

Planning Statement

Site Address: 21 Manor Street, Ardwick, Manchester
Applicant: Vedanta Partners Limited

Hollistic Planning Limited
Society, 20 Victoria Street, Holmfirth, HD9 7DE

February 2025

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1 Introduction

- 1.1.1 This Planning Statement has been prepared by Hollistic Planning Limited ['Hollistic Planning'] on behalf of Vedanta Partners Limited ['the Applicant']. It informs a change of use and Listed Building Consent ['LBC'] application, submitted for the determination of Manchester City Council ['MCC'].
- 1.1.2 The application site ['the Site'] is at 21 Manor Street in Ardwick, Manchester, M12 6HE.
- 1.1.3 Originally built to comprise a single dwellinghouse, 21 Manor Street was subsequently converted into office floorspace before a further conversion to a training centre occupied by the Central Young Men's Christian Association ['YMCA'].
- 1.1.4 The recent planning history of the site is set out in Section 2 of this Planning Statement.
- 1.1.5 This full planning and LBC application seeks permission for the following development:

'Internal physical alterations and conversion of training centre (Use Class F1(a)) to apartments for care leavers ('Sui Generis'), communal laundry room, internal bike store, ancillary office floorspace for charity staff, and all other associated works'
- 1.1.6 The residential accommodation would be managed by The Bedspace Trust and provide accommodation to 'Care Experienced' young people / adults who have been known to Bedspace and their Supported Accommodation OFSTED Regulated services (where they are aged between 16-18), as well as MCC's housing services. Once such individuals reach their 18th birthday, they become at significantly greater risk of homelessness due to there being no social housing available to them, and funding constraints to local authorities who would otherwise wish to support care leavers following their milestone birthday. The proposed accommodation is intended to provide a solution to this situation.
- 1.1.7 The proposed accommodation at Manor Street is intended to provide sustainable, temporary 'move on' accommodation for young care experienced adults whilst resettling them prior to potentially moving to alternative social housing as the long-term sustainable objective. Bedspace will manage the property with staff on-site at all times.
- 1.1.8 This Planning Statement provides details of the Site and the proposed development, with an assessment to justify the credentials of the proposal against local and national planning policy.
- 1.1.9 The proposed conversion and internal works constitute sustainable development and will offer accommodation to vulnerable people. There is a quantitative undersupply of accommodation available with The Bedspace Trust having a growing waiting list. The proposed conversion will make a short-term and active contribution to that qualitative need of suitable housing for young vulnerable members of society.
- 1.1.10 This Planning Statement confirms that the proposed conversion and internal physical works to the property are in full compliance with the relevant Development Plan policies as well as material considerations to the determination of applications within the MCC administrative area.

1.2 *Application Pack*

1.2.1 This Planning Statement forms part of the application pack submitted for the consideration of MCC. The planning application is informed by the following documents and drawings:

- Requisite Application Form (Planning Portal Reference: PP-13701455)
- Location Plan – Drawing Number AK1.01
- Existing Site Plan – Drawing Number AS4.01
- Proposed Site Plan – Drawing Number AP1.01
- Existing Basement & Ground Floor Plans – Drawing Number AS1.01
- Existing First & Second Floor Plans – Drawing Number AS2.01
- Existing Elevations – Drawing Number AS3.01
- Proposed Elevations – Drawing Number AV1.01
- Existing and Proposed Roof Plans – Drawing Number AS5.01
- Proposed Basement & Ground Floor Plans – Drawing Number AL1.01
- Proposed First & Second Floor Plans – Drawing Number AL2.01
- Proposed Demolition & Alteration Plan – Drawing Number AL3.01
- Waste Management Plan – Drawing Number AP2.01
- Manchester City Council Waste Management Strategy Proforma
- Design and Access Statement, prepared by JH Architects
- Heritage Statement, prepared by JH Architects
- Crime Impact Statement, prepared by Bedspace
- In-Use Management Strategy, prepared by Bedspace
- Management Strategy, prepared by Bedspace

1.3 *Bedspace / The Bedspace Trust*

“At Bedspace we’ve made it our mission to do one thing: transform the lives of vulnerable people.”

1.3.1 Founded in 1999, Bedspace has a team of over 300 people, including approximately 250 employees. In 25 years, Bedspace has supported over 17,000 people to sustainable independent living.

1.3.2 There are currently over 50 individuals on the charity’s waiting list, each seeking accommodation. These include vulnerable young people leaving the care system.

- 1.3.3 As confirmed on the Bedspace website, the charity has partnerships with the following local authorities, including Manchester City Council:



- 1.3.4 Bedspace Resource currently provides housing across more than 100 properties in the North West of England. These are each managed by Bedspace.
- 1.3.5 Bedspace has the numerous accreditations, including the following:
- GMAC accreditation for providing semi-independent supported living.
 - Supporting People accreditation, which forms evidence for being a well-managed and financially stable organisation.
 - Regional Contract for providing services to young people across the North of England.
 - A commitment to professional development of our employees including; NVQs and other professional qualifications.
 - Their unique, cloud-based ReMaS management system
- 1.3.6 The Bedspace Team has a range of in-house specialist skills to provide uniquely tailored support to each person it helps, with a wide enough range of accommodation to suit individuals needs. Where accommodation cannot be provided, Bedspace will support in sign-posting the individual to the best support from them.
- 1.3.7 Everyone that Bedspace helps has something in common; their vulnerability when they approach Bedspace or are referred to Bedspace. Bedspace regularly supports people living in fear, struggling with mental health issues, or leaving care with nowhere to go, and sometimes it could be all three of those scenarios.
- 1.3.8 Bedspace's ultimate aim is to give people the support and skills they need for achieving independence. Bedspace strive to give vulnerable people the skills and confidence to never need the support of Bedspace again.
- 1.3.9 With the Head Office in Manchester, Bedspace also has a presence at its Preston, Liverpool, and Leeds offices, with staff and support available in other locations as well.
- 1.3.10 Bedspace has prepared a letter of support which is enclosed at Appendix 1 of this Planning Statement.

