



Chartered Town Planners & Architectural Technicians

PLANNING / DESIGN AND ACCESS STATEMENT

Change of use from office to consulate, and erect flag pole.

Property Address: 6 Oxford Court, M2 3WQ, Manchester.

August 2021

1.0 INTRODUCTION

1.1 This Planning / Design and Access Statement is submitted on behalf of the applicant in respect of a planning application for the change of use from a vacant office to a consulate, and to erect a flag pole. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 The planning application relates to No. 6 Oxford Court. The property is a three storey over basement terraced property which faces towards Bishopsgate. Oxford Court is a perimeter block type development with all buildings being of a similar scale and appearance. The buildings are primarily in office use.

2.3 The wider area surrounding the site is mixed use in nature reflecting its city centre location. Parking is available within Oxford Court and four spaces are assigned to No. 6. In terms of public transport, the site is within walking distance of many bus routes and Oxford Road Station.

2.4 The site is located within Flood Zone 1 and at low risk of flooding. The site is not located within a conservation area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development is for a change of use from the premises from office use to a consulate (a sui generis use). In many respects the proposed use is the same as an office although there are some subtle differences and planning case law would point to consulates being a sui generis use.

3.2 No new floor area is proposed, nor are any alterations proposed to external elevations save for the erection of a flag pole to the front elevation reflect the building's proposed use as a consulate.

3.3 The property is presently vacant and has been for some time. The property became vacant in 2018 and has been marketed since. Marketing information is set out in appendix A of this Statement.

4.0 PLANNING HISTORY

4.1 There is no recent planning history for No. 6 according to Manchester Council's online planning records.

4.2 It is however noted that there is recent precedent for the change of use from an office in Oxford Court to a consulate. Permission Ref. No. 117996/FO/2017 was approved in December 2017 at No. 22.

5.0 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2019)

5.1 Para. 80 of the NPPF states that "*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*". ***The proposed development is in response to an identified need for consulate services in the area. The use will be complimentary to other land uses nearby.***

Manchester Core Strategy (2012)

5.2 The site is located within the City Centre boundary according to the Manchester Proposals Map. Policies CC1 and CC6 of the Core Strategy are supportive of a mixture of land uses within the city centre particularly those that create employment and footfall. ***The proposed development would not be contrary to Core Strategy policies.***

Extant Unitary Development Plan Policies

5.3 There are no known Unitary Development Plan policies to prevent or discourage against a development of the nature proposed at this location.

Guide to Development in Manchester Supplementary Planning Document (2007)

5.4 Para. 2.47 of this SPD deals with a variety and mix of uses. It is stated:

“One of the best ways of creating sustainable communities is by providing a balanced mix of uses. This can be achieved in a number of ways: within different parts of a neighbourhood; in different parts of a development scheme; in adjacent buildings along a street; or in buildings that accommodate a number of uses. A mix of uses also means that higher density development does not overly dominate the character of the area”.

Furthermore, para. 11.32 states:

“Wherever possible, workplaces should be located near to residential areas and other services, to support the Council's sustainable development strategy, in particular reducing the need to travel”.

The proposed development would provide consulate services and associated employment within the city centre and near to residential areas.

The principle of such development was recently found acceptable in application decision Ref. No. 117996/FO/2017.

6.0 PARKING & IMPACTS ON NEIGHBOURING RESIDENTIAL AMENITY

6.1 Appendix B of the Core Strategy sets out parking standards for various land uses. Standards are set out on a maximum basis. For a B1 use the maximum standard is 1 space per 35sq.m.

6.2 The proposed development has four spaces allocated to it within Oxford Court, and this is intended for staff use. Having regard to the site's excellent accessibility and location near to sustainable transport modes, this parking provision is considered acceptable. Visitors / users of the consulate will attend via public transport and will be advised on the absence of visitor / user parking via relevant means (website, appointment notifications etc). There are several large car-parks available to the public within walking distance.

