



Steven Abbott Associates LLP
Chartered Town Planners

PLANNING AND HERITAGE STATEMENT

Church Revitalisation Trust

Change of Use of Former Military Installation to Place of Worship
with Associated Community Facilities, Offices and Ancillary
Accommodation

Ardwick Green Barracks

January 2023



REPORT DETAILS

Contact: **Christie J McDonald** MTCP MRTPI
Associate

Tel: 01257 251177

E-mail: christiem@abbott-associates.co.uk

Office address: **Steven Abbott Associates LLP**

Balmoral House
Ackhurst Business Park
Foxhole Road
Chorley
PR7 1NY

Ref: CJM/3821 Planning and Heritage Statement

Date: January 2023



Steven Abbott Associates LLP

Offices in Lancashire, Cumbria and Cornwall

www.abbott-associates.co.uk



RTPI

Chartered Town Planners

CONTENTS

1. INTRODUCTION	4
2. BUILDING AND SURROUNDINGS	5
3. RELEVANT PLANNING HISTORY	7
4. DEVELOPMENT PROPOSALS	8
5. LEGISLATIVE AND PLANNING POLICY FRAMEWORK	10
6. THE CASE FOR THE APPLICANT	12
7. CONCLUSIONS	16

1. INTRODUCTION

- 1.1. Steven Abbott Associates LLP are instructed by the Church Revitalisation Trust (“the Applicant” or “our client”) to provide professional planning advice in relation to the production and submission of a planning application and a Listed Building Consent (LBC) application to Manchester City Council (“the LPA” or “the Council”) for the change of use of the Ardwick Green Barracks, Ardwick Green, Manchester, to a place of worship with associated community facilities, offices and ancillary accommodation.
- 1.2. Ardwick Green Barracks is a Grade II listed building, the history of which will be set out in the following section.
- 1.3. The applications purely relate to the change of use of the building and not to any proposed development internally or externally. The Applicant is the prospective purchaser of the building but needs the permission for the change of use before they can purchase it.
- 1.4. The Applicant is fully aware that any proposed works are highly likely to require planning permission and/or Listed Building Consent and these applications will be submitted once the change of use of the building is secured.
- 1.5. The applications present the LPA with a fantastic opportunity to secure the future of this beautiful building which is steeped in Mancunian history by ensuring that a potential long-term occupier can purchase it and invest significantly in it.

2. BUILDING AND SURROUNDINGS

- 2.1. The Ardwick Green Barracks building is located in the Ardwick Green area of Manchester which is to the south east of the City Centre.
- 2.2. The area it is located is adjacent to the busy A6 within a predominantly commercial area. Ardwick Green Park is just to the south east of the application site.
- 2.3. The building is Grade II listed and is listed on the Historic England website as 'Drill Hall, Ardwick Green North'. The building was first listed on 3rd October 1974 and the official list entry reads as follows:

"Territorial Army Drill Hall of 1st Battalion Volunteers, C Company, 1886, by Laurence Booth.

Coursed sandstone rubble (roof concealed). Roughly rectangular plan. Medieval style. Three storeys and 3 wide bays plus square 4-storey tower at left end with sill band to ground floor, bands to both upper floors, corbel table and embattled parapet with small square corner turret to right, tall octagonal chimney to inner corner of tower, shorter square chimneys flanking the centre.

The centre bay has a segmental-headed entrance archway and a 3-light 1st-floor window with transom and arched lights under a segmental arch, corbelled tourelles rising from this level and finished as chimneys, 5 narrow slit-windows to 2nd floor, and a raised parapet with panel lettered "ALWAYS READY".

The outer bays have arcaded round-headed windows to ground floor, transomed arched windows to 1st floor including an 8-light oriel at the right-hand end with a frieze of blank shields over the lights, and slit windows to 2nd floor like those in the centre.

The tower has 3 slit windows to ground floor, 2 to 1st floor, 2 similar windows flanking a small triangular oriel to 2nd floor, and an arcaded 3-light window to 3rd floor, with sashed lights, shafts and 2-centred arches; more regular fenestration to left side (and brick continuation). Interior not inspected.”

- 2.4. As stated above, the building was designed by Lawrence Booth and was the headquarters of the 5th (Ardwick) Volunteer Battalion, The Manchester Regiment. The building was completed in 1886 and Prince George, Duke of Cambridge, Commander-in-Chief of the Forces in September 1887.
- 2.5. The 5th (Ardwick) Volunteer Battalion evolved to become the 8th Battalion the Manchester Regiment in 1908. The Battalion was mobilised at the Drill Hall in August 1914 before being deployed to Gallipoli and, ultimately, the Western Front.
- 2.6. During the Second World War, the building was used as a detention centre for deserters. After the War, the building was restored to use as the headquarters of the 8th Battalion of the Manchester Regiment. Then became home to the Manchester Regiment (Ardwick and Ashton) Territorials in 1967 and then became base to C Company of 5th/8th (Volunteer) Battalion of the King's Regiment in 1971.
- 2.7. This unit evolved to become C (King's) Company of the King's and Cheshire Regiment, still based at Ardwick Green, in 1999.
- 2.8. From 2006, the building was the home was the home of D (Inkerman) Company of the 4th Battalion of the Duke of Lancaster's Regiment.
- 2.9. The building was vacated in 2018 and put up for sale in 2019, which brings us up to the present day.

