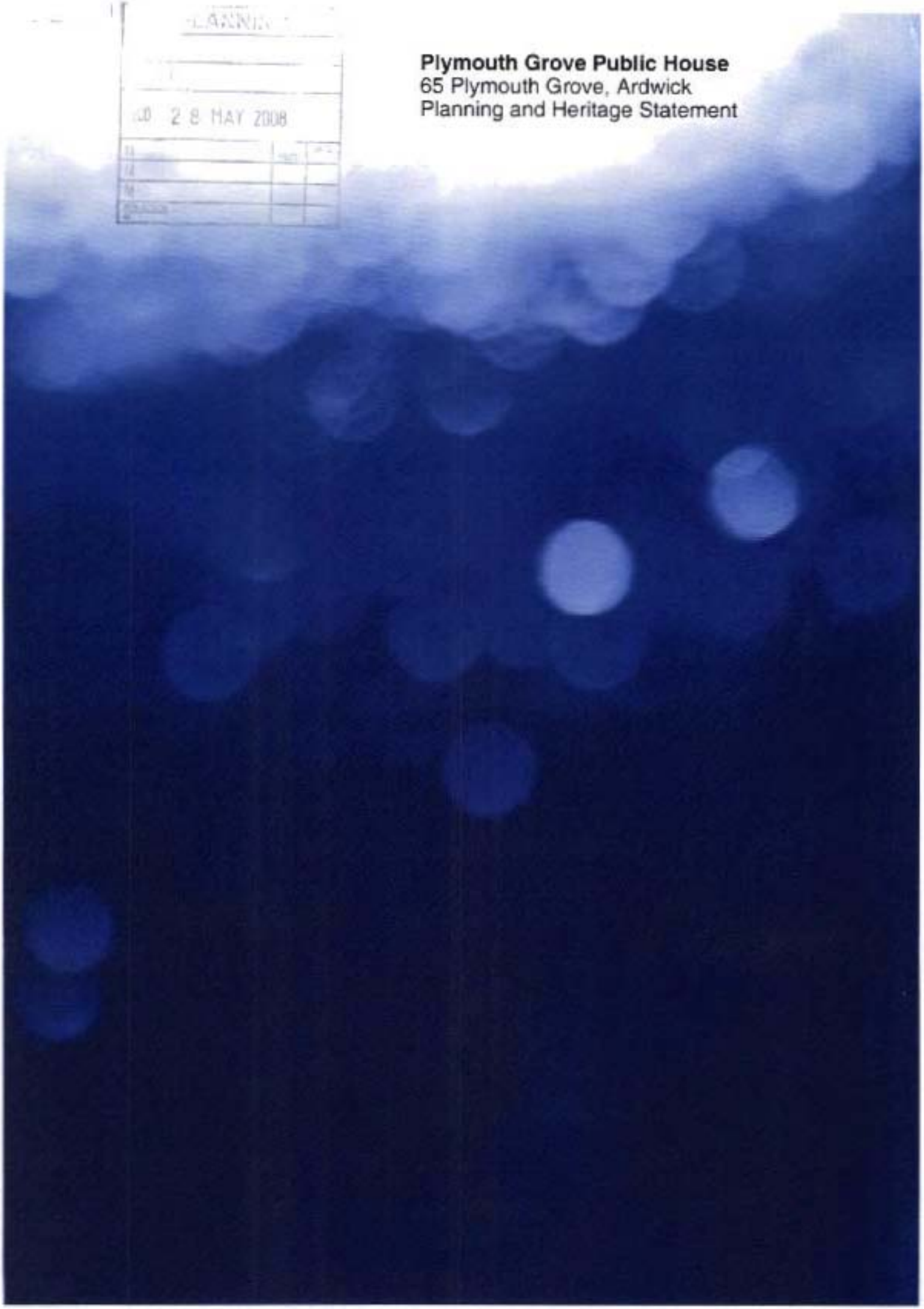
PLANNING
28 MAY 2008

Plymouth Grove Public House
65 Plymouth Grove, Ardwick
Planning and Heritage Statement



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65 Plymouth Grove, Ardwick

Planning and Heritage Statement

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1. Introduction

1.1. This Planning and Heritage Statement is submitted on behalf of T and G Associates Ltd in support of a full planning application (reference 084566/FO/2007) and listed building application (reference 084567/LO/2007), for renovation and extension of the former Plymouth Grove Hotel (no. 65), Plymouth Grove, Ardwick.

1.2. On the 4 October 2006 consent was granted for listed building (reference 079844/LO/2006/N2) and full planning (reference 079845/FO/2006/N2) consent for the change of use of the former public house (hotel) to ten self contained flats, with internal and external alterations and creation of a ramp to the side of the property.

1.3. To make best use of the brownfield, sustainably located and under-used site the applicant's submitted a further listed building and full planning application to Manchester City Council (reference nos. 084566/FO/2007 and 084567/LO/2007), incorporating land to the rear of 65 Plymouth Grove for the construction of a four storey residential apartment extension. The proposed internal and external works to the Grade II listed Plymouth Grove Hotel remain materially the same as those approved under the 2006 consents.

