



Supporting Planning Statement

137 Oxford Road, Manchester

December 2020

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Prepared By: RM / NL

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Supporting Planning Statement (the "SPS") has been prepared by Avison Young on behalf of Soller Eight Limited ("the "Applicant") in support of a full planning application (the "application") submitted to Manchester City Council ("MCC") and seeks permission to construct two additional storeys to the building to create two 4-bedroom flats, together with façade enhancements at 137 Oxford Road, Manchester, M1 7DY (the "Site"). The full description of development as stated on the application form is:

"Erection of a two storey roof extension to create two x four bedroom apartments (Use Class C3), with associated external works".

- 1.2 Further details of the development are described in the Design and Access Statement (DAS) prepared by 21st Architects and presented on the application drawings. The application is also accompanied by a suite of supporting technical reports which are listed at Appendix One of this SPS and should be read alongside the supporting plans and technical documents.
- 1.3 Upon review of the technical assessments undertaken in support of the planning application, it is not considered that the development will give rise to significant environmental effects such that an Environmental Impact Assessment (EIA) would be required to evaluate any potential effects of the proposal. The proposal also does not meet the threshold that an EIA Screening Request should be provided.
- 1.4 The purpose of this SPS is to provide a detailed description of both the application site and development proposals, assessing the proposed development against all relevant policies of the Development Plan and other material considerations.
- 1.5 The following chapters of this SPS are structured as follows:
- **Chapter 2 Site Location and Description** – this chapter provides a description of the application site, the surrounding area and planning history;
 - **Chapter 3 The Proposed Development** – this chapter provides a description of what planning permission is being sought for;
 - **Chapter 4 Pre-Application Consultation** – this chapter summarises the pre-application consultation which has been undertaken by the applicant with MCC Officers.
 - **Chapter 5 Relevant Planning Policy** – this chapter summarises relevant local and national planning policy to be considered during the determination of this planning application;
 - **Chapter 6 Assessment Against Relevant Development Plan Policies** – this chapter examines the appropriateness of the proposed development;
 - **Chapter 7 Heritage Statement** – this chapter specifically assesses the proposals against the surrounding heritage assets;
 - **Chapter 8 Affordable Housing Statement** – this chapter provides an assessment of the scheme against Policy H8; and

- **Chapter 9 Summary** - this chapter provides a summary of each of the above chapters and reaches the firm conclusion that it is appropriate for outline planning permission to be granted.

2. Site Location and Description

- 2.1 This chapter provides a description of the site and its surroundings. For further detail (and to avoid repetition) please also refer to the submitted DAS which has been prepared by 21st Architects.

Site Description

- 2.2 The site is in a prominent location on the southern edge of Manchester City Centre, within the ward of Hulme. The extent of the application site is shown on the Site Location Plan enclosed at Appendix Two.



Site Location Plan (site edged in red)

- 2.3 The building was erected in the late 1950's / early 1960's and comprises a four-storey concrete panelled structure with a surrounding high parapet wall and flat roof beyond. The site area is approximately 0.0208ha. Oxford Road forms the south western edge of the site and provides pedestrian access.
- 2.4 The building was previously used as a Barclays bank on the ground, mezzanine and 1st floor with office space on the upper floors. However, the building is now vacant following its recent closure.
- 2.5 The site lies on the junction between Oxford Road and Grosvenor Street and forms the last unit on a row of units which are three storey mixed use buildings, all fronting Oxford Road. The site forms a corner piece of Grosvenor Square. Beyond Oxford Road lies All Saints Park.
- 2.6 The Environment Agency Flood Map indicates that the site lies entirely within Flood Zone 1 which means that there is less than a 0.1% (1 in 1,000) chance of flooding occurring every year.

- 2.7 The site is not within a Conservation Area however, there are several listed buildings within close proximity of the site including the Former Adult Deaf and Dumb Institute (Grade II Listed); the Former Grosvenor Picture Palace (Grade II Listed) and the Ormond Building (Grade II Listed).

