

3521_19.08.13_Design and Access Statement_13 St John Street

The site address is: 13 St John Street, Manchester, M3 4DQ

The change of use of a Grade II listed townhouse to a single residential dwelling



Above: Exterior view of the townhouse from St John Street

Local Planning Policy

The change of use from offices to residential is supported by local and national planning policy. Conversion of 13 St John Street into residential meets the Core Strategy Vision 4.1, it also contributes to providing a wider range of quality housing need and provides an attractive environment, it is a sustainable location (SO3) and addresses the demographic need.

Core Strategy and Saved UDP policies

Policy CC 3/CC7

The conversion of 13 St John Street into residential meets the Core Strategy

The conversion provides accommodation of a high standard which offers accommodation, in terms of both the number of rooms and their size

Residential development is supported in the City Centre. 13 St John Street meets the criteria in terms of location.

Policy CC 8

Change and Renewal

The proposed change of use would have a positive impact on key aspects of the City's heritage and character and therefore should be supported. The development contributes to the improvement of the City Centre in terms of character and function and reverts to the original intended use of the asset.

Policy CC 9

The proposal preserves and enhances the heritage assets

Policy H5

Conversion to housing is supported by the policy for housing in the City Centre.

Policy EN1

13 St John Street addresses the design principles, reinforces the local character of the part of the city and achieves the Core Strategic Objectives. It considers the heritage, maintains the Georgian streetscape, and positively contributes to a group of listed buildings.

National Planning Policy

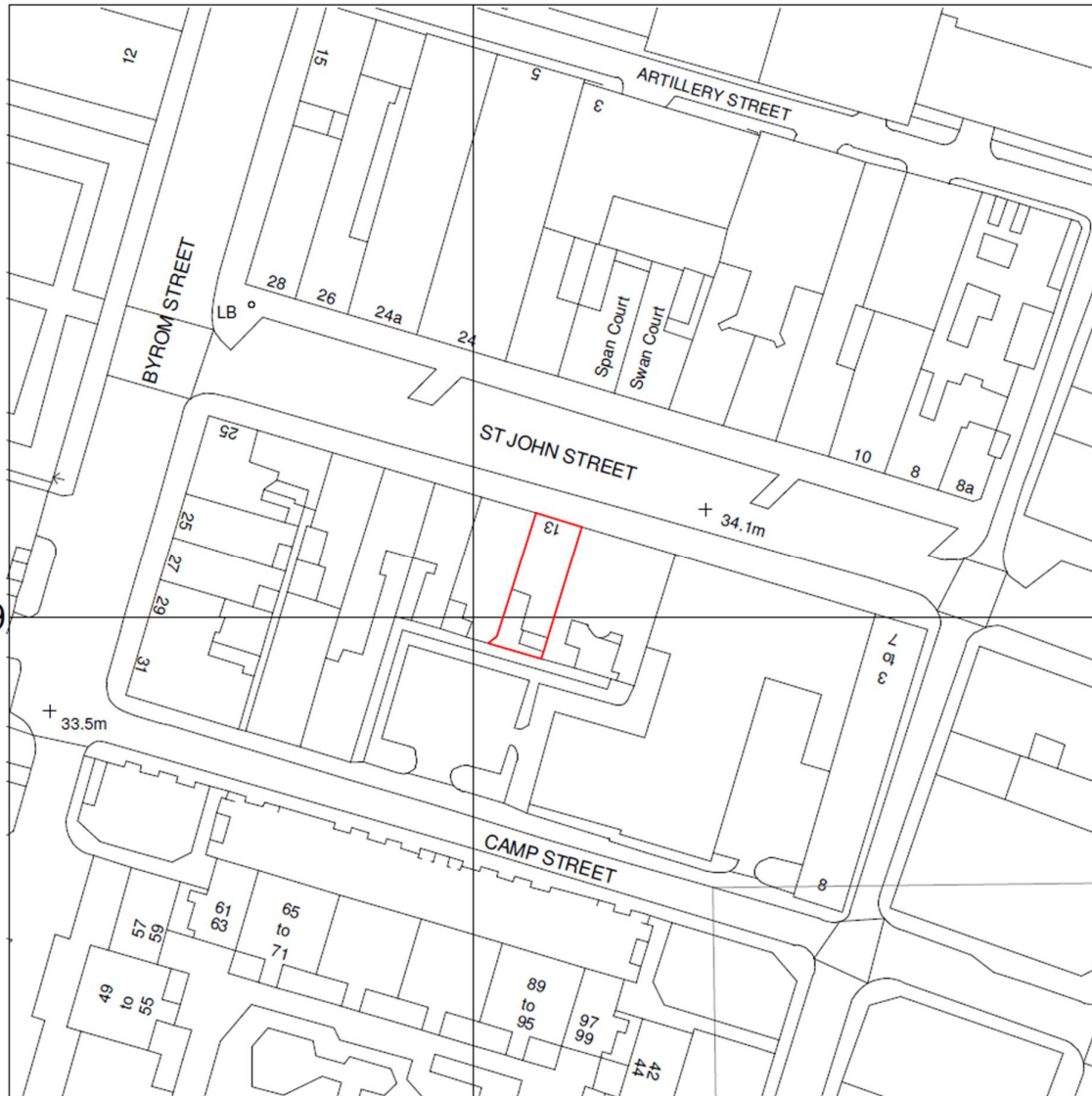
The National Planning Policy Framework is met by the proposal to convert 13 St John into residential as it meets the environmental objects, as it protects and enhances the historic environment.