6.3 Given the extant office use and office use of buildings nearby, it is submitted there would be no adverse impacts to neighbouring properties as a result of the proposed development which will operate in most respects like a typical office. As is typical of consulate buildings, appointments and visits to the consulate will be strictly controlled.

7.0 CONCLUSION

7.1 The application site is within the City Centre, and within walking distance of necessary day to day shops, services and facilities. The site is highly accessible and sustainable in terms of access and transport.

7.2 The proposed use would bring the building back into life and add to the local working population which would be to the betterment of helping to sustain local shops and services.

7.3 The proposed development is considered to be in compliance with NPPF policies, as well as the Core Strategy.

7.4 The proposal represents an opportunity to increase employment opportunities and economic activity in the area.

APPENDIX A – MARKETTING INFORMATION

10th August 2021

To whom it may concern,

6 Oxford Court

We act on behalf of Carnarvon Street Properties on the marketing of 6 Oxford Court in Manchester and am writing to provide some context as to our experience of marketing the property.

Alongside our joint agent, Avison Young, we were appointed to market the property in August 2018 in preparation for the departure of the previous tenant in September 2018. By summer 2019, the property had been refurbished with new carpet throughout, a full redecoration, new lighting, and returned to an open plan layout ready for a new occupier.

From a marketing perspective we have gone through all the usual processes to try and let the property:

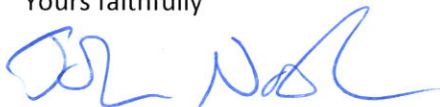
- There has been a To Let board on the building since late 2018 (updated and replaced in mid 2020).
- The property has been listed on the websites of Canning O'Neill and Avison Young.
- The property has been listed on Rightmove for the full duration of marketing.
- In July 2020 we produced a Matterport virtual tour of the building to further promote the space.
- We have circulated the property to our database of occupiers and agents.

However, in almost 3 years we have had no serious interest beyond an enquiry from a firm of solicitors to purchase the property in late 2018 but at a level which wasn't of interest to our client.

The main issue with the property for most occupiers is the fact it is multi-level (four floors in total) so it does not suit the requirements for the majority of businesses where the trend over recent years has very much been towards open plan offices.

It is also worth noting that for the period from August 2019 up until the current day, we have also been marketing 24 Oxford Court alongside Edwards & Co. That property also remains vacant.

Yours faithfully



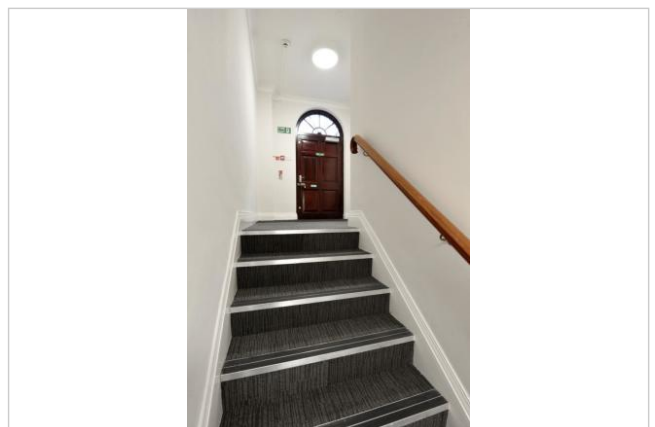
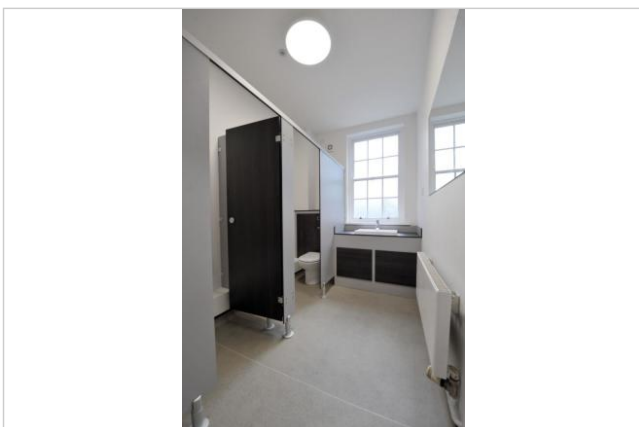
John Nash
Director

