



Power Living (Barclay House)

BARCLAY HOUSE PLANNING STATEMENT





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APPENDICES

APPENDIX A

DECISION NOTICE 118033/P3OPA/2017

1 INTRODUCTION

1.1.1. This Planning Statement has been prepared by WSP on behalf of Power Living (Barclay House) Limited. The purpose of this Planning Statement is to assist Manchester City Council (the Council) in the consideration of a planning application at Barclay House for;

“Erection of a two-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester”

1.1.2. This statement provides an overview of the site and its wider context, commenting on relevant planning history and planning policy frameworks against which this application should be determined. The statement makes a planning assessment of the proposed scheme, demonstrating the site is suitable for a rooftop extension and internal conversion to form new residential apartments.

1.1.3. The application comprises the erection of 13 duplex apartments through a two-storey rooftop extension and the conversion of the existing redundant internal car park at Barclay House, Whitworth Street West, Manchester.

1.1.4. This application follows a recent prior approval (Ref: 118033/P3OPA/2017) for the change of use of the building from B1(a) offices to residential (C3) (excluding the basement), which was granted by Manchester City Council in January 2018. The decision notice is attached at **Appendix 1**. The consent has been implemented and works to the building are currently being undertaken.

1.1.5. The proposal provides an opportunity to deliver an additional 13 sustainably located apartments within the city centre. Barclay House itself is currently being converted to residential apartments with the wider area being the subject of significant growth in the form of new residential apartments as part of the city’s continued shift to city centre living.

1.1.6. This Planning Statement is structured as follows:

- Section 2 sets out the site context and the planning history associated with the application site;
- Section 3 outlines the proposed development;
- Section 4 sets out the relevant planning policies at a local and national level;
- Section 5 provides the case for development and explains why the principle of development is acceptable;
- Section 6 assesses technical considerations; and
- Section 7 sets out the conclusions.

APPLICATION SUBMISSION DOCUMENTS

Further details on the proposed design and technical assessments that have influenced scheme evolution are contained in the following documents:

- Architectural Plans (Howard and Seddon);
- Broadband Connectivity Statement (NOVO);
- Crime Impact Statement (Paul Martin);
- Design and Access Statement (Howard and Seddon);



- Energy Statement (NOVO);
- Heritage Impact Assessment (Heritage Collective);
- Noise Impact Assessment (Martec);
- Planning Statement (WSP); and
- Waste and Servicing Strategy (Vectos).

2 SITE AND SURROUNDINGS

- 2.1.1. Barclay House is a 5-storey building located on Whitworth Street West. Until 2019 the building comprised mainly office space with ground floor commercial units. However, the building is currently being converted to residential apartments under consent 118033/P3OPA/2017.
- 2.1.2. The building has a classical appearance and is an example of industrial architecture of the early 20th century, mimicking the formal composition of civic buildings. The building features a warehouse design with double height arches and decorative detail to the main entrance.
- 2.1.3. The side and rear elevations demonstrate a transition to a more simplified functional appearance with a clear contrast in design from the main façade fronting Whitworth Street.
- 2.1.4. The application site is bound by Whitworth Street West to the south, an arm of the Manchester canal to north with residential apartments to the east and west. The wider area is characterised by a range of uses such as restaurants, cafes, bars, offices, hotels and residential apartments, reflective of its inner-city location.
- 2.1.5. The site is sustainably located in the heart of Manchester City Centre with an extensive range of local services, leisure facilities, shops, employment opportunities and public transport all located within walking distance. Oxford Road Train Station lies adjacent to the building with the station entrance less than a two-minute walk from Barclay House.
- 2.1.6. The surrounding area has a number of buildings, both existing and currently under construction of considerable scale. Indeed, the surrounding area has a dense character with a number of buildings with large footprints and considerable height.
- 2.1.7. In terms of neighbouring buildings, the apartment block immediately to the east of Barclay House is 10 storeys in height with the adjacent apartment block, One Cambridge Street, rising to 28 storeys. Hotspur House also has permission for a 28 storey tower. There are numerous buildings in the vicinity that rise to over 10 storeys.
- 2.1.8. The building is not listed and does not lie within a Conservation Area, although, there are various listed buildings, canal locks and railway viaducts in the vicinity. The Whitworth Street Conservation Area lies to the east with the St Peters Square Conservation Area to the north

Planning History

- 2.1.9. The site contains a range of planning history. A review of Manchester City Council's online planning register has taken place. The table below sets out those relevant to this application.

