

Manchester Tatton House

Supporting Planning Statement
55 Hathersage Rd, Manchester, M13 0BP

Applicant: Empiric Student Property

Introduction

1. This supporting planning statement is submitted on behalf of Emperic Student Property ("the Applicant") in support internal and external alterations in respect of the existing buildings works. This planning application is associated with the development site at 55 Hathersage Rd, Manchester, M13 0BP ("the Application Site"). These changes will allow the building to comply with fire safety regulations.
2. The application site comprises approximately 2500 sqm and its location is shown in Figure 1 below.

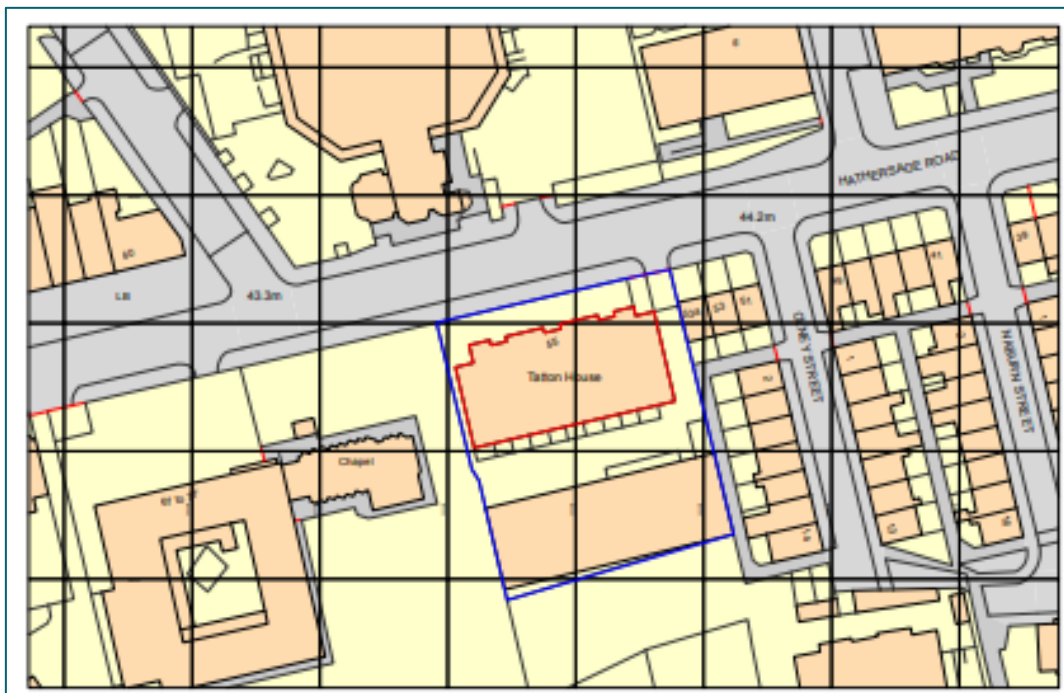


Figure 1 Site Location Plan

3. The applicant seeks to acknowledge the remediation of cladding materials. There are three alternative wall types to be replaced:
 - Wall type 2: Aluminium ACM Cladding Pannels
 - Wall type 3: Metal Faced Insulated Spandrel Panels
 - Wall Type 4: Glass Faced Opaque Spandrel Panels

4. Each will be removed and replaced with non-combustible products, including all cladding materials, fixings and any non-conforming insulations and sheathing boards.
5. The application site is not within a conservation area nor is it a listed building. It is adjacent to Victoria Park Conservation Area and is in close proximity to listed buildings. The proposed changes will not alter the character/ appearance of the conservation and will not impact on the setting of nearby listed buildings given the new materials match existing in terms of colour/appearance.

