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26 November 2015

Welsh Baptist Chapel

Upper Brook Street, Manchester

Supporting Planning Statement on behalf of Xian Developments

Introduction

1. This Supporting Planning Statement is submitted on behalf of Xian Developments and relates to the refurbishment of the Welsh Baptist Chapel at Upper Brook Street, Manchester. Xian Developments are the developer and project manager for the proposed development and the residential units will be operated by Empiric, as rental properties.

2. The Supporting Planning Statement is submitted in support of three applications:

   - a planning application under Section 73 of the Town and Country Planning Act 1990 (as amended) for planning permission to develop the site without complying with Condition 2 of planning permission 102531/FO/2013/N2 dated 1 April 2014;
   - an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to develop the site without complying with Condition 2 of listed building consent 102532/L0/2013/N2 dated 1 April 2014.
   - a planning application for amendments to the previous approved standalone block on the south-east side of the site, to incorporate a basement and basement-level corridor to the Chapel building.

Proposed Development

3. The description of development for the planning application under Section 73 is as follows:

   "Section 73 application - repairs, alterations and change of use of former Welsh Baptist Chapel and attached Islamic Academy building to form self-contained residential units and erection of detached single storey building to form additional residential units, vehicular access from Upper Brook Street and associated works – variation of condition 2 of planning permission 102531/FO/2013/N2."

4. The description of development for which listed building consent under Section 19 is sought is as follows:

   "Section 19 application - repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building in association with its change of use to self-contained residential units and erection of detached single storey building to form additional residential units – variation of condition 2 of listed building consent 102532/L0/2013/N2."

5. The description of development for the planning application for the amendment to the previously approved standalone building is as follows:

   "Amendment to residential block approved by planning permission 102531/FO/2013/N2 to incorporate basement communal space, and basement-level corridor to Chapel, and minor amendments to design"

6. The applications relate to the former Welsh Baptist Chapel and Sunday School site on Upper Brook Street. The vacant Chapel was Grade II* listed in October 1974 and, having fallen into a significant state of disrepair, was partially demolished in 2006 on safety grounds. The attached Sunday School building was, until recently, occupied by the Islamic Academy of Manchester.

7. The purpose of the Section 73 application is to vary Condition 2 of planning permission 102531/FO/2013/N2 granted on 1 April 2014 which states that the development *"shall be carried out in accordance with the following documents and plans"* and goes on to refer to the detailed plans and documents considered as part of the April 2014 planning permission.

8. Xian Developments now propose to implement the planning permission largely in accordance with the 2014 planning permission, but with a number of alterations internally which are reflected in an amended set of plans. The Section 73 application seeks planning permission for the same development as approved in April 2014, but subject to a revised Condition 2 which refers to this amended set of plans which now accompany the Section 73 application.

9. An identical condition is applied as condition 2 of the listed building consent granted in April 2014, and the section 19 application again seeks to vary this condition in the same way as the section 73 application.

10. The remaining conditions attached to the April 2014 planning permission and listed building consent are currently being discharged, and the latest schedule is attached at Appendix 1. It is understood and accepted by the Applicant that despite the progress being made on the discharge of conditions, it is the practice of Manchester City Council to reapply the conditions as attached to the original consent, when granting consent under section 73 and section 19.

11. The principal differences between the April 2014 planning permission and the Section 73 / Section 19 applications are as follows:

    - A total of 74 one, two and three bedroom apartments is proposed, some 19 fewer than proposed in the April 2014 consents;
    - Of the 74 units, the majority (65) will be one bedroom or studios, with three two bedroom units and six three bedroom units proposed;
    - This change in unit numbers will not result in any external alterations to the Chapel and Sunday School buildings, other than those addressed in the separate standalone planning application;
    - The decrease in unit numbers has resulted in the following floor by floor amendments proposed in the Section 73 application plans:
        - Ground Floor – an office / reception area is provided at the entrance to the Chapel building as a replacement for a flat. The communal kitchen / lounge area to the rear of the Chapel is subdivided to create two studio units and a new corridor is created adjacent to these units, linking through the Sunday School building. A total of 14 studio / one bedroom units and one two bedroom unit is proposed at the ground floor level, in place of the 19 one bedroom units approved in the April 2014 consent.