Planning Reference	Description	Decision Date	Status
125928/JO/2020	Variation of condition 2 (specified plans) attached to previously approved planning application 121381/FO/2018 to allow for integral louvres within new window frames	April 2020	Approved
121381/FO/2018	Installation of replacement aluminium windows following removal of existing steel-framed windows to all elevations of building	July 2019	Approved
118033/P3OPA/2017	Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3)	January 2018	Approved
079503/FO/2006/C3	Change of use of basement from snooker hall to casino	June 2007	Approved
080855/FO/2006/C3	Alteration to entrance doors and installation of platform lift in connection with provision of wheelchair access	May 2007	Approved
051635/FU/CITY3/97	Change of use of part ground floor from B1 office use to A3 food and drink	June 1997	Approved
F00064	Use of ground, 1st, 2nd, 3rd and 4th floors of offices and warerooms, as offices.	June 1974	Approved
M/C 235	Extension of existing office and warehouse accommodation by the addition of a further floor.	January 1970	Approved

Pre-application Engagement

- 2.1.10. The applicant has sought pre-application advice from the Council in relation to the proposed development. A meeting was held with officers in the January 2020 to discuss the proposals and present several design concepts for the extension.
- 2.1.11. The Council initially raised concerns in relation to the proposed designs, commenting that the designs could be considered invasive and could detract from the building itself. The Council

suggested the design should be heritage led given the significance of the building and as such requested that a heritage appraisal and design brief be undertaken for the building.

- 2.1.12. In February 2020 a heritage appraisal was submitted to the Council which concluded that subject to a sensitive design, the building could accommodate a two-storey extension without any detriment to the building, wider street scene or neighbouring heritage assets. The appraisal set out that the proposed development had the opportunity to enhance the appearance of the building.
- 2.1.13. Following the submission of the heritage appraisal, further work was undertaken on the design of the extension. A design document alongside an amended design was submitted to the Council in July 2020, however, the Council are yet to provide feedback on the updated design of the proposed scheme.
- 2.1.14. In light of the above, we therefore contacted the Council again in September 2020 to advise that due to timescales we would shortly be submitting an application, and that it may therefore be more appropriate for views on the amended extension scheme to be provided after the application had been submitted.
- 2.1.15. On this basis, the applicant has attempted to front-load the application and engaged with the pre-application process in order to take a positive and proactive approach, in accordance with paragraph 39 of the NPPF.

3 PROPOSED DEVELOPMENT

3.1.1. The description of development is as follows;

“Erection of a two-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester”.

3.1.2. The proposed development comprises a two-storey rooftop extension in addition to the conversion of the existing internal car park and will provide 13 residential apartments comprising;

- 5no 2 bed duplex apartments;
- 6no 3 bed duplex apartments; and
- 2no M2 compliant 3 bed apartments.

3.1.3. All apartments will comply with the Nationally Described Space Standards (NDSS) and two of the proposed three-bedroom apartments will be included to M4(2) Category standards for “accessible and adaptable dwellings”.

Conversion

3.1.4. The existing car park is currently redundant and is not relied upon or included with the Prior Approval office to residential scheme. The ceiling height of the car parking area is greater than the first floor ceiling height, facilitating the conversion of this part of the building into four duplex apartments.

Internal works to the existing building will deliver a high quality conversion which is considered to be efficient use of space, providing duplex apartments in a highly sustainable location.

3.1.5. The apartments will feature living space in the form of living room/kitchen on the ground floor alongside a bathroom and storage space. The mezzanine level accommodates bedrooms and an additional bathroom.

3.1.6. The apartments would enjoy pleasant views to the north overlooking the Rochdale Canal to the north.

Rooftop Extension

3.1.7. The proposed roof top extension will create 9 duplex apartments set over two floors. The proposed extension will be stepped back from the parapet of Barclay House, with the roof sloping inwardly towards the centre of the building in order to minimise its impact on the street scene and Barclay House itself. The full design rationale is proposed is set out within the Design and Access Statement (DAS).

3.1.8. The apartments are designed as zoned rooms set over two levels. Generous air spaces have been created in the roof space and offer a unique spatial relationship within each living unit benefiting from a high level of amenity and outlook. Occupiers will benefit from vistas of the city which provides excellent views for future occupiers.

Scale

- 3.1.9. The proposed height of the building has considered surrounding properties and the extension relates well to the wider street scene and neighbouring buildings. As a result of the proposal, Barclay House would still be lower in height than the neighbouring apartment block to the east.
- 3.1.10. The height and form of the proposal is considered acceptable in the context of neighbouring heritage assessment with the supporting Heritage Assessment confirming that the building makes a very limited contribution to the setting or significance of nearby Listed Buildings.
- 3.1.11. The proposed design of the rooftop extension includes a set back and a slope to further reduce the impact of the extension and ensure that the proposal is subservient to Barclay House itself.

