Paul Butler Associates
Planning, Development & Heritage Consultants

22 December 2016

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

ljr02/rt

FAO Angela Leckie

Dear Mrs Roscoe,

35 Houldsworth Street, Manchester, M1 1EF
Planning Application for External alterations including reinstatement of blocked half-basement windows, removal/replacement of existing metal rollershutter doors, installation of new doors, provision of 5no. heat pumps on roof, and 'Manchester Bee' artwork to blank gable.

1. Introduction

1.1 On behalf of our client, Beech Holdings, please find attached a planning application for external alterations to 35 Houldsworth Street including reinstatement of blocked half-basement windows, removal/replacement of existing metal rollershutter doors, installation of new doors, provision of 5no. heat pumps on roof, and 'Manchester Bee' artwork to blank gable.

1.2 The proposed works are required to enable the conversion of the building to residential use (use class C3). The works will improve the appearance of the buildings and allow it to be brought back into full economic use and make a positive contribution to the City Centre.

1.3 In order to provide a clear understanding of the proposal this covering letter provides: a description of the application site; a review of the site's planning history; an overview of the proposed works; a review of the planning policy guidance of relevance to the proposals; and an appraisal of the proposed works against the relevant planning policy context.

2. The Application Site

2. 1 The application site is located at 35 Houldsworth Street, Manchester, M1 1EF (see figure 1 below). It is occupied by a four storey brick building above a half-basement and is bounded by Houldsworth Street to the south west, Little Lever Street to the north west, Little Ancoats Street to the north east, and by 113 Newton Street and its associated car parking to the south east.



Figure 1: Aerial view of 35 Houldsworth Street.

2.2 The subject property was constructed as a warehouse in the 1930s. It was most recently used as offices in 2013. Since this time the building has been vacant. A number of unsympathetic alterations have taken place to the building by previous owners including the installation of inappropriate signage and the blocking up of basement windows. These alterations, together with the lack of use of the building, mean that it currently has a negative impact on the surrounding area.



Figure 2: View of south west elevation of 35 Houldsworth Street.



Figure 3: View of south east elevation of 35 Houldsworth Street.

3. Planning History

3.1 In accordance with best practice, research of the site's planning history has been undertaken using Manchester City Council's online Public Access System. This identified the following applications associated with the site.

Application Number: 114720/P3OPA/2016
Proposal: Prior notification of change of use from offices (Class B1) for change of use to 22 apartments (use class C3) comprising 19no. studios and 3no. 1 bed apartments.
Decision and Date: Pending determination on 31.01.2017

Application Number: 113970/LP/2016
Proposal: Lawful Development Certificate: use of building for 10no. studio apartments (use class C3)
Decision and Date: Approved 15 November 2016

Application Number: 105378/FO/2014/C2
Proposal: Change of use of existing four storey office building with basement to nine apartments.
Decision and Date: Approved 5 March 2015

Application Number: 084823/FO/2007
Proposal: Conversion of existing office building to basement car parking, ground floor office, first and second floor live/work units, new floor at roof level to be a live/work unit (Total of 4 live/work units)
Decision and Date: Approved 13 February 2008

Application Number: 084822/FO/2007/C2
Proposal: Conversion of existing office building to basement car park, ground floor offices, first, second and third floor apartments. New floor at roof level to be apartments. Total of 8 No. apartments.
Decision and Date: Approved 13 February 2008

Application Number: 081555/FO/2006/C2
Proposal: Erection of single storey roof top extension and conversion of building to 4 no. live/work units with basement parking.
Decision and Date: Application withdrawn

Application Number: 081554/FO/2006/C2
Proposal: Erection of single storey roof extension and conversion of building to 8 no. residential units (class C3) with ground floor office use (class B1) and basement parking
Decision and Date: Approved 28 June 2007

4. Proposed Works

4.1 The external works proposed by this application are generally required to facilitate the proposed change of use of the building to residential apartments (use class C3) and include:

- Reopening blocked basement windows and installation of double-glazed aluminium framed window units. These will be protected with steel security railings.
- Removal of existing metal rollershutter door on Little Lever Street elevation.
- Installation of new glazed entrance doors to Little Lever Street and Houldsworth Street.
- Installation of 5no. heat pumps on roof. The heat pumps will be set back from the building's elevations therefore ensuring that they are not visible from surrounding streets.
- The render to the existing blank elevation will be repaired with the whole of this elevation then being rendered. 'Manchester Bee' artwork will then be installed to this elevation.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposal is contained within the National Planning Policy Framework (NPPF) (2012); Manchester's Core Strategy (2012); and, The Guide to Development in Manchester Supplementary Planning Document and Guidance.

