

**Full Planning Application Submission:  
120 - 124 Grosvenor Street, Manchester, M1 7HL**

**Design and Access Statement - Rev. A  
April 2025**

**Development Proposals:**

This project proposes refurbishing an existing building by converting the 1st and 2nd floor into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.



## Introduction

### Application:

This statement is submitted in support of a full planning application for a proposed refurbishment and conversion of part of an existing building located on Grosvenor Street, in Manchester.

The applicant for the development is Grosvenor Holding MRC Limited.

This project proposes refurbishing an existing building by converting the 1st and 2nd floor into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.

The site is located in close proximity with various universities along Oxford Road, and it is within the Manchester City Council boundary.

### Site - Existing Use:

The project site is an existing detached building with a basement and three storeys above ground floor level. It currently accommodates various tenants, including a bar, a Korean food takeaway, a music shop, and a bike repair shop. The upper floors are partially occupied as office space, with most areas however currently long-term vacant.

The existing general arrangement of the upper floors is such that the footprint is fragmented into a series of small individual offices/rooms. This layout is the result of piecemeal modifications made over the years, lacking a unified vision and strategy for the building.

Key issues with the current structure include:

- Narrow, steep, and segmented staircases that fail to meet modern building standards and regulations;
- Derelict and poorly maintained spaces that do not meet contemporary office standards;
- Hazardous and non-compliant access to rooms;
- Lack of DDA accessibility;
- Absence of dedicated parking spaces, which is a critical factor for lettable office units.

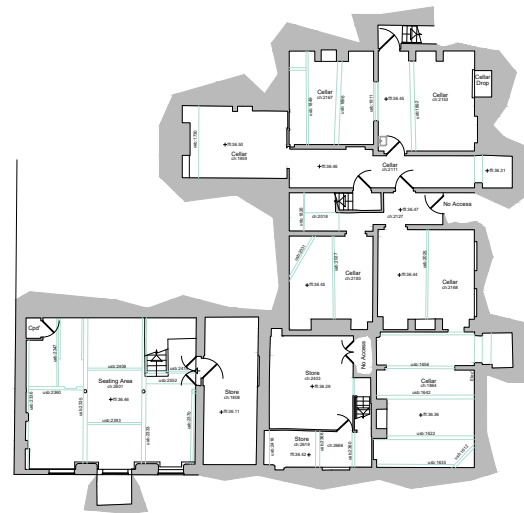


Upper Floors Usage:

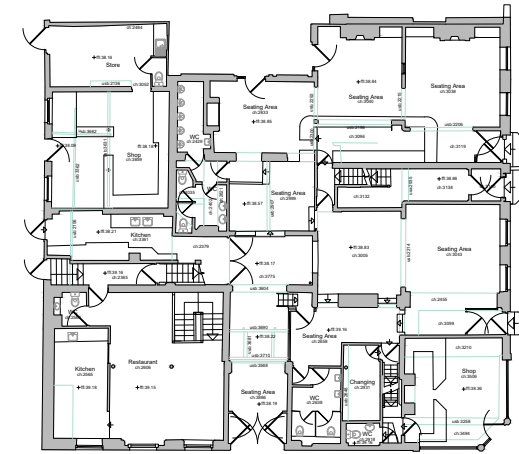
**Sand Bar Allocation:** Three rooms on the upper floors are designated as office space for Sand Bar, while its commercial operations are located on the ground floor and in the basement. These rooms, however, are not used for their intended purpose and function only as additional storage. Sand Bar has expressed willingness to relinquish these rooms as their loss will not affect operational capacity.

Remaining Spaces: The remaining areas on the first and second floors are vacant and unusable due to their poor state of repair. This makes them unsuitable for modern office use or as rentable units. Given these factors, the current configuration and state of the upper floors render them unsuitable for contemporary office standards.

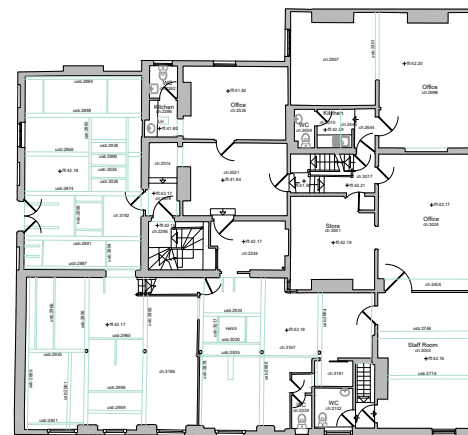
Extract of the Existing Plans surveyed by Tricad.



