

Planning Statement

48-54 Renshaw Street, Liverpool

Prepared on behalf of YPG Renshaw Street Limited

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1 Introduction

- 1.1 Knight Frank LLP have been instructed by YPG Renshaw Street Limited to coordinate the preparation and submission of an application for the following development at Renshaw Street, Liverpool:

Demolition of part of the existing building and erection of an eleven storey building, creating 160 units of a mix of residential studios and aparthotel units. Commercial space and other associated uses at basement and ground floor levels, including cycle store, plant room, offices, reception, store room, laundry room, gym and lobby.

- 1.2 The application comprises the following documents:

- Application form, duly signed and completed;
- Design and Access Statement;
- East / Front Elevation (drawing number AE-20-001);
- North / Side Elevation (drawing number AE-20-002);
- South / Side Elevation (drawing number AE-20-003);
- West / Rear Elevation (drawing number AE-20-004);
- East and North Elevations – Street Scene (drawing number AE-20-005);
- OS Plan (drawing number AL-02-001);
- Existing Elevations (drawing number AE-03-001);
- Existing Elevations (drawing number AE-03-002);
- Proposed Site Plan (drawing number AL-20-001);
- Basement Level (drawing number AL-20-003);
- Ground Floor Level (drawing number AL-20-004);
- First Floor Level (drawing number AL-20-005);
- Second Floor Level (drawing number AL-20-006);
- Third Floor Level (drawing number AL-20-007);
- Fourth Floor Level (drawing number AL-20-008);
- Fifth Floor Level (drawing number AL-20-009);
- Sixth Floor Level (drawing number AL-20-010);
- Seventh Floor Level (drawing number AL-20-011);
- Eighth Floor Level (drawing number AL-20-012);

- Ninth Floor Level (drawing number AL-20-013);
- Tenth Floor Level (drawing number AL-20-014);
- Roof Level (drawing number AL-20-015);
- Section A-A (drawing number AS-20-001);
- Section B-B (drawing number AS-20-002);
- Section C-C (drawing number AS-20-003);
- 3D Views (drawing number AV-20-001);
- 3D Views (drawing number AV-20-002);
- Heritage Statement, prepared by Turley;
- Phase 1 Contamination Desk Study, prepared by Opus;
- Noise Impact Assessment, prepared by ENS;
- Bat Suitability Assessment, prepared by Brooks; and
- Transport Assessment, prepared by Vectio Consulting.

1.3 The application is also accompanied by a screening letter in accordance with EIA regulations.

1.4 This Planning Statement seeks to explain the proposal in full and assess the proposal against the policy requirements.

2 Site and Surrounding Area

The Site

- 2.1 This application relates to a site at 48-54 Renshaw Street, Liverpool.
- 2.2 The 688 sq m site is bounded by the A5038 (Renshaw Street) and Heathfield Street. The building on the site is part of the wider 48-84 Renshaw Street building which was formerly the 'Rapid DIY' Store.
- 2.3 Since 2010, when Rapid vacated the premises, the building has been subdivided into a number of different commercial uses. The site forms the end section of the wider building, is currently vacant and has fallen into a state of disrepair.
- 2.4 The building is a two storey building constructed from red brick with glazing at ground floor.

The Surrounding Area

- 2.5 The site is located centrally within Liverpool City Centre, and is surrounded by a mix of commercial uses including shops, restaurants, bars and cafes. A number of these uses are within the former Rapid building (of which the site is a part of) which has been recently subdivided.
- 2.6 The site has good transport links, and is within 1km of Liverpool Lime Street Train Station. To the rear of the site is a multi-storey car park, provided by Secure Parking and offering 450 car parking spaces.
- 2.7 The site is within the Buffer Zone of the Liverpool Maritime Mercantile City World Heritage Site (WHS) and is within close proximity the Duke Street Conservation Area. The Duke Street Conservation Area was designated on 30th August 1988, and was subsequently extended on 28 November 1990 and on 24 January 2003 but does not include the application site.
- 2.8 There are a number of listed buildings in the surrounding area including:
- Church of St Luke – Grade II* listed
 - 35 to 43 Renshaw Street and Methodist Central Hall – Grade II listed
 - 59-67 Renshaw Street, 57B Renshaw Street, 4 and 6 Benson Street – Grade II
 - 12 Benson Street – Grade II listed
 - 8 and 10 Benson Street – Grade II listed
 - Lewis's Department Store – Grade II listed

