



Planning Statement

Proposed Change of Use of half of ground floor unit to a
mixed A3/A4 restaurant and bar at Cunard Building,
Water Street, Liverpool

for Australasia Limited

15-234



Project : 15-234
Site address : Cunard Building, Water
Street, Liverpool, L3 1DS
Client : Australasia Limited

Date : 17 December 2015
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1. Introduction

- 1.1 This Planning Statement is submitted in support of a combined full planning and listed building application at Cunard Building. Permission is sought for the change of use of half the ground floor unit, which faces The Strand, to provide a mixed restaurant and bar and associated change of use of some of the corresponding rooms on the lower ground floor to ancillary use in connection with the proposed restaurant and bar. The application will also involve internal modifications to the layout of the space, along with some minor external modifications to accommodate the necessary plant and ventilation.
- 1.2 The Cunard Building is a Grade II* Listed Building located within the heart of the Liverpool Maritime Mercantile City World Heritage Site.
- 1.3 The application comprises of the following:-
- Planning Statement (Emery Planning);
 - Design and Access Statement (Emery Planning);
 - Heritage Statement (Brock Carmichael Architects);
 - Information Note from Hepworth Acoustics in connection to proposed acoustic survey work.

2. Site Location and Description

- 2.1 Cunard Building is the middle of three grand buildings known as the 'Three Graces' which sit on the water front at Pier Head.
- 2.2 The building was constructed over the former Georges Dock and was completed in 1917 when it became the UK Headquarters for the Cunard Shipping Line. The building was designed by Willink and Thicknesse and consists of a reinforced concrete structure which was then clad in Portland Stone.
- 2.3 Due to the building being constructed over the former Georges Dock, there are two basements, with the ground floor being raised. It sits approximately 3 metres higher than pavement level.

- 2.4 Whilst half of the ground floor was occupied by Cunard Shipping Line, (front half facing Pier Head) the remainder of the ground floor was let to other shipping lines, one of which is believed to have been the Pacific Steam Navigation Company and used as a booking hall.
- 2.5 The décor of the whole of the ground floor was intended to provide passengers with an indication of the grandeur and refinement they would experience on the passenger ships. Whilst the detailing of the section of the ground floor operated by Cunard (facing Pier Head) was grand with Columns with fire places being lined in marble, the remaining ground floor space, whilst not faced with marble, was still finished to a high detail with columns, ornate plasterwork and paneling being introduced. It is this section of the building which is subject to this application.
- 2.6 In 1969, the whole building was sold to Prudential, following the move of Cunards headquarters to Southampton. The building was then sold to the Merseyside Pension fund in 2013 and was subsequently purchased by Liverpool City Council later that year. Whilst the upper floors remain in use as office accommodation and is now occupied by Council departments, the ground floor accommodation has remained empty.
- 2.7 Since taking over the building the City Council have actively been promoting the rental of the two units on ground floor, without success, until now.
- 2.8 The ground floor space facing The Strand is to be occupied by the applicants Living Ventures Ltd, who are seeking combined planning permission and Listed Building Consent for the change of use of this section of the building to a mixed restaurant and bar. It is proposed that the Australasia Brand will move into the unit. It is also understood that the remainder of the ground floor is to be occupied by the British Museum of Popular Music which was previous located in the O2 arena, London.
- 2.9 For more historical detail on the building please refer to the accompanying Heritage Statement.

3. Application Proposals

- 3.1 Planning permission and listed building consent is being sought for the change of use of half of the ground floor, which faces onto The Strand into a mixed restaurant and bar use (use Class A3/A4), along with a small number of rooms on the lower ground floor to ancillary use in connection with the bar and restaurant.

3.2 The proposals consist of the following:-

- insertion of holes through the original floor slab into lower ground floor to accommodate the necessary extraction units and subsequent running of all pipework and ducting at this level and creation of new kitchen.
- insertion of new vents into existing window openings in the lower ground floor and that sit at street level;
- introduction of all necessary services such as water, gas etc, through-out the unit;
- creation of new door between the pot-wash and kitchen area;
- internal modifications to the entrance lobby facing The Strand;
- installation of DDA ramp into the unit from the central shared entrance hall along with the removal of the low level wooden subdivisions and modifications to the existing raised floor levels to provide improved access and layout throughout the unit;
- alterations to modern internal stud walling to create new toilet facilities in the north east corner of the unit;
- creation of free standing cubicle seating along the external wall of the building (Water Street Side);
- creation of free standing bar in the centre of the space below the central glass domed roof;
- insertion of additional dividing walls to provide two private dining areas on either side of the entrance from The Strand on the eastern side of the building;
- creation of free standing wine racks and high back seating to act as space dividers between existing columns and to provide subdivisions in the dining area;
- provision of new service lift within the existing lift shaft;
- provision of back of house facilities, making use of existing rooms along the rear of the unit;

