



Paul Butler Associates
Planning, Development & Heritage Consultants

De Trafford

Phoenix Works

Statement of Community Involvement

24 November 2020

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Contents

1. Introduction
2. National and Local Policy Context
3. The Consultation Process
4. Consultation Analysis and Design Team Response
5. Summary and Conclusions

Appendix 1: Consultation Letter

Appendix 2: Letter from Places Matter! August 2020

1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Paul Butler Associates on behalf of De Trafford. The Statement is part of a suite of technical documents submitted in support of a planning application for a residential-led mixed use development at Phoenix House, Ellesmere Street, Manchester M15 4JY. The full description of development is as follows:

The demolition of the existing building on site and the erection of a residential-led mixed use development within a part 11, part 13 storey building. The development consists of 237 residential units (Use Class C3); 337.5 sq.m of commercial floorspace (Use Class E); associated car and cycle parking at ground floor; extensive public realm and landscaping; access and servicing arrangements and other associated works.

- 1.2 The submission of this application for planning permission follows detailed discussions with officers at Manchester City Council, the local community and other key stakeholders including Places Matter! Design Review panel. The statement sets out how feedback was sought (the consultation process) and how views and feedback received have been taken into account and influenced the final design for the site.

- 1.3 The remainder of this statement is structured as follows:

- Section 2 provides a brief overview of relevant local and national planning policy;
- Section 3 sets out the key events in the consultation process;
- Section 4 provides an analysis of feedback, an overview of changes made, and response; and
- Section 5 provides a summary and information regarding future consultations to be undertaken.

2. National and Local Policy Context

National Planning Policy Framework (NPPF) 2019

2.1 In preparing this statement, De Trafford has had regard to the principles set out in the National Planning Policy Framework (NPPF) which places significant importance on early engagement at 'pre-application' stage.

2.2 Paragraph 39 explains that:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.'

2.3 Paragraphs 40 - 42 of the NPPF go on to emphasise the importance of statutory consultees and other consenting bodies participating in pre-application discussions to enable early consideration of all the fundamental issues.

2.4 Within the 'Achieving well-designed places' chapter (12), the NPPF stresses at paragraph 128 the importance of pre-application discussions with the community in the design process, stating that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take into account the views of the community. Proposals that can demonstrate this in the design of the new development should be looked upon more favourably.

Planning Practice Guidance

2.5 The Planning Practice Guidance (PPG) provides additional advice for applicants prior to submitting an application. This reinforces the value of pre-application engagement by prospective applicants which can offer significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.¹

¹ Paragraph 001, Reference ID 20-001-20150326.

2.6 The PPG also offers advice on which parties should be involved at pre-application stage including:

- The local planning authority;
- Statutory and non-statutory consultees;
- Elected members; and
- Local people.²

Manchester City Council Statement of Community Involvement

2.7 Manchester City Council adopted a refreshed Statement of Community Involvement (SCI) on 11 June 2018. This outlines the Council's plans for community consultation and involvement in the preparation of the Council's new Local Plan and other planning policy documents, and the determination of planning applications.

2.8 Appendix 1 of the Statement provides specific guidance for developers submitting a planning application. The SCI states that Manchester City Council will encourage developers to consult with the local community before they submit a planning application. The SCI recognises that pre-application consultation is beneficial to both the local community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community, meaning that there are likely to be fewer objections once an application is submitted.

2.9 The SCI acknowledges that each engagement programme will be tailored in response to various factors including being proportionate to the scale of the development, planning issues and geographical area under consideration. The SCI advises that engagement should be inclusive, transparent and understandable, and allow sufficient time for consultees to make comments that could help shape and change the development rather than just notifying them that a new development is proposed. The SCI states that suitable consultation methods will include:

² Paragraph 002, Reference ID 20-002-20140306.

- Letters sent to residents and businesses;
- Drop in consultation event;
- A website set up by the developer;
- Leaflet distribution to nearby streets and placed in local facilities.

2.10 De Trafford have followed this guidance when approaching the community engagement process for this scheme. This has ensured that local residents and businesses have been fully informed of the proposals, enabling them to provide a meaningful response to inform the development proposals for the site.