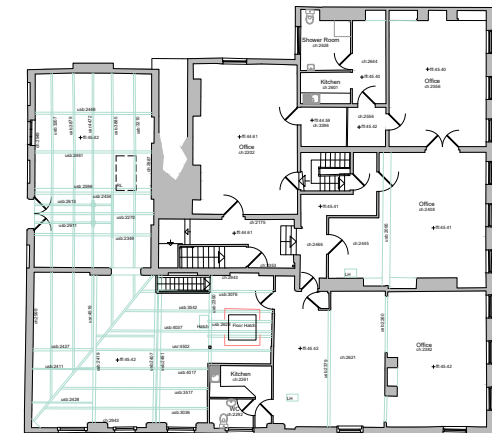
### Basement Floor Plan



### Ground Floor Plan

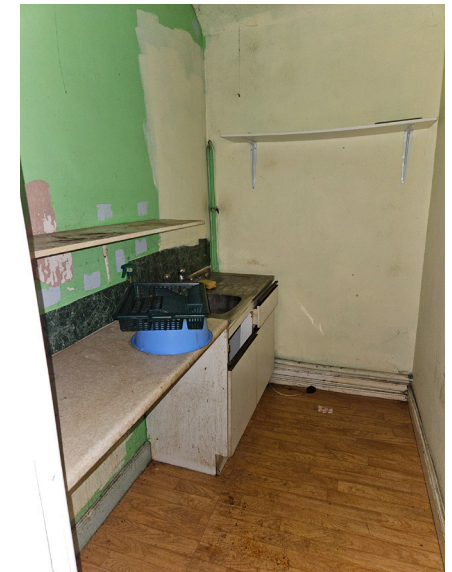
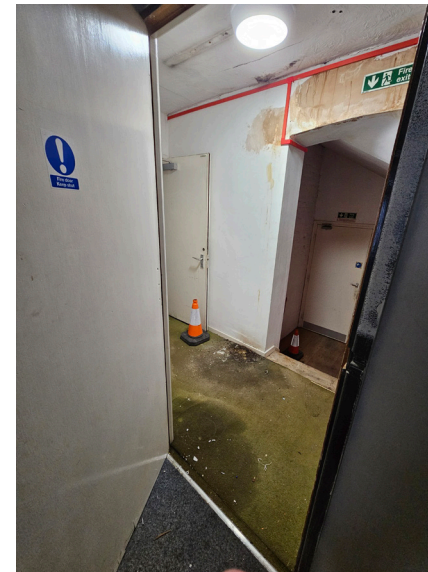
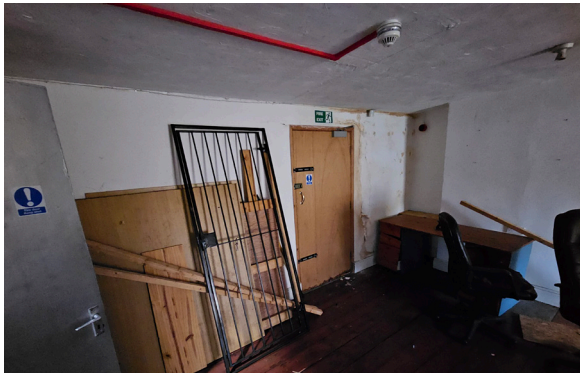
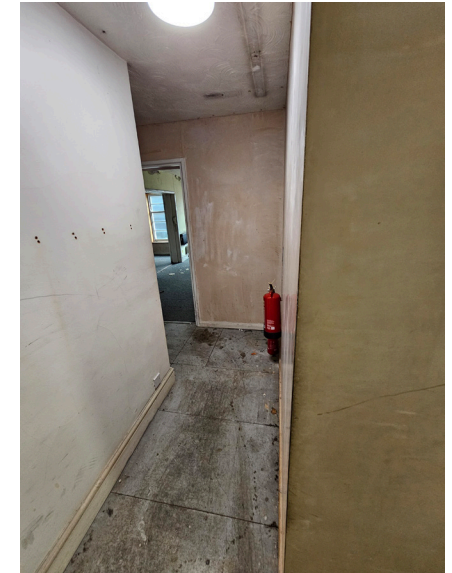


### First Floor Plan



### Second Floor Plan

Photos of the existing situation



## Assessment:

In order to gain a full understanding of the context of the site, several site visits were carried out, which involved a detailed assessment of the site and surrounding area, and the wider area beyond. This provided knowledge of the architectural styles, storey heights, scale and massing, all of which influenced the development of the design proposed.