Site Surroundings and Accessibility

- 2.8 The surrounding area is mixed in use, including housing, education, student accommodation, sports facilities and open space. There are also a number of larger scale buildings within the immediate proximity to the application site; in particular the new Manchester Metropolitan University Arts and Humanities building opposite the application site, as well as the new University of Manchester Engineering campus which sits at 8 storeys in height.
- 2.9 In terms of accessibility to services, the site is extremely well connected. The site is located approximately 1.8km to the south of Manchester City Centre, which contains a multitude of high street shops, services and leisure facilities. The City Centre is accessible by walking on flat and level footpaths with dedicated crossing points and is highly accessible by bicycle.
- 2.10 In terms of public transport accessibility, the site has high levels of accessibility for both private and public transport modes. There are many bus stops located along Oxford Road which provide services between the site / Manchester City Centre and the Trafford Centre, Altrincham, Chorlton, Leigh and Ashton-under-Lyne. There are also further bus stops located along Upper Brook Street (A34) which provide services to East Didsbury.
- 2.11 Oxford Road Train Station is located approximately 650 metres to the north of the site and provides direct, regular services across the country.
- 2.12 Major investment in public transport infrastructure is currently ongoing, with a major focus on Oxford Road. Investments including the £54.5 million Cross City Bus Package which has positively contributed towards the quality of the environment, pedestrian experience, public transport (bus) connectivity and reliability as well as providing safe 'Dutch-style' fully segregated cycle routes. This initiative will provide many benefits for the new residents as access to destinations across the City Centre and the region will significantly improve, which in turn will improve access to employment, as well as enhancing the city's sustainability and the wider economy.
- 2.13 The site is situated in a highly sustainable and accessible location, within very close proximity to a range of existing shops, services and leisure facilities. The surrounding area exhibits good levels of pedestrian infrastructure linking the surrounding area to Manchester City Centre and excellent links to public transport allowing for a reduced reliance on private motor vehicles.
- 2.14 The site lies with the Oxford Road Corridor which has been the focus of a Strategic Spatial Framework (SSF) which has been prepared by the Manchester Corridor Partners. The Vision is for the Corridor to be Manchester's cosmopolitan hub and world class innovation district, where talented people from the city and across the world learn, create, work, social, live and do business; contributing to the economy and social dynamism of one of Europe's leading cities.

- 2.15 In setting the strategy, the Manchester Corridor Partnership recognises that it must set and raise its standards to develop the infrastructure to attract world class knowledge workers. Change will be driven by the new investment plans of the leading institutions, the continued growth of private sector companies and the strengthening of the Corridor as a place to live, visit and work for young people and knowledge workers across the world.
- 2.16 The site (and wider urban block) is identified as a Future Development Opportunity suitable for increased density development.

Planning History

- 2.17 There are a number of previous planning applications associated with the site which are considered to be of relevance to the proposed scheme. These applications are set out in the table below:

Application Address and Number	Description of Development	Outcome
137 Oxford Road: 126573/FO/2020	Change of use of ground and mezzanine floors from A2 use class to a flexible A1, A2, A3 use pursuant to Schedule 2, Part 3, Class V of the Town and Country Planning General Permitted Development (England) Order 2015, with associated external works including access and DDA compliance.	Approved 31 st July 2020
Second Floor, 137 Oxford Road: 125556/P3MPA/2019	Notification of prior approval for change of use from financial services (Class A2) to a dwellinghouse (Class C3) comprising 6no. apartments	Approved 7 th February 2020
Second Floor, 137 Oxford Road: 117279/P3MPA/2017	Notification of prior approval for change of use from financial services (Class A2) to a dwellinghouse (Class C3) comprising 5no. studio flats	Approved 10 th October 2017
Third Floor, 137 Oxford Road: 117288/P30PA/2017	Notification of prior approval to change of use from offices use (Class B1) to a dwellinghouse (Class C3) comprising 5no. studio flats	Approved 10 th October 2017

- 2.18 The above permissions establish that the proposed residential use has already been accepted on this site in the lower floors, and it is the Applicant's intention to implement both the prior approval and change of use consents for these existing floors. These internal works to the existing building, therefore, do not form part of this planning application, which focuses only on the roof extension and the façade improvements

Summary

- 2.19 In summary, the site is in a prominent location on the southern edge of Manchester City Centre, fronting a key strategic route into Manchester City Centre as part of the wider Oxford Road Corridor.
- 2.20 The site is situated in a highly sustainable and accessible location; it has excellent accessibility for pedestrians and cyclists and exceptional connections to public transport which promotes reduced reliance on private motor vehicles.
- 2.21 The site's planning history demonstrates that the principle of residential use at the site has already been established. This permission would continue to contribute to the ongoing regeneration of Manchester City Centre and the surrounding area.

3. The Proposed Development

3.1 This chapter describes the use and amount, layout and scale, appearance and means of access to the development for which planning permission is sought. The application proposals are described in detail in the accompanying Design and Access Statement prepared by 21st Architects, which should be read in conjunction with this SPS.

3.2 This planning application seeks full planning permission for:

"Erection of a two storey roof extension to create two x four bedroom apartments (Use Class C3), with associated external works".

Use and Amount

3.3 The proposals seek to create:

- 2 x 4 bed, 5 person apartments.

3.4 The apartments are proposed to be single storey and extend to 115sqm, which includes 9sqm of amenity space in the form of a proposed balcony per unit. The proposed units are considerably larger than average apartment sizes in Manchester and are also in excess of the National Described Space Standards of 90sqm for a one storey, 4b/5p apartment.

3.5 A new façade is also proposed for the building, as well as ancillary development comprising extending the existing staircase to fit a DDA compliant lift, and the installation of a disabled car parking space and 20 no. secure bike storage spaces.

Scale

3.6 The proposed extension will extend to 2 storeys, increasing the building to ground + 5 storeys. The site occupies a prime location at the intersection of Oxford Road and Grosvenor Street and is already taller than the immediately adjacent building. However, the site currently offers little aesthetic value and negatively contributes to the quality of the surrounding environment.