3. The Consultation Process

Consultation Methods

3.1 The design team recognises the importance of pre-application stakeholder involvement and have undertaken extensive consultation on the development proposals for this site. The key consultation methods employed as part of the project include:

- Formal pre-application with Manchester City Council (MCC) planning officers;
- Attendance at meetings with the Hulme Ward Councillors;
- Letters sent to circa. 1300 surrounding residential and commercial premises inviting them to a consultation webinar via 'Zoom';
- Email correspondence with local residents in response to queries raised following the consultation webinar;
- Presentation to PlacesMatter! Design Review panel on 19 August 2020.

Pre-application with Manchester City Council

3.2 Prior to the application submission, the Design Team met with MCC planning officers on three occasions over a 10 month period to discuss the emerging proposals for the site. The initial meeting in February 2020 was to identify the proposed development site; present the concept proposals; and, discuss the key planning issues associated with the proposals. The latter meetings in July and October 2020 focused on design development and the importance of engaging with the local community at an early stage of the project.

3.3 The feedback received has influenced the design process and parameters of the development, enabled the content of the application submission to be 'fixed', and ensured that the development has been considered in consultation with the local community.

Consultation Webinar

- 3.4 Due to the Covid 19 pandemic it wasn't possible to hold a face to face public consultation event as had been undertaken on other De Trafford scheme's in the area. It was therefore decided that a consultation webinar would be held, which would allow the greatest level of public participation.
- 3.5 The consultation webinar took place on Wednesday 14th October at 6.30pm. The purpose of the event was for the Project Team, including representatives of De Trafford, to present the technical work undertaken to date and answer any queries that people might have in response to the proposals. A total of c.1300 invite letters (see appendix 1) were sent out to local residents / commercial premises in the local area via Hobs Reprographics. The Britannia Basin Community Forum was also invited to the event, whilst a request was made to the Hulme Ward Councillors to advertise the meeting on social media. Invitations were sent out more than a week in advance of the event. The webinar was attended by a total of 5 people. A further 7 residents made contact following the webinar to request where they could get access to the presentation, and to raise queries with the scheme.
- 3.6 Representatives of the Project Team including the developer, architect, and planning consultant attended the webinar and were able to speak on an informal basis with members of the local community. The feedback received during the consultation event has been considered as the designs have progressed.

Places Matter North West

- 3.7 PlacesMatter! Design Review is a respected method of improving the quality of new development by offering constructive, impartial and expert advice. Design Review panel meetings allow developers to present their schemes at the pre planning stage to a panel of experts from the built environment sector and benefit from discussion and constructive advice from the panel.
- 3.8 The proposals for the Phoenix Works development were presented to the Places Matter! Design Review on the 19 August 2020. Feedback was provided during the meeting and a formal response issued by Places Matter dated 28 August 2020.

4. Consultation Analysis and Design Team Response

Introduction

- 4.1 This section summarises the feedback received, how this has informed the evolution of the design and guided the proposed development for which planning permission is sought.

Feedback from Hulme Ward Councillors

- 4.2 The first meeting with Councillors Igbon and Wright was on 7th August 2020. The Design Team presented the scheme proposals and explained how the scheme responded to comments raised by the local community on previous developments brought forward in the Hulme area by De Trafford. For example, there has been:

- Provision of front doors onto Ellesmere Street. The benefit of this will be to provide activity / vibrancy to this main thoroughfare which will minimise the potential for anti-social behaviour.
- Provision of garden areas to the houses fronting Ellesmere Street. This will provide defensible space to these properties, but also enable the incorporation of green infrastructure which will help soften Ellesmere Street visually.
- Provision of external amenity space available for use by the local community. This will link in with the public realm being created through the other De Trafford schemes to create an enhanced area.
- Provision of commercial units on the ground floor and overlooking the public realm. These facilities will be available to the local community and will also provide activity and vibrancy to the public realm.

