground floor, 9 apartments on the first floor, 9 apartments on the second floor and 4 apartments on the third floor. There will be a total 28 apartments, a mix of one and two bedrooms, in Block D.

4.7 Block E will be four storeys, with 5 apartments on the ground floor, 7 apartments on the first floor, 7

apartments on the second floor and 4 apartments on the third floor. There will be a total 23 apartments, a mix of one and two bedrooms, in Block E.

- 4.8 Block F will be four storeys, with 2 apartments on the ground floor, 5 apartments on the first floor, 5 apartments on the second floor and 5 apartments on the third floor. There will be a total 17, all two bedroom, apartments in Block F.
- 4.9 Block G will be four storeys, with 2 apartments on the ground floor, apartments on the first floor, apartments on the second floor and apartments on the third floor. There will be a total 8, all two bedroom apartments, in Block G.
- 4.10 Block H will be four storeys, with 2 apartments on the ground floor, 5 apartments on the first floor, 5 apartments on the second floor and 5 apartments on the third floor. There will be a total 17, all two bedroom apartments in Block H.
- 4.11 Vehicular access penetrating into the site will be provided off Limekiln Lane to the east and Titchfield Street to the west. Pedestrian access will be via all surrounding streets although access will be gated with entry controlled by ID passes or similar. Parking facilities such a driveway or layby parking is proposed on all boundaries to the site. Each access is discussed in greater detail in the following subsections.
- 4.12 As part of the development proposal it is planned to provide 67 car parking spaces across the development with chevron parking on Bevington Street and 6 disabled parking spaces.
- 4.13 The designated heritage assets including the three buildings collectively known as Eldon Grove will be maintained and repaired where necessary as part of the proposal.

5 Planning Policy Overview

- 5.1 This section of the planning statement outlines the relevant planning policy framework on which an application of this nature will be considered.
- 5.2 Under the provision of Section 38 of the Planning Compulsory Purchase Act 2004, local planning authorities are required to determine planning applications in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise.
- 5.3 The Statutory Development Plan that covers this area is the saved policies of the Liverpool Unitary Development Plan, adopted in November 2002 and saved in 2007.
- 5.4 In preparing this statement, reference is made to the following national and local planning policies and guidance documents:
- The National Planning Policy Framework (NPPF) (March 2012); and
 - The Unitary Development Plan (UDP) (November 2002) and supporting documents.

National Planning Policy

National Planning Policy Framework

- 5.5 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and sets out the Government's new planning policies and how these are to be applied. The document constitutes guidance for local planning authorities and revokes the Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs).

Sustainable Development

- 5.6 The NPPF introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this.
- 5.7 Paragraph 6 of the NPPF states that, *'The purpose of the planning system is to contribute to the achievement of sustainable development.'* Paragraph 7 continues *'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*
- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements,*

including the provision of infrastructure;

- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*

5.8 Paragraph 14 notes that, in terms of making a decision, this means approving development proposals that accord with the development plan without delay.

5.9 Paragraph 17 notes that there are twelve principles to the planning system. Given the proposed residential development, it is important to note the following:

- Principle 4, which requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Principle 8 requires that planning encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Principle 12 requires that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.10 Paragraph 19 of the NPPF notes that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth of the planning system.

Heritage

5.11 Section 12 of the **NPPF** provides guidance for conserving and enhancing the historic environment.

5.12 Paragraph 126 states, '*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic*

environment can bring;

- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

5.13 Paragraph 128 states, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

5.14 Paragraph 131 states, *'In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

the desirability of new development making a positive contribution to local character and distinctiveness.'

5.15 Paragraph 132 continues, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification... Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments... should be wholly exceptional.'*

Sustainable Transport

5.16 Paragraph 35 states that; *"planning should protect and exploit opportunities for the use of sustainable transport roads in the event of goods or people, therefore, development should be located and designed where practical to;*

- *Accommodate the efficient delivery of goods and supplies;*
- *Give priority to pedestrians, cycle lanes and have access to high quality public transport facilities;*

- *Consider the needs of people with disabilities by all modes of transport.”*

Design

- 5.17 Paragraph 58 sets out the design requirement for proposed development and seeks to ensure that;
- *“They establish a strong sense of place, using street schemes and buildings to create attractive and comfortable places to live work and visit;*
 - *Optimise the potential of the site to accommodate development, create and sustain and appropriate mix of uses and support local facilities and transport networks;*
 - *Respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;*
 - *Create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion; and*
 - *Are visually attractive as a result of good architecture and appropriate landscaping.”*
- 5.18 With reference to design, Paragraph 59 goes on to state that design policies should avoid unnecessary prescription or detail, should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and the access of the new development.

