AMENDMENTS TO THE PREVIOUSLY PERMITTED REDEVELOPMENT OF THE ROYAL LIVER RETAIL PARK

Henry J Lyons

PROPOSED
AREA SCHEDULE + UNIT NUMBERS

Rev 0	11.10.2019	Issued for Planning
Rev 1	16.01.2020	Issued for Further Information
Rev 2	16.08.2023	Amendment Issued for Planning
Rev 3	28.11.2023	Changes proposed at RFI Stage
Rev 4	04.02.2026	Amendment Issued for Planning Approval
Rev 5	18.09.2026	Amendment Issued for LRD Application

Changes proposed as part of Amendment Application

EXISTING BUILDINGS TO BE DEMOLISHED	
WAREHOUSE 1	7550 m2
WAREHOUSE 2	5250 m2

SCHEDULE 01: DEVELOPMENT SUMMARY

	OFFICE	RESIDENTIAL	COMMUNAL AMENITIES AND SUPPORT FACILITIES (CASF)	COMMUNITY	SUPERMARKET	RETAIL /CAFÉ /BAR /RESTAURANT	CRECHE	MEDICAL CENTRE	PHARMACY	TOTALS
BLOCK A	17002	0	0	0	0	290	0	0	0	17292
BLOCK B1	0	7909	0	0	0	282	0	0	0	8191
BLOCK B2	0	7729	0	314	0	81	600	0	0	8724
BLOCK C1	0	13069	0	0	834	233	-	-	-	14136
BLOCK C2	0	7693	0	0	0	0	0	0	0	7693
BLOCK D1	0	11276	0	0	0	0	0	0	0	11276
BLOCK D2	0	5989	0	0	0	0	0	0	0	5989
BLOCK E1	0	8222	0	0	0	0	0	226	0	8448
BLOCK E2	0	6641	0	0	0	0	0	0	0	6641
BLOCK F1	0	17586	100	0	0	0	0	0	0	17685
BLOCK F2	0	15913	467	0	0	86	0	0	125	16590
TOTAL m2	17002	102027	566	314	834	972	600	226	125	122665

SITE			
SITE AREA (ownership)		37,921	m2
SITE AREA (redline)		41,506	m2
SITE AREA OFFICE		2,500	m2
SITE COVERAGE	59.7%	22,632	m2
PUBLIC REALM	18.9%	7,170	
PLOT RATIO		3.23	(Total GIA excl. basement /site area)
UNITS /ha*		338	units /ha

*Units per hectare calculation excludes site area of office block.

SITE COVERAGE	22632
BLOCK A	1071
BLOCKS B1, B2	2620
BLOCKS C1, C2, D1, D2	8330
BLOCKS E1, E2, F1, F2	10611

ANCILLARY AREAS		
GROUND FLOOR	CARPARK	BOH / PLANT
BLOCK A	0	99
BLOCKS B1, B2	0	747
BLOCKS C1, C2, D1, D2	4932	844
BLOCKS E1, E2, F1, F2	5395.9	1445
SUB-TOTALS	10328	3135
GROUND FLOOR TOTALS	13463	
BASEMENT	CARPARK*	BOH / PLANT*
BLOCK A	0	1410
BLOCKS B1, B2	2795	199
BLOCKS C1, C2, D1, D2	6661	1016
BLOCKS E1, E2, F1, F2	0	0
SUB-TOTALS	9456	2625
BASEMENT TOTALS	12081	
ANCILLARY AREAS GRAND TOTAL	25544	

APARTMENT NUMBERS SUMMARY

A	B	C	D	E	F	G	H
TOTALS	TYPOLOGY	STUDIO	1BED	2BED	3BED	UNITS	DUAL ASPECT
BLOCK B1	APARTMENTS	17	54	35	1	107	27
BLOCK B2	APARTMENTS	0	43	37	9	89	36
BLOCK C1	APARTMENTS	0	47	88	9	144	36
BLOCK C2	APARTMENTS	0	61	37	0	98	36
BLOCK D1	Part V APARTMENTS	0	47	63	13	123	41
BLOCK D2	APARTMENTS	21	17	28	8	74	37
BLOCK E1	APARTMENTS	9	40	49	0	98	29
BLOCK E2	APARTMENTS	0	47	33	0	80	24
BLOCK F1	APARTMENTS	0	104	86	14	204	74
BLOCK F2	APARTMENTS	0	73	108	0	181	70
TOTALS		47	533	564	54	1,198	410
		3.9%	44.5%	47.1%	4.5%		34.2%