- 4.3 Previous comments regarding the need to improve the quality of residential accommodation to improve people's health and wellbeing have also been acknowledged. It was explained that this had been key to the design of this scheme through the incorporation of the following: plentiful amenity space in the form of private gardens/terraces, communal roof terraces, internal spaces within the development to

allow for social interaction and prevent isolation; careful consideration of external amenity / defensible spaces outside apartment front doors to encourage social interaction; large window openings to improve natural lighting in the housing; for every dwelling to be dual aspect to allow for natural ventilation; and use of soft / natural materials in communal areas to provide a 'cosy' and relaxed environment.

4.4 A second meeting took place with Councillors Igbon and Wright on 24th September 2020. It was explained how the designed had evolved further in response to the comments they had raised in the first meeting. Key points discussed included:

- The external landscaping had taken on a more natural design: there were no defined edges; use of a variety of tree species including fruit trees; soft landscaping extending into hard landscaping areas; provision of a subtle path through the public realm etc – which would help in the enhancement of wellbeing.
- The landscaping adjacent to the entrances to apartments now took the form of kitchen gardens which could be planted with varying herbs. The landscape architects would determine what would be best suited to these areas.
- The materiality for the stoop outside each apartment entrance would be extended into the apartments so there was a less distinct break between inside/outside of the apartments.
- Stable doors to the apartments were being proposed which would encourage interaction between residents, further helping to instil a sense of community.
- Soft landscaping was to be incorporated into the homeworking stations and identified in the CGIs.

4.5 The 2 meetings with Councillors Igbon and Wright were very useful and resulted in numerous changes been made to the scheme, both in terms of the apartments and external landscaping.

Feedback from Local Residents

- 4.6 Queries raised by residents in response to the webinar presentation related to the height of the development on Ellesmere Street and the setback of upper storeys; access to the development for the general public; landscaping proposals for the scheme; and, level of car parking being provided.
- 4.7 In response it was confirmed that the height of the development directly onto Ellesmere Street was 9 storeys / approx. 25m, which reflected that of the neighbouring Gallery Gardens proposal, with an additional 2 storeys on Ellesmere Street being set back. It was explained at this set back also existed on the Bentinck Street elevation. One resident mentioned that when she bought her property in Roof Gardens, part of the application site had been identified as open green space. It was explained that this would have been indicative at the time as De Trafford wouldn't have then owned the site, and that as part of the proposals the open green space has been located to provide a larger more central amenity space. Regarding access within the development, it was explained that the internal walkways would not be accessible to the general public for security reasons, but that the public will have access to the stepped area that provides access into the development, to the adjacent amenity space, and to the commercial floorspace at ground floor level. Queries were also answered with regard to the proposed landscaping for the scheme and the delivery of this within the wider project. In response to a query relating to the level of car parking provision, it was confirmed that the level reflected the highly sustainable / accessible location of the site and the demand for car parking within De Trafford's other developments, whilst noting that the scheme will provide 100% cycle parking and encourage travel by green modes of transport.
- 4.8 Following the webinar residents were also in touch with similar queries via email, and relating to: the number of dwellings being proposed; height of the development; specific location of the application site; potential impact on amenity during the construction period; car parking levels; maintenance of the public amenity space; timescales for development etc. These queries were duly responded to.
- 4.9 Whilst various queries were raised there were no objections made with regards to the principle of the proposals. On the contrary, positive comments were made with regards to

the development being a good addition to the area and the landscaping proposals being welcomed. All the comments raised regarding the application have been carefully considered and are addressed in the supporting technical reports / supporting information.

Feedback received from Manchester City Council (MCC)

- 4.10 Members of the Project Team held 3 separate meetings with the planning department over a period of 9 months. The purpose of the first meeting was to establish the principle of the concept proposals; discuss the key associated planning issues; and, discuss next steps for progressing the proposals. The latter meetings involved discussing the evolution of the scheme's design and the importance of early engagement with the local community and other key stakeholders. The meetings and subsequent correspondence have guided the design development and informed the requirements for the application submission.

Feedback received from Places Matter!