1.4. Due to insufficient information the current applications have not been registered by the Council. This Planning and Heritage Statement is prepared in response to the Council's request for further information.

1.5. The development is wholly in accordance with national, regional and local policies delivering housing on a brownfield site whilst the principal of use, for residential purposes, was set by the previous consents.

1.6. The scheme offers the renovation and an important listed building and redevelopment of an unattractive, vacant site which is in need of regeneration. The extension will respect the setting of the listed building through its design and massing. Redevelopment will significantly improve and upgrade the street scene through high quality design in accordance with Manchester City Council's UDP and design guidelines contained within Manchester City Council's 'Guide to Development 2' document.

1.7. This report demonstrates the scheme's acceptability in heritage and planning terms.

2. Proposal

2.1. The scheme proposes the redevelopment of the former Grade II listed Plymouth Grove Public House (no. 65) for residential use, including the demolition of its rear outrigger and replacement with a modern 4 storey rear extension for residential purposes.

2.2. Within the existing Grade II listed building 4no. 2 bed apartments and 8no. 1 bed apartments are proposed. In the rear extension 10no. 2 bed apartments and 1no. 1 bed apartments are proposed (23 apartments in total). Both the existing building and the rear extension will be joined by an internal lobby/lift area.

2.3. 100% parking is proposed, 1 of which is reserved for disabled use.

2.4. Access to the site will be gained from the existing access point off Plymouth Grove road.

2.5. The proposed 4 storey rear extension is the same height as the existing listed building and replicates a number of design features of the host building and neighbouring properties in order to provide a development very much in keeping with the character of the building and area.

2.6. The scheme includes sufficient amenity space at ground floor level as well as a communal roof garden.

3. Site and Surroundings

Listed Building

3.1. The site is 0.12ha and contains the Grade II listed former hotel has been vacant for a number of years. It is an imposing building but run down and in need of redevelopment. Its current condition detracts from the street. See photographs enclosed at **Appendix 1**.

3.2. It dates back to 1874 and was listed in 1974. It is three storeys tall and constructed of red brick with sandstone dressings (with a concealed roof). A clock-tower stands to its east side. It has a prominent 1st-floor external balcony furnished with cast iron railings (see its full listing description enclosed at **Appendix 2**).



The Grade II Listed Plymouth Grove Hotel.

Surroundings

3.3. It fronts Plymouth Grove road (A5184). It is bound to the north by Byrant Close, to the east by Legh Street, to the south by Plymouth Grove and to the west by open land reserved as public open space. Residential properties enclose the site on three sides. Further south, beyond Plymouth Grove, lies an ambulance station, University buildings / accommodation and further residential uses. The wider area is predominately residential.

3.4. The site is highly accessible with excellent public transport links to and from the centre of Manchester. It lies adjacent to the A5184, as well as the A6 and A57, providing good access to the wider area. Bus routes (no. 197 and 191) run along the A5184 at regular intervals. A bus stop is located directly outside the site.

4. Planning Policy

4.1. The proposals are supported by planning policy at local, regional and national level.

Manchester City Council UDP (1995)

4.2. The Unitary Development Plan (adopted 1995) is the principal development control tool for the Borough. The UDP is the local plan for the purposes of S38 (6) of the Town and Country Planning Act 1990 (as amended).

4.3. The site falls within Area 8 (Ardwick, Brunswick and West Gorton) as identified on Manchester City Council's proposals map. It is unallocated in the plan.

4.4. General Policy AB1 states that the Council will, when assessing new developments:

a) Improve the area as a place to live by seeking to upgrade the housing stock, by the enhancement of communal areas and by improvements designed to make people feel safe in their environment and by promoting improvements to shopping facilities;

b) Revitalise the local economy and improve the accessibility of local people to existing and newly created jobs both locally and in the wider context of the City as a whole;

c) Increase the attractiveness of the local environment, particularly around people's homes.

Environmental Improvement and Enhancement

4.5. Policy E2.7 states that:

> *'The Council wishes to ensure that buildings of special architectural or historic interest are retained, maintained and, where necessary, restored. It will seek to preserve and enhance the setting of such buildings and areas by appropriate control over the design of new development in their vicinity, control over the use of adjacent land and, where appropriate, by the preservation of trees and landscape features'.*

4.6. Policy E3.1 indicates the desire to re-use derelict land for economic uses. The site is run-down and in need of redevelopment. A new use will bring vibrancy and activity to the site and will retain the attractive Grade II listed building for the future.

4.7. Policy E3.2 states that:

> *'The Council will reduce the problem of derelict small sites, including derelict buildings, where shape and location would discourage proper maintenance for open space, by encouraging redevelopment'.*

Housing

4.8. Policy H1.2 states that the Council will, amongst other things, encourage:

a) accommodation for 1&2 person households; and

b) accommodation specifically designed for disabled people.

