



City Centre Living Residential Development Update

June 2009



The City of Liverpool

Foreword

Liverpool Vision and the City Council produce a regular update on major developments in Liverpool. The updates aim to provide reliable and up to date information on developments currently underway or projected across the city centre and the strategic investment areas in the suburbs which offer significant employment opportunities. A recurring feature of the updates is the range of projects involving residential accommodation.

The purpose of this document is to provide more detailed information about the range and location of 'City Centre Living' projects referred to in the City Development Updates.

- Part 1 of this schedule sets out residential schemes, which have been completed in 2007 and 2008;
- Part 2 lists schemes currently on site;
- Part 3 details schemes with planning permission, which have still to be implemented or have been submitted for planning consent but have yet to be determined.
- Part 4 lists recently completed, current and proposed Student Accommodation schemes around the City Centre since 2006.

We hope that the data included in these schedules will be useful to individuals and organisations involved in or interested in the provision of residential accommodation and that it will demonstrate the momentum behind the growth of the City Centre as a sought after place to live.

Should you have any queries, require further information, or have comments on the content of the schedules, please contact Jenny Douglas at Liverpool Vision on 0151-600-2926 or the City Centre Development Control Team on 0151-233-5627, we would be pleased to hear from you.

Further copies of this report and the City Development Update are available from: -

Liverpool Vision
5th Floor, The Capital
39 Old Hall Street
Liverpool
L3 9PP
Tel: 0151-600-2900

Website: www.liverpoolvision.co.uk

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Cover photo: Portside House (left) and Lever Court (right), Ropewalks, both completed early 2009.

JUNE 2009: City Living goes off the boil?

Much has been written about the housing market slump resulting from the current recession. Local newspaper columns have questioned the rationale behind the Council permitting so many apartment developments in the city centre when – allegedly – so many flats are unoccupied. There have even been reports of negative equity values for some properties bought at the height of the boom in 2007; however, most owners seem prepared to sit out the current downturn and wait for their investment to make a positive return.

The Land Registry, reports that prices of city centre properties within the L1 postcode area have actually increased by 22.7% over the last 12 months. This is being accredited to higher-end properties that are still selling particularly within what is being referred to as 5th “Golden Triangle” between Mann Island, One Park West and Kings Waterfront.

What is clear is that with the pace of development having slowed, prices and values have stabilised and there is evidence of developers delaying a start on site.

Although the Council is still receiving planning applications for future schemes in the city centre, the number of applications has fallen significantly in recent months. These have mostly been for smaller sized schemes.

However, activity continues for developers who can obtain funding. Amongst the many larger schemes still progressing on site (approvals and start dates having preceded the current recession) are:-

- Kings Dock Mill (L1 Baltic area) where a mixed use development is under construction to contain 240 apartments, commercial floorspace, a 110 bedroom hotel, parking and landscaping works;
- Mann Island, where Neptune Developments are currently building a mixed use development with 376 apartments across two phases with will be completed between December 2009 and December 2010.
- A further 150 units will be completed across five schemes in the University Quarter alone.



The much delayed Elysian Fields was finally completed in December 2008



“Jugglers Yard”



Hamilton House, Pall Mall, nearing completion in May 2009

PART 1:

Schemes Completed 2007/09

Address	Developer	Description	No of units	Date of Completion
Zone: CANNING				COMPLETED
5 Canning Street, L8	Mr S Taylor	Conversion to 3 flats	3	October 2008
39 Catharine Street, L8	Dr Kumar	To convert into 6 flats with car parking	6	October 2008
30 Falkner Square	Marc Wood	Conversion of basement to 1 two bedroomed flat	1	August 2007
Zone: COMMERCIAL				COMPLETED
"Alexandra Tower", Plot 12, Princes Dock	MDHC & Millennium Estates	26-storey residential tower of 201 apartments with associated car parking.	184	September 2008
St Paul's Square (Phase 1), Old Hall Street	English Cities Fund	New office buildings with ground floor shops/cafes/restaurants; two blocks of apartments; decked car park and landscaped public square.	68	April 2008
Tower West, Brook Street	The Beetham Organisation	40 storey tower with 5 storeys of offices and 35 storeys of apartments (127 units)	127	February 2008
Zone: HOPE				COMPLETED
Cubitt House, 31 Hope Street, L3	Cosmopolitan Commercial Ltd	Conversion of student hostel to ground floor shops and apartments above	9	September 2008
"Mount Pleasant St", 3-7 May Place and 67-71 Mount Pleasant	Elizabeth Estates	To convert former school to 17 apartments; new build 24 apartments on vacant site with ground floor commercial	41	July 2008
55/57 Roscoe Street	Fraser	2 no. two storey dwellings following demolition of existing garage and out building	2	March 2008
Zone: L1 / BALTIC				COMPLETED
Corner of Great George St/Hardy St/ Sankey St	Lacy Roofing	Redevelopment with 14 apartments and ground floor retail	14	June 2008
"Park Lane", 174 Park Lane, L1	Vantage Property & Development Ltd	Construction of 69 apartments	69	Summer 2008
24 Duncan Street/ 68 Upper Pitt Street	The Regenda Group	To erect part 3/4 storey block of 21 no. apartments	21	Spring 2008
Zone: LIVE WORK				COMPLETED
21-29 Lord Street	Yardvalley Ltd	To convert first, second and third floors into flats	9	April 2008
Zone: MARYBONE				COMPLETED
"Juggler's Yard", Vauxhall Rd, Midghall St, Marlborough St	Iliad	New 8 storey building to accommodate 57 apartments with ground floor commercial space and 2 levels of basement parking for 57 cars	57	Spring 2009
Zone: RETAIL				COMPLETED
Paradise Project: "One Park West", Site 12, off Strand Street	Grosvenor Ltd	To erect building ranging in height from 5 to 20 storeys, comprising 330 residential apartments, 260 car parking spaces and commercial space	330	December 2008
Paradise Project: Site 4B – 15/17 Hanover Street	Grosvenor Ltd	To part demolish existing buildings behind retained facades to provide new building with ground floor retail and 4 floors above with 28 apartments above	28	December 2008
Paradise Project – Site 5B (Land on the Corner of New Manesty's Lane, Paradise Place and Paradise Street)	Grosvenor Ltd	To erect mixed development of 2 retail floors and 2 floors of 23 no. apartments	23	December 2008
Paradise Project – Site 6 (Paradise Street, New Manesty's Lane & College Lane)	Grosvenor Ltd	To erect mixed use development of 3 lower levels of retail Use and 10 storeys of apartments above	78	December 2008
Paradise Project: Site 7 – Peters Lane, College Lane	Grosvenor Ltd	Mixed development of a retail and residential block, change of use of basement, ground and first floors of the Russell Building to Retail	36	December 2008

Address	Developer	Description	No of units	Date of Completion
Zone: ROPE WALKS			COMPLETED	
"Portside House", 27-35 Duke Street	Pierse	Mixed use development with 3 commercial units, 85 x 1 & 2 bed apartments and duplex units	85	February 2009
"Lever Court", 37-41 Duke Street	Iliad	6 storey mixed use building with ground floor commercial, apartments and car parking	62	January 2009
"Elysian Fields", Colquitt Street	Iliad Muskens	To erect a mixed development of commercial (café/restaurant) space with 104 apartments	101	December 2008
54-56 Berry Street,	Mr Le	Refurbishment to create 2 retail units at basement and ground floor with 4 residential units above	4	November 2008
45 Seel Street, L1.	Mr G Clarke	To create 2 no. flats to first and second floors of office building.	2	November 2008
48 Seel Street	Mr G Clarke	To convert premises into 3 residential flats	3	November 2008
32 – 34 Henry Street Liverpool, L1	Sherlock Holmes	New mixed use building with ground floor offices & commercial, apartments above and car parking	21	July 2008
"The Jam Works", 47-49 Fleet Street, L1	Idiom Estates Ltd	Six storey mixed use development with apartments over ground floor retail units & basement car parking	25	May 2008
"Spectrum", 72-76 Duke Street	Eccleston Properties Ltd	Mixed use development of 32 apartments, car parking, central courtyard and commercial space	32	Spring 2008
Zone: UNIVERSITY DISTRICT			COMPLETED	
152 London Road	Mr Ball	Extension and refurbishment of existing building to create 13 flats with retail use at ground level	13	July 2008
142-148 London Road	J&D Property Services	Alterations and extensions to provide 14 flats	14	February 2008