- 4.11 The working designs were presented to the Places Matter! North West Design Panel on 19th August 2020. The principle of development and overall design approach were positively received by the panel on the day. They commented that it was the first scheme they had reviewed which was looking to address issues relevant to Covid-19 and in this regard was a highly exciting scheme, whilst the combination of the calm / timeless architecture with the rich / ethereal landscaping had the potential for a very beautiful scheme. The panel also commented positively with regards to the open atrium, meeting 'stoops', internal planting and new public square; the apartments being dual aspect; the bespoke homeworking bays; the amphitheatre feel to the main flight of stairs etc. A number of suggestions were made to improve the design approach, which resulted in an interactive design review session where the lead architect and panel explored how certain aspects of the scheme could be improved upon. The formal response on the 28 August 2020 (see appendix 2 for full response) was overall very positive about the development, with the panel being keen to seeing the proposals brought forward.
- 4.12 The main points that were raised in relation to the scheme, and the design response, are set out below:

- The pairs of apartments running east-west at the western end of the block are compromising the aspect of those running north-south, and we ask that these be removed or that you open up the space and improve the living room outlook.

Response: An alternative layout has been provided for these apartments which places the living space facing out to the street, thereby maximising natural daylighting to the living space and the liveability of the dwellings.

- There are minor concerns about the level of daylight and the limited species of dark coloured plants which might be able to thrive on the walkways.

Response: The specification of planting in these locations has been carefully considered by the landscape architects, whilst De Trafford are committed to a rigorous management regime that ensures the planting will thrive throughout the year.

- It is suggested that the internal lifts are repositioned to ensure you don't emerge from them directly in front of the living rooms.

- Response: The arrangement of the apartments has been rationalised to ensure walkways do not discharge directly into front bedrooms without the need for the core to move position.

- The lounge/kitchen/dining space appears to be the same size in both the 1-bed and 2-bed apartments. Could this be made more generous in the 2-bed apartments by taking some space from the very large main bedroom.

- Response: De Trafford are keen to maintain the current arrangement as it allows for flexibility of tenures to be accommodated, including to potential renters where a balance of bedroom size to living spaces is important.

- It is felt there isn't a need for such a dominant diagonal path across the public square and that an even greener place can be created.

Response: The route has been amended to create a space that allows one to amble, pause and contemplate, further enhancing the wellbeing benefits of the scheme.

- There needs to be further work in creating the amphitheatre feel to the main flight of stairs.

Response: The arrangement of steps will provide the opportunity for sitting, whilst their adjacency to areas of planting will make it a pleasant place to sit and contemplate.

- A high level of workmanship and attention to detail will be crucial, as well as being rigorous about any future design development.
- Response: This point is agreed by the Project Team and certain measures were included at the inception stage of the design to ensure that this was facilitated. Furthermore, it is De Trafford's intention to retain Corstorphine + Wright Architects on this project to ensure the design intent of the scheme is fulfilled during construction.

4.13 In summary, the Panel were very complimentary with regards to the scheme's design. Changes to the scheme's design in response to comments of the PlacesMatter Design Review Panel are considered in further detail within the submitted Design & Access Statement.

Design Changes during pre-application process

- 4.14 The Design Team initially considered the scale and massing of the scheme against the existing surrounding buildings and in context of the series of recently approved schemes on neighbouring sites.
- 4.15 The evolution of the scheme design has been a considered process vindicated through the series of pre-application discussions and consultations. The proposals were received positively at the various public consultations with the local community and the Places Matter! Design Review, which provided a professional peer review of the scheme and endorsed the proposed design approach. The changes made to the scheme following the PlacesMatter! Design Review, present the most tangible aspects of the design evolution.
- 4.16 During the preparation of the application, De Trafford have also responded to MCC officers' advice and screened the development for the requirement to provide an Environmental Impact Assessment (EIA).