Community

- 5.19 Paragraph 69 of the NPPF focuses, amongst other matters, on healthy communities and supports planning decisions that promote opportunities for meetings between members of the community who might otherwise not come into contact with each other, including some mixed use developments, active frontages, which bring together those who live, work and play in the vicinity.

Natural Environment

- 5.20 Chapter 11 of the NPPF focuses on conserving and enhancing the natural environment; paragraph 118 states that *‘planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.’*
- 5.21 Paragraph 121 states that planning decision should ensure that *‘the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.’*

Decision Making

- 5.22 The **NPPF** provides key guidance for decision making. Paragraph 186 states, '*Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.*' Paragraph 187 continues, '*Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.*'

Local Planning Policy

- 5.23 At a local level planning applications are currently determined using the 'saved' policies of the Unitary Development Plan (UDP). The UDP will gradually be replaced by the Liverpool Local Plan and until this time the UDP policies will still be used to determine planning applications.

Liverpool Unitary Development Plan

- 5.24 Within the UDP Proposals Map, the site is allocated as:
- Primarily Residential Area
- 5.25 The following 'saved' policies of the UDP are considered relevant to the proposal:
- 5.26 **Policy GEN1** – Economic Regeneration - aims to reverse the decline in economic activity, investment and employment which Liverpool has experienced in recent years, by a number of means, including:
- Encouraging small scale economic development in appropriate locations throughout the City.
- 5.27 **Policy GEN4** – Housing - seeks to promote a good quality living environment for all Liverpool's residents by considering carefully the design and layout of housing proposals.
- 5.28 **Policy HD1** - The City Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings and will:
- i. seek support and funding from all available sources to set up grant and repair schemes;
 - ii. use its available powers to take action in the case of derelict buildings;
 - iii. relax planning and other City Council policies in order to secure the retention of a building of special architectural or historic interest, subject to reasonable standards of health and safety being ensured; and
 - iv. provide guidance and advice to owners and developers.

5.29 **Policy HD4** - Consent will not be granted for:

- i. extensions, external or internal alterations to, or the change of use of, or any other works to a listed building that would adversely affect its architectural or historic character;
 - ii. applications for extensions, alterations to, or the change of use of, a listed building that are not accompanied by the full information necessary to assess the impact of the proposals on the building; and
 - iii. any works which are not of a high standard of design in terms of form, scale, detailing and materials.
2. Where the adaptive reuse of a listed building will be used by visiting members of the public, the needs of disabled people should be provided for in a manner which preserves the special architectural or historic interest of the building.

5.30 **Policy HD5** - Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate:

- i. control over the design and siting of new development;
- ii. control over the use of adjacent land; and
- iii. the preservation of trees and landscape features

5.31 **Policy HD18** – General Design Requirements – When assessing proposals for new development, the City Council will require applications to comply with the following criteria, where appropriate, to ensure a high quality of design:

- i. The scale, density and massing of the proposed development relate well to its locality;
- ii. The development includes characteristics of local distinctiveness in terms of design, layout and materials;
- iii. The building lines and layout of the development relate to those of the locality;
- iv. All plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;
- v. The development has regard to and does not detract from the city's skyline, roofscape and local views within the city;
- vi. The satisfactory development or redevelopment of adjoining land is not prejudiced;
- vii. There is no severe loss of amenity or privacy to adjacent residents;
- viii. Adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;

- ix. The exterior of the development incorporates materials to discourage graffiti; and
- x. Adequate arrangements are made for pedestrian and vehicular access.

5.32 **Policy HD19 – Access for All** – In accordance with its equal opportunities policy, the City Council will ensure that:

- iii. Consideration is given to the need to ensure ease of access and movement for disabled people between and within public areas by the careful provision, siting and design of parking areas, paths, dropped kerbs, pedestrian crossings, street furniture and open space.

5.33 **Policy HD20 – Crime Prevention** – The City Council will encourage developers, in the design and layout of new developments, to incorporate measures which reflect the need to make proper provision for personal safety and crime prevention.

