



Supporting Information

Project: Elizabeth House, Openshaw, M11 2NX

Document: Planning Statement

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1.0 INTRODUCTION

1.1 This document has been prepared in support of a detailed planning application for the following development proposal: Change of use and conversion of existing buildings currently registered as Class B1 usage to Class F learning and non-residential institutions.

2.0 SITE LOCATION

2.1 Elizabeth House is located on the retail park at Victoria Street, Openshaw, M11 2NX

2.2 The overall site area is approximately 3672m² or 0.3672 hectare.

2.3 The surrounding buildings are a mixture of retail, warehouse and residential.

3.0 SITE DESCRIPTION

3.1 The site occupies a large plot in the retail park at Victoria Street, Openshaw.

3.2 Elizabeth House can be found at the North West corner of the plot and is surrounded by Tarmac surfacing to act as car parking.

3.3 The access to the car parking area is gained via a service road leading on to Victoria Street, which in turn leads to a light controlled junction to Ashton Old Road.

3.4 The access to the car parking area also services Eastlands House, which is used as offices by Eastlands Homes and is of a contemporaneous design and construction period to Elizabeth House.

3.5 To the north of the site is Victoria House, which is a residential block occupied as a supported housing scheme.

3.6 To the south of the site is a Matalan store and associated car parking area, which is accessed via Victoria Street and shared with adjacent smaller retail units. The western side of Victoria Street comprises of a mix of residential housing types.

3.7 There are thought to be no listed buildings within the immediate vicinity.

4.0 EXISTING BUILDING AND FABRIC

4.1 This application relates to a purpose built, 2-storey pitched roof gable-end building with profiled cladded elevations with column features.

4.2 The main entrance is positioned within the northern elevation facing towards a car parking area and incorporates canopy details and a glazed feature window.

4.3 The building is a double storey building.

4.4 The super structure is believed to be a steel frame with insulated cladding to walls.

4.5 The roof finish is believed a corrugated insulated steel roof.

5.0 HISTORY

5.1 The building was originally constructed in 2003 and was occupied by Adactus Housing until 2011.

5.2 Since 2011 the building has remained as Class B1 purpose.

5.3 The last occupant of the building is thought to be the Great British Vape Company Limited. The Great British Vape Company Limited used the building as office space across both floors as well as laboratories, production areas, staff facilities and storage of materials and waste all associated with the production of vaping liquids

6.0 PREVIOUS PLANNING HISTORY

6.1 The building was constructed as the result of the implementation of planning permission 068272/MO/2003/N2 approved 4th July 2003 and established the use of the building for Class B1 purposes.

6.2 Decision Date: Fri 06 Sep 2013

- [Change of use from B1 offices to D1 community centre and place of worship.](#)

Ref. No: 102999/FO/2013/N2 | Status: Application Withdrawn

6.3 Decision Date: Mon 02 Dec 2013

- [Change of use for part of ground floor from Class B1 offices to Class D1 church/community use facility](#)

Ref. No: 103652/FU/2013/N2 | Status: Application Refused

6.4 Decision Date: Tue 24 Nov 2020

- [Erection of a two storey extension to provide additional storage and delivery space at ground floor \(Class B8\) and office space to the first floor \(Class E\)](#)

Ref. No: 126979/FO/2020 | Status: Application Approved

7.0 PROPOSED DEVELOPMENT

7.1 The application deals with the proposed material change of use and conversion of existing buildings currently registered as Class B1 usage to Class F learning and non-residential institutions.

7.2 The proposals are to retain the existing superstructure including all walls, windows, doors and areas of pitched and flat roof and adapt the interior as required.

7.3 The facility will accommodate an independent educational facility for students being taught at KS3/KS4 levels.

7.4 The facility will offer students Vocational Courses at KS3/KS4 in Maths, English, Science, History, Geography, PHSE, Cooking, PE. These would be delivered in classroom settings.

7.4 The facility will accommodate approximately 30-40 students.

7.5 A maximum of 5no. students per class with 8no. classrooms in activity at any one time.

7.6 The age of the students is to be between 11-16 years old.

7.7 The facility will provide educational services for students that cannot be accommodated within the standard educational services provided by Manchester City Council. All student referrals are received from the local authority.

7.8 The operational hours are to be Monday - Friday 8:00 - 17:00.

7.9 The school day will run between 08.30am – 15.30pm.

7.10 The facility is to provide students with a permanent place for education and not a breakout facility for mainstream school facilities.

7.11 Educational sessions are to be delivered in several different ways both inside and outside of the building as per the national curriculum, no more than 40 students will be in the building at any one time.

7.12 Robust policies are in place to prevent the absconding of a student, assessments are in place to ensure this is minimised, once students arrive at school they are expected to stay for the duration.

7.13 A staggered timetable will be in place to minimise the congregation of students outside of the facility. A programme of lunchtime/break out activities are planned within the facility to further to minimise the temptation to abscond.

7.14 The facility will employ approx. 15no. staff including kitchen staff. Cleaning staff would attend outside of the educational timetable.

7.15 To the rear of the building is an area set aside for outdoor exercise and recreational sport.

7.16 No facilities for amplified sound are to be provided.

7.17 The proposal is to be supported by the following drawings:

- kVA EH 001 OS and Location Plan
- kVA EH 002 Site Plan as Existing
- kVA EH 003 Ground Floor as Existing
- kVA EH 004 First Floor as Existing
- kVA EH 005 Elevations as Existing
- kVA CA 006 Ground Floor as Proposed
- kVA CA 007 First Floor as Proposed
- kVA CA 008A Elevations as Proposed Sheet no.1
- kVA CA 009A Site Plan as Proposed
- kVA CA 010 External Play Area
- kVA CA 011 External Refuse Store

7.18 Refuse and recycling - Space has been allocated within the car park of the building for the storage and separation of waste for recycling. Proposed waste provision as follows: 1x 1100 litre for general waste, 1x 1100 litre for Paper/cardboard, 1x 240 litre for Glass, cans & plastic bottles and 1x240 litre for food waste.

8.0 ACCESS AND ACCESSABILITY

8.1 Pedestrian access is to be via the existing car park entrance off Victoria Street.

8.2 Existing Site levels are to be maintained to allow DDA and Approved Doc M Level access to the front and rear entrance of the building

8.3 The building is accessible by vehicle with easy links to Manchester, Droylsden, Gorton, and Ashton and also easy access to the motorway network via the M57.

8.4 The building is within an 18min walk from Gorton Train Station.

8.5 The building is accessible by the GMPTE bus network via the following bus routes.

- 219 – Manchester Piccadilly to Ashton

9.0 EXISTING SITE PHOTOGRAPHS





