Hawkins\
Brown

Turley
Planning

The Rooftop Project at 26 Lever Street

Planning Statement



Planning Statement
24-26 Lever Street, Manchester

April 2016

Turley
Planning

Contents

1.	Introduction	1
2.	Context	4
3.	Site and Surroundings	7
4.	Proposed Development	11
5.	Planning Policy	15
6.	Planning Appraisal	21
7.	Planning Balance and Conclusions	29
Appendix 1:	Planning Application and Listed Building Consent Application Drawings	30
Appendix 2:	Site Location Plan	31
Appendix 3:	Waste Management Proforma	32

Contact
Peter Rowe
peter.rowe@turley.co.uk

Client
Shelia Bird Group
Our reference
HAWM3001

April 2016

1. Introduction

1.1 This Planning Statement has been prepared on behalf of the Shelia Bird Group (the "applicant") to support a full planning application for a single storey rooftop extension to 26 Lever Street to create a community roof terrace and 395 sq. m. (GIA) of studio / office floorspace (Use Class B1).

1.2 The statement also supports an application for listed building consent which relates the associated works to 24 Lever Street, a Grade II Listed Building.

1.3 The description of development is as follows:

"Full planning permission for external alterations to the third floor of No.26 Lever Street to create additional office accommodation and a roof terrace; and the erection of a single storey rooftop extension to 26 Lever Street to accommodate additional office floorspace and a rooftop terrace. Listed building consent for internal and external alterations to No. 24 Lever Street."

Purpose and Structure

1.4 This statement describes the proposed development for which planning permission and listed building consent is sought, objectively assesses the degree to which the scheme is compliant with prevailing national and local planning policy and considers whether other material considerations also point toward the grant of planning permission in the planning balance.

1.5 The statement is structured as follows:

- **Section 2:** sets out the context for the proposed development;
- **Section 3:** describes the application site and its surroundings;
- **Section 4:** describes the proposed development;
- **Section 5:** summarises the relevant planning policy considerations, and in doing so considers the weight to be attributed to relevant policies of the Development Plan;
- **Section 6:** appraises the proposals against relevant planning policy and other material considerations; and
- **Section 7:** sets out a summary of the statement and concludes that planning permission should be granted for the development.

Summary of Planning Case

1.6 This statement confirms that the Development Plan is up-to-date and that the proposals accord with the overall growth strategy, vision, and economic and cultural policies of the plan. In addition, it identifies that the supporting technical documents demonstrate that the proposals will not result in any harm in terms of amenity, heritage, design, or any other public interest. Consequentially, there are no adverse impacts resulting from the development and that planning permission should be granted without delay.

1.7 The proposals benefit from a series of other material considerations and add further weight to the grant of planning permission:

- The proposals with deliver positively against the National Planning Policy Framework's three dimensions of sustainable development;
- The development will contribute positively towards wider economic initiatives, such as the "Northern Powerhouse", through the creation and retention of jobs and the attraction of inward investment; and
- The development will make a positive contribution to the continued regeneration of the Northern Quarter. In particular, the scheme will have a positive effect on the character of the Stevenson Square.

1.8 Overall, the planning application is in accordance with the policies set out in the Development Plan and other material considerations support the grant of planning permission. This Statement demonstrates that there are considerable benefits flowing from the proposals, such as job creation, high quality design, the provision of cultural facilities and regeneration; and there is no adverse harm as a result of the proposed development.

1.9 The proposals therefore accord with the Development Plan as a whole and the wider benefits and absence of any harm from the development clearly indicate that permission should be granted without delay.

Pre-Application Discussions and Community Engagement

1.10 The applicant has undertaken pre-application discussions with MCC, Historic England (HE), the existing occupiers of the building, and stakeholders within the Northern Quarter.

1.11 The purpose of this consultation was to engage with key stakeholders and to provide the opportunity for those parties to influence the proposals. The Design & Access Statement records the methods used to engage with stakeholders and the community, and explains how the proposals have evolved in response to those comments.

1.12 The design of the scheme has sought to positively respond to the comments made by stakeholders, whilst taking into account the operational requirements of the applicant.

1.13 The scope of the planning application and the accompanying suite of technical documents were agreed with the MCC prior to submission.

Accompanying Documents

1.14 The application is accompanied by detailed application drawings and visualisations together with a range of technical supporting documents to enable the effects of the development to be fully considered.

1.15 The Full Planning and Listed Building Consent Applications are supported by the following documents and plans:

- Full Planning Application Form and Certificates, Hawkins\Brown

- Full Planning Application Drawings, Hawkins\Brown
- Design & Access Statement, Hawkins\Brown
- Planning Statement, Turley Planning
- Heritage Statement, Turley Heritage

1.16 A full schedule of the planning application drawings is set out at **Appendix 1**.

2. Context

2.1 This section introduces the site and explains the importance of the proposed development and why the scheme presents an exciting and innovative opportunity to its surrounding context.

The Northern Quarter

2.2 The Northern Quarter is a unique and distinctive neighbourhood, which is a hotbed for cultural and creative activity within Manchester's city centre.

2.3 The area is characterised by its distinctive architecture, redbrick and converted warehouses; and is home to independent retail and leisure outlets, and a large number of small and growing companies operating within the creative and cultural sectors.

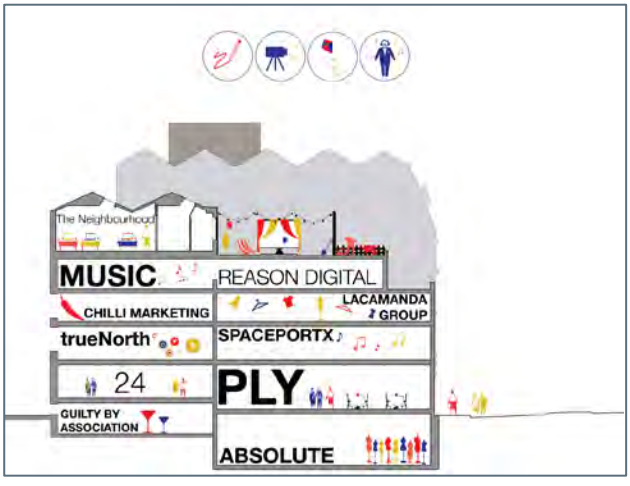
2.4 The City Council recognises the "non-mainstream" offer of the Northern Quarter is important to a global city; particularly as it gives it a unique identity which attracts visitors and makes an important contribution to the economy.[1]

2.5 In terms of future development, the City Council is unequivocal that any change must build on the strengths of the Northern Quarter to create a creative and cultural destination; which has a high quality built environment, attractive to businesses and residents, and providing opportunities for private sector investment.

24-26 Lever Street

2.6 24-26 Lever Street, located at the centre of the Northern Quarter on Stevenson Square, is archetypal of area; with the basement and ground floors occupied by independent bars and restaurants, and upper floors occupied by creative and technology based businesses (see **Figure 2.1** for current occupiers).

Figure 2.1: Current Uses and Occupiers of 24-26 Lever Street



(Image source: Hawkins\Brown)

[1] City Centre Strategic Plan (February 2015), Page 64, Manchester City Council

The Rooftop ‘garden’ Project

2.7 24-26 Lever Street is part of The Rooftop ‘garden’ Project; an exciting collaborative community project to transform disused urban spaces into purpose and value for the city.

2.8 The Rooftop ‘garden’ Project began in October 2014 when the landlord of 24-26 Lever Street gifted the use of the rooftop to the tenants of the building and the Northern Quarter community.