5.34 **Policy HD21 – Energy Conservation** – In order to conserve energy resources the City Council will expect developers to minimise the overall demand for energy arising from their development proposals.

5.35 **Policy HD23 – New Trees and Landscaping** - All new development proposals should make proper provision for planting and successful growth of new trees and landscaping, including any replacement planting provided as compensation for the loss of any trees due to development, and in particular should provide high quality landscaping and boundary treatments and promote nature conservation for the use of native species and the creation of wildlife habitats where appropriate.

5.36 **Policy H5 – New Residential Development** -Planning permission for new residential development will be permitted where the density, design, layout respect the character of the surrounding area and maintains levels of privacy and amenity through existing and future residents and where the highway, parking provision ensures a safe, attractive, convenient and nuisance free highway environment for pedestrians and cyclists.

5.37 **Policy T6 - Cycling** -The City Council will promote and support initiatives designed to maximise the role of cycling as a transport mode by catering for cyclists needs on the design and development site and by ensuring secure cycle parking facilities.

5.38 **Policy T7 – Walking and Pedestrians** -The City Council will encourage walking as a mode of transport and make the pedestrian environment safer and more convenient by improving access and mobility for all pedestrians, catering for pedestrians needs by giving consideration to the provision of safe and convenient walking routes through development sites and by introducing the possibility of traffic calming and speed reduction measures in areas where heavy pedestrian flows are expected or

can be anticipated.

- 5.39 **Policy T12 – Car Parking Provision in New Developments** -All new developments which generate a demand for car parking will be required to make provision for car parking on site to meet the minimum operational needs of the development. This will be determined by the nature and type of the use and if offsite parking would result in a danger to highway and pedestrian safety, whether the locality served by public parking facilities and whether offsite parking would result in demonstrable harm to residential amenity and the accessibility of the development site by public transport services.
- 5.40 **Policy EP2 – Contaminated Land** -Before determining any application for planning consent on land which the City Council considers is seriously contaminated, the Council will require the application to:
1. Submit details of the site and type, degree and extent of any contamination; and
 2. Submit details to the City Council of specific remedial measures required to deal satisfactorily with any hazard, together with the proposed timescale of the implementation and the measures.
- 5.41 **Policy EP11 – Pollution** -In the case of new development close to existing uses, which are authorised or licensed under pollution control legislation, and which are a potential nuisance to the proposed development, planning permission will not be granted unless the City Council are satisfied that sufficient measures can and will be taken to protect amenity and environmental health.

Supplementary Planning Guidance

Trees and Development Supplementary Planning Guidance

- 5.42 The purpose of this guidance note is to supplement policy HD22 (Existing Trees and Landscaping) and policy HD23 (New Trees and Landscaping) in the Liverpool Unitary Development Plan. The note provides information and advice to developers on the standards the City Council will expect from new developments to ensure that existing trees are protected and integrated into new development, and that new planting is carried out adequately.

Car and Cycle Parking Standards Supplementary Planning Guidance (April 1996)

- 5.43 The purpose of this guidance note, which was adopted by the City Council in April 1996, is to set out the Council's standards for car parking, including layout and design, in relation to proposals for new development. This guidance note also supplements **Policy T12** (Car Parking Provision in New Developments) and **Policy T6** (Cycling) in the Liverpool Unitary Development Plan.
- 5.44 Car parking standards are expressed as operational minimum and maximum standards, with the exception of Use Class C3 (Dwellinghouses) outside the City Centre for which there is a minimum standard only and for the City Centre where standards are expressed as a maximum figure only. The

standards relate to gross floorspace unless otherwise specified.

Refuse Storage and Recycling Facilities in New Developments Supplementary Planning Guidance (March 2005)

- 5.45 The purpose of this guidance note is to provide advice on the Council's recommended standards for refuse storage and recycling in all new developments. This includes residential developments, whether conversions or new build, houses, flats, student or sheltered accommodation and also commercial developments. The guidance note also covers the provision of recycling facilities at all developments.

New Residential Development

- 5.46 The purpose of this guidance note is to advise applicants of the Council's requirements for the provision of new residential development. It applies to all forms of new residential development throughout the city, except for sheltered housing, residential care homes and flat conversions. The guidance note was adopted by the City Council in April 1996. This note supplements Policy H5 (New Residential Development) in the Liverpool Unitary Development Plan. The main objectives of the policy is to ensure that new developments are well integrated into their surroundings and offer a good standard of amenity to future occupants whilst protecting the amenity of existing occupiers.