3.7 There is an opportunity at the site, which lies in an identified growth area, to holistically look at the whole building to improve its overall appearance and role in the streetscape when viewed in the context of other new emerging buildings which range from five to eight storeys and the wider aspirations for the Oxford Road Corridor. Given the context in which the Site sits, the upwards extension is considered appropriate.



(Proposed view of the Development from Grosvenor Street showing the scale in context. Source: 21 St Architects)

Access

- 3.8 Pedestrian access will be taken from Oxford Road via the proposed lift.
- 3.9 1 no. new DDA car parking space is being created for the basement and 20 no. secure bicycle parking spaces will be provided and made available to the residents at the ground floor. These facilities will be accessed via the rear of the units via an existing access point.

Appearance

- 3.10 The appearance of the proposals has been given careful consideration throughout the design development. As detailed in Section 5 of the Design and Access Statement submitted alongside this application, the scheme has evolved as a result of ongoing pre-application discussions with MCC.
- 3.11 The proposals aim to significantly upgrade and improve the appearance of the existing building by taking a holistic and high-quality new approach to the whole building, not just the roof extension itself.

- 3.12 The proposals seek to overclad the existing façade with grey brick slips to improve the buildings appearance, making the proposals read as a singular entity and unified approach to the whole building. This will also emphasise the site's prominence on the junction similar to other developments, and help to appropriately book-end the row of buildings on Oxford Road. Metal rainscreen cladding is also proposed in bronze and will contrast with the grey brickwork giving a sharpness to the design. Black rainscreen cladding panels will also be used to contrast with the bronze cladding to articulate the pattern effect. Black aluminium window frames and reveals are proposed to emphasise the window openings. All materials proposed are long lasting and will provide a high-quality finish. The materials are considered to compliment those used on the surrounding buildings, however, will not repeat or replicate.



(Proposed view of the Development showing the new unified façade. Source 21 St Architects)

Summary

In summary, this chapter of the SPS has described the use and amount, layout and scale, appearance and means of access to the development. The proposed design is of high quality and will make a positive contribution to the appearance of its immediate surrounding area.

4. Pre-Application Consultation

- 4.1 This chapter summarises the pre-application consultation which has been undertaken by the applicant with MCC Officers. This should be read in conjunction with the DAS which provides full details of consultation undertaken to date.

Pre-Application Discussions with Manchester City Council

- 4.2 Two pre-application meetings were held with the Council in December 2019.
- 4.3 During the meeting, the principle of development was discussed, together with other matters for consideration, including height, materials, signage and access.
- 4.4 Written feedback was subsequently received which confirmed that planning officers were supportive of the principle of development. However, some concerns were raised over the proposed façade materials and the contrast of the roof extension. As a result of these comments, the materials palette has been updated and agreed with officers. There were also comments regarding the signage location which has now been moved to just above the residential entrance so as to reduce its impact on the building's aesthetic. Level access is also proposed to facilitate disabled access.

Summary

- 4.5 In summary, the applicant has carried out thorough consultation with Officers through pre-application discussions. Soller Eight Limited consultation fully accords with national and local planning policy guidance, and in particular the Council's SCI.

5. Planning Policy

- 5.1 This chapter of the SPS summarises relevant local and national planning policies which are relevant to the Application.

National Planning Policy Framework (NPPF)

- 5.2 The newly updated NPPF was published in February 2019 and contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

The Presumption in Favour of Sustainable Development

- 5.3 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the 2019 Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

"Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, of the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*¹

Building a Strong and Competitive Economy

- 5.4 Paragraph 84 states that previously developed land (PDL) *"and sites that are physically well related to existing settlements, should be encouraged where suitable opportunities exist"*.²

Making Effective Use of Land

- 5.5 Paragraph 117 sets out that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

¹ NPPF, page 6, paragraph 11

² NPPF, page 24, paragraph 84

- 5.6 Paragraph 118 sets out that decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upwards extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed and maintains safe access and egress for occupiers.
- 5.7 The proposed development seeks to enhance the efficiency of land by creating an upwards extension in a highly sustainable location.

Promoting Sustainable Transport

- 5.8 The NPPF sets out that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 5.9 In line with NPPF policy, the location and design of the scheme maximises opportunities for the use of sustainable transport modes. The location of the site is within walking distance of Bus stops, national rail and Metrolink stations and maximises the opportunity for users, employees and visitors to utilise existing sustainable transport infrastructure.
- 5.10 As set out in chapter two, the Site is in a highly accessible location. The Site is very conveniently located for leisure facilities and employment due to its location in the City Centre. It is also highly accessible for pedestrians and cyclists.

Achieving Good Design

- 5.11 Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Paragraph 131 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.
- 5.13 The proposed roof extension will be of a high quality in terms of design, materials, appearance and the internal environment, and has evolved in discussions with planning officers.