2 *The Site and Surroundings*

2.1 *The Site*

- 2.1.1 The Site comprises a terraced property which fronts onto Manor Street in the Ardwick area of Manchester City Council's administrative area. Ardwick is also referred to as 'Ardwick Green'.
- 2.1.2 It is understood that the four-storey property was originally built as a single dwellinghouse. Photographs of the property are provided at Figures 1-8 below and overleaf. Each floor benefits from large windows and generous floor-to-ceiling heights including at basement level and second floor.



^ Figure 1



^ Figure 2



^ Figure 3



^ Figure 4



^ Figure 5



^ Figure 6



^ Figure 7



^ Figure 8

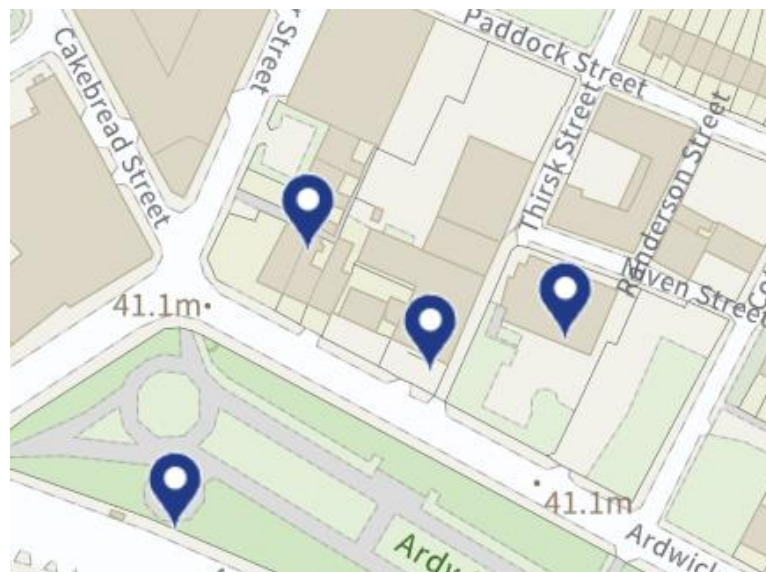
- 2.1.3 The building was most recently used as a training centre (Use Class F1(a)). The previous occupiers (YMCA) left the property on 27 October 2022. The current lawful use of the Site is therefore Use Class F1(a).
- 2.1.4 Since the YMCA left the property, an agent has actively marketed the property on the Applicant's behalf. There has been very limited interest with minimal viewings, and no offers from prospective training centres, nor office / commercial occupiers. The opportunity to convert it for occupation by The Bedspace Trust therefore presents a viable and sustainable opportunity to effectively re-use the building.
- 2.1.5 21 Manor Street comprises one of four terraced properties which front onto Manor Street. 23, 25 and 27 Manor Street are each understood to be occupied and / or available for commercial land uses – each having been converted from residential. To the other side of Manor Street and to the north of the Site are industrial units which include car garage and furniture shop, and a bagel shop located to the junction of Manor Street and Cakebread Stret which provides sit-in and take-away food.

- 2.1.6 21 Manor Street benefits from dedicated off-street car parking which is located immediately in front of the property. There are four standard car parking spaces and one accessible parking space. The car park area is accessed off Manor Street – a vehicular access shared with adjoining 23 Manor Street. This is shown at Figure 9 below.



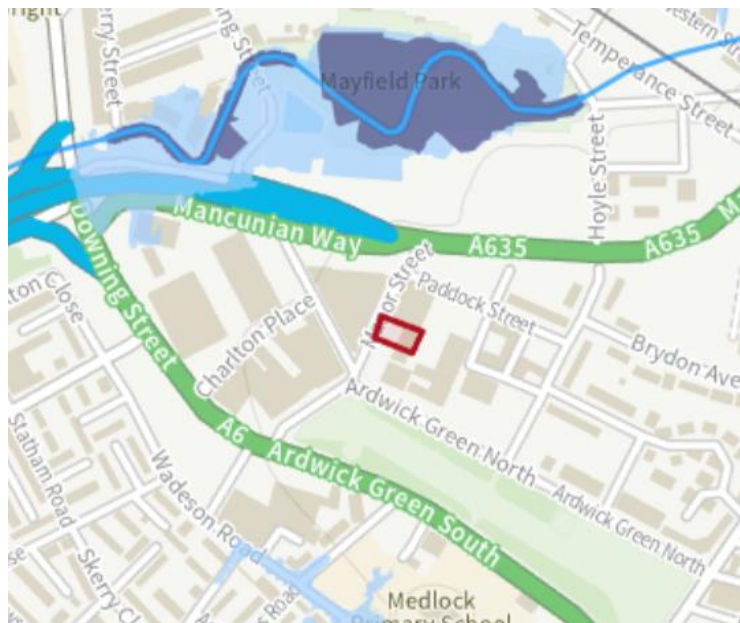
^ Figure 9

- 2.1.7 21 Manor Street is a Grade II Listed Building, as confirmed on the Historic England mapping search facility as shown at Figure 10 below (the Site being the most northern blue marker). The Site forms a joint listing with 23 Manor Street. The Site is not located within a Conservation Area.



^ Figure 10

- 2.1.8 As confirmed within the Historic England listing description, the property is red brick in Flemish bond, with sandstone dressings and slate roof. As with 23 Manor Street, the Site comprises *“3+3 windows and each house is symmetrical with central round-headed doorways, up 3 steps, with set-in Tuscan doorcases”*. The listing description continues to refer to *“No.21 with panelled door and both with blocked fanlights; windows with raised sills and flat-arched heads of gauged brick, some with remains of altered glazing but most void at time of survey. Corniced chimney stacks at left gable and on ridge at junction.”* The listing description also confirms *“Rear and interior not inspected”* and that the property *“Forms group with No.25 and No.27 to the right”*.
- 2.1.9 Environment Agency online mapping confirms that the Site is in Flood Zone 1, the lowest risk category of flooding from rivers and the sea, as shown at Figure 11 below.



