



# Development Brief

# **Crosby Library and Civic Hall Site**

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Crosby Library frontage on Crosby Road North

# 1.0 Purpose of this brief

This note has been produced in order to provide guidance for the redevelopment of the Crosby Library and Civic Hall site. It sets out the broad planning issues relevant to the site and what uses may or may not be acceptable. This planning brief identifies the key issues that the developer will need to address as part of any redevelopment of the site.

This guidance is not exhaustive and there are likely to be other issues that will need to be addressed as part of a planning application. This guidance represents informal advice only to assist prospective developers and will not prejudice any decision by the Council should an application be submitted.

It is essential that in all cases formal pre-application advice is sought from the Council. This will allow a detailed consideration of any scheme, including the input of specialists in various fields.

Details can be found at <https://www.sefton.gov.uk/planning-building-control/apply-for-permission/pre-application-advice-on-development-proposals.aspx> A fee is charged for this service.

The Council can offer in house building control service – see [www.sefton.gov.uk/planning-building-control/building-control/](http://www.sefton.gov.uk/planning-building-control/building-control/) for more details.



## 2.0 Site Description

The site includes a library and civic centre, and includes associated car park areas to both the south (public pay and display) and northeast of the site (private serving the library and centre and providing access for deliveries). The site is bounded by the A565 (Crosby Road North) to the west; Haigh Road to the south; Park Road to the east; and buildings, including the Waterloo United Free Church (a grade II listed building) to the north. There is a Mormon Church to the immediate south west of the site. The area is located within Waterloo District Centre to the east of the main shopping areas. Commercial and community buildings dominate on Crosby Road North, whilst residential properties are located on Park Road. The building is mainly two-storey with a part being three-storey.