5. Summary and Conclusions

Summary

- 5.1 As part of the preparation of the planning application, an extensive pre-application consultation exercise has been undertaken. The consultation process has been carried out in accordance with the requirements of national policy and guidance, and Manchester City Council's Statement of Community Involvement.
- 5.2 The objective of the pre-application consultation was to engage effectively with the local community and key stakeholders to introduce the proposals, and identify and consider any issues prior to the submission of the application. This was undertaken alongside pre-application consultation with Manchester City Council.
- 5.3 The comments and feedback received during the consultation exercise have been carefully considered alongside those from the Local Planning Authority and other relevant stakeholders in finalising the proposals. The design team are grateful for all feedback received during the consultation process from local residents and key stakeholders as part of the pre-application process.
- 5.4 This statement has demonstrated that throughout the preparation of the proposed scheme, the applicant and design team have actively engaged with stakeholders and the local community. Consultation has confirmed that the proposed scheme is broadly supported by the local community, is supported in principle by planning officers and is endorsed from a design perspective by PlacesMatter!.
- 5.5 Further opportunities for the local community to comment will be provided through the Council's statutory consultation exercise. Additional value has been added to the project as a result of the consultation undertaken, and the proposals have been developed and refined to deliver a scheme of the highest possible quality. The project team look forward to working closely with Manchester City Council and other stakeholders in progressing the application through to a positive determination.

Next Steps

- 5.6 As part of the planning application process, Manchester City Council will now undertake their own statutory consultation (in accordance with their SCI) to publicise and seek comments on the planning application to inform the decision making process.

Appendix 1: Consultation Letter



Paul Butler Associates

Planning, Development & Heritage Consultants

07 October 2020

Address Line 1
Address Line 2
Address Line 3
Postcode

Our ref: 19.1372

Dear Sir /Madam,

Land at Phoenix House, Ellesmere Street

We write to notify you that together with Corstorphine + Wright Architects we are progressing a redevelopment scheme for the above site on behalf of De Trafford. The development site forms the final phase of the 'Manchester Gardens' masterplan.

The current development proposals seek to regenerate the site with a residential led mixed use development comprising residential apartments and commercial floorspace centred around a public square.

It is hoped that the scheme will be another successful addition to the regeneration that is currently taking place in the local area and will encourage further investment into this key gateway area to Manchester City Centre.

We are aiming to submit a planning application to Manchester City Council in the coming weeks, following its submission the Council will undertake a formal consultation exercise. However, in advance of this we thought that it would be appropriate to consult again with local residents and businesses.

Due to the Covid 19 pandemic we are unfortunately unable to hold a face to face public consultation event, therefore we will be hosting a consultation webinar on Wednesday 14th October at 6.30pm. If you would like to join the webinar via 'ZOOM', you can join with the following log in details:

Meeting ID: 996 7803 4889

Password: 715327

Invitation Link: <https://zoom.us/j/99678034889?pwd=VVNDU2c0NXJvNURNThjelBvSGEzdz09>

Participants can either join by going on the Zoom website, selecting 'join a meeting' and inputting the meeting ID with password or by following the link above. Further information regarding the meeting is available at the bottom of this letter.

If you are unable to join at the above time, the webinar will be available to view on De Traffords' 'YouTube' page following the event. Search for 'DeTrafford' on YouTube or follow the link below:
<https://www.youtube.com/channel/UCeainbxQnpUlhysjmzoS4kg>

We hope that you will be able to join us virtually on the 14th October 2020. Should you have any comments or queries following the event then please don't hesitate to contact us at

pba@paulbutlerassociates.co.uk.

Yours faithfully

T. O'Leary

Tom Flanagan MTCP MRTPI
Director

SITE LOCATION PLAN



SITE LOCATION

Further Meeting Information: The webinar holds a maximum of 100 people, in the unlikely event that there are more than 100 participants we would request that persons view on youtube following the event. Once participants join the meeting they will be muted, the meeting administrator will un-mute to allow for questions at the end of the presentation. Finally, only authenticated Zoom users can join the room, this is anyone with a Zoom account, which can be set up for free.