The policy recognises that residential development often plays an important role in ensuring the vitality of centres and encourage residential development. The location is sustainable to support the change of use. The proposed change of use means the proposals are not just for the short term, but for a lifetime. (Clause 127)

Land Use

No. 13 St John Street is located in the Spinningfields area of central Manchester, accessed via Deansgate from the east or Byrom Street from the west. It is part of a terrace of Georgian period townhouses dating from the 18th and 19th centuries.

The total site area is 109.2m².



Above is the Location Plan of the property, showing the red line boundary.

Site and Surrounding Area



Aerial view (site outlined in red)



View of 13 St John street facing east
(towards Deansgate)



View of 13 St John street facing west
(towards Byrom St)



View of 13 St John Street from
the rear (bordered in red)

Background

13 St John Street is a Grade II listed building. An extract from the Register reads as follows:

Name : **11-17 St. John Street entry No. 1254465**

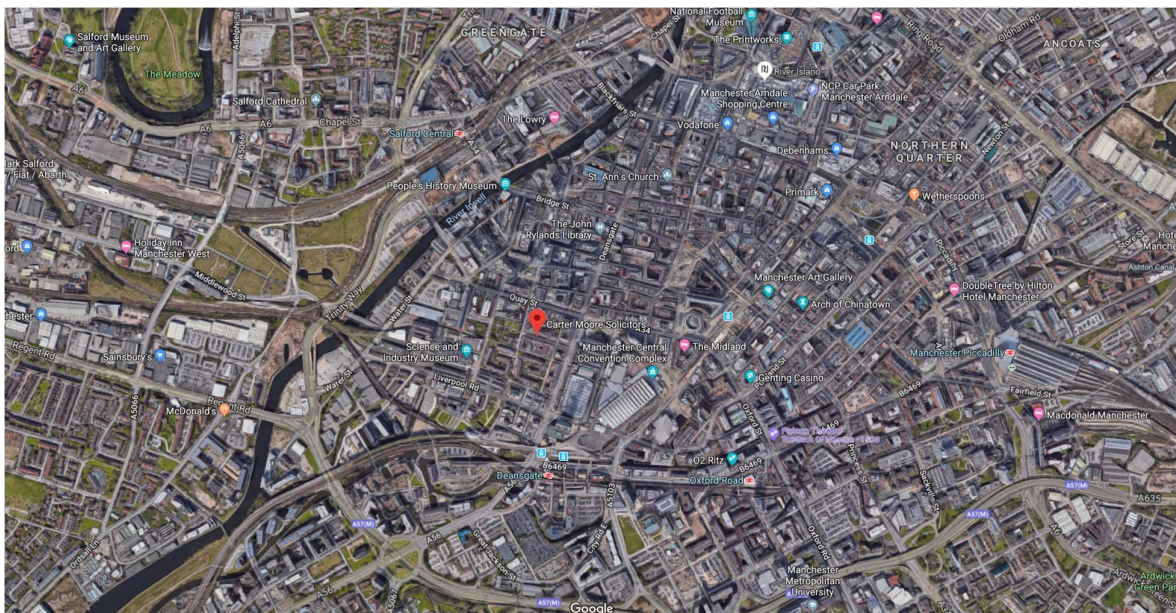
Grade II Listed first Listed in 1952 with the most recent amendment in June 1994.

Further consideration to the building as a heritage asset can be found in the Statement of Design and Heritage Significance Assessment, prepared by BTP and included as part of this planning and Listed Building Consent application.

Transport, Access and Highways

The site is located close to the city centre of Manchester and is well served by Metrolink, train, bus and airport links. Many bars, restaurants and shops are within walking distance. The nearest train and Metrolink station is Deansgate, which is within a 6 minute walk and connects directly to Manchester Piccadilly for direct trains to London.

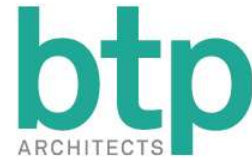
The site is not directly served by any national cycling networks, but connection to the Bridgewater Canal is possible via the surrounding network of roads.



Location of St John Street relative to central Manchester

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Description of the Proposal

The proposed development comprises a change of use of the building from a commercial office to a 4-bedroom townhouse dwelling, with the introduction of a new conservatory to the rear.