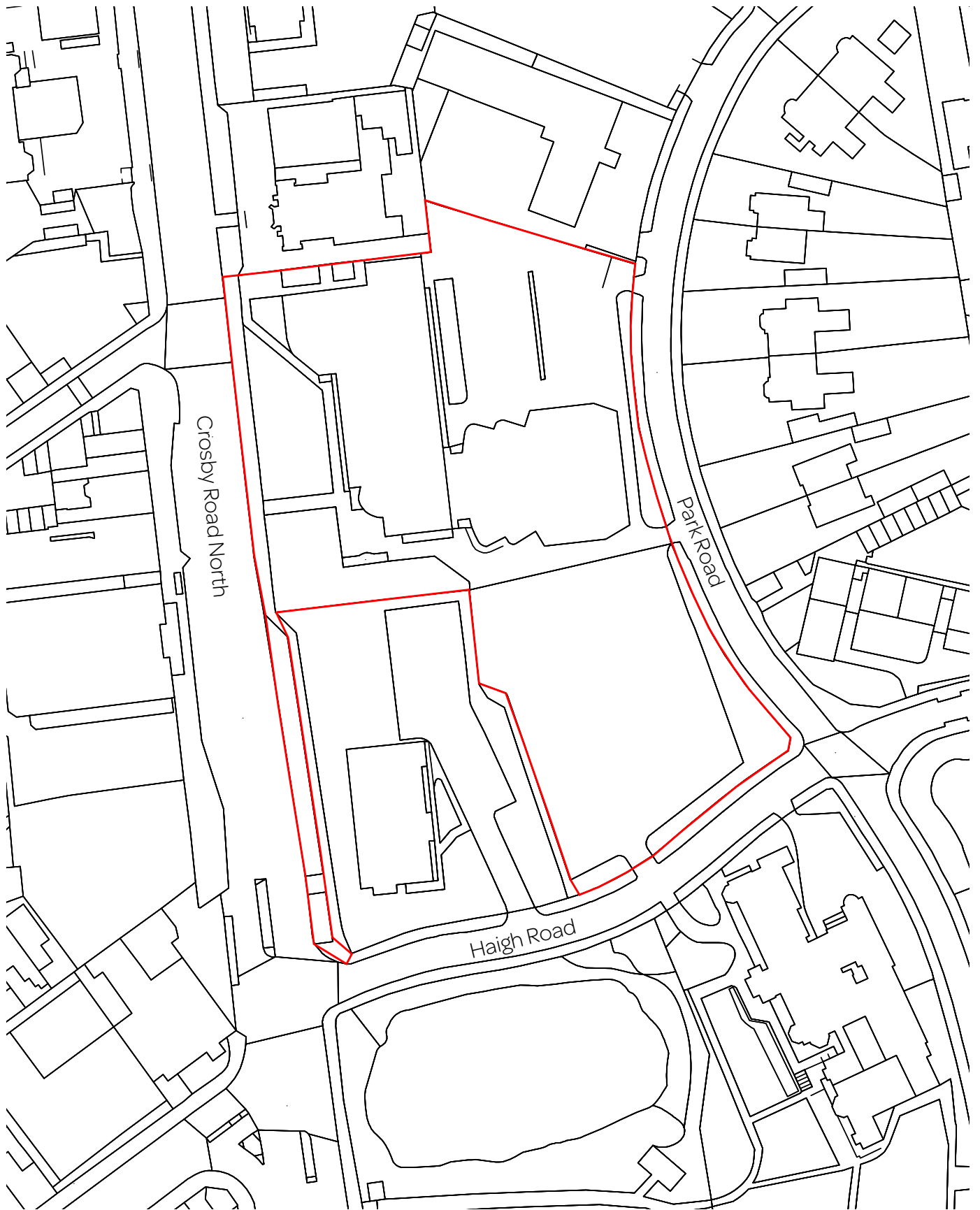
Rear entrance to Crosby Library



Public Car Park located in the southern section of the site



Existing trees running along the Crosby Road North frontage to the site



Site Boundary Plan

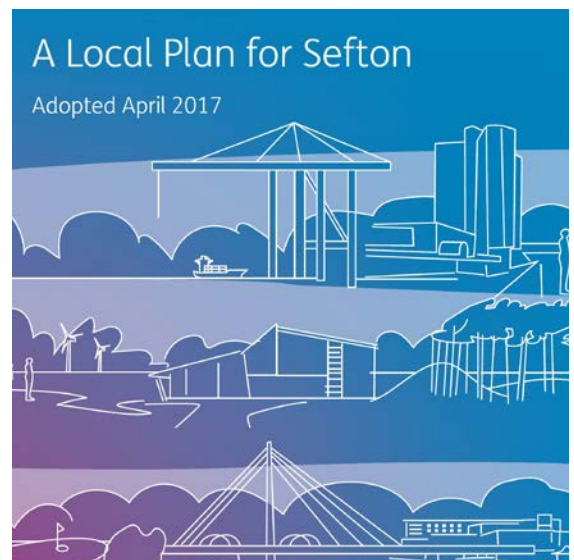
# 3.0 Policy Context

Sefton has an adopted development plan; the Sefton Local Plan (2017). The site is designated in the Local Plan as being within Waterloo District Centre. Policy ED2 of the Local Plan sets out the key policies for district centres. Many other policies will be relevant depending upon what is proposed. The Local Plan can be viewed in the following location, <https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/local-plan.aspx>

The Local Plan is supported by a series of Supplementary Planning Documents (SPDs) and Information Notes. Due to the potential different uses that the site could accommodate, a number of the SPDs and information notes may be applicable. The SPDs and Information note scan be viewed here, <https://www.sefton.gov.uk/SPD>.

There is also a highways developers pack which any developer should use to help guide their development. <https://www.sefton.gov.uk/parking,-roads-travel/highway-development-and-design.aspx>.

The National Planning Policy Framework (NPPF) also sets out the national planning policy context. The NPPF can be viewed here, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



Sefton Local Plan

# 4.0 Potential Use

The site is designated in the Local Plan as being policy ED2, Waterloo District Centre, although it is outside the Primary Shopping Area. District Centres are the main focus of retail development in Sefton to serve local convenience needs. Many uses that will help maintain and improve the vitality and viability of the district centre may be appropriate for the site. This part of the centre is characterised by a variety of uses, including offices, a church, a cinema, community uses, a public house, a fire station, petrol station and various other uses. The part of the site opposite the Plaza has potential for community and health uses. To the rear of the site on Haigh Road, the character changes completely with residential surrounding the site.