Supplementary Planning Documents

Ensuring a Choice of Travel Supplementary Planning Document

- 5.47 Supplementary Planning Document (SPD) has been developed in partnership with the Merseyside Local Authorities and Merseytravel in order to provide consistent guidance to developers on access and transport requirements for new development across the wider Merseyside area. Its overall objectives are:
- Ensure a reasonable choice of access by all modes of transport to new development;
 - Reduce the environmental impact of travel choices, by reducing pollution, and improving the local environment;
 - Improving road safety;
 - Promote healthier lifestyles by providing opportunities for people to walk or cycle for work or leisure purposes;
 - Reduce the level of traffic growth and congestion on the strategic and local road network; and
 - Encourage opportunities to improve the quality of development proposals by better use of space through the provision of less car parking spaces where appropriate.

Design for Access for All Supplementary Planning Document

- 5.48 This Supplementary Planning Document (SPD) is designed to highlight the most important principles in designing inclusive buildings, which meet the needs of all users including disabled people. The purpose of this document is:
- To advise developers how to integrate inclusive design principles into their planning proposals, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment;
 - To set out the Local Planning Authority's requirements in respect of provision for disabled people in new development;
 - To enable the needs of disabled people to be taken into account at the earliest stages of planning a development (e.g. from concept; prior to planning application stage);
 - To indicate likely requirements arising from Building Regulations and Highways legislation which may influence the design and layout of proposed developments in respect of their provision for disabled people; and
 - To draw attention to best practice in the design of the internal and external environment in terms of making buildings and external spaces accessible to, and useable by disabled people.

Policy Summary

- 5.49 All tiers of planning policy encourage the redevelopment of brownfield land, particularly in urban and highly sustainable locations.
- 5.50 The Council accepts that the best way of securing the future of listed buildings is to keep them in active use, but this will often necessitate some degree of adaptation. The City Council will expect high standards of building work and use of materials which are in keeping with the form and detailing of the building in accordance with **Policy HD4**.
- 5.51 The redevelopment of previously developed land to deliver high quality residential accommodation is supported at a local level in **Policy C6** and **Policy H5**.

6 Planning Appraisal

- 6.1 Having considered the adopted planning policy framework, there are a number of considerations that are material in determining the acceptability of the proposed development.

Principle of redevelopment

- 6.2 The site is allocated as a Primarily Residential Area within the UDP.
- 6.3 The proposal is for residential development on a site which has been vacant for some time but was previously used for the same purpose. The regeneration of this site would reverse the decline of this site and is therefore in accordance with **Policy GEN1**.
- 6.4 The proposed scheme would improve the living environment of an existing housing area by regenerating a vacant site and providing more choice for local residents in accordance with **Policy GEN4**.
- 6.5 The site would provide residential use within an allocated Primary Residential Area and would therefore be in accordance with **Policy H1 and H4**.
- 6.6 It is the objective of this proposal to redevelop this brownfield site, by providing high quality residential accommodation which makes a positive contribution to the immediate surrounding area and also to the wider City area. The principle of development therefore accords with the Government's objectives of reusing previously developed land.

Design

- 6.7 Full details of the design are outlined in the Design and Access Statement prepared by DAY Architectural.
- 6.8 The scheme has carefully considered the design and layout to produce a living environment of high quality in accordance with Policy **GEN4**.
- 6.9 The proposed scheme has been designed to be in keeping with the surrounding residential properties, in terms of scale, density and massing. The layout of the development relates well to the locality in accordance with **Policy HD18**.

- 6.10 The Eldon Grove proposal is designed to be Lifetime Homes Standard compliant in all new block areas and achieves a fully accessible environment for everyone, providing suitable provision for disabled people ensuring ease of access and movement in accordance with **Policy HD19**. Due to listing constraints the existing Eldon Grove Tenement blocks, these blocks (A, B and C) will not comply to lifetime homes.
- 6.11 The proposed scheme has been designed considering crime prevention, including properties overlooking the public areas including the car parks and incorporating hard and soft landscaping so as to reduce the potential for crime. The proposal will create a safe environment by providing street lighting and encouraging the creation of a lively environment increasing the activity and passive surveillance in accordance with **Policy HD20**.