3.3 These elements will be described / explained in more detail within Section 7 – Planning Considerations and within the accompanying Heritage Statement. All elements will respect the integral features of the Listed Building and the council's relevant officers have been involved.

4. Pre-application Advice

- 4.1 Due to Cunard Building being a Grade II* Listed Building detailed pre-application discussions have taken place with the Conservation Officer, Ms Wendy Morgan to ensure that the proposed internal modifications would be acceptable in terms of potential impact upon the historic fabric of the building.
- 4.2 Consequently a site visit took place on 3rd September with Ms Morgan. At this meeting it was concluded that the principle of the change of use was acceptable. However further details would need to be provided in relation to the internal structural modifications, including ventilation, kitchen equipment fire escapes, lighting, stud walling, any modifications to floor levels and in particular the location of the necessary holes in the raised floor to accommodate all services such as gas, water and extraction and air conditioning units.
- 4.3 It was agreed at this meeting that, where necessary, details be provided to Ms Morgan of those elements to obtain prior approval.
- 4.4 To date detailed discussions have taken place with regards to the :-
- fire escape strategy and the need to provide suitable escape routes within the building without the need for further physical intervention;
 - proposed routes for ventilation and kitchen extraction;
 - provisions for accommodating a new small platform lift within the existing lift shaft; and
 - The principle of a new door between the kitchen and pot-wash area.

5. Relevant Planning History

- 5.1 A search of the local authority's website reveals, Cunard Building as a whole has a long historic and detailed planning history. There are however no recent applications with a direct connection to the unit subject to this current proposal.

- 5.2 Of note however is the planning and listed building consent granted in 1995 (application ref: 9SL/1652 and 9SO/1653) which deals with the provision of disabled access for the whole building being created off Brunswick Street. This provides a DDA compliant access into the central entrance hall and thus allows access to all floors being available via the existing lifts, including the unit subject to this application. It is proposed that this access will be utilized to provide the necessary DDA access into the unit subject to this application.

6. Planning Policy Context

- 6.1 The Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Statutory Development Plan for the site currently comprises the Saved policies of the Liverpool Unitary Development Plan 2002. The National Planning Policy Framework (The Framework) is also a material consideration along with recently published National Planning Policy Guidance (NPPG).

Planning (Listed Building and Conservation Area) Act 1990

- 6.2 S.66 (1) of the Act obliges the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.
- 6.3 The interpretation of 'preserve or enhance' has been clarified by case law (Chandler v Secretary of State for the Environment 1992). Specifically this can be achieved either by development which makes a positive contribution to an areas character or appearance, or by development which leaves the character and appearance unharmed.

National Planning Policy

National planning policy framework

- 6.4 The National Planning Policy Framework (The Framework) was published on the 27th March 2012. It replaces all former planning policy statements. The key considerations in relation to this application are set out below.

Presumption in favour of sustainable development

- 6.5 At the heart of The Framework is a presumption in favour of sustainable development (paragraphs 7 and 14).
- 6.6 At paragraph 7 it makes clear that there are three dimensions to sustainable development, these being:-
- an economic role – contributing to a strong responsive economy;
 - a social role – supporting strong, vibrant and healthy communities; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment.
- 6.7 At paragraph 14 it makes clear that:-
- Development proposals that accord with the development plan should be approved without delay.

Core Planning Principals

- 6.8 There are 12 core land use planning principals set out in the Framework which include:
- Proactively supporting sustainable economic development.
 - Promoting the vitality of the main urban area.
 - Encouraging the effective use of land by re-using previously developed land.
 - Conserving heritage assets in a manner appropriate to their significance.

Building a strong, competitive economy

- 6.9 The Government is committed to securing economic growth in order to create jobs and prosperity (paragraph 18). In seeking to achieve this The Framework requires that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth (paragraph 19).