Appearance

- 3.1.12. The design of the building features a lightly raked mansard roof which has been designed to provide a robust contemporary structure which complements Barclay House itself. The proposal utilises a simple colour palette to break down the elevations and soften the appearance of the extension.
- 3.1.13. The proposed form ensures there is limited visual impact and preserves the key features of Barclay House itself and its surrounding. The design is sympathetic to its surroundings and integrates well with the wider development.
- 3.1.14. The palette of materials selected reflect the materials utilised on similar recent developments within the vicinity of Barclay House. It is proposed to finish new window frames of the proposed two-storey roof extension with a dark grey colour (slate, metal or similar composite material) to enhance the appearance of the building and improve its thermal performance.
- 3.1.15. In terms of the height of the proposal, an additional two storeys is considered to sit comfortably within the streetscene and is consistent with neighbouring buildings. Additionally, the two storey extension is not disproportionate in terms of its relationship with the existing building which is six storeys in height. The proposed development also ensures the building remains lower in height than the neighbouring residential block to the east of the building.

Access

- 3.1.16. Access into the building is provided from Whitworth Street and from the rear of the building adjacent to the canal. A proximity access control system is proposed for the main entrances to provide secure access for future occupiers. Access will be operated using a card or key fob, which will be issued to residents and staff members, contractors and postal delivery services to enable access to and from the building.
- 3.1.17. Disabled access is provided to the side of the building, utilising an existing level access to facilitate wheelchair access. A platform lift will provide access to the higher level lobby area where the entrance hall, common room and the main lifts are located.
- 3.1.18. Cycle storage is being delivered as part of the building's current conversion to residential apartments under the Prior Approval consent. Occupiers of this proposal will have full access to shared facilities such as the cycle storage which has been designed to accommodate the occupiers of this proposal.

- 3.1.19. The proposal will be supported by the existing car park to the west of the building. Car parking spaces will be made available to the occupiers of the proposal and will include disabled bay provision.

Operation

- 3.1.20. Occupiers will have access to the refuse storage facilities that serve the building (as converted), as these were designed to accommodate the extension.
- 3.1.21. The application is supported by a Waste and Servicing Strategy for the proposal, which provides detailed information on refuse storage and servicing. The proposed waste management and refuse collection is appropriate for this scale of development and confirms that the building can be serviced without any impact on the local highway network.

4 PLANNING POLICY

- 4.1.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and County Planning Act (1990) requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.1.2. The current Development Plan for this area comprises the Manchester Core Strategy (adopted July 2012, plan period to 2027) and the 'saved' Policies of the Unitary Development Plan (UDP) (adopted July 1995). The site is located within the City Centre area.
- 4.1.3. In addition to the Development Plan, the following documents are also material considerations in the determination of this application:
- National Planning Policy Framework (2019);
 - National Planning Practice Guidance; and,
 - Supplementary Planning Documents.

NATIONAL POLICY

National Planning Policy Framework

- 4.1.4. The National Planning Policy Framework (NPPF) as revised in 2019 is a key material consideration in the determination of planning applications. It sets out the Government's planning policies for England and sets out how these policies should be applied. The most pertinent elements of the NPPF are discussed below.

Achieving sustainable development

- 4.1.5. The NPPF sets out upfront in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development and that sustainable development consists of an economic objective, a social objective and an environmental objective. The delivery of this sustainable development should be carried out in a way which responds appropriately to local character, needs and opportunities.
- 4.1.6. The NPPF is built upon a presumption in favour of sustainable development and that development proposals which accord with an up-to-date development plan should be approved without delay, as set out in paragraph 11.

Delivering new homes

- 4.1.7. The NPPF sets out in paragraph 59 that significantly boosting the supply of homes is a key Government objective. This relies on a sufficient amount and variety of land coming forward, which includes the important contribution of small and medium sites. It is recognised in paragraph 68 that these smaller sites are often built-out relatively quickly, thereby delivering new homes for local areas more swiftly.

Making effective use of land

- 4.1.8. The NPPF describes a range of principles for supporting development of land in order to make the best and most effective use of land. This includes the requirement for policies and decisions to support the development of under-utilised land within settlements for homes in paragraph 118.
- 4.1.9. Paragraph 118(e) goes further stating that opportunities to use the airspace above existing residential and commercial premises for new homes should be supported. In particular, decision

should support upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Achieving well-designed places

- 4.1.10. Paragraph 127 of the NPPF sets out a requirement for development to function well with the overall quality of an area, with attractive development based on good architecture, appropriate layout and effective landscaping. The NPPF notes that good design should help promote health and wellbeing.

Promoting sustainable transport

- 4.1.11. Paragraph 102 of the NPPF requires transport issues to be considered from the earliest stages of development proposals. This approach is required so that opportunities to promote walking, cycling and public transport use are maximised in order to improve the health and environmental impacts of development. Further to this, the NPPF provides details of the balanced assessment which should be undertaken when considering proposals, stating that applications should only be refused on highways grounds if there would be unacceptable impacts on highways safety.

