

Planning and Heritage Statement



For: SSG Sustainable Living

Regarding: 16 Alness Road
Whalley Range
Manchester
M16 8ET

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Surveyor: Mark Newman BSc MRCS

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Contents

Introduction	3
1.0 Executive Summary	3
2.0 Existing Building, Site and Surrounding Areas	3
3.0 Planning History	5
4.0 Existing Use	5
5.0 Statutory Designation	5
Development Proposals	6
6.0 Background	6
7.0 Proposed Use	6
8.0 Demolition	6
9.0 Layout	6
10.0 Design and Appearance	7
11.0 Access and Servicing	7
Planning Policy and Legislative Context	8
12.0 Manchester City Council's Pre-Application Engagement Expectations	8
13.0 Consultation with Key Stakeholders	9
Planning Policy Framework	10
14.0 Context	10
15.0 Statutory Development Plan	10
16.0 Other Relevant Core Strategy Policies	11
17.0 Saved Unitary Development Plan	11
18.0 Material Planning Considerations	12
19.0 Supplementary Planning Documents	13
20.0 Summary	16
Environment and Technical Considerations	16
21.0 Introduction	16
22.0 Transport	16
23.0 Waste	17
24.0 Crime Impact Statement	17
25.0 Trees	17
26.0 Flood Risk	17
Conclusions	19
Heritage Statement	20
27.0 Whalley Range Conservation Area	20
Assessing Significance	24
28.0 Background	24
29.0 Interpretation	25
30.0 Proposals	25
31.0 Impact Assessment and Conclusions	26
Appendix I –Photographs	27
Appendix II – Location Plan	31

Introduction

1.0 Executive Summary

- 1.1.1 This statement has been prepared to support the full planning application for the change of use of the property known as 16 Alness Road, Whalley Range, M16 8ET, from an 11-bedroom House of Multiple Occupation (HMO), into 15 studio apartments for the homeless, 3 of which will be accessible rooms.
- 1.1.2 The applicant is SSG Sustainable Living, a registered charity of 7 years that currently runs other similar successful facilities, and Building Sense Limited is the agent acting on behalf of the applicant.
- 1.1.3 16 Alness Road is a substantial four storey, semi-detached, double front Victorian house, occupying a corner plot at the intersection of Alness Road and Mayfield Road, in the Whalley Range suburb of Manchester. The property has already been primarily used to house homeless people for circa 25 years, by the current owner/live-in-landlord.
- 1.1.4 The area surrounding the site comprises primarily residential uses, though St Bede's College and St Bede's Preparatory School is located diagonally opposite.
- 1.1.5 The description of development on the planning application form reads as follows:
CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (HMO – SUI GENERIS) TO CREATE 15no. SELF CONTAINED RESIDENTIAL UNITS FOR SHORT STAY HOMELESSNESS ACCOMMODATION (SUI GENERIS), WITH ASSOCIATED SUPPORT FACILITIES; THE ERECTION OF A SINGLE STOREY REAR EXTENSION, THE PROVISION OF EXTERNAL STEPS AND WHEELCHAIR PLATFORM LIFT; ELEVATIONAL ALTERATIONS TO WINDOWS, AND DOORS AND WORKS TO ROOF COVERINGS; PROVISION OF CAR PARKING, CYCLE PARKING AND BIN STORAGE ; AND, EXTERNAL WORKS TO GROUND LEVELS, AND NEW PEDESTRIAN ACCESS TO PUBLIC FOOTPATH.
- 1.1.6 This statement assesses the proposed development against the relevant local and national planning policy framework and other material considerations, including its heritage status, being located in the Whalley Range Conservation Area.

2.0 Existing Building, Site and Surrounding Areas

2.1 The Site

- 2.1.1 The site measures approximately 592m² and is located on the north western corner of the crossroads between Alness Road and Mayfield Road. The extent of the application site is shown within Appendix II – Location Plan.
- 2.1.2 The site is approximately two miles south of Manchester City Centre, near Alexander Park, just off Princess Parkway – one of the main arterial routes into the city from the south and the M56.
- 2.1.3 There are grounds to the front, left and rear (east, south and west) of the property, which are generally grassed to the front and left, with the grounds higher than the footpath, set behind low

stone retaining walls. The ground to the rear is level with the footpath with Mayfield Road, from where there is vehicular access through the southern boundary leading into the rear garden.

- 2.1.4 The rear garden provides an old tarmac driveway, several further areas of tarmac, a concrete base (presumably of an old outbuilding) and some areas of loose and broken paving. There are trees planted on most of the boundaries.

2.2 The Building

- 2.2.1 The building comprises a double fronted Victorian semi-detached house of traditional brick and slate construction, arranged over four floors from lower ground to second, with the top floor being formed partially in the roof, and the lower ground floor slightly lower than the natural ground level.
- 2.2.2 The lower ground floor external footprint of the building is approximately 125.5m², and the total gross internal floor area of all four floors is 402.9m².
- 2.2.3 It was originally constructed as a private dwelling house and is broadly square in plan with a single storey outrigger to the rear providing an additional room to the lower and upper ground floors, and otherwise provides four large rooms per floor, with a central front door, hallway and stairwell. The current layout provides 11 lettable HMO bedrooms arranged over the upper three floors, with one shared bathroom per floor.
- 2.2.4 The lower ground floor has external access into the rear garden, with a door at garden level providing independent access to the current owner's private residence, essentially the two rear rooms divided to form a bedroom, living room, kitchen and bathroom, with a door separating it from the front two rooms – which are used as a communal dining room and kitchen for the residents of the HMO.
- 2.2.5 Additionally, there is a steep, brick and stone to the rear, providing access to the back door of the upper ground floor.