2.9 The project is not a commercial venture; rather it provides an inclusive publicly accessible space aimed at connecting local communities through a regular programme of activities (such as art events, yoga sessions, urban gardening, film screenings, etc). The rooftop space is managed to limit numbers on the rooftop and events are selected for their cultural and community value (see **Figure 2.2**).

Figure 2.2: Photographs of The Rooftop ‘garden’ Project



(Source: The Neighbourhood)

2.10 The Rooftop ‘garden’ Project has thrived and the space has become a success social space for the tenants of the building and a place that is used by the local community. Further, it has led to growing conversations with key organisation across Manchester, such as the National Trust, UpRising, Open Cinema, and the Manchester School of Art.

2.11 Despite the success of the Rooftop ‘garden’ Project, it is a temporary space and has not been designed for regular / permanent use. Hence, the current rooftop does not benefit from inclusive access, permanent shelter from inclement weather, and services such as electricity and water.

2.12 Accordingly, this proposed development provides an opportunity to build on the success of the Rooftop ‘garden’ Project and to formalise the area to deliver a better designed space, which is accessible, safer, and more enjoyable for its users.

The Neighbourhood

2.13 The Neighbourhood is a creative communications agency currently occupying the 4th floor of 24 Lever Street and were the first tenant to occupy space following an extensive fire in 2007.

2.14 The Neighbourhood and its staff have shown considerable commitment to the building. In particular, they played a significant role in the building's refurbishment and they have made connections with other tenants, nearby businesses, and the local community in the Northern Quarter (particularly through The Rooftop 'garden' Project). For these reasons, The Neighbourhood is committed to building and the community for the long-term

2.15 The Neighbourhood is a very successful business and its projecting substantial future growth of up to 60 staff over the next 3 years. Hence, to meet this anticipated growth, the business requires additional office floorspace for desks, collaborative workspace, meeting areas, and extended support services.

2.16 The existing building does not have sufficient space to cater for these needs and thus the option to enable the long-term tenure of the building is through an extension to the building.

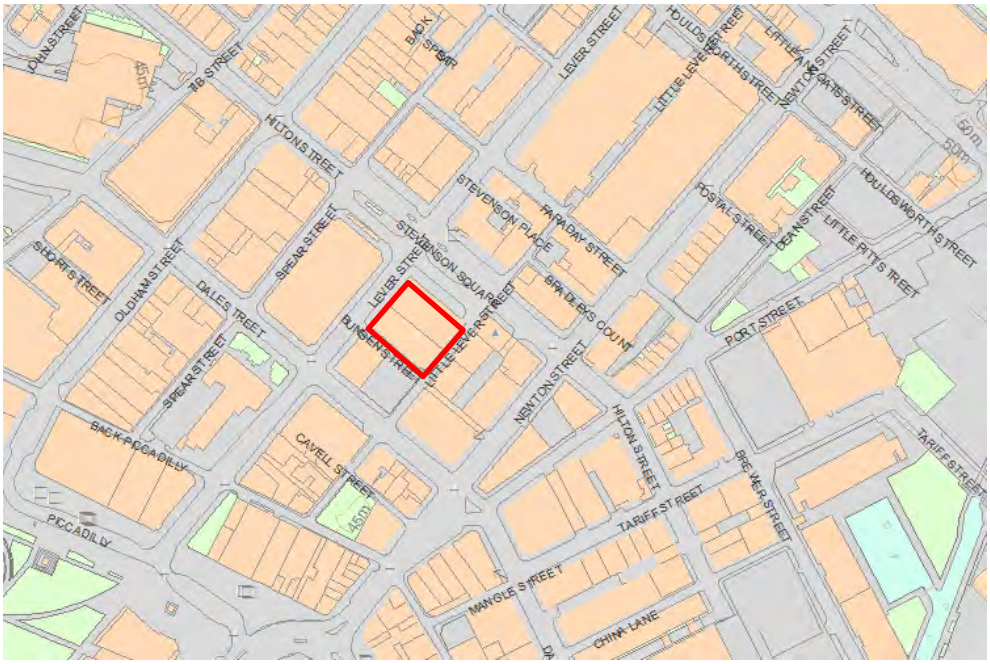
3. Site and Surroundings

Location

3.1 The site is located in central Manchester on Stevenson Square, which is at the heart of the Northern Quarter. The area is located close to Piccadilly Station and Manchester's main commercial and retail core.

3.2 A plan showing the broad location of the site is provided at **Figure 3.1** below and a Site Location Plan is provided at **Appendix 2**.

Figure 3.1: Site Location Plan



The Site

3.3 The site comprises nos. 24 and 26 Lever Street. These buildings form an urban block at the south side of Stevenson Square, bounded by Lever Street, Little Liver Street and Bennett Street.

26 Lever Street

3.4 This building fronts on to Stevenson Square and is four-storey in height, with an additional basement level. The building is predominantly constructed from red brick with deep stepped back windows, decorated with a darker brick.

3.5 The top floor of the building is set back from the front elevation by c. 4 metres and its roof is currently used as a community roof garden (as part of the aforementioned Rooftop 'garden' Project). The proposed extension will be sited above this part of the building.

3.6 The basement and ground floors are occupied by bars and restaurants (Use Class A3/A4) that are accessible from the street level. The upper floors are in use as offices (Use Cass B1) and are accessed internally from 24 Lever Street.

Figure 3.2: Photograph of 26 Lever Street



24 Lever Street

3.7 This building fronts on to Lever Street and is connected to the south with no. 26 Lever Street via internal access points. The building is five-storey in height, with an additional basement level. The building is predominantly constructed from red brick.

3.8 This building is Grade II listed. This is the only listed building which would be directly affected by the Proposed Development. A separate application for listed building consent has been submitted for proposed works to the fabric of the building and a full description of the building's listing is provided in the accompanying Heritage Statement .

3.9 The basement level is occupied by a bar (Use Class A4) which is accessible from Lever Street. The remainder of the building is in use as offices (Use Cass B1) and is accessed via the building main entrance on Lever Street.

Figure 3.3: Photograph of 24 Lever Street



Surrounding Area

3.10 The site is located on Stevenson Square, a square which is broadly rectangular in shape (c. 100 metres in length and 35 metres in width). The square is trafficked and it includes a central island and bus stops (which lie immediately to the north of 26 Lever Street).

3.11 The square is surrounded by retail, leisure, and commercial uses; that are contained within historic and modern buildings of varying architectural languages and scale (three to six-storey) (see **Figure 3.4**).

3.12 The site and the surrounding area are located within the Stephenson Square Conservation Area and there are a number of Grade II listed buildings in the locality. 49 Newton Street, 18 Hilton Street, and 10 Stevenson Square are particularly relevant as they are immediately adjacent to the site. The accompanying Heritage Statement provides a detailed description of the significance of these heritage assets.

3.13 The site lies within the city centre and is within easy walking distance of a range of shops, business, residential apartments, restaurants, and leisure facilities.

3.14 The site is well served by public transport. Piccadilly Station is located c. 650 m to the east of the site and the Piccadilly Gardens Metrolink Station is located c. 300 m. These are both served by a variety of frequent service to Manchester Airport, MediaCityUK, Altrincham, Bury, Eccles, Rochdale, Oldham, Liverpool, Preston, Bolton, Wigan, and other national destinations. There are also bus stops within Stephenson Square and Piccadilly Garden (c. 250-300 m of the site) with frequent services across the city.

