

08 October 2021

Delivered by via Planning Portal

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
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M60 2LA

Ref: UNIM3021

Dear Ms Atkinson

FULL PLANNING APPLICATION FOR ELEVATION ALTERATIONS AND THE CHANGE OF USE OF UNIT 1, NEW MEDLOCK HOUSE, MANCHESTER

On behalf of Unite Students ('the applicant'), I am pleased to enclose an application for works to New Medlock House, Manchester ('the Site'). This application seeks full planning permission for the change of use of Unit 1 as well as a number of elevation alterations to Unit 1 and to the existing reception area. The proposal seeks to facilitate the conversion of existing vacant space within the development to provide a new main entrance and reception area, the creation of a new internal courtyard and the delivery of additional student amenity space.

The description of development is as follows:

"An application for full planning permission for the change of use of Unit 1 along with elevation alterations to Unit 1 and to the existing reception area, New Medlock House, Manchester"

The application is submitted via the Planning Portal (ref. **PP-10275363**) and comprises the following documents:

- Application forms and certificates
- This Cover Letter, prepared by Turley
- A suite of Architectural Drawings, prepared by HCD Architects
 - Site Location Plan (ref: 20253-HCD-ZZ-XX-DR-A-09-100 Rev P02)
 - GA Site Plan – Proposed (ref: 20253-HCD-ZZ-XX-DR-A-09101 Rev P01)
 - GA Level 00 Common Room / Reception Layout (ref: 20253-HCD-A0-00-DR-A-04-100 Rev P03)
 - GA Level MZ Common Room Layout (ref: 20253-HCD-A0-MZ-DR-A-04-102 Rev P03)
 - GA Level 00 Common Room Layout (ref: 20253-HCD-A0-00-DR-A-04-101 Rev P03)
 - GA Elevations External Common Room Elevations Existing (ref: 20253-HCD-A0-EL-DR-A-05-101 Rev P01)

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- GA Elevations External Common Room Elevations (ref: 20253-HCD-A0-EL-DR-A-05-100 Rev P04)
 - Common Room / Reception 3D Views (ref: 20253-HCD-A0-00-M3-A-05-200 Rev P02)
 - GA Elevations Common Room Existing (ref: 20253-HCD-A0-XX-DR-A-05-202)
 - Common Room Existing Elevation Images (ref: 2053-HCD-A0-XX-DR-A-05-300)
 - GA Elevations Common Room (ref: 20253-HCD-A0-XX-DR-A-05-201 Rev P03)
- Design & Access Statement (ref: date 01.10.21 Rev P01)

In addition, the requisite application fee (£462) has been paid to Manchester City Council.

Site Background

New Medlock House occupies a prominent position adjacent to the Mancunian Way (A5103), Cambridge Street and Chester Street in Manchester City Centre. Consent for the development of the purpose built student accommodation comprising 146 no. apartments and associated retail space at ground and first floor was granted¹ in July 2000. Condition 5 attached to the permission requires that the retail units approved shall be occupied by uses falling within Classes A1, A2 and / or A3 of the Town and Country Planning (use Classes) Order 1987 (as amended) only.

Unit 1 is located on the corner of Cambridge Street and Chester Street. In April 2003 full planning permission for the installation of a new shop front was granted² by MCC. The Unit is set over two levels (ground and first floor). The unit has been vacant since July 2020, having most recently been used as a café / takeaway under an A3 Use Class.

The existing reception area is located adjacent to the sites established vehicle access point from Chester Street.

Proposed Development

The proposal seeks full planning permission for the change of use of Unit 1 and a number of elevation alterations to the Unit and to the existing reception area.

The proposed change of use seeks permission to change the use of Unit 1 from its current A3 Use to Sui Generis student amenity space. The floorspace applicable to this change of use is 450m².

The proposal will facilitate the conversion of the existing vacant space to facilitate the delivery of a new main entrance and reception area for the development, the creation of a new internal courtyard and the delivery of an additional 563m² of student amenity space comprising a combination of study rooms, a cinema / TV room, pool lounge, and yoga studio.

The application will generate an additional 21m² of floorspace through the extension of the ground floor footprint to infill an area of external undercroft (facing Cambridge St).

Appearance

The proposal includes the introduction of additional glazing to the Cambridge Street elevation, in place of the existing brickwork, providing an increased active frontage in this area. Similarly, within the internal courtyard additional glazing to the corner will create a focal point for access to space from the internal courtyard. The proposals have been designed to simplify the look of the facades and maximise the extent of glazing to the buildings frontage.