^ Figure 11

2.2 The Surroundings

- 2.2.1 As confirmed in the MCC Ardwick Neighbourhood Development Framework [‘ANDF’], *“Ardwick Green is a neighbourhood on the edge of the city centre that encompasses a diverse range of streets, spaces, residential properties and businesses, whilst offering the opportunity for new development that could enhance its distinctive character, add to the quality of place and improve liveability, if approached in the appropriate way.”* The Council recognises that Ardwick offers opportunities for new development to sit alongside existing buildings, particularly ones of heritage value. As confirmed in the ANDF, *“The need for this NDF is derived from Ardwick Green’s proximity to the City Centre’s employment, leisure, cultural attractions and transport connections. Combined with improving economic conditions in the City Centre, this has resulted in significantly increasing levels of development interest in certain parts of the Study Area.”*
- 2.2.2 The character of Ardwick Green is mixed with residential, commercial, community uses, and recreation space, the latter including Ardwick Green Park which benefits from lawned areas and landscaping as well as children’s play area. Ardwick Green Park is located a minute walk from the Site. There is also a convenience retailer (Tesco Express) located within a 6-minute walk of the Site.

2.3 Accessibility

- 2.3.1 The Site benefits from strong accessibility to public transport as evidenced by its Greater Manchester Accessibility Levels ['GMAL'] score of 8, the highest level of accessibility. There are numerous bus stops located within walking distance of the Site which provide very regular and direct services to destinations including Manchester City Centre, Stockport, and Hazel Grove.
- 2.3.2 The Site is also located within 800 metres of Manchester Piccadilly railway station, the equivalent of a 12 minute walk or 3 minute cycle. To travel to Manchester Piccadilly from the Site by bus takes approximately five minutes.
- 2.3.3 As defined by its Development Plan, MCC uses the Mancunian Way as a boundary of the 'City Centre'. The Site falls within approximately 50 metres of this boundary.
- 2.3.4 The Site benefits from the employment, leisure and recreation, healthcare and other opportunities of Manchester City Centre being within walking distance, with opportunities for onward travel by bus, train and also Metrolink all also within walking distance.

2.4 Relevant Planning History

21 Manor Street

- 2.4.1 The planning history of the site can be summarised as follows:
- Ref: 122677/FO/2019 – Proposed change of use from Class B1 (offices) to Class D1 (Training and Employment Support Centre) with associated car parking to front – Approved on 23 October 2019; and
 - Ref: 077900/LO/2005/N2 – (Listed Building Consent) Alterations to internal walls of building and ancillary replacement and removal of external features – Approved on 24 March 2006.

23 Manor Street

- Ref: 125971/LO/2020 – (Listed Building Consent) Removal and replacement of external platform lift including associated works to main entrance staircase – Approved on 5 March 2020
 - Ref: 125970/FO/2020 – Removal and replacement of external platform lift including associated works to main entrance staircase – Approved on 5 March 2020
 - Ref: 116687/LO/2017 – (Listed Building Consent) Refurbishment of existing Grade II listed townhouses including repair works, new partition walls, new doors, and the creation of an opening at the ground floor level – Approved on 18 August 2017
 - Ref: 086859/LO/2008/N2 – (Listed Building Consent) Internal alterations including new wall openings and the construction of openable partitions – Approved on 20 October 2008
- 2.4.2 The planning history of the Site and neighbouring 23 Manor Street confirm that MCC has supported conversion and alterations to the properties in the interests of occupation. The positive decisions confirm internal and external physical alterations have been deemed acceptable in the context of the Grade II listed designations.

3 *The Proposed Development*

- 3.1.1 This LBC and planning application seeks permission for internal alterations to the Grade II Listed property and conversion of the floorspace. The description of the development is:

‘Internal physical alterations and conversion of training centre (Use Class F1(a)) to apartments for care leavers (‘Sui Generis’), communal laundry room, internal bike store, ancillary office floorspace for charity staff, and all other associated works’

- 3.1.2 The proposed conversion is from a vacant training centre (Use Class F1(a)) to 9 no. apartments to be managed by The Bedspace Trust.
- 3.1.3 The proposed accommodation would provide Single ‘Care Experienced’ young people / adults who have been known to Bedspace and their Supported Accommodation OFSTED Regulated services (where they are aged between 16-18), and to the Council. Once such individuals reach their 18th birthday, they become at significantly greater risk of homelessness due to there being no social housing available to them, and funding constraints to local authorities who wish to support care leavers following their milestone birthday. The proposed accommodation will be managed on a day-to-day and longer-term basis by Bedspace. The accommodation is intended to provide sustainable, temporary ‘move on’ accommodation for young care experienced adults whilst resettling them prior to potentially moving to social housing as the long-term sustainable objective. Bedspace typically finds this accommodation houses individuals for approximately a year. The flats do not form social housing nor a residential institution. In-house support is provided for residents. It is for reasons such as these that the use is deemed a ‘Sui Generis’ use.
- 3.1.4 At least one member of Bedspace staff will be present on-site at all times. As confirmed in the In-Use Management Strategy and separate Management Strategy which inform this application, Bedspace staff will work on a rota, with security staff providing a concierge service to support residents. Charity staff and security staff will all managed by a Team Leader who will also be based on site. A Tenancy Support and Resettlement worker will also be based on site and work with all tenants to secure a settled move-on option which is bespoke to each individual. Access in and out of the building will be monitored by on-site staff. This ensures that the service has full control over who is in the building at any time.
- 3.1.5 Each resident will have their own kitchen, dining / living space, bedspace, and own dedicated bathroom. The internal space and layouts of each apartment also incorporates sufficient storage for clothing and personal belongings.
- 3.1.6 At basement level, the proposed internal layout will accommodate a communal laundry room with secure internal cycle storage for residents’ and staff use, and an office with dedicated kitchenette for use by charity staff.
- 3.1.7 An external bin store zone is proposed to the rear of the building. There will be separate bins for recyclable and non-recyclable waste. There is a ‘Right of Access’ which allows movement of bins onto Manor Street via the rears of the row of terraced properties. The communal refuse for the residential accommodation will be managed by The Bedspace Trust with staff taking waste to the public highway on refuse collection days.
- 3.1.8 The application proposes alterations to the existing car park configuration to allow an additional accessible car parking space to be provided at the Site (an increase from one accessible space to two). Three standard car parking spaces will be retained.
- 3.1.9 No physical external alterations are proposed to the building. External works will be limited to repairs where required.