Development Plan

- 5.14 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. For the purpose of this application the Development Plan comprises of:
- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995); and
 - Manchester's Core Strategy 2012 – 2027 (adopted July 2012).

- 5.15 The Manchester Interactive Proposals Map illustrates that the site falls within the City Centre Core Strategy Policies CC1-CC10) and the Regional Centre (Policy EC3). The Site has no specific allocation.
- 5.16 Key policies within the Development Plan are considered below.

Core Strategy

- 5.17 The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.
- 5.18 **Policy SP1 ('Spatial Principles')** provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. Policy SP1 also encourages development to minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space. This proposal seeks to deliver high-quality apartments in location which reduces the need to travel.
- 5.19 **Policy EC3 ('The Regional Centre')** sets out that housing will be an appropriate use within the Regional Centre and should generally be in a location where higher density development is appropriate. The proposed use is therefore considered acceptable in this location.
- 5.20 **Policy EN1 ('Design Principles and Strategic Character Areas')** sets out that the City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. The Policy also sets out that developers will be expected to continue the rich pattern of activity. In maintaining the rich pattern of activity at an appropriate density, the development is considered to meet the objectives of this policy.
- 5.21 **Policy EN3 ('Heritage')** sets out the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New development should be designed to support the Council in preserving the historic environment.
- 5.22 **Policy CC6 ('City Centre High Density Development')** states that City Centre development will generally be high-density. Overall the policy emphasises that high-density development will continue to be supported throughout the City Centre. Increasing density at the Site is therefore supported.
- 5.23 **Policy CC3 ('Housing')** states that the City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of

occupants, in terms of both the number of rooms and their size. The proposals include a mix of apartment types and layouts, which are of a high standard.

5.24 **Policy T1 ('Sustainable Transport')** states that the Council will support proposals that improve the choice of transport modes, improve access to transport services and improve the pedestrian environment.

5.25 **Policy DM1 ('Development Management')** Policy DM1 states all new development should have regard to appropriate siting, layout, scale, form, massing and material, effects on amenity, including privacy, light, noise, vibration, air quality and accessibility, community safety and crime prevention, refuse storage and collection, vehicular access and car parking and flood risk and drainage. The proposed development has been designed to ensure that it respects the surrounding built environment and does not have any adverse impacts. The development has also been designed to integrate with the existing building, utilising existing access, drainage and refuse storage and collection arrangements.

Other Relevant Development Plan Policies

5.26 There are a number of other Development Plan policies which are of relevance to the proposals. These include:

Core Strategy

- Policy CC8 ('Change and Renewal');
- Policy H1 ('Overall Housing Provision'); and,
- Policy EN19 ('Waste').

Unitary Development Plan

5.27 On review, no extant Unitary Development Plan policies are considered relevant.

Other Material Considerations

5.28 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include:

- Supplementary Planning Documents;
- Planning Practice Guidance (March 2014); and
- Emerging Greater Manchester Spatial Framework ('GMSF').

5.29 These are addressed in-turn below.

Supplementary Planning Guidance

Oxford Road Corridor Strategic Spatial Framework

5.30 The MCC policy document that will be most influential in the future development of the site is the Corridor Manchester Strategic Spatial Framework.

5.31 The Corridor SSF is a high level document designed to guide the delivery of MCC's comprehensive vision of the whole of the corridor, rather than prescriptive policies on individual sites.

5.32 Spatial principles and development objectives covering the site include:

- The opportunity to increase the density of development;
- Where the density of development increases, it should be noted that a further premium must be placed on the quality of design; and
- Higher density development must have particular regard to architectural quality.

Manchester Residential Quality Guidance

5.33 MCC design and quality guidance was adopted by the City Council's Executive in December 2016. The design of the scheme has been cognisant of the guidance and high standards that are presented in the Manchester Residential Quality Design Guidance.

5.34 The guidance aims to create places in which people want to live in and can continue to live in, here natural light throughout the home is essential and choice is not restricted. Development should ensure visual and acoustic privacy and should deliver external amenity space.

5.35 The guidance also sets out how Manchester encourages sustainable transport and wants to make a growing contribution to transport choices. Residential development is viewed as key in providing the correct facilities to make cycling convenient, safe and practical arrangements. More details on the principles of the proposed development are provided within the Design and Access Statement.

The Manchester Strategy

5.36 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives. The proposed development of the Site will clearly align with the overarching programmes being promoted by the Manchester Strategy and has being designed alongside the principles contained within this strategy.

Green and Blue Infrastructure

5.37 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

The Emerging Greater Manchester Spatial Framework

5.38 GMCA is working to produce one overarching development plan to manage the supply of land for jobs and new homes across Greater Manchester through the production of the Greater Manchester Spatial Framework ("GMSF"). This document will not cover everything that a local plan would cover, and individual districts will continue to produce their own local plans.