Ensuring the vitality of town centres

- 6.10 Unlike PPS4, The Framework does not include policies on the night time economy. Chapter 2 of The Framework does however state that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of town centres over the plan period. The glossary to The Framework confirms bars and restaurants are a main town centre use.

Conserving and enhancing the historic environment

- 6.11 In determining applications, local planning authorities should require the applicant to describe the significance of any Heritage Asset affected by the development; the level of detail should be proportionate to that asset.
- 6.12 In particular at paragraph 131, local authorities should take account of:-
- the desirability of sustaining and enhancing the significance of the 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.
- 6.13 It is also necessary that the impact of any development on the significance of a designated heritage asset should be assessed and that great weight should be given to the assets conservation.
- 6.14 It goes on to say that at paragraph 134 that where the development 'leads to less than substantial harm to the significance..... the harm should be weighed against the public benefits of the proposal including securing its optimum viable use'.

Development policies

Liverpool City Council

6.15 As stated previously the site lies within Liverpool City Centre and within the UNESCO Liverpool Maritime Mercantile City World Heritage Site.

The relevant saved policies of the Liverpool UDP are as follows:-

- GEN3 – Heritage and Design in the built environment;
- HD1 – Listed Buildings;
- HD4 – Alterations to Listed Buildings;
- HD7 – Conservation Areas
- HD18 – General Design Requirements
- HD19 – Access for All
- S14 – Use of shops and other premises for Class A3 (food and drink) uses.

Other material considerations

Liverpool Maritime Mercantile City World Heritage Site Supplementary Planning Document (SPD)

6.16 The SPD document provides detailed guidance with regards to any new development, regeneration and conservation works within the World Heritage Site and its protective buffer zone.

Historic Environment Planning Practice Guide March 2010

6.17 It is acknowledged this document was originally provided as a guide to assist with implementing Planning Policy Statement 5, (PPS5), and whilst PPS5 has now been withdrawn the Planning Practice Guide is still a current document.

6.18 In particular the guidance on decision making for changes that affect the historic environment is relevant. Within the document paragraphs 55-57 states that it is fundamental for the decision makers to understand the 'significance' and the 'level of importance'.

- 6.19 The document goes on to say at paragraphs 76-78 that local authorities should take account of potential heritage benefits along with other material considerations that may arise as a result of the proposed scheme.

Conservation Principles: Policy and Guidance (Historic England) 2008

- 6.20 This policy document provides a guide to modern thinking and design with regards to conservation of the historic environment in ways that will sustain the significance of places.
- 6.21 It goes on to state that if the significance of place is to be maintained and the historic value managed then further change will inevitably be needed. It further states that development need not devalue the significance of "place" provided any work is done with understanding.

National Planning Policy Guidance March 2012 (NPPG)

- 6.22 National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government (DCLG) on 6th March 2014. The purpose of the NPPG is to provide guidance on how the policies of the Framework and the principles of the planning system should be applied in practice.

Conserving and Enhancing the Historic Environment

- 6.23 Section 18, paragraph 3 (ID: 18a-003-20140306) directs the reader back to the Framework where there is a clear intention to ensure *'that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development'*.
- 6.24 At paragraph 9 (ID: 18a-009-20140306) it deals with the consideration of the significance of a heritage asset. *"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess, the nature, extent and importance of the significance of a heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals"*.

Design

- 6.25 Section 9, paragraph 4 (ID: 26-004-20140306) looks at good design and new development proposals, *"local planning authorities should give great weight to outstanding or innovative designs which help raise the standard of design more generally in the area"*.

- 6.26 Paragraph 7 (ID: 26-007-20140306) stresses *“that successful integration of all forms of new development with their surrounding context is an important design objective”*. It continues, *“standard solutions rarely create a distinctive identify or make the best use of a particular site.... Innovative design should not be discouraged”*.
- 6.27 Paragraph 27 (id: 26-027-20140306), looks at detail of new development. *“Careful consideration should be given to items such as doors, windows, porches, lighting, flues and ventilation, gutters, pipes and other rainwater details, ironmongery and decorative features. It is vital not only to view these (and others) elements in isolation, but also consider how they come together to form the whole and to examine carefully the ‘joins’ between the elements”*.

Ensuring Vitality of Town Centres

- 6.28 Section 26 of paragraph 1 of (ID: 26-001-20140306) advises local planning authorities on how to plan positively to support town centres and create attractive, diverse place where people want to live, visit and work.

