King Sturge

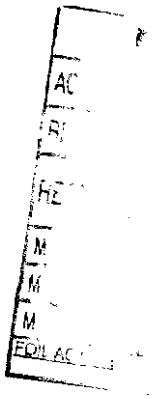
SUPPORTING PLANNING STATEMENT

PLANNING APPLICATION

FOR THE CHANGE OF USE TO DUAL USE COMPRISING CLASS B1 (OFFICES) AND CLASS D1 (NON-RESIDENTIAL INSTITUTIONAL USES)

POLICE STREET
MANCHESTER

SEPTEMBER 2008



King Sturge LLP
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Manchester
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APPENDIX A

1 INTRODUCTION

1.1 King Sturge are instructed on behalf of the Harley Medical Group Ltd to submit a planning application for the dual use of the above property for purposes within Class B1 (Offices) and D1 (Non-Residential Institution) uses.

1.2 Accordingly, 3 copies of the following are enclosed:

- Planning Application Forms;
- Certificate B;
- Agricultural Holdings Certificate;
- A Site Location Plan at 1:1250 scale;
- Existing Layout Plan - at a 1:100 scale @ A3;
- Proposed Layout Plan - at a 1:100 scale @ A3.

1.3 In addition, a cheque made payable to Manchester City Council for the sum of £335 in respect of the statutory planning application fee is enclosed.

1.4 The application site is situated in a conservation area, additionally, as the application site incorporates a building Listed as being of Special or Architectural Interest (Grade II), this full application for a change of use is submitted simultaneously with an application for Listed Building consent for associated minor internal works, which include the erection of partition walls and incorporation of new flooring and doors.

2 THE SITE AND ITS SURROUNDINGS

2.1 The proposed change of use relates to 'The Chambers', Police Street. The Chambers has recently undergone a refurbishment to provide Grade A office space whilst maintaining the character of the Grade II listed building.

2.2 The Harley Medical Group will take the 2nd floor of 'The Chambers' development which comprises 3,155 sq ft. The building is DDA compliant with the building incorporating a passenger lift and disabled WCs.

2.3 Due to the pedestrianised nature of Police Street, no parking is provided within the development. However, The Chambers is located within the heart of the city centre and enjoys convenient access to Manchester's comprehensive transport network including Piccadilly, Oxford Road, Victoria and Deansgate railway stations, as well as being within a short of St Peter's Square Metrolink Station.

3 THE PROPERTY AND HISTORY

3.1 The property to which this application relates is listed as a Grade II building. The former 'Jaeger Shop' Police Street circa 1920-1930 is built in a Tudor style and consists of four storeys. For further information regarding the listed building please refer to Appendix A.

3.2 The application site is also located within a Conservation Area. Within a Conservation Area the theme of environmental improvement and the enhancement of the character of the Conservation Area will be pursued.

4 THE PROPOSAL

4.1 The Harley Medical Group has been established for over 25 years and are specialists in the field of cosmetic surgery with clinics throughout the UK and Ireland. With specific reference to the subject property, the Harley Medical Group propose to operate a consultation service which provides both pre and post operative advice for patients. Prospective patients make appointments to visit specialist trained medical staff and talk through their particular requirements. Should they wish to then take this forward there is a pre-operative stage where the clients would enrol and go through a series of checks including meeting with surgeons to discuss their procedures.

4.2 Surgical operations are carried out away from the premises in specialist clinics and clients return to the premises for post-operative checks. A number of non-surgical procedures are carried out on site, principally relating to Botox, laser hair and thread vein removal, etc.

4.3 Considering the above, it is our opinion that this is a dual use comprising B1 (Offices) and D1 (Non-Residential Institutions) and this is the planning use which has been authorised at the Company's comparable facilities elsewhere within the country. The proposed change of use from B1 to B1/D1 has been discussed agreed, in principle, by Richard Llewellyn at Manchester City Council.

4.4 At present the existing floor space within The Chambers is open plan (refer to Existing – Second Floor Plan), however it is proposed to erect partition walls to produce a combination of consultation rooms and administrative functions (refer to Proposed – Second Floor Plan). Through partition walls the following rooms will be created:

- 4 multi-purpose treatment rooms
- 2 laser rooms
- 1 administrative room
- 1 staff area

- 1 clinic managers office
- Patient files room
- The waiting room will lead straight from the entrance hall and will not be an enclosed space, maintaining the openness of the listed building.

4.5 The Harley Medical Group (THMG) is a full member of the Health Care Commission and as such requires THMG, to comply with stringent criteria. Consequently, although it is noted that Manchester City Council's preferred material for partitioning within listed buildings is glass, due to the nature of the proposed use, specialist wall configuration is required in order to protect patient privacy. As such, the partitioned walls will consist of timber 50mm steel studs and double lined on each side with 12.5mm plasterboard, full sound insulation.

4.6 Within the laser rooms and multi purpose treatment room sinks will be fitted. The dimensions of all sinks will be 1800mm wide and 600mm depth and will be fixed to the partition walls via 2 inch screws and wall plugs. As the sinks will be attached to the partition wall the existing internal walls will not harmed.

