

REF: R00463/MR/BH/TJ/MF

Planning Services
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

13th July 2021

Dear Sir / Madam,

**FULL PLANNING APPLICATION FOR RE-CLADDING AND FAÇADE REMEDIATION WORKS
UNITE, PARKWAY GATE, 50 CHESTER STREET, MANCHESTER, M15 6JH.**

I write on behalf of our client, Unite Students, (the Applicant), to submit a full planning application for the replacement of cladding and external façade works at Parkway Gate, 50 Chester Street, Manchester, M15 6JH (the Application Site).

The proposals were discussed with Angela Leckie of the Council on 8th July 2021 for the re-cladding and façade works. Whilst the proposals were considered minor, it was considered that cumulatively they would amount to planning permission being required, warranting the submission of a full planning application. Overall, it was agreed that the proposed works would improve the overall visual appearance of the buildings and are considered positive amendments. This planning application therefore seeks consent for the agreed scope of works alongside the documentation enclosed, agreed on 8th July 2021.

Background to Planning Application

Background to the relevant planning permissions at the site include:

1. Full planning permission was granted on 5th June 2006 under LPA Ref. 078574/FO/2006/C3 to redevelop the existing site for student accommodation. Planning permission was granted for the:

‘Proposed residential student accommodation (718 rooms) with associated commercial floorspace and landscaping.’

2. Following this consent, a further planning permission was granted on 4th December 2018, under LPA ref. 121186/FO/2018. This was for the change of use of the commercial unit to create additional student amenity space and additional student bedspaces alongside associated external additions and alterations. Planning permission was granted for the:

‘Use of the ground floor commercial unit as a common room, study area, games area, TV areas and reception for use in association with the existing student housing accommodation (Sui Generis) and conversion of existing office space and common room to student housing (Sui Generis) comprising 1no. 3 bed cluster flat and 1no. 6 bed cluster flat. External alterations

comprising new windows and curtain wall glazing and single storey extension to infill opening between the façades’.

3. A Certificate of Lawful Proposed Development was granted on 3rd February 2021 under LPA Ref. 128675/LP/2020 for the proposed re-cladding of Blocks 1, 2 and 3. In terms of the above two applications, Unite are looking to implement the planning permission and replace the façade materials as part of the same construction process.
4. Most recently, full planning permission was granted on 23rd June 2021 under LPA Ref. 129886/FO/2021 for the creation of 14 additional student bedrooms (3 bed cluster and 11 studio's) within the roof voids and redundant plant space in the existing buildings (block 1, 2 and 3) and creation new and adaptation of existing window openings.

This full planning application seeks planning permission for:

“Re-Cladding and façade remediation works”.

Proposed Works

It should be noted that the existing cladding at the site will be replaced with external materials that are of a similar colour and style, however they differ in material type. The proposed works comprise the replacement of cladding to Block 2, and external façade works to all 3 blocks. Specifically, the works comprise the following:

- Single coloured panels are to replace the current red twin-coloured panels with a revised colour palette on Block 2;
- The omission of the lettering on the cladding of Block 2 facing Mancunian Way;
- Replacement of the existing curtain walling with a new grid system, with slim cover caps, in lieu of the existing toggle system on Block 2;
- Increasing window reveal depth within the aluminium cladding on Block 3 and courtyard elevations of Block 1 and 2; and
- The addition of opaque glazing on all blocks at all levels which is required for privacy to student bedrooms.

The proposed works are assessed in the following section against the relevant planning policy context.

Planning Considerations

Part 7 of the NPPF: Requiring Good Design. The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning. High quality design is listed as a key challenge the LPA needs to tackle. High quality design is a key element in achieving sustainable development, which is a core aim within the NPPF. The strategic outcome of good design are improvements to the public realm by creating safer and cleaner streets.

Policy EN 1 (Design Principles and Strategic Character Areas) of Manchester's Local Development Framework (adopted 2012) states that the site falls within the Central Arc Character Area whereby contemporary urban solutions are encouraged using innovative urban design solutions. This character area is defined as experiencing vast amounts of regeneration, this scheme aims to refresh and update the existing façade to continue to contribute to the improving built environment in the site's surroundings.