3. RELEVANT PLANNING HISTORY

- 3.1. There is no relevant planning history for this building.

4. DEVELOPMENT PROPOSALS

- 4.1. As stated above, the planning application seeks purely to change the use of the building to a place of worship with associated community facilities. The submitted plans are clearly annotated with the proposed uses of the rooms and areas within the building but, for ease of reference, they are set out below.

Basement

- Plant room and storage

Ground Floor

- Co-working space
- Social outreach
- Storage
- Live stream studio
- Toilets and showers
- Welcome and reception foyer
- Meeting rooms
- Community café
- Soft play/creche

First Floor

- Children and young people's meeting and activity spaces
- Main meeting hall

- Toilets
- Staff and volunteer offices

Second and Third Floor

- 1 no 2 bed apartment as existing.

4.2. The building is relatively large with a number of rooms but the proposed use, once fully implemented, will utilise all of the rooms.

5. LEGISLATIVE AND PLANNING POLICY FRAMEWORK

Legislative Framework

- 5.1. By sections 70(2) and 79(4) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, the scheme applied for must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan Policy

- 5.2. The main part of the development plan is the Core Strategy 2012 – 2027 which was adopted on 11th July 2012. The Core Strategy planning policies most relevant to this proposal are as follows:

- Policy EN 3 – Heritage
- Policy DM 1 – Development Management

- 5.3. The proposals are fully compliant with the above policies for the reasons set out in the following section.

National Policy

- 5.4. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 7 indicates that the purpose of the planning system is to contribute to sustainable development and paragraph 8 goes on to explain that there are three dimensions to this concept: economic, social and environmental.
- 5.5. As paragraphs 10 to 11 explain, at the heart of the NPPF is a presumption in favour of sustainable development and the NPPF gives very strong policy support to applications for sustainable development.

- 5.6. Section 16 of the NPPF is titled “Conserving and Enhancing the Historic Environment” and this will be addressed in relation to the proposal subject to this Planning and Heritage Statement in the following section.

6. THE CASE FOR THE APPLICANT

6.1. Policy EN 3 (Heritage) of the Core Strategy reads as follows:

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable re-use of heritage assets will be encouraged where they are considered consistent with the heritage asset.”

6.2. As already stated, this proposal is strictly only for the change of use of the building and this will not cause any harm to the listed building as a heritage asset.

6.3. Rather than harm the heritage asset, the proposal will ensure that the listed building is provided with a long-term occupier who will be able to invest significantly in it, thus securing its future.

6.4. Policy DM 1 (Development Management) of the Core Strategy reads as follows:

“All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection.*
- *Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*

- *Flood risk and drainage.*
- *Existing or proposed hazardous installations.*
- *Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (in terms of energy target this policy should be read alongside policy EN6 and the higher target will apply):*

A) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;

Year 2013 – Code Level 4;

Year 2016 – Code Level 6; and

B) For new commercial developments to demonstrate best practice which will include the application of the BREEEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all non-domestic buildings.”

6.5. The application site is within a predominantly commercial area next to the very busy A6, so noise is not considered to be an issues given that any noise from the building will not pose a threat to residential amenity nor will it impact on the surrounding commercial uses. Not that it is expected that noise will break out from the building.

6.6. Notwithstanding this, so the LPA have all the information to assess the proposal, the use of the building can be summarised as follows.

- 6.7. Sunday worship starts at 8am and there will be several services throughout the day up until 9pm.
- 6.8. During the week there will be a variety of evening courses as well as evening worship.
- 6.9. During the day there will be activities such as Mum's and Toddlers and Social Outreach.
- 6.10. All evening activities will be completed by 10pm.
- 6.11. With further regard to Policy DM 1, there is on-road parking available near to the application site. However, the site is in a highly sustainable location with a bus route on the A6 and Piccadilly Train Station being only a short walk away. In short, people wanting to visit the building will be able to without a reliance on a private motor vehicle.
- 6.12. The most relevant Core Strategy policies re largely in line with the NPPF and, as stated above, the proposal will not cause any harm to the listed building as a heritage asset, nor will it cause any harm to residential amenity or create any highway safety issues.

7. CONCLUSIONS

- 7.1. The LPA has before them, a planning application and a LBC application which will result in a currently vacant listed building being occupied and also lead directly to significant investment in the heritage asset.
- 7.2. Furthermore, the proposed mix of uses will be of great benefit to Manchester during some very testing times for our local communities.
- 7.3. The proposal is fully compliant with both local and national planning policies.
- 7.4. It is for these reasons, and all those set out throughout this statement, that the LPA should approve the applications.