



Paul Butler Associates

Planning, Development & Heritage Consultants

3 July 2020

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester, M60 2LA

FAO Carolyn Parry

19.1283/rt03v

Dear Mrs Roscoe

Application number: 126957/FO/2020

Proposal: Two storey roof extension to No. 84 and single storey roof extension to No. 86 to provide 4no. Apartments (C3 use), together with other external alterations.

Location: 84-86 Oldham Street, Manchester, M4 1LF

On behalf of my client, The Daylesford Trust, I write in response to your letter dated 4 June 2020 regarding the above application which requests additional information to allow the application to be validated.

I have set out the information requested within your letter in bold below, followed by the response on behalf of the applicant:

1) Please can you confirm how the apartments would be ventilated. The Air Quality report talks about installing mechanical ventilation, yet the acoustic report talks about upgrading windows and installing new airbricks. If mechanical ventilation is proposed, drawings showing where any external equipment needed would be located are required. Noise from this equipment would also need to be addressed in the submitted acoustic report. Any equipment should achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. If no mechanical ventilation is proposed and instead extra ventilation is required by airbricks, drawings showing where these air bricks would be located are required.

Response:

It is not possible to provide full details of ventilation of the apartments at this stage as this will require specialist input. A planning condition is therefore sought.

An overall strategy has however been considered which will involve mechanical ventilation installed to bathrooms and kitchens. Extracts required for the system will be sensitively located on the rear of the buildings which will ensure no impact on the principal elevation (refer to drawing 402.1 'MCC – Ventilation'). Acoustic mitigation of mechanical plant can be readily achieved and full details can be provided in discharge of a suitably worded condition. We are aware of other residential schemes in Manchester City Centre where this information has been conditioned.

2) Insufficient information has been provided with regard to disabled access into and throughout the building. Where buildings are adapted or changes of use are proposed, provision of access for disabled people will be sought unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings. Please note that any proposed platform lifts should be at least 1100mm x 1400mm in size.

Response:

The application proposal involves the provision of four new apartments which will increase the total number of apartments within the building to 14. At present the existing apartments do not have disabled access. The new apartments are provided at third floor and fourth floor level.

A ramp is not feasible to provide disabled access to the third and fourth floor apartments as it would take up a significant area of floorspace particularly given the shallow gradient that would be required.

The existing staircases and corridors are not particularly wide and installation of stair lifts would not be possible without causing an obstruction and narrowing of access routes. This would be unacceptable from a health and safety / fire perspective. Widening staircases and corridors to facilitate installation would require floor area to be taken from the existing commercial units on the ground floor of the building which is not possible contractually, whilst it would also impinge on the attractiveness of the commercial units to tenants in the short and longer term. A significant area of floorspace would also need to be taken from existing apartments which would have an adverse impact on existing apartment layouts and sizes, whilst contract / legal issues would apply.

The costs of undertaking associated works required to facilitate the installation of a stair lift would be substantial with structural works / new structure required to allow for proper installation. Given these significant constraints it is concluded that a stair lift is not practical in this instance.

Consideration has been given to the installation of a lift to provide access to the new apartments. Similar to the reasoning provided above, a lift would require floorspace to be taken from ground floor units which is neither possible contractually nor desirable in terms of reducing ground floor commercial space. As above, a lift would have to run up through the building and would therefore result in the loss of floorspace throughout the building (at ground, first, second and third floors) which would impact on the sizes of units and the viability of the scheme. The outlay costs associated with a lift (purchase and installation) are substantial and this would adversely impact on scheme viability / deliverability, particularly given the need for significant substantial structural works to be undertaken to the building.

Drawing 403 'MCC – Disabled Access' shows a possible location for the installation of a lift and illustrates the issues which would be associated with such an installation which is not therefore considered feasible.

Whilst practical considerations prevent level access from being provided to apartments, access for ambulant disabled will be possible (this is discussed further in response to point 3).

The ground floor commercial premises have level access and this will not be adversely affected.

3) Please can you confirm how and where the apartments would achieve the standards set out in Design for Access 2. If there are any deficiencies, please highlight these.

Response:

Design for Access 2 is the Council's aspirational document to improve access into and within buildings. The documents accepts that there will be challenges in providing access within converted buildings. It notes that the standards should apply where practicable. Notwithstanding this the following measures can be implemented to aid access people with disabilities.