The site lends itself to a mixed-use scheme. The main consideration is to provide a ground floor use to Crosby Road North that enhances the vitality and viability of Waterloo District Centre. This could include a variety of uses but if a retail use, a Sequential Test will be required and a Retail Impact Test may be required to protect the primary shopping area in accordance with policy ED2.

It will not be appropriate for ground floor residential to front onto Crosby Road North due to the need to protect the vitality and viability of the town centre and possibly due to air quality and noise issues (see below). It may also not be appropriate for residential to cover the whole site as some uses consistent with the town centre location should be included. Residential apartments on upper storeys or homes that front Haigh and Park Roads may be appropriate. The main issue with a residential use on the site is the living conditions of future occupiers. There are minimum standards for room sizes in apartments, interface distances between properties and for outdoor amenity space. Any developer should look at the SPD for New Housing Development and the HMOs and Flats SPD. These can be found on: <https://www.sefton.gov.uk/spd>. Please note that these are due to be updated later in 2022.



Residential properties along Park Road



Plaza Cinema along Crosby Road North



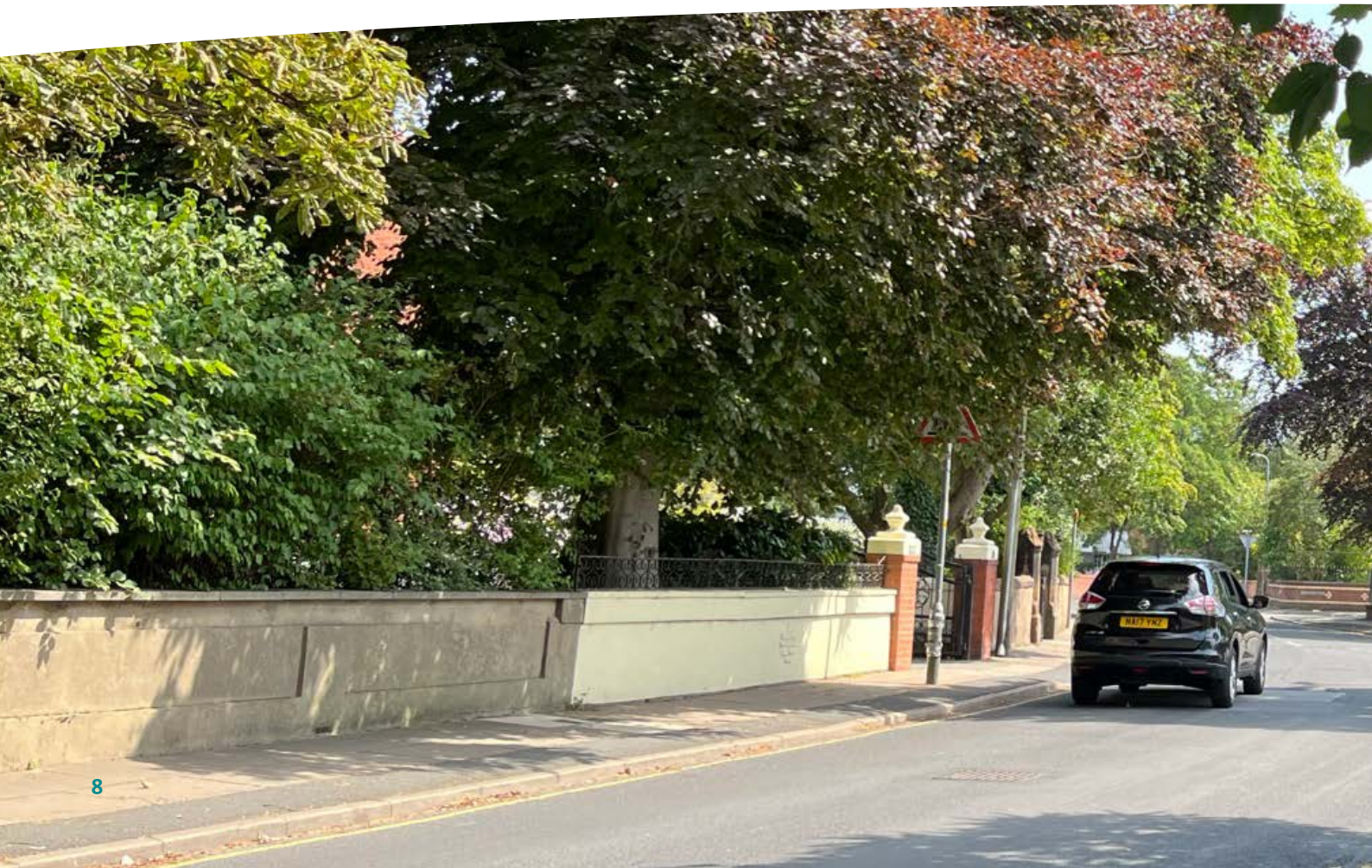
Waterloo United Free Church along Crosby Road North