Table A

Communal (External) Amenity Space	Provided				Requirement
	Podium	Rooftops	Total	% of requirment	4sqm per Studio 5m2 per 1Bed 7m2 per 2Bed 9m2 per 3Bed
BLOCK B1	290	320	**610**	103%	592
BLOCK B2	250	340	**590**	106%	555
BLOCK C1	952	-	**952**	102%	932
BLOCK C2	576	-	**576**	102%	564
BLOCK D1	810	-	**810**	102%	793
BLOCK D2	446	-	**446**	102%	437
BLOCK E1	480	347	**827**	143%	579
BLOCK E2	511	68	**603**	129%	466
BLOCK F1	1068	431	**1499**	120%	1248
BLOCK F2	925	439	**1364**	122%	1121
TOTALS	6309	1945	**8278**	114%	7287
	76%	23%	100.0%		

Table B

Private amenity space provided for apartments without balconies*	
Apartments without balconies	
	Private amenity space provided for apartments without balconies*
BLOCK B1	-
BLOCK B2	-
BLOCK C1	-
BLOCK C2	-
BLOCK D1	-
BLOCK D2	-
BLOCK E1	-
BLOCK E2	135
BLOCK F1	397
BLOCK F2	404
TOTALS	936

Under this amendment, all apartments in Blocks B1, B2, C1, C2, D1, D2 are provided with private amenity space.

* The figures for private amenity space for apartments without balconies has been provided in addition to the total External Communal Amenity Space indicated in Table A.

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BLOCK A - GROSS FLOOR AREAS (m2)

no basement incl	OFFICE	CAFÉ / BAR / RESTAURANT	GFA
Level 0	682	290	972
Level 1	843		843
Level 2	1,060		1,060
Level 3	1,060		1,060
Level 4	1,060		1,060
Level 5	1,060		1,060
Level 6	1,060		1,060
Level 7	1,060		1,060
Level 8	1,013		1,013
Level 9	1,013		1,013
Level 10	1,013		1,013
Level 11	1,013		1,013
Level 12	1,013		1,013
Level 13	1,013		1,013
Level 14	1,013		1,013
Level 15	1,013		1,013
Level 16	1,013		1,013
Level 17 - Plant	0		0
TOTAL	**17002**	**290**	**17292**

BLOCK B1 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	UNITS	DUAL ASPECT
Basement	-	-	-	-	-	-
Level 0	-	-	-	-	-	-
Level 1	1	6	3	1	11	3
Level 2	2	6	4	0	12	3
Level 3	2	6	4	0	12	3
Level 4	2	6	4	0	12	3
Level 5	2	6	4	0	12	3
Level 6	2	6	4	0	12	3
Level 7	2	6	4	0	12	3
Level 8	2	6	4	0	12	3
Level 9	2	6	4	0	12	3
Level 10	-	-	-	-	-	-
TOTAL	**17**	**54**	**35**	**1**	**107**	**27**
MIX	**16%**	**50%**	**33%**	**1%**	**100%**	**25%**

BLOCK B1 - GROSS FLOOR AREAS (m2)

RESIDENTIAL	RETAIL	TOTAL GFA
82	-	82
120	282	402
850		850
850		850
850		850
850		850
850		850
850		850
850		850
850		850
850		850
57		57
7909	**282**	**8191**