4.9. The scheme provides 23, 2no. and 1no. bed apartments in accordance with the above.

4.10. Housing policy H2.2 is the most relevant to this proposal and states:

> *"The Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution."*

4.11. The schemes' scale and appearance will relate well to the buildings around the site, particularly those larger properties on the opposite side of Plymouth Grove road. The development also upgrades and improves the appearance of the building on site, significantly enhancing the views into the site and of the wider area. In terms of road safety the A5184 can easily accommodate additional traffic accessing and exiting the site.

4.12. Policy H2.7 states that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment. Again, the development provides high quality design, improving and upgrading the area significantly.

Guide to Development in Manchester 2 (SPD, 2007)

4.13. The SPD Guide to Development 2 seeks to ensure that developments enhance and contribute to the unique identity of Manchester.

4.14. The guidance states that new developments should relate well to the existing context and they must be of the highest quality.

4.15. The scheme encompasses all that the Guide sets out to achieve, providing a well designed development to enhance the existing environment through a visually attractive and unique scheme which provides a positive sense of place and significantly improves the immediate site context. The surrounding context will also be enhanced with the demolition of the existing poor quality rear outrigger and the introduction of an appropriately sized 4 storey modern residential block which will meet all good design criteria.

Ardwick Local Plan

4.16. This local regeneration plan is currently at draft stage. South Manchester regeneration team want to transform areas like Ardwick into places where people choose to live and work, which attract new higher-earning residents while encouraging local people to stay in the area and benefit from the improvements. The proposed residential scheme will assist these objectives.

4.17. The draft local plan aims to create popular neighbourhoods by providing good quality housing and a range of public services set within a safe and attractive environment.

4.18. In terms of housing the priorities set by the plan are to extend housing choice by increasing the number and size of houses available both for rent and for sale. In terms of community character the aims of the plan are to improve the image and conditions for Ardwick's community by developing unattractive sites whilst developing better connections between neighbourhoods with a network of safe streets, footpaths, cycleways and open spaces so residents can easily get to local facilities and neighbouring communities.

4.19. The proposals will contribute positively to the aims and objectives of the plan.

Regional Spatial Strategy for the North West (RPG13, 2003)

4.20. Regional Spatial Strategy (RSS) for the North West was adopted in March 2003. The relevant Regional Policies are:

- Policy DP1 (Economy in the Use of Land and Buildings)
- Policy DP3 (Quality in New Developments)
- Policy UR1
- Policy UR3
- Policy UR4 (Setting targets for Recycling Land and Buildings)

4.21. Policy DP1 - (Economy in the Use of Land and Buildings) states that new development and infrastructure should, amongst other things, be located so as to make the most effective use of land, make efficient use of transport facilities, and assist people in meeting local needs. It sets out a sequential approach to be adopted in development plans to meeting development needs, which priorities the effective use of existing buildings and infrastructure within urban areas, the use of previously developed land, and then the development of previously undeveloped land. The proposal accords with Policy DP1 as the scheme seeks the most effective use upon previously developed land in the urban area.

4.22. Policy DP3 – (Quality in New Developments). The scheme accords with Policy DP3 as it proposes high design quality in accordance with the existing Grade II listed building on site.

4.23. Policy UR1 states that the sustainable regeneration of the Region's urban areas as identified in the Spatial Development Framework (which encompasses all the areas included in the NWDA's Regeneration Priority Areas) will be a regional priority. The scheme accords with Policy UR1 as sustainable regeneration of a now dilapidated and unattractive site is proposed.

4.24. Policy UR3 places emphasis on promoting development that is easily accessible to a range of transport modes. The site is in a highly accessible location with bus routes running along the length of Plymouth Grove road. It therefore constitutes a highly sustainable location where medium density development is an appropriate and efficient use of the land and therefore a priority.

4.25. Policy UR4 – (Setting targets for Recycling Land and Buildings). The development is proposed on brownfield land. As such its development is in accordance with the aim to develop a high proportion of new development on previously developed sites.

4.26. RSS13 is currently under review. With regards to housing figures, whilst housing provision targets have been lifted across all authorities in the North West, there has been a particularly large increase for the City Councils of Liverpool, Salford and Manchester. Whilst the figures are still subject to change, it is likely that Manchester will have to allocate far more land to new housing to meet the future RSS targets in the near future. The site will help meet this requirement sustainably.

National Planning Guidance

Planning Policy Statement 1: Delivering Sustainable Development (2005)

4.27. Planning Policy Statement 1 (PPS1) sets out the Government's national policies on different aspects of land use planning. Sustainable development is the core principle underpinning planning, with sustainable communities needing sufficient quality housing and a flourishing economy, supported by, amongst other things, adequate infrastructure. Planning should promote sustainable patterns of urban and rural development. High quality inclusive design is acknowledged as one of the six key principles that contribute to the delivery of sustainable development.

4.28. The proposal seeks to provide a medium density, high quality development at a highly sustainable site and therefore accords with PPS 1.