# 5.0 Key Issues

## Design

Local Plan policy EQ2 Design sets out a number of design considerations that would be relevant to the redevelopment of this site. These include responding to the character of the area and the importance of landmark (prominent) sites. The site is in a prominent location and is very visible. It is also something of a gateway site between Crosby Road North and South Road and a high-quality building in terms of size, appearance and materials with very high design standards is essential. It is important that any proposal respects the immediate area and context. Local features in the immediate area that are noteworthy include some relatively tall and imposing buildings such as office blocks, a church and the community cinema.

Given the context and character of the site, it is considered inappropriate for a low-density residential scheme covering the whole site, particularly the frontage to Crosby Road North.



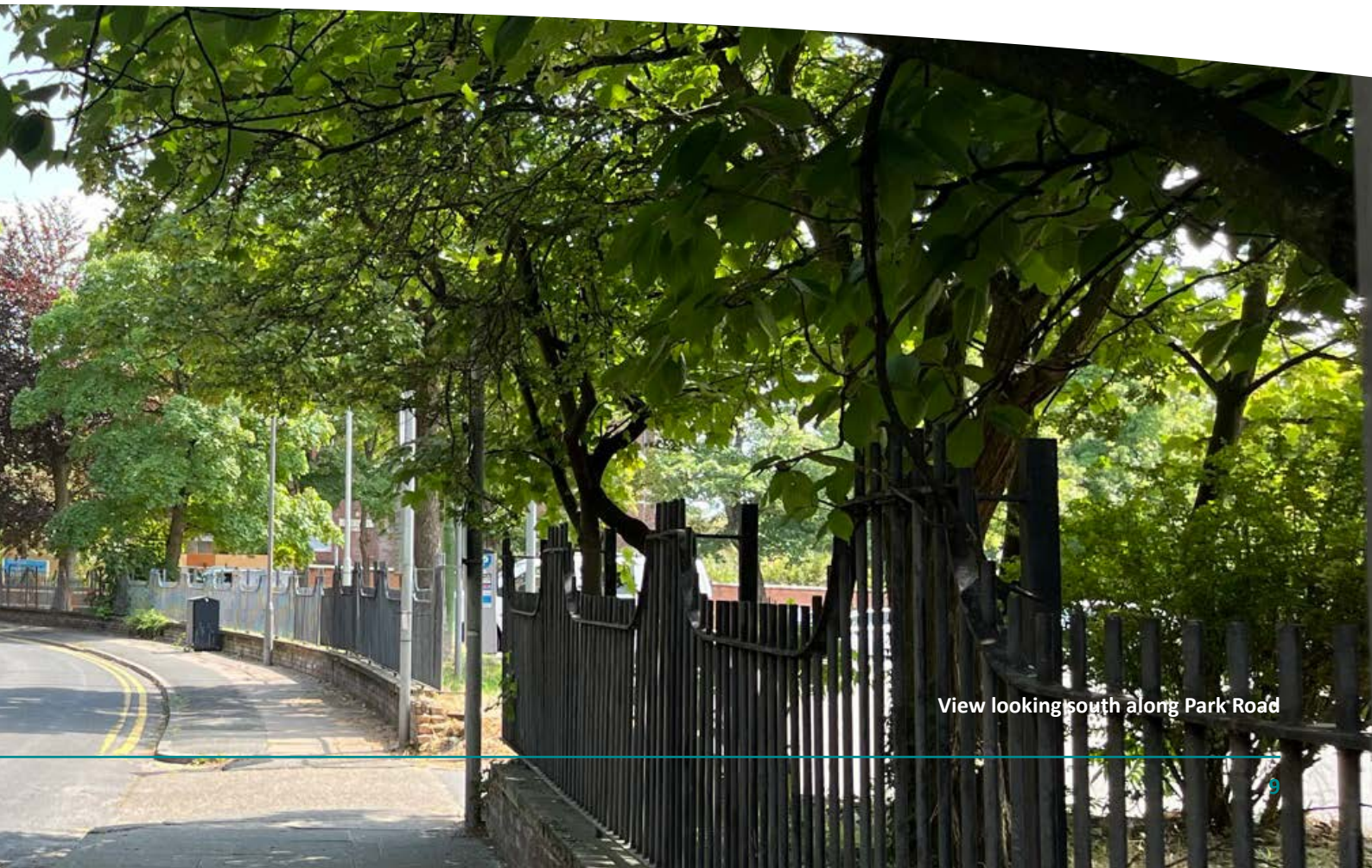


## Built Heritage

Neither the library and civic hall are listed and currently have immunity from listing until September 2024.

The site is next to Waterloo United Free Church and Church Hall which is a grade II listed building. Any development must respect the setting of the Listed Building. Specifically, this may include:

- The design, height, scale and massing must be sympathetic to the setting of the Listed Building and not seek to compete or be over dominant in its scale, height, form or materials.
- The layout of the site should respect and, if possible, enhance the setting of the listed building.
- The area of green space that fronts Crosby Road North should be retained and green landscaping should be designed into any proposal for the site to help soften the built form and add interest within the predominantly urban area. Trees which line the front boundary wall to the site should be retained and additional tree planting is encouraged.
- The low front boundary wall to the site should be retained. Boundary walls are a characteristic feature along Crosby Road North and make an important contribution to the street scene.



View looking south along Park Road

## Access and parking

The site cannot be served from Crosby Road North and will need to be served off Haigh Road and Park Road.