3.15 The site is also well connected in terms of pedestrian and cycle access. Public footpaths connect the site to the various quarters of the city centre. The roads in the vicinity of the site have cycle ways and footways in both directions.

4. Proposed Development

4.1 This section provides a summary of the proposed development. For full details of the proposals please refer to the accompanying plans (see **Appendix 1**), the Design & Access Statement and the Heritage Statement submitted in support of the applications.

Layout, Use, and Amount

4.2 The proposed development will consist of alterations to the existing third floor of the building and a modest single storey rooftop extension to provide a new fourth floor of studio / office space (Use Class B1) and two shared roof terraces (see **Figure 4.1**). These works will enable the existing tenant, The Neighbourhood, to take up additional space which will facilitate the growth of their business.

Figure 4.1: Computer Visualisation of the Proposed Development



(Source: Hawkins\Brown)

4.3 The layout, use, and amount of proposed development at each floor is described below:

Alterations to the Existing Third Floor

4.4 Between the existing third floors of 24 and 26 Lever Street (which are currently used as offices) there are external enclosures which include light wells for the second floor. As

part of the proposals, parts of these enclosures will be brought into the extended building and will provide a new meeting room (26 sq. m.), accessible WCs, and building service space (10 sq. m). In addition, bi-fold doors will be provided on the front elevation to open out on a new private terrace.

Fourth Floor Extension

4.5 The new fourth floor level will comprise 333 sq. m of new studio space (Use Class B1) and will be situated beside the existing office space on the fourth floor of 24 Lever Street (the home of “The Neighbourhood”). Access to the new extension will be provided via two new access points from 24 Lever Street, which will enable access to the central stair and lift core. This will enable staff to circulate between the third and fourth floors, and to gain access to the new rooftop terrace.

Rooftop Terrace

4.6 At the rooftop level, there will be an open terrace which will used by the tenants of the building and the Rooftop ‘garden’ Project. The terrace is accessed by a shared staircase and platform lift, and has provision of an accessible WC. The rooftop terrace will include planters, seating, and a lightweight canopy to guard from inclement weather.

Figure 4.2: Visualisation of proposed roof top extension and internal layout



(Source: Hawkins\Brown)

Scale and Massing

4.7 The scale and massing of proposed extension has been carefully considered, taking account of key views within and on the approach to Stevenson Square.

4.8 Notably, the existing 26 Lever Street sits below the established height of the adjacent buildings; Sevendale House (six-storey), Rutland House (five-storey), and 24 Lever Street (five-storey) and its third floor steps back from the edge of the square by around four metres.

4.9 The proposed rooftop extension will respect this context by bridging the height and the gap between the surrounding taller buildings and will redefine this edge of the square and will remove the void that presently exists (see **Figure 4.3**)

Figure 4.3: Comparative of scale and massing



(Source: Hawkins\Brown)

Appearance and Materials

4.10 The proposed extension adopts a high quality and innovative design approach, which will have a positive effect to the character and appearance of 24 and 26 Lever Street, as well as Stevenson Square.

4.11 The design has been inspired by a careful contextual appraisal which indicates special consideration has been taken with the ‘crowns’ of the buildings around Stevenson Square and in the surrounding area. It also takes reference from the building heritage, as the building once included small ‘crown’ on its front elevation (see Heritage Statement for further detail). This design principal has been echoed through a series of new gables on the front of the proposed extension. This design approach has been informed by the adjacent listed Sevendale House, which includes similar pitched bays.

4.12 Alongside this, the contextual analysis looked carefully at the proportions and sizes of windows around the square. This analysis was a key driver for the proportions and setting out of the proposed windows within the extension.

4.13 The proposed materials palate for the extension has been informed by the key material palette found around Stevenson Square. Full details of the proposed material are provided in the Design & Access Statement and the applicant can supply samples via a suitably worded planning condition if necessary.

5. Planning Policy

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application is to be determined in accordance with Development Plan unless materials considerations indicate otherwise.

5.2 This section sets out the relevant national and local planning policies and other material considerations against which this planning application should be assessed.

National Planning Policy Framework

5.3 The National Planning Policy Framework ("the Framework") sets out the Government's planning policies for England and how these are expected to be applied. It is a primary consideration in planning decisions.

5.4 The Framework does not form part of the statutory development plan but does provide guidance for local authorities and others in plan making and decision-taking and represents an up-to-date and comprehensive expression of national planning policy.

5.5 In summary, the Framework seeks to:

- Achieve sustainable development and sets out a presumption in favour of sustainable development
- Build a strong, competitive economy
- Promotes sustainable transport
- Achieve good design
- Promote healthy communities
- Meet the challenge of climate change, flooding and coastal change
- Conserve and enhance the historic environment

5.6 The Framework is committed to ensuring that the planning system does everything it can to support sustainable economic growth. In particular, *"Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."* (Paragraph 19).

5.7 In terms of design, the Framework states:

"…decisions should aim to ensure that developments … respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation" (paragraph 58)

"…decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles." (paragraph 60)

"In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area." (paragraph 63)

5.8 In terms of heritage, the Framework states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional..." (Paragraph 128)

"In determining planning applications, local planning authorities should take into account… the desirability of new development making a positive contribution to local character and distinctiveness." (Paragraph 131)

The Development Plan

5.9 The Development Plan comprises :

- the adopted Manchester Core Strategy ("CS") (2012)
- the Manchester Unitary Development Plan ("UDP") ("Saved Policies") (1995)

Manchester Core Strategy

5.10 The CS was adopted in 2012 and it sets out long-term spatial vision and policies for the City over the plan-period (2012 to 2027). The CS is consistent with the Framework and can be given full weight in the determination of planning applications.

5.11 The CS is an ambitious document which recognises Manchester as the *'economic engine of the North West'* and has '*a concentration of people and business activity without parallel in northern [sic] England'.*

5.12 The CS identifies that the application site is within the "Northern Quarter"[2] of the City Centre and the "Regional Centre"[3]. The following type of development is anticipated in these areas:

- The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living (CS Policy SP1)
- The Regional Centre will be a key location for major employment growth, and it is anticipated that at over 33 hectares will be delivered within the City Centre.

5.13 The CS confirms that the City will support proposals to improve the appearance, use and accessibility of all cultural and visitor attractions (such as the Rooftop 'garden' Project) and associated facilities (CS Policy CC4).

5.14 In the City Centre Character Area (1) developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area (Policy EN1).

[2] CS, Figure 2.1, Page 12
[3] CS, Figure 8.1, Page 44

5.15 New development should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment. (CS Policy CC9 and EN3)

5.16 The CS set out a series of development management consideration which are applicable to all new developments in the City. In summary, these are:

(i) appropriate siting, layout, scale, form, massing and detail;
(ii) impact on the surrounding area in terms of design, scale and appearance of the proposed development, and character,
(iii) effects on amenity (including light, privacy, noise etc);
(iv) accessibility,
(v) community safety,
(vi) health, adequacy of internal accommodation,
(vii) refuse storage and collection,
(viii) vehicular access,
(ix) biodiversity,
(x) green infrastructure,
(xi) flood risk and drainage,
(xii) existing or proposed hazardous installations, and
(xiii) sustainable construction techniques

Manchester Unitary Development Plan ("Saved Policies") (1995)

5.17 A number of the policies Unitary Development Plan (UDP) remain extant and are relevant to the determination of planning applications. However, given the age of the UDP, it is clear that the Core Strategy (CS) and NPPF are the primary policy considerations in the determination of this application.