A summary of the key proposals for the building is as follows:

- Internal remodelling to turn the property back into a townhouse from medical rooms /office. Use of lightweight partitions introduced into lower significant areas.
- External repair including reroofing, leadwork renewal, brickwork repointing, light well reinstatement, redecoration, replacing existing sash windows with new timber sash windows with Slimlite double glazing units and chimney stack repairs.
- External, rear elevation rebuild the single storey existing outrigger, remove the 20th century windows to rear ground floor and outrigger, remove the staircase and 20th century door and window at basement, extend existing light well to incorporate the circular light well evident in the basement ; repoint and repair masonry. Retain the existing fanlight above back door and construct glazed conservatory with smart wall.
- Internal, removal of 20th century details including panels in basement, modern ironmongery, fixtures and fittings, modern stair balustrade in basement and renew with compliant handrail.
- Internal repair and redecoration to plaster cornices, architraves and mouldings to principal rooms.
- External, creation of a contemporary conservatory extension at the rear utilizing materials to form a high quality lightweight extension.

Urban Context

The proposed development of 13 St John Street will not affect its scale or continuity in its surrounding context. The building will not be extended and many of the alterations proposed are internal.

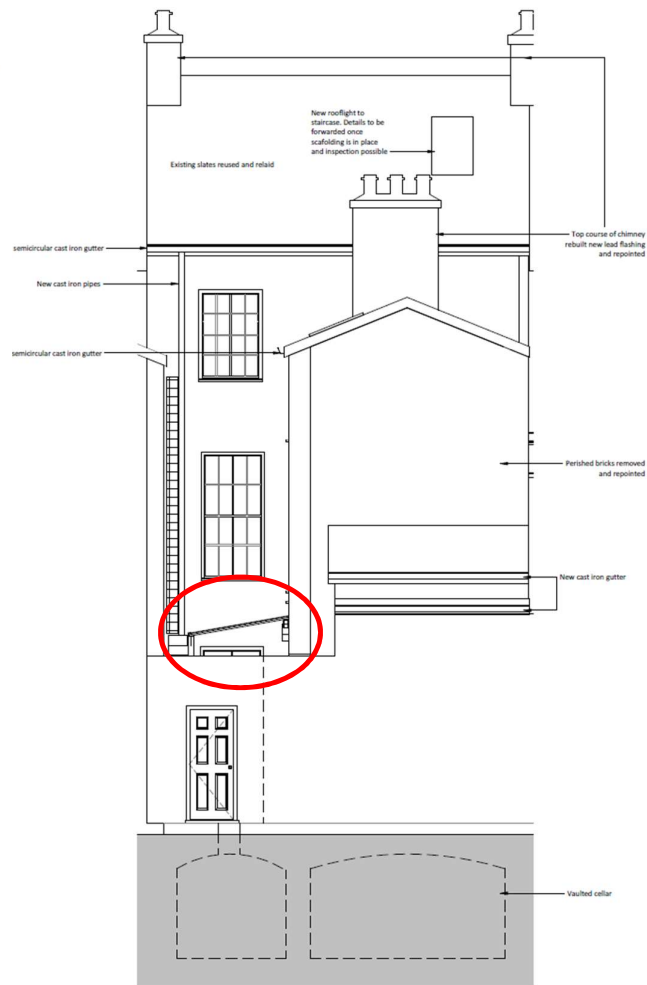
The most significant part of the development in regards to the building's external appearance will be the construction of the glazed conservatory within the rear courtyard. This will be concealed behind the existing brick wall at the rear.

The proposed rooflights will be of a conservation style and sensitive to the slate roof.

The proposed external repair works will not alter the scale of the building and are an improvement of its existing period features.