DEVELOPMENT PLAN

Manchester Core Strategy

- 4.1.12. Policy SP 1 (Spatial Principles) sets out the key spatial principles that will guide development in Manchester up to 2027. The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. Moreover, all development must have regard to the character of the regeneration area in which it is situated. The policy also provides several principles in which developments should adhere to, including:
- Positive contribution to neighbourhoods of choice;
 - Reuse previously developed land where possible; and
 - Locate development in areas that have good access to jobs, education and sustainable transport.
- 4.1.13. Policy CC 3 (Housing) states that the City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Residential development in the City Centre will comprise apartment schemes and the Council will encourage high standard accommodation which offers a mix of rooms and sizes to suit a range of occupants.
- 4.1.14. Policy CC 6 (City Centre High Density Development) sets out that development in the City Centre will generally be high-density and maximise efficiency.
- 4.1.15. Policy CC 8 (Change and Renewal) states that the Council will support schemes that are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.
- 4.1.16. Policy CC 9 (Design and Heritage) requires the design of new buildings to be developed to the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings,

conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre.

- 4.1.17. Policy CC 10 (A Place for Everyone) states that the City Centre will develop as a location to appeal to a wide range of residents. Developments that support this objective will be supported by the Council.
- 4.1.18. Policy H 1 (Overall Housing Provision) sets out that circa 60,000 new dwellings will be provided in Manchester between March 2009 and March 2027. This development will be concentrated predominantly in the City and Regional Centres. High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location.
- 4.1.19. Within the City Centre there will be a presumption towards high density housing development, within mixed use schemes which contribute to regeneration initiatives or niche housing markets. 90% of residential development will be on previously developed land and the re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. It then goes on to summarise the principles to which new development should have regard to, including, but not limited to;
- Be designed to give privacy to both its residents and neighbours;
 - Prioritise sites that are in close proximity to centres or high frequency public transport routes; and
 - Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population.
- 4.1.20. Policy EN 1 (Design Principles and Strategic Character Areas) states that all development in Manchester should follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Development in the City Centre Character Area is expected to consider the City's heritage and continue the rich pattern of activity in the core area, and the maintenance and improvement of the City's permeability should be considered in all proposals.
- 4.1.21. Policy EN 3 (Heritage) explains how the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Supplementary Planning Documents

- 4.1.22. The following SPD's are also considered relevant to the proposal;
- Manchester Residential Quality Guidance (2017);
 - Providing for Housing Choice (2008); and
 - Guide to Development in Manchester (2007).

5 PLANNING ASSESSMENT

- 5.1.1. Having set out a description of the site and its context, together with the proposed development and consideration of relevant planning policy and guidance against which to assess the proposals, the remainder of this statement sets out the case for development of the site.
- 5.1.2. This chapter establishes that the principle of development is acceptable and demonstrates compliance with relevant national and local planning policy and guidance. Material considerations further support the principle of development.

PRINCIPLE OF DEVELOPMENT

- 5.1.3. The principle of residential development has been established following approval of application (Ref: 118033/P3OPA/2017) for the conversion of Barclay House from B1(a) offices (now Class E) to 90 residential apartments. The consent has been implemented with the conversion itself currently taking place. Barclay House should be considered a residential building in its entirety, aside from the remaining commercial uses at ground floor.
- 5.1.4. Barclay House lies within a highly sustainable city centre location, being located in close proximity to an extensive variety of local services and facilities in addition to a range of public transport options. Oxford Road Train Station lies adjacent to the building and as such the site demonstrates a very high level of sustainability.
- 5.1.5. Policy CC3 of the Manchester Core Strategy supports new housing in the city centre setting out that the city will see the most intensive development of housing in the City with a minimum of 16,500 new units provided from 2010-2027.
- 5.1.6. Indeed, the supporting text underpinning policy CC3 identifies that;
“Housing has become an increasingly significant component of Manchester City Centre, and its role is expected to grow throughout the plan period. Household projections and demographic trends suggest that the demand for flats is likely to be considerable in Manchester. The City Centre will therefore accommodate around 28% of the new housing units to be provided up to 2027”.
- 5.1.7. Furthermore, policy CC6 sets out that high density development will be supported in the city centre specifically commenting that scale, massing, and height of development in the city will significantly exceed those approved in other parts of Manchester.
- 5.1.8. The proposal would deliver 13 well designed apartments to boost housing delivery within the city centre, supporting the Council’s ambitions to increase city centre living.
- 5.1.9. The proposal receives further support from policy H1 which sets out that 90% of residential development will be on previously developed land. It confirms that new developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works.
- 5.1.10. Given the proposed development includes both conversion and new build elements it clearly receives support from Manchester City Council’s strategic residential policies.
- 5.1.11. It should be noted that the Council have previously approved a one storey extension at Barclay House in January 1970. Whilst the consent was not implemented, it further demonstrates that the principle of an extension at Barclay House is acceptable in principle.