Any planning application will need to provide full details of the proposed pedestrian/vehicular access arrangements. Car parking should to be provided in accordance with Sefton's Supplementary Planning Document 'Sustainable Travel and Development'. The proposal should not result in additional car parking off site. Given the proximity of existing residential properties, if commercial development is proposed details of any proposed servicing and delivery arrangements will need to be discussed with the Council.

It is important to note that uses that generate a significant amount of traffic may not be acceptable in this location. The Council will expect to see a transport assessment.

The Council have standards for electric car charging points which are expected to be addressed.

Any development will be expected to be fully accessible to a range of non-transport modes including walking and cycling. The site is in a very good location of access to public transport and shops and services.

## Other issues

Any external works or alterations, such as provision of any additional parking, servicing or access areas or alterations to doors and windows may be subject to contamination, flood risk, ecology, invasive species, a Habitats Regulation Assessment and other relevant issues. In relation to ecology, a bat roost assessment is almost certainly going to be required.

For any residential development, education contributions towards primary school places may be required and fibre optic broadband will be required to serve the site.

## Environmental Health and Air Quality

The site is next to the A565 Crosby Road North. This is a section of road that is very close to the current national air quality standard objective for Nitrogen Dioxide. Any use that would generate a significant number of additional car journeys has the potential to increase those levels to a dangerous level. Therefore, any future development must not result in increased nitrogen dioxide emissions and an air quality assessment must be carried out by any potential developer.

Should the intended use of the site be partially or wholly for residential, then an air quality assessment will be needed to determine the impact upon future residents. This may have an impact upon the layout of the site.

The site is next to the main road and this may result in noise issues for more sensitive users of the site. Likewise, the site is adjacent to residential properties to the east and these may be sensitive to some uses, plant and equipment and vehicle movements. Any scheme will need to be supported by an appropriate noise assessment.

Likewise lighting, both as part of a proposed scheme and existing lighting, could have an impact upon amenity of future users of the site and on neighbours and must be considered fully.