PART 2:

Schemes on Site

Address	Developer	Description	No of units	Estimated Completion
Zone: L1/BALTIC				ON SITE
Land Bounded by Hurst Street, Cornhill, Shaws Alley and Tabley Street	King Dock Mill And Porter Brothers Ltd	Mixed use development in a 12, 10, 8 and 6 storey building comprising 240 residential apartments, 279 m2 of commercial floorspace for uses within Classes B1, A1, A2, A3, A4, & A5, 110 bedroom hotel (Class C1), 150 space car park, landscaping, public realm works and associated & servicing works, following demolition of existing warehouse	240	January 2010.
Zone: LIME STREET GATEWAY				ON SITE
35/41 Bridport Street	Mr Cockram	Mixed development of 5/6 storeys comprising 31 residential apartments on upper floors, 3 commercial spaces on ground and first floors with parking for 10 vehicles.	31	June 2009
Zone: MARYBONE				ON SITE
Hamilton House, Pall Mall	Green Apple Urban Developments	Redevelopment of existing building as apartments with ground floor retail and parking	126	July 2009
Bispham House, Lace Street, Liverpool	FM Developments Ltd	To refurbish existing 15 storey residential block and add two new floors with 96 no.1 & 2 bedroom apartments; create 43 no. surface level car parking spaces	96	Refurbishment 50% complete
Zone: RETAIL				ON SITE
Paradise Project: Site 11 – Canning Place Hotel & Apts	Grosvenor Ltd	New 11 storey building with ground floor restaurant, 209 bedroomed hotel and 63 apartments above	63	June 2009
Zone: ROPEWALKS				ON SITE
Former Printworks, Corner of Henry Street and Suffolk Street	Mr Kelly & Mr B.C. Matthews	To erect a six-storey building comprising a commercial unit and car park at ground floor level with 11 no. apartments above.	11	October 2009
Zone: UNIVERSITY DISTRICT				ON SITE
7-19 Greek Street	Townrange Ltd	To redevelop site with ground floor retail and 35 apartments above	35	September 2009
181-185 London Road	Parker Properties Ltd	To demolish existing building and erect mixed use development consisting of ground floor commercial unit with 9 apartments over	9	Summer 2009
191-205 London Road & 6-8 Falkland Street	Parkmoor Group plc	6 storey development comprising 5 storeys of 38 apartments over ground floor retail space	38	Summer 2009
2 Moss Street	Parkmoor Group Plc	To carry out internal conversion and refurbishment works to create commercial office space at ground & basement levels with 6 no. apartments above	6	Summer 2009
Hilton House, 12a Moss Street, Liverpool	Moss Street Developments Ltd	To erect 62 no. two bedroom apartments with parking following demolition of existing buildings	62	Summer 2009
Zone: WATERFRONT				ON SITE
Mann Island Site.	Neptune Developments	Mixed development comprising two apartment buildings with two levels of basement car parking (483 spaces) and one predominantly commercial office building (13,079 sqm gross) all with ancillary retail, cafes, bars and restaurants (7,236 sqm); covered public space (1,247 sqm); open public space, public realm works and landscaping	376	Phase 1 residential expected December 2009; Phase 2 residential expected December 2010
Kings Waterfront: Artisan Housing	Artisan	96 apartments built around the new multi-storey car park	96	Completion date subject to review

PART 3:

Anticipated Schemes

Address	Developer	Description	No of units	Comments (status)
Zone: CANNING				ANTICIPATED
Former Mythos Village, corner of Myrtle Street and Chatham Street	Carpenter Investments	To erect 4 storey development with A1 and A3 at ground floor 18 no. apartments above	18	Planning application 09F/0253 submitted February 2009
Bedford Court, Bedford Street South	Mrs H Hodgins	To erect 4 storey over basement block of 12 apartments following demolition of existing Church	12	Permission granted January 2009
35 Back Canning Street	Mr B Ball	To erect 1 no. three bedroom mews house	1	Permission granted October 2006
74 Huskisson Street, L8	Newville Properties	To retain 3 flats & convert remaining accommodation into 2 flats.	5	Permission granted October 2004
Zone: COMMERCIAL				ANTICIPATED
Design House, 5 Fazakerley Street	Fairblend Ltd	To refurbish existing office space, including raising of first floor to incorporate mezzanine level; to erect extension at rear and create apartments on second and third floors comprising 2 no. one bed apartments, 2 no. two bed apartments and 3 no. three bed apartments in a 3 storey roof extension	7	Permission granted April 2008
"New World Square", Plot 7, Princes Parade, Princes Dock	Lead Asset Strategies	Mixed use development with residential apartments, Hotel/Health Centre/Spa, offices, other commercial space, public plaza, 380 subterranean car parking spaces on 3 levels; vehicular access from Princes Parade with associated servicing and delivery arrangements. £130 million	362	Planning permission granted December 2006
Site to rear of Mercury Court, bordered by Leeds Street, Pall Mall, Back Leeds Street, East Street, Edmund Street and Bixteth Street, L2	Liverpool Vision	Mixed development with offices, ground floor retail/restaurant uses, 322 residential units, basement car parking, multi storey car park, landscaped open space, the erection of 2 electricity sub stations, to alter and improve existing internal road and create new internal roads across site, and to create new public realm and associated landscaping	322	Outline permission granted October 2005
Zone: HOPE				ANTICIPATED
2 Blackburne Place	Maghull Developments	To demolish existing extension, erect new four-storey extension and convert resultant building into 14 no. apartments	14	Planning permission granted April 2008
4 Hope Place	Mr S Yip	To convert playroom above existing garage and to add 2 nd floor extension to form 1 no 1 bed self-contained flat	1	Permission granted August 2008
38 Knight Street	Mr S Burgess	To erect 2 townhouses.	2	Granted January 2005
20/22 Rodney Street	Cherokee Properties Ltd	To convert into 4 No flats and 5 No bedsits, and create a first floor terraced seating area to the rear	?	Application 09F/0186 submitted March 2009
54 Rodney Street	L Cunningham	Conversion of basement to 2 bed apartment	1	Granted December 2004
70 Rodney Street	Purple Apple Ltd	To convert premises into 5 no apartments	5	Granted November 2008
Zone: L1 / BALTIC				ANTICIPATED
"Tribeca", Great George Street Housing Project	Urban Splash	Part full/part outline proposal to develop land for a mixed use scheme comprising residential accommodation and commercial units in a phased development. Full application for 306 apartments/10 houses in heights ranging from 2/3 storeys to 7/16 storeys. Outline application for residential/commercial floorspace on 1.1 hectares in heights ranging from 5/9 storeys and 6/8 storeys	316	Planning Permission Granted December 2007 subject to Section 106 agreement
St James Street/New Bird Street	Distinctive Developments	Mixed development of 114 residential apartments with ground floor retail units and basement car parking.	138	Permission granted September 2006. Not proceeding. Site is currently on market.

