MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Jason | Surname: Worrall

Company name: Njoy Student Living

Street address: Langdale Hall

Town/City: Manchester

County: Greater Manchester

Country: United Kingdom

Postcode: m14 5rj

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Simon | Surname: Lowe

Company name: Hodder + Partners

Street address: SGI Studios
1 Kelso Place

Town/City: Manchester

County:

Country: United Kingdom

Postcode: m15 4le

	Country Code	National Number	Extension Number
Telephone number:	0161	8329842	
Mobile number:			
Fax number:			

Email address: s.lowe@hodderandpartners.com

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The proposal is for the internal restoration and alteration of the existing ground floor apartments and basement storage areas into an additional 9 apartments.
The proposal includes remodelling the front and rear gardens, introduction of new bin stores and new hard and soft landscaping.

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 84 Suffix:

House name:

Street address: Daisy Bank Road

Town/City: Manchester

County:

Postcode: M14 5GJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 385820

Northing: 395789

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Jeni Surname: Regan

Reference: On Site Meeting

Date (DD/MM/YYYY): 26/09/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Extent of supplementary reports and pre-application consultants agreed.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Bin stores are proposed to the rear of the property with access via Naburn Street. Refer to the Design + Access statement for details.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Separate bins will be provided within the refuse storage areas

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Demolition

Does the proposal include total or partial demolition of a listed building? (•) Yes ( ) No

Which of the following does the proposal involve?

a) Total demolition of the listed building ( ) Yes (•) No

b) Demolition of a building within the curtilage of the listed building ( ) Yes (•) No

c) Demolition of a part of the listed building (•) Yes ( ) No

What is the total volume of the listed building? 14952.00000000 m^3

What is the volume of the part to be demolished? 1626.00000000 m^3

What was the date (approximately) of the erection of the part to be removed? Month: 01 Year: 1848 (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

It is proposed a number of the internal walls / doors and windows are altered within the basement to provide accommodation, please refer to the Design + Access Statement for details.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

In order to provide sufficient lighting and habitable space within the basement designed according to the building code the proposal requires the alteration of the internal partitions. Please refer to the Design + Access Statement for Details.

10. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? (•) Yes ( ) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to the Design + Access Statement for details.
Refer to the attached supporting documentation – Heritage Appraisal – for reference to the compliance of the proposed Scheme within the Grade 2 listing.
Section 3.4 within the Design + Access Statement provides a photographic survey of the proposed alterations and describes in detail the modifications to the building fabric.
Refer to the following drawings for details:
Drawing L(--)103 Proposed Ground Floor
Drawing L(--)103 Proposed Basement Level
0484 - Window Schedule

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (•) No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	18	27	9
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	8	8
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

White Stucco on brick (Daisy Bank Road Elevation)
The rear of the property is brick, the back extensions are paired beneath one pitched roof with front gabled bay extending to the rear.

Description of *proposed* materials and finishes:

Minimal alteration, remedial work to match existing brick + mortar.

Roof covering- add description

Description of *existing* materials and finishes:

Traditional slate roofs with red ridge tiles.

Description of *proposed* materials and finishes:

No alteration required

Windows - add description

Description of *existing* materials and finishes:

Combination of original timber sash single glazed windows and modern double glazed units.

Description of *proposed* materials and finishes:

Refer to window schedule 0484_SCH_100 for details.

External doors - add description

Description of *existing* materials and finishes:

Tudor style archway with recessed doors with feature panels. Narrow sidelights and rectangular overlights.

Description of *proposed* materials and finishes:

new doors to be detailed to match original adjacent door openings

Ceilings - add description

Description of *existing* materials and finishes:

A majority of the lath + plaster ceilings remain.
Suspended plasterboard has been added as a later addition in some areas.

Description of *proposed* materials and finishes:

Suspended plasterboard to be detailed to match existing.
Existing cornices to be retained refurbished and redecorated as necessary.

Internal walls - add description

Description of *existing* materials and finishes:

Original masonry and later plasterboard stud walls.

Description of *proposed* materials and finishes:

Load bearing to be blockwork with plasterboard dabs, studwork with plasterboard utilised elsewhere.

Floors - add description

Description of *existing* materials and finishes:

Ground floor – Carpet on orginal floorboards.
Basement – exposed concrete slab

Description of *proposed* materials and finishes:

No alteration to the ground floor is proposed to the floor finishes
Basement – existing concrete slab to be removed for appropriate tanking + insulation, carpet to be laid over new slab.

Internal doors - add description

Description of *existing* materials and finishes:

Combination of original solid-core doors with decorative architraves. Added later additions of flush finish hollow-core.

Description of *proposed* materials and finishes:

proposed doors to be detailed to match existing original

Boundary treatments - add description

Description of *existing* materials and finishes:

Combination of brickwork and timber paling.
Eastern boundary – 8 foot red brick wall
North boundary – Combination of timber paling to adjoining properties and brick to adjoining road.
South boundary – Street frontage made from low-rise 4 foot brick wall
West Elevation - 8 foot red brick wall

Description of *proposed* materials and finishes:

The proposal does not alter the property boundary.
The bin-stores are proposed to be clad in timber to match existing perimeter paling.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Carpark and access roads constructed of bitumen and road base.

Description of *proposed* materials and finishes:

it is proposed to resurface the carpark in the same material (bitumen).
New paving is proposed for the terrace frontage – The type of paver is TBC with conservation consultant.

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

A descriptive key specifying the alterations accompanies the drawings, refer to drawing series L(--) 000 for details.
A photographic survey is also provided within the Design and Access Statement.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

The proposal utilises the existing drainage points for the amenities. Refer to drawings L(--)001 and L(--)002

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

18. Existing Use

Please describe the current use of the site:

The site houses the Addison Terraces, which is a substantial 3 storey grade 2 listed building in the regency style.
The building is currently divided into 51 residential apartments, to the front of the property is parking for 18 vehicles.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	12	9			39
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 60

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	9	6			36
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 51

Overall Residential Unit Totals

Total proposed residential units	60
Total existing residential units	51

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known

25. Site Area

What is the site area? 00.49 hectares

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Simon Surname: Lowe

Person role: Agent Declaration date: 17/01/2014 ☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 17/01/2014