4.7 Specialist flooring will be installed in the four multi-purpose treatment rooms and 2 laser rooms in order to meet the requirements of Infection Control as specified by the Health Care Commission. As such flooring will consist of Taralay Uni-comfort which is an anti-static, acoustic form backed vinyl floor covering. The total thickness of the floor tile will be 3.1mm.

4.8 Doors will consist of 44 or 54mm – FD30 wooden door, with a 10mm intumescent strip that is rebated into each individual door, in order to protect the historical framework to this property.

4.9 The specification for the walls, flooring and doors have been approved and previously commissioned on **all** clinics nationwide and is considered to comply with Health Care Commission criteria whilst also protecting the internal structure of the listed building.

4.10 The main equipment at the clinic comprises Laser, Visea and Microdermabrasion equipment. There is no noise emitted from the equipment and as such associated noise is not considered to be an issue.

4.11 All clinical waste is kept in a separate bin to everyday waste (refer to proposed – second floor plan). These have service contracts via Initial (specialist contractors) plus trade waste collection by either the council or specialist suppliers. Storage will be located in the designated area per the attached plan (refer to previous permission 074771/LO/2005/C1 for further details). Recyclable waste will be collected as part of the Council's current recycling scheme.

4.12 As can be seen from the attached plan, the floorspace proposed is to be used as a combination of consultation rooms and administrative functions. The majority of staff are employed on the administrative side of the business with some full-time consultants. Surgeons visit the premises on certain days to undertake pre and post operative checks as necessary but are not based at the subject property.

4.13 The current clinic in Manchester for the Harley Medical Group located on John Dalton Street currently employs 7 full time staff and 2 part time staff, all of whom will move to the new premises. However it is considered that the total amount of staff employed in the Manchester clinic will increase by approximately 4 staff in the next two years due to predicted expansion.

4.14 Signage will consist of an existing tenant's board within the ground floor lobby and a tenant's board externally at the entrance which is to be arranged by the landlord.

5 PLANNING POLICY FRAMEWORK

5.1 When determining any planning application, the relevant authorities are under a statutory obligation as imposed by section 54a of the Town and Country Planning Act, repeated in section 38(6) of the Planning and Compulsory Purchase Act 2004, to make their determination in accordance with the development plan unless material considerations indicate otherwise.

5.2 In this instance the relevant development plan is the City of Manchester Unitary Development Plan (UDP) adopted June 1995, read together with the North West Regional Spatial Strategy (RSS). Although not adopted the public consultation for the Secretary of State's proposed changes to the North West Submitted Draft RSS commenced between 20 March and 23 May 2008.

5.3 Other material consideration will include Planning Policy Guidance notes/Planning Policy Statements issued by central government.

National Policy

5.4 PPG15 provides the principle statement of government policy for the identification and protection of historic buildings, conservation area and other elements of the historic elements.

5.5 Local authorities are required to pay specific attention to the desirability of preserving or enhancing the character or appearance of a listed building. However, PPG15 notes that the most historic buildings can still be put to good economic use and are a valuable material resource which can contribute to the prosperity of the economy.

5.6 Paragraph 2.18 of PPG15 states,

'New uses may often be the key to a building's or area's preservation, and controls over land use, density, plot ratio, daylighting and other planning matters should be exercised sympathetically where this would enable a historic

building or area to be given a new lease of life. The Secretary of State is not generally in favour of tightening development control over changes of use as a specific instrument of conservation policy. He considers that, in general, the same provisions on change of use should apply to historic buildings as to all others. Patterns of economic activity inevitably change of time, and it would be unrealistic to seek to prevent such change by use of planning controls.'

5.7 In examining paragraph 2.18 it is considered that the proposed change of use will not have a detrimental effect on the listed building. Indeed, the proposal will complement existing commercial uses by enhancing the range of community facilities available and will also maintain the supply of office accommodation and employment use.

5.8 Paragraph 3.13 of PPG15 states,

'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'

5.9 The existing internal walls do not consist of any ornate detail; however the proposed partitioned walls can be removed without harm to the internal walls and will therefore provide a sensitive alteration.

5.10 In relation to development within conservation areas, Paragraph 4.11 within PPG15 states,

'Bringing vacant upper floors back into use...helps to ensure that what are often important townscape buildings are kept in good repair. Local authorities are urged to develop policies to ensure better use of vacant properties.'

5.11 In relation to paragraph 4.11 within PPG15 the proposed use will ensure that an upper floor presently vacant is put into use, helping maintain the commercial viability of the surrounding conservation area.

5.12 It is also important to take into consideration advice contained in national guidance regarding town centres set out in Planning Policy Statement 6 'Planning for Town

Centres'. PPS6 states that Local Planning Authorities should ensure a balanced mix of uses that are typically found in town centres including retail, offices, financial and professional services, leisure and entertainment and food and drink uses.