View looking into the site at the junction of Park Road and Haigh Road

# 6.0 Site Constraints

## Existing Context

The brown field site currently comprises a public library and civic centre building and a public car park which are to be demolished. The site's immediate surroundings are mixed-use, including a grade II listed church to the north, mixed-use development along Crosby Road North and a residential area to the east.

Buildings around the site range from 2-3 storey along the southern and eastern edges of the site and increase up to 4-6 storeys along the sites northern and western boundaries.

## Access

Crosby Road North runs along the site's western boundary and is a primary public transport corridor hosting a number of bus connections between the site, Liverpool and the wider area. Waterloo MerseyRail Station is located a short distance to the west of the site offering direct rail connections to stations between Liverpool City Centre and Southport.

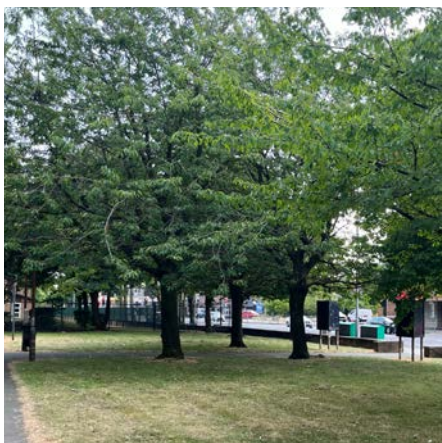
Vehicular access to the site is gained from two vehicular access points off Park Road and one off Haigh Road. There are no known Public Rights of Way or Cycleways contained within the site.

## Site conditions

The site comprises a number of trees protected by TPO along Park Road and Haigh Road which will need to be retained in the future redevelopment of the site. A cluster of trees along Crosby Road north should also be considered when planning any future development in order to protect existing habitats and environmental assets.

The site also contains a memorial to the victims of the Hillsborough Disaster which should be retained on the site within any future development.

No below ground surveys have been undertaken to date with regard to utilities and ground conditions



Existing trees throughout the site and along Crosby Road North



Hillsborough Memorial to be retained on-site



Existing library and civic centre buildings to be demolished



- KEY**
- Site boundary
  - Existing site building
  - Grade II listed church
  - Residential development
  - Residential buildings fronting site
  - Existing trees
  - TPO trees
  - Existing grassed area
  - Existing vehicular access points
  - Existing pedestrian connections
  - Pedestrian crossing points
  - Potential noise / pollution issues
  - Memorial

# 7.0 Opportunities

## Development Form

The site's location, within a district centre and accessibility to high-quality transport links, lends itself to a higher density form of development. Building heights should relate to that of the surrounding uses with heights ranging from 2-3 storeys along Park Lane and Haigh Road and increase up to 4-6 storeys along Crosby Road North. The scale of any proposed development will need to be responsive to the adjacent Waterloo United Free Church.

Existing development along Crosby Road North is set back from the highway. This should be incorporated into proposals allowing greater potential to retain existing/protected trees along the frontage. This should also help mitigate potential future impacts of noise.

Development proposals need to carefully consider a positive relationship with the site of The Church of Jesus Christ of Latter-day Saints located immediately adjacent southwest of the site.

## Uses

Higher density forms of development will be encouraged on the site with a range of uses being considered due to the sites District Centre setting. Notwithstanding the above, all proposals will need to include active retail/commercial ground floor uses along Crosby Road North to help support the health and diversity of the local centre.

Uses not considered suitable for the site, in line with Local Plan policies, include employment (except offices), uses that generate high volumes of traffic, or uses that require large areas of on-site parking.

## Access and Movement

Benefiting from high quality public transport links, developments which promote the use of sustainable and public forms of transport will be encouraged. The provision of allocated private parking should therefore be limited in line with planning policy.

Vehicular access into the site should be gained off Haigh Road and Park Road, although existing access points do not need to be retained in situ. Vehicular access off Crosby Road North is not deemed appropriate.