Staircase:

- The staircase will have a clear width of 1000mm.
- The staircase will not feature overlapping stairs or open risers.
- The leading edge of all steps will be distinguished by contrasting colour and luminance.
- Colour and luminance contrast will be incorporated into the landings at the top and bottom of the stairs.
- The staircase will be well-lit with strong and even lighting.
- Continuous handrails will be provided on either side of the staircase. These will be smooth, free of studs, comfortable to grip, and finished in a contrasting colour.

Doors:

- All internal doors will have a clear opening of 850mm.
- All new doors in communal areas will include a kicking plate of 250mm in height fitted to both sides of the door.
- All glazing in doors will be safety glazing.

Lobbies and Corridors:

- The building will have a slip resistant floor covering in communal areas.
- The space in front of doors will be unobstructed and free from obstacles.
- Contrast in colour and luminance will be provided between some walls and ceilings.

4) A series of large scale vertical cross-sections through the new external walls are required, as well as scaled cross section drawings showing the new window depths within the reveals, any projecting windows (e.g. from the top floor) and any modelling within the elevations.

Response:

Please find attached drawings 401 'MCC – Window Detail' and 404 'MCC – Window Details Existing' which provides cross-sectional details through windows including the new projecting windows and walls on the top floor.

5) Details of space and facilities (i.e. location and number of spaces) for secure cycle parking to be provided within the scheme.

Response:

Due to the ground floor being let to a commercial tenant it is not possible to provide cycle parking at ground floor level. Residents can of course chose to store their bike within their apartment should they wish. In addition residents of the proposed apartments will be permitted to store their bike within the bike store which is proposed at 89-95 Oldham Street. This proposed bike store has space for 20 bikes (for 15 apartments) meaning that there is capacity for a further five bikes, whilst retaining 100% capacity for the development at 89-95 Street. The Site Location Plan has been updated to include 89-95 Oldham Street within the applicant's ownership and a suitably worded condition can be applied to ensure these spaces are provided prior to occupation of the proposed apartments at 84 – 86.

6) The development shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Please confirm what security measures are in place at the building and/or those that are intended to be installed for the new apartments. Please confirm that any new fixtures and fittings would be certified to the standards of Secured by Design.

Response:

The development will incorporate a range of measures to minimise the risk of crime. A 'Crime Impact Statement' document has been prepared by Debtal Architecture and identifies the measures to be incorporated.

We trust that this response will allow for validation of the application and we look forward to working with the Council to progress it to a positive determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc MPLAN MRTPI
Senior Planner

Appendix 1: Local Employment Agreement

To support the Council's aspirations to deliver employment opportunities for Manchester Residents The Daylesford Trust and the appointed contractor will ensure that the project adds value to the local economy by maximising employment and training opportunities for established residents of the city centre of Manchester and the surrounding neighbourhood. The potential methods for achieving this are outlined below. It is recommended that a Local Labour Agreement is the subject of a **planning condition** as most contractors have their own 'in-house' staff such as Learning & Development Officers and Engagement Officers who support apprentices, work placements and trainees and engage with local stakeholders to identify opportunities for collaborative working.

This will allow The Daylesford Trust and the appointed contractor to devise a bespoke Local Labour Agreement in co-ordination with Manchester City Council's Work and Skills Team.

Potential Initiatives

- a) Introducing/adopting local initiatives on the project, offering work experience and practical help.
- b) Notifying Local Manchester Employment agencies of any vacancies generated by the project, at the same time or in advance of recruitment from other sources.
- b) Working with Local Manchester Employment agencies, to identify specific positive action programmes, in support of equal opportunities, where these are applicable.
- c) Ensuring that local companies (where suitable companies exist) are represented on subcontract and supply tender lists through working with Manchester in Work to ensure local companies are represented on subcontractor lists (companies being those located in an area having an "M" postcode prefix).
- d) Ensuring that the provisions of the agreement are transmitted to sub-contractors and suppliers involved in the project, where appropriate.
- e) Ensuring that all our employees are suitably trained and wherever possible/viable, employing trainees on appropriately approved courses.
- f) Provide reasonable access for representatives of Manchester City Council who may from time to time visit our contract works to check the labour register and:
 - i. promote their services to sub-contractors
 - ii. offer advice on training grants and employment subsidies, where available
 - iii. provide information on local companies
 - iv. seek feedback on recruits/trainees.
- g) To provide information on labour and sub-contractor utilisation, as specified in the Labour and Sub-contractor Monitoring Procedures, Guidelines for Site Management.

h) Adopt and agree a Community Needs Plan for use throughout the project – Monthly updates to be carried out to ensure community need targets are on track to be complete in line with the agreed original intent.