5.18 Policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Areas. It will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.

5.19 Policy DC19.1 (Listed Buildings) states that 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 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. It will also not permit alterations to a listed building which would prevent the

future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

5.20 Policy DC26.1 (Development and Noise) details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

Other Material Considerations

5.21 In terms of other material considerations, there are a number of national / local policy and strategy documents that are of relevance to this planning application.

Guide to Development in Manchester SPD (2007)

5.22 The Guide to Development in Manchester Supplementary Planning Document (SPD) was formally adopted in 2007 and provides guidance on the key principles of design in the City.

5.23 These principles include the protection of amenity and local character, promotion of diversity and adaptability.

5.24 The SPD identifies the City Centre as being the heart of Manchester and the city region. It recognises the importance of sustaining economic prosperity within the City Centre by supporting development that accommodates residents, business and investors.

5.25 The SPD states that new development in the City Centre should contribute to the character and atmosphere of the centre by 'designing for place' and not simply for purpose. Developers are expected to look positively at the role of historic areas and buildings in delivering a sense of place.

Economic Initiatives and Regeneration Strategies and Frameworks

5.26 A series of relevant economic initiatives and regeneration strategies identifies the importance of new housing to economic, physical and social regeneration in Manchester's city centre:

Northern Powerhouse (2014)

5.27 The 'Northern Powerhouse' concept was first introduced by the Chancellor of the Exchequer George Osborne in June 2014. In his speech, George Osborne highlighted the lack of economic and physical connections between the cities and city regions in the north. For Osborne, the solution to this is the creation of a Northern Powerhouse – "*not one city, but a collection of northern cities - sufficiently close to each other that combined they can take on the world.*"

5.28 Manchester is central to the Government's ambition for the 'Northern Powerhouse', which aims to redress the north-south economic imbalance, and to attract significant investment into northern cities and towns. The government acknowledge the creation of great global cities is achieved in a number of ways including:

"Great jobs and businesses. Fast and effective transport connections. Strong universities and hospitals, colleges and schools for aspirational families. It will have the

entertainment, the green spaces, the housing, culture and sport that makes for a good lifestyle"

5.29 There is a growing recognition, at both a local and national level, that by joining together the cities of the North of England, an increasingly powerful economic area can be created that can help to re-balance and grow the national economy. Manchester is at the forefront of this movement, and the City Centre is a key driver and component in connecting the Northern Powerhouse.

Strategic Plan for Manchester City Centre (2015-2018)

5.30 In February 2016, Manchester City Council endorsed a City Centre Strategic Plan (CCSP) that will guide development over the next three years.

5.31 The CCSP indicates that the Northern Quarter is a unique area of the city centre, which is characterised by its distinctive architecture, redbrick alleys and converted grand warehouses. It is an atmospheric neighbourhood and a hotbed of cultural production and consumption, which sets it apart.

5.32 The CCSP recognises that a non mainstream offer is important for any global city and gives the Northern Quarter a unique identity within both the city and, to some extent, the UK. With a growing reputation, the area attracts a high number of visitors, providing an important contribution to the economy of the city centre.

5.33 The CCSP confirms that the aim of any regeneration activity within the area is to bring about change in a way which retains the distinct identity of the area and builds on its strengths to produce a creative and cultural destination, with a high quality built environment, attractive to businesses and residents, and providing opportunities for private sector investment.

5.34 In particular, the key priorities for the North Quarter include

- Building on the successes of the area's evening economy by promoting usage as a day time destination. This includes encouraging a range of events within the area and exploring the option of establishing regular markets.
- The systematic marketing and promotion of the area to increase its visibility, to encourage more and a greater variety of people to visit and dwell within the area, and to encourage new and more diversified investment.
- Considering further remodelling of Stevenson Square to further enhance the environment and encourage further investment.

Summary

- The City Council is supportive of new employment development within the city centre and the Northern Quarter.
- The City Council recognises the unique character of the Northern Quarter and encourages regeneration activity which will retain its distinct identity and build upon its strengths as a creative and cultural destination.
- Whilst legislation and policy requires development to preserve or enhance the heritage assets that have been identified, including listed buildings and

conservation areas. The Framework is clear that innovative and high quality design should be encouraged.

6. Planning Appraisal

The Statutory Basis for Determining the Planning Application

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the Development Plan as a whole and requires that:

"If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise"

6.2 Taking account of the characteristics of site, the proposed development, and the policy context; the determinative issues in the consideration of the planning and listed building consent applications are whether:

- the development proposals are in accordance with the relevant policies of the adopted Development Plan, and whether;
- the assessment of all other material considerations, point toward the grant of planning permission in the planning balance.

6.3 These issues are addressed in turn below.

Compliance with the Development Plan

Principle of Development

6.4 The principle of delivering additional studio / office floor space (Use Class B1) on a city centre site, such as the application site, is wholly compliant with the economic policies and objectives of the Development Plan. In particular, the CS supports significant further improvement of the City's economic performance[4] by directing significant economic development to the Regional Centre and the City Centre (within which the application site lies).[5]

6.5 The Neighbourhood business chose to locate to the Northern Quarter due to it unique and creative identity. This is recognised by MCC who have identified in their CCSP[6] that creative businesses contribute positively to the unique identity of the Northern Quarter and the economy of the city centre. Accordingly, The Neighbourhood is eager to maintain its presence in the Northern Quarter to mirror is brand, trade alongside similar businesses, and to retain and attract high quality staff.

6.6 The Neighbourhood is however a growing business and one that requires additional space to meet it future needs and growth ambitions. The business is keen to stay within the existing building due to its location and their role in restoring the building after an extensive fire in 2007. Hence, the proposed rooftop extension provides an innovative solution to enable the business to expand their existing operation without relocating (to another site in the Northern Quarter or beyond). Notably, the proposed extension will

[4] CS Objective SO2.
[5] CS Policy SP1 and CS Policy EC1
[6] City Centre Strategic Plan, Manchester City Council, Page 64

bring tangible economic and social benefits, including job creation and the regeneration and renewal of the Northern Quarter. For these reasons, the proposals comply wholly with the regeneration objectives and economic policies in the Development Plan.

6.7 Finally, the rooftop extension will also deliver a new roof terrace which will provide a permanent home for The Rooftop 'garden' Project. Section 2 of this Statement describes the success of this project, and sets out the considerable leisure and cultural benefits that the provision of a usable urban outdoor space has brought to both the tenants of the building and the wider Northern Quarter community.

6.8 The existing rooftop facility is temporary and it has a number of limitations, such as the lack of accessible access and minimal shelter from inclement weather. The proposed permanent roof terrace has been specifically design to address the needs of the Rooftop 'garden' Project, and therefore it provides a high quality outdoor space which can be used by tenants and the wider community.

6.9 The proposals will therefore deliver innovative, attractive and flexible space, which can be used for leisure and cultural purpose in accordance with the Council policy objective to improve the appearance, use and accessibility of all cultural facilities.[7]

6.10 In light of the above, the principle of the proposed development accords wholly with the adopted Development Plan.

Development Management and Environmental Policies

6.11 Development Plan policies seeks to protect and enhance the natural and built environment. This objective is transposed into a series of development management and environmental policies. In particular, the development management policy CS Policy DM1 (which supported by the Guide to Development in Manchester SPD) knits together the key policy considerations into a list of specific issues that all development should have regard to.

6.12 These considerations are considered in turn:

(i) Appropriate siting, layout, scale, form, massing, materials and detail; Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development; and Development should have regard to the character of the surrounding area.