Residential Extensions

- 5.1.12. The NPPF is also supportive of upward extensions for residential development setting out at paragraph 118(e) that;
- “Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.”*
- 5.1.13. The application would be in conformity with the prevailing height and form of neighbouring buildings given that the immediate area surrounding the application site is undergoing significant change with a number of buildings being constructed of considerable scale and height. Indeed, the neighbouring apartment block to the east rises to some 10 stores in height with the recently constructed apartment block One Cambridge Street rising to 28 storey. Hotspur House also has permission for a 28 storey tower. There are numerous buildings in the vicinity that rise to over 10 storeys.
- 5.1.14. The proposal has been informed by its surrounding city centre context in terms of height and massing but also neighbouring heritage assets and the appearance of Barclay House itself.
- 5.1.15. The sympathetic design of the proposal ensures that the proposed rooftop extension will be read as subservient to Barclay House creating a contemporary structure will seeks to complement the building. The supporting Design and Access Statement sets out that the proposal extension will sit comfortably within the streetscene and existing roofscape, making an attractive addition to the local character of the area.
- 5.1.16. The proposed extension will be stepped back from the parapet of Barclay House, with the roof sloping inwardly towards the centre of the building in order to minimise its impact on the street scene and Barclay House. Sensitive materials are proposed to soften the appearance of the building.
- 5.1.17. Internal works to the existing building to create 4 duplex apartments on the ground floor will deliver a high-quality conversion which is considered to be efficient use of space, providing duplex apartments in a highly sustainable location.
- 5.1.18. From a heritage perspective the proposals are considered acceptable in relation to Barclay House itself and neighbouring heritage assets. The proposal is limited to 2 storeys in height which ensures that the extension will be read as subservient to Barclay House.
- 5.1.19. The development will not give rise to any harm to the significance of any nearby heritage assets, nor impact upon their setting.
- 5.1.20. The proposed development provides safe entry and egress for future occupiers. The proposal has been designed in accordance with Manchester’s ‘Design for Access’ guidance being fully accessible for disabled users. Two apartments are proposed to be fully adaptable and accessible, complying with Part M(2).
- 5.1.21. In light of the above and given that the building would still be lower than the apartment block to the west, the application is clearly consistent with the prevailing height and form of neighbouring properties and as such receives support from paragraph 118 of the NPPF.

- 5.1.22. The above is considered a material consideration which should be considered in the determination of the application. The proposal makes effective use of available airspace above an existing residential building proposing 13 high quality apartments.
- 5.1.23. Furthermore, the government has recently introduced PD rights for upward extensions for purpose built residential buildings, highlighting that the proposal for Barclay House is fully supportable and follows the governments direction of travel for city centre locations.

KEY BENEFITS

Regeneration and Sustainable Development

The development will deliver several social, environmental and economic benefits and as such comprises sustainable development. The benefits associated with this application should be considered in a planning balance exercise as set within the context of sustainable development.

Social

- 5.1.24. Paragraph 23 of the NPPF requires local planning authorities to ensure that the local plan brings sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period. Paragraph 59 requires this land to come forward where it is required and to meet the needs of the population.
- 5.1.25. The provision of additional residential apartments in this location supports national and local policy to boost the supply of new high-density housing in sustainable city centre locations. The site is located in close proximity to a range of services and local facilities including several public transport options reducing the need for any occupiers to utilise private vehicles for travel.
- 5.1.26. The proposed development is accessible to disabled users and includes two apartments which are fully adaptable in accordance with guidance. The proposed development is clearly inclusive and accessible to all.

Environmental

- 5.1.27. The site comprises is currently in a residential use with the proposal seeking to make efficient use of a site and utilise existing airspace. Utilising sites and building effectively reduces pressure on greenfield sites. The proposal seeks to make effective use of land within a sustainable and urban area, providing future occupiers with access to sustainable transport connections, reducing reliance on private vehicles.

Economic

- 5.1.28. The development represents private sector investment in terms of construction costs. This will have a considerable positive effect in terms of the new jobs created and support for other businesses and services that are employed through the construction of the proposed development and the associated supply chain.
- 5.1.29. The proposed development will also result in the provision of a modest number of jobs, including management staff, security and cleaning staff.
- 5.1.30. The NPPF confirms that the planning system should contribute to building a strong, responsible and competitive economy. The development, through providing additional housing, will introduce a new economically active population to the local area that will represent inward investment and provide a

boost to the local economy through increased local expenditure, helping support existing local jobs, services and facilities.

SUMMARY

- 5.1.31. This chapter has provided a detailed appraisal of relevant planning policy and guidance in respect of the principle of development. The proposed development supports Council's vision of increasing city centre living by providing 13 well designed, high quality apartment in a highly sustainable location.
- 5.1.32. The building is currently being converted to residential apartments therefore this proposal offers an opportunity to make effective use of existing airspace above the building. The NPPF is supportive of maximising residential opportunities in suitable locations.
- 5.1.33. The immediate area surrounding Barclay House is undergoing significant change with a number of residential buildings of considerable scale being completed recently with more under construction and in the pipeline. Therefore, increasing the height of Barclay House by a modest two storeys in height is fully consistent with neighbouring building and the wider streetscene.
- 5.1.34. In addition, the proposed development will deliver economic, social and environmental benefits to the area and therefore complies with the themes of achieving sustainable development as defined by the NPPF and Development Plan.
- 5.1.35. In light of the above, the principle of development is therefore wholly acceptable and in accordance with policies H1, CC3 and CC6 of the Manchester Core Strategy and paragraphs 59 and 118 of the NPPF.