Planning Policy Statement 3: Housing (2007)

4.29. PPS3 encourages an efficient use of land and states:

> *"The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment"*

4.30. The density of housing development should be determined at the local level and by consideration of a number of factors including the capacity of infrastructure and public transport accessibility. The scheme provides medium density development appropriate to the area, ensuring sufficient amenity space and car parking availability is provided.

4.31. The proposal accords with PPS3 as the development will create a mixed and inclusive community, while also offering a diverse choice of medium density housing in an accessible location.

4.32. Indeed, when assessed against the criteria specified in PPS3, the site meets all tests as a sustainable housing site as:

- It is a previously developed site;
- It lies at a very accessible urban location with good access by public transport, walking, cycling, and lies close to Manchester City Centre;
- The surrounding area is an established urban area with sufficient capacity in the local infrastructure;
- The development is of a magnitude sufficient to build communities, especially in conjunction with neighbouring developments;
- The site can link with existing environmental assets to create a good housing environment.

Planning Policy Guidance Note 13 Transport

4.33. PPG13 provides advice on how local planning authorities should integrate transport and land use planning. The key aim is to reduce reliance on the private car, reduce growth in the length and number of motorised journeys, and encourage alternative means of travel, which have less environmental impact. The general aim of promoting development on previously developed sites and promoting sustainable development also underpins PPG13, with key

objectives including the promotion of sustainable transport choices for people.

4.34. The proposal accords as the site is a Brownfield, well connected by sustainable transport and within easy access of local facilities.

5. Heritage Assessment

5.1. This section assesses the character of the listed building and its setting, considers relevant heritage policy and assesses the proposals against policy to demonstrate the acceptability of the scheme.

Character of the Building

5.2. The building is a Grade II Listed Building dated 1873. It is an attractive building of red brick with sandstone dressing, built on square plan with an unusual canted loggia with clock tower. It is distinctive and of historical importance. The building is of architectural and historic merit, and worthy of its listing (Listing attached at Appendix 2)

5.3. The building is prominent in the streetscene when viewed from the south, east and west given its proximity to the road. Its setting is defined by the limited spaces to the south, east and west, although it appears some what enveloped by more modern and significantly less attractive developments.

5.4. Internally the building is of less distinctiveness and merit but does holds a number of heritage features (doors, fireplaces). However but much of the features have been concealed through suspended ceilings and modern partitions.

PPG15 'Planning and the Historic Environment' (1994)

5.5. PPG15 'Planning and the Historic Environment' (1994) sets out Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. Paragraph 1.2 of PPG15 sets out that '*the objective of planning processes should be to reconcile the need for economic growth with the need to protect the natural and historic environment.*'

5.6. Paragraph 3.3 states that "*while listing should not be a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local authorities to have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it posses*".

5.7. Paragraph 3.4 requires all works which affect the character of a listed building to be justified as "*desirable or necessary*", with full information provided to assess the likely impact. Paragraph 3.5 sets out the general criteria for assessment, with paragraph 3.19 dealing with substantial demolitions.

5.8. Paragraph 3.5 provides that all listed building applications should take account of:

1) The importance of the building, its intrinsic architectural and historic interest and rarity;

2) The particular physical features of the building which justify its inclusion in the list;

3) The buildings setting and its contribution to the local scene; and

4) The extent to which the proposed works would bring significant benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

5.9. The proposal is assessed against these later in this chapter.

5.10. PPG15 at paragraphs 3.8-3.11 is clear that adaptations are often necessary to find future viable uses.

5.11. Paragraph 3.8 states that "*generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation*".

5.12. Paragraph 3.12 states that "*in judging the effects of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question*".

5.13. Paragraph 3.13 confirms that "*many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses*". Such long term changes can reflect the history of the building. *"The merit of some alterations or additions, especially generated within a secure and committed long term ownership, should not be discounted".* (paragraph 3.13).

5.14. Paragraph 3.15 confirms that reasonable flexibility and imagination should be shown by all *"The merit of some alterations or additions, especially generated within a secure and committed long term ownership, should not be discounted".* (paragraph 3.13). Paragraph 3.15 goes on to urge reasonable flexibility and imagination by all parties.

5.15. Paragraph 3.16 states that *'whilst it is an objective of government policy to secure the preservation of historic buildings, there will very occasionally be cases where demolition is unavoidable'.*

5.16. PPG15 seeks to reconcile the need for economic growth with the need to protect and enhance the natural and built environment. The preservation of the historic environment is paramount to planning policy and the success of our cities and towns. PPG15 makes clear that making no changes can hinder preservation. Instead changes to the built environment can, if delivered effectively in a sustainable manner, improve the existing context and enhance the existing surroundings. Authorities should allow areas to remain alive and prosperous (paragraph 4.16).

Manchester UDP

5.17. Policy DC19.1 deals with listed buildings and focuses on the retention, maintenance and continued use of such buildings. The Policy does not permit a change of use where it would be detrimental to the character or appearance of the building and similarly will not permit any external or internal alteration where it would adversely affect the architectural or historic character.