- 5.39 The GMSF has undergone two rounds of consultation, most recently between January and March 2019. The emerging strategic direction of the GMSF clearly places an increased emphasis on the Regional Centre as the region's primary location for high density residential development, which will play a key role in meeting the housing needs of the region. The proposals will fully support the aspirations of the GMSF in driving the type and quality of growth that is needed to support Greater Manchester.

Summary

- 5.40 This chapter has identified national and local planning policy considerations to be taken into account when determining this application. The following chapter assesses the proposals against the policies set out above.

6. Planning Assessment

- 6.1 This chapter assesses the principle of the proposed development against the relevant policies and guidance within the planning policy framework. It demonstrates that the proposed development accords with the Development Plan and supports the Council's aspirations for the regeneration of the Site and surrounding area.

Principle of the Development and the Scheme's Contribution to Regeneration

- 6.2 Regeneration is an important planning consideration. Over the past fifteen years MCC has successfully regenerated areas significant areas of Manchester, including the Oxford Road corridor. This is an ongoing process and much remains to be done if the city is to remain competitive and sustainable. It is essential therefore that the Manchester City Centre continues to grow and provide new houses and jobs.
- 6.3 The principle of residential development at the site has been established under the previous prior approval permissions and is supported by a suite of national and local planning policies which aim to deliver sustainable development in locations which can accommodate growth. The addition of a high-quality roof-top extension and façade enhancement to improve the external appearance and increase the residential density at the site fully accords with those same planning principles.
- 6.4 As set out in the previous chapter, there is a strong focus in the Corridor SSF to continue to invest in this area to support the continuing transformational regeneration and growth. The site is identified in the Corridor SSF as an opportunity which could deliver high density development and therefore in the context of this and other emerging University development, as well as the sites brownfield nature and highly sustainable urban location, the proposal to deliver high quality housing is entirely appropriate.
- 6.5 The proposals represent a well-designed, sustainable, credible and deliverable development and clearly accords with policies EC3 (The Regional Centre).

Residential Quality

- 6.6 The proposal seeks an upward extension to a building which already has residential consent for the lower floors.
- 6.7 The design of the two residential apartments has evolved in discussions with planning officers at Manchester City Council, with reference to the overarching principles of the Manchester Residential Quality Guidance, as well as the key design aspirations relating to thresholds, space and daylight, storage, and privacy. In addition, the size of the proposed apartments exceeds space standards.
- 6.8 The floorplans submitted with the application illustrate that the two apartments make the best use of space and also incorporate outdoor amenity space, increasing the appeal and offer for residents.
- 6.9 The proposed development will therefore comply with space standards as required by Core Strategy Policies CC3 ('Housing'), which encourages a mix of high-quality apartments which use land effectively as well as CC6 (High Density Development).

Architectural Quality

- 6.10 A comprehensive Design and Access statement has been prepared to demonstrate how the extension sits not only on top of the existing building, but also within the wider site and emerging regeneration context.
- 6.11 The design has evolved through pre-application discussions with MCC and is detailed in Section 5 of the DAS, as well as a result of the site context, characteristics and opportunities. The DAS demonstrates that the proposed development is well considered, is of high quality design, befitting of its siting and surroundings and will make a positive contribution to the existing local character of the area. The extra height will give prominence to this site which marks the entrance of Grosvenor Street, visually bookending and balancing the prominent and aesthetically attractive façade of the former picture palace listed building.
- 6.12 The approach to adopt a consistent architectural design for the whole building, not just the proposals roof extension, demonstrates the Applicant's commitment to ensuring a high-quality piece of architecture on this important corner plot. The proposals therefore clearly accord with policies EN1 (Design Principles and Character Areas) and DM1 (Development Management).

Relationship to Public Transport Infrastructure

- 6.13 As set out in chapter two of this SPS, the Site is situated in a highly sustainable and accessible location. It has excellent accessibility for pedestrians and cyclists and has exceptional connections to public transport which supports a reduced reliance on private motor vehicles. The Site is close to a range of excellent bus services, mainline train services, and is less than one kilometre to St Peters Square Metrolink stop.
- 6.14 It is proposed that the development will create 1 DDA compliant parking space and 20 secure cycle spaces which also supports the vision to create sustainable developments.
- 6.15 As the development will fully take advantage of the Site's sustainable location it is considered that the development complies with Core Strategy Policy T1 (Sustainable Transport).

Green and Blue Infrastructure Statement

- 6.16 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.
- 6.17 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.
- 6.18 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within city centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.
- 6.19 The Design and Access Statement sets out how the proposed development has been designed to maximise external amenity space for residents through the provision of balconies for the new homes. The proposed

development has considered every viable way to maximise outdoor space in order to comply with this strategy and action plan.