6.13 The Design and Access Statement sets out the opportunities and constraints for the site and the surrounding area, and it explains the design rationale for the scheme (including the alternative design options that were considered in reaching the preferred design approach). In particular, the document confirms that the scheme has had regard to CS Policy EN1 and the Guide to Development in Manchester SPD (2007) which set out a series of key design principles for development in the city.

6.14 The Design and Access Statement demonstrates that the proposed rooftop extension has been informed by a careful design exercise that has had regard to the character and appearance of the existing site and the surrounding area. In particular, it shows that the scale, massing and appearance of the proposed extension will introduce an exciting and

[7] CS Policy CC4

high quality architectural element to Stevenson Square, which will strike an appropriate balance between enclosing the square and maintaining the prominence of surrounding buildings.

6.15 Accordingly, it can be concluded that the proposal is a high quality contemporary piece of architecture which reflects the unique character of the area. Importantly, it will also enable the continued provision of cultural and community events on the rooftop of no.26 Lever Street; supporting the area's creative character.

6.16 For these reasons, the proposed development clearly accords with the design policies within the Development Plan.

(ii) Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

6.17 The proposed extension to the studio space is compatible with the existing commercial uses within the building, and with the commercial and food and drink uses that surround it. Hence, any effects on amenity from the extended studio will be limited. Nevertheless, the floors and all new partition walls will be designed in line with Building Regulations; ensuring that reverberation and flanking sound are reduced to acceptable levels and to reduce noise transmission between storeys.

6.18 The proposed development will introduce two outdoor roof terraces. Whilst there is potential for noise to propagate from these terraces, the site is not immediately adjacent to any residential properties and the Rooftop 'garden' Project has been running since October 2014 without complaint.

6.19 Importantly, the Rooftop 'garden' Project is a community project and is used for low key events such as art events, yoga sessions, urban gardening, film screenings, etc; and there is no bar facilities. The rooftop space will be managed by a committee and events will limit numbers and will be selected for their cultural and community value.

6.20 In light of these factors, the proposal to create a permanent roof terraces is compatible with the surrounding uses and will not harm residential amenity.

6.21 For these reasons, the proposed development clearly accords with the amenity policies within the Development Plan

(iii) Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes

6.22 The Design and Access Statement confirms the proposed development aims to meet the highest standards of accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily. Currently a central passenger lift services each of the four floors of both buildings (24 and 26 Lever Street), the proposal introduces a platform lift linking the fourth and fifth floors and shared terrace. Importantly, this will make the Rooftop 'garden' Project accessible for wheelchair users which are not currently possible.

6.23 For these reasons, the proposed development clearly accords with the accessibility policies within the Development Plan.

(iv) Community safety and crime prevention

6.24 The proposal will sit on the rooftop of a building with existing office use, as such security measures are already in place and insulate the proposal from the majority of security risks.

The proposed rooftop terraces will be carefully managed to limit numbers and events are selected for their cultural and community value. Notably, non-tenants who wish to provide an event on the rooftop must have sponsorship from a member of the Tenants Committee of the building and attendees are carefully recorded and monitored to ensure safety in use.

6.25 For these reasons, the proposed development clearly accords with the crime prevention policies within the Development Plan

(v) Design for health and adequacy of internal accommodation and external amenity space; and Green Infrastructure including open space, both public and private

6.26 The proposed extension will deliver high quality studio / office accommodation to meet the needs of The Neighbourhood and their staff, and two permanent rooftop terraces for use by tenants of the building.

6.27 The proposed terraces are an important and positive aspect of the overall scheme. In particular, the terraces will include planting, seating and a lightweight canopy to guard against inclement weather; which will ensure that the terraces create high quality and attractive outdoor space which contributes positively to the wellbeing of the users of the building. The proposed terraces will also secure the long-term future of the Rooftop 'garden' Project (see Section 2), which will benefit the wider community.

6.28 For these reasons, the proposed development clearly accords with the policies within the Development Plan relating to health and wellbeing.

(vi) Refuse storage and collection

6.29 The current refuse and recycling strategy utilises the historic cartway on Little Lever Street as the refuse holding area for tenants of both 24 and 26 Lever Street. Waste arising from the proposal will use the same location and management system for movement and ultimate disposal. It is considered that there is sufficient capacity to hold additional refuse and recycling generated by the proposals. The applicant has completed MCC's Waste Management Proforma and this is provided at **Appendix 3** of this Statement.

6.30 For these reasons, the proposed development clearly accords with the waste management policies within the Development Plan.

(vii) Vehicular access and car parking

6.31 The site lies in the city centre and is accessible by public transport, along with walking, cycling and independently controlled local car parking. At present, the existing office development is car-free and operates successfully and sustainably and thus the

additional office floor space will not require the provision of car parking. However, the scheme will provide a dedicated bicycle store on the fourth floor to meet the additional need created by the extended floor space.

6.32 For these reasons, the proposed development clearly accords with the highways safety policies within the Development Plan

(viii) Effects relating to biodiversity, landscape, archaeological or built heritage

6.33 The proposals will not adversely affect biodiversity, landscape, or archaeological given its city centre location and that the proposals consist of an extension to the third floor. The proposals will, however, involve some work to a listed building, and be located within the setting of a number of listed buildings and the Conservation Area. For these reasons it is relevant to consider the effects on these heritage assets.

6.34 The applications are accompanied by a Heritage Statement. This Statement confirms that the proposed works to no.24 Lever Street (the listed building) are minimal and will not affect those parts of the building which contribute to its special architectural and historic interest. Neither will the proposed works affect those aspects of setting which contribute to the significance of the following listed building no.24 Lever Street, Sevendale House and 49, Newton Street, 18, Hilton Street and 10, Stevenson Square). Hence, the Heritage Statement confirms that the proposals will not harm any listed building.

6.35 In respect to the Stevenson Square Conservation Area, the Heritage Statement demonstrates that it does not have a uniform character and includes buildings from a range of periods, architectural styles, scales and typologies. Hence, the Statement confirms that a contemporary approach proposed in this development, which reflects the creativity and bohemian character of the area, is wholly appropriate.

6.36 The Heritage Statement concludes that the proposed development will introduce a high quality contemporary piece of architecture which reflects the unique character of the area. The Statement confirms that the proposals will result in positive change to the character and appearance of the Stevenson Square Conservation Area and the elements of the conservation area which contribute to its significance will be sustained.

6.37 This evidence clearly demonstrates that the proposals will sustain the significance of the relevant designated heritage assets and make a positive contribution to the local character and distinctiveness. The proposals are therefore in accordance the Development Plan (as well as the statutory duties of s16(2), s66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

6.38 For these reasons, the proposed development accords with the nature conservation and historic environment policies within the Development Plan

(ix) Flood risk and drainage.

6.39 The proposals will not increase flood risk; given that the extension will take place on the roof and that the site lies within Flood Zone 1 (i.e. the area with the lowest probability of flooding).

6.40 For these reasons, the proposed development clearly accords with the flood risk policy within the Development Plan

(x) Existing or proposed hazardous installations.

6.41 The proposed development will not involve any hazardous installations.

(xi) Sustainable construction techniques

6.42 The proposed extension seeks to represent an exemplar low carbon building extension. The proposal will use a predominately passive system and further details are provided within the Design & Access Statement.

6.43 For these reasons, the proposed development clearly accords with the sustainability policies within the Development Plan.