5.18. The proposal will bring a long vacant listed building back into beneficial use. The use would have a beneficial impact on the character and appearance of the building and the limited external changes to the building will maintain and improve its appearance by retaining and refurbishing the main three facades. As such it is in accordance with PPG15 and Policy DC19.1.

Heritage (PPG15 Appraisal)

5.19. The Former Plymouth Grove Hotel requires a new use as it is has remained vacant for a number of years and is falling into disrepair. Through the residential use proposed, the building will be retained, ensuring its improvement.

5.20. In heritage terms, the proposal fully accords with PPG15 (paragraph 3.4/3.5 and Annex C) and the adopted UDP Policies DC19.1 and E2.7.

Listed Building Justification for the Proposed Internal Works

5.21. The internal works overall provide a sympathetic and appropriate use to the listed building. They are very similar the works consented under permission 079844/LO/2006/N2.

5.22. At basement level the works seek to form light wells to three sides and new window openings to them. The basement sees the narrowing of the central corridor to one side to allow for more bedroom space. All other walls are maintained and a door way blocked up. New internal stairs will be introduced for duplex units.

5.23. At ground floor level the space has currently been opened up to some extent to allow bar areas, with other areas subdivided to form toilets etc. The proposals seek to remove the modern partitions and associated modular suspended ceilings to expose the ceiling mouldings/cornices. It proposed to reintroduce some new partition walls to break up the space, but all are based on the features of the structural grid. The proposal seeks to re-use existing doors/frames and to reinstate period fireplaces to chimney breast on the east and western elevations. The scheme retains the front door as a main access to the building.

5.24. The upper floors (1st and 2nd) were originally of a domestic scale so are well suited to a flat conversion with only limited internal partition walls required. Again here the proposal seeks to retain the existing ceils cornices and fireplace in the south eastern room. It then proposes to reinstate period fireplaces to chimney breast on the east and western elevations. As shown on the plans the limited new stud partition walls meet the key features on the structural grid, do not truncate windows etc and allow a full appreciation of the internal space for each room. Doors will be retained and re-used with new doors to match the existing. Existing opening which are no longer required will be sealed up to match existing.

5.25. Overall, the internal proposed works are the minimum required to enable the use and desirable and necessary. The scheme has been carefully developed to achieve minimum intervention, whilst maintaining the character and appearance of the building when viewed from inside.

Justification for the external works

5.26. The proposal seeks to restore the external facades of the building to return it to its former state. They are the same as the works approve din the previous listed building consent for conversion to flats. The very limited works are:

- Repair the existing cornice and parapet
- Restore the clock tower
- Renovate the front door and canopy
- Repair and retain the feature balcony
- Retain and repair the existing railed balcony
- Removal of external ventilation plant

5.27. All these works retain and enhance the character rand appearance of the building and are thus fully in accordance with the UDP and PPG15.

Justification for the demolition of the rear outrigger

5.28. The main difference between the consent listed building conversion and current proposal is the removal of the rear outrigger and its replacement with a new extension.

5.29. PPG15 sets out at paragraphs 3.12 to 15 deals with alterations and extensions to listed buildings. In this instance the proposed works can be considered as an alteration/extension as the proposal seeks to demolish on the small more recent outrigger extension.

5.30. However, in the interests of robustness we have also considered the proposal in light of the advice at paragraph 3.19 relating to substantial demolitions. This sets three tests relating to

the condition and costs of retaining the building in relation to its importance; adequacy of efforts to retain the building; the merits of alternative proposals.

5.31. In this instance the minor demolition of the rear outrigger meets this test as the property has lain vacant for some considerable time. The rear outrigger is a more recent addition which does not sit well in design terms with the original building in appearance, design, height , massing and functional layout terms. It appears very much a poor quality add on, with an uninteresting blank façade to the west, with the north and east elevations having a design and fenestration that does not reflect or complement the main host building. It gives a poor quality cluttered appearance to the rear (north) of the hotel.

5.32. Proposals have been considered which can retain the outrigger but given its limited size, poor configuration and as it does not tie in at all levels with the main building, this is difficult, costly and unviable.

5.33. Further, its removal allows its replacement with a high quality extension which integrates well and complements the main building. The extension block provide a link to the main building which allows level floor access and provides a graduated design change from the old building to new extension.

Justification for the new rear extension

5.34. The modern 4 storey extension block will significantly upgrade and improve the appearance of the Grade II listed building. It will ensure the buildings retention for the future. It also removes an unattractive and run down structure.

5.35. The height and massing of the extension is modest and proportionate to the existing building and conforms to the surrounding buildings of varying height along Plymouth Grove Road. The use of modern materials such as glass and cladding offer a striking contrast to the red brick and sandstone dressing of the main building, but combined with the proportions and layout of the original building, appear as new chapters in the building's life.

5.36. The design respects the setting as it sets the new extension away from the existing building so there is a clear visual and physical break, with the only linking element to the original building a stepped in element with materials and fenestration which directly reflect the listed building in levels, materials and design terms. This helps to blend in with the old building, but provide design queues which allow the integration of the more modern extension.