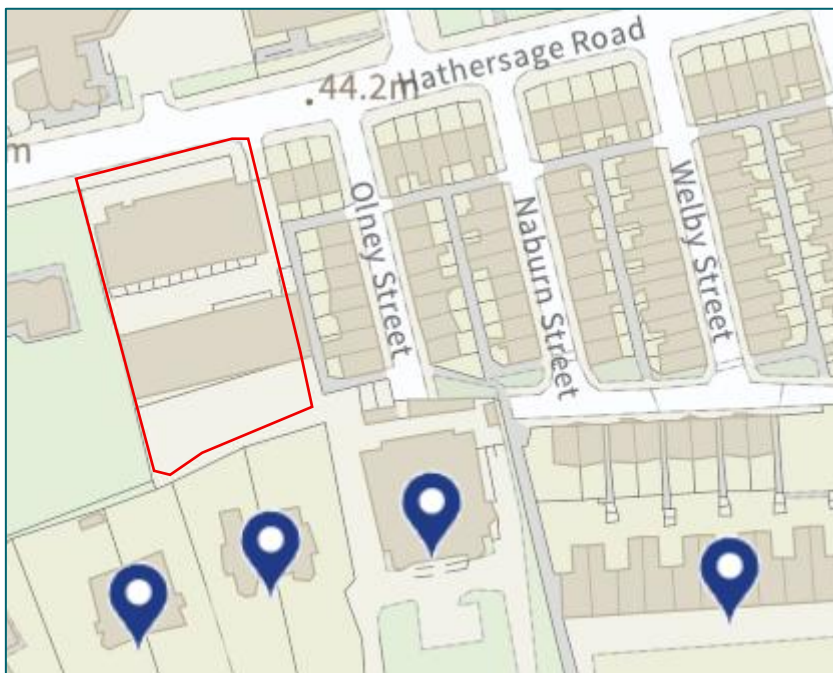


Figure 2 Application and neighbouring Listed Buildings

6. The following plans have been submitted with the planning application:
 - Location Plan
 - Block Plan
 - Existing Elevations
 - Proposed Elevations
7. The following supporting statements have also been submitted:
 - Supporting Planning Statement (this statement)
 - Design, Access and Heritage Statement
 - Fire Statement

Site and Surroundings

8. The building is an existing 136 student residential block located at 55 Hathersage Rd, Manchester. It is bounded by Coniston Hall of Residence to the west, residential development to the east, and Hathersage Road (Octagon House 5 storeys) to the north. To the south existing and former residential villas are accessed from Daisy Bank Road.
9. Building materials granted as part of planning permission 112684/JO/2016 are:
 - Brick - Blockleys Hadley Red Smooth facings
 - Render - Red Wetherby WBS 1.5 MM Silicone K finish painted in colour ref NCS S 5040-Y70R
 - Cladding and framing - Dark grey Valcan vitrabond VB1255 Anthrazit grey aluminium faced panels
 - Spandrel panels - Black gloss Valcan vitrabond
 - Cladding - light grey Valcan Vitrabond VB 9134 smoke silver metallic cladding
10. 136 student studio apartments were granted in a 2014 consent (106619/FO/2014/N2).
11. The site lies adjacent to the Grade II* listed Victoria Baths (1200808). Additionally, there are three further Grade II properties at the rear of the site.
 - Buckingham Crescent, 108-112, Daisy Bank Road – 1209544
 - Buckingham Crescent, 114-116, Daisy Bank Road – 1209544
 - Buckingham Crescent, 118-120, Daisy Bank Road – 1283509
12. Residential properties are located to the south of the site within the boundary of Victoria Park Conservation Area.

Planning History

13. The planning permission 112684/JO/2016 associated with this application was granted on 10th February 2017 for:
 - *Variation of planning conditions 2, 3, 4, 7, 10 and 19 of planning permission 106619/FO/2014/N2 to change the site layout arrangements including alteration to refuse area, cycle provision and boundary treatment together with elevational alterations including door to plant room, change in materials, increase in roof height and plant on roof.*
14. The planning permission relating to its permitted use is 106619/FO/2014/N2. This was granted on 19th December 2014 for:
 - *Erection of a seven-storey building, including basement level, to form 136 apartments along with two storey decked building at the rear of the site to form 67 car parking spaces along with cycle provision and amenity area along with associated landscaping, boundary treatment, external works and creation of vehicular access from Hathersage Road.*
15. A Non-Material Amendment 108818/NMC/2015/N2 was granted 8th June 2015 for:

- *Erection of a seven-storey building, including basement level, to form 136 apartments along with two storey decked building at the rear of the site to form 67 car parking spaces along with cycle provision and amenity area along with associated landscaping, boundary treatment, external works and creation of vehicular access from Hathersage Road.*
16. An application to vary the planning conditions of 106619/FO/2014/N2 was granted 10th February 2017 for:
- *Variation of planning conditions 2, 3, 4, 7, 10 and 19 of planning permission 106619/FO/2014/N2 to change the site layout arrangements including alteration to refuse area, cycle provision and boundary treatment together with elevational alterations including door to plant room, change in materials, increase in roof height and plant on roof.*

Proposed Development

17. This planning application proposes the following description of development:
- “Replacement of existing materials to non-combustible cladding materials”* at 55 Hathersage Rd, Manchester, M13 0BP
18. The application seeks to replace the existing to non-combustible cladding materials which have been consented by extant planning permission 112684/JO/2016.

Proposed Changes

19. The changes proposed are as follows:
- Replacement of cladding with fire resistant materials (Class O/A unitized profiled cladding system). This cladding is proposed to be installed on north, east and west elevations of the building. The proposed changes are referenced in the para 22 above and within the supporting design and access statement.
 - Replacement of spandrel panels on the staircore enclosure.
20. Further details of the replacement materials can be found at section 3 of the supporting Design and Access Statement ('DAS').
21. The proposal to replace the external combustible cladding stem from the shift in compliance with Building Regulations to address the requirements for non-combustible external cladding. The new cladding matches the building's current existing appearance as follows:

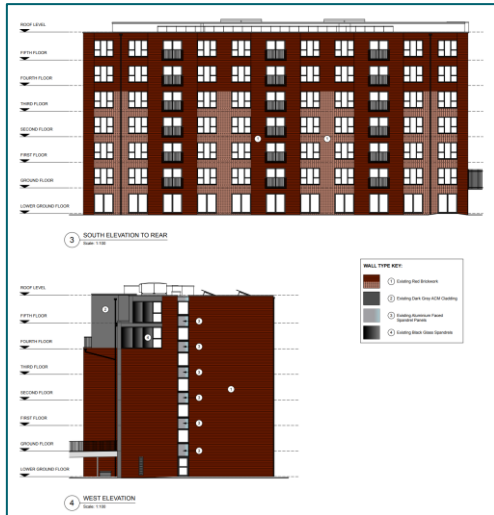


Figure 3 and Figure 4 Existing Elevations

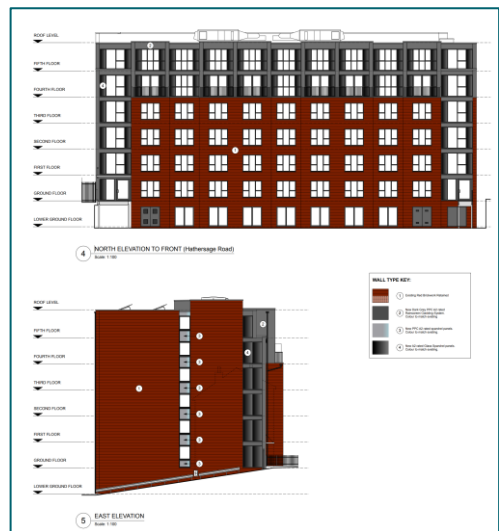
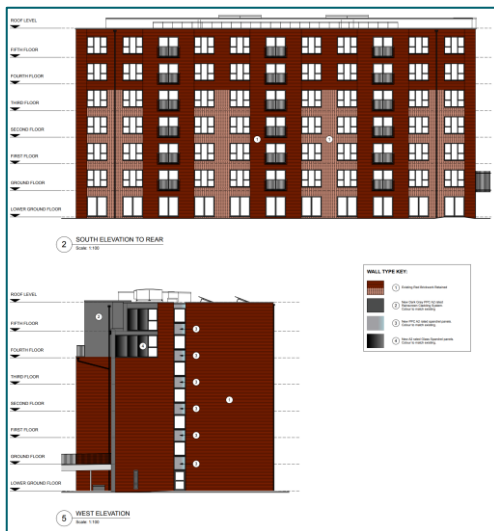
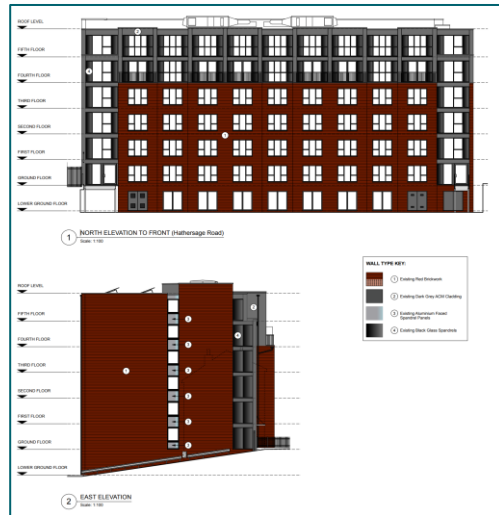


Figure 5 and Figure 6 Proposed Elevations

22. This application will allow residents to live safely in the building.
23. The proposed changes are modest and do not have any material impact on the appearance of the existing building, access to the building or wider general amenity. The proposed cladding replacement is a colour match to the existing and there will be no adverse impact on visual amenity to the existing block or Conservation Area.

Assessment

24. The principle of residential development is established through the extant planning permission 106619/FO/2014/N2. The only issue with respect to this application is in relation to new fire safety regulations and the resultant need to replace combustible cladding materials on some elevations.
25. The adopted local plan for Manchester City Council consists of Core Strategy (2012) and Addendum to Manchester Core Strategy 2024.
26. Policy EN 1 (Design Principles and Strategic Character Areas) requires all developments to provide opportunities for good design and to enhance the image of the city.
27. Policy H 12 (Purpose Built Student Accommodation) requires proposals to provide safe and secure developments and considerations to assist in improving the safety of the surrounding area.
28. Policy DM 1 (Development Management) requires all developments to have regard to the character of the area.
29. The proposed replacement cladding will not impact the existing established character of the surrounding area or host building. The replacement cladding will provide additional safety to the building and residents as the new proposed cladding will meet modern fire safety regulations.

Conclusions

30. The replacement external cladding will address fire safety concerns to comply with modern fire standards. The improved fire safety performance of the proposed replacement cladding in relation to safety of residents should be given significant weight in the determination of this planning application, as it is equal/betterment to Part L building regulations.
31. Overall, the cladding change should be considered lawful and acceptable.
32. A separate formal building regulation application will also be made to ensure that work carried out to the external walls complies with Building Regulations.