Address	Developer	Description	No of units	Comments (status)
Zone: L1 / BALTIC (continued)				ANTICIPATED
Junction Of Jamaica St/ Blundell Street/ St. James Street/ Kitchen Street	Urban Space	To construct 58 apartments with parking in blocks varying from 5 to 7 storeys, together with 3 retail units	58	Permission granted December 2004. Not proceeding.
Land at junction of Kent Street and Grenville Street South	The Diocesan Board of Finance	To erect residential development of apartments ranging from 3/6 storeys in height (Outline application, including access and layout details for approval).	94	Outline application 09O/0421 submitted February 2009
"L1ve", Hurst Street	Windsor Developments	Redevelopment with apartments, retail and 400 parking spaces	312	Not proceeding. Site on market.
Heaps Mill, Park Lane	Apollo Bannertown Heapmill LLP	To refurbish, alter and extend former Rice Mill buildings and erect 2 new blocks (5 to 14 storeys) to provide 355 no. apartments and commercial units. £60 million scheme	355	Permission granted September 2006. Not proceeding.
Watkinson Street Warehouses, 56 Norfolk Street, Baltic Triangle, Liverpool 3 & associated buildings	Borden Properties Ltd	To refurbish existing warehouses, demolish existing industrial units & erect new part-five/part six storey building, to comprise a total of seventy nine self contained apartments and eight commercial units	79	Permission granted April 2007. Not proceeding.
Premises bounded by Jamaica Street/Flint Street/Brick Street and Jordan Street	Ergo	To refurbish existing stable building, demolish existing warehouses and erect mixed use building comprising 72 self contained apartments, 5 no. commercial units and basement car parking (46 spaces)	72	Permission granted November 2007 subject to legal agreement
48 Jamaica Street	Ergo	To erect mixed use development comprising 127 self contained live/work units, 3 no. commercial units and basement car parking	127	Permission granted November 2007 subject to legal agreement
Land Fronting 63/65 Jamaica Street, New Bird Street, Newhall Street and Greenland Street	Ergo	To erect 138 residential units consisting of 22 no. one bed apartments, 104 no. two bed apartments and 12 no. three bed duplexes with ground floor commercial space and basement car parking	138	Planning permission granted December 2007
Zone: LIME STREET GATEWAY				ANTICIPATED
Site at junction of Seymour Street, St Vincent Street & Lord Nelson Street	Pencare Properties	Mixed development of 73 apartments and commercial space.	73	Permission granted September 2006. Not proceeding.
Zone: LIVE WORK				ANTICIPATED
3a-7 Crosshall Street, Liverpool	Huntsmere Holdings Ltd	To carry out refurbishment and alteration works to building to provide basement car parking; spa/health club to lower ground and sub-basement; restaurant and deli to upper ground and 71 residential units to the upper floors around a newly formed atrium	71	Planning permission granted January 2007
Imperial Warehouse, 11 Davies Street	Crash Rehearsal Studios	To erect a 2-storey residential development comprising 7 apartments at roof level to existing 4-storey building.	7	Permission application 09F/0505 submitted March 2009
Pekin Building, 19-23 Harrington Street	Harvey Malcolm	To convert upper floors into 9 self contained flats	9	Permission granted May 2005
18-20 Harrington Street	Life Advertising Ltd	To carry out external alterations and extend premises to provide two additional floors comprising two self-contained apartments.	2	Planning permission granted October 2004
Land bounded by Hatton Garden and Great Crosshall Street	Whinmoor Estates Ltd	To erect 11 storey mixed use building comprising 34 no. 1 bed apartments; 90 no. 2 bed apartments with 771 sqm class A1/A2/A3/B1 floorspace with associated car parking, access and landscaping	124	Permission granted July 2008
Old Haymarket – Phase 3 (ex Manchester St)	Urban Splash Ltd	To erect mixed development comprising landscaped open space, ground floor and mezzanine (commercial, leisure/retail accommodation) with 8 floors of apartments	70	Planning permission granted September 2007 subject to signing of legal agreement
31 Princes Street	Derwent Lodge Estates	To convert and extend existing premises into 12 apartments	12	Permission granted May 2005
25 The Strand	KM (Property Management) Ltd	To convert first floor office into 5 no short let apartments	5	Permission granted August 2008
23 Temple Street	Heffey	Mixed development of 6 storeys comprising 2 floors retail with apartments above	?	Permission granted March 2005