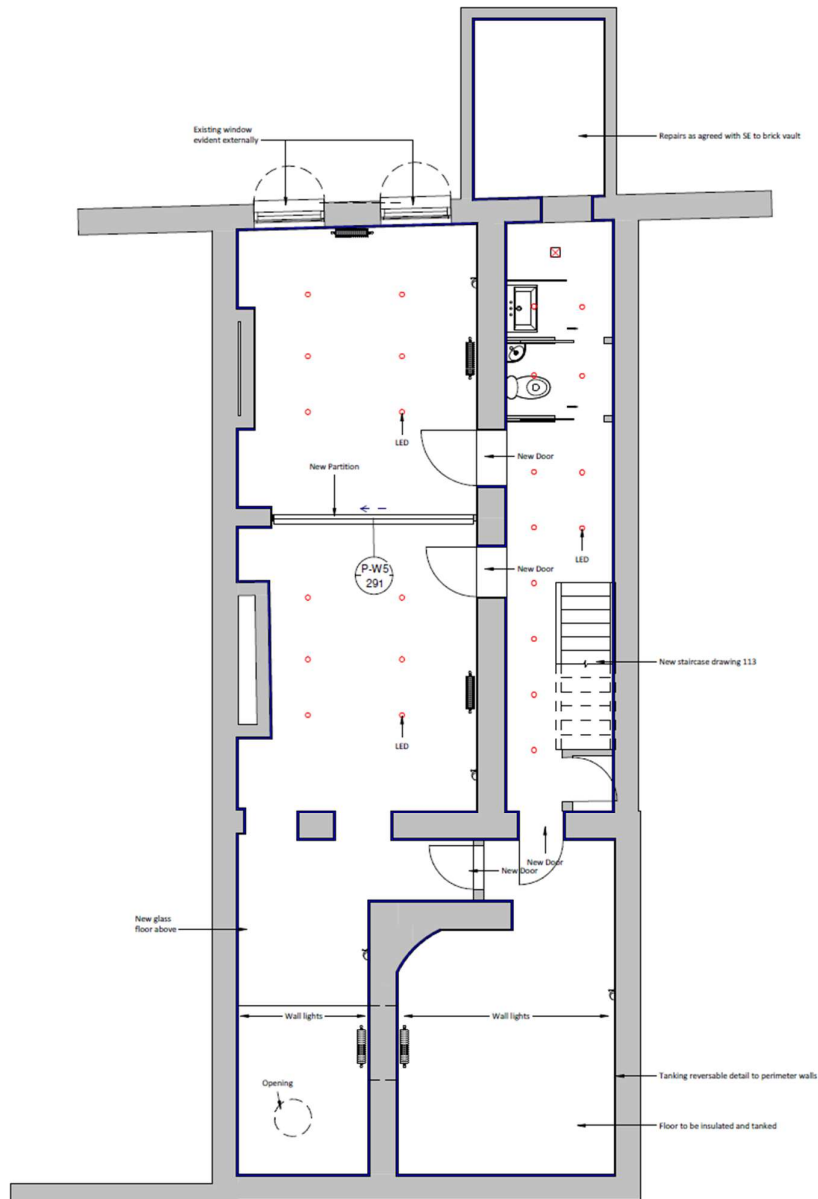
Above: Proposed improvements to front elevation



Above: Proposed conservatory to rear (circled in red)

Plans as Proposed

The following drawings give an overview of the proposed development. For further information please refer to the full set of planning drawings included with the planning and Listed Building Consent application.

