



Paul Butler Associates

Planning, Development & Heritage Consultants

08 April 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Carl Glennon

Our ref: 16.1056

Dear Mrs Roscoe

Location: Vacant Plot North East of the Vallance Centre, Brunswick Street, Manchester, M13 9XF
Application Reference: 131240/FO/2021
Application to vary condition under section 73 of the Town and Country Planning Act 1990

Introduction

On behalf of my client Brunswick Living Ltd, I am pleased to submit a section 73 application to vary condition 2 (approved drawings) attached to application 131240/FO/2021. The amendments proposed will enable a change to the construction method and allow 2.4m floor to ceiling heights to be achieved internally. This in turn necessitates a minor increase to the overall height of the building. The visual impact of this will be minimised by a glazed balustrade to the roof level above a minor parapet height increase. In addition to the increase in building height, an increase to the stair core / lift shaft is required to facilitate construction.

Context

Brunswick Living Ltd's original planning approval for 16 flats over 5 storeys (115475/FO/2017) was built right up to the eastern and western boundaries with the neighbouring properties. However, challenges with getting the permissions required from neighbours to construct the building, resulted in the applicant exploring an alternative development solution for the site.

The building footprint was therefore reduced to bring the side walls in from the adjoining property boundaries. In order to accommodate the 16 flats (which are fundamental to the viability of the scheme) within the reduced building footprint, the building was increased by a single floor to 6 storeys. In order to minimise the impact of that change in height, various construction approaches were explored. A sub-contractor identified a construction solution which reduced the floor build-up without compromising internal apartment floor to ceiling heights. The basis of this solution was a SFS and timber floor cassette which the services could run within. The revised scheme also resulted in materiality improvements which better relate it to the current context. This scheme was approved in February 2022 (31240/FO/2021). The height of the approved scheme to top of parapet is 17.45m.

Following approval, the applicant moved quickly to progress to a start on site with the scheme. Whilst the floor construction had been identified as working in principle, during the detailed construction design the applicant's structural engineering and mechanical and electrical engineering advisors identified issues with this approach in relation to the specific service and steel frame requirements of this scheme. This resulted in the services having to run beneath the floor. As a result the design moved to a more traditional floor build-up construction. This increased the depth of the floor build-ups. The impact of this is that the building can still be built to the approved overall height, but it will result in compromised internal floor to ceiling heights. If bulkheads are introduced in certain locations that impact can be reduced, but it still results in floor to ceiling heights of just over 2.2m in most locations (which reduce to just over 2.1m under the bulkheads).

The applicant's view therefore is that it is better to look to increase the overall height of the building in order to achieve a consistent floor to ceiling height within the apartments of over 2.4m, by raising the top of parapet to 18.9m. In doing so they have looked to minimise the visual impact to a 0.775m increase, by introducing a glazed parapet.

Condition 2

It is proposed that condition 2 is amended as follows:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council on 2 August 2021, 19 August 2021 and 25 November 2021:

Planning application forms

Proposed apartment schedule A1324(02)000 Rev E

Location plan (with a red edge) A1324(01)001

Existing Topo plan A1324(01)001

Proposed site plan A1324(02) 001 Rev F

Proposed ground floor plan A1324(02) 002 Rev F

Proposed first and second floor plans A1324(02) 003 Rev F

Proposed Third and fourth floor plans A1324(02) 004 Rev F

~~*Proposed Fifth and roof floor plans A1324(02) 005 Rev F*~~

~~*Proposed South elevation A1324(02) 006 Rev F*~~

~~*Proposed East elevation A1324(02) 007 Rev F*~~

~~*Proposed West elevation A1324(02) 008 Rev F*~~

~~*Proposed North elevation A1324(02) 009 Rev F*~~

~~*Proposed Street view A1324(02) 010 Rev F*~~

~~*Proposed 3D view A1324(02) 011 Rev F*~~

~~*Proposed Section A1324(02) 013 Rev F*~~

Proposed Fifth and roof floor plans A1324(02) 005 Rev H

Proposed South elevation A1324(02) 006 Rev H

Proposed East elevation A1324(02) 007 Rev H

Proposed West elevation A1324(02) 008 Rev H

Proposed North elevation A1324(02) 009 Rev H

Proposed Street view A1324(02) 010 Rev H

Proposed 3D view A1324(02) 011 Rev H

Proposed Section A1324(02) 013 Rev H

Design & Access Statement : New Brunswick Apartments, Brunswick Street dated June 2021 by Create It Studios

Planning Statement - Brunswick Street Ardwick By Paul Butler associates dated 29 July 2021

Letters from Generation Ltd dated 24 November 2021 and Japanese Knotweed Solutions dated 10 November 2021 confirming Japanese Knotweed treatment and removal

Brunswick Living Ltd New Brunswick, Brunswick Street Ardwick Viability Assessment dated August 2021 and Appendix A - Letter from Rock & Solid Ref: 40/01 New Brunswick - 16 Apartments dated 9 July 2021.

Planning Analysis

The proposed changes will principally enable compliance with the Manchester Residential Quality Guidance to be maintained. Section 2.8 'Make it Home' stresses the importance of creating suitable floor to ceiling heights where it states:

Maximising natural daylight is important, with floor to ceiling heights at a minimum 2.4m in living and bedroom spaces. A minimum height of 2.5m will be strongly encouraged in all habitable areas.

In order to balance the need to provide a policy compliant level of internal accommodation against the resulting height increase, the applicant examined ways to reduce any potential visual impact. This has been achieved by increasing the height to parapet by only 0.775, with a glazed balustrade then proposed above. The glazed balustrade will be visually permeable and thereby decreases the risk of any visual dominance occurring.

When the new building is viewed from street level it is considered that there will be a negligible impact in relation to the existing approval. The building will still remain lower than the Polygon Street development opposite. The Polygon Street development occupies a prominent site on the corner of Brunswick Street, Polygon Street and Stockport Road and is sited directly between the site and the Grade II listed Apollo Theatre. It is not considered that any harm to the listed building would arise from the proposals.

In terms of the stair core / lift shaft, this is required to provide access to the roof garden. The stair core / lift shaft will be set back from the front elevation, and with the Vallance Centre to the south west, only glimpses would be possible in longer range views along Brunswick Street from the south west. Similarly, slight views could potentially be achieved from Higher Ardwick to the north west, however the development would be viewed in the context of the Polygon Street development opposite and the high rise Artillery Court on Wadesdon Road behind the site. We therefore do not consider that this visual impact would be detrimental to the streetscene.

Variation to Section 106 Agreement

Based on our discussions regarding this matter, we understand that the proposed changes will not change the overall scope of the Section 106 agreement, however a variation is required to account for this Section 73 application.

We have included the Solicitors contact details so this matter can be actioned at the earliest opportunity:

Matthew Brennan
Versus Law
10 Lapwing Lane, Didsbury, M20 2WS
0161 249 5052
mb@versuslaw.co.uk

Project Progress

In conjunction with this application, the applicant will be applying to discharge the main conditions to enable works to continue on site.

We trust that the above information is satisfactory and we would be pleased to discuss the proposed changes further should this be of assistance. We look forward to working with the Council in progressing this matter to a positive determination, should you have any questions please don't hesitate to get in contact.

Yours sincerely



Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

c.c Brunswick Living Ltd