Address	Developer	Description	No of units	Comments (status)
Zone: MARYBONE				ANTICIPATED
St Patrick's Court, 55-63 Great Crosshall St	Property Regeneration Homes Ltd	Residential development with 50 apartments and 2 ground floor units for retail/office uses had started but now halted.	50	Planning permission granted June 2006. Not proceeding.
32/34 Marlborough Street, Liverpool	Mr Carr	To erect new 3 storey block comprising 2 no. two bed and 1 no. one bed flats (alternative to withdrawn application 07F/2174)	3	Permission granted February 2008
Zone: RETAIL				ANTICIPATED
14/26 Benson Street, L1	Liverpool RX Co Ltd	To erect 5 storey building comprising 4 no. two bedroom flats, 30 no. one bedroom flats and 3 ground floor commercial/retail units with car parking and ancillary accommodation	34	Planning permission granted December 2007
46 Berry Street	Mr Cheung	To carry out works to convert ground and basement floors to Use Classes A5, A3, A2 or A1, erect single storey extension at rear and create 2 bedroom self contained residential unit on upper floors.	1	Planning permission granted July 2006
Central Village - land bounded by Cropper Street, Bold Street and Renelagh Street (to the rear of Central Station)	Central Regeneration Ltd	Mixed use development consisting of three phases:		
		To erect development comprising 240 bedroom hotel (C1) with ancillary bar (A4) and restaurant (A3), retailing and 49 car parking spaces		Permission granted May 2009
		To erect an eleven storey building comprising ground floor commercial/ retailing and multi-storey car park above.		Permission granted May 2009
		To erect mixed development comprising 100 flats, cinema, commercial space and 129 space car park.	100	Planning application 09F/0146 submitted January 2009
19-33 Leece Street	Messrs AA, AR, & N Hayel	To erect mixed use development comprising retail Use Class A1, B1 office use and Use Class C3 with 46 no. apartments with basement car parking for 55 no. cars and 36 cycles	46	Permission granted August 2008
"The Courtyard", 3 Oldham Place	Hurleston Brook Limited	To erect 51 apartments and 29 car parking spaces in a basement car park, landscaping courtyard and pedestrian access	51	Permission granted December 2008
4-14 Oldham Street	Tara House Ltd	To erect block of 96 no. apartments, surrounding new multi storey car park with commercial units at lower floors	96	Permission granted October 2007 subject to legal agreement
40-58 Renshaw Street	Rapid Hardware Ltd	To redevelop with ground floor retail units and apartments above	20	Permission granted August 2004. Not proceeding.
Zone: ROPEWALKS				ANTICIPATED
28/30 Henry Street	Braidwater	New mixed use development with basement car parking, offices on ground, 1st and 2nd floors, and apartments on 3rd to 5th floors	12	Permission granted February 2008
Bakery Works, 37/43 Berry Street and 2/12 Knight Street	Frenson	New building behind retained facade to accommodate 23 residential units above an A3 restaurant at ground floor level	23	Permission granted April 2007
66 Bold Street	Copedale Ltd	To construct 17 no. apartments, alterations to lightwell infill, new floor to fifth floor and extension to lift shaft	17	Permission granted May 2007
Former NCP car park at corner of Duke Street, Slater Street, Parr Street	Liverpool Developments Ltd	New build scheme with 82 apartments, including penthouse accommodation, together with associated parking to first and second floors and use of ground floor to retail and food and drink purposes	82	Permission granted September 2007
78 Duke Street	Iliad Group	To erect mixed development comprising (A4 Use) and 24 no. 2 bed apartments and 8 no. 1 bed apartments	32	Permission granted April 2008
118/126 Duke Street	Frensons Ltd	To develop site to form restaurant, offices and residential apartments involving conversion of 118/124 Duke Street and construction of new building on the site of 126 Duke Street and the rear of the site fronting Henry Street	?	Permission granted June 2008