6 MATERIAL CONSIDERATIONS

DESIGN

- 6.1.1. The application is accompanied by a Design and Access Statement (DAS) prepared by Howard and Seddon Architects. The DAS considers the design, layout, materials and the evolution of the proposed development in detail.
- 6.1.2. Policy CC9 of the Core Strategy sets out that proposals will need to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 6.1.3. Furthermore, it states the Council will support high density and mixed use development in the City Centre, but that developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- 6.1.4. Development should have regard to the principles outlined in the Council's Guide to Development SPD which provides further guidance on how development should respond positively in respect of design, scale and massing.
- 6.1.5. The NPPF also provides guidance on development and ensures that the design of development incorporates the principles of sustainable development and the need to create better places in which to live and work. Paragraph 127 sets out a number of design criteria with the purpose being to ensure that design is of a high quality and appropriate for the area in which the development is located.
- 6.1.6. The proposed development has been designed in accordance with the above guidance;
- The proposal has been informed by its surrounding city centre context in terms of height and massing but also neighbouring heritage assets and the appearance of Barclay House itself;
 - The design and appearance of the rooftop extension has carefully considered the site's current setting to create a contemporary structure which seeks to complement the existing building;
 - The extension offers improvements to the streetscene and also provides pleasant views for proposed occupiers;
 - High efficiency measures have been included within the design of the building including the installation of PV panels; and
 - The development provides a mix of housing and is accessible to all with disabled access and two DDA compliant units proposed.

HIGHWAYS

- 6.1.7. The site is sustainably located and benefits from excellent connectivity, reflective of its inner-city location, lying within a short walking distance to local services and facilities such as convenience shops, retailing, restaurants and bars and education facilities.
- 6.1.8. Pedestrian and cyclist networks offer potential future occupiers a sustainable alternative to private vehicles with attractive routes located in close proximity to the site.

- 6.1.9. The site lies within 50 metres of the Oxford Road Station with St Peters Tram Stop less than a 5-minute walk away. Several bus stops providing routes across Greater Manchester are all located within close proximity. As such future occupiers will be able to access a range of sustainable transport modes.
- 6.1.10. 18 car parking spaces, including disabled bays, are provided to the west of Barclay House utilising the existing car park which served the former offices. These spaces will be available to future occupiers only. Appropriate and safe access can be gained to the car park utilising the existing access point off Whitworth Street.
- 6.1.11. In terms of the vehicle movements, given the relatively low number of dwellings being created, the proposed development will generate a low level of vehicle trip which will be imperceptible on the local highway network. In any event the car park is existing and therefore any trips associated with the building are already accommodated within the local highway network.
- 6.1.12. Internal secure cycle parking is also provided for future occupiers.
- 6.1.13. In light of the above, the development would not result in adverse impacts on the capacity or safe functioning of the highway as a result of the development and that the requirements of policy T1 and T2 of the Core Strategy and paragraph 109 of the Framework would be met in full.

HERITAGE

- 6.1.14. A Heritage Statement prepared by the Heritage Collective accompanies the submission. The statement provides an overview the potential heritage significance of the building and any impacts upon the surrounding area as a result of the proposed development.
- 6.1.15. The assessment confirms that there are no designated heritage assets within the application site itself. Barclay House is not included on any local list.
- 6.1.16. In terms of nearby heritage assets, the statement confirms there are four designated assets within the vicinity of Barclay House and it is considered that Barclay House forms part of the urban setting of these assets but makes a very limited contribution to the specific heritage values that make up their significance. The assessment confirms that the two-storey roof extension proposed will not give rise to any harm to the significance of the listed buildings identified and only result in a small visual change within their settings.
- 6.1.17. The report also considers the impact on Barclay House itself, concluding that the proposed design preserves the key features of the main façade of the building. The design is considered sensitive and provides clear contrast between the building and the extension, as such the proposal will be read as subservient to the building. The proposed form and setback further preserve the value of the building.
- 6.1.18. In light of the above, the proposal will not cause harm to any neighbouring heritage assets or their settings. The proposal offers a sensitive addition to Barclay House, preserving its key features. As a result, the proposal is in accordance with policy CC9, EN1, EN3 and the provisions of the NPPF.

WASTE AND SERVICING

- 6.1.19. A Waste and Servicing Strategy prepared by Vectos supports the application. This report calculates the level of waste generated by the proposal, before allocating waste to the various waste streams. The site's refuse storage provision is then outlined in line with Manchester City Council's requirements, along with frequency of collection and both internal and external transfer routes to

collection points. The report provides an overview of the whole building, ensuring that the strategy covers all residential dwellings including those currently coming forward under the Prior Approval consent.