Conclusion on Compliance with the Development Plan

6.44 The proposed development is wholly consistent with the vision, objectives and economic policies of the Development Plan; which seeks to encourage economic growth and the creation of new jobs within the Regional Centre and City Centre. The proposals will also secure the long term future of the Rooftop 'garden' project, which is consistent with the unique character of the Northern Quarter and the cultural policies in the Development Plan.

6.45 Alongside this, the supporting technical reports and this Statement confirm that the proposed development will not give rise to any substantial harm to other environmental and technical considerations and accords with all the relevant policies contained within the Development Plan.

Compliance with Other Material Considerations

National Planning Policy Framework

6.46 This Statement confirms that the proposed development accords with the up-to-date Development Plan as a whole. In these circumstances, the first part of the Framework's presumption in favour of sustainable development applies, namely:

"approving development proposals that accord with the development plan without delay".

6.47 It is, however, important to recognise that the proposed development will achieve sustainable development in accordance with the three dimensions of sustainable development as set out in the Framework.

Economic

- Direct economic benefits through the creation of new jobs during the construction and operational phases.
- The retention of an important creative business within the Northern Quarter, which complies with the ambitions of the CCSP.
- The proposals support sustainable economic growth and this should be given *'significant weight'* in the planning balance, as directed by paragraph 19 of the Framework.

Social

- The Design and Access Statement demonstrates that the scheme will deliver an innovative architectural design that will raise the standard of design in the area; particularly Stevenson Square. This is a substantial benefit of the scheme and should be attributed "*great weight*" in the planning balance, as directed by paragraphs 58, 60, and 63 of the Framework.
- The rooftop terrace (used by the Rooftop 'garden' Project) will provide a unique place that will have substantial cultural and social benefits to the users of the building.

Environmental

- The supporting technical evidence demonstrates that the proposals will not conflict with any of the environmental policies within the Framework.
- In particular, the Heritage Statement confirms that proposals will result in no harm to the listed buildings and will sustain the significance of the Stevenson Square Conservation Area. Hence the proposals accord with the heritage policy tests set out between paragraphs 131 to 134 of the Framework.

6.48 Taking account of the above, the proposed development is consistent with NPPF and contributes positively toward the three dimensions of sustainable development. This weighs significantly in favour of the proposed development and should be given substantial weight alongside the aforementioned Development Plan.

Economic Initiatives and Regeneration Strategies

6.49 In Manchester, there are various economic initiatives and regeneration strategies which are important material considerations in the assessment of this planning application.

6.50 At a strategic level, there is a clear ambition from the Government and the wider northern region to create a "Northern Powerhouse". This emerging strategy seeks to attract significant investment to the city and will become a key driver of the economies of both Greater Manchester and the North as a whole. Hence, the proposed development will ensure inward investment into the City and will support the expansion of an existing creative business. This will ensure that jobs are retained and created in the City; responding positively to the wider "Northern Powerhouse" agenda.

6.51 At the local level, the City Council has recently published its CCSP. This document identifies that the aim of regeneration in the Northern Quarter is to:

"…bring about change in a way which retains the distinct identity of the area and builds on its strengths to produce a creative and cultural destination, with high quality built environment, attractive to businesses and residents, and providing opportunities for private sector investment"

6.52 In addition, the CCSP goes on to confirm that a key priority for the Northern Quarter is:

"Considering further remodelling of Stevenson Square to further enhance the environment and encourage inward investment".

6.53 The proposed development responds positively to the CCSP. Firstly, the proposals will deliver a distinctive and unique architectural solution which will add positively to the

distinct identity of the Northern Quarter; and in particular, will enhance the environment of Stevenson Square and adding impetus to its renewal. Secondly, the scheme will enable an existing business to invest into the Northern Quarter and enable them to retain and attract new staff.

6.54 The above initiatives and regeneration strategies support the delivery of the proposed development. This weighs in favour of the proposed development and should be given substantial weight alongside the aforementioned Development Plan and Framework.

Conclusion on Assessment of Other Material Considerations

6.55 The aforementioned material considerations confirm that the grant of planning permission would be appropriate.

6.56 An assessment of the scheme against the Framework and the relevant economic initiatives and regeneration strategies, demonstrates that the proposed development is clearly sustainable, will achieve innovative and outstanding design quality, and will contribute positively toward the regeneration of the Northern Quarter.

6.57 Hence, the development is clearly beneficial and will deliver significant benefits that direct the grant of planning permission in accordance with the presumption in favour of sustainable development

7. Planning Balance and Conclusions

7.1 This Planning Statement accompanies a full planning application for a rooftop extension to no. 26 Lever Street to create additional studio accommodation (Use Class B1) and rooftop terraces.

7.2 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 the application is to be determined in accordance with the adopted statutory development plan unless material considerations indicate otherwise.

7.3 This legislative basis for determining the application remains unaltered by the Framework, but clear direction is provided that where development proposals accord with an up-to-date development plan they should be approved without delay.

7.4 This statement confirms that the Development Plan is up-to-date and that the proposals accord with the overall growth strategy, vision, and economic and cultural policies of the plan. In addition, it identifies that the supporting technical documents demonstrate that the proposals will not result in any harm in terms of amenity, heritage, design, or any other public interest. Consequentially, there are no adverse impacts resulting from the development and that planning permission should be granted without delay.

7.5 There are a series of other material considerations that support the development and add further weight to the grant of planning permission:

- The proposals with deliver positively against the Framework's three dimensions of sustainable development;
- The development will make a positive contribution to the continued regeneration of the Northern Quarter. In particular, the scheme will deliver an innovative and high quality building which will have a positive effect on the character of the Stevenson Square;
- The development will contribute positively towards wider economic and regeneration initiatives of the CCSP, particularly through the creation and retention of jobs and the attraction of inward investment to the city.

7.6 Overall, the planning application is in accordance with the policies set out in the Development Plan and other material considerations support the grant of planning permission. This Statement demonstrates that there are considerable benefits flowing from the proposals, such as job creation, high quality design, the provision of cultural facilities and regeneration; and there is no adverse harm arising from the proposals.

7.7 Hence, there is a compelling case to grant planning permission without delay in accordance with Section 38(6) of the Planning and Compulsory Purchase Act and the Framework's presumption in favour of sustainable development.

Appendix 1: Planning Application and Listed Building Consent Application Drawings