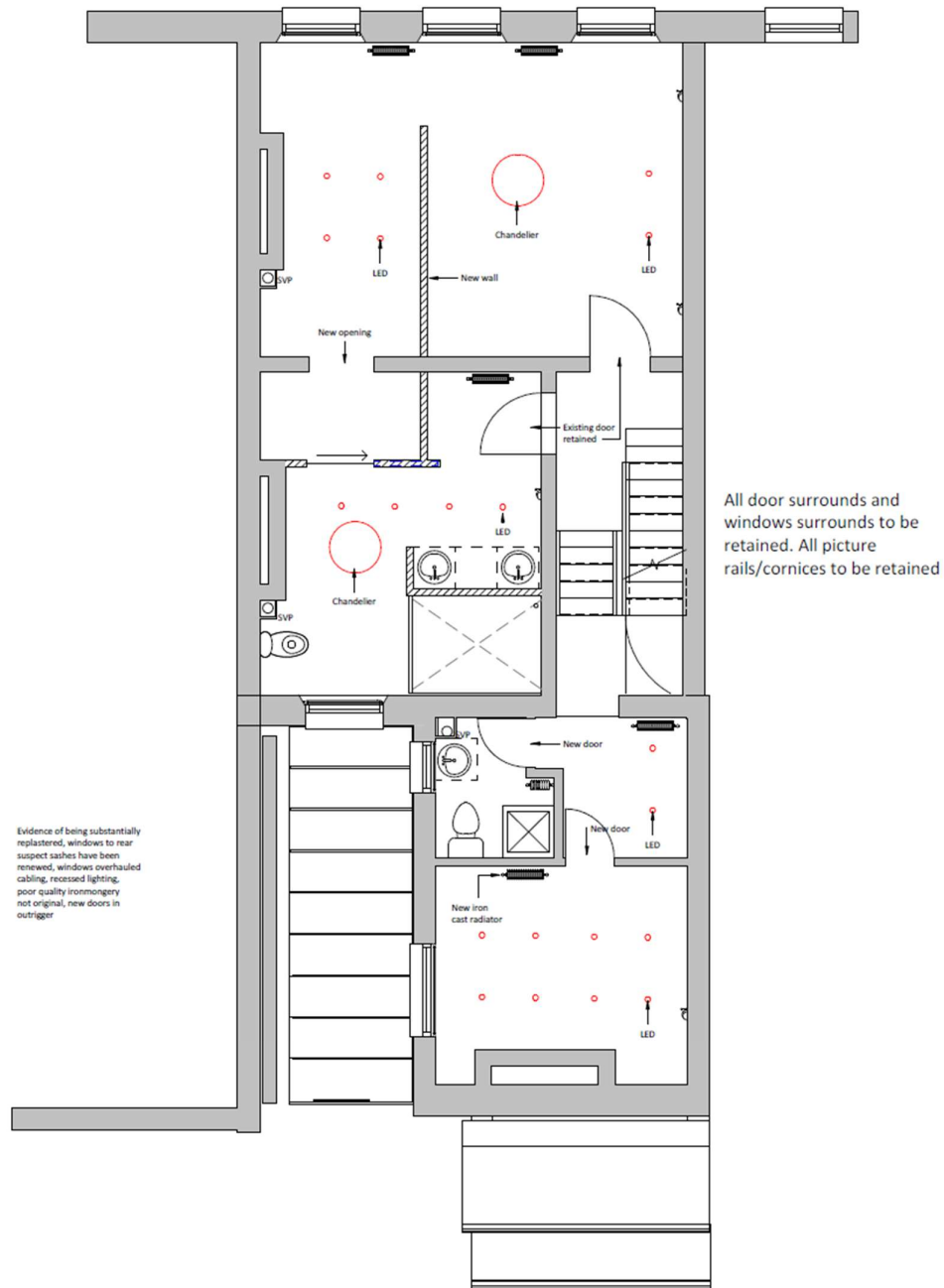


Above: Basement floor plan as proposed (not to scale)

Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA. Company No. 4168609.

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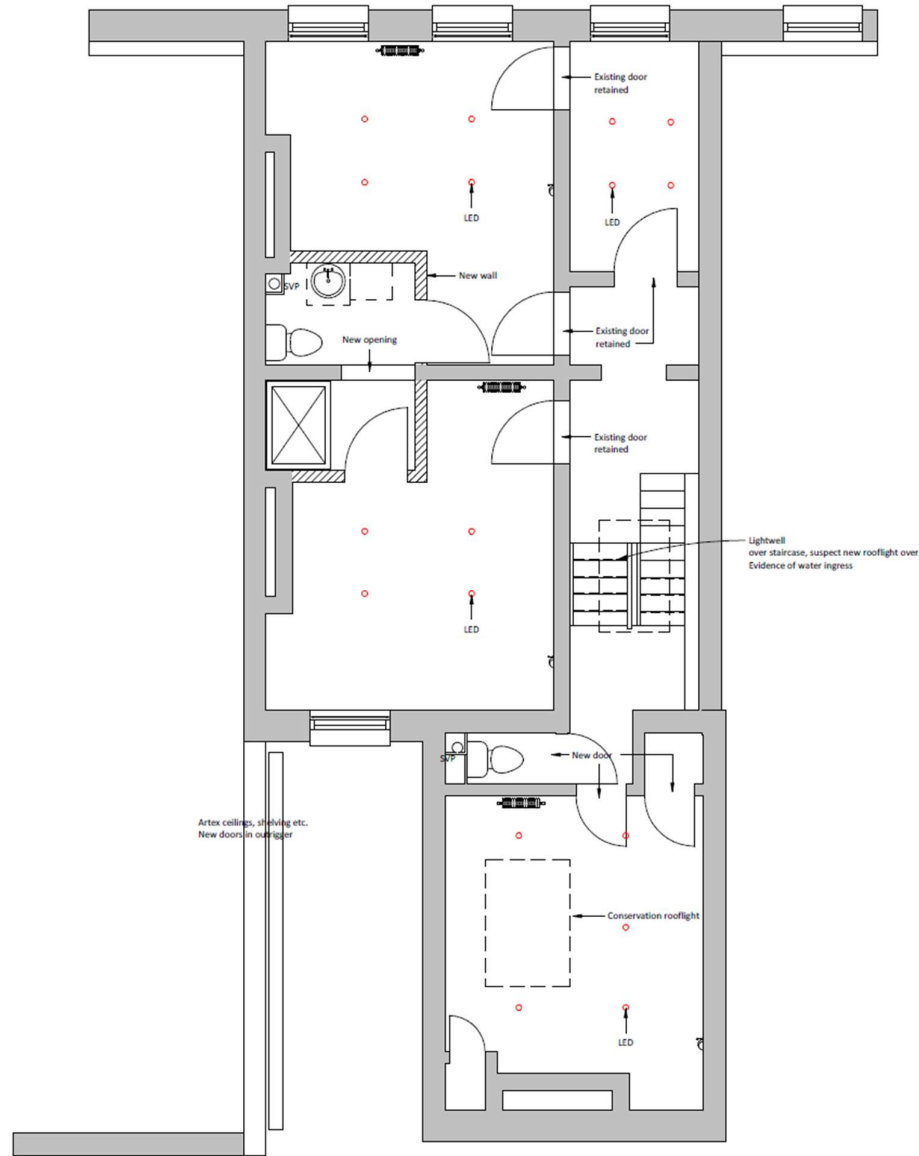


Above: Ground floor plan as proposed (not to scale)

Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA.
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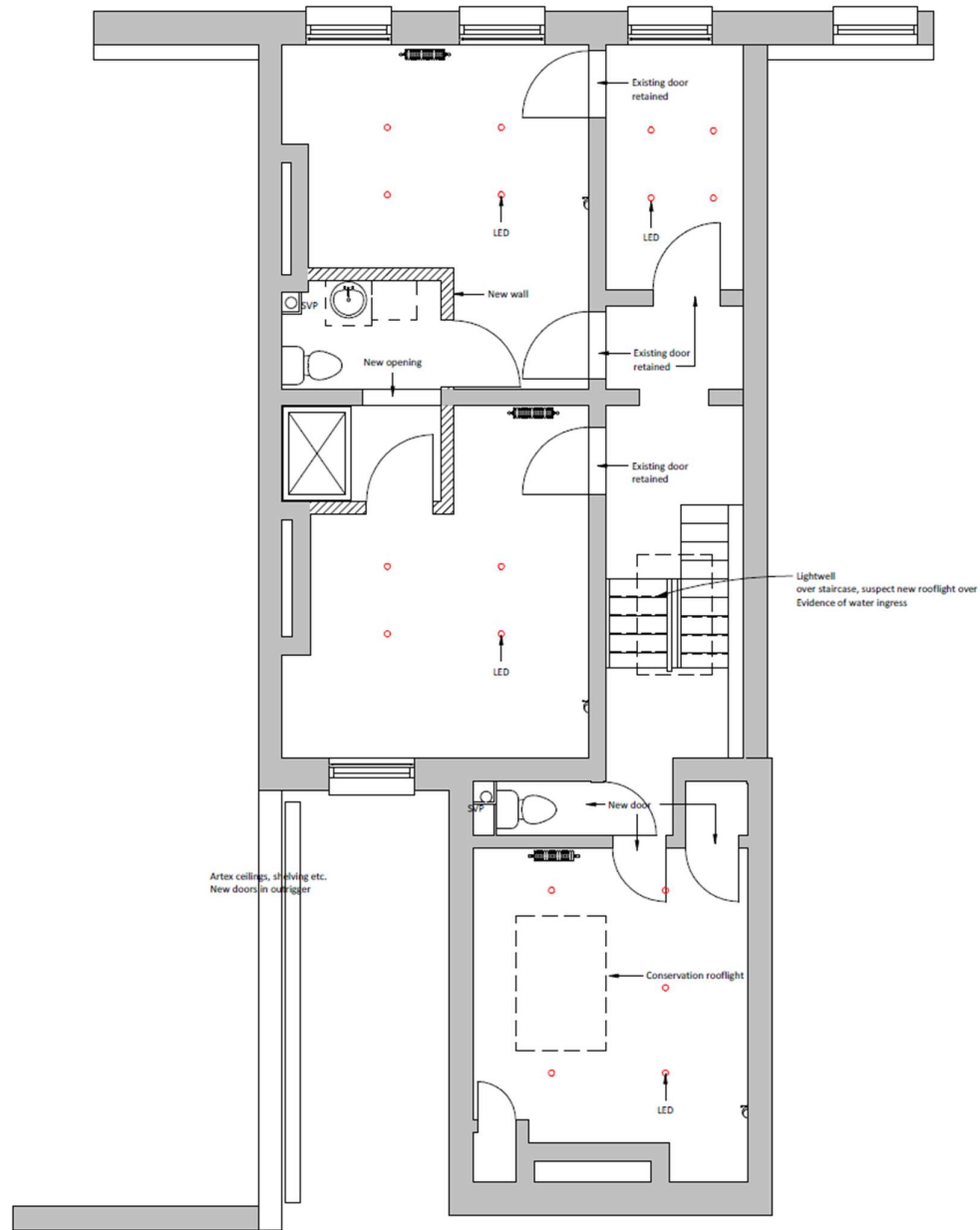
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Above: First floor plan as proposed (not to scale)

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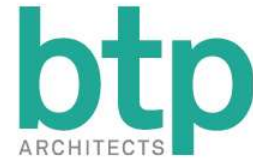


Above: Second floor plan as proposed (not to scale)

Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA. Company No. 4168609.

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Pre-Application Advice

Pre-application advice was sought with Joseph Hobbs of Manchester City Council prior to the scheme being formally submitted with the response to comments received.

Both Paul Mason and Joseph Hobbs of Manchester City Council visited the site prior to issuing pre-application feedback on the proposed development.

SUMMARY

Pre-app feedback received via email, 24 June 2019

Basement lightwell

The proposal to remove the non-original staircase and 'cover over' with new glass floor/lightwell is acceptable, on the understanding that you're not proposing to remove more of the vault. The interface with the existing lightwell will need to be carefully considered. We also welcome the propose to retain the 'circular shaft' and expose as a lightwell.

Ground floor windows

We understand your client's aspirations regarding the conservatory area, and the desired flow from the main parts of the house. However, it should be noted that the house was not originally designed as open plan and so whilst this can be accommodated in places, it is not always an appropriate intervention. In this instance, we would continue to resist the removal of the large ground floor window and panelling below from office 2 to the courtyard. The hierarchy of space places this room as more significant than the reception area to the rear and as such we would want the original composition of the room and associated openings to be retained. We could consider the removal of the reception room window, if this was appropriately justified and the harm mitigated. Given the necessity to offset the proposed conservatory, it may well be that the layout of ground floor rooms needs to be reconsidered to meet the balance of preserving and enhancing the heritage asset, with your client's aspirations.