- 6.1.20. The reports confirms that waste will be separated at source and stored off the highway in a purpose-built refuse store within the building itself, minimising the distance to collection. It is proposed that refuse collections will be made from Whitworth Street West, where a refuse vehicle will reverse from the road using the existing access junction located adjacent to the doors of the refuse store, therefore minimising the distance refuse containers will be wheeled.
- 6.1.21. Consideration has also been given to the National Regulations on Recycling, Storage and the Duty of Care for producers and handlers of waste. The Strategy incorporates provision for recycling into the different waste streams. The calculations resulted in a suggestion of a weekly collection for General Waste and Organic Waste and a fortnightly collection for Pulpable and Mixed Recyclables Waste for the development.
- 6.1.22. The report confirms that refuse and servicing activity will be undertaken with minimal impact on the surrounding highway network. Refuse vehicles will be able to access the collection point by reversing from Whitworth Street West into the existing access junction adjacent to the refuse store doors. As such, collections will take place within 25 metres of the site, therefore according with Manual for Streets guidance.
- 6.1.23. The report concludes that the forecast deliveries, waste management and refuse collection proposed is appropriate for this scale of development and that servicing, and waste collection can be undertaken efficiently, in accordance with policy DM1 and GD04 of Manchester City Council's Core Strategy.

TV AND BROADBAND CONNECTIVITY

- 6.1.24. The application is accompanied by a TV Reception Assessment and Broadband Connectivity Assessment, prepared by Novo. The aim of the assessments is to understand any risk of interference created by the proposed development on TV, radio and broadband reception within the area.
- 6.1.25. The assessments confirm that because the proposal will not exceed the height of the surrounding buildings, possible issues to the TV signal of these building is unlikely. Existing TV signal reception within the potential impact areas can be measured if required prior to commencement of the development.
- 6.1.26. Hyperoptic Ltd have applied for and liaised with BT Openreach Property Development Department to ensure all required incoming Telecommunications involved within the residential scheme are delivered. Virgin Media can also be applied for by the client and a speed of at least 18 MBP/S is guaranteed on site.
- 6.1.27. Due to the location of the building and the infrastructure within the area there will be no issues with Broadband or Telecoms connections.

CRIME IMPACT STATEMENT

- 6.1.28. A Crime Impact Statement (prepared by independent crime prevention design consultant, Mr A.P. Martin) accompanies the application. The statement explores how the scheme will affect the impact on and susceptibility to crime.

- 6.1.29. Analysis of crime and anti-social behaviour in the immediate vicinity of the proposed development site revealed the area to be a relatively low crime risk.
- 6.1.30. The statement sets out that all reasonable efforts to mitigate and discourage antisocial behaviour have been taken in the design and layout, thus minimising the vulnerability of the development to crime and anti-social behaviour.
- 6.1.31. The statement recommends a range of measures in relation to access, lighting and security which have been incorporated within the design of the proposal itself. The crime prevention measures are appropriate and adequate for the perceived crime risk and take into account the need to reduce crime and anti-social behaviour.
- 6.1.32. The report concludes that the development will be consistent with current principles of the NPPF (paragraphs 91, 95, 98, 110 and 127) and has adopted the principles of Secured by Design and accords with Manchester City Council's Core Strategy.

ENERGY STRATEGY

- 6.1.33. An Energy, Environmental Standards and Ventilation Statement prepared by Novo supports the application. The statement provides guidance in relation to Building Regulations Part L and sets out how the design adheres to sustainable development in relation to energy.
- 6.1.34. The statement confirms that the proposal has adopted a hierarchical approach of using passive and low energy design technologies to reduce the baseline energy demand and hence CO2 emissions.
- 6.1.35. The analysis has shown that by incorporating passive and low energy design measures such as low energy lighting, using high performance glazing and installing PV panels, there is a reduction of 9.05% for the developments annual CO2 baseline emissions, equating to a 15.05% improvement over Part L1a 2010. In addition, the Fabric Energy Efficiency of the entire development has been reduced by 15.22%.
- 6.1.36. As the 4 conversion apartments fall under Part L1B of the building regulations, they do not contribute to the new build CO2 reduction requirement however, they will adhere to all of the minimum standards set out within Part L1B of the 2013 Building Regulations.
- 6.1.37. The report concludes that as a result of the improvements the building and implementation of high efficiency systems that the energy strategy complies with Building Regulations Part L1A and policy EN6 of the Manchester Core Strategy. Part F Regulations and Part G regulations will all be adhered to.