Residential Amenity

- 6.12 The proposal would not result in a loss of amenity or privacy of nearby or future residents in accordance with **Policy H5**.
- 6.13 The proposal will result in a high quality living environment for residents by considering in accordance with **Policy GEN4**.
- 6.14 The density, design and layout of the proposal would be in keeping with the surrounding area, whilst still maintaining a level of privacy and amenity for both existing and future residents. The parking provision would ensure a safe, attractive, convenient and nuisance-free highway environment for pedestrians, cyclists and drivers in accordance with **Policy H5**.

Heritage

- 6.15 The full heritage consideration is outlined in the Heritage Impact Assessment prepared by Turley.
- 6.16 The buildings have remained vacant for many years. Extensive fire damage to the roofs and the removal of all of the windows have left the buildings vulnerable to further deterioration and the poor condition of the buildings and structures is recognised by their inclusion on the Liverpool City Council Buildings At Risk register.
- 6.17 The Proposed Development now provides an opportunity to safeguard the listed buildings as the focus of a heritage-led regeneration scheme that would repair and reuse the existing buildings, while providing new-build apartments to the north and south of the listed tenements. The proposed blocks to the north of the tenements would follow the same plan form as the original Bevington Street master plan, while the two proposed blocks to the south would be located within the former recreational ground. That area has remained undeveloped since forming the principal open space within the

Bevington Street area from 1912, although the quality of the space has been considerably eroded. The proposed layout has been designed to provide a formal relationship with listed tenements and a sense of the spatial qualities of the recreational ground.

- 6.18 Given the above context, the change to the setting of the tenements, by virtue of the two proposed apartment blocks within the recreational ground, is far outweighed by the potential to repair and safeguard the listed buildings, and associated structures, in a long term sustainable use that is compatible with their significance and the proposal is considered to be in accordance with **Policy HD1** and **Policy HD4**.

Ecology

- 6.19 An Ecological Appraisal has been prepared by Brooks Ecological in support of the application.
- 6.20 An extended Phase 1 habitat survey was carried out during January 2016 and followed the Phase 1 habitat survey methodology (JNCC, 2010).
- 6.21 The report concludes that, given the site's location in a predominantly urban setting and the proposals to renovate existing buildings back to former use, development can proceed with minimal constraints.
- 6.22 The buildings on site have a number of features considered suitable for roosting bats, and as such are considered to afford moderate bat roost potential; particularly between the roof tiles and membrane, at the eaves, around the timber facades and bay windows and the dormer roofs.
- 6.23 Given the urban setting and the large expanse of roof structure in a poor state of repair and exposed to the elements, the buildings are considered at best to support small numbers of common and widespread species in the active season only (May to August); not significant larger roosts (maternity and hibernation). Since any roost features can be retained post development through renovation works, it is considered appropriate for further bat surveys to be conditioned through planning to determine bat presence / absence, and if present, the type of roost, number and species present.

Lifetime Homes

- 6.24 The Eldon Grove proposal is designed to be Lifetime Homes Standard compliant in all new block areas and achieves a fully accessible environment for everyone, providing suitable provision for disabled people ensuring ease of access and movement.

- 6.25 Due to listing constraints the existing Eldon Grove Tenement blocks, these blocks (A, B and C) will not comply to lifetime homes.

Trees

- 6.26 A Tree Survey, produced in accordance with the British Standard 5837: 2012 has been prepared by Andrew Harker Associates, in support of the application.
- 6.27 The survey resulted in BS5837 quality/retention categories 'C – low quality' being attributed to the trees within impacting distance of the development.
- 6.28 It is fair to state that the trees surveyed provide limited to no landscape value. Therefore, no mitigating tree planting will be required as the removed trees were of little or no value.

Ground Investigation

- 6.29 A Phase 1 Environmental Desk Study, prepared by ADS Structural, has been submitted in support of the application
- 6.30 Phase 1 assesses whether the site is likely to be affected by chemical and/or radiochemical and/or gas contamination, which would impose remedial requirements and/or building design requirements, taking account of the specific form of development proposed for the site.
- 6.31 A number of potential sources of contamination have been identified from the Risk Identification including asbestos. The report recommends a scope of works for the Phase 2 Site Investigation. The report concludes that there are no fundamental constraints to the redevelopment of the site.