2.3 Surrounding Area

- 2.3.1 The area surrounding the site predominantly comprises residential dwellings, though it is diagonally opposite St Bede's Preparatory School and St. Bede's College.
- 2.3.2 Within 3 minutes' walk to the west, along Mayfield Road, there is a Co-Operative local supermarket, and several other small shops and eateries, and Alexandra Park 4 minutes' walk to the west.

2.4 Access

- 2.4.1 The main front door to the property is accessed via a path and several steps from Alness Road, on the front elevation, however the proposal is for this entrance to be mothballed with all guests and staff accessing the property via the new rear steps from the proposed parking area – so that all residents need to pass the office to access the premises.
- 2.4.2 This is discussed and addressed in more detail in the Design, Access and Transport Statement.

3.0 Planning History

- 3.1.1 An online search on the city council's website reveals four previous applications to the site, all of which were decided and approved; we list these in chronological order below, and include our commentary on the same:

Application Ref.	Application description	Applicant comments
020766 I/1983	Conversion of house in multiple occupation into 8 self-contained flats	This work does not appear to have been undertaken; the property is presently a HMO.
BN/91/09274 I	Alterations to form kitchen, within bed and breakfast, accommodation	It is assumed the present owner occupier carried out this work, since there are two large kitchens to the lower ground floor, but this cannot be confirmed.
078401/TCA/2006/S1 I	Notification of intent to carry out works to trees within Whalley Range tree preservation order - fell tree 1 and lop trees 2,3 & 4	It is not known if this work was carried out, as the associated tree numbering plan could not be downloaded.
096203/TCA/2011/S1 I	Crown lift and reduction of oak tree	It is not known if this work was carried out, though assuming it relates to the Turkey Oak (T9), then it would appear so, as the tree survey confirms heavy pruning and that it is leaning significantly.

4.0 Existing Use

- 4.1.1 The current use of the property is as 11-bedroom HMO (Sui Generis) and has operated in this way for circa 25 years, by the current live in landlord/owner. The property has been primarily let to the homeless throughout that time, though the HMO licence was allowed to lapse several years ago, as the owner reduced the operation, nearing retirement.
- 4.1.2 It is important to note that the use remains, however, and that the HMO licence could be applied for again; the premises being apparently compliant with all usual HMO standards.

5.0 Statutory Designation

- 5.1.1 **Heritage:** The site located in the Whalley Range Conservation Area, though is not listed.
- 5.1.2 **Flood Risk:** The site falls within Flood Zone 2
- 5.1.3 **Trees:** There are numerous trees on the site, and accordingly a tree survey has been provided.
- 5.1.4 **Rights of Way:** The site is not affected by any Rights of Way.

Development Proposals

6.0 Background

- 6.1.1 The development is proposed via the submission of this full planning application.
- 6.1.2 This applicant proposes only minor adaptation to the existing buildings on site and so this Planning Statement focuses on the change in use of the building.
- 6.1.3 The physical alterations and proposals are described and discussed in the accompanying Design, Access and Transport Statement, which should be read in conjunction with this Planning and Heritage Statement, though an overview is also provided below.
- 6.1.4

7.0 Proposed Use

- 7.1.1 The proposed use of the building is to provide 15no. studio apartments for the homeless, with three accessible rooms located on the upper ground floor. To the rear garden there will be off road parking for four vehicles, one of which is accessible.
- 7.1.2 The primary difference between the opposed and current use is that the facility will be permanently staffed and operated by a charity experienced in running this type of facility. There are no common areas, and the residents are not allowed to bring guests into the property.
- 7.1.3 Refer to the separate Management Statement for further details of the intended residents, staffing and operational proposals.
- 7.1.4 The accommodation centre will provide 15no. ensuite studio apartments for single men. The rooms will provide both bedroom and living spaces for the residents with private ensuite shower rooms.
- 7.1.5 There will be an Activity Room for staff supervised and organised group activities via a separate entrance, and this will be locked and not available for unsupervised use.

8.0 Demolition

- 8.1.1 No demolition works are proposed.

9.0 Layout

- 9.1.1 The existing building is in use as an HMO, so there are minimal internal layout changes to the upper floors, other than the alteration of door positions and formation of new ensuite facilities within rooms to provide private shower rooms to each studio.

9.1.2 Since the building has several changes in level and there is a requirement to provide accessible rooms, there is a small, proposed extension to the rear of approximately 5m², which will double as a new entrance walkway into the primary rear entrance on the upper ground floor.

9.1.3 The principal front entrance from Alness Road will be mothballed and used only as a secondary means of emergency escape, to ensure that the staff are aware of all visitors to the site.

10.0 Design and Appearance

10.1.1 The design and appearance of the building will not change fundamentally, with the exception of a new door to the left elevation, and a very small single storey rear extension with external steps and platform lift.

10.1.2 The surrounding landscape will be slightly altered to provide an accessible walkway suitable for both wheelchair users and abled bodies pedestrians, separated from the existing vehicular access.