3 Planning History

The Site

- 3.1 A search of the online statutory planning register has been undertaken and the following applications are considered relevant to the site:
- 3.2 11F/1651 - To use premises for purposes within Classes A1 (retail), A3 (restaurant) and B1 (offices). - Approve with Conditions 12-10-2011
- 3.3 04F/1588 - To erect mixed development of retail units at lower floors with apartments at upper floor Approve with Conditions 24-08-2004
- 3.4 01F/1156 - To erect elevated pedestrian access bridge link at first floor level over Heathfield Street Refuse - 16-10-2001.

The Surrounding Area

- 3.5 A search of the online statutory planning register has been undertaken and the following applications are within the surrounding area and considered relevant to the application:
- 3.6 15F/1390 - To erect student accommodation building comprising 4 blocks ranging up to maximum of 11 storeys, containing 772 bedspaces in a mix of 106 cluster flats and 58 studios with ground floor communal areas, courtyard amenity area and retail unit. - 4-14 Oldham Street - Approve with Conditions 28-10-2015
- 3.7 14F/1880 - To redevelop site by the erection of a 13 storey building to provide 192 student studio apartments (sui generis) with associated cycle parking, amenity areas, refuse storage, landscaping service and communal areas. Former Rapid DIY Building Renshaw Street Liverpool L1 1DB Approve with Conditions 12-02-2015
- 3.8 14L/0519 - To erect 8 storey extension to The Watson Building in connection with its conversion to B1 office use including provision of basement parking. - The Watson Building Renshaw Street Liverpool L1 1JP - Approve with Conditions 23-05-2014
- 3.9 12F/0144 - To erect 6 storey building comprising of 122 student rooms in 22 clusters, 18 self-contained student flats and 1 retail unit with associated parking and landscaping - Oldham Place Off Roscoe Street - Approve with Conditions 04-10-2012

- 3.10 10F/0507- To erect an 11 storey building comprising ground floor commercial/retailing unit (Use Classes A1, A2, A3, A4, A5 and B1) and multi-storey car park above with new public realm (landscaping and associated works) (part alternative to scheme already approved under 08F/2809 in May 2009). - Land bounded by Heathfield Street, Back Bold Street and rear of Nos. 48 - 60 Renshaw Street, Liverpool, L1 - Approve with Conditions 28-05-2010
- 3.11 07F/0955 - To vary internal layout, mix and number of apartments, including minor external design changes to the 25 and 20 storey tower elements of approved scheme 05F/3082 (granted 4 July 2006) (To erect mixed development consisting of 5 buildings of 25, 20, 9, 9 and 5 storeys incorporating residential accommodation (Class C3), Hotel (Class C1), Retail, Food and Drink, Financial Institutions, Business and Marketing Suite Units (including the following Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); servicing areas, basement car parking, landscaping with associated works and new pedestrian/vehicular linkages plus external alterations to the facade of Nos. 9-19 Bold Street) - Land bounded by Cropper Street, Bold Street and Ranelagh Street, to the rear of Central Station, Liverpool, L1 - Approve with Conditions 21-05-2007
- 3.12 07F/1300 - To erect 5 storey building comprising 10 no. two bedroom flats, 20 no. one bedroom flats and 3 ground floor commercial/retail units (uses classes A1/A2 and/or B1) with car parking and ancillary accommodation - 14-26 Benson Street - Approve with Conditions 13-12-2007
- 3.13 02F/2698 - To develop site by the erection of 2 no. seven-storey blocks containing 77 flats together with 52 associated car parking spaces; together with uses within class A3 (food & drink), B1 (business), and D2 (assembly and leisure) of the Town and Country Planning (use classes) Order 1987, on the ground floor and basement levels; and to lay out new public open space - 3-27 Oldham Street, Liverpool, L1 - Approve with Conditions 04-02-2003

4 Proposal

4.1 The proposed scheme is for 160 units, which will be a mix of private residential studios and aparthotel units, within an eleven storey building.