Noise

- 6.20 In accordance with Policy DM1 (Development Management), a Noise Assessment has been prepared by WYG and has been submitted in support of this application. The assessment identifies, measures and assesses the potential impact of the existing noise climate on future residential receptors, as well as considering the vehicle generated noise impacts on any nearby receptors.
- 6.21 The dominant noise sources identified in the survey were found to be the frequent road traffic along Oxford Road and Grosvenor Street.
- 6.22 In order to mitigate noise impacts, a comprehensive glazing and ventilation strategy is proposed to demonstrate that the necessary noise standards can be achieved for internal areas. As such, it is considered the proposals accord with the provisions of the Core Strategy, including Policy DM1.

Summary

- 6.23 The principle of the proposed development accords with the relevant policies of the Development Plan and guidance within the NPPF, which promotes the efficient use of land and the delivery of residential units in sustainable locations.
- 6.24 It has been clearly demonstrated that the development proposals fully accord with the relevant policies of the Development Plan and as such should be approved without delay.

7. Heritage Statement

- 7.1 This section specifically assesses the proposals against the surrounding heritage assets in accordance with local and national planning policy guidance.

Historic Environment

- 7.2 In determining the proposed planning application, the Council has statutory duties under the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings³ and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas⁴. The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 7.3 The site is not located within a Conservation Area and there are no heritage assets within the site boundary, however, presently the site detracts from the setting of a number of listed buildings due to its largely derelict and run-down appearance. It therefore presents an opportunity to enhance the architectural and urban qualities of the area. This is particularly important given the sites immediate setting.
- 7.4 Listed buildings are afforded statutory protection under policies in the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are listed because of their special architectural and historic interest which through designation is a material planning consideration. National and local planning policy recognises that changes to buildings or sites within the vicinity of a listed building can affect the special interest of that listed building. In the absence of physical impacts, it is the impact to the setting of designated or non-designated heritage assets identified as part of this development that will be considered.

Setting and Significance of Heritage Assets

- 7.5 The site lies within the setting of a number of listed buildings which are discussed below.

Former Grosvenor Picture Palace

- 7.6 This Grade II listed building was erected in 1912 as the Grosvenor Picture Palace. It stands out on this prominent corner plot though its use of arsenic green and cream faïence tiles. The decorative stile is a mixture of an Edwardian baroque with early hints of art deco.
- 7.7 The building is of special interest for its architecture. The setting of the building contributes to its significance through its relationship with the prominent corner junction and its corner entrance as a form of advertising along the thoroughfare of Oxford Road. The Site sits opposite this building and is currently a detracting feature in the setting of this building.

³ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

⁴ S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Adult Deaf and Dumb Institute (Former)

- 7.8 This Grade II building is dated 1878 and was designed by John Lowe. The building is fronted in high quality sandstone ashlar, with Gothic proportions and detailing. The building is of special interest for its architectural merit and historical interest, for its former philanthropic use and its more recent use as a well known music venue.
- 7.9 The Site is situated across the road from this building and appears as a detracting aesthetic feature in the buildings wider setting and makes no contribution to the significance of this building.

Former Town Hall Façade

- 7.10 This building is Grade II Listed and built in 1830-1 and was designed by Richard Lane in the Greek Revival style. This building is used by Manchester Metropolitan University (MMU).
- 7.11 The setting of the building contributes to its significance by its placement at a prominent point within the historic civic square, whilst this setting has been eroded, the facade has a new prominence as a key part of MMU.
- 7.12 The Site makes almost no contribution to the setting of the facade, forming only a slightly detracting feature in the wider surroundings of the building. The Site makes no contribution to the significance of this building.

Grosvenor Building

- 7.13 The building is in a free Gothic style, yet with symmetrical rhythm in its window bays and gable wings. The main range is buttressed and arcaded, resulting in quite a freeflowing and light building, albeit formed in sandstone ashlar.
- 7.14 The building is of special interest due to its clear architectural qualities and also its history as a building of education, beginning the establishment of the area as one of academic excellence. It is Grade II listed.
- 7.15 The setting of the building is on a prominent location on the square, closely flanked by the former Town hall facade, with which it forms a group. The setting is also of other, newer, academic buildings, which contributes to its significance emphasising the growth and continuity of academic activity from the late nineteenth century in this location.
- 7.16 The Site makes no contribution to the setting of the heritage asset, featuring as only a slightly detracting feature in the wider surroundings of the building. The Site makes no contribution to the significance of this building.

Planning Policy

- 7.17 In considering applications for planning permission, local authorities are required to consider the policies on the historic environment as set out in the NPPF. Paragraph 189 of the NPPF states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The

level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

- 7.18 Policy CC9 (Design and Heritage) of the Core Strategy states that "development in Manchester City Centre should preserve and enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments".