5.37. The design of the extension then uses a massing and design which is subservient to the host building but is able to make a new design statement in its own right. Through careful use of colours and materials it creates a complementary structure which adds a new chapter in the building's history.

5.38. Given that the extension is to the rear and not prominent from Plymouth Grove, it will not appear over dominating or adversely affect the setting of the building. Rather the proposed scheme initiates a greater sense of enclosure and an imaginative approach to development that introduces a four storey construction that relates well with the building and surrounding developments either under construction or developed in the area.

5.39. The extension is important as it allows the introduction of lift facilities to ensure that the whole scheme is accessible to all. The previous scheme did not incorporate a lift to allow disabled access.

5.40. The extension also allows the better use of internal space in the listed building so that bike and refuse stores can be placed internally so avoiding the unnecessary clutter and visual impact of other structures (as previously consented). The proposal also allows parking to be concealed at ground floor level to allow open space to be provided around the building.

Appropriateness of proposals

5.41. The above proposals will not adversely affect the character and special architectural features of the Listed Building in accordance with PPG15 paragraphs 3.4 and 3.5 as:

1. Importance of the Building and its Intrinsic Value, Interest and Rarity

5.42. The building is a Grade II Listed Building dated 1873. It is an attractive building of red brick with sandstone dressing, built on square plan with an unusual canted loggia with clock tower. It is distinctive and of historical importance. The building is of architectural and historic merit, and worthy of its listing.

5.43. The building is prominent in the streetscene when viewed from the south, east and west given its proximity to the road. Its setting is defined by the limited spaces to the south, east and west, although it appears some what enveloped by more modern and significantly less attractive developments.

5.44. The listing, as is typical, concentrates on the external facades which are the main reason for the building's listing. Given this the proposal seeks to minimise physical intervention, by not altering its north, east and western external façades, other than refurbishing some original windows. As such the proposal maintains and enhances the external appearance which is the main feature that renders the building of listable quality.

5.45. The main changes are to the concealed northern façade where the small rear outrigger building is to be replaced with a more attractive modern extension. The justification for this is set out above.

5.46. The proposed use is well suited to the building as it allows for the upper floors to remain largely unaltered as they are suited to domestic rooms. The ground floor required limited internal partitioning to enable a residential use which maintains the character rand feel of the building. The use has been confirmed through the previous consent.

5.47. The low impact refurbishment allows the retention of most internal features, and allows the building to stripped back to its original condition with exposure of ceilings/cornices and reinstatement of fireplaces.

2. Impact on the Particular Feature

5.48. The guidance states that it is not just the listed features (in this case the façade), but also the other aspects of the listed building which are important in making up the special interest of the building. The proposal here seeks minimal impact on the original fabric of the building. The alterations proposed are internal and low key, and would minimise the impact on the original fabric of the building.

5.49. The changes to the rear elevation are required to allow an improved extension which is more attractive than the existing older extension. It will add to the character of the building.

3. The Building's Setting and Contribution to the Local Scene

5.50. The hotel's setting is defined by the limited spaces about it and its strong presence in the streetscene. The building is prominent when view from the south, east and west, mainly as you travel along Plymouth Grove. All three elevations present ornate and decorated facades which create a landmark impact. The works are fully consistent with this as they leave those facades in their original condition.

5.51. The setting is also defined by the limited hard and soft surfaced landscaping surrounding the building to three sides. Again the proposal fully respects and enhanced the setting by providing improved soft landscaping to the east and north, and higher quality hard surfacing to the west. Such external treatments are fully consistent with the setting that the building

would originally have had.

5.52. The proposal maintains the space about the building to enhance its dominance and prominence.

4. The Extent to which the Proposed Works Would Bring Significant Benefits for the Community

5.53. The works will deliver significant benefits as they will ensure that a listed building is brought into productive use and assure its future maintenance.

5.54. When completed, it will secure and deliver 23 dwellings in the city suited to workers and students at the nearby hospital and university, complementing the family housing in the area.

Summary

5.55. The proposed works are desirable and necessary as they bring a listed building back into productive use with very minimal impact on the original fabric of the building. The features of value will be refurbished and preserved.

6. Planning Appraisal

Sustainability of Location

6.1. The site is located within the built up area of Manchester, it lies next to a bus route which provides a service at a frequency of not less than every 15 minutes, throughout the day and into late evening.

6.2. The site is located approximately 1.6km east from Manchester City Centre, which contains a wide range of services and facilities. It also lies 1.6km west of Longsight Central Shopping Area, where a number of supermarkets, restaurants, takeaway units, small specialist grocery shops and a wide range of comparison goods units are located.

6.3. PPS3 promotes sustainable development and making the best use of available land. Given the sustainability of the location and the mixture of house types including flats, the proposed provides a medium density development considered highly appropriate to the site and context.

6.4. The proposal will utilise new energy efficient materials, and the nature of the development in promoting walking, cycling, and public transport, clearly has energy efficiency benefits.