4.2 Set out below is a schedule of the residential accommodation:

Floor	Schedule of Accommodation
Basement	Commercial Unit x 1
Ground	Commercial Unit x 2
First	Aparthotel studios x 21
Second	Aparthotel studios x 17 Aparthotel apartment x 1
Third	Aparthotel studios x 17 Aparthotel apartment x 1
Fourth	Aparthotel studios x 17 Aparthotel apartment x 1
Fifth	Private residential studios x 8 Private residential micro-apartment x 7
Sixth	Private residential studios x 8 Private residential micro-apartment x 7
Seventh	Private residential studios x 8 Private residential micro-apartment x 7
Eighth	Private residential studios x 11 Private residential micro-apartment x 4
Ninth	Private residential studios x 11 Private residential micro-apartment x 4
Tenth	Private residential studios x 6 Private residential apartment x 4

Total -160	Studios - 124 Micro Apartments – 29 Apartments - 7

- 4.3 The scheme also includes commercial space at basement level and ground floor, with three units measuring between 143m² and 257m². This will reintroduce an active street frontage to Renshaw Street and Heathfield Street.
- 4.4 With the residential and aparthotel use, there are associated uses at basement and ground floor levels, including cycle store, plant room, offices, reception, store room, laundry room, gym and lobby.
- 4.5 The concept is to demolish and redesign the façade in a modern way to complement the existing building. Further articulation is emphasized by stepping the upper floors back from the face of the redesigned façade.

5 Planning Policy Framework

5.1 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);
- The Unitary Development Plan (UDP) (November 2002); and
- Supplementary Planning Guidance and Supplementary Planning Documents.

National Planning Policy

National Planning Policy Framework (NPPF) (March 2012)

5.2 At a national level, planning policy and guidance is contained in the National Planning Policy Framework (**NPPF**). This document was adopted in March 2012.

Sustainable Development

5.3 The Introduction of the **NPPF** sets out how the Government aims to achieve sustainable development.

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.'*

Paragraph 14 states that, *'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development... For decision-taking this means: approving development*

proposals that accord with the development plan without delay.'

- 5.4 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 3 requires that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
 - 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.
- 5.5 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.

Residential Development

- 5.6 The **NPPF** provides guidance on delivering a wider choice of high quality homes.

Paragraph 49 states that, *'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'*

Paragraph 50 continues that, *'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:*

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)'*

Sustainable Transport

- 5.7 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

- 5.8 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.”*
- 5.9 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

- 5.10 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.
- 5.11 Paragraph 74 of the NPPF relates to sports facilities and states that *‘existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *the loss resulting from the proposed development would be replaced by equivalent or better*

provision in terms of quantity and quality in a suitable location; or

- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'*

Natural Environment

- 5.12 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.'*
- 5.13 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

- 5.14 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

- 5.15 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.

Unitary Development Plan (UDP) (November 2002)

- 5.16 Within the UDP Proposals Map, the site is allocated as being within the City Centre. There are no site specific policies which apply.

- 5.17 The following 'saved' policies of the UDP are considered relevant to the proposal:
- 5.18 **Policy GEN1** – Economic Regeneration – The Plan 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.
- 5.19 **Policy GEN3** – Heritage and Design in the Built Environment – The Plan aims to protect and enhance the built environment of the City by:
- i. Encouraging a high standard of design;
 - ii. Improving accessibility for people with mobility and sensory impairments; and
 - iii. Creating an attractive environment which is safe and secure both day and night.
- 5.20 **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.
- 5.21 **Policy GEN9** – Liverpool City Centre – The Plan aims to maintain and enhance the City Centre's role and function as a regional centre by:
- i. Furthering economic development;
 - ii. Enhancing the living environment; and
 - iii. Improving the general physical environment.
- 5.22 **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
Adequate arrangements are made for pedestrian and vehicular access.

- 5.23 **Policy HD19 – Access for All** – In accordance with its equal opportunities policy, the City Council will ensure that:
- Access to and egress from existing buildings and their surroundings is improved as opportunities arise through alterations, extensions and changes of use.
- 5.24 **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.
- 5.25 **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.
- 5.26 **Policy EP1 – Vacant, Derelict and Neglected Land** - The City Council will promote and encourage the reclamation of derelict land and the restoration of neglected land and will encourage the development of these and other vacant sites for appropriate uses.
- 5.27 **Policy H1 – The Provision of Land for New Housing** - states that the Council will make provision for additional dwellings and the use of sites identified in the Proposals Map for uses other than housing will not be permitted.
- 5.28 **Policy H5 – New Residential Development** - states that planning permission will be granted for new residential development which accords with a number of criteria including density, design and layout must respect the character of the surrounding area and parking provision ensures a safe and attractive highway environment.