BLOCK B2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Basement	-	-	-	-	-	
Level 0	-	-	-	-	-	
Level 1	0	3	5	1	9	4
Level 2	0	5	4	1	10	4
Level 3	0	5	4	1	10	4
Level 4	0	5	4	1	10	4
Level 5	0	5	4	1	10	4
Level 6	0	5	4	1	10	4
Level 7	0	5	4	1	10	4
Level 8	0	5	4	1	10	4
Level 9	0	5	4	1	10	4
Roof	-	-	-	-	-	
TOTAL	**0**	**43**	**37**	**9**	**89**	**36**
MIX	**0%**	**48%**	**42%**	**10%**	**100%**	**40%**

BLOCK B2 - GROSS FLOOR AREAS (m2)

RESIDENTIAL	COMMUNITY	RETAIL	CRECHE	TOTAL GFA
57				57
100	314	81	600	1095
835				835
835				835
835				835
835				835
835				835
835				835
835				835
835				835
835				835
57				57
7729	**314**	**81**	**600**	**8724**

BLOCK C1 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Basement	-	-	-	-	-	
Level 0	-	-	-	-	-	
Level 1	0	7	8	1	16	4
Level 2	0	5	10	1	16	4
Level 3	0	5	10	1	16	4
Level 4	0	5	10	1	16	4
Level 5	0	5	10	1	16	4
Level 6	0	5	10	1	16	4
Level 7	0	5	10	1	16	4
Level 8	0	5	10	1	16	4
Level 9	0	5	10	1	16	4
Roof	-	-	-	-	-	
TOTAL	**0**	**47**	**88**	**9**	**144**	**36**
MIX	**0%**	**33%**	**61%**	**6%**	**100%**	**25%**

BLOCK C1 - GROSS FLOOR AREAS (m2)

RESIDENTIAL	SUPERMARKET	RETAIL /CAFÉ /BAR /RESTAURANT	TOTAL GFA
106			106
138	834	233	1205
1425			1425
1425			1425
1425			1425
1425			1425
1425			1425
1425			1425
1425			1425
1425			1425
-		-	
13069	**834**	**233**	**14136**

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BLOCK C2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Basement	-	-	-	-	-	-
Level 0	-	-	-	-	-	-
Level 1	0	5	5	0	10	4
Level 2	0	7	4	0	11	4
Level 3	0	7	4	0	11	4
Level 4	0	7	4	0	11	4
Level 5	0	7	4	0	11	4
Level 6	0	7	4	0	11	4
Level 7	0	7	4	0	11	4
Level 8	0	7	4	0	11	4
Level 9	0	7	4	0	11	4
Roof	-	-	-	-	0	
TOTAL	**0**	**61**	**37**	**0**	**98**	**36**
MIX	**0%**	**62%**	**38%**	**0%**	**100%**	**37%**

BLOCK C2 GROSS FLOOR AREAS (m2)

RESIDENTIAL	TOTAL GFA
80	80
125	125
832	832
832	832
832	832
832	832
832	832
832	832
832	832
832	832
832	832
-	-
7693	**7693**

BLOCK D1 (PART V HOUSING)

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Basement	-	-	-	-	-	-
Level 0	0	1	2	0	3	2
Level 1	0	7	8	1	16	5
Level 2	0	6	8	2	16	5
Level 3	0	6	8	2	16	5
Level 4	0	6	8	2	16	5
Level 5	0	6	8	2	16	5
Level 6	0	6	8	2	16	5
Level 7	0	6	8	2	16	5
Level 8	0	3	5	0	8	4
Roof	-	-	-	-	0	
TOTAL	**0**	**47**	**63**	**13**	**123**	**41**
MIX	**0%**	**38%**	**51%**	**11%**	**100%**	**33%**

BLOCK D1 GROSS FLOOR AREAS (m2)

RESIDENTIAL	TOTAL GFA
164	164
402	402
1434	1434
1434	1434
1434	1434
1434	1434
1434	1434
1434	1434
1434	1434
672	672
-	-
11276	**11276**

BLOCK D2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Basement	-	-	-	-	-	-
Level 0	0	4	1	0	5	2
Level 1	3	1	3	2	9	5
Level 2	3	2	4	1	10	5
Level 3	3	2	4	1	10	5
Level 4	3	2	4	1	10	5
Level 5	3	2	4	1	10	5
Level 6	3	2	4	1	10	5
Level 7	3	2	4	1	10	5
Roof	-	-	-	-	-	
TOTAL	**21**	**17**	**28**	**8**	**74**	**37**
MIX	**28%**	**23%**	**38%**	**11%**	**100%**	**50%**