10.1.3 The rear garden is presently used for parking, and this will be improved and resurfaced to provide more spaces, a bin and cycle store, and for access to the new ambulant disabled stair and platform lift.

10.1.4 The existing grounds will be tidied and maintained, and the trees pruned, and crowd lifted per the Arboricultural Impact Assessment

11.0 Access and Servicing

11.1.1 vehicular access to the site will remain as existing, off Mayfield Road, but the rear garden will be resurfaced and landscaped the form car parking, as shown on the Proposed Site Plan, and discussed in more detail in the Design, Access and Transport Statement.

Planning Policy and Legislative Context

11.2 National Planning Policy Framework

- 11.2.1 The NPPF sets out that the purpose of the planning system is to help deliver sustainable development and in doing so should be a collective enterprise. The Framework specifically promotes pre-application engagement and the frontloading of consultation: the purpose being to identify issues that can be resolved at the preapplication stage enabling the planning system to function more effectively and efficiently.

11.3 Localism Act (2011)

- 11.3.1 The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of devolving power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:

- Decentralisation and strengthening local democracy;
- Community empowerment; and
- Rejuvenation of the planning system including neighbourhood planning

- 11.3.2 This Act places a responsibility on applicants to:

- Consult communities, having regard to any advice that their local planning authority may provide;
- Consider any responses before they finalise proposals and submit their applications; and
- Account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

12.0 Manchester City Council's Pre-Application Engagement Expectations

- 12.1.1 On 11 June 2018 the Council adopted a refreshed Manchester Statement of Community Involvement ("MSCI") which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester. For significant development proposals the MSCI encourages developers to involve the community prior to the submission of the planning application. The responsibility is placed upon the developer to ensure that appropriate pre-application consultation is carried out.
- 12.1.2 The Applicant's approach to pre-application consultation was underpinned by the general principles set out within the MSCI.

13.0 Consultation with Key Stakeholders

13.1.1 A summary of consultation activities undertaken by the Applicants is set out in the accompanying Management Statement, prepared by SSG.

13.2 Manchester City Council

13.2.1 Advice on planning application strategy and agreement on information requirements to support the submission was sought in July 2024, via Teams meeting with Sue Wills and Robert Griffiths.

13.3 Greater Manchester Police

13.3.1 Greater Manchester Police were consulted on the proposals regarding design and security. A Crime Impact Statement has been prepared by Greater Manchester Police assessing the development against the principle of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and fear of crime.

13.3.2 The full assessment of the development is set out within the Crime Impact Statement which has been submitted in support of this application. This Statement includes Greater Manchester Police's feedback on the application proposals and any recommendations which they have put forward to be included in the design/management of the scheme.

Planning Policy Framework

14.0 Context

- 14.1.1 The Planning and Compulsory Purchase Act 2004 (“The Act”) establishes the legislative background for town planning in England and Wales. Section 38(6) of The Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 14.1.2 The statutory Development Plan for Manchester currently comprises the following adopted Development Plan Documents (DPDs):
- Manchester Core Strategy 2012-2027 (adopted July 2012); and
 - The ‘saved’ policies of the Manchester Unitary Development Plan (adopted July 1995).
- 14.1.3 Other planning policy documents relevant to the proposal which could be deemed “material considerations” will also be taken into account in this Planning Statement, including the City Council’s adopted Strategic Regeneration Frameworks (SRFs) and any relevant Supplementary Planning Documents (SPDs) and guidance (SPGs). retained.

15.0 Statutory Development Plan

15.1 Manchester Core Strategy

- 15.1.1 **The Core Strategy Development Plan Document 2012-2027 (“the Core Strategy”)** was adopted by the City Council on 11 July 2012. It is the key document in Manchester’s Local Development Framework. It sets out the long-term strategic planning policies for Manchester’s future development. The key policies of relevance to this application are:
- 15.1.2 **Policy EC 1 (Employment and Economic Growth in Manchester)** states that in addition to the employment land allocated within the Strategy, the Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities and other employment generating uses.
- 15.1.3 **Policy H10 (Housing for people with additional support needs)** states that proposals for accommodation for people with additional support needs will be supported where there is not a high concentration of similar uses in the area already. This type of accommodation will also need to contribute to the vitality and viability of the neighbourhood and should not cause disproportionate stress on local infrastructure such as health facilities. This policy goes on to state that people with additional support needs may include homeless people and the Council welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle and supports the work of housing associations and other agencies in this respect. There is, however, a need for individual communities to be able to meet most of their day to day needs locally, for example, shopping, recreation, education and health care.

- 15.1.4 **Policy DM1 (Development Management)** states that all development should have regard to a set of specific issues including, but not limited to; appropriate design, impact on the surrounding area, effects on amenity, accessibility and community safety and crime prevention.
- 15.1.5 **Policy EN1 (Design Principles and Strategic Character Areas)** seeks to ensure that new development follows the seven principles of urban design within the sites specific character areas and reinforces the sense of place and local distinctiveness of the City. The policy also states that Design and Access Statements should be submitted with proposals for new development and must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.
- 15.1.6 **Policy EN3 (Heritage)** states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. The policy requires new developments to be designed so that they preserve, or enhance the historic environment, character, setting and accessibility of listed buildings and conservation areas.