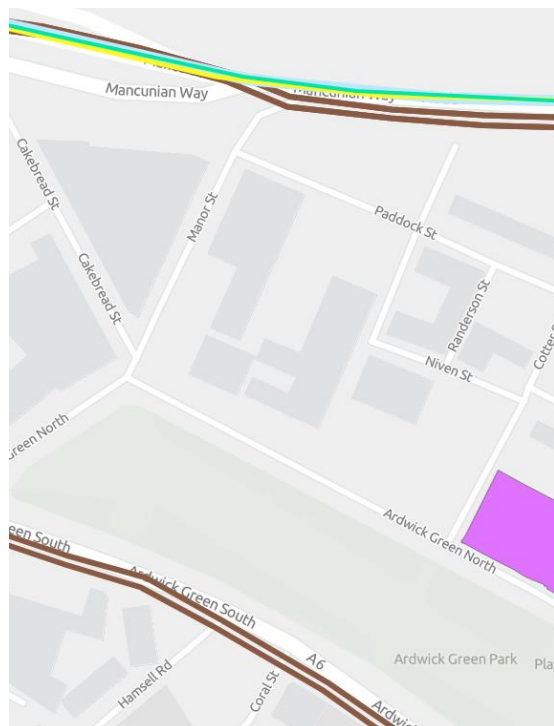
4 Planning Policy Context

4.1 Development Plan

4.1.1 The Development Plan for The Council comprises the following:

- The Core Strategy ['CS'], adopted on 11 July 2012;
- The 'saved' policies of the Unitary Development Plan ['UDP'], adopted on 21 July 1995 with policies 'saved' in 2012; and
- Places for Everyone ['Pfe'], as prepared by the Greater Manchester Combined Authority ['GMCA'], adopted by MCC on 30 March 2024.

4.1.2 The Core Strategy and 'saved' UDP policies are informed by an interactive Proposals Map. Extracts of the Proposals Map are provided at Figures 12 and 13 below. Figure 12 shows the Site without the 'Central Manchester' designation layer selected, with Figure 13 confirming that the Site falls within the 'Central Manchester' designated area (where Core Strategy Policy H 5 is relevant). The Site also falls within the 'Inner Areas' (the boundary being shown by the blue boundary to the north of the Site), to which Core Strategy Policy SP 1 is relevant.



^ Figure 12



^ Figure 13

4.1.3 The policies of greatest relevance to this application proposal are as follows:

Core Strategy Policies:

- Spatial Objectives including
 - o Spatial Objective SO1 – Spatial Principles
 - o Spatial Objective SO3 – Housing
 - o Spatial Objective SO6 - Environment
- Policy SP 1 – Spatial Principles
- Policy CC 3 – Housing
- Policy CC 5 - Transport
- Policy CC 9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy DM 1 – Development Management
- Policy H 5 – Central Manchester
- Policy T2 – Accessible areas of opportunity and need
- Policy EN 1 – Design Principles and Strategic Character Areas
- Policy EN 3 – Heritage
- Policy CC 9 – Design and Heritage
- Policy EN14 – Flood Risk
- Policy EN16 – Air Quality
- Policy EN19 – Waste

‘Saved’ Unitary Development Plan Policies:

- Policy DC5 – Flat Conversions
 - o Policy DC5.1
 - o Policy DC5.2
 - o Policy DC5.3
 - o Policy DC5.4
- Policy DC19 – Listed Buildings

PfE Policies:

- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-H3 – Type, Size and Design of New Housing
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage
- Policy JP-C1 – An Integrated Network

4.1.4 A summary of the above policies is enclosed at Appendix 2.

4.2 *Material Considerations*

4.2.1 Material considerations to the determination of this application include local and national documents, namely those listed as follows:

- Ardwick Neighbourhood Development Framework [‘ANDF’], adopted in March 2021
- Guide to Development in Manchester Supplementary Planning Document, adopted in April 2007
- Residential Quality Guidance, adopted in March 2017
- Providing for Housing Choice Supplementary Planning Document and Planning Guidance, adopted in September 2008
- Special Needs and Supported Housing Supplementary Planning Guidance, approved in April 1998
- The National Planning Policy Framework [‘NPPF’], published in December 2024; and
- Planning Practice Guidance [‘PPG’], various dates.

5 **Planning Assessment**

- 5.1.1 The following matters are considered as part of the planning assessment for the proposed development:
1. The principle of development;
 2. Amenity;
 3. Heritage; and
 4. Other Technical Considerations, namely highways and waste.

