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PROPOSALS TO ALTER AND EXTEND BUILDING

PLANNING AND HERITAGE STATEMENT

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INTRODUCTION

This Planning and Heritage Statement has been prepared on behalf of M20 Offices 5 Ltd. for the proposed development at 95 Lapwing Lane, Didsbury

PROPOSED DEVELOPMENT

The proposed development includes a rear extension on the ground and first floor, internal alterations and a new entrance at the front providing access to the first floor.

SUBMITTED INFORMATION

The application comprises the following documents:

- Completed Application Forms
- Ownership Certificate A
- Drawings:
 - P(010) Location Plan Rev A
 - E(090) Existing Basement Floor Plan
 - E(100) Existing Ground Floor Plan
 - E(110) Existing First Floor Plan
 - E(200) Existing Front Elevation
 - E(210) Existing Rear Elevation
 - E(220) Existing Side Elevation
 - E(300) Existing Section A-A
 - E(900) Existing Site Plan
 - P(090) Proposed Basement Floor Plan Rev C
 - P(100) Proposed Ground Floor Plan Rev O
 - P(110) Proposed First Floor Plan Rev O
 - P(200) Proposed Front Elevation Rev C
 - P(210) Proposed Rear Elevation Rev B
 - P(220) Proposed Side Elevation Rev D
 - P(300) Proposed Section A-A Rev B
 - P(900) Proposed Site Plan Rev E
 - P(400) 3D View Rev C
 - Manchester City Council Waste Storage Guidance
- Design and Access Statement
- Planning and Heritage Statement-Revised.

SITE DESCRIPTION

The site lies in the southwest edge of the Ballbrook Conservation Area, which was designated in 1991. It is an irregular shaped area on the northern side of Lapwing Lane, just to the east of the junction with Palatine Road. Immediately joining, to the west, is 101 Palatine Road, the former Royal Bank of Scotland, which is now a dentist on the ground floor, with offices and residential above. To the northeast is 35 Ballbrook Avenue, which is converted into 2 large apartments in private rental.

To the north, and originally linked at first floor level, is Craig House the former Telephone Exchange, which is now converted to office use but currently vacant. To the west and separated by an entrance alley is 97 Lapwing Lane, now Wine and Wallop. The application building is a 2-storey brick-faced structure with a flat parapet roof, having a rear yard with access from the side alleyway.

PLANNING HISTORY

The building was purpose built in the 1920's as a Post Office and linked to the Telephone Exchange, now Craig House on Ballbrook Avenue, via a first-floor enclosed walkway, now blocked off. It is not Listed.

The building was partly converted to a restaurant originally in 1995, which was extended into the remainder of the building, the rear courtyard and front forecourt, and all previous planning applications relate to this use.

This application is a resubmission of application ref: **141743/FO/2024** which was withdrawn on 1st May 2025

PLANNING POLICY

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

Several UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy **SP1** (Spatial Principle) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy **DM1** (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy **EN3** (Heritage) This has been replaced by policies in Places for Everyone (PFE) (see below).

Policy **EC2** (Existing Employment Space) - the Council will seek to retain and enhance existing employment space and sites.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy **DC18.1** (Conservation Areas) - relates to development proposals within conservation areas and seeks to preserve and enhance the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features. Consent to demolish a building within a Conservation Area will be granted only where it can be shown that is beyond repair, incapable of beneficial use or where its replacement would benefit the appearance or character of the area.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Places for Everyone Greater Manchester Joint Development Plan-Adopted March 2024

The Places for Everyone Joint Development Plan has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts. PFE Policy **JP-2** replaces Core Strategy Policy **EN3** insofar as it relates to conservation areas and requires development proposals affecting conservation area to have regard to national planning policy.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the city in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in

Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy, and the local environment.

National Planning Policy Framework (2023)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are outof-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 6, 11, 12 and 16 are considered particularly relevant to the consideration of this application. Of particular relevance are paragraphs 194, 197 and 202.

Para. **194** states:

“In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the asset’s importance”.

Para. **197** states:

*“In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness”.

Para. 202 advises that:

“Where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use”.

ISSUES

The following issues are relevant to the determination of this application:

The principle of development

The site was developed and has always remained part of the Lapwing Lane parade which, since its renovation 10 years ago, has become a vibrant and popular venue for the community, further enhanced by the nearby West Didsbury Metrolink Station.

The proposals will consolidate and extend the existing use of the building to provide additional accommodation at both ground and first floor. This is compatible with the current and historic use of the building and surrounding area. There is no indication that the building has generated any issues or problems with neighbours in the past.