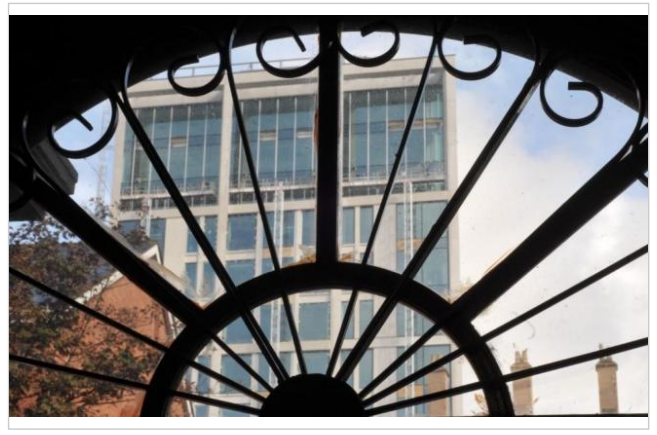
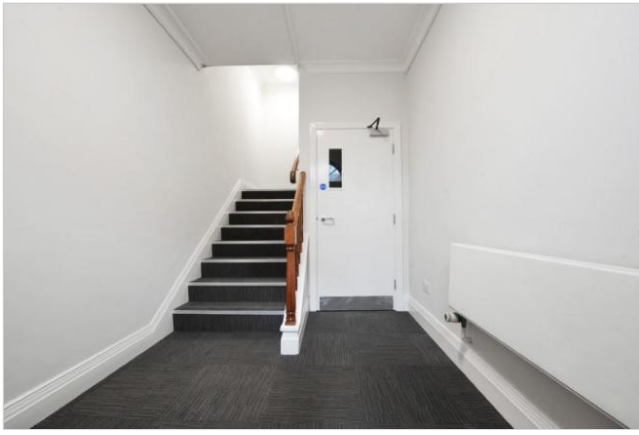
Office to rent

6 OXFORD COURT, OXFORD STREET, MANCHESTER,
M2 3WQ

£5,840 pcm (£1,348 pw)

[Print](#)





Property Description

Commercial information

■ 3,948 sq ft (366 sq m)

■ Use class orders: B1 Business

Letting information:

Furnishing:

Unfurnished

Letting type:

Commercial

Key features

■ Up to 350 Mbp broadband speeds

■ Self-contained building

■ 4 floors of accommodation

■ Established business location

■ 4 car parking spaces immediately outside

■ Excellent public transport connections

Full description

Oxford Court is a leafy business park situated just off Oxford Street in Manchester City Centre.

6 Oxford Court is a Georgian style building constructed around a central courtyard with the added convenience of car parking spaces positioned immediately outside the front door. It is a self-contained office building arrange over 4 floors extending to 3,984 sq ft and benefits from full redecoration throughout, new carpets, new LED lighting, perimeter trunking and air conditioning. 4 car parking spaces are demised with the accommodation which is usual for an office property of this size in Manchester City Centre.

The development itself is situated between Oxford Street, Lower Mosley Street and Chepstow Street in the St Petersfield district of Manchester (adjacent to St Peter's Square). It's a small peaceful oasis in the heart of the city and home to the Professional Footballers Association, Freeman & Co Solicitors, Sir Robert McAlpine and Lime Actors Agency amongst others.

The property is superbly located for transport links with St Peter's Square Metrolink and Oxford Road Train Station just a few minutes walk. Manchester Town Hall and Albert Square are within 5 minutes walking distance with a host of cafes, bars and restaurants in the immediate vicinity.

