



Job Number:	19.1283
Project:	84 – 86 Oldham Street, Manchester
Client:	The Daylesford Trust
Date:	December 2023

Introduction and Background

This Planning and Heritage Addendum has been prepared in support of a planning application relating to 84 – 86 Oldham Street, Manchester, M4 1LF. The application description of development is 'Erection of 2 storey roof top extension to No. 84 and single storey roof top extension to No. 86 to provide 4 no. new apartments, comprising of 2 no. 1-bed and 2 no. 2-bed apartments (Use Class C3), taking total number of apartments within building to 14, together with associated external alterations and works'.

The application was validated by Manchester City Council on 7 July 2020. The submitted application was supported by a Planning Statement and Heritage Statement, both prepared by Paul Butler Associates. These documents provide a description of the application site and surroundings including the context of the site within the Stevenson Square Conservation Area. An overview of the relevant planning and heritage policy context is also provided.

There are no material changes to the planning policy context of relevance to the determination of the application since the initial submission was made. In relation to the site's context, it is noted that the adjacent development to the south of the site, which was granted planning permission in August 2016, has now be completed. This description of development was 'Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential

apartments (C3) above and 1 green roof'. The approved development is shown by photographs within the submitted Design and Access Statement prepared by Debtal Architecture dated November 2023.

The Revised Proposals

Following submission of the application extensive engagement has taken place with Manchester City Council Officers. This has involved a series of changes to the design of the scheme which have included:

- Changes to the design approach of the proposed roof extension. The new 4th floor to 84 Oldham Street will comprise render which will match the existing building elevation, with 5th floor extensions to each building being of a mansard roof design with vertical standing seam zinc and small dormers.
- Refinement of existing windows to Oldham Street elevation of the building. This has included rationalisation of the proportions / subdivision of windows.
- An enlarged bin store is provided at ground level in accordance with the Council's waste management guidelines (September 2023). The guidance is met for proposed as well as existing apartments.

Planning and Heritage Appraisal

The above changes made to the proposal have not fundamentally altered the nature of the proposed scheme from that initially submitted, and much of the analysis and assessment provided within the previously submitted Planning Statement and Heritage Statement remains largely relevant. An overview of the key points of the planning / heritage assessment is provided below:

- 84-86 Oldham Street are not nationally listed but are located within the Stevenson Square Conservation Area and adjacent to the Smithfield Conservation Area, the boundary of which runs along Oldham Street.
- The subject property was hit by a bomb during the Second World War and the façade was rebuilt in the mid-20th Century. The property has been subject to further alterations since

then including changes to the ground floor 'shopfront' and upper floor window openings. The property appears to have undergone rebuilding/extension in the late 20th Century, with the side and rear comprising modern brick under a concrete tiled roof. The property is of brick construction although the Oldham Street elevation and exposed gables are finished with white/off-white render. Inspection of the roof space has identified modern machine cut timbers in the roof and no historic fabric, whilst historic plans confirm that the roof form was different historically. The building currently has UPVC and poor quality timber windows on the upper levels. The historic photographs that have been found do not identify the historic form of windows. Research has confirmed that neither the roof form nor fabric is historic.

- The current roof structure and materials have a negative visual impact on the building's appearance. The 5th floor of the proposed extension has been designed to be 'read' as a contemporary addition to the building and contrast with the historic host buildings. This will be set back 2m from the front elevation of the buildings. This responds positively to comments from the Conservation Panel (received previously during the determination period) and means that the extensions will not be prominent from the street, especially given the tight urban grain in this location. In response to Officer comments the 5th floor of the proposed extension has been amended post-submission with a mansard design now proposed. The design approach further ensures that the extension will not appear as top heavy or dominant.
- The scale of the extended building is appropriate for Oldham Street (and the conservation area setting) and the approach allows each building to be visually read individually thereby reinforcing the narrow frontage of properties on Oldham Street. As noted above, the adjacent site to the south (72 Oldham Street) has recently been completed with a part 4, part 5, part 6 and part 8 storey development that acts to further limit visibility of the roof extension to the buildings, with the extension being viewed against the backdrop of this development. Also of note is the recent approval of the development of 68-70 Oldham Street (also to the south) which comprises a building up to 10 storeys in height.