Outbuilding

I struggle to see why the window to this needs to be removed? We are happy for a door to go in, but presumably this could go adjacent to the existing window? So as to negate the need for the removal of original features. Furthermore, the rooflight seems an unnecessary addition given this part of the building is proposed to be used as a bike shelter. Light can be provided by the existing window and internal lighting, the installation of a rooflight to a room proposed for storage is unnecessary.

As I mentioned on the phone, some of the detail you are discussing can be refined throughout the lifetime of the application i.e. internal doors, secondary glazing etc. The principles provided in my email on 14th June should be followed, subject to the above additions.

Pre-app feedback received via email, 14 June 2019

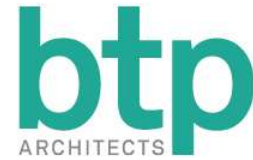
Further to our site visit on Thursday 6th June, please see below further comments that should be considered in the design process:

Windows

The proposal initially included the removal of windows and their replacement with double glazed units as they were deemed to be non-original. Following the site visit, it was clear that the windows were in fact

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original and retained details which suggested they had been adapted from six over six, sliding sashes to the existing situation of two over two. Given this is the case, we would want to see the original windows retained and repaired, with the ghosting/scarring detail retained to enable understanding of the development of the window design. Window shutters and associated panelling should also be retained and repaired. A full window survey will need to be carried out with a schedule of repair works for each window.

Doors

It was not clear if the detailing to the internal doors was original, indeed some of the doors on upper floors appeared to be modern. A full door schedule should be provided with any original doors retained, and any modern doors proposed to be replaced to be done so appropriately and sympathetically.

Rear yard area

The proposed glazed conservatory requires significant thought in terms of design and detailing which should be exemplary. The interaction with the existing extension at the neighbouring property needs to be carefully considered particularly in terms of weather proofing and maintenance at the party wall. There is clearly some modern pipework to the rear elevations which is obtrusive and we would be happy to see removed, however there also appeared to be original cast-iron pipework which we would want to see remain. The treatment of pipework to the rear should be carefully considered.

Basement Area

As discussed on site, the proposed injection of DPC and addition of tanking plaster is highly inappropriate for a listed building. Any damp proofing works should be reversible, and the necessity of such works clearly evidenced by appropriate specialist contractors. The vaulted ceilings should be retained.

Ground floor

The proposal to remove the large window from 'Office 2' to form an opening out into the yard is considered harmful. This large window is a significant feature of the ground floor rooms and appears fully intact, we would not want to see it removed and this needs to be reconsidered. A similar approach should be applied to the West Window from the 'Reception' area. The apparently hidden fireplace in 'Office 2' should be exposed and retained.

First floor

The architraves in 'Office 3' appear to have their corner detail capped or covered when compared with the detailed architraves at Ground Floor. This capping should be removed and the detail exposed. There appear a significant amount of new door openings proposed, this looks cluttered on the plans and should be reconsidered.

There are also some significant intrusions into the space (i.e. dressers) which should be removed or designed to sit low into the space so as not to intrude into the spatial qualities of the listed building.

Second floor

There appear a significant amount of new door openings proposed, this looks cluttered on the plans and should be reconsidered.

Finally, we will need a schedule of repair works and a detailed specification and methodology for how these would be undertaken. Please note, further comments may be provided as the design progresses.

We implemented design changes and amendments to the proposal in order to facilitate the points raised.

Relevant Planning and Local Policies

1. NPPF

The designation of No. 13 St. John Street comes under the planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

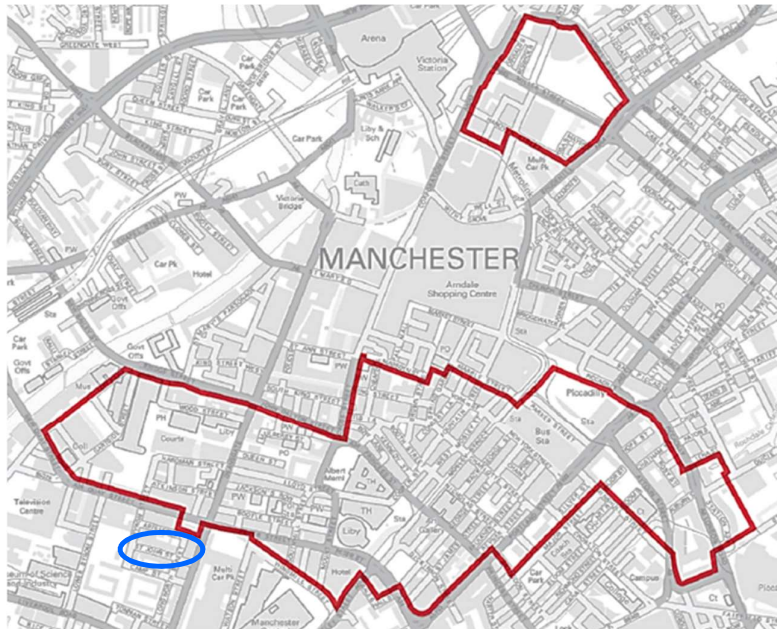
Assessing significance is a key principle to managing change to heritage assets and is embedded within government planning policy (NPPF 2012). The more significant a heritage asset the more weight should be given to its conservation and protection.