5.1 **Principle of Development**

- 5.1.1 The application site comprises a building which was originally built as a single dwellinghouse. The proposed conversion is from a vacant training centre (Use Class F1(a)) to supported living (in this case, a 'sui generis' use). The proposed bespoke residential accommodation directly reflects the requirements of Bedspace and the vulnerable people it supports.
- 5.1.2 Despite active marketing by an agent, the Site has attracted minimal interest from prospective occupiers since it became vacant in October 2022. This demonstrates lack of demand for its retention as a training centre or for commercial floorspace.
- 5.1.3 Local planning policy ('saved' UDP Policy DC5.2) encourages conversion of upper floors of commercial premises to residential, specifically welcoming such conversions *"where large, old, difficult to re-use properties are involved."* The property has provoked very limited interest and no offers from prospective commercial tenants. The proposed conversion therefore presents an opportunity to occupy a building which has generating limited demand as commercial floorspace (or a training facility).
- 5.1.4 Albeit small scale in nature, the proposed development will not only assist MCC in securing additional housing, but also most notably by providing specialist accommodation for care leavers.
- 5.1.5 The Site is located in Ardwick where there is a mixture of uses. The character of the wider area is influenced by the mixture of traditional residential (Use Class C3) to the east, but with immediate uses around the Site being predominately commercial in nature. The immediate vicinity of the Site does not include traditional (family) housing.
- 5.1.6 The Site benefits from being in an excellent location to access local services and facilities, as well as public transport options to enable onward travel.
- 5.1.7 Both local and national planning policy place great importance on the requirement to deliver new homes. PfE confirms MCC should deliver 3,533 new homes each year across the Plan Period. In addition to providing new homes, local and national policy also recognises a need for homes which address local needs which can include housing for vulnerable people. This is echoed by the NPPF, specifically Paragraph 63 (more details below).
- 5.1.8 Bedspace currently has over 50 people on a waiting list, awaiting appropriate accommodation. This demonstrates a qualitative need for the bespoke accommodation which Bedspace seeks to secure through this application. The Site presents an opportunity to house 9 individuals leaving the care system. The proposed works to the building are minor in nature which could facilitate short-term delivery of suitable accommodation to those vulnerable people.

- 5.1.9 MCC acknowledges a requirement to provide special needs and supported housing through its Development Plan and material considerations, the latter including the Special Needs and Supported Housing SPD. The Special Needs and Supported Housing SPD confirms that *“whilst generally welcoming housing developments which will provide accommodation for people with special needs in appropriate locations, the Council will seek to avoid an over-concentration of such provisions in any one area.”*
- 5.1.10 The Development Plan for MCC acknowledges a requirement for *“providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas”*. The Site presents a highly sustainable location within the defined Inner Area and an excellent opportunity to provide a prompt solution to address a qualitative need for bespoke housing to support The Bedspace Trust’s initiatives.
- 5.1.11 Within Section 5 (‘Delivering a sufficient supply of homes’) of the NPPF, Paragraph 51 is as follows:
“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.”
- 5.1.12 Like the Development Plan policies, the NPPF confirms that housing for different groups of people within communities should be assessed (Paragraph 63) and homes should be delivered to address the differing requirements of specific groups.
- 5.1.13 The proposed development supports the three objectives of sustainable development; the social objective, the environmental objective, and the economic objective. Fulfilment of these objectives is secured via providing a good standard of amenity and to address a specific qualitative housing need for bespoke accommodation for a specific societal need, effective re-use of a building, and retention and refurbishment of a Grade II Listed Building.
- 5.1.14 The principle of the proposed conversion of the property to residential accommodation in the form of apartments for temporary accommodation of care leavers constitutes sustainable development and seeks to address a quantitative need for specialist housing. It is therefore compliant with national and local planning policy, the former including Sections 2 and 5 of the NPPF, and the latter including Core Strategy Strategic Objective SO 1 and Policies SP 1, CC 3, H 1, and H 5, PfE Policies JP-H1, JP-H3, and JP-P1, and ‘saved’ UDP Policies DC5.1, DC5.2, DC.5.3, and DC5.4, the Guide to Development in Manchester Supplementary Planning Document, the Residential Quality Guidance, the Providing for Housing Choice Supplementary Planning Document and Planning Guidance, and the Special Needs and Supported Housing Supplementary Planning Guidance.

5.2 Residential Amenity

- 5.2.1 The Manchester Residential Quality Guidance confirms that residential developments will be expected to *“exceed Manchester’s emerging space standards, which combine nationally Described Space Standards and the London Housing Design Guide space standards.”*
- 5.2.2 In accordance with the Manchester Residential Quality Guidance, the apartments allow *“users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances”* as well as *“adequate space for furniture to be laid out so that rooms are ergonomically comfortable, allowing for ease of movement and the use of spaces and furniture.”* The guidance also states that *“Rooms should offer a sense of space with clear movement routes between and across different spaces.”*
- 5.2.3 As confirmed on the Proposed Basement & Ground Floor Plans (Drawing Number AL1.01) and Proposed First & Second Floor Plans (Drawing Number AL2.01), the proposed apartments each benefit from open plan kitchen-dining, some with additional living spaces, with bedspace (some being a separate bedroom to the living accommodation) and private bathroom. Ample storage is proposed in each apartment to accommodate clothing and other personal belongings. Across the four floors of accommodation, the proposed apartments each benefit from windows to provide natural light and the majority benefit from outlook. Whilst the basement and one of the second floor apartments have limited outlook, both apartments benefit from large windows to allow for natural light.
- 5.2.4 The proposed apartments are bespoke and to comprise temporary supported living which will be managed by The Bedspace Trust.
- 5.2.5 The Special Needs and Supported Housing SPD also confirms that *“The Council welcomes the development of appropriately designed accommodation which enables people with special needs to maintain an independent lifestyle, and supports the work of housing associations and other agencies in this respect.”*
- 5.2.6 The Space Standards included in the Manchester Residential Quality Guidance encourage a 1 person unit to measure 39 square metres (37 square metres where a shower room is proposed instead of a bathroom). Whilst the proposed apartments do not exceed the measurements set by the Space Standards, this is largely the result of seeking to re-use an existing historic building where it is more challenging to satisfy (or exceed) the Space Standards, compared to a new-build development.
- 5.2.7 The proposed accommodation is bespoke temporary accommodation which has been appropriately designed and will enable people with special needs to maintain an independent lifestyle whilst offering on-site support in the form of charity staff and visiting professionals. The proposed accommodation is for people leaving the care system and seeks to promote such individuals having opportunities to live independently, whilst also having available on-site support. Residents will typically live in The Bedspace Trust managed property for approximately one year. The proposed apartments each benefit from a kitchen, dining / living and bedspace as well as storage, with the benefit of on-site support and management by The Bedspace Trust. For the reasons outlined above, with consideration to the use of an existing building and the bespoke nature of the accommodation, the development would still offer an excellent standard of amenity for the intended occupiers – those occupiers being a group with an identified need for specialist housing.