National Planning Policy Framework (NPPF) (2012)

5.2 Published in March 2012, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It advises that planning law requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Of particular relevance to the proposal, the NPPF states:

- *'Planning should operate to encourage and not act as an impediment to sustainable growth.'* (Paragraph 19)
- *'To help achieve economic growth, local planning authorities should plan proactively to meet development needs of business and support an economy fit for the 21st Century.' (Paragraph 20)*
- *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively by making places better for people.' (Paragraph 56)*
- *'Planning policies and decisions should aim to ensure developments…create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.' (Paragraph 58')*
- *'Planning policies and decisions, in turn, should aim to achieve places which promote…safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion' (Paragraph 69).*

The Manchester Core Strategy (2012)

5.3 The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principles' states that development in all parts of the City should make a positive contribution to neighbourhoods of choice including protecting and enhancing the built environment.

Policy EN1 'Design Principles and Strategic Character Areas' states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area, and that developments should also contribute positively to the experience of all at street level.

CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents/visitors, including uses that increase diversity of activity and high standards of accessibility to buildings and spaces.

Policy DM1 'Development Management' states that all development should have regard to the following specific issues:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Community safety and crime prevention.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

5.4 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.

Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.

Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

6. Planning Appraisal

6.1 35 Houldsworth Street has been vacant since 2013 and has a generally run-down appearance owing to lack of maintenance and unsympathetic alterations by previous owners. The proposed works will enable the building to be brought into residential use and make an active contribution to the City Centre.

6.2 The proposed works include the removal of unsympathetic additions signage, as well as the reopening of blocked basement windows. These interventions will have a positive impact on the appearance of the building and the surrounding area more generally. As well as improving the appearance of the building, the reopening of the blocked basement windows will have a significant beneficial impact on Houldsworth Street and Little Lever Street by increasing passive surveillance and reducing the potential for crime and antisocial behaviour to be committed.

6.3 The south east elevation of the building is blank and currently comprises a mix of render and brick (figure 3). The render is in a poor condition and shows where development previously would have abutted the subject building. The existing render will be repaired where necessary, the whole of the elevation will then be rendered. It is proposed that 'Manchester Bee' artwork will then be installed to the blank gable. The bee has been a symbol of Manchester since the industrial revolution denoting hard work and activity. An artist will be specifically commissioned to produce the artwork. The artwork will provide visual interest and character to a blank elevation of the building as well as the Houldsworth Street streetscene. There are numerous examples of similar artwork murals in this part of the City Centre which add to its bohemian character.

6.4 It is proposed that five heat pumps will be installed on the flat roof of the building. The specified units are highly efficient and will help Beech Holdings to meet their aspirations of achieving a high level of sustainability and energy efficiency within the development. The units will be positioned away from the building's elevations thereby ensuring that they will not be visible from surrounding streets.

6.5 For the reasons given above, it is considered that the proposed works comply with relevant provisions of the NPPF, Core Strategy policies SP1, EN1, CC10 and DM1 and the Guide to Development in Manchester SPD.

The application is supported by the following documents and drawings:

<u>Documents</u>

1. Covering Letter (ljr02/rt) prepared by Paul Butler Associates.

2. Completed Planning Application Forms and Certificates.

3. Product Specification Brochure for Daikin ERLQ011CV3 Heat pumps.

Drawings

Drawing No.	Rev No.	Title	Scale	Papersize
151003	-	Site Location Plan	1:1250	A4
201	A	Proposed Elevations Existing Elevations	1:100	A2
202	A	Proposed Elevations Existing Elevations	1:100	A2
203	A	Proposed Elevations Existing Elevations	1:100	A2
204	A	Proposed Elevations Existing Elevations	1:100	A2
512	A	Detail Section	Various	A2
106	A	Existing Plans Roof Plan	1:50	A2
006	A	Proposed Plans Roof Plan	1:50	A2

A cheque for the application fee (£195) has been submitted by post together with a hard copy of this covering letter.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Planner

Cc Stephen Beech and James Roxborough, Beech Holdings
Paul Davidson and Liam Perry, Beech Construction