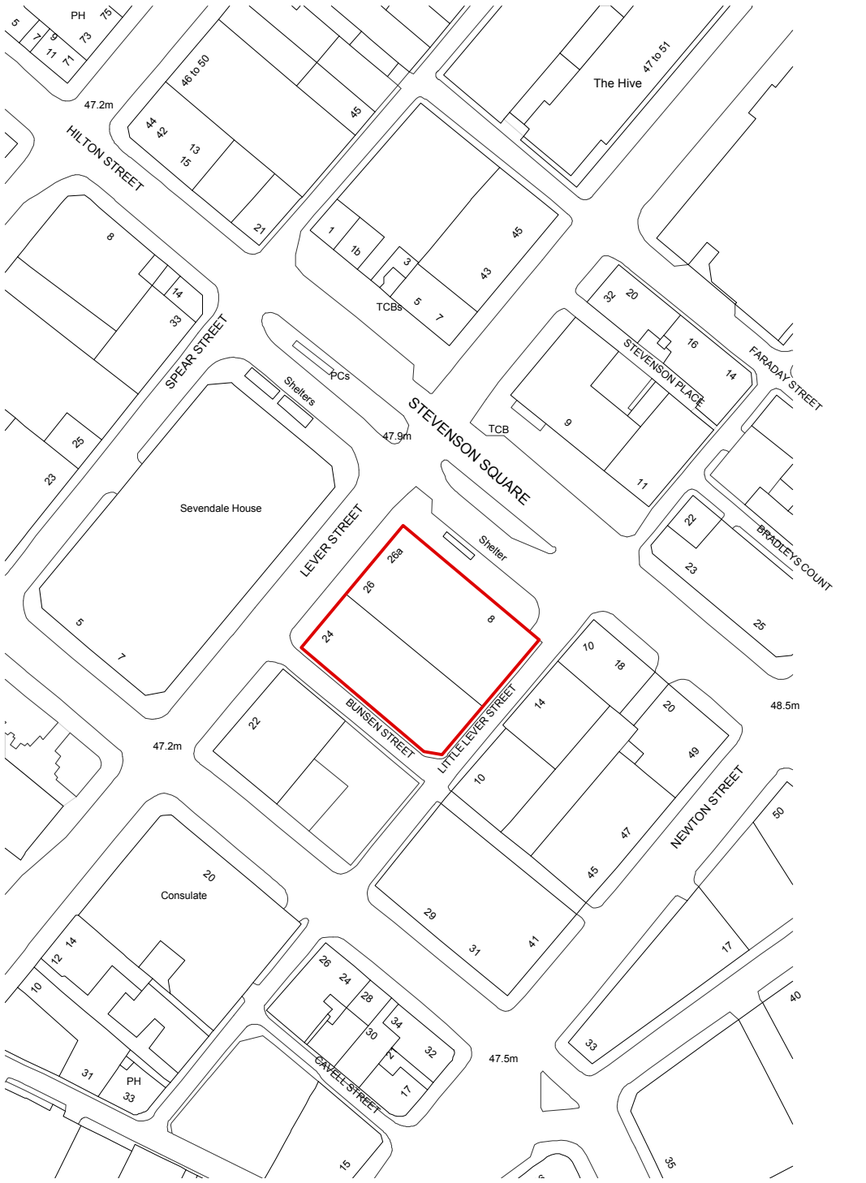
Hawkins\
Brown

Document Register

Ref	1618	Project	The Neighbourhood Rooftop
Printed Date	30/03/2016		

Document No	Document Name	Scale	Size
1618 DWG PL001	Site Location Plan	1250	A3
1618 DWG PL002	Site Plan	500	A3
1618 DWG PL003	Existing Third Floor Plan	200	A3
1618 DWG PL004	Modifications to Third Floor Plan	200	A3
1618 DWG PL005	Existing Fourth Floor Plan	200	A3
1618 DWG PL006	Modifications to Fourth Floor Plan	200	A3
1618 DWG PL007	Existing Roof Plan	200	A3
1618 DWG PL008	Existing North West Elevation	200	A3
1618 DWG PL009	Existing North East Elevation	200	A3
1618 DWG PL010	Existing South East Elevation	200	A3
1618 DWG PL011	Existing South West Elevation	200	A3
1618 DWG PL012	Modifications to South West Elevation	200	A3
1618 DWG PL013	Existing Section AA	200	A3
1618 DWG PL014	Existing Section BB	200	A3
1618 DWG PL015	Modifications to Section BB	200	A3
1618 DWG PL016	Section CC	200	A3
1618 DWG PL017	Modifications to Section CC	200	A3
1618 DWG PL018	Proposed Third Floor Plan	200	A3
1618 DWG PL019	Proposed Fourth Floor Plan	200	A3
1618 DWG PL020	Proposed Roof Plan	200	A3
1618 DWG PL021	Proposed North West Elevation	200	A3
1618 DWG PL022	Proposed North East Elevation	200	A3
1618 DWG PL023	Proposed South East Elevation	200	A3
1618 DWG PL024	Proposed South West Elevation	200	A3
1618 DWG PL025	Proposed Section AA	200	A3
1618 DWG PL026	Proposed Section BB	200	A3
1618 DWG PL027	Proposed Section CC	200	A3

Appendix 2: Site Location Plan



1 Site Location
1:1250

0 10 50 M

Copyright Hawkins Brown Architects LLP

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Revisions

Note: This drawing does not represent as-built information and is based on historic survey information supplied by others, the accuracy of which cannot be guaranteed by Hawkins\Brown. 24 Lever Street is a listed building and particular care and attention should be paid to the above in the design and execution of any building works.

Hawkins\Brown

3C Tariff Street
Manchester
M1 2FF
0161 641 5522

mail@
hawkinsbrown.co.uk
www.
hawkinsbrown.co.uk

Project
The Rooftop at 26 Lever Street

Drawing
Site Location

Scale	Date
1:1250	April 2016
Drawn by	Checked by
KMR	KT
Job Number	Status
HB1618	Planning

Drawing No. & Revision
1618-DWG-PL-001

Appendix 3: Waste Management Proforma

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V =	V / 1100 =	
Pulpable Recycling	V = N x 55	V =	V / 1100 =	
Mixed Recycling	V = N x 55	V =	V / 1100 =	
Food Waste	V = N x 5	V =	V / 240 =	

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

General Waste - 1 x 1100kg collected 3 times per week. Pulpable Recycling - 1 x 1100kg collected 2 times per week Mixed Recycling - 1 x 1100kg plastic and cans waste collected 3 times per week Food Waste - 1 x 1100kg collected 3 times per week. Industrial Waste – N/A

Has / will a contract be obtained with a licenced waste carrier?	☒

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☒

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Each tenant of the building has separate bins to segregate their waste at the source. This current strategy has been in place for a number of years. The proposal will feed into this existing strategy as it provides an extension for a current building resident.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The current refuse and recycling strategy utilises the historic cartway on Little Lever Street as the refuse holding area for tenants of both 24 and 26 Lever Street. Waste arising from the proposal will use the same location and management system for movement and ultimate disposal. Measurements of the area show that there is capacity to hold additional refuse and recycling generated from the proposal. This current strategy has been in place for a number of years.

Are all bins in the store accessible?	☒
Are recycling facilities as easy to access as general refuse?	☒
Has consideration been given to ventilation and hygiene?	☒