6.5. In terms of economic benefits, the injection of new people into the area will help boost the local economy and contribute to the vitality and viability of local shops and services. The development will also provide construction jobs.

6.6. The proposal will minimise energy consumption by providing medium density dwellings, energy efficient construction, and locating development where walking and cycling can be encouraged, whilst discouraging car use through proximity to the City Centre and local shopping areas such as Longsight.

6.7. In terms of access, Manchester City Centre can easily be reached on foot. The site is also close to a number of bus stops.

Appropriateness of Apartments

6.8. In September 2006 a report was presented to the Executive Committee of the Council setting out that the Council will not support proposals for higher density, apartment led developments outside of the City Centre and its fringes unless it can be clearly demonstrated that such development is required on a particular site to achieve the City's aims and objectives.

6.9. Although the site is located on the City Centre fringes the proposed scheme also meets the exceptions for out of centre flat development in that the apartment scheme will replace the existing rear building on site and provide a new and appropriate use to Plymouth Grove Hotel. This will upgrade the site context and bring the building and the redundant site back into active use.

6.10. A precedent for flatted accommodation was set with the previous approvals (refs 079844/LO/2006/N2 and 079845/FO/2006/N2) on site whilst the highly accessible and sustainable location and brownfield nature of the site allows the development of a medium/high density development in an appropriate location. The number of flats proposed will not have an adverse impact on the housing mix in the area.

6.11. In addition, a recent Appeal decision (refAPP/B4215/A/07/2041416/NWF) set out that the Council's claims of an abundance of flatted accommodation in an out of centre location is not supported by any evidence suggesting an oversupply of flats. In addition, the report to Committee was not publicly consulted upon and therefore little weight can be placed on it, as confirmed by the Inspector.

6.12. Taking the above into account, the scheme accords with policy H1.2 (providing accommodation for 1 and 2 person households) where the emphasis is on seeking a range and diversity in terms of type and size of new housing to provide a quality range of housing to enhance the character of this part of the City.

Scale and Appearance

6.13. The proposal ensures the Grade II listed building remains materially the same in terms of height, scale and external appearance. The removal of the unsightly rear building and replacement with a modern block for residential use ensures the historic building is brought back into active use whilst maximising the sites potential to assist the Council's area objectives (Policy AB1) and South Manchester's Regeneration Partnership objectives, set out in the draft Ardwick Local Plan. These include upgrading the housing stock, revitalisation of the local economy and enhancement of the environment. This will be achieved by introducing a new use to an otherwise derelict site; maintaining the historic building for the future with a use appropriate to the location.

6.14. The scale of the proposed rear block is appropriate to the site and the surrounding area. As discussed, the existing listed building is four storeys in height, as is the proposed rear building. Its modern features will marry well with the existing main building. This mix of old with new will create an interesting and bespoke development.

6.15. The proposal upgrades and improves the existing site considerably, regenerating an unattractive and run-down site and improving and upgrading its appearance considerably.

Impact upon Amenity Enjoyed by Existing Residents

6.16. The majority of proposed windows within the scheme overlook either Plymouth Grove or Byrant Close and will not overlook the private amenity space of existing residents in the vicinity of the site. Appropriate separation distances (over 21 metres) between the proposed rear building and existing properties on Byrant Close are ensured. Therefore in over-looking and privacy terms the amenity of existing and future residents in the area is protected. Furthermore, the re-use of this site for residential purposes will bring activity and vibrancy back to this plot of land. This increases natural surveillance of existing properties in the vicinity.

6.17. The site in its present form is unattractive, run down and under-used. The redevelopment of the site will regenerate and improve the views into the site, enhancing the visual amenity for surrounding residents and ensuring the regeneration of a brownfield site.

6.18. The proposal will also bring a crime / disturbance improvements as the site will be used and overlooked. As such the impact on local residents will be beneficial.

6.19. The car parking to the west of the site does not introduce a new feature to the area and due to the relatively low levels of likely car movements (as a result of the sites proximity to public transport and the City Centre) it is not considered that it will have a material impact upon the amenity enjoyed by existing residents (and certainly less than a pub car park).

6.20. At present the site is an eyesore and the proposals will bring this derelict, overgrown site back into active use and lead to an improvement to the character of the area.

Materials and Fenestration

6.21. The scheme presents an innovative design that will respect and further enhance its context as well as providing a landmark of its own. The materials and colours proposed for the rear modern block reflect and complement those of the varied architecture of existing buildings and particularly that of the redbrick / sandstone Grade II listed building, and help to add diversity to trace the on going development of the city.

Amenity Space Provision / Landscaping / Boundary Treatment

6.22. The proposal provides ample landscaping around the site together with a communal roof garden for private amenity space. The amenity space proposed is ample for the number of proposed units and will ensure that a large proportion of the site (almost one third of the total site area), comprises of open space and landscaping in accordance with the character of the area. Additionally, the site abuts a large area of land to the west reserved for public recreational purposes. This will compliment the open areas of the site by providing alternative amenity space for future residents.