- First floor – the reconfiguration to the rear of the Chapel building is carried through at this level and the rear windows are deleted from the northeast elevation of the Chapel. There are no other significant alterations at this level, which now compromises of 13 studio / one bedroom units, one two bedroom unit and one three bedroom unit, replacing 20 one bedroom units as previously approved.
- Second floor – the changes at this level within the Chapel are minimal. There is a slight reconfiguration of the corridor within the Sunday school building, but otherwise there are very limited amendments at this level in the Sunday school. There are 12 studio flats and one three bedroom flat proposed at this level, replacing the 19 one bedroom flats approved in the previous scheme.
- Third floor – the proposed layout introduces a studio flat to the rear of the central corridor, with the rose window beyond. The approved layout included an open corridor to the rear, although the view of the rose window in the approved scheme was obscured by a door located between the entrance stairway (located centrally) and the rose window, thereby removing any visibility of the rose window from the point of arrival at the top of the staircase. The rear elevation at this level is enhanced as outlined in the Design and Access statement. A total of eight studio / one bedroom units and one three bedroom unit is proposed at this level, replacing the previously approved 11 one bedroom flats.
- Fourth floor – the amendments to the layout of the rear corridor are carried through at this level; otherwise the changes are minimal, with seven studios and one three bedroom unit proposed, replacing ten one bedroom units.
- Fifth floor – again the amendments from the approved scheme are minimal, with the relocation of the corridor more centrally and the removal of a window proposed on the front elevation. Two three bedroom flats replace a total of five one bedroom flats in the approved scheme.
- Elevations – the principal amendments are summarised in the bullet points above, on the basis of their implications for the floor plans. The design of the rear extension has been altered and on the basis of the material change, will form part of the separate standalone application to be submitted in parallel with the Section 73 and Section 19 applications. Further details of the design are provided in the Design and Access Statement.

Parallel Planning Application

12. In addition to the application submitted under Section 73 and Section 19, a separate planning application is submitted to address amendments to the new build accommodation located on the southeast boundary of the application site. In the consented scheme, this was to incorporate nine duplex units with ground floor living / kitchen / bathroom spaces with a sleeping deck at mezzanine level. It was the intention that residents of these units would have access to the communal facilities proposed to the rear of the Chapel in the approved scheme and there was therefore an external (uncovered) link between the development within the main Chapel and Sunday School, and the new build block.

13. The separate standalone planning application continues to propose nine duplex units within this block on the same footprint, together with adjacent cycle storage, but it is now proposed to create a basement level to include communal facilities available to all residents linked through to the Chapel via a basement corridor to the main staircase and lift adjacent to the southeast elevation of the Chapel.

14. The basement level accommodation did not form part of the April 2014 planning permission and as a result, requires a separate planning permission.

Issues for Consideration

15. As outlined in the previous sections, the internal layout amendments associated with the Section 73 and Section 19 applications are minimal and will have no detrimental impact on the character of the listed building, and will have some advantages in terms of the amount of fabric retained. These require consent only on the basis of condition 2 of the planning and listed building consents of April 2014 including a condition requiring the development to be implemented in accordance with the plans approved at that time.

16. The April 2014 planning permission includes a condition limiting the maximum number of units to 93 and the current proposal does not offend this condition (proposing a total of 74 units). There is no need, therefore, to seek the removal of that condition (Condition 28). Similarly whilst the description of development refers to 93 units, there is no condition requiring the development to deliver that number and as such, a Section 73 application is competent.

17. As outlined above, the conditions attached to the April 2014 consent are being addressed and discharged. The Applicant understands the need for these conditions to be reapplied to the Section 73 planning permission and to the Section 19 listed building consent, and that the progress made in relation to discharging these conditions will be unaffected.

18. In relation to the standalone planning application proposals, the sensitive disinterment of bodies within the graveyard to the southeast of the Chapel has now been complete and full details have been provided to Manchester City Council in accordance with Conditions 21 and 33 of the extant planning permission. There is no impediment to the creation of the basement space on this part of the site and communal facilities provided will enhance the overall amenity associated with the development to the long term benefit of residents.

Conclusions

19. In conclusion, the internal layout amendments associated with the Section 73 and Section 19 applications are minimal and will have no detrimental impact on the character of the listed building. Instead, they will have advantages in terms of the amount of fabric retained. These require consent only on the basis of condition 2 of the planning and listed building consents of April 2014 including a condition requiring the development to be implemented in accordance with the plans approved at that time.

20. The proposed amendments to the new build block adjacent to the south-east boundary of the site are largely at basement level, and will therefore have minimal visibility, and therefore impact. The additional

communal space to be provided at the basement level will improve the overall residential amenity associated with the Development.