

From: Gabrilatsou, Joanna <Joanna.Gabrilatsou@jll.com>
Sent: 11 November 2022 14:18:56 UTC+00:00
To: "Quinn, Mark" <mark.quinn@knowsley.gov.uk>
Cc: "Black, Yvette" <Yvette.Black@jll.com>
Subject: External Mail: Wilson Road app 22/00284/OUT
Attachments: 12156-AEW-XX-XX-VS-A-0001_Height Parameter Photomontage 1 - South East View copy_P6_compressed.pdf, 12156-AEW-XX-XX-VS-A-0002_Height Parameter Photomontage 2 - North West View_P7_compressed.pdf, 12156-AEW-XX-XX-VS-A-0003_Height Parameter Photomontage 3 - West View_P6_compressed.pdf, 12156-AEW-XX-XX-VS-A-0004_Height Parameter Photomontage 4 - West View with proposed units_P6_compressed.pdf, 12156-AEW-XX-XX-VS-A-0005_Height Parameters Axo 1 (supporting image)_P2_compressed.pdf, 12156-AEW-XX-XX-DR-A-0507_Height Parameters Photomontage Key Plan_P3_compressed.pdf, JLL Response - Building Height 27.07.2022.pdf

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Good afternoon Mark

Following your email of 28 October, we have reviewed the heights in detail.

We understand that the Council is not supportive of a building up to 22/23m in height in this location.

A building of 17m in height is not however achievable within the industrial market. It is not a height that occupiers would operate to. We have discussed this both as a design team and with our industrial agency team who are leaders in the market.

We therefore propose the application allows for a maximum height parameter of 20m. This is considered effective within the market and makes a significant difference within the setting of the area as demonstrated in the attached visuals when compared with the 23m option. The visuals are as follows:

- Photomontage 1 (ref: 12156-AEW-XX-XX-VS-A-0001 P6) - South East View, Wilson Road
- Photomontage 2 (ref: 12156-AEW-XX-XX-VS-A-0002 P7) – North West View, Wilson Road
- Photomontage 3 (ref: 12156-AEW-XX-XX-VS-A-0003 P6) – West View, Rudgate Road
- Photomontage 4 (12156-AEW-XX-XX-VS-A-0004 P6) – West View, Rudgate Road including the proposed industrial unit (planning ref: 22/00109/FUL)
- Height Parameters Axonometric Image - Indicative (ref: 12156-AEW-XX-XX-VS-A-0005 P2)
- Height Parameters Photomontage Key Plan (ref: 12156-AEW-XX-XX-DR-A-0507 P3)

Photomontages 1-4 show the indicative design of a typical building with a ridge height of 18.8m. It also shows where a 23m max building would sit (blue dotted line) thus showing a significant improvement.

Whilst the ridge height sits at approximately 18.8m, with eaves height of 16.5m and underside of haunch at 15m, we propose a maximum height of 20m (ridge height) as this allows for a bit of creep dependent on details required for the final design at reserved matters stage, eg the details required for the steel frame, allowance for PVs and implications that would have on the structure, depth of

insulation etc. All these and other elements will affect the maximum height to ridge and ensure there is the required operational height internally to allow for the relevant racking, automation etc. The attached therefore shows a typical building within the market which is closer to 17m but is indeed within market expectations and operational requirements, therefore deliverable.

A building would not be delivered at 17m to ridge within current market requirements. This would result in, when taking into account eaves and underside of haunch, around 12.5m clear internal space thus would not be sufficient for combined racking and automation, therefore would not be deliverable.

Nevertheless, we are confident that as shown in the attached images, that a building up to 20m is acceptable in this location.

I note that you reference the character of the area. As mentioned previously, the Wilson Road corridor is at early stages of change. This is also reflected in the Rudgate Road application.

In addition, there are existing buildings fronting Wilson Road which back immediately onto residential properties which have a much greater immediate impact on residential areas. Eg, the Halewood International Distillery site backs onto properties at Bridgewater Way. This site sits south west of the application site. The below images (from Google Maps) show a street view and aerial image with buildings wrapping around the rear of Bridgewater Way.





Furthermore, the Council has approved taller buildings in other areas which are not even characteristic of their existing setting. This includes a 40m high building for Amazon overlooking a large playing field at Moss Lane therefore particularly open in character and closer to residential properties than the application site. (Please see details in the attached Building Height document we shared in July).

The proposal will not create the impacts that the properties at Bridgewater Way experience or at Moss Lane. There appears to be an inconsistency in approach.

However, the application site is within a setting of an old generation industrial estate for which the proposal provides a first for its redevelopment and regeneration with a warehouse/logistics building that can deliver sophisticated technology, meeting BREEAM excellent and meeting market requirements.

I also refer to your email of 27 June, where you reference the Contract Chemicals scheme at 19m. Our client's proposal would therefore be similar to that and considered appropriate and consistent.

We would welcome your review and consideration of the revised height parameter with a positive outcome. If required we would also be happy to attend a meeting with you to discuss.

I look forward to hearing from you.

Kind regards

Joanna

Joanna Gabrilatsou

Director - Planning & Development North

JLL

Landmark St Peters Square 1 Oxford Street | Manchester | M1 4PB

M [+44 7970 275826](tel:+447970275826)

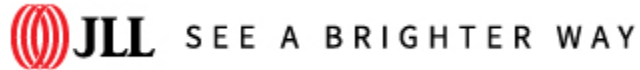
Joanna.Gabrilatsou@eu.jll.com

jll.co.uk

My pronouns are: She/her

My working day: I sometimes send emails out of hours; I do not expect others to do so

Learn more here about [JLL Planning UK](#) and [JLL Development UK](#)



[One of the 2022 World's Most Ethical Companies®](#)

Jones Lang LaSalle Limited

Registered in England and Wales Number 1188567

Registered office at 30 Warwick Street, London, W1B 5NH

For more information about how JLL processes your personal data, please click [here](#)

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in future then please respond to the sender to this effect.