7. Planning considerations

- 7.1 This section of the report considers proposals within the context of the planning policy set out in the previous sections.

Principle of Development

- 7.2 This application is seeking both planning permission and listed building consent for the change of use of the front half of the ground floor of Cunard Building to a mixed A3 / A4 restaurant and bar. The proposal also involves the change of use of some of the rooms on the lower ground floor to provide ancillary accommodation to the proposed A3 / A4 use above.
- 7.3 Minor external modifications on the lower ground floor elevations would be required to accommodate the proposed mechanical services for the new restaurant and bar.
- 7.4 It is therefore necessary to establish that not only is the proposed change of use to a mixed A3 / A4 restaurant and bar compliant with both national and local plan policy, but also that the proposed internal and external alterations to this Grade II * Listed Building are acceptable.

Proposed change of use

- 7.5 As referred to in section 6 of this Statement, at the heart of the Framework is the presumption in favour of sustainable development, of which all of three dimensions referred to in paragraph 7 of the statement, i.e. economic, social and environmental all seek to protect and enhance our natural built and historic environment.
- 7.6 Equally section 12 of the Framework seeks to “*conserve and enhance the historic environment*”. Importantly the first bullet point of paragraph 131 of the Framework encourages local authorities to seek the reuse of heritage assets by allowing for a change of use which is consistent with the conservation of the heritage asset.
- 7.7 Importantly saved policy S14 of the Liverpool City Council UDP allows for the change of both shops and other premises at ground floor level to A3 use. (It should be noted that at the time of writing the policy in the 2002 UDP the term “A3” covered both bars and restaurants. However since the publication in 2005 of the General Permitted Development Order, the A3 class was sub-divided into A3 (restaurants) and A4 (drinking establishment). It is assumed therefore that when applying policy S14 the Council would consider policy compliant both an A3 and A4 use in any proposed unit.
- 7.8 Policy S14 of the UDP also allows for A3 uses provided there would not be an increase level of disturbance and would not generate traffic movement.
- 7.9 In this instance, the building is, according to the 2002 UDP, located within the main office area of the city centre, and consequently benefits from excellent public transport links. The new A3 / A4 unit would therefore add to the existing vibrancy and culture of the city centre without generating any noticeable additional traffic to the City Centre.
- 7.10 As referred to above, Cunard Building is located in the main office quarter. In recent years, many of the office buildings on the east side of the Strand have now been converted into residential accommodation. Due to the position of the building adjacent to The Strand, one of the widest and busiest roads in the City Centre, any possible disturbance would be negligible. The width of the road at this point, extends to 8 lanes, with very wide pavements totaling 70 meters in width

7.11 With regards to the remainder of the building, disturbance is likely to be minimal due to the hours the A3 / A4 unit would operate. With regards to the proposed opening times of the unit, these are to be:-

- Monday to Thursday 11.00 – 02.00.
- Friday and Saturday 11.00 – 03.00.
- Sunday 11.00 – 01.00.

7.12 The floors between the levels of building are insulated so noise transfer should be minimal. With regards to the glass atrium this has a second glass roof atrium which again should help to reduce the noise egress through this section of the building.

7.13 However in recognition that this element has the potential for noise disturbance within the building, an acoustic report is being prepared, by Hepworth Acoustics, in accordance with the details provided in their memo dated 14th December 2015. This report will be submitted during the application process. Any measures recommended by the company can be conditioned. The remainder of the Cunard buildings is office use, with no residential use.

7.14 Therefore in relation to the principle of the proposed change of use to a mixed A3 / A4 it is compliant with both national and local plan policy in particular saved policy S14 of the UDP.

Listed Building Alterations

7.15 It now remains to assess the details of the proposed changes to the listed building required to accommodate the proposed change of use and to ascertain that the proposed internal and external changes are acceptable and will not have a detrimental impact on the heritage asset.

7.16 It is referred to at paragraph 3.2 earlier in the statement there are a number of proposed alternations required to enable the development to proceed.

7.17 These can be split into two clear distinct areas;

- Structural work/modifications to enable the change of use to take place both internally and externally; and
- Introduction of new none structural fixtures and fittings to create the proposed internal layout, with no or minimal intervention to the historic fabric of the building.

