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

Our Ref: 70081620

26 February 2021

Dear Sir / Madam,

Jefferson Place, Manchester

We write on behalf of Broompark Management who are applying for planning permission at Jefferson Place, Manchester, M4 4AZ. The application seeks a change of use from a vacant store to a studio apartment together with the insertion of new fenestration.

As you know, a previous application in the Green Quarter (125840/FU/2020) was refused and dismissed at appeal, because of the resultant living conditions of future occupants in relation to light and internal space.

This new application relates to a different part of the Green Quarter.

The designer of the proposal has confirmed the following:

The proposed studio apartment is a one-bedroom, one-person studio apartment with a Gross Internal Area (GIA) of 40 sqm. This surpasses the Nationally Described Space Standard of 39 sqm and Manchester Residential Quality Guidance of 37 sqm. The floor area of the bedroom is 8 sqm and across the length where the bed is it is 2.75m wide; all space is full height and meets the need for the minimum floor to ceiling height to be 2.3m for at least 75% of the Gross Internal Area.

The size of the unit provides comfortable space for living amenities. As can be seen in drawing DA19141.1 – 003, there is adequate space for a sitting area with a sofa, table, television and dining table. New fenestration provides the living and sleeping space with excellent outlook and ventilation, addressing previous concerns elsewhere in the Green Quarter of over-reliance on artificial lighting. This helps to create a comfortable living area and sufficiently lit space. The windows will match windows above on this elevation of the building.

The marginal additional waste created by this size development in the context of the existing residential complex doesn't warrant any additional waste storage. The existing bin stores have capacity for hundreds of units; existing provision will be used by the one-bedroom, one-person studio.

Summary

The table below clarifies which plans are attached to the application:

8 First Street
Manchester
M15 4RP
Tel: +44 161 200 5000
wsp.com

WSP UK Limited | Registered address: WSP House, 70 Chancery Lane, London WC2A 1AF
Registered in England and Wales No. 01383511

Plan	Reference
Site Location and Block Plan	DA19141.1 – 001
Existing GA Plans	DA19141.1 – 002
Proposed GA Plans	DA19141.1 – 003
Existing & Proposed GA Elevations	DA19141.1 – 004

Should the Council require any further information in this regard, please do not hesitate to contact me.

Yours faithfully,



Josh Webb
Graduate Planner

JHW/MH

Encl. As above
CC Arnold Henry