Supplementary Planning Guidance

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

- 5.29 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.

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

- 5.30 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

- 5.31 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

- 5.32 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

- 5.33 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

- 5.34 All tiers of planning policy encourage the redevelopment of brownfield land, particularly in an urban and sustainable location.
- 5.35 The redevelopment of previously developed land to deliver a choice of high quality homes is supported at both national level in the NPPF and at a local level in **Policy GEN4** 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 Development

- 6.2 The site is allocated as within Liverpool City centre. The proposed use will not only further the economic development of the area by bringing an active use to a currently vacant site but will also enhance the living environment in accordance with **Policy GEN9**.
- 6.3 It is the objective of this proposal to redevelop this brownfield site, by providing high quality aparthotel apartments and commercial / residential units which makes a positive contribution to the immediate and the surrounding area.
- 6.4 It is considered that the redevelopment of this brownfield site will visually improve the surrounding area and increase footfall therefore helping to support the area.

Principle of Proposed Uses

- 6.5 The proposed mixed use as serviced apartments, residential units and commercial units will contribute towards a complimentary mix of uses in the area.
- 6.6 The site is currently vacant and therefore, the redevelopment of this site will reintroduce an active use into the area, increasing footfall and therefore having a positive impact on the wider area.
- 6.7 It is considered that the principle of such accommodation in this area, which is in a sustainable location within close proximity to the City Centre, is acceptable and appropriate.

Design

- 6.8 Full details of the design are outlined in the Design and Access Statement prepared by DAY Architectural.
- 6.9 The layout of the proposed building has been designed around recreating the Renshaw Street facade of the existing building. The proposed building will be eleven storeys tall and constructed from a mix of materials to be agreed with the Local Planning Authority but potentially including brick and

aluminium glazing.

- 6.10 The scheme has carefully considered the design and layout to produce a living environment of high quality in accordance with **Policy GEN4**.
- 6.11 The proposed scheme has been designed to be in keeping with the surrounding properties in terms of scale, density and massing. The layout of the development relates well to the locality in accordance with **Policy HD18**.
- 6.12 The proposed scheme has been designed considering crime prevention, including properties overlooking the public areas. The proposal will create a safe environment by encouraging the creation of a lively environment increasing the activity and passive surveillance in accordance with **Policy HD20**.

Residential Amenity

- 6.13 The smallest studio measures 24.7m² in size and typically contains a bed, kitchenette / diner, study area and ensuite shower room. The micro-apartments and apartments are larger in size at 34.9m² and 52.2m² respectively. It is considered that the proposed size of accommodation and facilities provided are appropriate.
- 6.14 A Noise Impact Assessment Report (prepared by ENS) has been submitted alongside this application, and demonstrates a scheme of sound insulation works which has been developed to protect the proposed residential development from the ambient noise climate. The Noise Impact Assessment demonstrates that the proposal can achieve acceptable levels of residential amenity in terms of noise impact
- 6.15 In terms of outlook, each studio has a window with an acceptable outlook and therefore an acceptable level of amenity for potential occupiers.
- 6.16 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.

Heritage

- 6.17 A Heritage Statement, prepared by Turley, has been submitted in support of the application. This Statement acknowledges harm to the building, as a non-designated heritage asset, which would be

mitigated to a degree by the proposed two storey replacement front elevation.

- 6.18 The key heritage consideration is therefore the impact on the non-designated heritage asset against other public benefits to enable a balanced judgement to be made.

Public Benefits

- 6.19 A Social and Economic Benefits Statement, prepared by the applicant, has been submitted in support of the application.
- 6.20 In addition to the proposal reintroducing an active use into the area, increasing footfall and therefore having a positive impact on the wider area, the statement highlights how the proposal will boost the already active tourism industry in Liverpool by satisfying the ever-growing demand for accommodation and attracting more visitors to the city.
- 6.21 Furthermore, the YPG Renshaw Street investment is expected to create 120 new jobs during its development and construction.

