

18 October 2021

Ms Julie Roscoe
Head of Planning
Manchester City Council
Floor 6
Town Hall Extension
Albert Square
P O Box 532
Manchester M60 2LA

Dear Ms Roscoe,

506 Wilmslow Road, Manchester, M20 4BT
Application for a Non-Material Amendment to Planning Permission Reference
121791/FO/2018

Planning permission was granted on 9 December 2019 for the remodelling of the existing apartment building to create three new flats making five in total, alterations to elevations and creation of light wells (application reference 121791/FO/2019). The proposal included changes to ground levels to the front of the building in order to create a level access to the front door. This application for a non-material amendment seeks to retain the existing ground levels to the front of the building.

The proposed change in levels is referred to in the notes on approved drawings 506-PD-0003 Revision 5 Floor Plans (Proposed) and 506-OD-0006 Revision 3 Site Plan (As Proposed). Amended drawings are submitted with this application that remove the references to altering ground levels.

The context is that the site falls within the Withington Conservation Area. It is not practical to provide a level access. The changes in levels and the nature of existing doorways within the building are such that providing a level access to the front door would be a valueless exercise.

The front door of the building, which provides a secure access to all flats, is the same as the other properties in the terrace of buildings. There is a step to the covered porch, and then a further step up to the ground floor hallway. The front garden also slopes up from the back of pavement to the covered porch. There is a difference in levels of about 400mm from the pavement to the hallway level. The architect for the schemes has sought to design a ramped access within the space available and concluded that it cannot be done. Further, they advise that a ramp would require a handrail. The combination of the ramp and handrail would be visually intrusive in the street scene.

Once within the building, the doorways are a combination of existing and new openings, ranging between 800 and 900mm door widths, many of which will require upgraded, thicker, heavier fire doors. These parameters all impose a limitation on statutory quality access for those in a wheelchair. Similarly, there are a number of doorways where the statutory 300mm leading edge provision to enable someone in a wheelchair to open a door is not possible. Finally, corridor widths are narrow and manoeuvring space cannot be achieved within the internal layout of the building. The consequence is that a level access to the front door, if it was practical to construct, would assist in providing level access to that point, but the internal layout and changes of level do not facilitate level unrestricted access.

The architect engaged in the process of developing detailed design, has concluded that the existing flats (and communal access arrangements) cannot be adapted to the needs of those in a wheelchair or others who require level and unencumbered access within the building.

As has been noted, the building lies within the Withington Conservation Area. Omitting the ramped access to the front doorway of the building would result in the external appearance of the frontage being unchanged. This would be a marginal benefit in heritage terms.

In summary, the non-material amendment for which approval is sought is to omit the changes to ground levels to the frontage of the building that would achieve a level access to the front doorway. These works are indicated by notation on approved drawings:

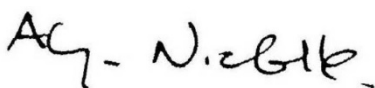
- 506-PD-0003 Revision 5 Floor Plans (Proposed): and
- 506-OD-0006 Revision 3 Site Plan (As Proposed).

The following drawings are submitted as replacements and remove the notation referring to the changes in ground level:

- 506-PD-0003 dated 04/08/2021 Floor Plans Proposed
- 506-OD-0006 dated 04/08/2021 Site Plan (As Proposed)

Please contact me if you require further information.

Yours sincerely



Alyn Nicholls
BA(Hons) MRTPI