Local Policy

5.13 The City of Manchester Unitary Development Plan (UDP) was adopted in July 1995 and remains the statutory planning policy document against which all development proposals are considered. The UDP has been altered several times but these alterations are not relevant to this current proposal.

5.14 Within the UDP the site is allocated within Policy RC20-06 (Area 6 Deansgate/St Mary's Gate/Cross Street/John Dalton Street). Policy RC20-06 notes that the heart of this area is an important part of the regional shopping centre, providing a link between the Arndale and Market Place Developments and Deansgate. Policy RC20-06 continues to state that the uses in this area tend to be those relating to high environmental quality, as such there is a desire to further enhance its physical qualities.

With specific reference to Police Street Policy RC20_06 states,

'None of the streets in the area are of fundamental importance in terms of through traffic. The primary need is to ensure the accessibility of the area for essential vehicles and at the same time move towards the creation of an attractive environment for pedestrians. This has already been achieved in King Street, St Ann's Square, Barton Arcade and Police Street and there is further scope for similar improvements in the area, particularly in Ridgefield.'

5.15 This application does not include any provision for parking. However, as noted in Policy RC20-06 the streets in this area, including Police Street are not of fundamental importance in terms of through traffic. As this site is in the heart of the city centre though, the site is highly accessible through alternative modes of transport.

5.16 The site is also located within a Conservation Area as such Policy DC18.1 is relevant. Within Policy DC18.1 it is states that the Council will seek to preserve and enhance the character of its designated conservation areas.

5.17 It is considered that the change of use to a dual B1/D1 use will enhance the character of the conservation area, as it will compliment existing office and commercial uses and ensure the occupation of a presently vacant space.

5.18 Policy DC19.1 within the City of Manchester UDP considers listed buildings. Policy DC19.1 states,

'In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.'

5.19 As stated previously, it is not considered that the internal works will harm the character of the listed building. The internal walls of the building do not consist of any ornate detail; however the proposed partitioned walls can be removed without harm to the internal walls and will therefore provide a sensitive alteration.

6 PLANNING HISTORY

6.1 The most relevant application relating to site is for a Listed Building Consent granted May 2005 for 'internal and external alterations and refurbishment to facilitate use of upper floors as office space' (ref: 074771/LO/2005/C1).

6.2 The planning history search has not therefore indicated that there are any issues which would prevent the use of the site for a dual use for purposes within Class B1 (office) and Class D1 (non-residential institution) uses.

6.3 On the basis of the foregoing consent, planning permission is sought for a change of use from B1 (offices) to dual use for purposes within Class B1 (office) and Class D1 (non-residential institution) uses.

7 CONCLUSIONS

7.1 The proposal is in accordance with the relevant policy as a dual use comprising B1 (Office) and D1 (Non-Residential Institution) uses as it explicitly states that proposals for community facilities will be supported. Furthermore, the proposal will complement existing commercial and residential uses by enhancing the range of community facilities available, and will also maintain the supply of office accommodation and employment use. In addition, no external alterations to the building are proposed, and only minor internal alterations are applied for through a separate application for Listed Building consent.

7.2 The application is therefore also in accordance with the relevant conservation policy discussed above and proposes a dual use which will not have an adverse impact on local amenity, or the character or appearance of the Listed Building.

APPENDIX A



© Mr Peter Sargeant

IoE Number: 388232
Location: FORMER JAEGER SHOP, POLICE STREET (east side)
MANCHESTER, MANCHESTER, GREATER MANCHESTER
Photographer: Mr Peter Sargeant
Date Photographed: 05 August 2001
Date listed: 06 June 1994
Date of last amendment: 06 June 1994
Grade II

MANCHESTERSJ8398SEKING STREET698-1/27/179(North side)

MANCHESTER SJ8398SE KING STREET 698-1/27/179 (North side) Nos.15 AND 17 GV II Shop. c.1920-30. Probably steel-framed but with elaborate "timber-framed" cladding; slate roof. Rectangular plan on corner site, with rounded corner. Tudor style. Four storeys with 5 bays to King Street, one curved corner bay, and 3 wide bays to Police Street; panelled piers and large plate-glass windows to ground floor; carved wallposts to 1st and 2nd floors, wooden blind balustrading between the floors, projected eaves with mutules, an octagonal turret over the corner with swept slated sides and arcaded cupola, gables flanking this and coupled gables over the 4th and 5th bays, all with herring-bone stuts and finials. The 1st floor has wooden mullion-and transom windows (6 lights to King Street, 10 curved lights to the corner and 8 lights to Police Street); the 2nd floor has set-in oriels with arched centre lights and sharply-curved corners with transoms and small-paned top lights (and those in the the wide bays to Police Street flanked by galleries with splat-baluster fronts); and the top floor has 10-light mullion-and-transom windows (those in the narrower bays to King Street forming continuous fenestration and those in the wide bays to Police Street flanked by lozenge panels). A good pastiche of the richest period of decorative timber-framing, forming a very striking feature in the street. Included for group value.