16.0 Other Relevant Core Strategy Policies

- 16.1.1 There are a number of other Development Plan policies which are of relevant to the proposal. These include:

- **Policy T1** Sustainable Transport;
- **Policy T2** Accessible areas of opportunity and need;
- **Policy EN4** Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
- **Policy EN6** Target Framework for CO2 reductions from low or zero carbon energy supplies;
- **Policy EN8** Adaption to Climate Change;
- **Policy EN16** Air Quality;
- **Policy EN17** Water Quality;
- **Policy EN19** Waste.

17.0 Saved Unitary Development Plan

- 17.1.1 The Unitary Development Plan (UDP) was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced. However, a number of policies were saved on 11 July 2012 and remain extant.

18.0 Material Planning Considerations

18.1 National Planning Policy Framework

18.1.1 The revised National Planning Policy Framework (NPPF) was published in February 2019 and is a material consideration in the determination of all planning applications. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment.

18.1.2 The Presumption in Favour of Sustainable Development:

18.1.3 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making:

"Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay.'

18.1.4 Paragraph 38 of the NPPF confirms local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

18.1.5 At paragraph 8 the NPPF defines 'sustainable development' and sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental as follows:

- An economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

18.2 Making Effective Use of Land

- 18.2.1 Paragraph 118 requires substantial weight to be given to the value of using suitable brownfield land and decisions should support the development of under-utilised land and buildings.

18.3 Promoting Healthy and Safe Communities

- 18.3.1 Paragraph 91 states that planning decision should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, for example through mixed-use developments, strong neighbourhood centres, street layouts and active street frontages.
- 18.3.2 Paragraph 91 goes on to state that planning decisions should enable places which are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

18.4 Other Material Considerations

- 18.4.1 There are various other planning policy guidance documents at local and national level that are relevant to the determination of this application which have been set out below and the salient points summarised.

19.0 Supplementary Planning Documents

19.1 Guide to Development in Manchester Supplementary Planning Document (April 2007)

- 19.1.1 This document provides further non-statutory planning guidance on bringing together environmental, economic and social development principles to assist in the creation of a cohesive and sustainable city.
- 19.1.2 In particular, the guidance reinforces the notion that new development will only be acceptable when it is considered to relate to the local context and preserve local characteristics.
- 19.1.3 The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently. The document also provides details regarding the delivery of achievable and financially viable approaches to all aspects of sustainability.

19.2 The Greater Manchester Spatial Framework

- 19.2.1 The Greater Manchester Combined Authority ("GMCA") was established in 2011 and comprises the ten Greater Manchester Councils and Mayor, who work with other local services, businesses, communities and other partners to improve the city-region. The ten Council's include; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan.
- 19.2.2 The GMSF underwent public consultation of its evidence base, its vision and draft strategic options and it was anticipated that a revised draft GMSF would be consulted on by the end of 2020.
- 19.2.3 The final publication of the GMSF was presented to the AGMA Executive Meeting at the start of December 2020 whereby all 10 authorities needed to approve of the plan. Stockport however,

voted against the plan at this meeting which means the Framework as it stands will not be going ahead.

- 19.2.4 The remaining nine Greater Manchester local authorities, as a committee, will now progress the alternative Greater Manchester Spatial Framework, dubbed Places for Everyone. Like the GMSF did, the plan aims to guide development strategy in Greater Manchester until 2037 through the allocation of land for housing and employment space.
- 19.2.5 It is important to note that the GMSF follows on from the new Greater Manchester Strategy published by the GMCA 27th October 2017, named 'Our People, Our Place'. The plan explains the GMCA's ambitions for the future of the city-region and covers education, health, wellbeing, work and jobs, housing, transport, skills, training and economic growth. This document recognises the growing problem of homeless across Greater Manchester and names tackling this as a key priority with the objective of ending rough sleeping by 2020.
- 19.2.6 Our People, Our place states that there is still nowhere near enough new homes being built to meet local needs and assist in reducing homelessness. The plans calls for Manchester to provide a long-term plan to prevent and tackle all types of homelessness, along with providing short-term solutions to support those in immediate need on the streets.
- 19.3 Manchester Homelessness and Rough Sleeping Strategy
- 19.3.1 Manchester's homelessness strategy sets out how the Council and its partners will work together towards ending homelessness. The new three-year Homelessness and Rough Sleeping strategy, which covers the period 2024 to 2027 sets out how the Council will work with the voluntary, community and faith sector plus schools, health services and early help services. This document contains a number of principles and aims for Manchester with an Our Manchester approach.
- 19.3.2 The strategy is framed around the four principles of Manchester City Council's Homelessness Transformation Programme (A Place Called Home):
- Increasing prevention
 - Reducing rough sleeping
 - More suitable and affordable accommodation
 - Better outcomes, better lives.
- 19.3.3 It states: "We are determined to make homelessness in Manchester rare, brief and unrepeatable. With demand rising, there is a greater pressure on existing and future resources available to the Council and our partners across the city however, together we will do everything in our power and continue our mission of working towards ending homelessness in all its forms."
- 19.3.4 The proposed scheme is supported by the principles and aims set out within this strategy, The proposals are therefore aligned with the intentions of the Strategy and are fully in accordance with the need for Manchester to provide new and improved accommodation for homeless people to cater for the increasing demand.