Policy DM1 (Development Management) outlines that all development should have regard to a number of specific issues for the city. In this instance, the issues of form, materials, design, details, appearance and impact on surrounding areas are applicable. As detailed in paragraph 13.7 of Manchester's Local Development Framework (adopted 2012), *'the Council's approach to Development Management is intended to ensure that new developments contribute to the overall aims of the Core Strategy. The issues which should be considered are those which will ensure that the detailed aspects of new development complement the Council's broad regeneration priorities, in particular by contributing to Neighbourhoods of Choice.'* The scheme looks to maintain an exemplar level of high-quality urban design, without the compromise of existing amenity, local character and the visual experience of the site and its surroundings. The proposed works are assessed against the above policies as follows:

1. Block 1 would benefit from new PPC aluminium windows with new semi-opaque panels at low level highlights where the scheme aims to pay attention to detail for both privacy and safety in accordance with the above policies. Part 7 of the NPPF is met through the use of good design which improves the public realm and creates safer environments.
2. Block 2 would benefit from the omission of the lettering on Block 2's façade for the purposes of continuity for the scheme. This will ensure the compliance with the above policies as the scheme meets the design criteria for form, materials, and appearance by creating an aesthetically pleasing streetscape. The North and West elevations would see new aluminium cladding panels and new PPC aluminium windows. Policy EN1 is met through the use of contemporary and innovative urban design solutions in order to update and refresh the façade of Parkway Gate.
3. Block 3 would also benefit from new aluminium cladding panels would replace the previous but will match the existing. New PPC aluminium windows with new semi-opaque panels at low level highlights where the scheme aims to pay attention to detail for both privacy and safety in accordance with the above policies. Policy DM1 is met through the contributions of the scheme to the overall aims of the Core Strategy which include high quality design principles, without compromising local character and the visual experience of the streetscape for vehicle users and pedestrians.

Given the nature of the site and the surrounding area, we consider the proposed recladding and façade remediation to improve the quality of the existing building. The proposed works will allow for the improvement and rejuvenation of the façade of Parkway Gate, as well as aesthetic upkeep in accordance with Policies EN1 and DM1 and Part 7 of the NPPF.

Scope of Planning Application

The following supporting documents have been submitted via the Planning Portal in support of this application:

- This covering letter prepared by ROK Planning;
- Application Forms;

- The required fee of £462.00;
- The following drawings prepared by Hadfield Cawkwell Davidson:
- A-PL-00-001 Site Location Plan
- A-PL-01-151 Block 1 Existing South and West Elevations 1:100 @ A0
- A-PL-01-150 Block 1 Existing North and East Elevations 1:100 @ A0
- A-PL-02-050 Block 2 Existing South and East Elevations 1:100 @ A1
- A-PL-02-051 Block 2 Existing North and West Elevations 1:100 @ A0
- A-PL-03-151 Block 3 Existing North and East Elevations 1:100 @ A1
- A-PL-03-150 Block 3 Existing South and West Elevations 1:100 @ A1
- A-PL-01-152 Block 1 Proposed North and East Elevations 1:100 @ A0
- A-PL-01-153 Block 1 Proposed South and West Elevations 1:100 @ A1
- A-PL-02-152 Block 2 Proposed South and East Elevations 1:100 @ A1
- A-PL-02-153 Block 2 Proposed North and West Elevations 1:00 @ A1
- A-PL-03-152 Block 3 Proposed South and West Elevations 1:100 @ A1
- A-PL-03-153 Block 3 Proposed North and East Elevations 1:100 @ A1
- Acoustic Technical Note prepared by RBA Acoustics dated 14th July 2021; and
- A-PL-00-202 Proposed Materials Samples NTS@A1 (photos and physical samples to follow in the post).

I trust that the above is clear, and I look forward to receiving confirmation of the application's validation in due course. In the meantime, if you have any queries, please contact Bethan Hawkins on 07849 848236 or (bethan.hawkins@rokplanning.co.uk), or myself at this office.

Yours faithfully,



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