7 Supporting Information

- 7.1 Below is a summary of the supporting information submitted alongside this application.

Heritage

- 7.2 A Heritage Statement, prepared by Turley, has been submitted in support of the application.
- 7.3 The report summaries the heritage constraints of the site which is located within the World Heritage Site Buffer Zone, within the setting of a number of listed buildings, particularly the grade II* listed St. Luke's Church, and is close to the boundary of the Duke Street Conservation Area.
- 7.4 The report considers that, in this location, the Proposed Development has potential to indirectly affect the significance of those designated heritage assets by causing change within their setting.
- 7.5 The Heritage Statement provides a proportionate assessment of the significance of those heritage assets, including the contribution of setting. The Statement has also been informed by the ICOMOS guidance on Heritage Impact Assessments. The planning application therefore complies with the requirement of NPPF Paragraph 128.
- 7.6 This Heritage Statement concludes that the Proposed Development will not affect the appreciation of the church tower in the views from Renshaw Street and will not affect the contribution of setting to the significance of the listed building. Neither will the Proposed Development affect the OUV, authenticity and integrity of the WHS.
- 7.7 The Proposed Development is consistent with the national planning policies set out in NPPF paragraphs 131 and 132 with respect to the significance of the relevant designated heritage assets. The assessment concludes that the existing building is of limited local interest for its townscape value. This Statement acknowledges harm to the building, as a non-designated heritage asset, which would be mitigated to a degree by the proposed two storey replacement front elevation.
- 7.8 Pre-application advice was sought from Historic England on the emerging proposals for 48-54 Renshaw Street. In an advice letter, dated 21 June 2016, Historic England identified that:
- Renshaw Street forms part of the setting of the Grade II* listed St Luke's Church and the street as a whole is located in the buffer zone of the World Heritage Site. The importance of the key view along Renshaw Street towards St Luke's Church is recognised in the Liverpool Maritime Mercantile City World Heritage Site, Management Plan and Supplementary Planning Document. It is the termination of the road at the grade II* listed St Luke's Church which helps to elevate the importance of the street,*

as part of the wider setting of the church.

- 7.9 The consultation proposals included retaining the façade of the shop fronts along Renshaw Street. Historic England provided the following advice in relation to the proposed part-facade retention in the scheme:

We are not convinced of the success of the retention of a small section of the existing building as proposed and would like to understand the reasoning behind this decision better. In our view it is questionable whether this element will be understood when not three dimensional. The hierarchy of massing in the proposed building needs to be further addressed and more successfully executed and we wonder whether it would be a more honest approach to fully redevelop the site.

- 7.10 Following the production of a series of massing models, a second response letter was received from Historic England, dated 23 June 2016, with the following observation:

Following on from our letter dated the 21st June, a number of visualisations have been produced which depict the massing of the proposed new building, within the streetscape of Renshaw Street. In reviewing these visualisations, we can confirm that we do not believe the development will impact on the view along Renshaw Street to St Luke's Church; as a consequence no harm will be caused to the setting of the church or the identified key view, which forms part of the buffer zone of the World Heritage Site. We would therefore raise no objections to the proposal, were it to be submitted in its present form, as a formal planning application.

Noise

- 7.11 A Noise Impact Assessment, prepared by ENS, has been submitted in support of the application.
- 7.12 In order to establish the ambient noise levels at the application site, a baseline noise survey was carried out on Friday 18th March and Saturday 19th March 2016.
- 7.13 The ambient noise climate is due to road traffic on Renshaw Street and the surrounding road network. A scheme of sound insulation works has been developed to protect the proposed residential development from the ambient noise climate.
- 7.14 In conclusion, the ambient noise climate does not represent a constraint to the proposed residential development.