- 5.2.8 Criterion f) of NPPF Paragraph 135 requires developments to *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*. This application is informed by Crime Impact Statement, Management Strategy, and In-Use Management Strategy. These documents set out the proposed management measures as well as physical measures which will promote safety and security for residents, staff and visitors. Through day to day and longer-term management by The Bedspace Trust, the proposed accommodation would provide a safe and secure home for some of the most vulnerable members of society, whilst also offering an opportunity for residents to gain independence with the benefit of on-site support being available.
- 5.2.9 Given that the accommodation will be managed by The Bedspace Trust, with a minimum of one member of staff on the premises at all times, the proposed accommodation will not give rise to unacceptable impacts upon the local community. There are no other forms of supported living in the immediate vicinity of the Site – the other properties which front onto Manor Street are each understood to be operated as commercial businesses. Accordingly, the proposed conversion will not give rise to an overconcentration of supported housing / bespoke residential accommodation in the area, and there are not noise-sensitive uses (i.e. residential) within the immediate vicinity of the Site. The proposed conversion will therefore not give rise to unacceptable impacts upon residential amenity.
- 5.2.10 Whilst the external amenity space is limited to the existing yard to the rear of the property (a feature typical of historic former residential properties in this area), the Site is located within a one minute walk of Ardwick Green Park which offers green infrastructure for the benefit of residents’ physical and mental health.
- 5.2.11 For the reasons set out above, the proposed conversion will provide an excellent standard of amenity for prospective residents – an identified group of people where there is a qualitative need for specialist housing such as that is proposed, and for residents who will occupy the units on a temporary basis. Likewise, the proposed development will not give rise to unacceptable impacts upon the wider neighbourhood.
- 5.2.12 The Bedspace Trust places great importance on facilitating a safe and secure environment for its residents and staff, with measures set out in documents which inform this planning application.
- 5.2.13 With consideration towards amenity of prospective residents, staff, visitors and neighbours, the proposed development is compliant with local and national policy including Core Strategy Policy DM 1, ‘saved’ UDP Policies DC5.1, DC5.2, DC5.3, and DC5.4, and the Guide to Development in Manchester Supplementary Planning Document, the Residential Quality Guidance, the Providing for Housing Choice Supplementary Planning Document and Planning Guidance, and the Special Needs and Supported Housing Supplementary Planning Guidance.

5.3 Heritage

- 5.3.1 As a consequence of its statutory Grade II Listed designation, this application is informed by a Heritage Statement. At Section 16 ('Conserving and enhancing the historic environment'), specifically Para. 207, the NPPF confirms the following:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary"

- 5.3.2 With reference to other planning and / or Listed Building Consent applications at the Site and neighbouring properties, the submitted Heritage Statement is proportionate to those other assessments, as well as proportionate to the proposed development.
- 5.3.3 The Historic Environment Record ['HER'] has been consulted via the Heritage Gateway website. 21 Manor Street is included on the Greater Manchester HER. As a joint listing with 23 Manor Street (HER Number 8472.1.0), the full description is consistent with the Historic England Grade II listing description.
- 5.3.4 The application proposes no physical alterations to the exterior of the building, as confirmed on the submitted drawings where there are no differences between the Existing Elevations and Proposed Elevations. The Historic England listing description does not confirm that there are interior features of merit within the property (the interior of the building was not inspected upon the listing of the building). MCC previously approved applications which proposed internal alterations to the building. The minor nature of the proposed Internal physical works are consistent in nature to previous internal alterations proposals which MCC approved. These works are assessed in full in the Design and Access Statement, and separate Heritage Statement.
- 5.3.5 The front (and rear) entrance to the building is up steps, as referenced in the Historic England listing description of the main façade elevation. In a recent application relating to 29 Ardwick Green (Ref: 135717/FU/2022) which is approximately 100 metres from the Site, the associated Officer Report confirms it would have been inappropriate to incorporate a ramp *"as this is a Grade II listed building, and the incorporation of a ramp of the scale needed would have a significant visual impact to the character of the listed building"*. The same assessment could be made at the Site. A permanent ramp is therefore not proposed. Instead, an 8 foot foldable ramp is proposed for use when required. This approach ensures that the building can be made accessible whilst also not being to the detriment of the historic character of the building (particularly to its main façade).
- 5.3.6 The proposed development would enable retention, refurbishment and effective re-use of a Grade II listed building which contributes to the wider built environment. The proposed conversion would not alter the external character nor appearance of the building, given that no external works are proposed. The proposed internal physical works are sympathetic to the historic nature of the building and similar in scale and nature to previous works which were supported by MCC.
- 5.3.7 For reasons set out above, the application proposal is compliant with local and national planning policy, the former including Core Strategy Policies CC 9, EN 1 and EN 3, 'saved' UDP Policies DC5.1 and DC19, and PFE Policy JP-P2, and latter including Section 16 of the NPPF.

5.4 **Other Technical Considerations**

Accessibility and Car Parking

- 5.4.1 The Site is located in a highly sustainable area with access to local services and amenities within walking distance, including convenience retail, and green infrastructure in the form of Ardwick Green Park.
- 5.4.2 The Site has a GMAL score of 8, which is quantitative evidence to confirm its excellent accessibility to public transport to allow onward travel for various opportunities including employment, leisure and recreation, healthcare and other purposes.
- 5.4.3 The proposed residential accommodation is therefore located where residents (and staff) can benefit from opportunities to walk, cycle and use public transport.
- 5.4.4 In addition to its accessibility credentials, the Site benefits from dedicated off-street car parking. Core Strategy Policy CC 5 signposts to the parking standards included at Appendix B. However, Appendix B does not provide standards for residential land uses. Core Strategy Policy T 2 confirms that *“Within the City Centre, provides a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development.”* The proposed on-site, off-street car parking is appropriate in the context of the intended occupiers and the site’s excellent accessibility by sustainable transport modes including convenient access to Manchester City Centre.
- 5.4.5 On the basis of its highly sustainable location with access to local services and amenities whilst also benefiting from off-street car parking provision, the proposed development is compliant with policies including Core Strategy Policies SP 1, T 2 and CC 5, PfE Policy JP-P1 and JP-C1, ‘saved’ UDP Policy DC5.3, and policy contained in the NPPF, namely Section 9 (‘Promoting sustainable transport’).