For more information on the heritage and historic significance of the building, please refer to the Statement of Design and Heritage Significance Assessment.

2. Change of Use

In 2013 the Government introduced changes to planning regulations to allow a change of use from Class B1(a) office to Class C3 residential under permitted development rights. At this time Manchester successfully made a case for exemption from this within a defined area of the city centre.

St John Street falls just outside of this defined area (see below map – St John Street is circled in blue).



In March 2016 the permitted development rights were made permanent and subsequently Manchester have considered introducing Article 4 Directions to protect office accommodation in the city, based on the strong economic role of Manchester within the UK.

Despite its proximity to the central business hub of Spinningfields, St John Street is flanked by various residential buildings which surround St. John's Gardens, including along Camp Street, Tonman Street and Longworth Street.

The Residence, a Grade II listed apartment building at the Deansgate junction, was launched in 2018.

The conversion of No. 13 from an office into a townhouse is also not unprecedented: St John Street has been referred to in the press as Manchester's "Millionaire's Row" following the conversion of a number of properties to residential.

In conclusion, the proposed change of use for No. 13 is not out of character for the area and would not have any significant impact on the provision of office accommodation within the city centre.

3. Manchester City Council Emerging Space Standards

Manchester's emerging space standards combine the Nationally Described Space Standards and the London Housing Design Standards.

The table below sets out how No. 13 St. John Street compares with the applicable standards for a house of its type.

No. of bedrooms	Number of bed spaces	3 storey dwellings	Built-in storage (m ²)
4	8	ESS = 130m ² Actual = 226m ²	ESS = 3m ² Actual = 9m ²

The above table demonstrates that the development of No. 13 exceeds the emerging space standards for a four bedroom house.

Cycle Parking

The high brick wall enclosing the rear courtyard provides adequate and secure storage for bicycles. As this is a single residential dwelling the number of bicycles is unlikely to exceed 8.

Car Parking

Zone 2 parking is available on St John's Street and Byrom Street and annual permits are available.

Security and Crime Prevention

The following security measures, based on the requirements of Secured by Design, have been considered:

- Locking mechanisms to external doors to be tested and certified to, BS PAS 24, STS 202 BR2 or LPS 1175 SR2 whilst also being sensitive to the heritage doors.
- Secondary glazing panels to be added to windows whilst also being sensitive to the period sash windows and timber panel surrounds.
- Existing rear brick wall boundary (at least 2.1m high) to remain in place with secure gate.

Waste Collection

No problems are envisaged with the collection of bins, as there is adequate storage within the rear courtyard for bins.

The following is anticipated to be provided: 1x food caddy, 1 x wheelie bin for general refuse, 1 x wheelie bin for pulpalable recycling, 1 x wheelie bin for mixed recycling, 1 x wheelie bin for garden waste and 1 x caddy for food waste.

Food waste is collected weekly, recycling and non-recycling collected on alternate weeks, meaning that at least two wheelie bins and one small caddy will be put out each collection day.



Sustainability Policy

The following potential sustainability opportunities have been considered:

- (a) Solar Energy (PV Panels): The installation costs makes solar more expensive in terms of kilo watt/hours compared to coal fire plants. There is a tremendous energy used in making solar panels. The demand for power by residents does not coincide with the energy produced which is best midday, which does not benefit residents. Without the feed in tariff, which is considered a double subsidy by the government it does not benefit the residents as they cannot sell back electricity to the grid.
- (b) Solar Hot Water: The maintenance implications and cost of installation has meant this is not a preferred method to provide energy efficiency. This has been abandoned by most registered providers.

Other technologists such as gas savers are proven to have no benefit as boilers are now very efficient and air source heat pumps have been shown to not save the resident money and can actually increase resident's bills.

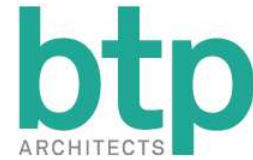
Access Statement

- Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. Where potential residents are found to be unable to use the new building with dignity through

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any condition they may have, the client will give consideration to their needs and will aim to provide specially adapted accommodation to meet their needs.

By developing an inclusive environment, the scheme shall have positive effect on society by benefiting the increasing elderly population and provide opportunities to for One Vision Housing residents. One Vision Housing has a significant amount of stock in the area and this scheme would present a positive investment into the area.

- Guidance

The scheme has been designed based on the following publications: -

- (i) BS 8300: 2001 Design of buildings and their approaches to meet the needs of disabled people.
- (ii) Design and Quality Standards 2007.
- (iii) Design for Access 2 Guidelines (DFA 2)
- (iv) Building Regulations Part M 2016 (2015 amendments)
- (v) Housing Quality Indicators (HQI) (referred to for guidance)
- (vi) Lifetime Homes Requirement (referred to for guidance)
- (vii) Equality Act 2010