BLOCK D2 GROSS FLOOR AREAS (m2)

RESIDENTIAL	TOTAL GFA
67	67
420	420
786	786
786	786
786	786
786	786
786	786
786	786
786	786
-	-
5989	**5989**

BLOCK E1 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	4	0	0	4	0
Level 1	1	6	5	0	12	3
Level 2	1	5	6	0	12	3
Level 3	1	5	6	0	12	3
Level 4	1	5	6	0	12	3
Level 5	1	5	6	0	12	3
Level 6	1	5	6	0	12	3
Level 7	1	5	6	0	12	3
Level 8	1	0	4	0	5	4
Level 9	1	0	4	0	5	4
Roof	-	-	-	-	-	0
TOTAL	**9**	**40**	**49**	**0**	**98**	**29**
MIX	**9%**	**41%**	**50%**	**0%**		**30%**

BLOCK E1 GROSS FLOOR AREAS (m2)

RESIDENTIAL	MEDICAL CENTRE	TOTAL GFA
350	225.5	575.5
986		986
986		986
986		986
986		986
986		986
986		986
986		986
485		485
485		485
0		0
8222	**225.5**	**8447.5**

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BLOCK E2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	0	2	0	2	1
Level 1	-	5	6	0	11	4
Level 2	-	7	5	0	12	4
Level 3	-	7	5	0	12	4
Level 4	-	7	5	0	12	4
Level 5	-	7	5	0	12	4
Level 6	-	7	5	0	12	4
Level 7	-	7	0	0	7	0
TOTAL	**0**	**47**	**33**	**0**	**80**	**25**
MIX	**0%**	**59%**	**41%**	**0%**		**31%**

BLOCK E2
GROSS FLOOR AREAS (m2)

RESIDENTIAL	TOTAL GFA
387	387
956	956
956	956
956	956
956	956
956	956
956	956
518	518
6641	**6641**

BLOCK F1 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	4	4	0	8	6
Level 1	-	16	10	2	28	10
Level 2	-	14	12	2	28	10
Level 3	-	14	12	2	28	10
Level 4	-	14	12	2	28	10
Level 5	-	14	12	2	28	10
Level 6	-	14	12	2	28	10
Level 7	-	14	12	2	28	10
Roof	-	-	-	-	-	0
TOTAL	**0**	**104**	**86**	**14**	**204**	**76**
MIX	**0%**	**51%**	**42%**	**7%**		**37%**

BLOCK F1
GROSS FLOOR AREAS (m2)

RESIDENTIAL	CASF	TOTAL GFA
934.5		934.5
2353		2353
2353		2353
2353		2353
2353		2353
2353		2353
2353		2353
2353		2353
180	99.5	279.5
17585.5	**99.5**	**17685**

BLOCK F2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	0	2	0	2	0
Level 1	-	9	10	0	19	6
Level 2	-	8	12	0	20	8
Level 3	-	8	12	0	20	8
Level 4	-	8	12	0	20	8
Level 5	-	8	12	0	20	8
Level 6	-	8	12	0	20	8
Level 7	-	8	12	0	20	8
Level 8	-	8	12	0	20	8
Level 9	-	8	12	0	20	8
Roof	-	-	-	-	-	0
TOTAL	**0**	**73**	**108**	**0**	**181**	**70**
MIX	**0%**	**40%**	**60%**	**0%**		**39%**

BLOCK F2
GROSS FLOOR AREAS (m2)

RESIDENTIAL	CASF	CAFÉ / BAR / RESTAURANT	PHARMACY	TOTAL GFA
499	466.5	85.5	125	1176
1640				1640
1708				1708
1708				1708
1708				1708
1708				1708
1708				1708
1708				1708
1708				1708
1708				1708
110				110
15913	**466.5**	**85.5**	**125**	**16590**