6.23. Of note, Manchester City Council does not provide specific guidance on the amount of amenity space required in new developments. The proposal building occupies approximately 1/3 of the site, the car parking area occupies approximately 1/3 of the site and the amenity space and landscaping occupy a further 1/3. The ratio of open space to building footprint and hard surfacing of these proposals is generally considered appropriate.

6.24. The space is also added to by the retention of the external balcony of the Grade II listed building and also the communal roof garden area.

6.25. In terms of boundary treatments this will be agreed during the application process.

Refuse Store / Strategy

6.26. The bin store, suitably screened from public view, is located at the western edge of the development site. Odours will not be emitted from the refuse store area onto the street.

6.27. Refuse collection vehicles will be able to access the bin store from the street. This is how nearby houses are serviced.

Car/Cycle Parking

6.28. With regard to parking provision, the submitted plans demonstrate that satisfactory provision is made for the parking of cars within the development with 100% parking provided. However it is not anticipated that all spaces will be used regularly as a result of the sites sustainable location.

6.29. The GMLTP also sets out that 5% disabled parking should be included in the scheme which would make a requirement for 1.1 spaces reserved for disabled users. One disabled space is included to allow access for all, in accordance with Manchester Guide to Development 2 document.

6.30. The proposal also includes a bike room to provide secure covered storage for cycles. This will encourage more sustainable travel.

7. Summary

7.1. The scheme meets and surpasses the considerations of PPG15 (in particular paragraphs 3.4 and 3.5). The proposed works are appropriate as:

- They are similar to the listed building works already consented;
- Most original listed features internally and externally will be retained;
- Impact on the original fabric of the building will be minimised. Refurbishment will upgrade and improve the existing interior, providing a new lease of life to the building. Externally the building will be returned to its former state;
- The setting of the listed building will not be adversely affected as minimal alterations are proposed to the exterior.

APPENDIX 1





Project Plymouth Grove Hotel, Manchester	**LPA** Manchester City Council	**Indigo Planning Limited** Lowry House 17 Marble Street Manchester M2 3AW T 0161 836 6810 F 0161 836 6811 info@indigoplanning.com
Title Site Photographs 1-2	**Date:** May 2008 **Project No:** 1027001 **Drawing No:** 1027001/001 **Drawn by:** KN **Scale** NTS	
Client T & G Associates		

KEY





Project Plymouth Grove Hotel, Manchester	**LPA** Manchester City Council	**Indigo Planning Limited** Lowry House 17 Marble Street Manchester M2 3AW T 0161 635 0510 F 0161 636 6011 info@indigoplanning.com	indigo
Title Site Photographs 3-4	**Date:** May 2008 **Project No:** 1627/001 **Drawing No:** 1627/001/002 **Drawn by:** KN **Scale** NTS		
Client T & G Associates			
KEY			





Project Plymouth Grove Hotel, Manchester	**LPA** Manchester City Council	**Indigo Planning Limited** Lowry House 17 Marble Street Manchester M2 3AW T 0161 836 6810 F 0161 836 6911 info@indigoplanning.com
Title Site Photographs 5-6	**Date:** May 2008 **Project No:** 1627001 **Drawing No:** 1627001/003 **Drawn by:** KN **Scale** NTS	indigo
Client T & G Associates		
KEY		

APPENDIX 2

Images of England

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IoE Number:	456037
Location:	PLYMOUTH GROVE HOTEL, 65 PLYMOUTH GROVE (north east side)
	MANCHESTER, MANCHESTER, GREATER MANCHESTER
Photographer:	Mr Martin Malies
Date Photographed:	17 September 1999
Date listed:	03 October 1974
Date of last amendment:	03 October 1974
Grade	II

MANCHESTER

PLYMOUTH GROVE,
Chorlton-On-Medlock
(North East side)

SJ8596
698-1/21/617

MANCHESTER SJ8596 PLYMOUTH GROVE, Chorlton-On-Medlock 698-1/21/617 (North East side) 03/10/74 No.65 Plymouth Grove Hotel II Public house. 1873. Red brick with sandstone dressings (roof concealed). Square plan plus unusual canted loggia with clock-tower to east side. Three storeys and cellars, 3 windows, with prominent 1st-floor balcony carried round, 2nd-floor sill-band and pilasters, shaped parapet with raised centre lettered "PLYMOUTH GROVE HOTEL"; central doorway with altered doors under projected centre of balcony supported by coupled columns, flanked by canted bay windows also under the balcony; segmental-headed windows to all floors, those at ground floor with keyed segmental stone lintels, those at 2nd floor shorter and furnished with balconettes. The balcony is cantilevered out, carried round the front and the loggia, and furnished with cast-iron railings; the loggia forms a wide diagonal projection to the ground floor of the right-hand return wall, 7 bays with a central entrance framed by columns, and arcaded round-headed windows either side with shafts; the tower above this entrance has a narrow rectangular body

and a disproportionately large head, the former enclosed by slender columns with crocket caps and the latter with a prominent 2-stage bracketed cornice, and a domed roof with pedimented clock-faces a small but elaborate cupola.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.