19.4 Making Manchester Fairer

- 19.4.1 Making Manchester Fairer is Manchester City Council's five-year action plan to address health inequalities in the city focussing on the social determinants of health. The need to tackle inequalities in the city continues to be a corporate and political priority following the COVID-19 pandemic, the cost-of-living crisis and housing crisis.
- 19.4.2 Homelessness and lack of housing security manifests in different ways for different communities and some communities are disproportionately affected. For example: – People owed a homeless duty in Manchester with recorded support needs of physical ill health and disability increased by 103% over the previous strategy period and those where “old age” was the identified support need increased by 225% - which was the top increase in support needs recorded. This is a major cause for concern as people with poor health are more likely to end up in unsupported bed and breakfast provision that does not meet their support needs as the Homeless Strategy has identified that there is a lack of suitably adapted accommodation for people with disabilities both for temporary and settled accommodation.
- 19.4.3 The proposed scheme would help to address the requirement for more adapted supported temporary accommodation for people with disabilities and more complex support needs.

19.5 Manchester Homeless Charter

- 19.5.1 Whilst not forming adopted planning policy in itself, the adopted Homeless Charter prepared by the Manchester Homelessness Partnership, sets out the approach being taken to tackle the homelessness situation within Manchester.
- 19.5.2 The charter provides guiding principles concerning the rights of people who are homeless or at risk of homelessness including the right to a safe, secure home along with an appropriate level of support to create a good quality of life. The rights presented in the Charter also include equality of access to information and services and equality of opportunity to employment, training, volunteering, leisure and creative activities.
- 19.5.3 The proposed scheme accords with the vision, values and rights included in the Charter and the proposals are considered to assist in taking the actions outlined in the statement.
- 19.5.4 The proposals have been designed to cater for the most vulnerable of people within Manchester to provide them with safe access to accommodation, support, services and the tools to help secure employment, opportunities and longer-term accommodation.

19.6 Greater Manchester Homelessness Prevention Strategy

- 19.6.1 Tackling homelessness and rough sleeping is a key priority for the ten local authorities in Greater Manchester that are covered by the Greater Manchester Combined Authority (GMCA).
- 19.6.2 Manchester City Council and the Manchester Homelessness Partnership support the Greater Manchester Prevention Strategy 2021–26 and its missions to prevent homelessness:
- Mission 1: Everyone can access and sustain a home that is safe, decent, accessible and affordable.
 - Mission 2: Everyone leaves our places of care with a safe place to go.

- Mission 3: Everyone can access good-quality advice, advocacy and support to prevent homelessness.
- Mission 4: People experiencing homelessness have respite, recovery and reconnection support.
- Mission 5: Homelessness is never an entrenched or repeat experience

19.6.3 The Strategy supports the provision of accommodation for homeless people that aims to provide recovery and support with reintegration and helps reduce homelessness, which aligns with SSG's aims.

20.0 Summary

20.1.1 We believe the national and local planning policy framework supports of the proposed development on this site, which will provide much needed homeless accommodation.

Environment and Technical Considerations

21.0 Introduction

21.1.1 This section considers the relevant environmental and technical considerations of the proposed development.

22.0 Transport

22.1 Car Parking

22.1.1 Transport is not a significant consideration in this application.

22.1.2 There are minimal staff numbers, and their parking requirements will be met with three off road parking spaces to the rear.

22.1.3 Residents will typically not have cars, being homeless.

22.1.4 There will be minimal visitors to the site, and these will typically be social and support workers who visit during normal working hours; there will typically be one space available for their use.

22.1.5 Unrestricted on road parking is available on both Alness Road and Mayfield Road.

22.1.6 The parking demand at the site will be lower than might be generated by an 11-bedroom HMO, and more off-road parking spaces than are currently provided will be available.

22.2 Cycle Parking

22.2.1 Secure cycle parking is proposed by way of a secure timber shed, which is covered by CCTV and overlooked by the office.

22.2.2 This will also include space and a charging point for a mobility scooter.

22.3 Public Transport

22.3.1 The site is located in a highly sustainable location in terms of its access to the bus network, the nearest stop being four minutes' walk.

23.0 Waste

23.1.1 A Waste Management Strategy for the development has been prepared to support this application to determine the provisions required for the removal of waste from the proposed development.

23.1.2 An enclosed lockable bin store is proposed on the site, and has natural surveillance from the office, and provides the required.

24.0 Crime Impact Statement

24.1.1 The planning application is supported by a Crime Impact Statement, prepared by the Greater Manchester Police Architectural Liaison Unit, which supports the planning application and makes a series of recommendations regarding measures that could be undertaken in order to minimise the risk of crime.

24.1.2 These recommendations have been given due consideration by the design team and will be taken forward in finalising the security design proposals for the building.

25.0 Trees

25.1.1 There are a number of trees on the site, and an Arboriculturist report and method statement is included.

25.1.2 A pair of diseased Elm Trees and one further low-quality tree are proposed to be removed, and further ornamental trees will be planted in accordance with the recommendations of the Arboriculturist's recommendations.

26.0 Flood Risk

26.1.1 The site falls within Flood Zone 2. A Flood Risk Assessment is included with the application, and provides general support of the scheme, with recommendations that will be considered during the application.

- 26.1.2 Permeable tarmac will be used for new external Hardstandings, and surface water drainage arrangements will be improved, and lower ground floor rooms will be tanked to mitigate the risk of flooding.