A desk top survey including analysis of deed plans, OS map, building survey, photographs and previous planning applications (for the site and nearby properties), also assisted in developing the design.

Also, under recommendation of the Planning Officer involved during pre app consultation, independent consultants were involved to assist with this assessment of the site and provide documentation in support of this application.

- Noise Impact Assessment
- Bat Roost Assessment
- Framework Travel Plan

## Involvement:

Consultation with Manchester City Council began back in November 2024, in order to establish an acceptable approach to development. The allocated Planning Officer was Mr Michael Pearson.

The original proposal involved converting the 1st and 2nd floors from offices into purpose-built student accommodation (PBSA) and adding an upward extension to create a total of 42 PBSA bedrooms across three storeys.

One of the key points raised by the Planning Officer (PO) was the justification for converting this specific building into PBSA. To address this, we provided a Needs and Demands statement, which satisfied their request. Following that, we had to demonstrate the necessity of a new core, which was also accepted by the PO. Extensive discussions then took place regarding the upward extension. The

final feedback confirmed that the existing pitched roof, which is visible from the main roads, must remain unchanged. Any possible refinements would need to be limited to the central space, hidden behind the existing ridge line.

As a result, the original proposal was refined, and the revised submission now excludes the upward extension while maintaining the other key elements of the scheme.

One-storey upward extension proposal

Extract of the scheme initially submitted for Pre Application advise.



One-storey upward extension proposal  
 revised scheme submitted for Pre Application advice.



Proposed Elevation to Sidney Street



Proposed Elevation to Grosvenor Street



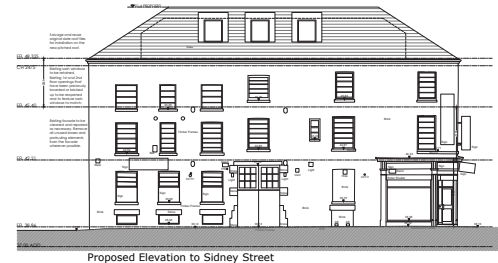
Proposed Elevation to Hillcourt Street



Proposed Elevation to East Side Of Grosvenor House

One-storey upward extension proposal  
 last revised scheme (option 01 and 02) submitted for Pre Application advice.

### Option 01

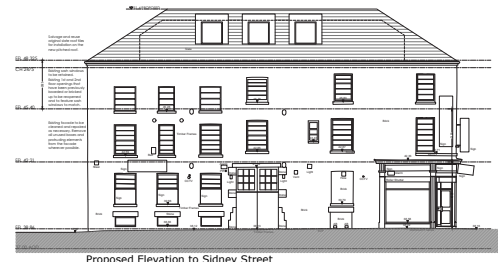


Proposed Elevation to Sidney Street



Proposed Elevation to Grosvenor Street

### Option 02



Proposed Elevation to Sidney Street



Proposed Elevation to Grosvenor Street



Existing Elevation to Sidney Street



Existing Elevation to Grosvenor Street



### Development Proposals:

The project site is an existing building with a basement and three storeys above ground floor level. It currently accommodates various tenants, including a bar, a Korean takeaway, a music shop, and a bike repair shop. The upper floors are partially occupied as office space by these tenants, with most areas currently vacant. This proposal seeks to refurbish the existing structure, converting the upper levels into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.

The proposed student bedrooms will be positioned on three sides of the building, facing Grosvenor Street, Hillcourt Street, and Sidney Street, with a communal lounge and kitchen on the east side. The existing internal layout, which has evolved through various modifications over time, will be reorganized for efficiency. One existing staircase, spanning all storeys, will be retained and optimized for the new layout.

Additionally, a new staircase core will be added, with a DDA compliant lift, along with a new student entrance at the north corner of the site. The new dedicated student entrance features a staircase core that is set back from the existing building line to establish a clear architectural hierarchy. The proposed new element will feature brickwork facing walls, with a colour to match the existing structure. Curved corners and jambs will seamlessly connect with the existing historical details, creating an interesting and cohesive entrance. Perforated anodized aluminium in a bronze/beige finish will allow light to filter through, adding a contemporary and elegant touch to the proposal.