Appendix 2: Letter from Places Matter! August 2020

PlacesMatter

Design Review Report Phoenix Works

28 August 2020

Phoenix Works, Manchester

Reference: PM_2020_043

Report of the Design Review Panel

Date of Review:	19 August 2020
Location:	Remote Design Review
Site Visit:	The site visit was undertaken by 3D digital maps and 'street view'.
Design Leads:	Corstorphine & Wright for DeTrafford

Findings

Thank you for bringing this scheme to Places Matter Remote Design Review and for the very clear presentation of your scheme. Due to the Coronavirus situation, this review was undertaken in 'remote' format via MS Teams.

This is the first scheme which the Panel has reviewed which is explicitly trying to address the issues relevant to a post-Covid 19 world and in that respect, this is felt to be a hugely exciting scheme.

You should reconsider the position of the units at the Western end of the block, address and issues of looking towards living rooms when exiting the lifts and make sure your main steps really are the amphitheatre you want them to be.

The landscape is at an early stage and the Panel welcomed the opportunity to review it at this point and supported the direction you are taking and the precedents you are using. Choose your species to work with the available light.

The combination of the calm and timeless architecture, with the rich and ethereal landscape creates the potential for a very beautiful scheme.

Background

The site forms the last element of the Manchester Gardens Masterplan, the whole of which is bounded by Chester Road, Arundel Street, Ellesmere Street and Hulme Hall Road.

The proposal seeks to create 236 apartments, in blocks ranging from 11 to 13 storeys and a new public square on the corner of Spinners Way / Bentick Street.

Design Review

The Panel thanked you for a comprehensive presentation of your proposals, with your clear urban design and historic analysis. This is the first scheme which the Panel has reviewed which is explicitly trying to address the issues relevant to a post-Covid 19 world in terms of putting into practice what the design team has learned from working from home and you were applauded for that. In that respect, this is felt to be a hugely exciting scheme.

You have outlined three conceptual 'big ideas' and responded to all of these in your proposals, creating a quiet, refined and subdued approach which will help in this very urban environment.

This is a very dense area of development, due to the medium rise of this and the adjacent developments, so there is a risk of there being little breathing space, so your bespoke typology, with its open atrium, meeting 'stoops' and internal planting, as well as the new public square is welcomed in principle.

You have presented a scheme with all apartments having dual aspect, on to the street and in to the open atrium, an approach which is fully supported by the Panel. But, the pairs of apartments running East-West at the Western end of the block are compromising the aspect of those running North-south and you were asked to take these out or to create a further typology that would open up the space and improve the living room outlook, which currently has its due aspect compromised.

The planted walkways and meeting 'stoops', overlooked by the bespoke homeworking bays, is an enticing approach. There are some minor concerns about the level of daylight though and the limited species of dark coloured plants which might be able to thrive on the walkways. The lightness of the proposed materials for the internal atrium though is encouraging.

You were encouraged to do a sun path study for the atrium, study the daylight for the apartments and really push your liveability strategy as the Panel felt it was falling short of the stated ambition.

The position of the internal lifts was debated with you and it was suggested that you might consider moving these back between the grid lines H & M. You should avoid the bridges from the lifts emerging directly in front of the living rooms and in discussion you proposed and drew an amendment to resolve this, which was supported by the Panel. The lounge/kitchen/dining space appears to be the same size in both the 1-bed and 2-bed apartments.

You were asked to make this more generous in the 2-bed apartments, perhaps by taking some space from the very large main bedroom.

Your landscape precedent from Neo Bankside, Southwark by Gillespies, supports the greenness which you are promoting for your new ground floor square. The Panel did not feel that there was a need for such a dominant diagonal path across this though and in discussion you agreed to review that and make it more contemplative, an even greener place to pause.

You are seeking an amphitheatre feel for your main flight of stair to the first floor and this would be a compelling element for the scheme. The images that were presented though, and the shape of steps, are not presenting this and so you need to work harder on this to meet your own high aspirations.

A high level of workmanship and attention to detail will be crucial to seeing this scheme through and you need to be rigorous about any future design development. You should take it as compliment that the panel finished early.

The Panel thanked you for bringing this scheme to Places Matter Design Review and for your constructive response to participating in the 'remote' format. We have the option for Desk Review once you have refined your proposition and the discussions with the Planning Authority are concluded on this current proposal.

PlacesMatter

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