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Our ref EKPS/210302/KP

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FAO Jennifer Atkinson

29 June 2021

Dear Sir or Madam,

Full Planning Application: Demolition and Redevelopment of Land at No.1 Snell Street, Manchester, M4 7EL (Ref. 130168/FO/2021)

I write on behalf of my client, Penrose Manor Limited, further to the meeting held with Officers Jennifer Atkinson and Des Jones on 16 June 2021, where concerns were raised regarding perceived overlooking and overbearing arising from the proposals, as originally submitted.

Following the meeting, a number of changes have been made to the proposed development which seek to directly respond to the issues raised, as follows:

1. Overlooking

All houses across the site now have angled windows which are positioned to look away from the adjacent bungalows on Mayes Gardens. Drawing Ref. 20096 (PL) 013 C 'Proposed Site Plan' has been annotated to show the distance between the angled windows and the bungalows, which range between 24m to 26m which is over the 22m distance typically required between habitable windows. In addition, all top floors now have skylights which eliminates all overlooking concerns.

Due to these major changes, the bungalows now technically face a blank façade and the proposed scheme now sits comfortably more than 13m away from the habitable windows of the bungalows, which is typically the minimum required distance between a habitable window and a blank façade/gable end.

2. Overbearing

Five of the proposed houses have been 'stepped back' at first floor level and all house types have been 'angled' at the second floor level to reduce the massing and the perceived 'mass' of the scheme from eye level when viewed from the bungalows at Mayes Gardens.

Whilst the remaining four house types have not been stepped back at first floor level, the building line will be stepped back 3.1m from the brick wall of the warehouse which is currently located on site and will therefore result in a betterment in terms of any perceived overbearing on the adjacent bungalows, compared with the footprint of the existing warehouse.

This has been clearly shown on drawing refs. 20096 (PL) 020 D 'Proposed House Type A'; 20096 (PL) 013 C 'Proposed Site Plan – First Floor'; and, 20096 (PL) 011 B 'Proposed Coloured Block Plan' where the footprint of the existing warehouse has been overlaid to better demonstrate the impact the proposed houses will have compared to the existing warehouse building.

Furthermore, the actual 'volume' (height x floorspace) of the four larger house types is a lot less (i.e 32%) than the current warehouse, as follows:

Footprint:	Warehouse – 429 m ² 4 x House Type A – 229 m ²
Volume:	Warehouse – 2940 m ³ 4 x House Type A – 1992 m ³

3. Transition Site

While addressing all the above issues, the scheme architects have always been mindful that this site has long been recognised as a transition site between the high-rise apartments on Snell Street (Advent House) and the low-rise bungalows on Mayes Gardens. The proposed development has sought to recognise this whilst also addressing all of the concerns which have been raised. The updated scheme is therefore considered to sit well within its urban context whilst forming a sensitive link between the two (drawings 20096 (PL) 020D and 20096 (PL) 023 C show the transition line between the adjacent buildings).

4. Relationship to 17A Mayes Gardens

The relationship to the adjacent 17A Mayes Gardens has been carefully considered from the outset, hence the reason for introducing house Type A+ (the smaller style, set back at first floor level) to avoid any overlooking, overbearing and daylight issues, and to ensure that the scheme sits comfortably away from the habitable windows.

The latest revisions further contribute to meeting this objective through the introduction of angled windows which face away from 17A, and through the change to five of the house types now comprising the Type A+ house type. This now takes the end gable, which the habitable window will be facing, in line with that of the existing warehouse wall (over 13m which, as set out earlier, is typically the required interface distance between a habitable window and a blank façade/gable end). Drawing ref. 20096 (PL) 024 shows this relationship.

It is also worth noting that the ground floor window in the southern façade of 17A Mayes Garden is not a habitable window (it serves a hallway).

The changes which have been made and the relationship of the proposed scheme to its context can be further observed on drawing 20096 (PL) 011 B 'Proposed Coloured Block Plan'.

As you will appreciate, this site is unique, sensitive and challenging, and from the outset the scheme architects have worked with the applicant to ensure that the proposed development can positively respond to all of these points and create a high-quality development of new family homes for New Islington – a priority for East Manchester.

We trust that the proposed amendments demonstrate that the proposed development is now acceptable in terms of overlooking, overbearing and all other aspects – and we look forward to receiving your confirmation that you are able to recommend the application for approval at the Council's Planning Committee.

Yours faithfully,



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