### Access:

The proposal does not include car parking, consistent with the current building setup. The building's location is ideal for student accommodation, situated within walking distance of the university district and close to the city center. The area is well-served by public transport and bike-sharing options. Additionally, a section of the existing ground floor, adjacent to the new staircase core, will accommodate an internal cycle storage area (10no.) exclusively for student use.

### Energy Efficiency & Sustainability:

In alignment with BREEAM (BRE Environmental Assessment Method) standards, this proposal incorporates energy conservation measures to enhance the building's environmental performance. Key features will include efficient heating and water systems, low-energy internal lighting, and upgraded thermal elements. These measures aim to reduce the building's energy requirements and operational costs over its lifetime.

All en-suites and fittings will include water-saving measures such as shower and tap flow restrictors and dual-flush WC cisterns. Products will be specified to comply with BREEAM best practices and Water Efficiency Lab standards.

### Materials:

The materials chosen for this development aim to harmonize with the existing architectural character while enhancing durability, sustainability, and visual appeal.

#### Brickwork:

The existing timber fence will be replaced with a new boundary enclosure constructed using reclaimed bricks. Bricks salvaged from the demolition of the ground floor section of the cycle shop will be repurposed, provided they remain sound and in good condition, for:

- The facing of the proposed top section of the PBSA communal room's external wall. The eaves level will be slightly raised to align with and complete the adjacent existing eaves line.
- The Grosvenor Street-facing section of the ground floor external enclosure.

Additionally, the proposed new dedicated core will feature red facing brickwork walls, with a colour to match the existing structure. Curved corners and jambs will seamlessly connect with the existing historical details, creating an interesting and cohesive entrance.

This element represents a contemporary take of the hoist opening in a masonry section. This new element will replicate the lines and proportions of the existing hoist opening located close by, facing Hillcourt Street and the opening will have bespoke radial brick jamb. New heads and sills to be recon-stone elements and to align with the existing elements.



#### Windows and Surrounds:

Existing timber sash windows to be retained. If a window is found to be in a poor state of repair, a new, double glazed, sash window should be replaced like-for-like. For acoustic requirements, secondary glazing may be installed. Sash window replacements should be reinstated in currently bricked-up openings.

#### Metal Cladding:

Perforated panels featuring a hive pattern will be positioned in front of the bottom section of the windows, allowing light to filter through and creating an interesting entrance detail. Where the bottom section of the windows includes spandrel panels, the metal panel in front will feature an engraved hive pattern for design continuity, rather than being perforated. The metal panel will be made from anodized aluminium in a beige colour, subject to Planning Officer (PO) and Local Planning Authority (LPA) approval.

#### Roofing:

The existing slate, pitched roof will be repaired as required. Gutters, RWP's, and soffits will also be repaired as necessary. Where elements are missing or needed, new Gutters, RWP's, and soffits will be installed, ensuring they match the existing style and color.

A new pitched roof will be installed above the second-floor communal area, replicating the materiality of the existing roof with slate to ensure consistency in appearance.

These materials have been selected to ensure the building retains its architectural integrity, meets contemporary standards for sustainability and energy efficiency, and remains visually compatible with the surrounding area.

#### Biodiversity Net Gain (BNG)

The site is predominantly occupied by the building footprint, with the remaining area used for the Sandbar-enclosed bin store and outdoor seating area. Both enclosures are fully paved, with no trees or landscaping present. Given these conditions, while the site exceeds 25 sqm, it does not currently provide a functional onsite habitat. The proposed development, aside from the addition of the new dedicated core, will not impact the external enclosure layout. As a result, Biodiversity Net Gain does not apply.

#### Waste Management Strategy

An internal bins area is provided located just adjacent to the new dedicated staircase core. It is easily accessible, close to the main entrance and not visible from the main street. Also, the bin store will feature louvered panels and a door on the external wall to allow for natural ventilation.

Cleaning will be managed by the maintenance personnel.

|                     |                                             |
|---------------------|---------------------------------------------|
| General waste:      | 1no. 1100l Eurobin + 2no. 240l. Wheelie bin |
| Pulpable Recycling: | 1no. 1100l Eurobin                          |
| Mixed Recycling:    | 1no. 1100l Eurobin                          |
| Food waste:         | 1no. 240l Wheelie bin                       |

#### Summary:

The proposed scheme will provide an appropriate use for the site, ensuring long term viability, sustainability and success.

It responds to the comments from the Planning Officer, and seeks to provide a high-quality building, well connected to the context and in an appropriate location.

We therefore respectfully request that the application is granted planning consent.