Noise Impact

- 6.32 A Noise Impact Assessment, prepared by PDA, has been submitted in support of the application.
- 6.33 A monitoring survey was undertaken to characterise baseline ambient noise levels currently experienced on the proposed site and to establish the relative local background and traffic noise levels.
- 6.34 The results of the survey were used to evaluate the sound insulation of the respective building envelopes and to assess compliance with the guidance contained within WHO Guidelines for

Community Noise and BS8233:2014. These assessments have demonstrated that utilising the window and ventilation specification recommended within this report, the internal ambient noise levels comply with the design criterion.

Transport

- 6.35 A Transport Assessment, prepared by Vectio, has been submitted in support of the application.
- 6.36 The report has been prepared in consultation with the Liverpool City Council acting as Highway Authority and in line the new guidance provided in Paragraph 32 of the National Planning Policy Framework.
- 6.37 Traffic impacts have been appraised relating to vehicular trip generations. These have been estimated to be minimal and as such are not expected to create either a material or detrimental impact on the adjacent highway network, when considering the former residential use of the site.
- 6.38 Travel forecasts have been estimated, specifically relating to person trips and the likely increase in pedestrian movements and their respective impact on the adjacent infrastructure. Improvements have been proposed to upgrade / provide pedestrian crossing facilities in the local area.
- 6.39 A review of cycle demand and parking provision has been undertaken and the assessment considered that a supply of 43 secure sheltered cycle parking spaces within the site is sufficient to facilitate the occupants of the development; an additional 32 spaces will be made available within ground floor flats. The report does however recommend the provision of a new Citybike hub, including 10 new bicycles, located on the corner of Titchfield Street / Bevington Street to serve both the new and existing residents surrounding the site.
- 6.40 Car parking demand has been appraised and the assessment has identified that a combination of on-site parking and on street parking will be sufficient to facilitate the parking demand of the proposed development.
- 6.41 An appraisal of road traffic accident data has been undertaken and the assessment has not identified any trends that are likely to be detrimentally impacted by the operations of the proposed development.
- 6.42 It is the view of this Transport Assessment that, in transportation and highway safety terms, there are no overriding issues that would prevent the granting of planning permission based on the

recommendations within this report being implemented.

Drainage

- 6.43 A Surface Water Drainage Design Statement, prepared by Weetwood, has been submitted in support of the application.

- 6.44 The statement has indicated that the former tenement blocks are positively drained by an on-site surface water drainage system. Based on sewer records, it is reasonable to assume that the on-site drainage system discharges to the sewer network.

7 Conclusion

- 7.1 This planning statement is prepared by Knight Frank LLP on behalf of JGLT Developments Ltd ('the Applicant') to support the submission of a full planning application and listed building consent.
- 7.2 The proposal is for;
"Redevelopment of the former tenement building at Eldon Grove and new residential development to provide 138 apartments with associated works including parking and landscaping"
- 7.3 This Planning Statement has set out the material considerations relevant to the proposal and demonstrates that:
- The proposal is for residential development on a site which has been vacant for some time but was previously used for the same purpose.
 - The proposed scheme would improve the living environment of an existing housing area by regenerating a vacant site and providing more choice for local residents.
 - The proposed scheme has been designed to be in keeping with the surrounding residential properties, in terms of scale, density and massing.
 - The proposed scheme has been designed considering crime prevention, including properties overlooking the public areas including the car parks and incorporating hard and soft landscaping so as not to create hiding places.
 - Extensive fire damage to the roofs and the removal of all of the windows have left the buildings vulnerable to further deterioration and the poor condition of the buildings and structures is recognised by their inclusion on the Liverpool City Council Buildings At Risk register.
 - The Council accepts that the best way of securing the future of listed buildings is to keep them in active use, but this will often necessitate some degree of adaptation. The change to the setting of the tenements, by virtue of the two proposed apartment blocks within the recreational ground, is far outweighed by the potential to repair and safeguard the listed buildings, and associated structures, in a long term sustainable use that is compatible with their significance
 - It is the objective of this proposal to redevelop this brownfield site, by providing high quality residential accommodation which makes a positive contribution to the immediate surrounding area and also to the wider City area.
- 7.4 In view of the above, the proposals align with the NPPF guidance and local planning policies and should be approved.