- Whilst the Houldsworth Street elevation of the roof extension is visible on the elevation drawing, this does not give a true impression and shows a view that will never be seen in reality. Houldsworth Street is very narrow and the tight nature of the street, with buildings set at back of pavement, means that the roof extension would not be visible and would be blocked from view by 88 Oldham Street and other buildings on Houldsworth Street. Potential views from Houldsworth Street towards the south east would also be prevented by existing development.
- In terms of materiality, the vertical metal profiled cladding is regarded as an appropriate and high quality material, which can be found on other developments in the City Centre. The proposal will also allow for the replacement of existing poor quality materials (window frames and roof tiles) with materials which are more sensitive to the building and conservation area. A condition on a planning permission would allow for detailed drawings of the materials including fixing details etc. to be provided and for a sample to be agreed with the Council to ensure its quality.
- It is noted that the proposals were well-received at the Conservation Panel meeting on 12.11.2019, similarly the English Heritage 'Manchester's Northern Quarter' publication also recognises the value of roof extensions, stating 'Where increased density is sought, for example, well-designed and modestly scaled set back roof extensions may be appropriate'.
- In response to comments from Environmental Heath the waste management arrangements have been amended. An enlarged bin store is provided at ground floor level. This can accommodate 3 x 1,100L bins and measures 9m² which exceeds the 0.43m² requirement set out in the Council's Waste Guidelines document and caters for existing as well as proposed apartments.

In overview, the proposed scheme is considered to have a positive impact on the application buildings and will preserve and enhance the character and appearance of the Stevenson Square and Smithfield Conservation Areas, and the setting of nearby listed buildings. As such the proposals are consistent with relevant heritage policy and guidance at a local and national level.

Whilst it is difficult to see how an alternative conclusion could be reached that the proposed works would cause a level of harm, were this to be the case then there are a series of positive planning benefits which the scheme will deliver which in our view clearly and demonstrably outweigh any perceived harm. These benefits are highlighted below.

Planning Benefits

The proposed scheme will provide a series of positive planning and regeneration benefits and constitutes sustainable development, delivering positive economic, social and environmental benefits. As set out under the headings these benefits include:

Economic role

- The proposed development will increase footfall in the Northern Quarter and City Centre, thereby increasing expenditure to support local shops and businesses. The development will also provide employment during the construction phase.

Social role

- The proposed development responds to an identified housing need in the Manchester City Council Core Strategy and Places for Everyone (PfE). PfE provides an objectively assessed housing need figure of a minimum of 164,880 net additional dwellings to be delivered over the period 2021-37, or an annual average of around 10,305, a large proportion of this will be provided in the Regional Centre.
- The mixture of one and two bedroom units will meet local housing needs in the city. This dwelling mix will appeal to a range of household types, thereby helping to strengthen the Northern Quarter as a diverse and sustainable community.

Environmental role

- The development optimises the development potential of an existing building by extending upwards. This will free up other brownfield sites for development, and also reduce pressure to build on other greenfield or less sustainable sites within the City.

- The proposals will have significant positive heritage and design impacts, which will preserve and enhance the heritage significance of the existing buildings and conservation areas, as well as resulting in visual improvements to the wider streetscene.
- The highly accessible location will exploit opportunities for the use of more sustainable modes of transport reducing the reliance on the private car. The proximity to jobs and services within the Regional Centre will result in many residents making these journeys on foot.

In conclusion, the principle of development is justified and supports the strategic aims of Manchester City Council's planning policies and the incremental regeneration of the area. The development site is located in a highly accessible and sustainable location in the City Centre and Regional Centre, close to jobs, transport links, services and local amenities. The proposed development will introduce a high-quality addition to the existing development, together with other external improvements to the elevations.

The proposals are sensitive to the heritage context of the site and will make a positive contribution to the wider streetscene. The application is accompanied by a range of technical reports which successfully demonstrate that there are no technical reasons for the development not to be permitted. The application submission therefore successfully demonstrates that the site is a suitable location for a roof extension to provide residential accommodation, with a number of clear benefits that will contribute to the delivery of sustainable development. The project team are pleased to have worked with the Council in a positive and proactive manner and look forward to the progression of the application to a positive determination.