- 7.18 As explained in the accompanying Heritage Statement, the ground floor of Cunard Building was constructed as a large open plan space to provide the necessary reception and booking hall of the shipping lines which operated from the building. Ornate plaster columns support the floors above. The room also contains glass subdivisions (approximately 2.5m high) to break up the area into smaller spaces. Full height partition walls have been introduced at the corners of the unit, particular facing onto The Strand to provide private office accommodation.
- 7.19 The raised floor which is to be retained is not original and is suitable for structural alteration to accommodate services, ducting and similar underneath it.

Structural work / modifications

- 7.20 The location of the kitchen has been carefully chosen to ensure the least disturbance to the historic fabric. The proposed kitchen needs to be large enough to service the number of covers when the restaurant is working at full capacity (500 covers). It will also be necessary to provide accommodation for all the necessary storage of dry goods, cold rooms and freezers along with dish washing and food preparation areas.
- 7.21 All elements of the new kitchen will be freestanding within the space and secured via the raised floor rather than the existing structure, therefore no intervention would take place with regards to the historic features. All kitchen units will be provided with hoods to provide the necessary light and ventilation.

To accommodate the necessary extract and ventilation for the kitchen, along with all necessary services holes need to be cut through the raised floor and floor slab below. The final design and layout of the kitchen has not yet been agreed and therefore it is difficult to finalise the proposal, or give an exact number of holes that will be needed, but as this is not an integral part of the Listed Building then these works can be conditioned. Drawing no. L (50) 101-P03 provides an indication of the likely form the kitchen work area will take. There are three options for the proposed holes through the floor slab.

- 7.22 For the kitchen area these are:

- Option 1 – insert two holes each measuring 1.6m by 1.1m which would equate to a total side of 3.52²m;
- Option 2 – three holes each measuring 1.4m by 0.9m equating to a total size of 3.78²m;
or

- Option 3 - inserting four holes of 1.2m by .7m equating to a total size of 3.36²m.

- 7.23 It should be noted however that whichever option is chosen, the maximum hole size cut through the floor slab will be 7.56² meters
- 7.24 Whilst these holes would be the main intrusion into the floor slab, smaller service holes will be required at various points around the unit, for water, drainage, electric, gas and some ventilation. It is proposed that all the pipework would be dropped through into the lower ground floor level and then run behind the suspended false ceilings to join in with the existing service routes.
- 7.25 Careful consideration has been given with regards to the position and proposed routes for all the ventilation equipment to cause the least disturbance to the building.

External modifications

- 7.26 In discussing the point of extract for any ventilation with Ms Morgan, it was agreed that the preferred option was to utilise the lower ground floor window openings to locate the vents, as opposed to creating new holes through the historic fabric of the building. Drawing no's L (05) 101-P03 and L (31) 100-P03 show the position and number of vents within the existing window openings. Their position is discreet being at or below pavement level.
- 7.27 It is also necessary to provide additional condenser units. At present there are three external condensers located at the front of the unit, two within the service goods entrance below the boundary wall and one at the corner of Brunswick Street and The Strand, but behind the boundary wall. Whilst these units are to be retained, two new condensers would be installed within the service good access adjacent to the existing double unit – this is due to the amount of equipment required for a unit of this size. These units will be located discreetly adjacent to the existing units.
- 7.28 It is anticipated that the precise final location of all these units will not be differ in number, size and location. However, it has been agreed with Ms Morgan that the final details can be conditioned.

Pot-wash

- 7.29 In connection with the location of the new kitchen, the necessary storage and pot-wash room area need to be in close proximity. It is therefore proposed to locate this in the existing room in the south east corner of the building. However a new doorway needs to be created through this section of wall. The doorway will be located within the section of wall between the kitchen and the corner room causing the least amount of disturbance to the existing paneling. (See Drawing no A (32) 100-P01). The location, and design of the proposed door has been discussed in detail with Ms Morgan. In principle she has agreed to the inclusion of a new door but will require precise details of this element to be submitted and agreed by condition.

The Strand Entrance

- 7.30 Historically the entrance at The Strand included a revolving door and small lobby. However following the introduction of the internal fire escape for the floors above, the entrance was modified with full height stud walling and a modified door layout.
- 7.31 As part of this current proposal it is not only necessary to retain the existing fire escape for the floors above but also improve the space available at the entrance, for users of the ground floor unit.
- 7.32 Consequently the previously constructed stud walling is to be re-positioned to provide a more spacious entrance lobby. Again all materials are to be agreed by condition.