NOISE

- 6.1.38. An Acoustic Glazing and Ventilation Specification report prepared by Martec Environmental Consultants Ltd accompanies the planning application. The statement provides an overview of the site surveys undertaken, reviews legislation before making recommendations for noise mitigation as necessary.
- 6.1.39. The noise assessment was undertaken during in September 2020. Given the assessment took place during a period of coronavirus restrictions, previous noise data used to support the Prior Approval application was also used to ensure a worst-case scenario was modelled.
- 6.1.40. In regard to the proposed apartments at ground floor level, predominant noise sources related to passing traffic and emergency vehicle sirens, not noise from the canal towpath. Those noises

recorded were all within acceptable limits. The low noise levels combined with the design of the apartments means there will not be an adverse impact from a noise perspective.

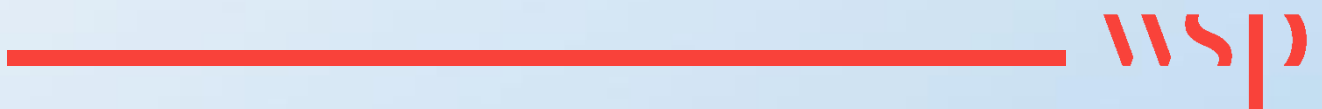
- 6.1.41. Similar conclusions are reached for the proposed on the fourth and sixth floor apartments with the assessment confirming that subject to achieving the appropriate glazing all noise criteria levels will be achieved.
- 6.1.42. In light of the above, the proposal will not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy DM1 of the Core Strategy and paragraph 180 of the NPPF.

7 CONCLUSIONS

- 7.1.1. This planning application seeks approval for;
“Erection of a two-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester”
- 7.1.2. This Planning Statement has set out that the proposed development comprises sustainable development and accords with national planning policy. The proposed development supports Council’s vision of increasing city centre living by providing 13 well designed, high quality apartment in a highly sustainable location.
- 7.1.3. The proposal is consistent with the prevailing height and form of neighbouring properties and the overall street scene, it is well designed, and it provides safe access and egress for occupiers. As such and in accordance with paragraph 118 (e) of the NPPF, the application should be supported.
- 7.1.4. It has been demonstrated that the proposal is acceptable in principle. Increasing the height of Barclay House by a modest two storeys in height is fully consistent with neighbouring buildings and the wider street scene. Supporting design and heritage statements have confirmed the form and appearance of the proposal are appropriate and will not detract from Barclay House itself. The proposal will be a positive additional to the roofscape and be read as subservient to Barclay House.
- 7.1.5. The proposed development will deliver economic, social and environmental benefits to the area and therefore complies with the themes of achieving sustainable development as defined by the NPPF and Development Plan.
- 7.1.6. For the reasons set out above, the proposed development clearly accords with the development plan and overarching planning guidance contained in the NPPF.

Appendix A

DECISION NOTICE
118033/P30PA/2017





**MANCHESTER
CITY COUNCIL**

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Mark Murphy
GVA
Norfolk House
Norfolk Street
Manchester
M2 1DW

Date: 31 January 2018

Dear Sir or Madam,

Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015

Application No.: 118033/P3OPA/2017

Description: Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3)

Location: Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

The City Council is satisfied that this development minimises the impact on the local highway network and transport; there are no known contamination or flood risks at the site; and there would be no impacts of noise from commercial premises on the intended occupiers of the development. The proposal complies with Core Strategy policies SP1, T2 and DM1 of the Manchester Core Strategy.

Therefore, consent is hereby granted in accordance with the plans and information accompanying application 118033/P3OPA/2017 showing the change of use of the property from offices (Class B1) to ninety self-contained flats (Class C3), including:

Drawings

12,982 109 Amendment A
12,982 20 Amendment D
12,982 21 Amendment D

all stamped as received by the Local Planning Authority on 26 October 2017

The ProPG - Environmental Noise Assessment by Martec Environmental Consultants Ltd dated 27th September 2017, revised 6th October 2017, ref. 20170927 8016 Whitworth-1.docx

The Noise Assessment Snooker Hall by Martec Environmental Consultants Ltd dated 11th December 2017, ref. 20170927 8016 Manchester Snooker.docx

The Technical Note by Martec Environmental Consultants Ltd dated 11 January 2018, ref. 20180111 8016 Snooker Tech Note.docx

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies SP1, T2 and DM1 of the Manchester Core Strategy.

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 and Condition 2 of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

2) a) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those residing, attending or employed within the building;
- ii) a commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the first occupation of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety and to reduce the highway impacts of the development.

3) The cycle parking area shown on the approved plans shall be made available at all times whilst the site is occupied.

Reason - To ensure that there is adequate cycle parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

4) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/aparthotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/aparthotels do not commence without prior approval, pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

5) Any external changes to the building, including the installation of any external plant to include mechanical ventilation to serve the apartments, will require the submission of further planning applications for such works.

Reason - For the avoidance of doubt and pursuant to policy DM1 of the Core Strategy.

Building Regulations 2010

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing



8 First Street
Manchester
M15 4RP

wsp.com

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