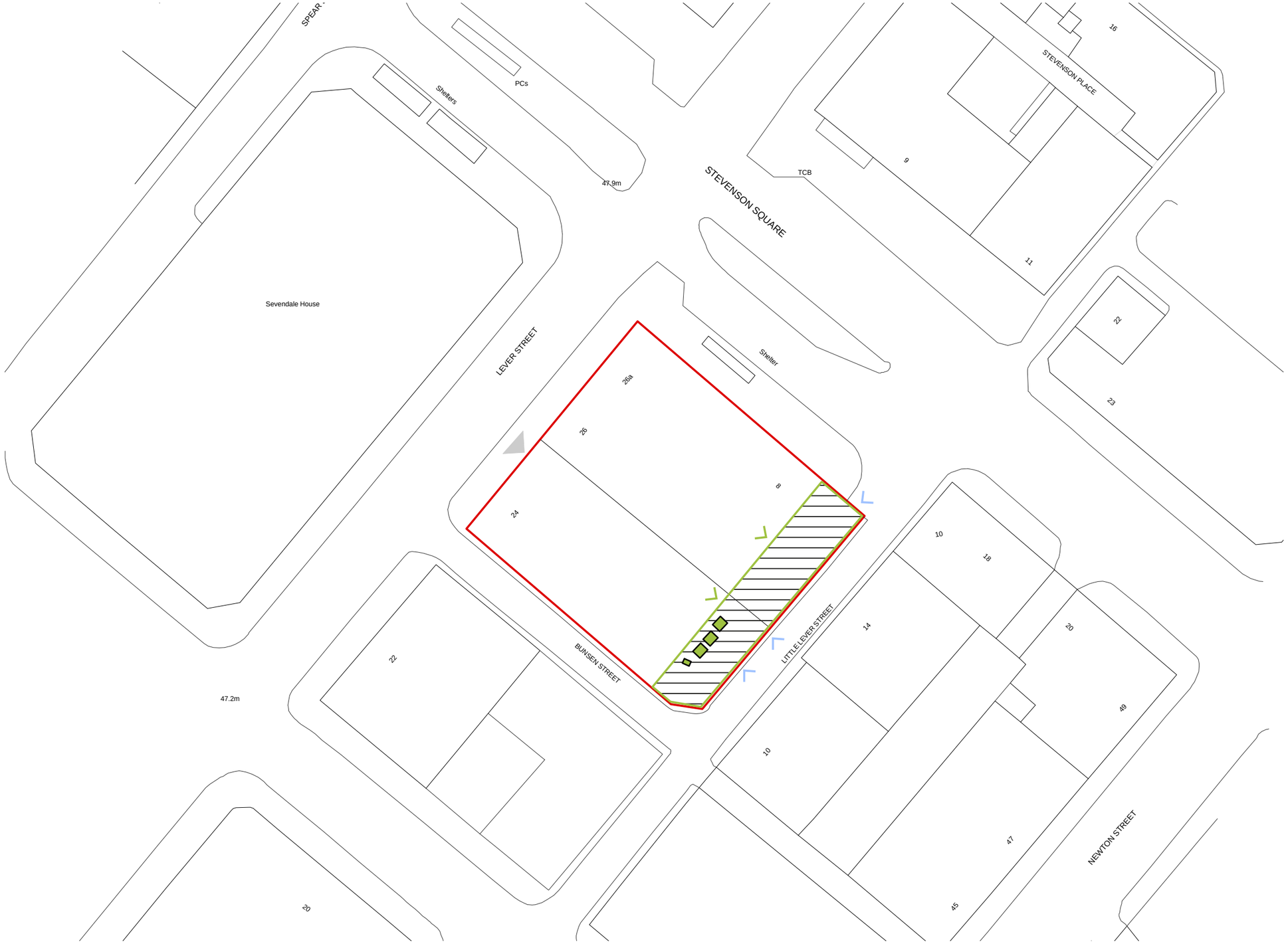
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Building Manager is responsible for placing bins at the collection point and returning them to the store / property promptly. This strategy has been in place for a number of years.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments



1 Site Plan
1:500

0 5 10 M

Copyright Hawkins Brown Architects LLP

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Revisions

Refuge Area

Access point to refuge area from building

Access point to refuge area from street

Refuge Bin

Main Entrance
(existing pedestrian access point)

Note: This drawing does not represent as-built information and is based on historic survey information supplied by others, the accuracy of which cannot be guaranteed by Hawkins\Brown. 24 Lever Street is a listed building and particular care and attention should be paid to the above in the design and execution of any building works.

Hawkins\Brown

3C Tariff Street
Manchester
M1 2FF
0161 641 5522

mail@
hawkinsbrown.co.uk
www.
hawkinsbrown.co.uk

Project
The Neighbourhood Rooftop

Drawing
Waste Management Plan

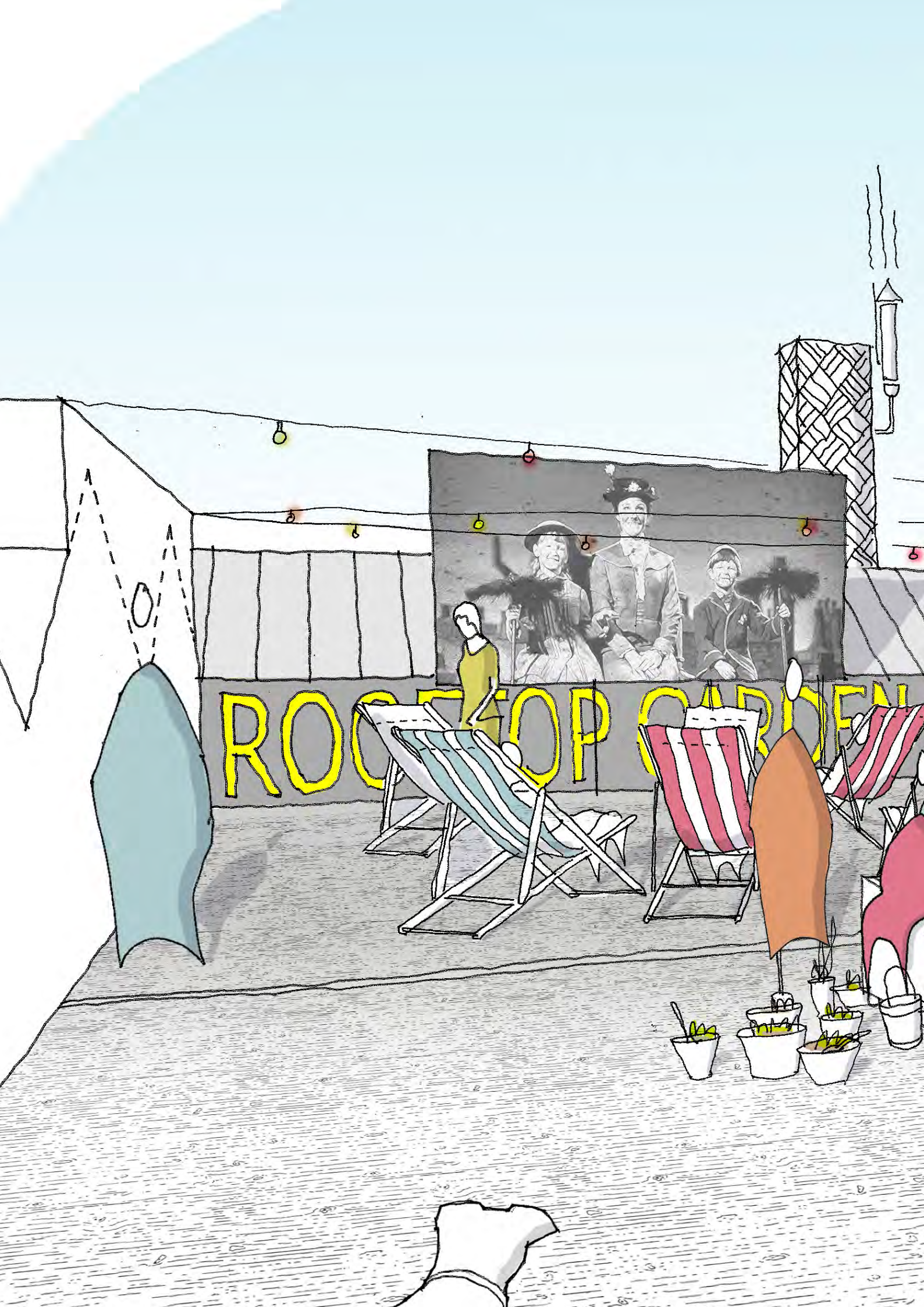
Scale	Date
1:500	April 2016
Drawn by	Checked by
KMR	KT
Job Number	Status
HB1618	Planning

Drawing No. & Revision
1618-DWG-PL-028

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676

Turley
Planning


ROOFTOP GARDEN