Ecology

- 7.15 A Bat Suitability Assessment, prepared by Brooks Ecological, has been submitted in support of the application.
- 7.16 A thorough daytime inspection of the site was made in March 2016 in order to look for evidence of bats and assess suitability for roosting. Evidence of bats may take the form of droppings, feeding remains, live bats, dead bats, and stains on masonry or timber from the oils in bats' fur and claw marks made by bats regularly roosting in the same location.
- 7.17 The urban and well-lit location of the Site in central Liverpool is isolated from areas of suitable habitat, greatly reducing the likelihood of bats roosting within the building. Though the building has been found to have several access points these lead to areas unsuitable for roosting such as the damp interior of the building, or open areas within the rear extensions. Elsewhere shallow crevices limited to the exterior are also considered unsuitable due to the well-lit exterior.
- 7.18 Given the above, the property is assessed as having *Negligible Suitability* for roosting, due to the general lack of suitable roosting areas.
- 7.19 Development is considered unlikely to impact upon bats and no further surveys are considered necessary in support of this conclusion. No other ecological issues or constraints to development have been identified on Site.

Contamination

- 7.20 A Phase 1 Contamination Desk Study, prepared by Opus, has been submitted in support of the application.
- 7.21 Based on the Conceptual Site Model provided, there are assessed to be no potential pollutant linkages, and as such, negligible environmental risks associated with the site development proposals. The report recommends that the exposed materials are inspected following demolition to confirm whether any potentially contaminated materials are present.
- 7.22 The report concludes that the site should be subjected to a ground investigation comprising percussive/rotary boreholes following demolition of the existing buildings, to provide geotechnical parameters for foundation design.

Highways

- 7.23 A Transport Assessment, prepared by Vectio Consulting, has been submitted in support of the application. This report has been prepared in consultation with Liverpool City Council acting as Highway Authority, and in line the new guidance provided in Paragraph 32 of the National Planning Policy Framework which sets out that all developments that generate significant amounts of transport movement should be supported by a Transport Assessment.
- 7.24 The development proposals have been discussed in context with the local environment. Measures to accommodate all modes of access have been developed. Servicing vehicles have been discussed along with the need to provide a Construction Stage Traffic Management Plan prior to construction.
- 7.25 The existing transport conditions have been audited and discussed within the assessment. Excellent pedestrian infrastructure and public transport provision were identified.
- 7.26 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 provide 1 adjacent pedestrian crossing facility and seek to relocate the existing Royal Mail Post Box on the corner of Renshaw Street and Heathfield Street, outside of pedestrian desire lines.
- 7.27 A review of cycle demand and parking provision has been undertaken. This assessment considered that a supply of 40 secure sheltered cycle parking spaces within the site is sufficient to facilitate the occupants of the development.
- 7.28 Although the site is car free, car parking demand has been appraised to gain an appreciation of the likely worst case parking demand the site could generate. Various off-site (on and off street) public car parks have been identified however it has also been recommended to arrange the provision of individual lease agreements with the Liverpool central multi-storey public car park (SECURE P) to the rear of the site for up to 60 spaces.
- 7.29 An appraisal of the most recent 5-year road traffic accident data has been undertaken. The assessment has not identified any patterns or trends that will be detrimentally impacted by the operations of the proposed development.
- 7.30 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.

8 Summary and Conclusion

- 8.1 Knight Frank LLP have been instructed by YPG Renshaw Street Limited to coordinate the preparation and submission of an application for the following development at Renshaw Street, Liverpool:

Demolition of part of the existing building and erection of an eleven storey building, creating 160 units of a mix of residential studios and aparthotel units. Commercial space and other associated uses at basement and ground floor levels, including cycle store, plant room, offices, reception, store room, laundry room, gym and lobby.

- 8.2 This Planning, Statement has set out the material considerations relevant to the proposal and demonstrates that:

- The site is allocated as within Liverpool City centre. The proposed use will not only further the economic development of the area by bringing an active use to a currently vacant site but will also enhance the living environment.
- It is the objective of this proposal to redevelop this brownfield site, by providing high quality aparthotel apartments and commercial / residential units which makes a positive contribution to the immediate and the surrounding area.
- It is considered that the redevelopment of this brownfield site will visually improve the surrounding area and increase footfall therefore helping to support the area.
- 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 site is located within the World Heritage Site Buffer Zone, within the setting of a number of listed buildings, particularly the grade II* listed St. Luke's Church, and is close to the boundary of the Duke Street Conservation Area. The key heritage consideration is the impact on the non-designated heritage asset against other public benefits to enable a balanced judgement to be made.
- The proposal is expected to create 120 new jobs during its development and construction.

- 8.3 In view of the above, the proposals align with the NPPF guidance and local planning policies and should be approved.