Entrance from Central Corridor

- 7.33 Currently this entrance level is at the original level, with a stepped access onto the raised floor. A ramped access is currently provided along the full length of the rear of the unit which is impracticable for the applicant. It is therefore proposed to modify the raised floor level around the entrance way to provide a symmetrical smaller ramped access by extending the raised floor a small distance. New stepped access points are to be provided to each of the service rooms on the rear elevation. The new ramp will be fully DDA compliant. Please refer to drawing no L(04)106-P02 which shows this detailing.

Toilet facilities

- 7.34 Currently the north east corner of the unit has been separated with stud walling to provide separate office accommodation. It is proposed to retain the stud walling but also to modify the internal sub-dividing walls to create new toilet facilities. Again the precise design and position of the toilet facilities has not yet been determined; these details are agreed by condition.

Lift

- 7.35 To assist with the movement of food stuffs and drinks for the bar, it is proposed to utilise the space within the existing ornate lift shaft (no longer working), to provide a small goods lift for staff use only.
- 7.36 The lift will be a completely free standing lift, which will fit within the existing lift shaft, without interfering with any of the historic fabric or mechanisms. Please refer to drawing no A (28) 100 – P01 for details.

New Fixtures and Internal Design

- 7.37 The proposed layout for the restaurant is indicated on drawing no L (04) 106 – P02. At present this layout is only indicative. However the layout shown indicates how the restaurant area is to be subdivided into smaller spaces with the construction of freestanding seating and installing freestanding wine racks. These will act as sub-dividers. All will be secured independently from any of the historical features. The proposed circular alcove seating on the Water Street side of the building will also be completely freestanding from the side walls.
- 7.38 Similarly, the proposed new bar will be free standing. This will be secured to the raised floor rather than the historic fabric.
- 7.39 Two private dining rooms are to be created within the two separate alcoves on either side of The Strand entrance. Currently these areas are partly separated with the use of existing wood and glass screens. It is proposed to introduce further screens to match the existing between the columns to create “private” space. Again these details will be agreed by condition.

- 7.40 The precise design details and materials of the proposed new fixtures and internal design are not yet known. As discussed with Ms Morgan; these items can be dealt with by way of pre-conditions on any approval.

Speakers

- 7.41 It is proposed to provide ambient music within the unit. Following discussions with Ms Morgan it has been agreed that no speakers will be fastened to the historic fabric. However until the final design and layout has been agreed, the precise location cannot be finalised; these details can be agreed by condition.

Waste Disposal

- 7.42 It is anticipated that the proposed new unit will generate the need for the following bin requirements:-
- 2 x 1100 litre general waste bins to be collected daily;
 - 1 x 1100 litre mixed recyclable bins collected 3 times a week;
 - 3 x 360 litre glass bins collected daily.
- 7.43 The precise location of the storage of these bins has yet to be finalised with the landlords (Liverpool City Council).

8. Concluding Comments

- 8.1 The scheme has been designed carefully, taking on board all policy requirements. The scheme would provide a high quality appearance to the unit and positively add to the vitality of Liverpool City Centre and the World Heritage Site as a whole.
- 8.2 Importantly, whilst minor external changes are required, these have been designed sensitively to cause the least amount of disturbance to the unit. The structural alterations internally have been designed to cause the least amount of disturbance possible and to be in keeping with the building. As a result the significance of the unit is maintained.
- 8.3 As explained the applicant is not in a position to finalise the full details of the internal fixtures and fittings. However, the details provided show the intention of how the proposed work is to be

carried out with the least amount of intervention to the historic fabric of the building whilst respecting the historic nature of the unit.

- 8.4 It has been agreed with Ms Morgan that all the precise design details will be secured by way of planning condition on any approval. As none of the detail will result in intrusive works to this Grade II* listed building and will fully respect the grandeur of the internal space, the proposals are compliant National and Local Plan policy. The ground floor space we understand had been vacant for some time and the applicants wish to open the unit as soon as practicable. The proposal will therefore help to secure the long term future of this Grade II * listed building and in particular this element of the building, whilst respecting the character of the Listed Building and the wider Liverpool Maritime Mercantile City World Heritage Site. The proposals also meet the 3 roles of the sustainable development set out in Framework.
- 8.5 It is respectfully requested that the application be approved.