Conclusions

- 26.1.3 This Planning Statement relates to a full planning application submitted to Manchester City Council for the re-development of existing buildings into a homeless accommodation centre at 16 Alness Road, Whalley Range, Manchester M16 8ET at the corner of Alness Road and Mayfield Road.
- 26.1.4 Homelessness is a significant problem in Manchester and there is a need for a range of supported accommodation schemes to support people to reintegrate in the community.
- 26.1.5 This scheme will cater for a specific group of people need, including those with mobility issues and will complement and support existing provisions.
- 26.1.6 The proposed scheme will rejuvenate and underutilised existing building and will be staffed 24 hours a day.
- 26.1.7 The proposals represent a contribution towards meeting this critical need within Manchester to reduce homelessness and will provide 15 additional ensuite rooms.
- 26.1.8 The scheme will contribute to achieving the aims set out in the city's Homelessness and Rough Sleeping Strategy 2024-7 and will contribute to the City's Our Manchester and Making Manchester Fairer Strategies including increasing the health, well-being and skills of local residents.

Heritage Statement

27.0 Whalley Range Conservation Area

- 27.1.1 The building is located in the Whalley Range Conservation Area and the following is taken from the Manchester City Council website, in relation to the conservation area.

27.2 Introduction

- 27.2.1 Whalley Range conservation area is situated approximately two miles south of Manchester city centre.
- 27.2.2 Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600.
- 27.2.3 The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west

27.3 History

- 27.3.1 During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.
- 27.3.2 Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision.
- 27.3.3 The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks's own Whalley House (named after the town of Whalley in Lancashire, his place of origin) was built at the south end of Whalley Road.
- 27.3.4 The house was demolished during the 1930s to make way for the Woodlawn Flats development. The eastern side of the conservation area around Alness Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton.
- 27.3.5 In 1874, an early example of an aquarium was opened to the public on Alexandra Road. Although twice the size of any previous aquarium, it proved to be commercially unsuccessful, and closed down just two years later. Shortly after closure, the building was incorporated into St. Bede's College, which was itself amalgamated with St. Bede's School in All Saints in the City.

27.4 Whalley Range and its Buildings Today

- 27.4.1 The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages

of the area's development. For example, around the turn of the century, in both Railton Avenue and Whalley Avenue, sixteen terraced houses were constructed on single building plots.

- 27.4.2 For some years after the Second World War the area went into decline. Families living in the large houses moved away, further from the city centre, leaving some properties to decay. Some redevelopment took place, and many houses were converted into bedsits for multiple occupation.
- 27.4.3 Recently however, there has been further investment in the area, with the upgrading of properties or conversion to self-contained flats or nursing homes and residential institutions. Housing associations have been actively refurbishing buildings and developing vacant sites.
- 27.4.4 Most vacant sites have now been built upon and development pressure has more recently turned towards applications for demolition of the old large houses and the subsequent redevelopment of their sites.
- 27.4.5 Designation of the conservation area is aimed at halting this trend and actively encouraging refurbishment of what is left of the fine quality original housing stock. Several buildings in Whalley Range are individually listed by the Department of the Environment.
- 27.4.6 The most prominent building in the Whalley Range conservation area is the former Lancashire Independent College on College Road. It is a gothic-style stone building with octagonal tower and pinnacles, completed in 1843. Recent refurbishment has converted the building into a residential college for the General and Municipal Boilermakers' Union. The entrance gates and octagonal gate piers are in the same style and are also listed buildings.
- 27.4.7 St Bede's College is an ornate red brick and terracotta building in the Italian renaissance style, which incorporates the redundant aquarium building. The eleven bays of the college form an incomplete facade as construction ceased in 1880. A chapel to the rear was added in 1898, followed by several subsequent additions.
- 27.4.8 St Edmund's Church is a stone building with a steeply pitched slate roof. Designed in the geometrical Gothic style, it has paired clerestory windows with tracery. The building typifies the problem of overly large premises for modern use as a church, but it is of a quality which justifies an imaginative proposal.
- 27.4.9 The Church of St Margaret on Whalley Road is a stone building with a slate roof and a tall spire. It was designed in 1843 and consecrated in 1849. The architects were Locker & Newsham with N. T. P. Harrison.
- 27.4.10 The three pairs of houses on Withington Road that are numbered 4 to 14 form a distinct group of stucco villas. The central pair are Gothic style with matching italianate style on either side.
- 27.4.11 There are many other fine houses of a high quality which were built according to rules and restrictions set by Samuel Brooks and written into the ground leases.

27.5 Control of Development

- 27.5.1 Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities.

- 27.5.2 Developments will frequently require planning permission or Conservation Area Consent, and sometimes both. Even some minor works such as alteration to boundary walls may require the prior approval of the City Council.
- 27.5.3 Demolition of most buildings as well as construction in conservation areas, requires specific permission. Advice should be sought at an early stage, from the South Area Team.
- 27.5.4 Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.
- 27.5.5 When submitting an application for a new building, designers should look at the wider area rather than just the site. It is important to see how the proposal fits into its context. In this regard, the elevations, form and massing of adjacent buildings should be included in a submission for a new building.