The proposals will retain and enhance existing employment generating service space and is therefore in accordance with LDF Core Strategy **EC2** (Existing Employment Space).

The email dated 6th February 2025 from the case officer in respect of the previous application confirms that *“a class E use at first floor is considered suitable in this location in principle”.*

Highways/Parking

The proposals will create an additional 79m² of floorspace which will accommodate additional employees. Whilst this may generate more parking requirement, this will be restricted and controlled by the new Christie Parking Scheme which is being implemented. This is also a highly sustainable location, close to West Didsbury Metrolink Station and the bus corridor on Palatine Road and in walking distance of a range of shopping and leisure facilities.

Residential Amenity

The proposal will generate a limited increase in the level of activity associated with the building which should not cause any harm to residential amenity as it is a compatible use in the mixed-use area.

Layout/Design

This is described in detail in the Design and Access Statement.

The proposals are confined to the interior of the building and the enclosed rear courtyard area, which is not generally visible (as noted by the Inspector in the recent appeal in respect of Craig House, 33 Ballbrook Avenue).

Impact on the Conservation Area and Listed Building

The site is located in the Ballbrook Conservation Area and forms part of the original historic fabric. The building is utilitarian but attractive in its overall appearance. Whilst not Listed, it makes a POSITIVE contribution to the overall character and appearance.

The proposals will retain and enhance this character and will therefore cause NO HARM to the Ballbrook Conservation Area. Similarly, the proposals will have no adverse impact on the Listed Building at 99 Palatine Road or the setting of that building. The tests of the NPPF and local policies relating to Heritage will therefore be met.

Response to Issues Raised in Previous Application

SGMP Design for Security

The access to the first floor has been repositioned to the front elevation, utilising the existing doorway to the adjoining building, Bank Chambers, 93 Lapwing Lane, which is also in the ownership of the applicant. The access to the side of the building is retained for use as an emergency exit only.

UDC Heritage and Urban Design

- The proposed blank, grey-brick, rear wall of the ground floor extension has been amended to a white painted finish with reinstated window openings in obscure glazing to improve the outlook from adjoining offices at Craig House without creating an issue overlooking or sense of enclosure.
- The flue to Pizza Express is to be removed as indicated.
- The design of the first-floor extension has been amended to incorporate a window design which matches original design features of the rear elevation. The large expanse of glazing and horizontal beam above the glazing have been removed. The brick detail on the corner returns has been retained; the depth of the window reveals is increased, and the overall detailing is improved to reflect the existing.
- The materiality and finishes have been amended overall as requested to be sympathetic to the appearance of the building and conservation area.
- The original first floor bridge walkway link to Craig House is retained, with access closed off with a brick wall as existing.

Amenity for Occupiers of Craig House Offices

Proposed Section A-A (Dwg. P(300) Rev B) indicates the relationship between the proposed extension and the offices at Craig House to the rear. These buildings were erected together and purpose-built as a Post and Sorting Office (No.95) and a Telephone Exchange (Craig House). The ground floor of Craig House housed telephone equipment, and the windows were designed for this purpose, being circa 1.65m x 1.75m above floor level, which is below eye level at a seated person. The proposed extension will be 2.5m from the rear of Craig House and the brick walls will be painted white which will increase reflected light and provide a pleasant outlook. As the area is currently used as an outdoor eating/drinking area by Pizza Express, with tables and seating within 2m of the

existing windows, the enclosure of this area will reduce the potential noise or nuisance from this lawful use.

Environmental Health (Waste Management)

The glazed refuse storage area to the rear is partially retained for use as the bin store. The number and segregated use of bins for the ground floor and first floor uses is shown on the drawings. The proposed gap between the extension and Craig House will be retained, and the existing fire escape access opening to the side alley has been widened to accommodate the bins. Proposed Ground Floor (Dwg. P(100) Rev O) indicates the amended refuse storage areas to comply with the guidance from Manchester City Council (Appendix C – Commercial Waste Calculation Guidance p19) submitted with this application. The drawing indicates the below bins allocated for each unit.

Retail (495 sqm):

- 2x 660L Black Bin (General Waste)
- 1x 500L Green Bin (Recycling)
- 1x 500L Blue Bin (Recycling)
- 1x 500L Brown Bin (Recycling)

Office (240 sqm):

- 1x 360: Black Bin (General Waste)
- 1x 120L Green Bin (Recycling)
- 1x 120L Blue Bin (Recycling)
- 1x 120L Brown Bin (Recycling)

All waste will be removed under contract by a commercial refuse collection service, which is the current arrangement for the building.