Assessment of Impact

- 7.19 The proposals are considered to greatly enhance the current building, which is currently a negative visual marker on this corner of Oxford Road and Grosvenor Street. The proposed development seeks to contribute as a positive element to the existing townscape through the enhanced external appearance and introduction of higher quality architectural expression.
- 7.20 The addition of the two storeys will allow the building to sit prominently into its corner plot, without competing with the taller nearby university buildings. The extra height will give prominence to this site which marks the entrance of Grosvenor Street, visually bookending and balancing the prominent and aesthetically attractive façade of the former picture palace.
- 7.21 The materiality of the building also aids the enhancement of the picture palace, drawing on its colouration in the use of pre-oxidised copper cladding with the aim of successfully complimenting the green faïence tiling in its striking arsenic tone, whilst read as a clearly modern addition. This colouration will help draw the eye in longer views to the junction from the other side of the park on Cavendish Street, helping to increase the picture palace's prominence in the townscape and adding to appreciations of its significance.
- 7.22 The proposals will retain the double height windows at ground floor level along Grosvenor Street, which are the one feature of interest on the current building and will help retain and enhance the activation of the building at ground floor level.
- 7.23 The surrounding heritage assets will largely retain their existing context and the rejuvenation of the site will improve their more general surrounding context.
- 7.24 Overall, it is considered that the proposal will make a considerable beneficial enhancement to the Site through the regeneration of a dilapidated building on a prominent corner plot. In turn, the proposals will also positively contribute to the setting of the surrounding listed buildings which the site currently detracts from and will not harm the significance of the surrounding heritage assets.

Summary

- 7.25 In conclusion, it is considered the proposals would therefore meet the tests for sustainable development outlined in the National Planning Policy Framework insofar as they relate to the historic environment and the requirements of the National Planning Policy Framework and local policy, namely Core Strategy Policy CC9.

8. Statement of the Requirement to Provide Affordable Housing

- 8.1 Policy H8 (Affordable Housing), states; *'The following requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of **0.3 hectares** and above or where **15 or more units** are proposed.'*
- 8.2 The development proposes **two units** and the site area is **less than 0.3ha**. Therefore, it is not considered that Policy H8 is relevant to this proposal.

9. Conclusions

- 9.1 This SPS has been prepared by Avison Young on behalf of Soller Eight Limited in support of a full planning application made to Manchester City Council for a rooftop extension to create two additional four-bedroom flats, together with façade enhancements, and other associated works at 137 Oxford Road Manchester, M1 7DY
- 9.2 This Supporting Planning Statement is intended to address the relevant planning policy considerations and in particular the case for development at the site.
- 9.3 The site is situated in a highly sustainable location on the southern fringe of Manchester City Centre within the Oxford Road Corridor. It is in close proximity to a range of existing shops and services and has very good accessibility for pedestrians and cyclists. It is also well connected to public transport links allowing for reduced reliance on private motor vehicles. In locational terms, the site provides an excellent opportunity for enhance the existing permitted residential offering.
- 9.4 The proposals have been designed with due regard to the technical assessments undertaken by the Applicant's project team. The rooftop extension has been sensitively designed to complement the already approved residential uses below and a comprehensive approach to significantly enhancing the whole of the existing buildings has been proposed. The proposals represent a high-quality scheme undertaken in line with best practice guidance.
- 9.5 The report has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this application, clearly demonstrating that the principle of a residential use at the site accords with national and local planning policy. The application accords with the principles of the NPPF (2019), which encourages making efficient use of land, maximising densities in sustainable locations and good design.
- 9.6 There are no environmental or technical reasons why the planning application should not be approved. It has been demonstrated within Chapters 5 and 7 of this report that the scheme will result have social, environmental and economic benefits and the upwards extension will promote sustainable residential development in the city centre.
- 9.7 To summarise, the proposed development represents a high-quality form of development, within a highly accessible location on the fringe of Manchester City Centre, which will deliver significant regeneration benefits. The scheme proposals accord with the Development Plan and in line with national planning policy it is respectfully requested that planning permission is granted.