27.6 Trees

- 27.6.1 All trees in conservation areas are protected by legislation. Those planted in the gardens and pavements of the Whalley Range conservation area have matured and they make a significant contribution to the character of the area, providing an interesting interplay with the brick and stone buildings.
- 27.6.2 Regular maintenance and pruning are required and when they have grown too large or succumbed to disease, anyone considering pruning or felling trees should be aware that formal consent is usually required and must therefore contact the South Area Team. This will ensure that action can be agreed on the most appropriate ways to carry out work in a sympathetic manner.
- 27.6.3 Anyone wishing to fell, prune or uproot a tree covered by a Tree Preservation Order or in a Conservation Area should seek permission first from us before undertaking any work to the tree.

27.7 Improvement and Enhancement

- 27.7.1 It is envisaged that small-scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and the colour of materials.
- 27.7.2 The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows and mouldings. Artificial materials such as uPVC for windows or concrete for walls will not be encouraged, and the painting of brick and stone elements is considered to be inappropriate and conducive to rapid deterioration.
- 27.7.3 Walls are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone. Decorative brick patterning is used particularly at eaves or gables, either polychromatic or in the form of corbelled brackets. Stone brackets support projecting balconies with ornate wrought-iron balustrades.
- 27.7.4 Roofs on Whalley Range houses were originally predominantly blue slate, and this as opposed to other materials, should be used as a replacement. Ridge tiles often have decorative fins, and finials at every gable may be terracotta, timber or wrought iron. Barge boards and eaves boards are moulded and fretted with decoration.

- 27.7.5 In existing buildings, windows should follow the pattern of the originals they replace, almost invariably vertically proportioned with little or no subdivision of the sashes into small panes. The frames should be made from moulded timber sections and trimmed with moulded architraves. They should also be set in the same plane as the originals. In new development, windows should be set back at least one brick depth from the front plane of the wall.
- 27.7.6 Where boundary treatments are being renewed, walls - preferably the originals - should be stone or brick with recessed panels and stone copings. They should be in character with the area, which frequently includes evergreen hedges. These are most commonly privet, but holly and laurel are also seen.
- 27.7.7 Every effort should be made to save gateposts and incorporate them in new developments. They should be replaced in stone or brick rather than concrete or timber. Each of these solutions requires less maintenance than the original cheaper alternatives.
- 27.7.8 None of the original cast-iron street-lamp standards remain today, having been replaced with modern steel poles. If funds were to become available, there would be an opportunity to replace lamps and other street furniture with Victorian-style castings, in order to re-create some of the original character of the area, providing the levels of illumination meeting with present-day requirements.

Assessing Significance

28.0 Background

28.1.1 Assessing significance is a key principle for managing change to heritage assets, and is embedded within current NPPF

28.1.2 It sets out the following criteria for planning authorities to use to evaluate a planning application:

126 Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive a positive contribution to character and distinctiveness;
- opportunities to draw on the contribution made by the historic environment of the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering

the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

28.1.3 Significance can be measured according to hierarchical levels; the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

29.0 Interpretation

29.1.1 Based on the above, we consider 16 Alness Road to be of **Medium** significance, being an undesignated asset.

30.0 Proposals

30.1.1 The design and materials proposed are detailed and discussed in the Design, Access and Transport Statement, which should be read in conjunction with this document.

30.1.2 In this case, the structure is being almost entirely retained, and adapted to suit a modern use, including improvements to:

- Historic fabric such as the replacement of cementitious render with lime render.
- re-pointing with lime mortar
- Rebuilding of the rear bay to the left elevation which has structural defects,

- Reinstatement of original slate roof coverings to the front roof slope, in lieu of the incongruous felt roofing applied over the original slates.

30.1.3 All of the proposed changes to the building are for the purpose of adaptations to provide accessible rooms for residents, and to improve security and natural surveillance cross site.

31.0 Impact Assessment and Conclusions

31.1.1 In conservation areas, the primary focus is on retaining the appearance of the street scene and local environment, and less focused on internal materials and finishes.

31.1.2 The only historic fabric to the principal elevations affected by the proposals will be:

- New opening formed through front bay to left elevation, in lieu of existing windows – which is not an original window.
- Replacement of the existing timber framed windows in uPVC, to improve the energy efficiency of the building, and to reduce future maintenance costs to the charity.
- Formation of a new opening to the left boundary wall, and repair of boundary walls generally.

31.1.3 The following changes are proposed to the rear elevation and are almost entirely invisible from the street:

- Small single storey rear extension to create adequate space for an additional bedroom, and the removal of a small section of existing side wall to the rear addition.
- Replacement and widening of the back door to the rear elevation to provide a new accessible entrance to the building.
- Removal and repositioning of external steps, to provide disabled access to the building.
- Provision of an external platform lift.

31.1.4 The following internal changes are proposed and will not be visible externally:

- Replacement of lower ground floor stairs to make them safer and the basement rooms safely useable.
- Removal of two internal walls, and
- Minor alterations providing stud work to form new ensuite shower rooms, etc.

31.1.5 Whilst the loss of any original historic fabric is undesirable, the formation of a door opening in lieu of an existing window is considered minimal intervention, and the rhythm of the façade will not be unduly altered.