Take a Virtual Tour of 6 Oxford Court

Availability

*****UNDER OFFER****

3,948 sq ft over 4 floors (U/O)

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Nearest stations

- St Peters Square (0.1 mi)
- Manchester Oxford Road (0.2 mi)
- G-Mex (0.3 mi)

Distances are straight line measurements from centre of postcode

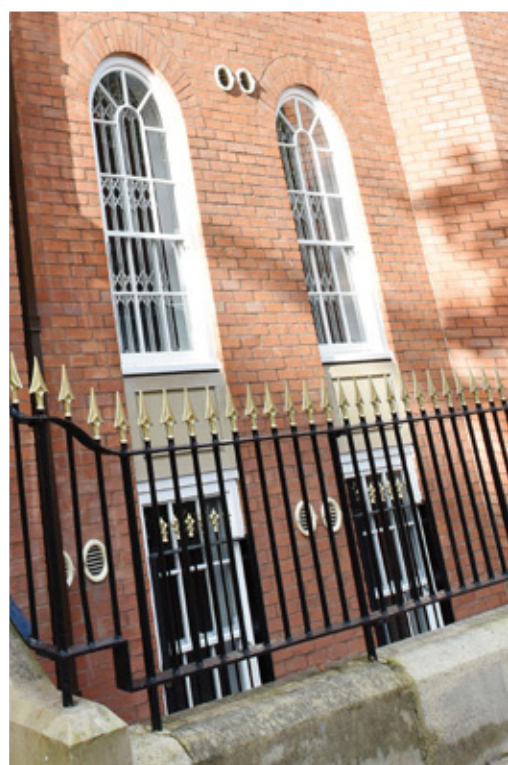
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Map data ©OpenStreetMap contributors.



6 OXFORD COURT

MANCHESTER • M2 3WQ

REFURBISHED OFFICE SPACE
TO LET 3,948 SQ FT

LOCATION

Oxford Court is a leafy business park situated just off Oxford Street in Manchester City Centre. The property is superbly located for transport links with St Peters Square Metrolink and Oxford Road Train Station just a few minutes walk. Manchester Town Hall and Albert Square are within 5 minutes walking distance with a host of cafe's, bars and restaurants in the immediate vicinity.

DESCRIPTION

Oxford Court benefits from superb Georgian style buildings constructed around a central courtyard with the added convenience of car parking spaces positioned immediately outside the front door. 6 Oxford Court is a self-contained office building arranged over 4 floors.

6 OXFORD COURT

REFURBISHED OFFICE SPACE TO LET 3,948 SQ FT

SPECIFICATION

The building benefits from full redecoration throughout, new carpets, new LED lighting, perimeter trunking and air-conditioning. 4 car parking space are demised with the accommodation.



ACCOMMODATION

The accommodation is arranged over 4 floors totaling 3,948 sq. ft. (367 sq. m.) IPMS

CAR PARKING

4 Car parking spaces are demised directly outside the building.

RATEABLE VALUE

The property has a rateable value of £54,000.

QUOTING TERMS

Available upon request.