Waste

- 5.4.6 The application is informed by a Waste Management Plan and requisite Waste Management Proforma.
- 5.4.7 Bins for recyclable and non-recyclable household waste will be stored in the external rear yard of the building. By being located to the rear of 21 Manor Street, the bins will not be visually detrimental to either the designated Listed Building nor its wider setting (i.e. the street scene).
- 5.4.8 21 Manor Street benefits from a right of access via the rear of the terraced properties to enable access between the rear yard and the public highway.
- 5.4.9 The transportation of waste to the public highway would be managed by The Bedspace Trust. Waste would be transported in refuse containers and taken from the external yard to the public highway on bin collection days. Once emptied by the public refuse collection service, the empty bins would then be transported back to the external yard to the rear of the building by charity staff. This precludes bins being kept to the front of Manor Street for any longer than is necessary.
- 5.4.10 The proposed approach to waste storage and collection is compliant with the requirements of Core Strategy Policy EN 19, and also satisfies the requirements of ‘saved’ Policies DC.5.1 and 5.3.

6 Conclusion

- 6.1.1 This Planning Statement has been prepared on behalf of the Applicant in respect of proposed internal alterations and conversion of 21 Manor Street to accommodate 9 no. apartments with ancillary space including office accommodation. The residential accommodation will be managed by The Bedspace Trust.
- 6.1.2 The Bedspace Trust manages over 100 properties across the North West of England, and offers accommodation to individuals, including young people leaving the care system. Accommodation managed by The Bedspace Trust, including that proposed at 21 Manor Street, is intended to offer individuals an opportunity to live independently with the ongoing support of the charity including in-house support.
- 6.1.3 The Bedspace Trust has an ongoing partnership with MCC, to provide accommodation opportunities to a growing waiting list of individuals in need of bespoke housing. Local and national planning policy heavily promote the delivery of housing, including bespoke residential accommodation which addresses local needs and specific groups within society, including vulnerable people.
- 6.1.4 Via its local planning policy, Manchester City Council promotes the delivery of new homes to suit a range of demographics, including accommodation for bespoke accommodation for vulnerable people. The Bedspace Trust currently has a waiting list of approximately 50 young people seeking a first opportunity to live independently. There is a substantial and qualitative need for accommodation, such as that proposed by this application.
- 6.1.5 21 Manor Street is a Grade II Listed Building. The Historic England listing description exclusively describes features which are located to the main façade of the property. The listing was not imposed having been subject to an internal inspection nor sight of the rear elevation. This application proposes no physical external alterations to the building. Any external works will be limited to repair works. As examined in the Heritage Statement which informs this application, the proposed internal works are minor in nature, and will not result in a loss of features (i.e. those described on the Historic England listing). The proposed alterations are similar in scale and nature to previous internal alterations which have been supported by MCC, as confirmed by the Site's planning history.
- 6.1.6 The application proposal is compliant with the Development Plan and relevant material considerations for reasons including:
- Effective and efficient use of the Site which is currently vacant
 - Protecting and enhancing a statutory listed building through appropriate conversion
 - The provision of residential accommodation to support and house some of the most vulnerable members of society
 - The provision of homes in a highly sustainable location with access to convenience retail, leisure and recreation and public transport opportunities, all within walking distance of the Site
 - The standard of amenity is appropriate for the intended end users
 - Respect for the external features, principally to the main façade which fronts onto Manor Street which will remain unaltered
 - Provision of off-street car parking and secure cycle parking for residents
 - Provision of off-street non-recyclable and recyclable waste storage with proposed management for its collection

- There are no technical constraints which should preclude the granting of this application.

6.1.7 On the basis of the above grounds, it is respectfully requested that the Council approves this application without delay.

APPENDIX 1



473 Chester Road
Trafford
Manchester
M16 9HF

10th February 2025

Planning Department
Manchester City Council
Manchester
M60 2LA

Subject: Letter of Support for Planning Application – 21 Manor Street, Ardwick, Manchester

Dear Sir/Madam,

I am writing on behalf of **Bedspace Resource Limited** to express our full support for the proposed development at **21 Manor Street, Ardwick, Manchester**, which will provide much-needed supported accommodation for care-experienced young adults aged 18 and over.

Bedspace has been delivering supported accommodation for over 26 years, working with over 50 local authorities across the UK. Our expertise lies in providing high-quality housing solutions for vulnerable individuals, ensuring they receive the necessary support to transition into independent living successfully.

The **Manor Street project** is designed to create **nine self-contained studio apartments** within a safe and supportive environment. This accommodation will offer a **critical stepping stone** for young adults leaving the care system, many of whom face significant barriers to securing stable housing due to the lack of social housing availability and funding constraints.

Key Benefits of the Proposed Scheme:

- **Specialist Supported Accommodation:** The project will cater specifically to **single care-experienced individuals** with low to medium support needs.
- **Managed Environment:** The site will have **24/7 on-site management**, including an overnight concierge service and tenancy support staff to assist residents with resettlement plans.
- **Positive Move-On Pathways:** Our goal is to facilitate a smooth transition into **long-term social housing or private tenancies**, ensuring tenants are prepared for independent living.

- **Community and Employment Integration:** The location of **Manor Street** provides easy access to employment, education, and essential local services.

Commitment to Safety and Good Management

Bedspace will implement a **robust management strategy** to maintain a well-run and secure environment, ensuring the safety of residents and the wider community. Measures will include:

- **On-site tenancy support staff** and a **Team Leader** overseeing the day-to-day operations.
- **Controlled access** to the building, with visitor sign-in protocols and a midnight curfew.
- **Concierge services and on-site security personnel** to manage safety and compliance.
- **A structured referrals process** in collaboration with **Manchester City Council**, ensuring only appropriate tenants are placed in the accommodation.