¹ LPA Ref: 058574/FO/CITY3/00

² LPA Ref: 067275/FO/CITY3/03

The external elevation proposal to the existing reception area includes the introduction of additional glazing to the external façade of the reception area.

Access

As mentioned above, the proposals seeks to relocate the existing reception area into the former commercial unit. The main entrance is proposed to be located on Chester Street in a more visible location when approaching the building from the City Centre.

Level access will be provided throughout, with a platform lift being installed to provide alternative access to the mezzanine level.

Internal Layout

It is proposed that the existing two levels of Unit 1 will be retained. The internal area of Level 00 will be extended by approximately 21m² to infill an area of external undercroft (facing Cambridge St).

Level 00 will comprise the entrance lobby, circulation / meeting area, reception and ancillary staff amenity space (comprising office and kitchen), a post room, a student welfare area, a cinema / TV room, pool lounge and the retention of the existing toilets. Level 01 will comprises a mix of study spaces (Silent, group and meeting rooms).

The internal proposals for the existing reception area comprises the introduction of student amenity space and a yoga / dance studio. The existing toilet is to be retained.

Other

To facilitate the delivery of the new internal courtyard area adjacent to the entrance / reception area the relocation of 8 no. existing cycle hoops is required. These are to be relocated adjacent to the area as detailed on the GA Site Plan – Proposed (ref. 20253-HCD-ZZ-XX-DR-A-09-101 Rev P01).

Planning Policy Context

As required by Section 38(6) of the Planning and Compulsory Purchase Act (2004), the following section appraises the proposed development in the context of relevant planning policy and guidance.

Manchester City Council's ("MCC") Development Plan comprises the adopted Manchester Core Strategy ('CS') (2012), the 'saved policies of the Manchester Unitary Development Plan (1995), Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan.

A summary of the policies relevant to the determination of this application is provided below.

Policy H12 relates to purpose-built student accommodation ('PBSA') in the City. Amongst others, the policy identifies that proposals should be designed in relation to adjacent uses to ensure there are no unacceptable effects on amenity in the surrounding area.

Policy EN1 requires that all development proposals in the City maximise opportunities for good design to enhance the overall image of the City ensuring the highest standard of appearance and function are incorporated into development proposals.

Policy Appraisal

The development seeks to maximise the use of available space within the New Medlock Street Development. It is considered that the works proposed represent the efficient use of land associated with an established PBSA development to increase the provision of integral ancillary student amenity

space. The principle of the proposed development is considered to be entirely acceptable given the existing use of the site.

Policy H12 of the CS requires that proposals relating to PBSA developments should not give rise to unacceptable effects on amenity in the surrounding area. By virtue of the nature of the existing development and surrounding uses, it is considered that the new entrance / reception and the ancillary student amenity space will not give rise to any unacceptable effects. Moreover, the proposal seeks to deliver only a negligible increase in floorspace. The increase in floorspace does not represent an intensification of use, nor will the proposal lead to an increase in student bed spaces at the site. The facilities on offer will be for the use of existing residents of New Medlock Street. The proposed development is therefore in accordance with Policy H12 of the CS.

The proposed design is of high quality in terms of appearance and function and seeks to maximise the use of redundant space to the delivery an increase in the student amenity space on offer at the development. The introduction of the additional glazing to the elevations, particularly around the main entrance adjacent to Chester Street and Cambridge Street, will provide an increased active frontage and enhance the relationship between the development and street level. It is considered that the proposal is of a high quality design which will lead to the efficient use of land and available space and is therefore consistent with Policy EN1.

Summary

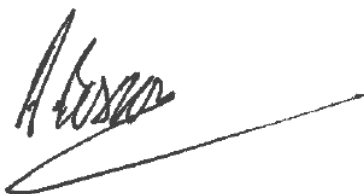
The proposed development seeks full planning permission for the change of use of the Unit 1 and a number of elevation alterations to the Unit and to the existing reception area of New Medlock House.

It is considered that the proposal represents the efficient use of available space to deliver additional integral student amenity space. The proposal will not lead to an intensification of use, nor will it give rise to any unacceptable amenity effects. Furthermore, the proposed development is of a high quality design which is appropriate for the sites frontage adjacent to Chester Street and Cambridge Street.

The proposal is deemed to be appropriate given the established PBSA development on the site and remains consistent with relevant policies of the Development Plan. Planning permission should therefore be granted without delay.

We look forward to receiving confirmation that the application has been validated in due course. In the meantime, if you have any queries or seek further clarification; please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'A Buxton', with a long, sweeping horizontal line extending to the right.

Adam Buxton
Senior Planner

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