Address	Developer	Description	No of units	Comments (status)
Zone: ROPEWALKS (continued)			ANTICIPATED	
127-137 Duke Street & 46-54 Parr Street	Duke Street Developments	To erect 43 one and two bedroomed apartments with below ground car parking; retain and refurbish 127-137 Duke Street, alter and convert 135 Duke Street to residential (49 dwellings in Duke Street).	92	Permission granted February 2007
Land to rear of 139-141 Duke Street	Mr Clarke	To erect additional floors to form 4 storey building comprising of office to ground floor and 2 flats on upper floors	2	Permission granted July 2007
143-145 Duke Street	P Jones Compass	To carry out restoration and conversion works with a new 3 storey extension to provide 9 no. residential apartments.	9	Permission granted November 2006
Fleet Street (adjoining rear of 13-15 Slater Street)	Shed Km Ltd	To erect a six storey mixed use development comprising 2 options – Option 1 = 160 apartments with offices & ground floor parking, or Option 2 = offices with ground floor retail or offices	16	Permission granted October 2004
Former Printworks, Corner of Henry Street and Suffolk Street	Mr Kelly and Mr B C Matthews	To erect a six-storey building comprising a commercial unit and car park at ground floor level with 11 no apartments above	11	Permission granted February 2008
25 Henry Street, L1	Poseidon Investments	To refurbish and extend existing building to accommodate 6 self contained apartments and ground floor commercial unit)	6	Permission granted May 2008
Former Scandinavian Hotel, Nelson Street	Downing Developments	Hotel and residential apartments	28	Owner considering alternative development proposals.
84-86 Seel Street	Mr Albert Carmichael	To erect mixed development comprising office/retail unit at ground floor with 10 no. apartments on upper floors.	10	Permission granted November 2008
Zone: UNIVERSITY DISTRICT			ANTICIPATED	
72-78 London Road	Mr Finnegan	To convert upper floors into 8 no. apartments	8	Permission granted July 2007
124 London Road, Liverpool, L3	Westville Developments Ltd	To erect mixed use development of basement car parking, 5 storey residential development over ground floor retail/commercial space, and refurbish no. 128 including extension of the ground retail unit, and conversion of upper floors to provide residential accommodation	?	Permission granted October 2008
20/28 Oakes Street, L3	H E Manning Ltd	To erect new car showroom with external sales forecourt to rear, with offices to part of first floor and 29 flats to part first floor, second, third and fourth floors.	29	Permission granted November 2008
Zone: WATERFRONT			ANTICIPATED	
Land bounded by The Dolby Hotel, Queens Dock, Sefton Street and 112 Mariners Wharf	Lotta Properties Ltd	To erect 22 storey tower block comprising 119 residential units together with 3 storey block comprising 5 duplex residential units plus parking and garden decks fronting onto Queens Dock and 4 storey block comprising 11 residential units and residents health club fronting onto Sefton Street	135	Permission granted September 2006
Kings Waterfront, Plot A	David McLean Developments Ltd & City Lofts Developments Ltd JV	To erect 429 residential units and retail unit in three blocks with public realm works, landscaping and associated infrastructure	429	Permission granted September 2006. Not proceeding. Masterplan subject of review.

PART 4:

Student Accommodation In and Surrounding Liverpool City Centre either Completed Since 2006, On Site or Anticipated

Address	Developer/Owner	Description	No of units	Status
Zone: UNIVERSITY EDGE				
Opal Court, London Road / Moss Street	Opal Property Group Ltd	Retention of former Prince of Wales pub with redevelopment of adjacent buildings for student apartments, commercial and leisure	565 student bedspaces	COMPLETED: Early 2006
20 Falkland Street, Liverpool, L3	Lewis & Hickey	To erect 4 no. mixed commercial units at ground floor and 106 student accommodation units following demolition of existing building	106	ANTICIPATED: Permission granted November 2008
Land at Erskine Street/Manfred Street	Moorfield Group Ltd	Completion of major scheme for student/key worker accommodation. This is the final phase.	592 across all phases	ON SITE: for June 2009 completion
2 Bank Chambers, Moss Street	Mr Roger Gross	To refurbish upper floors and convert into 9 no. self contained student apartments	9	ANTICIPATED: Permission granted March 2009
Zone: HOPE				
Blakes Building, South Hunter Street / 35 Hardman Street, Liverpool, L1	Hope Street Properties Ltd	To convert roofspace of existing student accommodation into 15 study studio bedrooms with associated common room & installation of roof lights	15 studio bedrooms	ON SITE: Permission granted August 2006. Completion expected June 2008.
Zone: RETAIL				
Site bounded by Back Bold Street, Newington and Cropper Street and Lawton Street	CRLP (c/o Merepark)	To erect mixed development comprising 100 student flats, cinema, commercial space and 129 space car park.	100 flats	ANTICIPATED: Planning application 09F/0064 submitted January 2009
Zone: L1 BALTIC				
Land at Junction of Kent Street & Grenville St South	Illiad & The Liverpool Diocesan Board of Finance	To erect part 4 and part 8 storey building to provide 284 student bedrooms arranged in 70 clusters of 4 and 5 bedrooms with undercroft car parking and associated landscaping	284 bedrooms	ANTICIPATED: Planning application 09F/0064 submitted January 2009
Zone: ROPE WALKS				
157 Duke Street, L1	Mr S Stampione	To erect 3 additional floors & refurbish existing building into ground floor commercial unit, with 4 student flats with communal kitchens on upper floors.	4	ANTICIPATED: Permission granted March 2006
143 - 145 Duke Street	G&W Stamper	To create 2 no. student houses (7 bed at 143 Duke Street and 10 bed at 145 Duke Street) and rebuild outrigger and party wall.	17	ANTICIPATED: Permission granted January 2009