Appendix I –Photographs



Photograph 1. Front



Photograph 2. Left



Photograph 3. Left



Photograph 4. Rear



Photograph 5. Aerial view

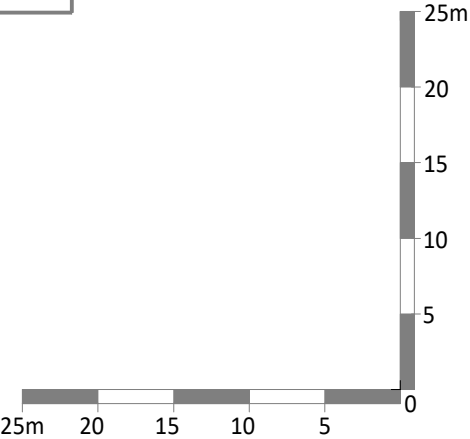
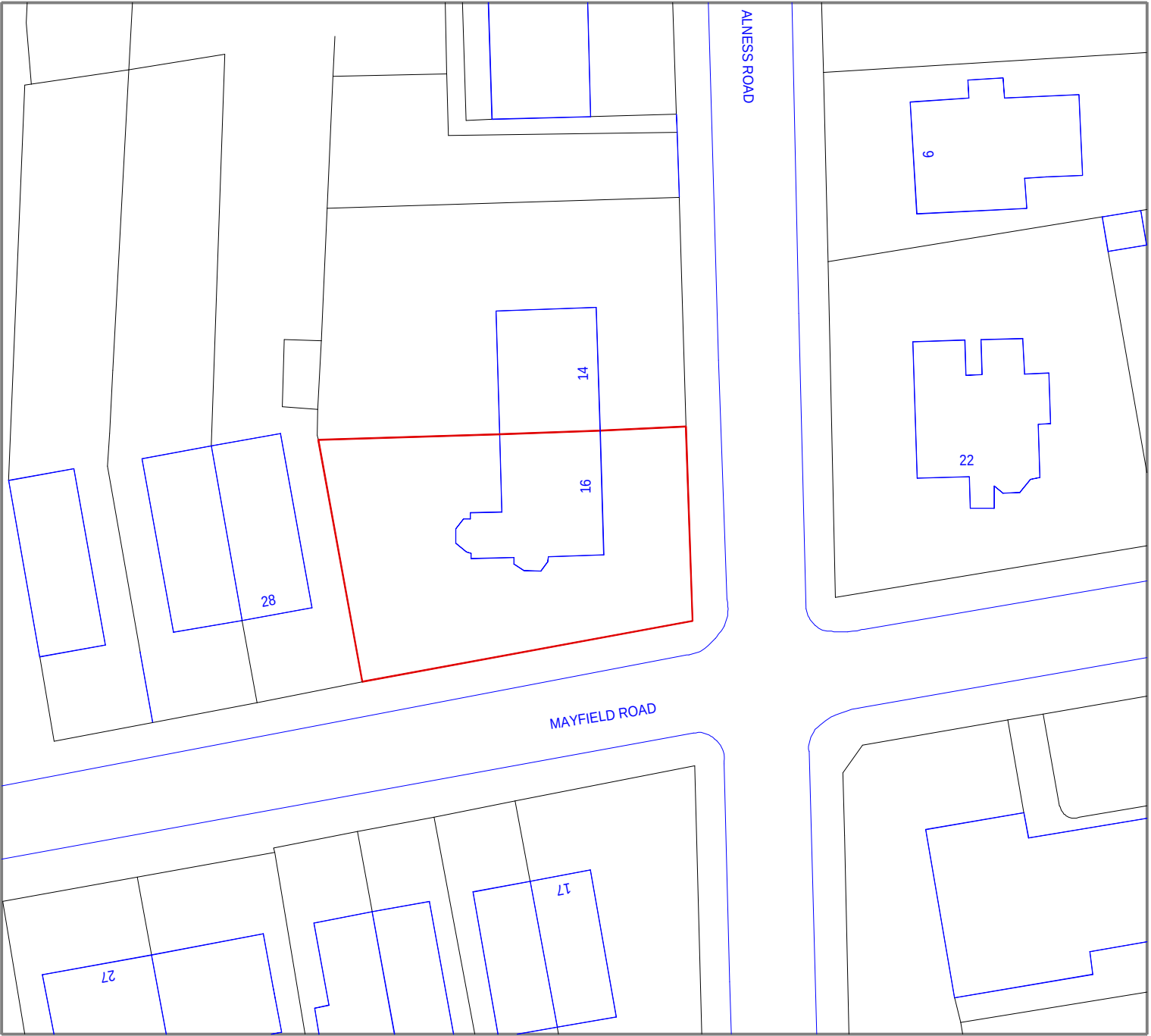
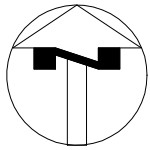


Photograph 6. Vehicular access



Photograph 7. Back garden

Appendix II – Location Plan



REV	DESCRIPTION	DATE	INITIAL
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Do not scale. All dimensions and levels must be verified on site and discrepancies reported to Building Sense Limited, prior to commencing works or preparing site drawings. Any conflicting information must be reported for clarification. If in doubt, ask.

STAGE: **PLANNING**

Building Sense
Chartered Surveyors
T: 0161 215 1229
E: mark.newman@buildingsense.co.uk
W: buildingsense.co.uk

PROJECT:
16 Alness Road
Whalley Range
Manchester
M16 8ET

CLIENT:
SSG Sustainable Living

TITLE:
Location/Block Plan

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DRAWN: MKN	CHECKED: MKN	DATE: 01/08/24
SCALE: 1:500 @ A3	DRAWING NO. 14028.09	REV: -