VIEWING

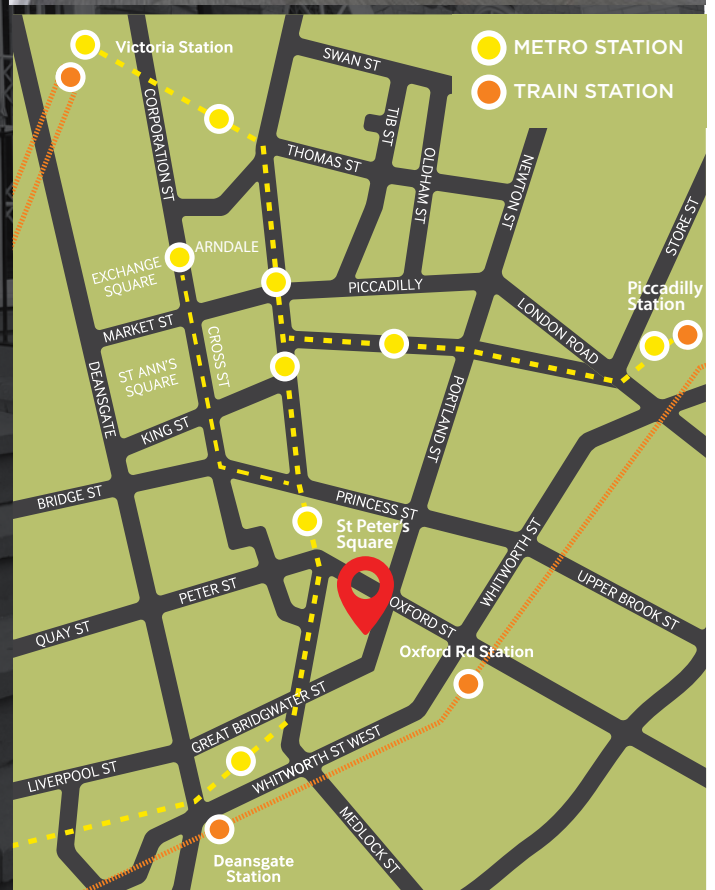
Strictly by appointment.



MARK COOKE
mark.cooke@avisonyoung.com



JOHN NASH
john@canningoneill.com



6 OXFORD COURT, OXFORD STREET, MANCHESTER, M2 3WQ



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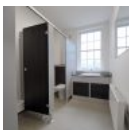
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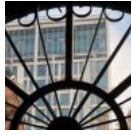
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About 6 Oxford Court, Oxford Street, Manchester, M2 3wq

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Take a Virtual Tour of 6 Oxford Court (<https://my.matterport.com/show/?m=PGAHMPH7Wuo>)

6 Oxford Court



Explore 3D Space

Edit (<https://www.manchester-offices.co.uk/wp-admin/post.php?post=14433&action=edit>)

Features

- Up to 350 Mbp broadband speeds
- Self-contained building
- 4 floors of accommodation
- Established business location
- 4 car parking spaces immediately outside
- Excellent public transport connections

Broadband Checker

	Max Download	Max Upload
Standard	19 Mbps	1 Mbps
Superfast	200 Mbps	20 Mbps
Ultrafast	350 Mbps	30 Mbps

**based on results for postcode area available from <https://checker.ofcom.org.uk/broadband-coverage> (<https://checker.ofcom.org.uk/broadband-coverage>).*

Availability

***UNDER OFFER**

3,948 sq ft over 4 floors (U/O)

Location



(<https://maps.google.com/maps?ll=53.476186,-2.244023&z=15&t=m&hl=en-US&maptime=1441112111&mapdata=110m111e1112b1?source=api&v=3&output=api>)