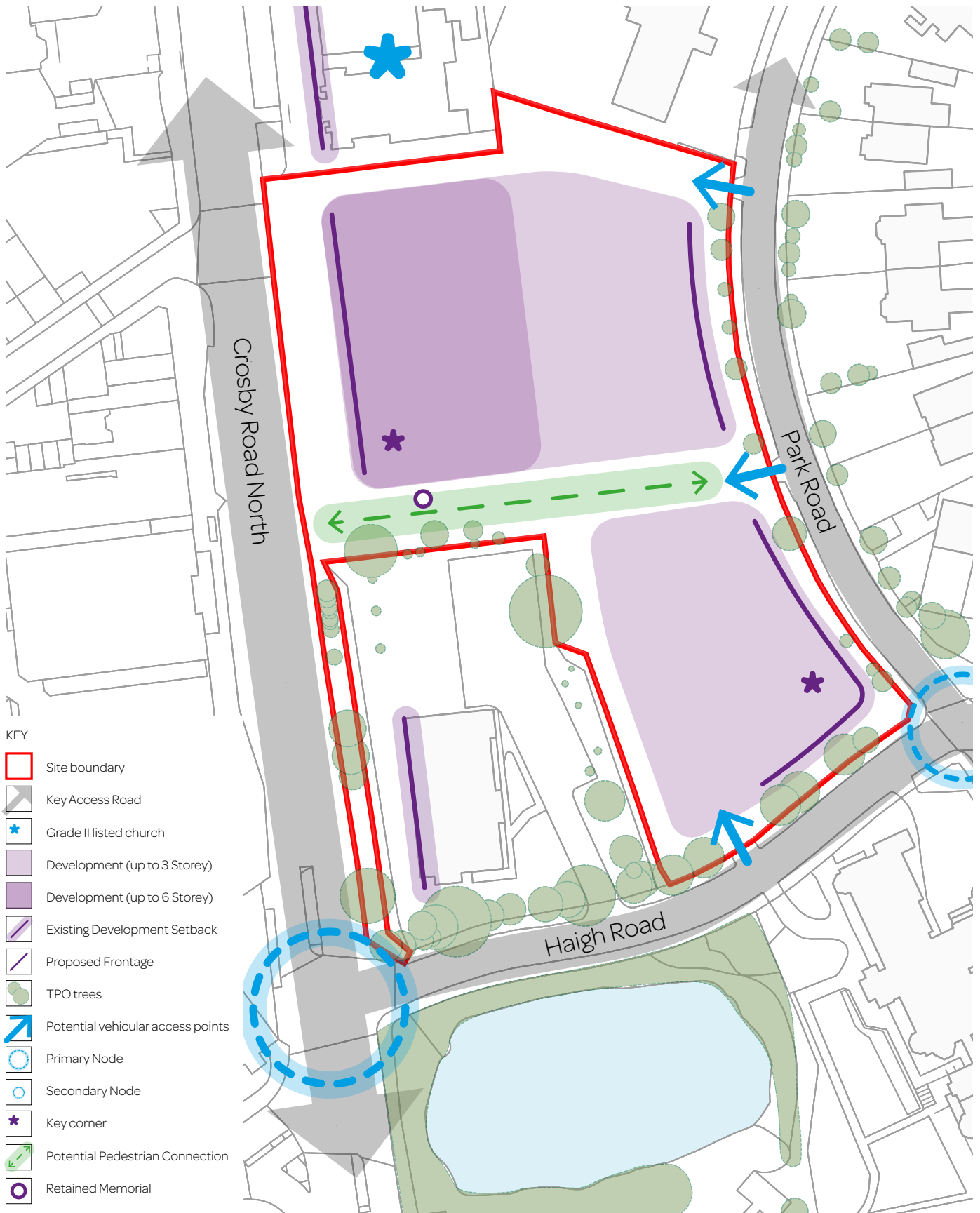
Higher density contemporary forms of development will be encouraged



Active ground floor uses to be located along Crosby Road North



High quality designs responding to local vernacular will be promoted



- KEY**
- Site boundary
  - Key Access Road
  - Grade II listed church
  - Development (up to 3 Storey)
  - Development (up to 6 Storey)
  - Existing Development Setback
  - Proposed Frontage
  - TPO trees
  - Potential vehicular access points
  - Primary Node
  - Secondary Node
  - Key corner
  - Potential Pedestrian Connection
  - Retained Memorial