Appendix I

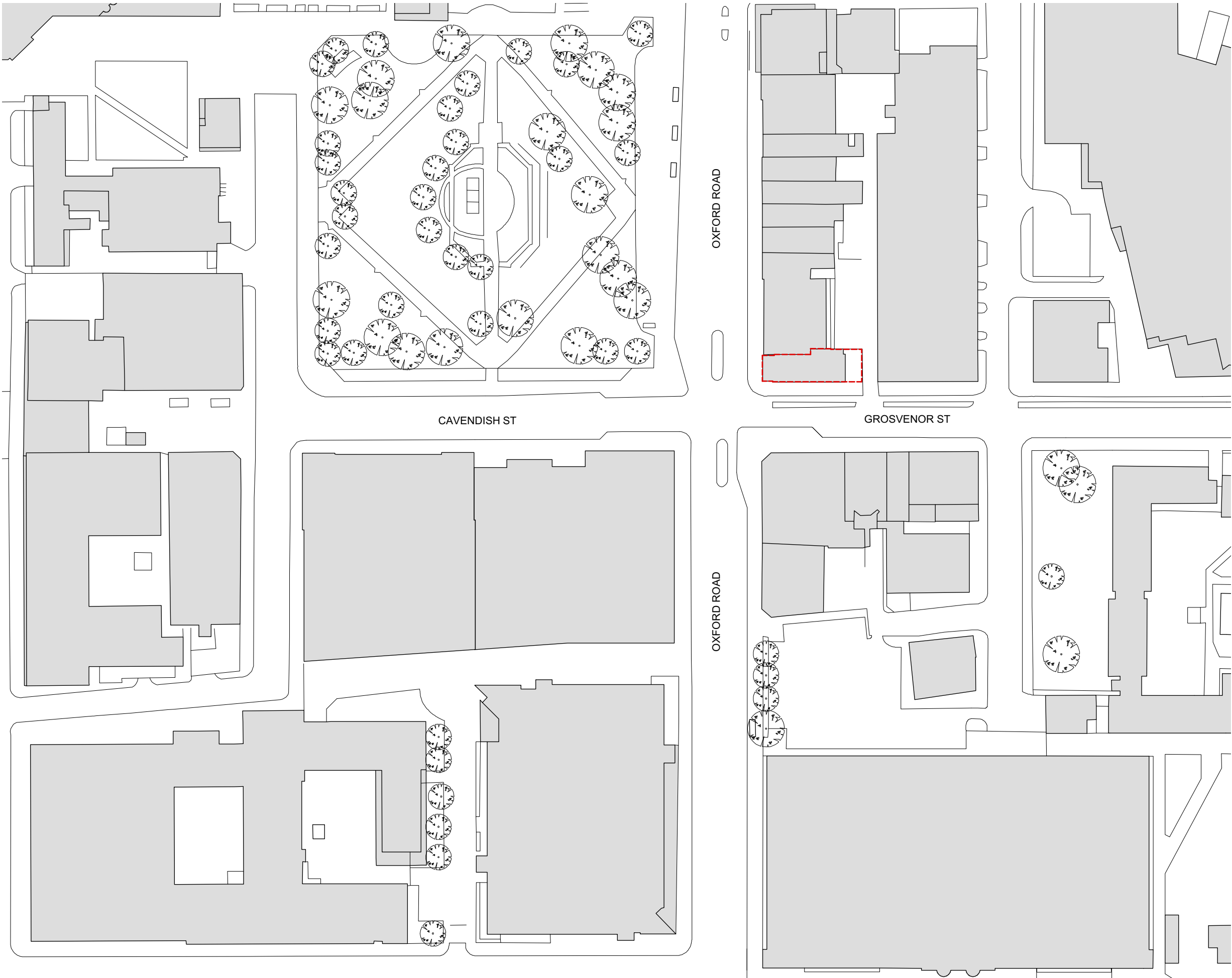
Schedule of Supporting Plans and Documents

Submission Documents	Author	Reference
Administrative		
Covering Letter	Avison Young	8 th December 2020
Application Forms, Certificates and Notices	Avison Young	8 th December 2020
Application Fee	Soller Eight Limited	
Planning Application Documents		
Supporting Planning Statement (inc. Heritage Statement)	Avison Young	December 2020
Design and Access Statement	21 st Architecture	September 2020
Noise Statement	WYG	September 2020 A117616-1
Planning Application Drawings		
Site Location Plan	21 st Architecture	296_PL1_S_00
Existing Block Plan	21 st Architecture	296_PL1_S_01
Existing Basement and Ground Floor Plan	21 st Architecture	296_PL1_EX_00
Existing First and Second Floor Plan	21 st Architecture	296_PL1_EX_01
Existing Third and Roof Plan	21 st Architecture	296_PL1_EX_02
Existing South East and North West Elevations	21 st Architecture	296_PL1_EE_01
Existing South West and North East Elevations	21 st Architecture	296_PL1_EE_02
Existing Sections AA BB CC	21 st Architecture	296_PL1_ES_01
Proposed Basement and Ground Floor Plan	21 st Architecture	296_PL1_GA_00 Rev. B

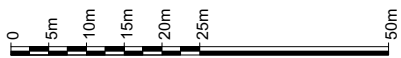
Proposed First and Second Floor Plan	21 st Architecture	296_PL1_GA_01 Rev. B
Proposed Third and Fourth Floor Plan	21 st Architecture	296_PL1_GA_02 Rev. B
Proposed Fifth Floor Plan and Roof Plan	21 st Architecture	296_PL1_GA_03 Rev. B
Proposed South East and North West Elevations	21 st Architecture	296_PL1_GE_01 Rev. B
Proposed South West and North East Elevations	21 st Architecture	296_PL1_GE_02 Rev. B
Proposed Sections	21 st Architecture	296_PL1_GS_01 Rev. B

Appendix II

Site Location Plan



00 Existing Location Plan
1:500 @ A1, 1:1000 @ A3



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Notes

* Submitted for Planning	30/03/2020
* Issued for Information	23/10/2019

Revisions



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Drawing Title

- Existing
- Existing Location Plan

Status	Drawn	Checked
For Information	SG	TS
Scale	Date	
1:500@A1/1:1000@A3	Oct 2019	
Drwg. No.	Revision	
296_PL1_S_00	*	

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