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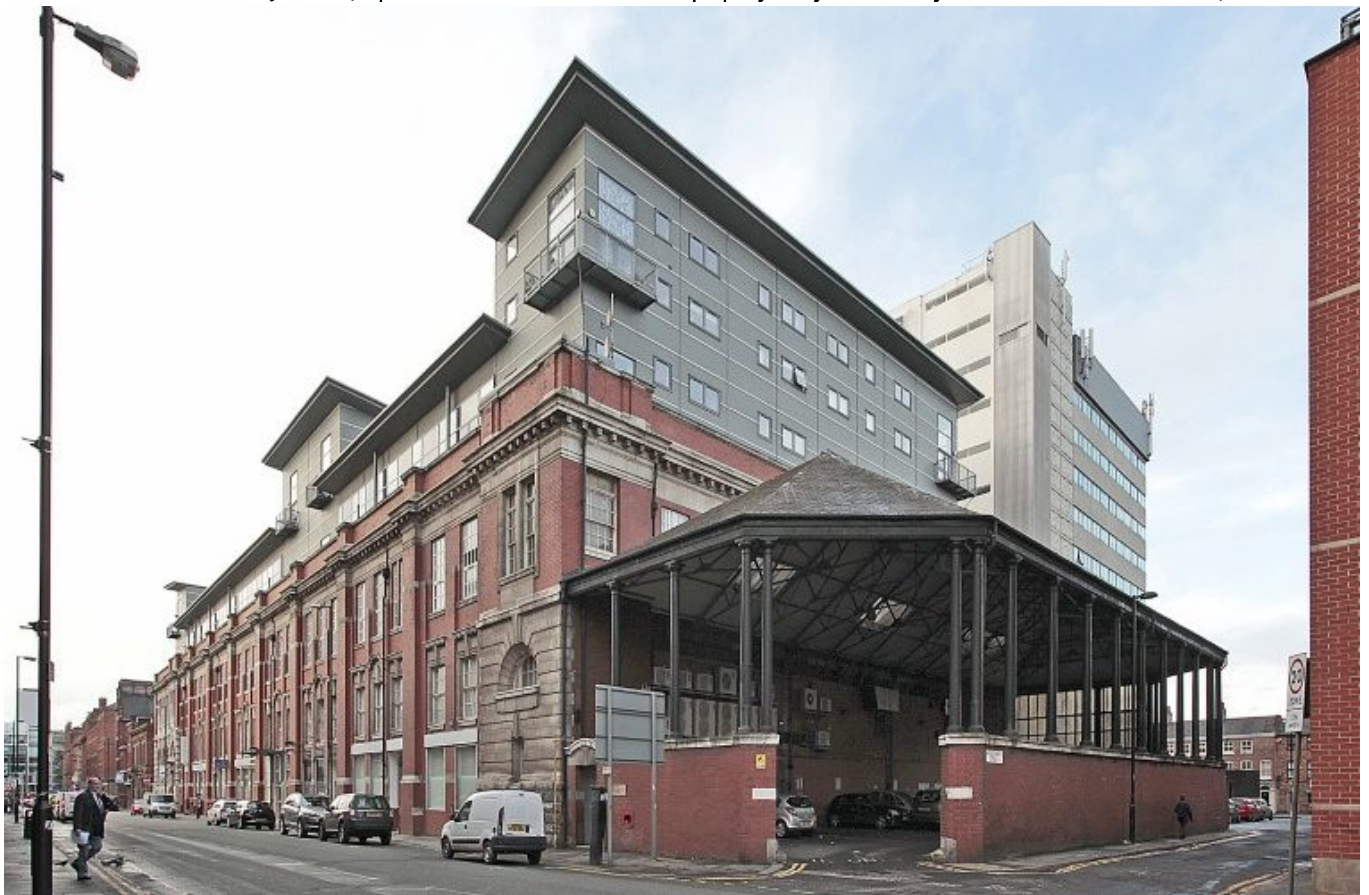
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87 NEWTON STREET, NORTHERN...

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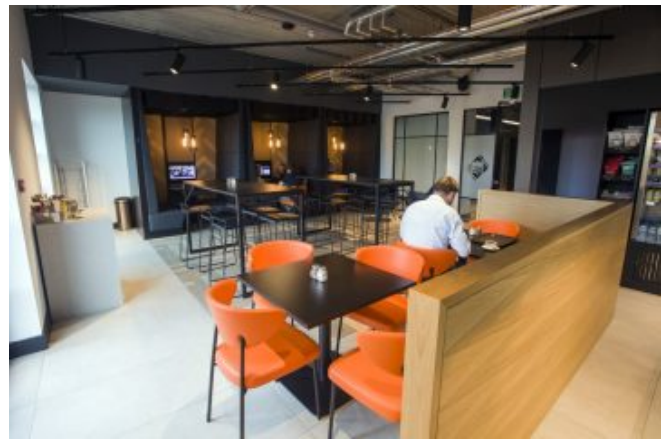
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