Given the **urgent demand for high-quality supported housing**, this development presents an essential opportunity to **address homelessness prevention** for care-experienced young adults and provide them with the stability needed to build a positive future.

We strongly urge the council to grant planning permission for this scheme and look forward to working closely with all stakeholders to ensure its success. Should you require any further information or wish to discuss this application, please do not hesitate to contact me.

Yours sincerely,

Andrew Brooks

Director of Business Development

Bedspace Resource Limited

Tel: 07792 158797

Email: andrew.brooks@bedspace.co.uk

APPENDIX 2

Summary of Relevant Development Plan Policies

Policy	Policy Summary
Core Strategy	
Spatial Objective SO1 – Spatial Principles	<i>“Provide a framework within which the sustainable development of the City can contribute to halting climate change.”</i>
Spatial Objective SO3 - Housing	<i>“Provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.”</i>
Spatial Objective SO6 - Environment	<i>“Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change... ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.”</i>
Policy SP 1 – Spatial Principles	<i>“The key spatial principles which will guide the strategic development of Manchester to 2027” include “providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas”.</i> <i>“Development in all parts of the City should... Make a positive contribution to neighbourhoods of choice” including by “making a positive contribution to the health, safety and wellbeing of residents”, “considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income”, and “protect and enhance the built and natural environment”.</i> <i>Development should also “Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.”</i>
Policy CC 3 – Housing	<i>“The City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027.”</i>
Policy CC 5 - Transport	<i>“The Council will seek to ensure that development includes adequate parking provision for cars and bicycles. This should be based on the parking standards described in Appendix B.”</i>
Policy CC 9 – Design and Heritage	<i>“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.”</i>
Policy H1 – Housing	Largely replaced by PfE Policy JP-H1

Policy DM 1 – Development Management	“All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document” (issues relevant to the proposals are listed): - <i>“appropriate layout, form, and detail”</i> - <i>“Impact on the surrounding areas should be considered in terms of the use of the proposed development. Development should have regard to the character of the surrounding area”</i> - <i>“Effects on amenity, including privacy, light, noise, air quality, litter, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise”</i> - <i>“In terms of accessibility, buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes”</i> - <i>“There should be regard for community safety and crime prevention”</i> - <i>“Adequacy of internal accommodation and external amenity space”</i> - <i>“refuse storage and collection”</i> - <i>“vehicular access and car parking”</i> - <i>“green infrastructure including open space, both public and private”</i>
Policy H 5 – Central Manchester	<i>“Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.”</i>
Policy T 2 – Accessible areas of opportunity and need	<i>“The Council will actively manage the pattern of development to ensure that new development” satisfies criteria including being “easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.”</i> <i>“Within the City Centre, provides a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development.”</i>
Policy EN 1 – Design Principles and Strategic Character Areas	<i>“All development in Manchester will be expected to follow the seven principles of urban design” which are character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability, and diversity.</i>

Policy EN 3 – Heritage	<i>“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments...”</i> <i>Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”</i>
Policy EN 14 – Flood Risk	<i>“development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding”</i>
Policy EN 19 – Waste	Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
Unitary Development Plan	
Policy DC5 – Flat Conversions	
○ Policy DC5.1	<i>“In determining planning applications to convert property to flats, the Council will have regard to:</i> <i>a. the standard of accommodation for the intended occupiers of the premises;</i> <i>b. effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;</i> <i>c. adequacy of car parking, off-street car parking being normally required where practicable, and essential where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created;</i> <i>d. general effects on the character of the neighbourhood, including the extent to which flat conversion schemes are a new or an established feature of the immediate area, avoiding the loss of front gardens and the retention of existing trees and shrubs;</i> <i>e. adequate private outdoor amenity space;</i> <i>f. the desirability of achieving easy access for all, including disabled people (as a minimum, access for disabled people will normally be required in conversions of ground floor accommodation);</i> <i>g. the satisfactory provision of refuse storage and collection facilities”</i>
○ Policy DC5.2	<i>“There will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan. They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.”</i>

○ Policy DC5.3	<i>“Notwithstanding policy DC5.2, the Council will normally refuse permission for any developments in this category which:</i> <i>a. do not provide accommodation to the Council's current approved standards;</i> <i>b. are in tightly-packed residential streets where there is no scope for off-street car parking and where there is already an acknowledged problem of on-street congestion;</i> <i>c. involve conversion schemes without adequate private external amenity space;</i> <i>d. are schemes without satisfactory refuse storage and collection facilities.”</i>
○ Policy DC5.4	<i>“In determining applications of this kind, the Council will give particularly careful consideration to situations in which the conversion of small terraced properties are proposed; and where a scheme is the first in a street of otherwise single family dwellings, the Council will give weight to the desirability of maintaining the character of the street in that respect.”</i>
Policy DC19 – Listed Buildings	<i>“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:</i> <i>a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;</i> <i>b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;</i> <i>c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;</i> <i>d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;</i> <i>e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;</i> <i>f. 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.”</i>

Places for Everyone	
Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development	<i>“A minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.”</i> In the Manchester City Council administrative area, 3,533 homes should be delivered annually across the period 2022-2039. Across the Plan Period, this equates to 60,061 new homes.
Policy JP-H3 – Type, Size and Density of New Housing	<i>“Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.”</i>
Policy JP-P1 – Sustainable Places	<i>“We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with principles”</i> such as being socially inclusive which includes <i>“responding to the needs of all parts of society”</i>, being resource-efficient including through <i>“efficient use of land”</i>, and <i>“well-connected to other places, particularly by public transport... enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond.”</i>
Policy JP-P2 – Heritage	<i>“We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.</i> <i>Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.</i> <i>Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.”</i>
Policy JP-C1 – An Integrated Network	<i>“In order to help deliver an accessible, low carbon Greater Manchester with world class connectivity, we will support a range of measures”, including but not limited to the below:</i> - <i>“Delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure”</i> - <i>“Locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport”</i>